

FAC 7341 Bus Station

RUC: \$128.06 SF

Source: Composite of other FACs/CATCODES
In V12, Tri-Service and USACE PAX Newsletter values were updated while all other values were inflated only.

SUC: \$2.81 SF

Source: Cost Works model in \$FY-08, inflated to \$FY-09 using Green Book
Table 5-6 (O&M less DHP)
In V12, values were inflated only.

Model follows:

Chart: A chart showing relative annual sustainment requirements appears below:

FAC 7341-Bus Station
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 6,000

C.S.F=100 S.F; MSF=1000 S.F
Sq=100 S.F; M.L.F=1000 L.F

This spreadsheet was
exported from R.S Means
CostWorks

Terminal Cutoff is the removal of a single task occurrence if that task occurs
within 10% of the end of the design life and if the frequency of the task exceeds
20% of the design life. This prevents scheduling major work near the end of the
design life

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences in Design Life	Adjusted Occurrences	Terminal Cutoff
Repair brick wall - 1st floor	25	1 Bric	148.200	S.F.	5,483.40	6,663.07	2008 Qtr 2	2	1	\$ 6,663.07
Replace brick wall - 2nd floor	75	2 Bric	14.820	C.S.F.	30,315.64	36,377.02	2008 Qtr 2	0	0	\$ -
Repair 8" concrete block wall - 1st floor	25	1 Bric	74.400	S.F.	1,492.46	1,815.36	2008 Qtr 2	2	1	\$ 1,815.36
Replace 8" concrete block wall - 1st floor	60	2 Bric	7.440	C.S.F.	7,401.83	8,909.92	2008 Qtr 2	0	0	\$ -
Replace 8" concrete block wall - 2nd floor	60	2 Bric	6.890	C.S.F.	7,311.46	8,808.87	2008 Qtr 2	0	0	\$ -
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	9.000	Ea.	1,034.64	1,225.80	2008 Qtr 2	2	2	\$ 2,451.60
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	90.000	Ea.	39,474.00	46,169.10	2008 Qtr 2	1	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	5.400	S.F.	48.87	57.35	2008 Qtr 2	50	50	\$ 2,867.40
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	9.800	Ea.	1,506.26	1,807.32	2008 Qtr 2	2	2	\$ 3,614.63
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	98.000	Ea.	46,780.30	54,998.58	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	5.880	S.F.	513.91	629.45	2008 Qtr 2	50	50	\$ 31,472.70
Repair 12' x 12' steel roll-up door	10	1 Carp	0.100	Ea.	83.26	96.45	2008 Qtr 2	5	5	\$ 482.27
Refinish 12' x 12' steel roll-up door	5	1 Pord	1.000	Ea.	168.83	205.54	2008 Qtr 2	10	10	\$ 2,055.40
Replace 12' x 12' steel roll-up door	35	2 Carp	1.000	Ea.	3,325.27	3,849.55	2008 Qtr 2	1	1	\$ 3,849.55
Prepare and refinish 3'-0" x 7'-0" steel ptd. door	4	1 Pord	1.000	Ea.	65.21	80.74	2008 Qtr 2	12	12	\$ 968.88
Replace 3'-0" x 7'-0" steel, w/ wire glass, ptd. door	45	1 Carp	1.000	Ea.	939.96	1,095.60	2008 Qtr 2	1	1	\$ 1,095.60
Repair steel sliding painted door	14	1 Carp	0.100	Ea.	33.96	40.59	2008 Qtr 2	3	3	\$ 121.77
Replace tempered glass - (3% of glass)	1	1 Carp	0.630	S.F.	12.16	14.46	2008 Qtr 2	50	50	\$ 723.24
Repair steel, painted, door	14	1 Carp	0.300	Ea.	174.73	205.91	2008 Qtr 2	3	3	\$ 617.72
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	3.000	Ea.	98.73	120.93	2008 Qtr 2	12	12	\$ 1,451.16
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	3.000	Ea.	1,596.24	1,860.12	2008 Qtr 2	1	1	\$ 1,860.12
Debris removal and visual inspection built-up roofing	1	2 Rofc	1.200	M.S.F.	35.21	42.42	2008 Qtr 2	50	50	\$ 2,121.00
Non-destructive moisture inspection built-up roofing	5	2 Rofc	1.200	M.S.F.	108.94	131.76	2008 Qtr 2	10	10	\$ 1,317.60
Total roof replacement built-up roofing	28	G1	12.000	Sq.	6,849.36	8,111.40	2008 Qtr 2	1	1	\$ 8,111.40
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	0.240	Sq.	82.68	97.69	2008 Qtr 2	10	10	\$ 976.90
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	0.480	S.F.	1.61	1.92	2008 Qtr 2	10	10	\$ 19.20
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	3.000	Sq.	1,783.29	2,127.24	2008 Qtr 2	2	2	\$ 4,254.48
Debris removal by hand & visual inspection,modified bitum/thermoplastc	1	2 Rofc	2.400	M.S.F.	70.42	84.84	2008 Qtr 2	50	50	\$ 4,242.00
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	2.400	M.S.F.	217.87	263.52	2008 Qtr 2	10	10	\$ 2,635.20
Total roof replacement,modified bituminous / thermoplastic	25	G1	24.000	Sq.	11,684.16	13,812.24	2008 Qtr 2	2	1	\$ 13,812.24
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	5	G5	0.480	Sq.	128.06	151.08	2008 Qtr 2	10	10	\$ 1,510.75
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplastc	5	2 Rofc	0.960	S.F.	3.19	3.75	2008 Qtr 2	10	10	\$ 37.54
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	G5	6.000	Sq.	3,820.50	4,529.40	2008 Qtr 2	2	2	\$ 9,058.80
Repair steel painted interior door	14	1 Carp	0.200	Ea.	33.55	39.63	2008 Qtr 2	3	3	\$ 118.88
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	2.000	Ea.	98.80	121.64	2008 Qtr 2	12	12	\$ 1,459.68
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	2.000	Ea.	1,875.08	2,179.92	2008 Qtr 2	0	0	\$ -

FAC 7341-Bus Station
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 6,000

C.S.F=100 S.F; MSF=1000 S.F
Sq=100 S.F; M.L.F=1000 L.F

This spreadsheet was
exported from R.S Means
CostWorks

Terminal Cutoff is the removal of a single task occurrence if that task occurs
within 10% of the end of the design life and if the frequency of the task exceeds
20% of the design life. This prevents scheduling major work near the end of the
design life

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences in Design Life	Adjusted Occurrences	Terminal Cutoff
Repair solid core wood door interior	11	1 Carp	1.000	Ea.	167.75	198.14	2008 Qtr 2	4	4	\$ 792.56
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	10.000	Ea.	422.20	519.80	2008 Qtr 2	12	12	\$ 6,237.60
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	10.000	Ea.	3,667.00	4,251.20	2008 Qtr 2	1	1	\$ 4,251.20
Repair concrete steps	15	1 Cefi	3.500	S.F.	59.47	69.23	2008 Qtr 2	3	3	\$ 207.69
Replace concrete steps	100	2 Cefi	35.000	S.F.	1,732.85	2,103.15	2008 Qtr 2	0	0	\$ -
Replace metal stair railing interior	45	2 Sswk	34.000	L.F.	1,219.58	1,408.96	2008 Qtr 2	1	1	\$ 1,408.96
Repair fabric wall finish fabric interior	9	1 Pord	317.300	S.Y.	7,992.79	9,680.82	2008 Qtr 2	5	5	\$ 48,404.12
Replace fabric wall finish fabric interior	50	1 Pord	317.300	S.Y.	44,590.17	54,404.26	2008 Qtr 2	1	0	\$ -
Refinish drywall	8	1 Pord	10,000.000	S.F.	6,000.00	7,400.00	2008 Qtr 2	6	6	\$ 44,400.00
Replace 5/8" drywall	75	2 Carp	10,000.000	S.F.	22,300.00	26,900.00	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	200.000	S.F.	318.00	382.00	2008 Qtr 2	2	2	\$ 764.00
Replace carpet	12	2 Tilf	410.700	S.Y.	18,534.89	21,413.90	2008 Qtr 2	4	3	\$ 64,241.69
Refinish concrete floor finished	25	2 Cefi	14.910	C.S.F.	5,210.15	6,272.49	2008 Qtr 2	2	1	\$ 6,272.49
Replace terrazzo floor	75	2 Mstz	6.480	C.S.F.	9,330.81	11,050.15	2008 Qtr 2	0	0	\$ -
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	12.960	S.F.	194.66	232.50	2008 Qtr 2	3	3	\$ 697.51
Replace vinyl floor	18	1 Tilf	0.183	S.Y.	8.74	10.67	2008 Qtr 2	2	2	\$ 21.34
Replace acoustic tile ceiling, fire-rated	20	1 Carp	44.640	C.S.F.	17,996.62	21,382.56	2008 Qtr 2	2	2	\$ 42,765.12
Refinish sheetrock ceiling	20	1 Pord	4.770	C.S.F.	599.45	740.73	2008 Qtr 2	2	2	\$ 1,481.47
Replace sheetrock ceiling	40	2 Carp	4.770	C.S.F.	1,709.23	2,086.92	2008 Qtr 2	1	1	\$ 2,086.92
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.095	C.S.F.	33.18	40.50	2008 Qtr 2	2	2	\$ 80.99
Check / minor repairs drinking fountain	1	1 Plum	2.000	Ea.	75.16	94.68	2008 Qtr 2	50	50	\$ 4,734.00
Repair internal leaks drinking fountain	4	1 Plum	2.000	Ea.	70.28	86.86	2008 Qtr 2	12	12	\$ 1,042.32
Correct water pressure drinking fountain	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	25	25	\$ 2,025.00
Replace refrigerant drinking fountain	2	1 Plum	2.000	Ea.	31.68	37.72	2008 Qtr 2	25	25	\$ 943.00
Repair drain leak drinking fountain	4	1 Plum	2.000	Ea.	45.26	54.06	2008 Qtr 2	12	12	\$ 648.72
Replace fountain drinking fountain	10	2 Plum	2.000	Ea.	2,011.68	2,387.14	2008 Qtr 2	5	5	\$ 11,935.70
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	5	5	\$ 404.50
Replace pipe and fittings, copper 3/4"	20	2 Plum	16.000	L.F.	283.52	343.68	2008 Qtr 2	2	2	\$ 687.36
Replace pipe and fittings, copper 2"	25	2 Plum	8.000	L.F.	326.48	392.88	2008 Qtr 2	2	1	\$ 392.88
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	1 Plum	16.000	L.F.	112.16	136.64	2008 Qtr 2	3	3	\$ 409.92
Drain and flush water heater, electric, 120 gallon	7	1 Plum	1.000	Ea.	226.43	283.04	2008 Qtr 2	7	7	\$ 1,981.28
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	1.98	2.48	2008 Qtr 2	16	16	\$ 39.68
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,192.45	10,543.79	2008 Qtr 2	3	3	\$ 31,631.37
Inspect / check pump / motor operation, lub. circulation pump, 1/12 HP	0.5	1 Plum	1.000	Ea.	6.19	7.72	2008 Qtr 2	100	100	\$ 772.00
Replace pump / motor assembly circulation pump, 1/12 HP	10	2 Plum	1.000	Ea.	736.33	863.29	2008 Qtr 2	5	5	\$ 4,316.45
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	5	5	\$ 222.05

FAC 7341-Bus Station
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 6,000

C.S.F=100 S.F; MSF=1000 S.F
Sq=100 S.F; M.L.F=1000 L.F

This spreadsheet was
exported from R.S Means
CostWorks

Terminal Cutoff is the removal of a single task occurrence if that task occurs
within 10% of the end of the design life and if the frequency of the task exceeds
20% of the design life. This prevents scheduling major work near the end of the
design life

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences in Design Life	Adjusted Occurrences	Terminal Cutoff
Replace pipe & fittings, cast iron	40	2 Plum	16.000	L.F.	670.40	811.20	2008 Qtr 2	1	1	\$ 811.20
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	8.000	L.F.	473.60	585.52	2008 Qtr 2	1	1	\$ 585.52
Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	115.94	144.14	2008 Qtr 2	5	5	\$ 720.70
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	2	\$ 91.74
General maintenance & repair drain: roof, scupper, area	1	1 Plum	1.000	Ea.	28.35	35.67	2008 Qtr 2	50	50	\$ 1,783.50
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	398.34	468.14	2008 Qtr 2	1	1	\$ 468.14
Replace single zone rt. unit, 5 ton	15	Q5	2.000	Ea.	14,553.76	17,177.20	2008 Qtr 2	3	3	\$ 51,531.60
Repair single zone rt. unit, 5 ton	10	2 Stpi	1.000	Ea.	1,929.71	2,314.56	2008 Qtr 2	5	5	\$ 11,572.80
Replace sprinkler head	20	1 Plum	37.000	Ea.	2,356.16	2,903.02	2008 Qtr 2	2	2	\$ 5,806.04
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	50	50	\$ 1,644.50
Rebuild double check 3" backflow preventer sprinkler system	1	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	50	50	\$ 35,791.50
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	16	16	\$ 570.08
Repair failed breaker, 3 pole circuit breaker	10	1 Elec	1.000	Ea.	342.23	400.69	2008 Qtr 2	5	5	\$ 2,003.45
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	151	151	\$ 4,303.50
Replace C.B. molded case, 600 V, 3 pole circuit breaker	50	1 Elec	1.000	Ea.	3,157.74	3,611.55	2008 Qtr 2	1	0	\$ -
Maintenance and repair receptacles and plugs	20	1 Elec	100.000	Ea.	3,109.00	3,873.00	2008 Qtr 2	2	2	\$ 7,746.00
Replace receptacle/plug receptacles and plugs	20	1 Elec	100.000	Ea.	5,276.00	6,442.00	2008 Qtr 2	2	2	\$ 12,884.00
Maintenance and repair incandescent lighting fixtures	10	1 Elec	8.000	Ea.	378.24	451.12	2008 Qtr 2	5	5	\$ 2,255.60
Replace lamp incandescent lighting fixtures	5	1 Elec	8.000	Ea.	55.84	68.16	2008 Qtr 2	10	10	\$ 681.60
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	76.000	Ea.	7,568.08	9,126.08	2008 Qtr 2	5	5	\$ 45,630.40
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	76.000	Ea.	1,933.44	2,369.68	2008 Qtr 2	5	5	\$ 11,848.40
Check and repair manual pull station	10	1 Elec	3.000	Ea.	207.63	254.61	2008 Qtr 2	5	5	\$ 1,273.05
Replace manual pull station	15	1 Elec	3.000	Ea.	377.22	455.67	2008 Qtr 2	3	3	\$ 1,367.01
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	10	10	\$ 1,309.70
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	100	100	\$ 3,817.00
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84	2008 Qtr 2	3	3	\$ 9,323.52
Replace fire alarm bell, 6"	20	1 Elec	2.000	Ea.	284.56	343.02	2008 Qtr 2	2	2	\$ 686.04
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	Q20	1.000	Ea.	2,619.48	3,050.64	2008 Qtr 2	2	2	\$ 6,101.28
Maintenance and repair wiring devices, switches	10	1 Elec	148.000	Ea.	4,601.32	5,732.04	2008 Qtr 2	5	5	\$ 28,660.20
Replace switch wiring devices, switches	15	1 Elec	148.000	Ea.	7,579.08	9,227.80	2008 Qtr 2	3	3	\$ 27,683.40
Repair smoke detector	10	1 Elec	10.000	Ea.	381.90	470.00	2008 Qtr 2	5	5	\$ 2,350.00
Check operation smoke detector	1	1 Elec	10.000	Ea.	114.00	143.00	2008 Qtr 2	50	50	\$ 7,150.00
Replace smoke detector	15	1 Elec	10.000	Ea.	1,895.50	2,269.90	2008 Qtr 2	3	3	\$ 6,809.70
					\$393,901.35	\$469,582.56				
									MR Subtotal	\$ 693,347.20

FAC 7341-Bus Station
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 6,000

C.S.F=100 S.F; MSF=1000 S.F
Sq=100 S.F; M.L.F=1000 L.F

This spreadsheet was
exported from R.S Means
CostWorks

Terminal Cutoff is the removal of a single task occurrence if that task occurs
within 10% of the end of the design life and if the frequency of the task exceeds
20% of the design life. This prevents scheduling major work near the end of the
design life

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences in Design Life	Adjusted Occurrences	Terminal Cutoff
									MR Per Year	\$ 13,866.94
									PM Per Year	\$ 3,586.55
									Subtotal	\$ 17,453.49
									Total Per Unit	\$ 2.91

CostWorks 2009 Quarter 1 - FAC 7341-Bus Station

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	B2035 410 1950	Door, overhead, electric, roll up, to 24' high x 25' w	240.16	290.12	200	FMR	2008 Qtr 2
14.000	B2035 225 1950	Door, emergency egress, swinging, annualized	693.14	805.14	200	FMR	2008 Qtr 2
2.000	C1025 110 1950	Fire doors, swinging, annualized	49.78	59.72	200	FMR	2008 Qtr 2
2.000	D2015 800 1950	Drink fountain, annualized	99.00	118.72	200	FMR	2008 Qtr 2
3.000	D2015 100 1950	Urinals, annualized	38.79	48.45	200	FMR	2008 Qtr 2
9.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	116.37	145.35	200	FMR	2008 Qtr 2
9.000	D2015 100 4950	Lavatories, annualized	222.12	270.72	200	FMR	2008 Qtr 2
2.000	D3045 160 1950	VAV Boxes, annualized	122.62	152.00	200	FMR	2008 Qtr 2
1.000	D3045 210 1950	Fan, axial, up to 5,000 CFM, annualized	70.55	86.20	200	FMR	2008 Qtr 2
2.000	D3055 210 1950	Package unit, air cooled, 3 thru 24 ton, annualized	415.42	502.06	200	FMR	2008 Qtr 2
1.000	D4015 100 1950	Backflow prevention device, up to 4", annualized	18.89	23.42	200	FMR	2008 Qtr 2
1.000	D4015 150 1950	Extinguishing system, wet pipe, annualized	806.79	983.35	200	FMR	2008 Qtr 2
1.000	D5015 220 1950	Circuit breaker, high voltage air, annualized	26.98	33.59	200	FMR	2008 Qtr 2
1.000	D5015 260 1950	Panelboard, 225 A and above, annualized	56.96	67.71	200	FMR	2008 Qtr 2
			\$2,977.57	\$3,586.55			

FAC 7341 Sustainment by Year - Terminal Cutoff Applied

