

**FAC 6101      Small Unit Headquarters Building**

RUC:            \$183.97 SF

Source:        USACE PAX Newsletter 3.2.2 dated 20 Mar 09  
CatCode 72181, BN HQ w/CLSRM  
Deflated to FY-09 using Appendix C of newsletter  
In V12, Tri-Service and USACE PAX Newsletter values were updated while all  
other values were inflated only.

SUC:            \$3.36 SF

Source:        Modeled in R.S. Means CostWorks.  
Projected 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 follows:

CostWorks 2008 Quarter 2 - FAC 6101 Small Unit HQ

Design Life= 55                      C.S.F=100 S.F; MSF=100  
Average S.F= 6,627                      Sq=100 S.F; M.L.F=1000

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release	Occurrences in Design Life	lifecost	Terminal Cutoff
Repair brick wall - 1st floor	25	1 Bric	269.000	S.F.	9,953.00	12,094.24	200	FMR	2008 Qtr 2	2	24188.48	\$ 12,094.24
Repair concrete steps	30	1 Cefi	22.200	S.F.	389.61	454.88	200	FMR	2008 Qtr 2	1	454.878	\$ 454.88
Replace concrete steps	75	1 Cefi	222.000	S.F.	15,255.84	18,481.50	200	FMR	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	1.920	S.F.	17.38	20.39	200	FMR	2008 Qtr 2	55	1121.472	\$ 1,121.47
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	32.000	Ea.	3,678.72	4,358.40	200	FMR	2008 Qtr 2	2	8716.8	\$ 8,716.80
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	32.000	Ea.	14,035.20	16,415.68	200	FMR	2008 Qtr 2	1	16415.68	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	1.560	S.F.	136.34	167.00	200	FMR	2008 Qtr 2	55	9184.89	\$ 9,184.89
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	26.000	Ea.	3,996.20	4,794.92	200	FMR	2008 Qtr 2	2	9589.84	\$ 9,589.84
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	26.000	Ea.	12,411.10	14,591.46	200	FMR	2008 Qtr 2	1	14591.46	\$ -
Repair steel, painted, door	14	1 Carp	7.000	Ea.	4,077.08	4,804.52	200	FMR	2008 Qtr 2	3	14413.56	\$ 14,413.56
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	7.000	Ea.	230.37	282.17	200	FMR	2008 Qtr 2	13	3668.21	\$ 3,668.21
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	7.000	Ea.	3,724.56	4,340.28	200	FMR	2008 Qtr 2	1	4340.28	\$ 4,340.28
Debris removal by hand & visual inspection shingles	1	2 Rofc	3.660	M.S.F.	64.97	78.32	200	FMR	2008 Qtr 2	55	4307.82	\$ 4,307.82
Minor asphalt shingle repair - (2% of roof area) shingles	1	2 Rofc	73.200	S.F.	253.27	303.05	200	FMR	2008 Qtr 2	55	16667.64	\$ 16,667.64
Flashing repairs - (2 S.F. per sq. repaired) shingles	1	2 Rofc	1.400	S.F.	16.32	19.46	200	FMR	2008 Qtr 2	55	1070.3	\$ 1,070.30
Install new shingles over existing shingles	20	2 Rofc	36.600	Sq.	6,470.51	7,677.22	200	FMR	2008 Qtr 2	2	15354.43	\$ 15,354.43
Removal and replacement of shingles shingles	40	2 Rofc	36.600	Sq.	9,263.46	11,081.75	200	FMR	2008 Qtr 2	1	11081.75	\$ 11,081.75
Repair steel painted interior door	14	1 Carp	2.000	Ea.	335.50	396.28	200	FMR	2008 Qtr 2	3	1188.84	\$ 1,188.84
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	2.000	Ea.	98.80	121.64	200	FMR	2008 Qtr 2	13	1581.32	\$ 1,581.32
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	2.000	Ea.	1,875.08	2,179.92	200	FMR	2008 Qtr 2	0	0	\$ -
Repair solid core wood door interior	11	1 Carp	37.000	Ea.	6,206.75	7,331.18	200	FMR	2008 Qtr 2	5	36655.9	\$ 36,655.90
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	37.000	Ea.	1,562.14	1,923.26	200	FMR	2008 Qtr 2	13	25002.38	\$ 25,002.38
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	37.000	Ea.	13,567.90	15,729.44	200	FMR	2008 Qtr 2	1	15729.44	\$ 15,729.44
Repair concrete steps	15	1 Cefi	60.000	S.F.	1,019.40	1,186.80	200	FMR	2008 Qtr 2	3	3560.4	\$ 3,560.40
Replace concrete steps	100	2 Cefi	600.000	S.F.	29,706.00	36,054.00	200	FMR	2008 Qtr 2	0	0	\$ -
Refinish metal stair railing interior	7	1 Pord	160.000	S.F.	219.20	272.00	200	FMR	2008 Qtr 2	7	1904	\$ 1,904.00
Replace metal stair railing interior	45	2 Sswk	160.000	L.F.	5,739.20	6,630.40	200	FMR	2008 Qtr 2	1	6630.4	\$ 6,630.40
Refinish drywall	4	1 Pord	197.000	S.F.	118.20	145.78	200	FMR	2008 Qtr 2	13	1895.14	\$ 1,895.14
Repair fabric wall finish fabric interior	9	1 Pord	5.550	S.Y.	139.80	169.33	200	FMR	2008 Qtr 2	6	1015.983	\$ 1,015.98
Replace fabric wall finish fabric interior	50	1 Pord	111.000	S.Y.	15,598.83	19,032.06	200	FMR	2008 Qtr 2	1	19032.06	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	30.200	S.F.	48.02	57.68	200	FMR	2008 Qtr 2	2	115.364	\$ 115.36
Refinish drywall	4	1 Pord	503.000	S.F.	301.80	372.22	200	FMR	2008 Qtr 2	13	4838.86	\$ 4,838.86
Replace 5/8" drywall	75	2 Carp	1,510.000	S.F.	3,367.30	4,061.90	200	FMR	2008 Qtr 2	0	0	\$ -
Repair plywood paneling - (2% of walls)	10	1 Carp	0.320	C.S.F.	134.56	159.84	200	FMR	2008 Qtr 2	5	799.184	\$ 799.18
Refinish plywood paneling	10	1 Pord	15.100	C.S.F.	1,251.04	1,535.07	200	FMR	2008 Qtr 2	5	7675.33	\$ 7,675.33
Replace plywood paneling	30	2 Carp	15.100	C.S.F.	7,355.06	8,783.07	200	FMR	2008 Qtr 2	1	8783.066	\$ 8,783.07
Repair 5/8" drywall - (2% of walls)	20	1 Carp	158.600	S.F.	252.17	302.93	200	FMR	2008 Qtr 2	2	605.852	\$ 605.85

CostWorks 2008 Quarter 2 - FAC 6101 Small Unit HQ

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Average S.F= 6,627                Sq=100 S.F; M.L.F=1000

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release	Occurrences in Design Life	lifecost	Terminal Cutoff
Refinish drywall	4	1 Pord	2,643.000	S.F.	1,585.80	1,955.82	200	FMR	2008 Qtr 2	13	25425.66	\$ 25,425.66
Replace 5/8" drywall	75	2 Carp	7,930.000	S.F.	17,683.90	21,331.70	200	FMR	2008 Qtr 2	0	0	\$ -
Replace carpet	8	2 Tilf	73.750	S.Y.	3,328.34	3,845.33	200	FMR	2008 Qtr 2	6	23071.95	\$ 23,071.95
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	22.320	S.F.	335.25	400.42	200	FMR	2008 Qtr 2	3	1201.262	\$ 1,201.26
Replace terrazzo floor	75	2 Mstz	11.160	C.S.F.	16,069.73	19,030.81	200	FMR	2008 Qtr 2	0	0	\$ -
Replace precast terrazzo trim	75	2 Mstz	100.000	L.F.	3,629.00	4,317.00	200	FMR	2008 Qtr 2	0	0	\$ -
Replace vinyl floor	18	1 Tilf	20.200	S.Y.	964.55	1,177.66	200	FMR	2008 Qtr 2	3	3532.98	\$ 2,355.32
Replace rubber cove base	9	1 Tilf	100.000	L.F.	286.00	341.00	200	FMR	2008 Qtr 2	6	2046	\$ 2,046.00
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	9.000	C.S.F.	4,020.12	4,785.03	200	FMR	2008 Qtr 2	6	28710.18	\$ 28,710.18
Replace acoustic tile ceiling, fire-rated	20	1 Carp	40.900	C.S.F.	16,488.84	19,591.10	200	FMR	2008 Qtr 2	2	39182.2	\$ 39,182.20
Repair plaster ceiling - (2% of ceilings)	12	1 Plas	0.364	S.Y.	20.07	24.29	200	FMR	2008 Qtr 2	4	97.14432	\$ 97.14
Refinish plaster ceiling	10	1 Pord	18.200	S.Y.	200.75	247.70	200	FMR	2008 Qtr 2	5	1238.51	\$ 1,238.51
Replace plaster ceiling	75	2 Plas	18.200	S.Y.	1,108.02	1,343.34	200	FMR	2008 Qtr 2	0	0	\$ -
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.168	C.S.F.	58.67	71.61	200	FMR	2008 Qtr 2	2	143.2267	\$ 143.23
Refinish sheetrock ceiling	20	1 Pord	8.400	C.S.F.	1,055.63	1,304.44	200	FMR	2008 Qtr 2	2	2608.872	\$ 2,608.87
Replace sheetrock ceiling	40	2 Carp	8.400	C.S.F.	3,009.97	3,675.08	200	FMR	2008 Qtr 2	1	3675.084	\$ 3,675.08
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	200	FMR	2008 Qtr 2	55	2603.7	\$ 2,603.70
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	200	FMR	2008 Qtr 2	13	564.59	\$ 564.59
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	200	FMR	2008 Qtr 2	27	1093.5	\$ 1,093.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	200	FMR	2008 Qtr 2	27	509.22	\$ 509.22
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	200	FMR	2008 Qtr 2	13	351.39	\$ 351.39
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	200	FMR	2008 Qtr 2	5	5967.85	\$ 5,967.85
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	5.000	Ea.	120.05	141.65	200	FMR	2008 Qtr 2	7	991.55	\$ 991.55
Replace washer in faucet lavatory, vitreous china	2	1 Plum	5.000	Ea.	49.25	61.45	200	FMR	2008 Qtr 2	27	1659.15	\$ 1,659.15
Replace faucets lavatory, vitreous china	10	1 Plum	5.000	Ea.	617.45	745.30	200	FMR	2008 Qtr 2	5	3726.5	\$ 3,726.50
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	5.000	Ea.	135.20	167.85	200	FMR	2008 Qtr 2	27	4531.95	\$ 4,531.95
Replace lavatory, vitreous china	35	2 Plum	5.000	Ea.	2,650.95	3,178.50	200	FMR	2008 Qtr 2	1	3178.5	\$ 3,178.50
Replace faucet washer	2	1 Plum	1.000	Ea.	9.79	12.19	200	FMR	2008 Qtr 2	27	329.13	\$ 329.13
Clean trap	3	1 Plum	1.000	Ea.	6.60	8.25	200	FMR	2008 Qtr 2	18	148.5	\$ 148.50
Replace faucets	10	1 Plum	1.000	Ea.	123.49	149.06	200	FMR	2008 Qtr 2	5	745.3	\$ 745.30
Unstop sink	2	1 Plum	1.000	Ea.	32.21	40.50	200	FMR	2008 Qtr 2	27	1093.5	\$ 1,093.50
Replace sink, P.E.C.I.	35	1 Plum	1.000	Ea.	925.46	1,090.57	200	FMR	2008 Qtr 2	1	1090.57	\$ 1,090.57
Replace flush valve diaphragm tankless water closet	10	1 Plum	5.000	Ea.	353.70	415.30	200	FMR	2008 Qtr 2	5	2076.5	\$ 2,076.50
Rebuild flush valve tankless water closet	20	1 Plum	5.000	Ea.	659.90	800.05	200	FMR	2008 Qtr 2	2	1600.1	\$ 1,600.10
Unplug clogged line tankless water closet	5	1 Plum	5.000	Ea.	841.30	1,050.90	200	FMR	2008 Qtr 2	11	11559.9	\$ 11,559.90
Replace tankless water closet	35	2 Plum	5.000	Ea.	2,740.00	3,241.80	200	FMR	2008 Qtr 2	1	3241.8	\$ 3,241.80
Replace tankless flush valve	25	1 Plum	5.000	Ea.	1,047.50	1,226.85	200	FMR	2008 Qtr 2	2	2453.7	\$ 1,226.85

**CostWorks 2008 Quarter 2 - FAC 6101 Small Unit HQ**

Design Life= 55                      C.S.F=100 S.F; MSF=100  
Average S.F= 6,627                Sq=100 S.F; M.L.F=1000

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release	Occurrences in Design Life	lifecost	Terminal Cutoff
Replace wax ring gasket tankless water closet	5	1 Plum	5.000	Ea.	547.85	686.00	200	FMR	2008 Qtr 2	11	7546	\$ 7,546.00
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	200	FMR	2008 Qtr 2	7	1162.84	\$ 1,162.84
Rebuild flush valve urinal	20	1 Plum	2.000	Ea.	263.96	320.02	200	FMR	2008 Qtr 2	2	640.04	\$ 640.04
Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	200	FMR	2008 Qtr 2	11	3078.02	\$ 3,078.02
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	200	FMR	2008 Qtr 2	1	2013.14	\$ 2,013.14
Inspect / check pump / motor operation, lub. circulation pump, 1/6 HP	1	1 Plum	1.000	Ea.	6.19	7.72	200	FMR	2008 Qtr 2	55	424.6	\$ 424.60
Replace pump / motor assembly circulation pump, 1/6 HP	20	2 Plum	1.000	Ea.	1,506.30	1,737.08	200	FMR	2008 Qtr 2	2	3474.16	\$ 3,474.16
Replace pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76	200	FMR	2008 Qtr 2	2	1571.52	\$ 785.76
Replace pipe and fittings, copper 3/4"	20	2 Plum	16.000	L.F.	283.52	343.68	200	FMR	2008 Qtr 2	2	687.36	\$ 687.36
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	1 Plum	16.000	L.F.	112.16	136.64	200	FMR	2008 Qtr 2	3	409.92	\$ 409.92
Remove old insulation & replace with new, pipe 1-1/2", wall 1"	15	1 Plum	16.000	L.F.	123.36	150.08	200	FMR	2008 Qtr 2	3	450.24	\$ 450.24
Overhaul water heater, gas / oil, 70 gallon	5	1 Plum	1.000	Ea.	126.58	158.02	200	FMR	2008 Qtr 2	11	1738.22	\$ 1,738.22
Clean & service water heater, gas / oil, 70 gallon	1	1 Plum	1.000	Ea.	151.28	188.37	200	FMR	2008 Qtr 2	55	10360.35	\$ 10,360.35
Replace water heater, gas / oil, 70 gallon	12	2 Plum	1.000	Ea.	2,468.08	2,857.11	200	FMR	2008 Qtr 2	4	11428.44	\$ 11,428.44
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	200	FMR	2008 Qtr 2	5	222.05	\$ 222.05
Replace pipe & fittings, cast iron	40	2 Plum	8.000	L.F.	335.20	405.60	200	FMR	2008 Qtr 2	1	405.6	\$ 405.60
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	8.000	L.F.	473.60	585.52	200	FMR	2008 Qtr 2	1	585.52	\$ 585.52
Replace 10' of hung 4" diam steel pipe/M.L.F. natural gas	12	Q15	1.000	Ea.	697.54	845.37	200	FMR	2008 Qtr 2	4	3381.48	\$ 3,381.48
Repair condenser, air cooled, 5 ton	10	1 Stpi	4.000	Ea.	2,089.72	2,501.48	200	FMR	2008 Qtr 2	5	12507.4	\$ 12,507.40
Replace condenser, air cooled, 5 ton	15	Q5	4.000	Ea.	11,040.08	12,901.36	200	FMR	2008 Qtr 2	3	38704.08	\$ 38,704.08
Replace fan coil, DX 5 ton, with heat	10	Q5	4.000	Ea.	9,133.56	10,731.80	200	FMR	2008 Qtr 2	5	53659	\$ 53,659.00
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	200	FMR	2008 Qtr 2	11	1440.67	\$ 1,440.67
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	200	FMR	2008 Qtr 2	110	4198.7	\$ 4,198.70
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84	200	FMR	2008 Qtr 2	3	9323.52	\$ 9,323.52
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	200	FMR	2008 Qtr 2	55	1808.95	\$ 1,808.95
Replace sprinkler head	20	1 Plum	23.000	Ea.	1,464.64	1,804.58	200	FMR	2008 Qtr 2	2	3609.16	\$ 3,609.16
Rebuild double check 3" backflow preventer sprinkler system	1	1 Plum	1.000	Ea.	598.06	715.83	200	FMR	2008 Qtr 2	55	39370.65	\$ 39,370.65
Replace fire alarm bell, 6"	20	1 Elec	2.000	Ea.	284.56	343.02	200	FMR	2008 Qtr 2	2	686.04	\$ 686.04
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	200	FMR	2008 Qtr 2	166	4731	\$ 4,731.00
Replace C.B. enclosed, 600 V, 3 pole circuit breaker	12	1 Elec	1.000	Ea.	993.60	1,158.09	200	FMR	2008 Qtr 2	4	4632.36	\$ 4,632.36
Maintenance and inspection lighting panel, indoor	3	1 Elec	2.000	Ea.	57.00	71.26	200	FMR	2008 Qtr 2	18	1282.68	\$ 1,282.68
Maintenance and repair motor starter, up to 600 V	5	1 Elec	4.000	Ea.	683.00	830.00	200	FMR	2008 Qtr 2	11	9130	\$ 9,130.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	4.000	Ea.	152.68	191.40	200	FMR	2008 Qtr 2	110	21054	\$ 21,054.00
Replace starter motor starter, up to 600 V	15	1 Elec	4.000	Ea.	2,112.72	2,521.64	200	FMR	2008 Qtr 2	3	7564.92	\$ 7,564.92
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	100.000	Ea.	9,958.00	12,008.00	200	FMR	2008 Qtr 2	5	60040	\$ 60,040.00
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	100.000	Ea.	2,544.00	3,118.00	200	FMR	2008 Qtr 2	5	15590	\$ 15,590.00
Replace fixture fluorescent lighting fixture, 80 W	20	1 Elec	100.000	Ea.	17,808.00	21,511.00	200	FMR	2008 Qtr 2	2	43022	\$ 43,022.00

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Design Life= 55

C.S.F=100 S.F; MSF=100

Average S.F= 6,627

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

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CostWorks 2008 Quarter 2 - FAC 6101 Small Unit HQ

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type Release
6.000	B2035 225 1950	Door, emergency egress, swinging, annualized	297.06	345.06	200	FMR 2008 Qtr 2
39.000	C1025 110 1950	Fire doors, swinging, annualized	970.71	1,164.54	200	FMR 2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	49.50	59.36	200	FMR 2008 Qtr 2
5.000	D2015 100 4950	Lavatories, annualized	123.40	150.40	200	FMR 2008 Qtr 2
5.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	64.65	80.75	200	FMR 2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	200	FMR 2008 Qtr 2
1.000	D2025 260 1950	Water heater, gas, to 120 gal., annualized	156.50	189.02	200	FMR 2008 Qtr 2
1.000	D5035 710 1950	Fire alarm annunciator system, annualized	811.57	990.03	200	FMR 2008 Qtr 2
1.000	D4015 310 1950	Extinguishing system, dry pipe, annualized	950.07	1,156.15	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
4.000	D5015 280 1950	Motor control center, over 400 A, annualized	215.64	256.60	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	D5015 214 1950	Switchboard, with air circuit breaker, annualized	789.41	987.99	200	FMR 2008 Qtr 2
4.000	D3045 110 1950	Air handling unit, 3 thru 24 tons, annualized	838.28	1,008.12	200	FMR 2008 Qtr 2
4.000	D3055 210 1950	Package unit, air cooled, 3 thru 24 ton, annualized	830.84	1,004.12	200	FMR 2008 Qtr 2
			\$6,169.36	\$7,481.45		

FAC 6101 Sustainment by Year - Terminal Cutoff Applied

