

FAC 1311 Communications Building

RUC: \$296.89 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CatCode 13120
In V12, Tri-Service and USACE PAX Newsletter values were updated while all other values were inflated only.

SUC: \$3.16 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 below:

Chart: A chart showing relative annual sustainment requirements follows:

FAC 1311 Communications Building
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 3,610

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	7.800	S.F.	323.70	394.29	2008 Qtr 2	2	1	\$ 394.29
Replace brick wall - 2nd floor	75	2 Bric	0.700	C.S.F.	1,560.30	1,878.80	2008 Qtr 2	0	0	\$ -
Repair 8" concrete block wall - 1st floor	25	1 Bric	24.100	S.F.	542.73	661.55	2008 Qtr 2	2	1	\$ 661.55
Replace 8" concrete block wall - 1st floor	60	2 Bric	0.200	C.S.F.	215.80	260.80	2008 Qtr 2	0	0	\$ -
Replace 8" concrete block wall - 2nd floor	60	2 Bric	2.200	C.S.F.	2,543.20	3,075.60	2008 Qtr 2	0	0	\$ -
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	50.000	Ea.	22,575.00	26,500.00	2008 Qtr 2	1	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	3.000	S.F.	27.48	32.40	2008 Qtr 2	50	50	\$ 1,620.00
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	5.000	Ea.	604.25	719.00	2008 Qtr 2	2	2	\$ 1,438.00
Replace glass - 2nd floor (1% of glass)	1	1 Carp	3.000	S.F.	300.48	368.40	2008 Qtr 2	50	50	\$ 18,420.00
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	52.000	Ea.	25,818.00	30,472.00	2008 Qtr 2	1	0	\$ -
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	5.200	Ea.	862.42	1,038.96	2008 Qtr 2	2	2	\$ 2,077.92
Replace 3'-0" x 7'-0" steel, w/ wire glass, ptd. door	45	1 Carp	1.000	Ea.	928.05	1,086.50	2008 Qtr 2	1	1	\$ 1,086.50
Prepare and refinish 3'-0" x 7'-0" steel ptd. door	8	1 Pord	1.000	Ea.	75.05	93.00	2008 Qtr 2	6	6	\$ 558.00
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	2.000	Ea.	1,043.00	1,221.00	2008 Qtr 2	1	1	\$ 1,221.00
Refinish 3'-0" x 7'-0" steel, painted, door	8	1 Pord	0.200	Ea.	7.50	9.20	2008 Qtr 2	6	6	\$ 55.20
Repair steel, painted, door	14	1 Carp	0.200	Ea.	119.52	141.51	2008 Qtr 2	3	3	\$ 424.54
Debris removal and visual inspection built-up roofing	1	2 Rofc	2.500	M.S.F.	86.90	104.73	2008 Qtr 2	50	50	\$ 5,236.25
Non-destructive moisture inspection built-up roofing	5	2 Rofc	2.500	M.S.F.	268.90	325.23	2008 Qtr 2	10	10	\$ 3,252.25
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	0.500	Sq.	191.30	226.68	2008 Qtr 2	10	10	\$ 2,266.75
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	1.000	S.F.	3.77	4.50	2008 Qtr 2	10	10	\$ 45.00
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	6.300	Sq.	4,103.44	4,914.88	2008 Qtr 2	2	2	\$ 9,829.76
Total roof replacement built-up roofing	28	G1	6.300	Sq.	3,899.39	4,635.98	2008 Qtr 2	1	1	\$ 4,635.98
Debris removal by hand & visual inspection,modified bitum/thermoplstc	1	2 Rofc	0.500	M.S.F.	17.38	20.95	2008 Qtr 2	50	50	\$ 1,047.25
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	0.500	M.S.F.	53.78	65.05	2008 Qtr 2	10	10	\$ 650.45
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	5	G5	0.100	Sq.	29.09	34.44	2008 Qtr 2	10	10	\$ 344.35
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplstc	5	2 Rofc	0.800	S.F.	2.93	3.46	2008 Qtr 2	10	10	\$ 34.56
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	G5	1.300	Sq.	916.29	1,089.58	2008 Qtr 2	2	2	\$ 2,179.16
Total roof replacement,modified bituminous / thermoplastic	25	G1	5.400	Sq.	2,875.34	3,410.32	2008 Qtr 2	2	1	\$ 3,410.32
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	3.000	Ea.	2,751.15	3,211.50	2008 Qtr 2	0	0	\$ -
Refinish 3'-0" x 7'-0" steel painted interior door	8	1 Pord	0.300	Ea.	16.92	20.85	2008 Qtr 2	6	6	\$ 125.10
Repair steel painted interior door	14	1 Carp	0.300	Ea.	51.34	60.94	2008 Qtr 2	3	3	\$ 182.83
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	10.000	Ea.	3,540.00	4,120.00	2008 Qtr 2	1	1	\$ 4,120.00
Refinish 3'-0" x 7'-0" solid core wood door interior	8	1 Pord	1.000	Ea.	47.40	58.50	2008 Qtr 2	6	6	\$ 351.00
Repair solid core wood door interior	11	1 Carp	1.000	Ea.	171.12	203.14	2008 Qtr 2	4	4	\$ 812.56
Replace concrete steps	100	2 Cefi	10.000	S.F.	555.00	675.00	2008 Qtr 2	0	0	\$ -
Repair concrete steps	15	1 Cefi	1.000	S.F.	16.50	19.30	2008 Qtr 2	3	3	\$ 57.90
Replace metal stair railing interior	45	2 Sswk	12.000	L.F.	444.60	514.80	2008 Qtr 2	1	1	\$ 514.80
Refinish metal stair railing interior	7	1 Pord	1.200	S.F.	1.88	2.33	2008 Qtr 2	7	7	\$ 16.30
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	1.200	C.S.F.	1,309.20	1,578.00	2008 Qtr 2	2	1	\$ 1,578.00
Replace 8" concrete block wall painted	75	2 Bric	64.200	C.S.F.	74,985.60	90,522.00	2008 Qtr 2	0	0	\$ -

FAC 1311 Communication Building
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 3,610

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
Refinish concrete block wall painted	6	1 Pord	64.200	C.S.F.	6,869.40	8,378.10	2008 Qtr 2	8	8 \$	67,024.80
Repair plaster wall - (2% of walls)	13	1 Plas	3.300	S.Y.	208.07	254.10	2008 Qtr 2	3	3 \$	762.30
Refinish plaster wall	4	1 Pord	168.500	S.Y.	1,031.22	1,277.23	2008 Qtr 2	12	12 \$	15,326.76
Replace plaster wall	75	2 Plas	168.500	S.Y.	11,744.45	14,356.20	2008 Qtr 2	0	0 \$	-
Repair 5/8" drywall - (2% of walls)	20	1 Carp	68.800	S.F.	120.40	145.17	2008 Qtr 2	2	2 \$	290.34
Refinish drywall	8	1 Pord	1,032.900	S.F.	702.37	867.64	2008 Qtr 2	6	6 \$	5,205.82
Replace 5/8" drywall	75	2 Carp	3,443.000	S.F.	8,573.07	10,397.86	2008 Qtr 2	0	0 \$	-
Replace carpet	12	2 Tilf	112.600	S.Y.	4,873.33	5,650.27	2008 Qtr 2	4	3 \$	16,950.80
Refinish concrete floor finished	25	2 Cefi	23.200	C.S.F.	8,932.00	10,788.00	2008 Qtr 2	2	1 \$	10,788.00
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	2.920	S.F.	47.33	56.76	2008 Qtr 2	3	3 \$	170.29
Replace terrazzo floor	75	2 Mstz	1.460	C.S.F.	2,258.99	2,685.67	2008 Qtr 2	0	0 \$	-
Replace vinyl floor	18	1 Tilf	13.500	S.Y.	716.85	877.50	2008 Qtr 2	2	2 \$	1,755.00
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.200	C.S.F.	91.90	110.00	2008 Qtr 2	5	5 \$	550.00
Refinish acoustical tile ceiling and grid (unoccupied area)	5	2 Pord	1.100	M.S.F.	660.00	806.30	2008 Qtr 2	10	10 \$	8,063.00
Replace acoustic tile ceiling, fire-rated	20	1 Carp	11.800	C.S.F.	4,920.60	5,876.40	2008 Qtr 2	2	2 \$	11,752.80
Repair plaster ceiling - (2% of ceilings)	12	1 Plas	44.600	S.Y.	2,722.83	3,304.86	2008 Qtr 2	4	3 \$	9,914.58
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.030	C.S.F.	11.78	14.40	2008 Qtr 2	2	2 \$	28.80
Refinish sheetrock ceiling	20	1 Pord	1.900	C.S.F.	272.65	337.25	2008 Qtr 2	2	2 \$	674.50
Replace sheetrock ceiling	40	2 Carp	1.900	C.S.F.	765.70	936.70	2008 Qtr 2	1	1 \$	936.70
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	38.50	48.50	2008 Qtr 2	50	50 \$	2,425.00
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	36.00	44.50	2008 Qtr 2	12	12 \$	534.00
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	33.00	41.50	2008 Qtr 2	25	25 \$	1,037.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.90	18.95	2008 Qtr 2	25	25 \$	473.75
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.82	27.27	2008 Qtr 2	12	12 \$	327.24
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,006.00	1,195.00	2008 Qtr 2	5	5 \$	5,975.00
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	4.000	Ea.	96.04	113.40	2008 Qtr 2	7	7 \$	793.80
Replace washer in faucet lavatory, vitreous china	2	1 Plum	4.000	Ea.	40.32	50.32	2008 Qtr 2	25	25 \$	1,258.00
Replace faucets lavatory, vitreous china	10	1 Plum	4.000	Ea.	499.52	603.40	2008 Qtr 2	5	5 \$	3,017.00
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	4.000	Ea.	110.80	137.60	2008 Qtr 2	25	25 \$	3,440.00
Replace lavatory, vitreous china	35	2 Plum	4.000	Ea.	2,135.12	2,562.40	2008 Qtr 2	1	1 \$	2,562.40
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	10.02	12.47	2008 Qtr 2	25	25 \$	311.75
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.76	8.45	2008 Qtr 2	16	16 \$	135.20
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	124.88	150.85	2008 Qtr 2	5	5 \$	754.25
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	33.00	41.50	2008 Qtr 2	25	25 \$	1,037.50
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	1.000	Ea.	555.00	661.00	2008 Qtr 2	1	1 \$	661.00
Replace flush valve diaphragm tankless water closet	10	1 Plum	4.000	Ea.	281.44	330.76	2008 Qtr 2	5	5 \$	1,653.80
Rebuild flush valve tankless water closet	20	1 Plum	4.000	Ea.	533.16	646.96	2008 Qtr 2	2	2 \$	1,293.92
Unplug clogged line tankless water closet	5	1 Plum	4.000	Ea.	689.60	861.40	2008 Qtr 2	10	10 \$	8,614.00
Replace tankless water closet	35	2 Plum	4.000	Ea.	2,186.40	2,589.60	2008 Qtr 2	1	1 \$	2,589.60
Replace tankless flush valve	25	1 Plum	4.000	Ea.	835.16	978.96	2008 Qtr 2	2	1 \$	978.96

FAC 1311 Communication Building
CostWorks 2008 Quarter 2

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Average S.F= 3,610		Sq=100 S.F; M.L.F=1000 L.F		from R.S. Means CostWorks							
Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences In Design Life	Adjusted Occurrences	Terminal Cutoff	
Replace wax ring gasket tankless water closet	5	1 Plum	4.000	Ea.	448.80	562.00	2008 Qtr 2	10	10	\$	5,620.00
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	140.72	165.38	2008 Qtr 2	7	7	\$	1,157.66
Rebuild flush valve urinal	20	1 Plum	2.000	Ea.	266.58	323.48	2008 Qtr 2	2	2	\$	646.96
Unplug line urinal	5	1 Plum	2.000	Ea.	229.80	286.70	2008 Qtr 2	10	10	\$	2,867.00
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,694.00	2,027.80	2008 Qtr 2	1	1	\$	2,027.80
Inspect / check pump / motor operation, lub. circulation pump, 1/12 HP	0.5	1 Plum	1.000	Ea.	6.34	7.91	2008 Qtr 2	100	100	\$	791.00
Replace pump / motor assembly circulation pump, 1/12 HP	10	2 Plum	1.000	Ea.	735.50	863.00	2008 Qtr 2	5	5	\$	4,315.00
Replace pipe and fittings, copper 3/4"	20	2 Plum	16.000	L.F.	286.88	348.00	2008 Qtr 2	2	2	\$	696.00
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	67.20	82.74	2008 Qtr 2	5	5	\$	413.70
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	1 Plum	0.036	L.F.	0.26	0.31	2008 Qtr 2	3	3	\$	0.94
Drain and flush water heater, electric, 120 gallon	7	1 Plum	1.000	Ea.	232.00	290.00	2008 Qtr 2	7	7	\$	2,030.00
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	2.03	2.54	2008 Qtr 2	16	16	\$	40.64
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,077.00	10,415.00	2008 Qtr 2	3	3	\$	31,245.00
Rebuild 4" diameter reduced pressure backflow preventer	10	1 Plum	1.000	Ea.	448.25	526.75	2008 Qtr 2	5	5	\$	2,633.75
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	36.50	45.50	2008 Qtr 2	5	5	\$	227.50
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	38.00	47.00	2008 Qtr 2	2	2	\$	94.00
Unclog main drain pipe, PVC	10	1 Plum	1.000	M.L.F.	36.50	45.50	2008 Qtr 2	5	5	\$	227.50
Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	118.50	147.35	2008 Qtr 2	5	5	\$	736.75
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	300.000	L.F.	18,105.00	22,395.00	2008 Qtr 2	1	1	\$	22,395.00
General maintenance & repair drain: roof, scupper, area	1	1 Plum	1.000	Ea.	29.05	36.55	2008 Qtr 2	50	50	\$	1,827.50
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	397.00	467.00	2008 Qtr 2	1	1	\$	467.00
Repair single zone rt. unit, 5 ton	10	2 Stpi	1.000	Ea.	1,941.10	2,330.50	2008 Qtr 2	5	5	\$	11,652.50
Replace single zone rt. unit, 5 ton	15	Q5	0.500	Ea.	3,640.00	4,300.00	2008 Qtr 2	3	3	\$	12,900.00
Replace sprinkler head	20	1 Plum	32.000	Ea.	2,076.80	2,560.00	2008 Qtr 2	2	2	\$	5,120.00
Inspect sprinkler system	1	1 Plum	1.000	Ea.	27.20	33.70	2008 Qtr 2	50	50	\$	1,685.00
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	138.92	167.52	2008 Qtr 2	2	2	\$	335.04
Replace C.B. enclosed, 600 V, 3 pole circuit breaker	12	1 Elec	1.000	Ea.	965.58	1,125.73	2008 Qtr 2	4	3	\$	3,377.19
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.50	28.00	2008 Qtr 2	151	151	\$	4,228.00
Repair failed breaker, 3 pole circuit breaker	4	1 Elec	1.000	Ea.	510.00	590.00	2008 Qtr 2	12	12	\$	7,080.00
Replace starter motor starter, up to 600 V	18	1 Elec	2.000	Ea.	1,029.96	1,229.76	2008 Qtr 2	2	2	\$	2,459.52
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	2.000	Ea.	75.00	94.00	2008 Qtr 2	100	100	\$	9,400.00
Maintenance and repair motor starter, up to 600 V	5	1 Elec	2.000	Ea.	334.00	406.00	2008 Qtr 2	10	10	\$	4,060.00
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	68.000	Ea.	6,611.64	7,975.04	2008 Qtr 2	5	5	\$	39,875.20
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	68.000	Ea.	1,691.84	2,074.00	2008 Qtr 2	5	5	\$	10,370.00
Maintenance and repair incandescent lighting fixtures	10	1 Elec	2.000	Ea.	92.20	110.00	2008 Qtr 2	5	5	\$	550.00
Replace lamp incandescent lighting fixtures	5	1 Elec	2.000	Ea.	13.66	16.68	2008 Qtr 2	10	10	\$	166.80
Replace lighting fixture incandescent	20	1 Elec	2.000	Ea.	232.96	278.76	2008 Qtr 2	2	2	\$	557.52
Maintenance and repair receptacles and plugs	20	1 Elec	234.000	Ea.	7,137.00	8,892.00	2008 Qtr 2	2	2	\$	17,784.00
Replace receptacle/plug receptacles and plugs	20	1 Elec	234.000	Ea.	12,090.78	14,765.40	2008 Qtr 2	2	2	\$	29,530.80
Maintenance and repair wiring devices, switches	10	1 Elec	87.000	Ea.	2,653.50	3,306.00	2008 Qtr 2	5	5	\$	16,530.00

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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
Replace pipe and fittings, copper 3/4"	20	2 Plum	16.000	L.F.	286.88	348.00	2008 Qtr 2	2	2	\$ 696.00
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	67.20	82.74	2008 Qtr 2	5	5	\$ 413.70
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	1 Plum	0.036	L.F.	0.26	0.31	2008 Qtr 2	3	3	\$ 0.94
Drain and flush water heater, electric, 120 gallon	7	1 Plum	1.000	Ea.	232.00	290.00	2008 Qtr 2	7	7	\$ 2,030.00
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	2.03	2.54	2008 Qtr 2	16	16	\$ 40.64
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,077.00	10,415.00	2008 Qtr 2	3	3	\$ 31,245.00
Rebuild 4" diameter reduced pressure backflow preventer	10	1 Plum	1.000	Ea.	448.25	526.75	2008 Qtr 2	5	5	\$ 2,633.75
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	36.50	45.50	2008 Qtr 2	5	5	\$ 227.50
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	38.00	47.00	2008 Qtr 2	2	2	\$ 94.00
Unclog main drain pipe, PVC	10	1 Plum	1.000	M.L.F.	36.50	45.50	2008 Qtr 2	5	5	\$ 227.50
Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	118.50	147.35	2008 Qtr 2	5	5	\$ 736.75
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	300.000	L.F.	18,105.00	22,395.00	2008 Qtr 2	1	1	\$ 22,395.00
General maintenance & repair drain: roof, scupper, area	1	1 Plum	1.000	Ea.	29.05	36.55	2008 Qtr 2	50	50	\$ 1,827.50
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	397.00	467.00	2008 Qtr 2	1	1	\$ 467.00
Repair single zone rt. unit, 5 ton	10	2 Stpi	1.000	Ea.	1,941.10	2,330.50	2008 Qtr 2	5	5	\$ 11,652.50
Replace single zone rt. unit, 5 ton	15	Q5	0.500	Ea.	3,640.00	4,300.00	2008 Qtr 2	3	3	\$ 12,900.00
Replace sprinkler head	20	1 Plum	32.000	Ea.	2,076.80	2,560.00	2008 Qtr 2	2	2	\$ 5,120.00
Inspect sprinkler system	1	1 Plum	1.000	Ea.	27.20	33.70	2008 Qtr 2	50	50	\$ 1,685.00
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	138.92	167.52	2008 Qtr 2	2	2	\$ 335.04
Replace C.B. enclosed, 600 V, 3 pole circuit breaker	12	1 Elec	1.000	Ea.	965.58	1,125.73	2008 Qtr 2	4	3	\$ 3,377.19
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.50	28.00	2008 Qtr 2	151	151	\$ 4,228.00
Repair failed breaker, 3 pole circuit breaker	4	1 Elec	1.000	Ea.	510.00	590.00	2008 Qtr 2	12	12	\$ 7,080.00
Replace starter motor starter, up to 600 V	18	1 Elec	2.000	Ea.	1,029.96	1,229.76	2008 Qtr 2	2	2	\$ 2,459.52
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	2.000	Ea.	75.00	94.00	2008 Qtr 2	100	100	\$ 9,400.00
Maintenance and repair motor starter, up to 600 V	5	1 Elec	2.000	Ea.	334.00	406.00	2008 Qtr 2	10	10	\$ 4,060.00
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	68.000	Ea.	6,611.64	7,975.04	2008 Qtr 2	5	5	\$ 39,875.20
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	68.000	Ea.	1,691.84	2,074.00	2008 Qtr 2	5	5	\$ 10,370.00
Maintenance and repair incandescent lighting fixtures	10	1 Elec	2.000	Ea.	92.20	110.00	2008 Qtr 2	5	5	\$ 550.00
Replace lamp incandescent lighting fixtures	5	1 Elec	2.000	Ea.	13.66	16.68	2008 Qtr 2	10	10	\$ 166.80
Replace lighting fixture incandescent	20	1 Elec	2.000	Ea.	232.96	278.76	2008 Qtr 2	2	2	\$ 557.52
Maintenance and repair receptacles and plugs	20	1 Elec	234.000	Ea.	7,137.00	8,892.00	2008 Qtr 2	2	2	\$ 17,784.00
Replace receptacle/plug receptacles and plugs	20	1 Elec	234.000	Ea.	12,090.78	14,765.40	2008 Qtr 2	2	2	\$ 29,530.80
Maintenance and repair wiring devices, switches	10	1 Elec	87.000	Ea.	2,653.50	3,306.00	2008 Qtr 2	5	5	\$ 16,530.00
Replace switch wiring devices, switches	15	1 Elec	87.000	Ea.	4,364.79	5,315.70	2008 Qtr 2	3	3	\$ 15,947.10
Check and repair manual pull station	10	1 Elec	1.000	Ea.	67.70	83.05	2008 Qtr 2	5	5	\$ 415.25
Replace manual pull station	15	1 Elec	1.000	Ea.	122.92	148.52	2008 Qtr 2	3	3	\$ 445.56
Repair smoke detector	10	1 Elec	7.000	Ea.	262.15	322.70	2008 Qtr 2	5	5	\$ 1,613.50
Check operation smoke detector	1	1 Elec	7.000	Ea.	78.40	98.35	2008 Qtr 2	50	50	\$ 4,917.50
Replace smoke detector	15	1 Elec	7.000	Ea.	1,294.44	1,550.64	2008 Qtr 2	3	3	\$ 4,651.92
					\$298,569.02	\$358,907.90				

FAC 1311 Communication Building
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 3,610

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
Replace switch wiring devices, switches	15	1 Elec	87.000	Ea.	4,364.79	5,315.70	2008 Qtr 2	3	3	\$ 15,947.10
Check and repair manual pull station	10	1 Elec	1.000	Ea.	67.70	83.05	2008 Qtr 2	5	5	\$ 415.25
Replace manual pull station	15	1 Elec	1.000	Ea.	122.92	148.52	2008 Qtr 2	3	3	\$ 445.56
Repair smoke detector	10	1 Elec	7.000	Ea.	262.15	322.70	2008 Qtr 2	5	5	\$ 1,613.50
Check operation smoke detector	1	1 Elec	7.000	Ea.	78.40	98.35	2008 Qtr 2	50	50	\$ 4,917.50
Replace smoke detector	15	1 Elec	7.000	Ea.	1,294.44	1,550.64	2008 Qtr 2	3	3	\$ 4,651.92
					\$298,569.02	\$358,907.90				
									MR Subtotal	\$ 544,828.82
									MR Per Year	\$ 10,896.58
									PM Per Year	\$884.10
									Subtotal	\$ 11,780.68
									Total per Unit	\$ 3.26

CostWorks 2009 Quarter 1 - FAC 1311 Communications Building

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	D3045 160 1950	VAV Boxes, annualized	62.50	77.50		FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	26.50	33.10		FMR	2008 Qtr 2
4.000	D2015 100 4950	Lavatories, annualized	100.00	122.00		FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	50.00	60.00		FMR	2008 Qtr 2
2.000	B2035 225 1950	Door, emergency egress, swinging, annualized	96.00	112.00		FMR	2008 Qtr 2
13.000	C1025 110 1950	Fire doors, swinging, annualized	351.00	422.50		FMR	2008 Qtr 2
1.000	D4015 100 1950	Backflow prevention device, up to 4", annualized	19.35	24.00		FMR	2008 Qtr 2
1.000	D5015 220 1950	Circuit breaker, high voltage air, annualized	26.50	33.00		FMR	2008 Qtr 2
			\$731.85	\$884.10			

FAC 1311 Sustainment by Year - Terminal Cutoff Applied

