

## **FAC 1412 Aircraft Operations Building**

RUC: \$263.00 SF

Source: Tri Service, deflated to \$FY-09 using Green Book Table 5-6 (MCON)  
In V12, Tri-Service and USACE PAX Newsletter values were updated while all other values were inflated only.

SUC: \$3.25 SF

Source: CostWorks 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 1412-Aviation Operations Building**  
**CostWorks 2008 Quarter 2**

Design Life= 50  
Average S.F= 8,095

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	129.100	S.F.	4,776.70	5,804.34	2008 Qtr 2	2	1	\$ 5,804.34
Point brick wall - 1st floor	25	2 Bric	12.900	C.S.F.	8,531.93	10,568.33	2008 Qtr 2	2	1	\$ 10,568.33
Replace brick wall - 2nd floor	75	2 Bric	16.100	C.S.F.	32,934.00	39,518.90	2008 Qtr 2	0	0	\$ -
Point brick wall - 2nd floor	25	2 Bric	16.100	C.S.F.	11,216.71	13,855.34	2008 Qtr 2	2	1	\$ 13,855.34
Point & refinish block wall - 1st floor	25	1 Bric	6.500	C.S.F.	2,414.69	2,964.65	2008 Qtr 2	2	1	\$ 2,964.65
Point & refinish block wall - 2nd floor	25	1 Bric	6.000	C.S.F.	2,626.68	3,222.18	2008 Qtr 2	2	1	\$ 3,222.18
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
Replace glass - 2nd floor (1% of glass)	1	1 Carp	5.600	S.F.	489.44	599.48	2008 Qtr 2	50	50	\$ 29,974.00
Replace glass - 3rd floor (1% of glass)	1	1 Carp	0.500	S.F.	9.95	11.98	2008 Qtr 2	50	50	\$ 599.00
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	90.000	Ea.	10,346.40	12,258.00	2008 Qtr 2	2	2	\$ 24,516.00
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	\$ -
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	94.000	Ea.	14,447.80	17,335.48	2008 Qtr 2	2	2	\$ 34,670.96
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	94.000	Ea.	44,870.90	52,753.74	2008 Qtr 2	1	0	\$ -
Repair 2'-0" x 3'-0" aluminum window - 3rd floor	20	1 Carp	8.000	Ea.	1,546.48	1,861.04	2008 Qtr 2	2	2	\$ 3,722.08
Replace 2'-0" x 3'-0" aluminum window - 3rd floor	50	1 Carp	8.000	Ea.	4,135.60	4,875.36	2008 Qtr 2	1	0	\$ -
Repair 3'-9" x 5'-5" steel frame window - 1st flr.	20	1 Carp	3.000	Ea.	789.03	921.63	2008 Qtr 2	2	2	\$ 1,843.26
Refinish 3'-9" x 5'-5" st. frame window - 1st flr.	5	1 Pord	3.000	Ea.	201.90	249.21	2008 Qtr 2	10	10	\$ 2,492.10
Replace 3'-9" x 5'-5" st. frame window - 1st flr.	45	1 Carp	3.000	Ea.	4,657.83	5,359.14	2008 Qtr 2	1	1	\$ 5,359.14
Finish new 3'-9" x 5'-5" st. fr. window - 1st flr.	45	1 Pord	3.000	Ea.	175.41	216.27	2008 Qtr 2	1	1	\$ 216.27
Replace glass - 1st floor (1% of glass)	1	1 Carp	0.720	S.F.	6.52	7.65	2008 Qtr 2	50	50	\$ 382.32
Repair 12' x 12' steel roll-up door	10	1 Carp	1.000	Ea.	832.61	964.54	2008 Qtr 2	5	5	\$ 4,822.70
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
Repair steel, painted, door	14	1 Carp	1.000	Ea.	582.44	686.36	2008 Qtr 2	3	3	\$ 2,059.08
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	12	12	\$ 483.72
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	1.000	Ea.	532.08	620.04	2008 Qtr 2	1	1	\$ 620.04
Replace tempered glass - (3% of glass)	1	1 Carp	0.600	S.F.	11.58	13.78	2008 Qtr 2	50	50	\$ 688.80
Repair steel, painted, door	14	1 Carp	3.000	Ea.	1,747.32	2,059.08	2008 Qtr 2	3	3	\$ 6,177.24
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	0.5	2 Rofc	1.600	M.S.F.	46.94	56.56	2008 Qtr 2	100	100	\$ 5,656.00
Non-destructive moisture inspection built-up roofing	5	2 Rofc	1.600	M.S.F.	145.25	175.68	2008 Qtr 2	10	10	\$ 1,756.80
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	0.300	Sq.	103.36	122.11	2008 Qtr 2	10	10	\$ 1,221.12
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	0.600	S.F.	2.02	2.40	2008 Qtr 2	10	10	\$ 24.00
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	1.600	Sq.	951.09	1,134.53	2008 Qtr 2	2	2	\$ 2,269.06
Total roof replacement built-up roofing	28	G1	16.190	Sq.	9,240.93	10,943.63	2008 Qtr 2	1	1	\$ 10,943.63

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Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences in Design Life	Adjusted Occurrences	Terminal Cutoff
Debris removal by hand & visual inspection metal steep roofing	1	2 Rofc	0.800	M.S.F.	14.20	17.12	2008 Qtr 2	50	50	\$ 856.00
Minor finish repairs - (2% of roof area) metal steep roofing	5	2 Rofc	16.700	S.F.	45.26	53.77	2008 Qtr 2	10	10	\$ 537.74
Flashing replacement - (2 S.F. per sq. repaired) metal steep roofing	5	2 Rofc	33.400	S.F.	482.30	578.82	2008 Qtr 2	10	10	\$ 5,788.22
Minor replacement - (2.5% of roof area) metal steep roofing	20	2 Rofc	20.900	S.F.	186.85	221.96	2008 Qtr 2	2	2	\$ 443.92
Total metal panel replacement metal steep roofing	30	2 Rofc	8.300	Sq.	5,497.34	6,536.33	2008 Qtr 2	1	1	\$ 6,536.33
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	24.300	Sq.	11,830.21	13,984.89	2008 Qtr 2	2	1	\$ 13,984.89
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	G5	2.400	Sq.	1,528.20	1,811.76	2008 Qtr 2	2	2	\$ 3,623.52
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	5	G5	0.500	Sq.	133.40	157.37	2008 Qtr 2	10	10	\$ 1,573.70
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplastc	5	2 Rofc	1.000	S.F.	3.32	3.91	2008 Qtr 2	10	10	\$ 39.10
Repair steel painted interior door	14	1 Carp	2.000	Ea.	335.50	396.28	2008 Qtr 2	3	3	\$ 1,188.84
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	\$ -
Safety glass repl., (3% of glass) steel painted interior door	1	1 Carp	1.300	S.F.	22.01	26.17	2008 Qtr 2	50	50	\$ 1,308.45
Repair solid core wood door interior	11	1 Carp	39.000	Ea.	6,542.25	7,727.46	2008 Qtr 2	4	4	\$ 30,909.84
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	39.000	Ea.	1,646.58	2,027.22	2008 Qtr 2	12	12	\$ 24,326.64
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	39.000	Ea.	14,301.30	16,579.68	2008 Qtr 2	1	1	\$ 16,579.68
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	30.000	L.F.	1,076.10	1,243.20	2008 Qtr 2	1	1	\$ 1,243.20
Repair fabric wall finish fabric interior	9	1 Pord	276.400	S.Y.	6,962.52	8,432.96	2008 Qtr 2	5	5	\$ 42,164.82
Replace fabric wall finish fabric interior	50	1 Pord	276.400	S.Y.	38,842.49	47,391.54	2008 Qtr 2	1	0	\$ -
Refinish drywall	8	1 Pord	16,185.000	S.F.	9,711.00	11,976.90	2008 Qtr 2	6	6	\$ 71,861.40
Replace 5/8" drywall	75	2 Carp	16,185.000	S.F.	36,092.55	43,537.65	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	323.700	S.F.	514.68	618.27	2008 Qtr 2	2	2	\$ 1,236.53
Replace stainless steel wall interior finish	75	2 Sswk	4.000	C.S.F.	5,356.48	6,342.92	2008 Qtr 2	0	0	\$ -
Replace medium weight vinyl wall covering	15	1 Pord	0.200	C.S.F.	57.77	69.88	2008 Qtr 2	3	3	\$ 209.63
Replace carpet	12	2 Tilf	524.000	S.Y.	23,648.12	27,321.36	2008 Qtr 2	4	3	\$ 81,964.08
Refinish concrete floor finished	25	2 Cefi	22.800	C.S.F.	7,967.23	9,591.73	2008 Qtr 2	2	1	\$ 9,591.73
Replace quarry tile floor	50	2 Tilf	243.000	S.F.	3,287.79	3,934.17	2008 Qtr 2	1	0	\$ -
Quarry tile floor repairs - (2% of floors)	15	1 Tilf	4.900	S.F.	30.28	37.73	2008 Qtr 2	3	3	\$ 113.19
Replace terrazzo floor	75	2 Mstz	6.600	C.S.F.	9,503.60	11,254.78	2008 Qtr 2	0	0	\$ -
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	13.100	S.F.	196.76	235.01	2008 Qtr 2	3	3	\$ 705.04
Replace vinyl sheet flooring	18	1 Tilf	0.200	S.Y.	16.73	19.90	2008 Qtr 2	2	2	\$ 39.81
Replace acoustic tile ceiling, fire-rated	20	1 Carp	56.700	C.S.F.	22,858.61	27,159.30	2008 Qtr 2	2	2	\$ 54,318.60

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Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences in Design Life	Adjusted Occurrences	Terminal Cutoff
Refinish sheetrock ceiling	20	1 Pord	6.000	C.S.F.	754.02	931.74	2008 Qtr 2	2	2	\$ 1,863.48
Replace sheetrock ceiling	40	2 Carp	6.000	C.S.F.	2,149.98	2,625.06	2008 Qtr 2	1	1	\$ 2,625.06
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.100	C.S.F.	34.93	42.63	2008 Qtr 2	2	2	\$ 85.25
Check / minor repairs drinking fountain	1	1 Plum	3.000	Ea.	112.74	142.02	2008 Qtr 2	50	50	\$ 7,101.00
Repair internal leaks drinking fountain	4	1 Plum	3.000	Ea.	105.42	130.29	2008 Qtr 2	12	12	\$ 1,563.48
Correct water pressure drinking fountain	2	1 Plum	3.000	Ea.	96.63	121.50	2008 Qtr 2	25	25	\$ 3,037.50
Replace refrigerant drinking fountain	2	1 Plum	3.000	Ea.	47.52	56.58	2008 Qtr 2	25	25	\$ 1,414.50
Repair drain leak drinking fountain	4	1 Plum	3.000	Ea.	67.89	81.09	2008 Qtr 2	12	12	\$ 973.08
Replace fountain drinking fountain	10	2 Plum	3.000	Ea.	3,017.52	3,580.71	2008 Qtr 2	5	5	\$ 17,903.55
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	11.000	Ea.	264.11	311.63	2008 Qtr 2	7	7	\$ 2,181.41
Replace washer in faucet lavatory, vitreous china	2	1 Plum	11.000	Ea.	108.35	135.19	2008 Qtr 2	25	25	\$ 3,379.75
Replace faucets lavatory, vitreous china	10	1 Plum	11.000	Ea.	1,358.39	1,639.66	2008 Qtr 2	5	5	\$ 8,198.30
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	11.000	Ea.	297.44	369.27	2008 Qtr 2	25	25	\$ 9,231.75
Replace lavatory, vitreous china	35	2 Plum	11.000	Ea.	5,832.09	6,992.70	2008 Qtr 2	1	1	\$ 6,992.70
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	25	25	\$ 304.75
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	16	16	\$ 132.00
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	5	5	\$ 745.30
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	25	25	\$ 1,012.50
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	1.000	Ea.	552.72	657.69	2008 Qtr 2	1	1	\$ 657.69
Replace flush valve diaphragm tankless water closet	10	1 Plum	9.000	Ea.	636.66	747.54	2008 Qtr 2	5	5	\$ 3,737.70
Rebuild flush valve tankless water closet	20	1 Plum	9.000	Ea.	1,187.82	1,440.09	2008 Qtr 2	2	2	\$ 2,880.18
Unplug clogged line tankless water closet	5	1 Plum	9.000	Ea.	1,514.34	1,891.62	2008 Qtr 2	10	10	\$ 18,916.20
Replace tankless water closet	35	2 Plum	9.000	Ea.	4,932.00	5,835.24	2008 Qtr 2	1	1	\$ 5,835.24
Replace tankless flush valve	25	1 Plum	9.000	Ea.	1,885.50	2,208.33	2008 Qtr 2	2	1	\$ 2,208.33
Replace wax ring gasket tankless water closet	5	1 Plum	9.000	Ea.	986.13	1,234.80	2008 Qtr 2	10	10	\$ 12,348.00
Replace flush valve diaphragm urinal	7	1 Plum	3.000	Ea.	212.22	249.18	2008 Qtr 2	7	7	\$ 1,744.26
Rebuild flush valve urinal	20	1 Plum	3.000	Ea.	395.94	480.03	2008 Qtr 2	2	2	\$ 960.06
Unplug line urinal	5	1 Plum	3.000	Ea.	336.42	419.73	2008 Qtr 2	10	10	\$ 4,197.30
Replace wall-hung urinal	35	2 Plum	3.000	Ea.	2,524.89	3,019.71	2008 Qtr 2	1	1	\$ 3,019.71
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
Resolder joint pipe & fittings, copper	10	1 Plum	1.000	Ea.	32.85	40.45	2008 Qtr 2	5	5	\$ 202.25
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	16.000	L.F.	652.96	785.76	2008 Qtr 2	2	1	\$ 785.76
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

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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
Replace pipe & fittings, cast iron	40	2 Plum	16.000	L.F.	670.40	811.20	2008 Qtr 2	1	1	\$ 811.20
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	5	5	\$ 222.05
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	2	\$ 91.74
Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	115.94	144.14	2008 Qtr 2	5	5	\$ 720.70
Unclog main drain pipe, PVC	10	1 Plum	0.200	M.L.F.	7.12	8.88	2008 Qtr 2	5	5	\$ 44.41
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	16.000	L.F.	947.20	1,171.04	2008 Qtr 2	1	1	\$ 1,171.04
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 fan & motor, propeller exh., 4700 CFM exhaust fan	15	Q20	1.000	Ea.	1,393.63	1,626.35	2008 Qtr 2	3	3	\$ 4,879.05
Repair air conditioner, DX, 20 ton	10	Q6	0.500	Ea.	12,064.54	14,009.81	2008 Qtr 2	5	5	\$ 70,049.03
Replace air conditioner, DX, 20 ton	20	Q7	1.000	Ea.	18,029.20	20,838.20	2008 Qtr 2	2	2	\$ 41,676.40
Repair fan coil unit, 1 ton	10	1 Stpi	3.000	Ea.	1,107.66	1,323.06	2008 Qtr 2	5	5	\$ 6,615.30
Replace fan coil unit, 1 ton	15	Q5	3.000	Ea.	3,294.90	3,886.68	2008 Qtr 2	3	3	\$ 11,660.04
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 sprinkler head	20	1 Plum	56.000	Ea.	3,566.08	4,393.76	2008 Qtr 2	2	2	\$ 8,787.52
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	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	10	10	\$ 7,158.30
Replace fire alarm bell, 6"	20	1 Elec	4.000	Ea.	569.12	686.04	2008 Qtr 2	2	2	\$ 1,372.08
Maintenance and repair motor starter, up to 600 V	5	1 Elec	2.000	Ea.	341.50	415.00	2008 Qtr 2	10	10	\$ 4,150.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	2.000	Ea.	76.34	95.70	2008 Qtr 2	100	100	\$ 9,570.00
Replace starter motor starter, up to 600 V	18	1 Elec	2.000	Ea.	1,056.36	1,260.82	2008 Qtr 2	2	2	\$ 2,521.64
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	94.000	Ea.	9,360.52	11,287.52	2008 Qtr 2	5	5	\$ 56,437.60
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	94.000	Ea.	2,391.36	2,930.92	2008 Qtr 2	5	5	\$ 14,654.60
Maintenance and repair receptacles and plugs	20	1 Elec	364.000	Ea.	11,316.76	14,097.72	2008 Qtr 2	2	2	\$ 28,195.44
Replace receptacle/plug receptacles and plugs	20	1 Elec	364.000	Ea.	19,204.64	23,448.88	2008 Qtr 2	2	2	\$ 46,897.76
Maintenance and repair wiring devices, switches	10	1 Elec	138.000	Ea.	4,290.42	5,344.74	2008 Qtr 2	5	5	\$ 26,723.70
Replace switch wiring devices, switches	15	1 Elec	138.000	Ea.	7,066.98	8,604.30	2008 Qtr 2	3	3	\$ 25,812.90
Check and repair manual pull station	10	1 Elec	4.000	Ea.	276.84	339.48	2008 Qtr 2	5	5	\$ 1,697.40
Replace manual pull station	15	1 Elec	4.000	Ea.	502.96	607.56	2008 Qtr 2	3	3	\$ 1,822.68
Repair smoke detector	10	1 Elec	16.000	Ea.	611.04	752.00	2008 Qtr 2	5	5	\$ 3,760.00
Check operation smoke detector	1	1 Elec	16.000	Ea.	182.40	228.80	2008 Qtr 2	50	50	\$ 11,440.00
Replace smoke detector	15	1 Elec	16.000	Ea.	3,032.80	3,631.84	2008 Qtr 2	3	3	\$ 10,895.52

FAC 1412-Aviation Operations Building  
CostWorks 2008 Quarter 2

Design Life= 50  
Average S.F= 8,095

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
					\$562,047.67	\$670,701.78				
									MR Subtotal	\$ 1,152,945.82
									MR Per Year	\$ 23,058.92
									PM Per Year	\$ 4,138.96
									Subtotal	\$ 27,197.88
									Total Per Unit	\$ 3.36

**CostWorks 2009 Quarter 1 - FAC 1412-Aviation Operations Building**

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
2.000	C1025 110 1950	Fire doors, swinging, annualized	49.78	59.72	200	FMR	2008 Qtr 2
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
43.000	B2035 225 1950	Door, emergency egress, swinging, annualized	2,128.93	2,472.93	200	FMR	2008 Qtr 2
3.000	D2015 800 1950	Drink fountain, annualized	148.50	178.08	200	FMR	2008 Qtr 2
8.000	D3045 160 1950	VAV Boxes, annualized	490.48	608.00	200	FMR	2008 Qtr 2
1.000	D3055 210 1950	Package unit, air cooled, 3 thru 24 ton, annualized	207.71	251.03	200	FMR	2008 Qtr 2
3.000	D5015 260 1950	Panelboard, 225 A and above, annualized	170.88	203.13	200	FMR	2008 Qtr 2
1.000	D3045 220 1950	Fan, centrifugal, up to 5,000 CFM, annualized	62.25	75.95	200	FMR	2008 Qtr 2
			<b>\$3,498.69</b>	<b>\$4,138.96</b>			

# FAC 1412 Sustainment by Year - Terminal Cutoff Applied

