

FAC 3161 Ammunition, Explosive and Toxic RDT&E Facility

RUC: \$240.43 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
Average of CatCode 17135 and 31010
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: \$3.39 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 3161 Ammunition, Explosive, and Toxic RDT&E Facility
CostWorks 2008 Quarter 2

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	343.000	S.F.	12,691.00	15,421.28	2008 Qtr 2	2	1	\$ 15,421.28
Replace glass - 1st floor (1% of glass)	1	1 Carp	2.400	S.F.	21.72	25.49	2008 Qtr 2	55	55	\$ 1,401.84
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	4.000	Ea.	459.84	544.80	2008 Qtr 2	2	2	\$ 1,089.60
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	40.000	Ea.	17,544.00	20,519.60	2008 Qtr 2	1	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	10.900	S.F.	98.65	115.76	2008 Qtr 2	55	55	\$ 6,366.69
Repair 3'-9" x 5'-5" steel frame window - 1st flr.	20	1 Carp	5.400	Ea.	1,420.25	1,658.93	2008 Qtr 2	2	2	\$ 3,317.87
Refinish 3'-9" x 5'-5" st. frame window - 1st flr.	12	1 Pord	54.000	Ea.	3,634.20	4,485.78	2008 Qtr 2	4	4	\$ 17,943.12
Replace 3'-9" x 5'-5" st. frame window - 1st flr.	50	1 Carp	54.000	Ea.	83,840.94	96,464.52	2008 Qtr 2	1	0	\$ -
Finish new 3'-9" x 5'-5" st. fr. window - 1st flr.	45	1 Pord	54.000	Ea.	3,157.38	3,892.86	2008 Qtr 2	1	1	\$ 3,892.86
Repair 12' x 12' steel roll-up door	10	1 Carp	0.100	Ea.	83.26	96.45	2008 Qtr 2	5	5	\$ 482.27
Refinish 12' x 12' steel roll-up door	10	1 Pord	1.000	Ea.	168.83	205.54	2008 Qtr 2	5	5	\$ 1,027.70
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	0.200	Ea.	116.49	137.27	2008 Qtr 2	3	3	\$ 411.82
Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	2.000	Ea.	65.82	80.62	2008 Qtr 2	4	4	\$ 322.48
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	1	\$ 1,240.08
Debris removal and visual inspection built-up roofing	1	2 Rofc	3.400	M.S.F.	99.76	120.19	2008 Qtr 2	55	55	\$ 6,610.45
Non-destructive moisture inspection built-up roofing	5	2 Rofc	3.400	M.S.F.	308.65	373.32	2008 Qtr 2	11	11	\$ 4,106.52
Minor membrane repairs - (2% of roof area) built-up roofing	15	G5	0.600	Sq.	206.71	244.22	2008 Qtr 2	3	3	\$ 732.67
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	1.300	S.F.	4.37	5.20	2008 Qtr 2	11	11	\$ 57.20
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	8.500	Sq.	5,052.66	6,027.18	2008 Qtr 2	2	2	\$ 12,054.36
Total roof replacement built-up roofing	28	G1	34.100	Sq.	19,463.60	23,049.90	2008 Qtr 2	1	1	\$ 23,049.90
Repair steel painted interior door	14	1 Carp	0.200	Ea.	33.55	39.63	2008 Qtr 2	3	3	\$ 118.88
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	0.300	Ea.	50.33	59.44	2008 Qtr 2	5	5	\$ 297.21
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	3.000	Ea.	126.66	155.94	2008 Qtr 2	4	4	\$ 623.76
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	3.000	Ea.	1,100.10	1,275.36	2008 Qtr 2	1	1	\$ 1,275.36
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	0.600	C.S.F.	606.73	728.41	2008 Qtr 2	2	1	\$ 728.41
Refinish concrete block wall painted	12	1 Pord	3.400	C.S.F.	330.38	401.64	2008 Qtr 2	4	4	\$ 1,606.57
Replace 8" concrete block wall painted	75	2 Bric	34.600	C.S.F.	37,292.23	44,848.17	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	17.900	S.F.	28.46	34.19	2008 Qtr 2	2	2	\$ 68.38
Replace 5/8" drywall	75	2 Carp	898.000	S.F.	2,002.54	2,415.62	2008 Qtr 2	0	0	\$ -
Replace carpet	12	2 Tilf	33.600	S.Y.	1,516.37	1,751.90	2008 Qtr 2	4	4	\$ 7,007.62
Refinish concrete floor finished	25	2 Cefi	29.700	C.S.F.	10,378.37	12,494.49	2008 Qtr 2	2	1	\$ 12,494.49
Replace vinyl floor	18	1 Tilf	14.700	S.Y.	701.93	857.01	2008 Qtr 2	3	2	\$ 1,714.02
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.080	C.S.F.	35.73	42.53	2008 Qtr 2	6	6	\$ 255.20
Replace acoustic tile ceiling, fire-rated	20	1 Carp	4.300	C.S.F.	1,733.55	2,059.70	2008 Qtr 2	2	2	\$ 4,119.40
Refinish plaster ceiling	10	1 Pord	33.000	S.Y.	363.99	449.13	2008 Qtr 2	5	5	\$ 2,245.65
Replace plaster ceiling	75	2 Plas	330.500	S.Y.	20,120.84	24,394.21	2008 Qtr 2	0	0	\$ -

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CostWorks 2008 Quarter 2

	Design Life= 55 Average S.F= 3,411	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 plaster ceiling - (2% of ceilings)	12	1 Plas	6.600	S.Y.	363.86	440.35	2008 Qtr 2	4	4	\$ 1,761.41
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
Inspect and clean shower head emergency shower station	3	1 Plum	2.000	Ea.	75.60	94.88	2008 Qtr 2	18	18	\$ 1,707.84
Replace shower emergency shower station	25	2 Plum	2.000	Ea.	1,452.78	1,747.16	2008 Qtr 2	2	1	\$ 1,747.16
Inspect and clean spray heads, emergency eye wash	3	1 Plum	1.000	Ea.	37.80	47.44	2008 Qtr 2	18	18	\$ 853.92
Replace eye wash station, emergency eye wash	25	2 Plum	1.000	Ea.	573.92	695.88	2008 Qtr 2	2	1	\$ 695.88
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	9.000	Ea.	216.09	254.97	2008 Qtr 2	7	7	\$ 1,784.79
Replace washer in faucet lavatory, vitreous china	2	1 Plum	9.000	Ea.	88.65	110.61	2008 Qtr 2	27	27	\$ 2,986.47
Replace faucets lavatory, vitreous china	10	1 Plum	9.000	Ea.	1,111.41	1,341.54	2008 Qtr 2	5	5	\$ 6,707.70
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	9.000	Ea.	243.36	302.13	2008 Qtr 2	27	27	\$ 8,157.51
Replace lavatory, vitreous china	35	2 Plum	9.000	Ea.	4,771.71	5,721.30	2008 Qtr 2	1	1	\$ 5,721.30
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	5.000	Ea.	353.70	415.30	2008 Qtr 2	5	5	\$ 2,076.50
Rebuild flush valve tankless water closet	20	1 Plum	5.000	Ea.	659.90	800.05	2008 Qtr 2	2	2	\$ 1,600.10
Unplug clogged line tankless water closet	5	1 Plum	5.000	Ea.	841.30	1,050.90	2008 Qtr 2	11	11	\$ 11,559.90
Replace tankless water closet	35	2 Plum	5.000	Ea.	2,740.00	3,241.80	2008 Qtr 2	1	1	\$ 3,241.80
Replace tankless flush valve	25	1 Plum	5.000	Ea.	1,047.50	1,226.85	2008 Qtr 2	2	1	\$ 1,226.85
Replace wax ring gasket tankless water closet	5	1 Plum	5.000	Ea.	547.85	686.00	2008 Qtr 2	11	11	\$ 7,546.00
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	7	7	\$ 1,162.84
Rebuild flush valve urinal	20	1 Plum	2.000	Ea.	263.96	320.02	2008 Qtr 2	2	2	\$ 640.04
Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	2008 Qtr 2	11	11	\$ 3,078.02
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	2008 Qtr 2	1	1	\$ 2,013.14
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
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
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	2.000	Ea.	31.44	38.36	2008 Qtr 2	11	11	\$ 421.96
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	0.010	M.L.F.	62.89	76.61	2008 Qtr 2	11	11	\$ 842.74
Replace pipe insulation, fiberglass 2"	5	Q14	0.010	M.L.F.	74.26	90.69	2008 Qtr 2	11	11	\$ 997.60

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Description	Design Life= 55	C.S.F=100 S.F; MSF=1000 S.F	This spreadsheet was exported		Terminal Cutoff is the removal of a single task occurrence if that task occurs within					
	Average S.F= 3,411	Sq=100 S.F; M.L.F=1000 L.F	from R.S. Means CostWorks		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.					
	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences In Design Life	Adjusted Occurrences	Terminal Cutoff
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	200.000	L.F.	11,840.00	14,638.00	2008 Qtr 2	1	1	\$ 14,638.00
General maintenance & repair drain: roof, scupper, area	1	1 Plum	2.000	Ea.	56.70	71.34	2008 Qtr 2	55	55	\$ 3,923.70
Replace drain: roof, scupper, area	40	1 Plum	2.000	Ea.	796.68	936.28	2008 Qtr 2	1	1	\$ 936.28
Replace roof mounted exhaust fan, 2000 CFM exhaust fan	20	Q20	2.000	Ea.	2,309.50	2,720.52	2008 Qtr 2	2	2	\$ 5,441.04
Repair single zone rt. unit, 5 ton	10	2 Stpi	2.000	Ea.	3,859.42	4,629.12	2008 Qtr 2	5	5	\$ 23,145.60
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	20.000	Ea.	1,273.60	1,569.20	2008 Qtr 2	2	2	\$ 3,138.40
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
Replace lamp emergency lighting fixture	2	1 Elec	4.000	Ea.	216.00	256.56	2008 Qtr 2	27	27	\$ 6,927.12
Replace emergency lighting fixture	20	1 Elec	4.000	Ea.	3,373.00	3,886.40	2008 Qtr 2	2	2	\$ 7,772.80
Maintenance and inspection battery, dry	1	1 Elec	8.000	Ea.	228.00	285.04	2008 Qtr 2	55	55	\$ 15,677.20
Replace battery, dry	5	1 Elec	8.000	Ea.	1,448.48	1,665.92	2008 Qtr 2	11	11	\$ 18,325.12
Maintenance and repair exit light	20	1 Elec	4.000	Ea.	131.32	159.48	2008 Qtr 2	2	2	\$ 318.96
Replace lamp exit light	5	1 Elec	4.000	Ea.	49.40	58.48	2008 Qtr 2	11	11	\$ 643.28
Replace lighting fixture exit light	20	1 Elec	4.000	Ea.	502.56	604.96	2008 Qtr 2	2	2	\$ 1,209.92
Maintenance and inspection battery, dry	1	1 Elec	4.000	Ea.	114.00	142.52	2008 Qtr 2	55	55	\$ 7,838.60
Replace battery, dry	5	1 Elec	4.000	Ea.	724.24	832.96	2008 Qtr 2	11	11	\$ 9,162.56
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	90.000	Ea.	8,962.20	10,807.20	2008 Qtr 2	5	5	\$ 54,036.00
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	90.000	Ea.	2,289.60	2,806.20	2008 Qtr 2	5	5	\$ 14,031.00
Maintenance and repair receptacles and plugs	20	1 Elec	66.000	Ea.	2,051.94	2,556.18	2008 Qtr 2	2	2	\$ 5,112.36
Replace receptacle/plug receptacles and plugs	20	1 Elec	66.000	Ea.	3,482.16	4,251.72	2008 Qtr 2	2	2	\$ 8,503.44
Maintenance and repair wiring devices, switches	10	1 Elec	17.000	Ea.	528.53	658.41	2008 Qtr 2	5	5	\$ 3,292.05
Replace switch wiring devices, switches	15	1 Elec	17.000	Ea.	870.57	1,059.95	2008 Qtr 2	3	3	\$ 3,179.85
Check and repair manual pull station	10	1 Elec	1.000	Ea.	69.21	84.87	2008 Qtr 2	5	5	\$ 424.35
Replace manual pull station	15	1 Elec	1.000	Ea.	125.74	151.89	2008 Qtr 2	3	3	\$ 455.67
Repair smoke detector	10	1 Elec	12.000	Ea.	458.28	564.00	2008 Qtr 2	5	5	\$ 2,820.00
Check operation smoke detector	1	1 Elec	12.000	Ea.	136.80	171.60	2008 Qtr 2	55	55	\$ 9,438.00
Replace smoke detector	15	1 Elec	12.000	Ea.	2,274.60	2,723.88	2008 Qtr 2	3	3	\$ 8,171.64
					\$322,543.93	\$382,190.10				

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Design Life= 55		C.S.F=100 S.F; MSF=1000 S.F		This spreadsheet was exported		Terminal Cutoff is the removal of a single task occurrence if that task occurs within				
Average S.F= 3,411		Sq=100 S.F; M.L.F=1000 L.F		from R.S. Means CostWorks		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
									MR Subtotal	\$ 551,870.64
									MR Per Year	\$ 10,034.01
									PM Per Year	\$ 1,895.58
									Subtotal	\$ 11,929.59
									Total Per Unit	\$ 3.50

CostWorks 2008 Quarter 2 - FAC 3161 Ammunition, Explosive, and Toxic RDT&E Facility

Qty	Description	Bare Total	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
2.000	VAV Boxes, annualized	100.30	122.62	152.00	200	FMR	2008 Qtr 2
1.000	Door, overhead, manual, up to 24' high x 25' wide,	106.45	134.74	162.55	200	FMR	2008 Qtr 2
5.000	Fire doors, swinging, annualized	99.75	124.45	149.30	200	FMR	2008 Qtr 2
2.000	Drink fountain, annualized	80.24	99.00	118.72	200	FMR	2008 Qtr 2
9.000	Lavatories, annualized	177.48	222.12	270.72	200	FMR	2008 Qtr 2
5.000	Toilet (vacuum breaker type), annualized	51.95	64.65	80.75	200	FMR	2008 Qtr 2
2.000	Urinals, annualized	20.78	25.86	32.30	200	FMR	2008 Qtr 2
1.000	Circuit breaker, high voltage air, annualized	21.89	26.98	33.59	200	FMR	2008 Qtr 2
1.000	Panelboard, 225 A and above, annualized	49.28	56.96	67.71	200	FMR	2008 Qtr 2
4.000	Light, emergency, hardwired system, annualized	46.44	57.00	71.48	200	FMR	2008 Qtr 2
8.000	Light, emergency, dry cell, annualized	480.16	547.04	641.44	200	FMR	2008 Qtr 2
2.000	Door, emergency egress, swinging, annualized	86.16	99.02	115.02	200	FMR	2008 Qtr 2
		\$1,320.88	\$1,580.44	\$1,895.58			

FAC 3161 Sustainment by Year - Terminal Cutoff Applied

