

**FAC 7145    Trailer Court Support Facility**

RUC:            \$118.14 SF

Source:        Tri-Service FAC 7145 from *Tri-Service Facility Unit Costs for Military Construction* version prepared November 13, 2009

SUC:            \$1.40 SF

Source:        Cost Works model, inflated to FY-09 using Green Book Table 5-6 (O&M less DHP)  
In V12, values were updated only.

Model follows:

Chart:         A chart showing the relative annual sustainment requirements follows:

**FAC 7145 Trailer Court Support Facility  
CostWorks 2008 Quarter 2 -**

Design Life= 55  
Average S.F= 1836

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 Incl. O&P	Zip Code Prefix	Type	Release	Adjusted Occurrences	lifecost	Terminal Cutoff
Repair 3' x 4' aluminum window - 1st floor	20	1 Carp	10.000	Ea.	2,751.40	200	FMR	2008 Qtr 2	2	5502.8	\$ 5,502.80
Replace 3' x 4' aluminum window - 1st floor	50	1 Carp	10.000	Ea.	8,689.30	200	FMR	2008 Qtr 2	0	8689.3	\$ -
Repair solid core, painted, door	12	1 Carp	2.000	Ea.	745.98	200	FMR	2008 Qtr 2	4	2983.92	\$ 2,983.92
Prepare and refinish solid core, painted, door	4	1 Pord	0.500	Ea.	27.82	200	FMR	2008 Qtr 2	13	361.66	\$ 361.66
Replace 3'-0" x 7'-0" solid core, painted, door	40	1 Carp	2.000	Ea.	2,924.34	200	FMR	2008 Qtr 2	1	2924.34	\$ 2,924.34
Debris removal by hand & visual inspection metal steep roofing	1	2 Rofc	1.800	M.S.F.	38.52	200	FMR	2008 Qtr 2	55	2118.6	\$ 2,118.60
Minor finish repairs - (2% of roof area) metal steep roofing	5	2 Rofc	3.600	S.F.	11.59	200	FMR	2008 Qtr 2	11	127.512	\$ 127.51
Flashing replacement - (2 S.F. per sq. repaired) metal steep roofing	1	2 Rofc	7.200	S.F.	124.78	200	FMR	2008 Qtr 2	55	6862.68	\$ 6,862.68
Minor replacement - (2.5% of roof area) metal steep roofing	20	2 Rofc	45.900	S.F.	487.46	200	FMR	2008 Qtr 2	2	974.916	\$ 974.92
Unplug clogged line flush-tank water closet	5	1 Plum	2.000	Ea.	420.36	200	FMR	2008 Qtr 2	11	4623.96	\$ 4,623.96
Replace valve and ball cock assembly flush-tank water closet	15	1 Plum	2.000	Ea.	185.36	200	FMR	2008 Qtr 2	3	556.08	\$ 556.08
Replace two piece water closet flush-tank	35	2 Plum	3.000	Ea.	1,489.08	200	FMR	2008 Qtr 2	1	1489.08	\$ 1,489.08
Replace flush valve diaphragm urinal	7	1 Plum	1.000	Ea.	83.06	200	FMR	2008 Qtr 2	7	581.42	\$ 581.42
Rebuild flush valve urinal	20	1 Plum	1.000	Ea.	160.01	200	FMR	2008 Qtr 2	2	320.02	\$ 320.02
Unplug line urinal	5	1 Plum	1.000	Ea.	139.91	200	FMR	2008 Qtr 2	11	1539.01	\$ 1,539.01
Replace wall-hung urinal	35	2 Plum	1.000	Ea.	1,006.57	200	FMR	2008 Qtr 2	1	1006.57	\$ 1,006.57
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	4.000	Ea.	113.32	200	FMR	2008 Qtr 2	7	793.24	\$ 793.24
Replace washer in faucet lavatory, vitreous china	2	1 Plum	4.000	Ea.	49.16	200	FMR	2008 Qtr 2	27	1327.32	\$ 1,327.32
Replace faucets lavatory, vitreous china	10	1 Plum	4.000	Ea.	596.24	200	FMR	2008 Qtr 2	5	2981.2	\$ 2,981.20
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	4.000	Ea.	134.28	200	FMR	2008 Qtr 2	27	3625.56	\$ 3,625.56
Replace lavatory, vitreous china	35	2 Plum	4.000	Ea.	2,542.80	200	FMR	2008 Qtr 2	1	2542.8	\$ 2,542.80
Replace faucet washer	2	1 Plum	1.000	Ea.	12.19	200	FMR	2008 Qtr 2	27	329.13	\$ 329.13
Clean trap	3	1 Plum	1.000	Ea.	8.25	200	FMR	2008 Qtr 2	18	148.5	\$ 148.50
Replace faucets	10	1 Plum	1.000	Ea.	149.06	200	FMR	2008 Qtr 2	5	745.3	\$ 745.30
Unstop sink	2	1 Plum	1.000	Ea.	40.50	200	FMR	2008 Qtr 2	27	1093.5	\$ 1,093.50
Replace sink, P.E.C.I.	35	1 Plum	1.000	Ea.	1,090.57	200	FMR	2008 Qtr 2	1	1090.57	\$ 1,090.57
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	47.34	200	FMR	2008 Qtr 2	55	2603.7	\$ 2,603.70
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	40.50	200	FMR	2008 Qtr 2	27	1093.5	\$ 1,093.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	18.86	200	FMR	2008 Qtr 2	27	509.22	\$ 509.22
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	27.03	200	FMR	2008 Qtr 2	13	351.39	\$ 351.39
Replace fountain drinking fountain	20	2 Plum	1.000	Ea.	1,193.57	200	FMR	2008 Qtr 2	2	2387.14	\$ 2,387.14
Overhaul water heater, gas / oil, 30 gallon	5	1 Plum	1.000	Ea.	112.69	200	FMR	2008 Qtr 2	11	1239.59	\$ 1,239.59
Replace water heater, gas / oil, 30 gallon	20	2 Plum	1.000	Ea.	1,327.79	200	FMR	2008 Qtr 2	2	2655.58	\$ 2,655.58
Repair boiler, gas, 250 MBH (assume half inventory requires)	14	1 Stpi	1.000	Ea.	1,960.83	200	FMR	2008 Qtr 2	3	5882.49	\$ 5,882.49
Replace boiler, gas, 250 MBH (assume half inventory requires)	60	Q7	1.000	Ea.	7,995.55	200	FMR	2008 Qtr 2	0	0	\$ -
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	Q9	1.000	L.F.	105.67	200	FMR	2008 Qtr 2	3	317.01	\$ 317.01
Repair heat pump, 5 ton, air to air split	10	1 Stpi	1	Ea.	2,354.61	200	FMR	2008 Qtr 2	5	11773.05	\$ 11,773.05
Replace heat pump, 5 ton, air to air split	20	Q5	1	Ea.	7,276.70	200	FMR	2008 Qtr 2	2	14553.4	\$ 14,553.40
Inspect sprinkler system	1	1 Plum	1.000	Ea.	32.89	200	FMR	2008 Qtr 2	55	1808.95	\$ 1,808.95
Replace sprinkler head	20	1 Plum	20.000	Ea.	1,569.20	200	FMR	2008 Qtr 2	2	3138.4	\$ 3,138.40
Maintenance and inspection lighting panel, indoor	3	1 Elec	2.000	Ea.	71.26	200	FMR	2008 Qtr 2	18	1282.68	\$ 1,282.68
Maintenance and repair breaker, 1 pole circuit breaker	20	1 Elec	12.000	Ea.	763.56	200	FMR	2008 Qtr 2	2	1527.12	\$ 1,527.12

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Maintenance and inspection C.B., 1 pole circuit breaker	5	1 Elec	12.000	Ea.	342.00	200	FMR	2008 Qtr 2	11	3762	\$ 3,762.00
Maintenance and repair receptacles and plugs	20	1 Elec	2.000	Ea.	77.46	200	FMR	2008 Qtr 2	2	154.92	\$ 154.92
Replace receptacle/plug receptacles and plugs	20	1 Elec	2.000	Ea.	128.84	200	FMR	2008 Qtr 2	2	257.68	\$ 257.68
Maintenance and repair wiring devices, switches	10	1 Elec	1.000	Ea.	38.73	200	FMR	2008 Qtr 2	5	193.65	\$ 193.65
Replace switch wiring devices, switches	15	1 Elec	1.000	Ea.	62.35	200	FMR	2008 Qtr 2	3	187.05	\$ 187.05
Maintenance and repair incandescent lighting fixtures	10	1 Elec	1.000	Ea.	56.39	200	FMR	2008 Qtr 2	5	281.95	\$ 281.95
Replace lamp incandescent lighting fixtures	5	1 Elec	1.000	Ea.	8.52	200	FMR	2008 Qtr 2	11	93.72	\$ 93.72
Replace lighting fixture incandescent	20	1 Elec	1.000	Ea.	142.85	200	FMR	2008 Qtr 2	2	285.7	\$ 285.70
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	5.000	Ea.	600.40	200	FMR	2008 Qtr 2	5	3002	\$ 3,002.00
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	20.000	Ea.	623.60	200	FMR	2008 Qtr 2	5	3118	\$ 3,118.00
Check operation smoke detector	1	1 Elec	6.000	Ea.	85.80	200	FMR	2008 Qtr 2	55	4719	\$ 4,719.00
Replace smoke detector	15	1 Elec	6.000	Ea.	1,361.94	200	FMR	2008 Qtr 2	3	4085.82	\$ 4,085.82
Check and repair manual pull station	10	1 Elec	2.000	Ea.	169.74	200	FMR	2008 Qtr 2	5	848.7	\$ 848.70
Replace manual pull station	15	1 Elec	1.000	Ea.	151.89	200	FMR	2008 Qtr 2	3	455.67	\$ 455.67
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	171.51	200	FMR	2008 Qtr 2	2	343.02	\$ 343.02
\$52,941.98											
									MR Subtotal		\$ 119,561.79
									MR Per Year		\$ 2,173.85
									PM Per Year		\$ 488.00
									Subtotal		\$ 2,661.85
									Total Per Unit		\$ 1.45

**CostWorks 2008 Quarter 2 - FAC 7145 Trailer Court Support Facility**

Qty	Description	Bare Total	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	Door, emergency egress, swinging, annualized	43.08	49.51	57.51	200	FMR	2008 Qtr 2
2.000	VAV Boxes, annualized	100.30	122.62	152.00	200	FMR	2008 Qtr 2
1.000	Heat pump, air cooled, up to 5 ton, annualized	185.48	227.51	278.49	200	FMR	2008 Qtr 2
		<b>\$328.86</b>	<b>\$399.64</b>	<b>\$488.00</b>			

# FAC 7145 Sustainment by Year - Terminal Cutoff Applied

