

FAC 6103 Printing and Reproduction Plant

RUC: \$88.10 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: \$3.10 SF

Source: Cost Works model, 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 6103-Printing And Reproduction Plant
CostWorks 2008 Quarter 2

Design Life= 45
Average S.F= 7,158

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	496.900	S.F.	18,385.30	22,340.62	2008 Qtr 2	1	1	\$ 22,340.62
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	58.000	Ea.	6,667.68	7,899.60	2008 Qtr 2	2	2	\$ 15,799.20
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	58.000	Ea.	25,438.80	29,753.42	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	3.480	S.F.	31.49	36.96	2008 Qtr 2	45	45	\$ 1,663.09
Repair 3'-9" x 5'-5" steel frame window - 2nd flr.	20	1 Carp	6.600	Ea.	1,991.62	2,345.84	2008 Qtr 2	2	2	\$ 4,691.68
Refinish 3'-9" x 5'-5" steel frame window - 2nd flr.	5	1 Pord	66.000	Ea.	8,212.38	10,119.78	2008 Qtr 2	9	9	\$ 91,078.02
Replace 3'-9" x 5'-5" steel frame window - 2nd flr.	45	1 Carp	66.000	Ea.	104,660.16	120,628.86	2008 Qtr 2	1	0	\$ -
Finish new 3'-9" x 5'-5" st. fr. window - 2nd flr.	45	1 Pord	66.000	Ea.	7,629.60	9,395.10	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	15.840	S.F.	795.01	970.04	2008 Qtr 2	45	45	\$ 43,651.87
Repair 12' x 12' steel roll-up door	10	1 Carp	0.200	Ea.	166.52	192.91	2008 Qtr 2	4	4	\$ 771.63
Refinish 12' x 12' steel roll-up door	5	1 Pord	2.000	Ea.	337.66	411.08	2008 Qtr 2	9	9	\$ 3,699.72
Replace 12' x 12' steel roll-up door	35	2 Carp	2.000	Ea.	6,650.54	7,699.10	2008 Qtr 2	1	1	\$ 7,699.10
Repair steel, painted, door	14	1 Carp	0.200	Ea.	116.49	137.27	2008 Qtr 2	3	2	\$ 274.54
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	2.000	Ea.	65.82	80.62	2008 Qtr 2	11	11	\$ 886.82
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	2.000	Ea.	1,064.16	1,240.08	2008 Qtr 2	1	0	\$ -
Debris removal and visual inspection built-up roofing	1	2 Rofc	7.158	M.S.F.	210.02	253.04	2008 Qtr 2	45	45	\$ 11,386.59
Non-destructive moisture inspection built-up roofing	5	2 Rofc	7.158	M.S.F.	649.80	785.95	2008 Qtr 2	9	9	\$ 7,073.54
Total roof replacement built-up roofing	28	G1	71.580	Sq.	40,856.43	48,384.50	2008 Qtr 2	1	1	\$ 48,384.50
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	1.432	Sq.	493.35	582.88	2008 Qtr 2	9	9	\$ 5,245.93
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	2.863	S.F.	9.62	11.45	2008 Qtr 2	9	9	\$ 103.07
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	17.900	Sq.	10,640.30	12,692.53	2008 Qtr 2	2	2	\$ 25,385.06
Repair steel painted interior door	14	1 Carp	0.200	Ea.	33.55	39.63	2008 Qtr 2	3	2	\$ 79.26
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	2.000	Ea.	98.80	121.64	2008 Qtr 2	11	11	\$ 1,338.04
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	\$ -
Repair solid core wood door interior	11	1 Carp	0.500	Ea.	83.88	99.07	2008 Qtr 2	4	3	\$ 297.21
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	5.000	Ea.	211.10	259.90	2008 Qtr 2	11	11	\$ 2,858.90
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	5.000	Ea.	1,833.50	2,125.60	2008 Qtr 2	1	1	\$ 2,125.60
Refinish concrete block wall painted	4	1 Pord	50.250	C.S.F.	4,882.79	5,936.03	2008 Qtr 2	11	11	\$ 65,296.36
Replace 8" concrete block wall painted	75	2 Bric	50.250	C.S.F.	54,159.95	65,133.55	2008 Qtr 2	0	0	\$ -
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	1.005	C.S.F.	1,016.27	1,220.09	2008 Qtr 2	1	1	\$ 1,220.09
Refinish drywall	12	1 Pord	1,301.000	S.F.	780.60	962.74	2008 Qtr 2	3	3	\$ 2,888.22
Replace 5/8" drywall	75	2 Carp	1,301.000	S.F.	2,901.23	3,499.69	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	26.020	S.F.	41.37	49.70	2008 Qtr 2	2	2	\$ 99.40
Replace carpet	12	2 Tilf	70.670	S.Y.	3,189.34	3,684.73	2008 Qtr 2	3	3	\$ 11,054.20
Refinish concrete floor finished	25	2 Cefi	62.430	C.S.F.	21,815.54	26,263.68	2008 Qtr 2	1	1	\$ 26,263.68
Replace vinyl floor	18	1 Tilf	0.309	S.Y.	14.75	18.01	2008 Qtr 2	2	2	\$ 36.03

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Terminal Cutoff is the removal of a single task occurrence if that task occurs
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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 acoustic tile ceiling, fire-rated	20	1 Carp	9.150	C.S.F.	3,688.82	4,382.85	2008 Qtr 2	2	2	\$ 8,765.70
Check / minor repairs drinking fountain	1	1 Plum	2.000	Ea.	75.16	94.68	2008 Qtr 2	45	45	\$ 4,260.60
Repair internal leaks drinking fountain	4	1 Plum	2.000	Ea.	70.28	86.86	2008 Qtr 2	11	11	\$ 955.46
Correct water pressure drinking fountain	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	22	22	\$ 1,782.00
Replace refrigerant drinking fountain	2	1 Plum	2.000	Ea.	31.68	37.72	2008 Qtr 2	22	22	\$ 829.84
Repair drain leak drinking fountain	4	1 Plum	2.000	Ea.	45.26	54.06	2008 Qtr 2	11	11	\$ 594.66
Replace fountain drinking fountain	10	2 Plum	2.000	Ea.	2,011.68	2,387.14	2008 Qtr 2	4	4	\$ 9,548.56
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	12.000	Ea.	288.12	339.96	2008 Qtr 2	6	6	\$ 2,039.76
Replace washer in faucet lavatory, vitreous china	2	1 Plum	12.000	Ea.	118.20	147.48	2008 Qtr 2	22	22	\$ 3,244.56
Replace faucets lavatory, vitreous china	10	1 Plum	12.000	Ea.	1,481.88	1,788.72	2008 Qtr 2	4	4	\$ 7,154.88
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	12.000	Ea.	324.48	402.84	2008 Qtr 2	22	22	\$ 8,862.48
Replace lavatory, vitreous china	35	2 Plum	12.000	Ea.	6,362.28	7,628.40	2008 Qtr 2	1	1	\$ 7,628.40
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	22	22	\$ 268.18
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	15	15	\$ 123.75
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	4	4	\$ 596.24
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	22	22	\$ 891.00
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	7.000	Ea.	495.18	581.42	2008 Qtr 2	4	4	\$ 2,325.68
Rebuild flush valve tankless water closet	20	1 Plum	7.000	Ea.	923.86	1,120.07	2008 Qtr 2	2	2	\$ 2,240.14
Unplug clogged line tankless water closet	5	1 Plum	7.000	Ea.	1,177.82	1,471.26	2008 Qtr 2	9	9	\$ 13,241.34
Replace tankless water closet	35	2 Plum	7.000	Ea.	3,836.00	4,538.52	2008 Qtr 2	1	1	\$ 4,538.52
Replace tankless flush valve	25	1 Plum	7.000	Ea.	1,466.50	1,717.59	2008 Qtr 2	1	1	\$ 1,717.59
Replace wax ring gasket tankless water closet	5	1 Plum	7.000	Ea.	766.99	960.40	2008 Qtr 2	9	9	\$ 8,643.60
Replace flush valve diaphragm urinal	7	1 Plum	3.000	Ea.	212.22	249.18	2008 Qtr 2	6	6	\$ 1,495.08
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	9	9	\$ 3,777.57
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	90	90	\$ 694.80
Replace pump / motor assembly circulation pump, 1/12 HP	10	2 Plum	1.000	Ea.	736.33	863.29	2008 Qtr 2	4	4	\$ 3,453.16
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	4	4	\$ 323.60
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	1	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	2	\$ 273.28
Drain and flush water heater, electric, 120 gallon	7	1 Plum	0.500	Ea.	113.22	141.52	2008 Qtr 2	6	6	\$ 849.12
Check operation water heater, electric, 120 gallon	3	1 Plum	0.500	Ea.	0.99	1.24	2008 Qtr 2	15	15	\$ 18.60
Replace water heater, electric, 120 gallon	15	2 Plum	0.500	Ea.	4,596.23	5,271.90	2008 Qtr 2	3	2	\$ 10,543.79

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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
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	4	4	\$ 177.64
Replace pipe & fittings, cast iron	40	2 Plum	8.000	L.F.	335.20	405.60	2008 Qtr 2	1	1	\$ 405.60
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	4	4	\$ 576.56
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
General maintenance & repair drain: roof, scupper, area	1	1 Plum	2.000	Ea.	56.70	71.34	2008 Qtr 2	45	45	\$ 3,210.30
Replace drain: roof, scupper, area	40	1 Plum	2.000	Ea.	796.68	936.28	2008 Qtr 2	1	1	\$ 936.28
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	1 Stpi	1.000	Ea.	157.52	195.63	2008 Qtr 2	1	1	\$ 195.63
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	B35	1.000	Ea.	796.82	957.19	2008 Qtr 2	3	3	\$ 2,871.57
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	Q20	2.000	Ea.	5,238.96	6,101.28	2008 Qtr 2	2	2	\$ 12,202.56
Replace single zone rooftop unit, 25 ton	15	Q7	1.000	Ea.	34,098.40	39,677.60	2008 Qtr 2	3	2	\$ 79,355.20
Repair single zone rooftop unit, 25 ton	10	Q6	0.500	Ea.	12,910.55	14,961.45	2008 Qtr 2	4	4	\$ 59,845.78
Repair fan coil unit, 1 ton	10	1 Stpi	1.000	Ea.	369.22	441.02	2008 Qtr 2	4	4	\$ 1,764.08
Replace fan coil unit, 1 ton	15	Q5	2.000	Ea.	2,196.60	2,591.12	2008 Qtr 2	3	2	\$ 5,182.24
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	9	9	\$ 1,178.73
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	90	90	\$ 3,435.30
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84	2008 Qtr 2	3	2	\$ 6,215.68
Replace sprinkler head	20	1 Plum	42.000	Ea.	2,674.56	3,295.32	2008 Qtr 2	2	2	\$ 6,590.64
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	45	45	\$ 1,480.05
Rebuild double check 3" backflow preventer sprinkler system	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	9	9	\$ 6,442.47
Replace fire alarm bell, 6"	20	1 Elec	2.000	Ea.	284.56	343.02	2008 Qtr 2	2	2	\$ 686.04
Maintenance and inspection lighting panel, indoor	3	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	15	15	\$ 1,068.90
Maintenance and repair safety switch gen., 2 pole	8	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	5	5	\$ 178.15
Maintenance and inspection safety switch, 2 pole	1	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	45	45	\$ 1,603.35
Replace safety switch 240 V, 2 pole	25	2 Elec	1.000	Ea.	353.98	421.38	2008 Qtr 2	1	1	\$ 421.38
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	95.000	Ea.	9,460.10	11,407.60	2008 Qtr 2	4	4	\$ 45,630.40
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	95.000	Ea.	2,416.80	2,962.10	2008 Qtr 2	4	4	\$ 11,848.40
Maintenance and repair receptacles and plugs	20	1 Elec	96.000	Ea.	2,984.64	3,718.08	2008 Qtr 2	2	2	\$ 7,436.16
Replace receptacle/plug receptacles and plugs	20	1 Elec	96.000	Ea.	5,064.96	6,184.32	2008 Qtr 2	2	2	\$ 12,368.64
Maintenance and repair wiring devices, switches	10	1 Elec	24.000	Ea.	746.16	929.52	2008 Qtr 2	4	4	\$ 3,718.08
Replace switch wiring devices, switches	15	1 Elec	24.000	Ea.	1,229.04	1,496.40	2008 Qtr 2	3	2	\$ 2,992.80
Check and repair manual pull station	10	1 Elec	2.000	Ea.	138.42	169.74	2008 Qtr 2	4	4	\$ 678.96
Replace manual pull station	15	1 Elec	2.000	Ea.	251.48	303.78	2008 Qtr 2	3	2	\$ 607.56
Repair smoke detector	10	1 Elec	25.000	Ea.	954.75	1,175.00	2008 Qtr 2	4	4	\$ 4,700.00
Check operation smoke detector	1	1 Elec	25.000	Ea.	285.00	357.50	2008 Qtr 2	45	45	\$ 16,087.50
Replace smoke detector	15	1 Elec	25.000	Ea.	4,738.75	5,674.75	2008 Qtr 2	3	2	\$ 11,349.50

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					\$454,368.91	\$537,417.86				
									MR Subtotal	\$ 835,211.00
									MR Per Year	\$ 18,560.24
									PM Per Year	\$ 4,314.53
									Subtotal	\$ 22,874.77
									Total Per Unit	\$ 3.20

CostWorks 2009 Quarter 1 - FAC 6103-Printing And Reproduction Plant

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code	Prefix	Type	Release
2.000	B2035 410 1950	Door, overhead, electric, roll up, to 24' high x 25' w	480.32	580.24	200		FMR	2008 Qtr 2
7.000	B2035 225 1950	Door, emergency egress, swinging, annualized	346.57	402.57	200		FMR	2008 Qtr 2
2.000	C1025 110 1950	Fire doors, swinging, annualized	49.78	59.72	200		FMR	2008 Qtr 2
3.000	D2015 100 1950	Urinals, annualized	38.79	48.45	200		FMR	2008 Qtr 2
7.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	90.51	113.05	200		FMR	2008 Qtr 2
12.000	D2015 100 4950	Lavatories, annualized	296.16	360.96	200		FMR	2008 Qtr 2
2.000	D2015 800 1950	Drink fountain, annualized	99.00	118.72	200		FMR	2008 Qtr 2
2.000	D3045 120 1950	Fan coil unit, annualized	431.42	533.20	200		FMR	2008 Qtr 2
7.000	D3045 160 1950	VAV Boxes, annualized	429.17	532.00	200		FMR	2008 Qtr 2
2.000	D3045 210 1950	Fan, axial, up to 5,000 CFM, annualized	141.10	172.40	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
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
2.000	D5015 260 1950	Panelboard, 225 A and above, annualized	113.92	135.42	200		FMR	2008 Qtr 2
			\$3,550.13	\$4,314.53				

FAC 6103 Sustainment by Year - Terminal Cutoff Applied

