

FAC 7234 Shower Latrine Facility

RUC: \$155.74 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 17122
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: \$4.58 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 follows:

FAC 7234-Latrine/Shower Facility
CostWorks 2008 Quarter 2

Design Life= 40
Average S.F= 504

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 8" concrete block wall - 1st floor	25	1 Bric	75.600	S.F.	1,516.54	1,844.64	2008 Qtr 2	1	1	\$ 1,844.64
Replace 8" concrete block wall - 1st floor	60	2 Bric	7.560	C.S.F.	7,521.22	9,053.63	2008 Qtr 2	0	0	\$ -
Repair steel, painted, door	14	1 Carp	3.000	Ea.	1,747.32	2,059.08	2008 Qtr 2	2	2	\$ 4,118.16
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	3.000	Ea.	98.73	120.93	2008 Qtr 2	10	10	\$ 1,209.30
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	3.000	Ea.	1,596.24	1,860.12	2008 Qtr 2	0	0	\$ -
Debris removal by hand & visual inspection shingles	1	2 Rofc	0.523	M.S.F.	9.28	11.19	2008 Qtr 2	40	40	\$ 447.69
Removal and replacement of shingles shingles	40	2 Rofc	5.230	Sq.	1,323.71	1,583.54	2008 Qtr 2	1	0	\$ -
Minor asphalt shingle repair - (2% of roof area) shingles	5	2 Rofc	10.460	S.F.	36.19	43.30	2008 Qtr 2	8	8	\$ 346.44
Flashing repairs - (2 S.F. per sq. repaired) shingles	5	2 Rofc	0.209	S.F.	2.44	2.91	2008 Qtr 2	8	8	\$ 23.24
Replace 4" x 4" thin set ceramic tile	75	1 Tilf	9.840	C.S.F.	8,075.59	9,786.18	2008 Qtr 2	0	0	\$ -
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	1 Tilf	0.196	C.S.F.	147.80	178.82	2008 Qtr 2	4	3	\$ 536.47
Replace 2" x 2" thin set ceramic tile floor	50	1 Tilf	2.520	C.S.F.	3,386.60	4,076.30	2008 Qtr 2	0	0	\$ -
Ceramic tile floor repairs - (2% of floors)	15	1 Tilf	0.050	C.S.F.	30.90	38.49	2008 Qtr 2	2	2	\$ 76.99
Refinish concrete floor finished	25	2 Cefi	2.520	C.S.F.	880.59	1,060.14	2008 Qtr 2	1	1	\$ 1,060.14
Refinish plaster ceiling	10	1 Pord	56.000	S.Y.	617.68	762.16	2008 Qtr 2	4	3	\$ 2,286.48
Replace plaster ceiling	75	2 Plas	56.000	S.Y.	3,409.28	4,133.36	2008 Qtr 2	0	0	\$ -
Repair plaster ceiling - (2% of ceilings)	12	1 Plas	1.120	S.Y.	61.75	74.73	2008 Qtr 2	3	3	\$ 224.18
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	2.000	Ea.	48.02	56.66	2008 Qtr 2	5	5	\$ 283.30
Replace washer in faucet lavatory, vitreous china	2	1 Plum	2.000	Ea.	19.70	24.58	2008 Qtr 2	20	20	\$ 491.60
Replace faucets lavatory, vitreous china	10	1 Plum	2.000	Ea.	246.98	298.12	2008 Qtr 2	4	3	\$ 894.36
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	2.000	Ea.	54.08	67.14	2008 Qtr 2	20	20	\$ 1,342.80
Replace lavatory, vitreous china	35	2 Plum	2.000	Ea.	1,060.38	1,271.40	2008 Qtr 2	1	1	\$ 1,271.40
Inspect / clean shower head fiberglass	3	1 Plum	4.000	Ea.	151.20	189.76	2008 Qtr 2	13	13	\$ 2,466.88
Replace mixing valve barrel shower, fiberglass	2	1 Plum	4.000	Ea.	592.60	705.28	2008 Qtr 2	20	20	\$ 14,105.60
Replace mixing valve shower, fiberglass	10	1 Plum	4.000	Ea.	1,098.72	1,316.00	2008 Qtr 2	4	3	\$ 3,948.00
Replace shower and fittings, fiberglass	20	2 Plum	4.000	Ea.	3,906.60	4,606.32	2008 Qtr 2	2	1	\$ 4,606.32
Replace flush valve diaphragm tankless water closet	10	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	4	3	\$ 498.36
Rebuild flush valve tankless water closet	20	1 Plum	2.000	Ea.	263.96	320.02	2008 Qtr 2	2	1	\$ 320.02
Unplug clogged line tankless water closet	5	1 Plum	2.000	Ea.	336.52	420.36	2008 Qtr 2	8	8	\$ 3,362.88
Replace tankless water closet	35	2 Plum	2.000	Ea.	1,096.00	1,296.72	2008 Qtr 2	1	1	\$ 1,296.72
Replace tankless flush valve	25	1 Plum	2.000	Ea.	419.00	490.74	2008 Qtr 2	1	1	\$ 490.74
Replace wax ring gasket tankless water closet	5	1 Plum	2.000	Ea.	219.14	274.40	2008 Qtr 2	8	8	\$ 2,195.20
Replace flush valve diaphragm urinal	7	1 Plum	1.000	Ea.	70.74	83.06	2008 Qtr 2	5	5	\$ 415.30
Rebuild flush valve urinal	20	1 Plum	1.000	Ea.	131.98	160.01	2008 Qtr 2	2	1	\$ 160.01
Unplug line urinal	5	1 Plum	1.000	Ea.	112.14	139.91	2008 Qtr 2	8	8	\$ 1,119.28
Replace wall-hung urinal	35	2 Plum	1.000	Ea.	841.63	1,006.57	2008 Qtr 2	1	1	\$ 1,006.57

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Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	4	3	\$ 242.70
Replace pipe and fittings, copper 3/4"	20	2 Plum	16.000	L.F.	283.52	343.68	2008 Qtr 2	2	1	\$ 343.68
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	2	2	\$ 273.28
Drain and flush water heater, electric, 120 gallon	7	1 Plum	1.000	Ea.	226.43	283.04	2008 Qtr 2	5	5	\$ 1,415.20
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	1.98	2.48	2008 Qtr 2	13	13	\$ 32.24
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,192.45	10,543.79	2008 Qtr 2	2	2	\$ 21,087.58
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	4	3	\$ 133.23
Replace pipe & fittings, cast iron	40	2 Plum	8.000	L.F.	335.20	405.60	2008 Qtr 2	1	0	\$ -
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	6.000	Ea.	597.48	720.48	2008 Qtr 2	4	3	\$ 2,161.44
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	6.000	Ea.	152.64	187.08	2008 Qtr 2	4	3	\$ 561.24
Maintenance and repair incandescent lighting fixtures	10	1 Elec	2.000	Ea.	94.56	112.78	2008 Qtr 2	4	3	\$ 338.34
Replace lamp incandescent lighting fixtures	5	1 Elec	2.000	Ea.	13.96	17.04	2008 Qtr 2	8	8	\$ 136.32
Maintenance and repair receptacles and plugs	20	1 Elec	4.000	Ea.	124.36	154.92	2008 Qtr 2	2	1	\$ 154.92
Replace receptacle/plug receptacles and plugs	20	1 Elec	4.000	Ea.	211.04	257.68	2008 Qtr 2	2	1	\$ 257.68
Maintenance and repair wiring devices, switches	10	1 Elec	3.000	Ea.	93.27	116.19	2008 Qtr 2	4	3	\$ 348.57
Replace switch wiring devices, switches	15	1 Elec	3.000	Ea.	153.63	187.05	2008 Qtr 2	2	2	\$ 374.10

\$52,966.73 \$63,176.45

MR Subtotal \$ 80,309.58

MR Per Year \$ 2,007.74

PM Per Year \$ 376.34

Subtotal \$ 2,384.08

Total Per Unit \$ 4.73

CostWorks 2009 Quarter 1 - FAC 7234-Latrine/Shower Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code	Prefix	Type	Release
3.000	B2035 225 1950	Door, emergency egress, swinging, annualized	148.53	172.53	200		FMR	2008 Qtr 2
1.000	D2015 100 1950	Urinals, annualized	12.93	16.15	200		FMR	2008 Qtr 2
2.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	25.86	32.30	200		FMR	2008 Qtr 2
2.000	D2015 100 4950	Lavatories, annualized	49.36	60.16	200		FMR	2008 Qtr 2
4.000	D2015 100 5950	Showers, annualized	79.40	95.20	200		FMR	2008 Qtr 2
			\$316.08	\$376.34				

FAC 7234 Sustainment by Year - Terminal Cutoff Applied

