

**FAC 7314    Drug and Alcohol Abuse Center**

RUC:            \$271.58 SF

Source:        USACE PAX Newsletter 3.2.2 dated 20 Mar 09  
CatCode 73018  
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:            \$3.56 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 the relative annual sustainment requirements follows:

**FAC 7314 Drug and Alcohol Abuse Center**  
**CostWorks 2008 Quarter 2**

Design Life= 55  
Average S.F= 4,812

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	Adjusted	Terminal Cutoff
								Design Life	Occurrences	
Repair brick wall - 1st floor	25	1 Bric	165.900	S.F.	6,138.30	7,458.86	2008 Qtr 2	2	1	\$ 7,458.86
Replace brick wall - 2nd floor	75	2 Bric	16.500	C.S.F.	33,752.24	40,500.74	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	6.000	S.F.	54.30	63.72	2008 Qtr 2	55	55	\$ 3,504.60
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	10.000	Ea.	1,149.60	1,362.00	2008 Qtr 2	2	2	\$ 2,724.00
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	100.000	Ea.	43,860.00	51,299.00	2008 Qtr 2	1	0	\$ -
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	11.000	Ea.	1,690.70	2,028.62	2008 Qtr 2	2	2	\$ 4,057.24
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	110.000	Ea.	52,508.50	61,733.10	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	6.600	S.F.	576.84	706.53	2008 Qtr 2	55	55	\$ 38,859.15
Replace tempered glass - (3% of glass)	1	1 Carp	0.060	S.F.	1.16	1.38	2008 Qtr 2	55	55	\$ 75.77
Prepare and refinish 3'-0" x 7'-0" steel ptd. door	12	1 Pord	1.000	Ea.	65.21	80.74	2008 Qtr 2	4	4	\$ 322.96
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, 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	12	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	4	4	\$ 161.24
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
Debris removal by hand & visual inspection,modified bitum/thermoplstc	1	2 Rofc	2.400	M.S.F.	70.42	84.84	2008 Qtr 2	55	55	\$ 4,666.20
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	2.400	M.S.F.	217.87	263.52	2008 Qtr 2	11	11	\$ 2,898.72
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	1	G5	0.400	Sq.	106.72	125.90	2008 Qtr 2	55	55	\$ 6,924.28
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplstc	5	2 Rofc	0.900	S.F.	2.99	3.52	2008 Qtr 2	11	11	\$ 38.71
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
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
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	12	1 Pord	2.000	Ea.	98.80	121.64	2008 Qtr 2	4	4	\$ 486.56
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	44.000	Ea.	7,381.00	8,718.16	2008 Qtr 2	5	5	\$ 43,590.80
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	44.000	Ea.	1,857.68	2,287.12	2008 Qtr 2	4	4	\$ 9,148.48
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	44.000	Ea.	16,134.80	18,705.28	2008 Qtr 2	1	1	\$ 18,705.28
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	\$ -
Refinish metal stair railing interior	7	1 Pord	39.000	S.F.	53.43	66.30	2008 Qtr 2	7	7	\$ 464.10
Replace metal stair railing interior	45	2 Sswk	39.000	L.F.	1,398.93	1,616.16	2008 Qtr 2	1	1	\$ 1,616.16
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	0.300	C.S.F.	303.36	364.21	2008 Qtr 2	2	1	\$ 364.21
Refinish concrete block wall painted	8	1 Pord	17.900	C.S.F.	1,739.34	2,114.53	2008 Qtr 2	6	6	\$ 12,687.16
Replace 8" concrete block wall painted	75	2 Bric	17.900	C.S.F.	19,292.80	23,201.80	2008 Qtr 2	0	0	\$ -
Repair fabric wall finish fabric interior	12	1 Pord	35.500	S.Y.	894.25	1,083.11	2008 Qtr 2	4	4	\$ 4,332.42
Replace fabric wall finish fabric interior	50	1 Pord	355.300	S.Y.	49,930.31	60,919.74	2008 Qtr 2	1	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	350.100	S.F.	556.66	668.69	2008 Qtr 2	2	2	\$ 1,337.38
Replace 5/8" drywall	75	2 Carp	17,507.000	S.F.	39,040.61	47,093.83	2008 Qtr 2	0	0	\$ -
Replace carpet	12	2 Tilf	401.000	S.Y.	18,097.13	20,908.14	2008 Qtr 2	4	4	\$ 83,632.56
Refinish concrete floor finished	25	2 Cefi	4.300	C.S.F.	1,502.59	1,808.97	2008 Qtr 2	2	1	\$ 1,808.97

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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	Adjusted	Terminal Cutoff
								Design Life	Occurrences	
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	13.000	S.F.	195.26	233.22	2008 Qtr 2	3	3	\$ 699.66
Replace terrazzo floor	75	2 Mstz	6.500	C.S.F.	9,359.61	11,084.26	2008 Qtr 2	0	0	\$ -
Replace vinyl floor	18	1 Tilf	13.300	S.Y.	635.08	775.39	2008 Qtr 2	3	2	\$ 1,550.78
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.800	C.S.F.	357.34	425.34	2008 Qtr 2	6	6	\$ 2,552.02
Replace acoustic tile ceiling, fire-rated	20	1 Carp	43.700	C.S.F.	17,617.66	20,932.30	2008 Qtr 2	2	2	\$ 41,864.60
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.080	C.S.F.	27.94	34.10	2008 Qtr 2	2	2	\$ 68.20
Refinish sheetrock ceiling	20	1 Pord	4.300	C.S.F.	540.38	667.75	2008 Qtr 2	2	2	\$ 1,335.49
Replace sheetrock ceiling	40	2 Carp	4.300	C.S.F.	1,540.82	1,881.29	2008 Qtr 2	1	1	\$ 1,881.29
Check / minor repairs drinking fountain	1	1 Plum	2.000	Ea.	75.16	94.68	2008 Qtr 2	55	55	\$ 5,207.40
Repair internal leaks drinking fountain	4	1 Plum	2.000	Ea.	70.28	86.86	2008 Qtr 2	13	13	\$ 1,129.18
Correct water pressure drinking fountain	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	27	27	\$ 2,187.00
Replace refrigerant drinking fountain	2	1 Plum	2.000	Ea.	31.68	37.72	2008 Qtr 2	27	27	\$ 1,018.44
Repair drain leak drinking fountain	4	1 Plum	2.000	Ea.	45.26	54.06	2008 Qtr 2	13	13	\$ 702.78
Replace fountain drinking fountain	10	2 Plum	2.000	Ea.	2,011.68	2,387.14	2008 Qtr 2	5	5	\$ 11,935.70
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	10.000	Ea.	240.10	283.30	2008 Qtr 2	7	7	\$ 1,983.10
Replace washer in faucet lavatory, vitreous china	2	1 Plum	10.000	Ea.	98.50	122.90	2008 Qtr 2	27	27	\$ 3,318.30
Replace faucets lavatory, vitreous china	10	1 Plum	10.000	Ea.	1,234.90	1,490.60	2008 Qtr 2	5	5	\$ 7,453.00
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	10.000	Ea.	270.40	335.70	2008 Qtr 2	27	27	\$ 9,063.90
Replace lavatory, vitreous china	35	2 Plum	10.000	Ea.	5,301.90	6,357.00	2008 Qtr 2	1	1	\$ 6,357.00
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	27	27	\$ 329.13
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	18	18	\$ 148.50
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	27	27	\$ 1,093.50
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	11	11	\$ 20,807.82
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	11	11	\$ 13,582.80
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	11	11	\$ 4,617.03
Replace wall-hung urinal	35	2 Plum	3.000	Ea.	2,524.89	3,019.71	2008 Qtr 2	1	1	\$ 3,019.71
Repair circulator pump, 1/12 - 3/4 H.P.	5	1 Stpi	1.000	Ea.	70.99	84.25	2008 Qtr 2	11	11	\$ 926.75
Replace circulator pump, 1/12 - 3/4 H.P.	15	Q1	1.000	Ea.	2,484.44	2,870.47	2008 Qtr 2	3	3	\$ 8,611.41
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	4.000	Ea.	62.88	76.72	2008 Qtr 2	11	11	\$ 843.92
Repair damaged pipe insulation, fiberglass 2"	5	Q14	2.000	Ea.	36.92	45.06	2008 Qtr 2	11	11	\$ 495.66
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.030	M.L.F.	188.67	229.84	2008 Qtr 2	11	11	\$ 2,528.23

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CostWorks 2008 Quarter 2

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								Design Life	Occurrences	
Replace pipe insulation, fiberglass 2"	5	Q14	0.010	M.L.F.	74.26	90.69	2008 Qtr 2	11	11	\$ 997.60
Replace pipe and fittings, copper 3/4"	20	2 Plum	32.000	L.F.	567.04	687.36	2008 Qtr 2	2	2	\$ 1,374.72
Replace pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76	2008 Qtr 2	2	1	\$ 785.76
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	18	18	\$ 44.64
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
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	2.000	Ea.	231.88	288.28	2008 Qtr 2	5	5	\$ 1,441.40
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	100.000	L.F.	5,920.00	7,319.00	2008 Qtr 2	1	1	\$ 7,319.00
General maintenance & repair drain: roof, scupper, area	1	1 Plum	1.000	Ea.	28.35	35.67	2008 Qtr 2	55	55	\$ 1,961.85
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	398.34	468.14	2008 Qtr 2	1	1	\$ 468.14
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 single zone rt. unit, 5 ton	15	Q5	1.000	Ea.	7,276.88	8,588.60	2008 Qtr 2	3	3	\$ 25,765.80
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	55	55	\$ 1,808.95
Replace sprinkler head	20	1 Plum	24.000	Ea.	1,528.32	1,883.04	2008 Qtr 2	2	2	\$ 3,766.08
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	142.28	171.51	2008 Qtr 2	2	2	\$ 343.02
Repair failed breaker, 3 pole circuit breaker	4	1 Elec	1.000	Ea.	525.04	607.28	2008 Qtr 2	13	13	\$ 7,894.64
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	166	166	\$ 4,731.00
Replace C.B. enclosed, 600 V, 3 pole circuit breaker	12	1 Elec	1.000	Ea.	993.60	1,158.09	2008 Qtr 2	4	4	\$ 4,632.36
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	18	18	\$ 641.34
Maintenance and repair motor starter, up to 600 V	5	1 Elec	2.000	Ea.	341.50	415.00	2008 Qtr 2	11	11	\$ 4,565.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	2.000	Ea.	76.34	95.70	2008 Qtr 2	110	110	\$ 10,527.00
Replace starter motor starter, up to 600 V	18	1 Elec	2.000	Ea.	1,056.36	1,260.82	2008 Qtr 2	3	2	\$ 2,521.64
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	136.000	Ea.	13,542.88	16,330.88	2008 Qtr 2	5	5	\$ 81,654.40
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	136.000	Ea.	3,459.84	4,240.48	2008 Qtr 2	5	5	\$ 21,202.40
Replace fixture fluorescent lighting fixture, 80 W	20	1 Elec	0.000	Ea.	0.00	0.00	2008 Qtr 2	2	2	\$ -
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	11	11	\$ 749.76
Replace lighting fixture incandescent	20	1 Elec	8.000	Ea.	955.36	1,142.80	2008 Qtr 2	2	2	\$ 2,285.60
Maintenance and repair receptacles and plugs	20	1 Elec	400.000	Ea.	12,436.00	15,492.00	2008 Qtr 2	2	2	\$ 30,984.00
Replace receptacle/plug receptacles and plugs	20	1 Elec	400.000	Ea.	21,104.00	25,768.00	2008 Qtr 2	2	2	\$ 51,536.00
Maintenance and repair wiring devices, switches	10	1 Elec	160.000	Ea.	4,974.40	6,196.80	2008 Qtr 2	5	5	\$ 30,984.00
Replace switch wiring devices, switches	15	1 Elec	160.000	Ea.	8,193.60	9,976.00	2008 Qtr 2	3	3	\$ 29,928.00
Check and repair manual pull station	10	1 Elec	2.000	Ea.	138.42	169.74	2008 Qtr 2	5	5	\$ 848.70
Replace manual pull station	15	1 Elec	2.000	Ea.	251.48	303.78	2008 Qtr 2	3	3	\$ 911.34
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	55	55	\$ 7,865.00
Replace smoke detector	15	1 Elec	10.000	Ea.	1,895.50	2,269.90	2008 Qtr 2	3	3	\$ 6,809.70
					\$477,130.70	\$570,151.92				

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								Occurrences In Design Life	Adjusted Occurrences	Terminal Cutoff
Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release			
								MR Subtotal	\$	851,220.79
								MR Per Year	\$	15,476.74
								PM Per Year	\$	2,236.48
								Subtotal	\$	17,713.22
								Total Per Unit	\$	3.68

**CostWorks 2009 Quarter 1 - FAC 7314 Drug and Alcohol Abuse Center**

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
2.000	D3045 160 1950	VAV Boxes, annualized	122.62	152.00	200	FMR	2008 Qtr 2
2.000	B2035 225 1950	Door, emergency egress, swinging, annualized	99.02	115.02	200	FMR	2008 Qtr 2
46.000	C1025 110 1950	Fire doors, swinging, annualized	1,144.94	1,373.56	200	FMR	2008 Qtr 2
2.000	D1015 100 0000	Elevator, Electric, Pass/Freight	0.00	0.00	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
10.000	D2015 100 4950	Lavatories, annualized	246.80	300.80	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
			<b>\$1,852.48</b>	<b>\$2,236.48</b>			

# FAC 7314 Sustainment by Year - Terminal Cutoff Applied

