

FAC 2136 Nuclear Repair Shop

RUC: \$202.47

Source: USACE PAX Newsletter 3.2.2 date 20 Mar 09
CatCode 21210
Deflated to FY-09 using Appendix C
In V12, Tri-Service and USACE PAX Newsletter values were updated while all other values were inflated only.

SUC: \$2.50

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 2136 Nuclear Repair Shop
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	219.100	S.F.	8,106.70	9,850.74	2008 Qtr 2	2	1	\$ 9,850.74
Point & refinish block wall - 1st floor	25	1 Bric	36.400	C.S.F.	13,522.24	16,602.04	2008 Qtr 2	2	1	\$ 16,602.04
Replace aluminum siding - 2nd floor	35	1 Carp	29.000	C.S.F.	16,354.55	19,704.92	2008 Qtr 2	1	1	\$ 19,704.92
Refinish aluminum siding - 2nd floor	20	1 Pord	29.000	C.S.F.	6,817.03	8,362.73	2008 Qtr 2	2	2	\$ 16,725.46
Replace glass - 1st floor (1% of glass)	1	1 Carp	1.500	S.F.	13.58	15.93	2008 Qtr 2	50	50	\$ 796.50
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	2.600	Ea.	298.90	354.12	2008 Qtr 2	2	2	\$ 708.24
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	26.000	Ea.	11,403.60	13,337.74	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	8.800	S.F.	441.67	538.91	2008 Qtr 2	50	50	\$ 26,945.60
Repair 3'-9" x 5'-5" steel frame window - 2nd flr.	20	1 Carp	4.400	Ea.	1,327.74	1,563.89	2008 Qtr 2	2	2	\$ 3,127.78
Refinish 3'-9" x 5'-5" steel frame window - 2nd flr.	12	1 Pord	44.000	Ea.	5,474.92	6,746.52	2008 Qtr 2	4	3	\$ 20,239.56
Replace 3'-9" x 5'-5" steel frame window - 2nd flr.	50	1 Carp	44.000	Ea.	69,773.44	80,419.24	2008 Qtr 2	1	0	\$ -
Finish new 3'-9" x 5'-5" st. fr. window - 2nd flr.	45	1 Pord	44.000	Ea.	5,086.40	6,263.40	2008 Qtr 2	1	1	\$ 6,263.40
Refinish 12' x 24' steel double roll-up door	12	1 Pord	4.000	Ea.	1,354.12	1,648.08	2008 Qtr 2	4	3	\$ 4,944.24
Replace 12' x 24' steel double roll-up door	35	2 Carp	4.000	Ea.	26,605.60	30,882.56	2008 Qtr 2	1	1	\$ 30,882.56
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
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	0.100	Ea.	58.24	68.64	2008 Qtr 2	3	3	\$ 205.91
Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	4	3	\$ 120.93
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 and visual inspection built-up roofing	1	2 Rofc	4.600	M.S.F.	134.96	162.61	2008 Qtr 2	50	50	\$ 8,130.50
Non-destructive moisture inspection built-up roofing	5	2 Rofc	4.600	M.S.F.	417.59	505.08	2008 Qtr 2	10	10	\$ 5,050.80
Minor membrane repairs - (2% of roof area) built-up roofing	15	G5	0.900	Sq.	310.07	366.34	2008 Qtr 2	3	3	\$ 1,099.01
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	1.800	S.F.	6.05	7.20	2008 Qtr 2	10	10	\$ 72.00
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	0.900	Sq.	534.99	638.17	2008 Qtr 2	2	2	\$ 1,276.34
Total roof replacement built-up roofing	28	G1	46.300	Sq.	26,427.11	31,296.49	2008 Qtr 2	1	1	\$ 31,296.49
Debris removal by hand & visual inspection metal steep roofing	1	2 Rofc	8.100	M.S.F.	143.78	173.34	2008 Qtr 2	50	50	\$ 8,667.00
Minor finish repairs - (2% of roof area) metal steep roofing	5	2 Rofc	163.400	S.F.	442.81	526.15	2008 Qtr 2	10	10	\$ 5,261.48
Flashing replacement - (2 S.F. per sq. repaired) metal steep roofing	5	2 Rofc	3.200	S.F.	46.21	55.46	2008 Qtr 2	10	10	\$ 554.56
Minor replacement - (2.5% of roof area) metal steep roofing	20	2 Rofc	204.200	S.F.	1,825.55	2,168.60	2008 Qtr 2	2	2	\$ 4,337.21
Total metal panel replacement metal steep roofing	30	2 Rofc	81.700	Sq.	54,112.36	64,339.57	2008 Qtr 2	1	1	\$ 64,339.57
Repair steel painted interior door	14	1 Carp	1.200	Ea.	201.30	237.77	2008 Qtr 2	3	3	\$ 713.30
Refinish 3'-0" x 7'-0" steel painted interior door	12	1 Pord	12.000	Ea.	592.80	729.84	2008 Qtr 2	4	3	\$ 2,189.52
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	12.000	Ea.	11,250.48	13,079.52	2008 Qtr 2	0	0	\$ -
Replace insulating glass (3% of glass) fully glazed wooden doors	1	1 Carp	0.300	S.F.	13.61	15.97	2008 Qtr 2	50	50	\$ 798.30
Repair fully glazed wood door	10	1 Carp	2.000	Ea.	335.50	396.28	2008 Qtr 2	5	5	\$ 1,981.40
Refinish 3'-0" x 7'-0" fully glazed wood door	12	1 Pord	2.000	Ea.	138.44	170.78	2008 Qtr 2	4	3	\$ 512.34
Replace 3'-0" x 7'-0" fully glazed wood door	40	1 Carp	2.000	Ea.	1,962.04	2,294.52	2008 Qtr 2	1	1	\$ 2,294.52
Repair solid core wood door interior	11	1 Carp	0.200	Ea.	33.55	39.63	2008 Qtr 2	4	4	\$ 158.51
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	2.000	Ea.	84.44	103.96	2008 Qtr 2	4	3	\$ 311.88

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.

FAC 2136 Nuclear Repair Shop
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 15,455

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

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Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences In	Adjusted	Terminal Cutoff	
								Design Life	Occurrences		
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	2.000	Ea.	733.40	850.24	2008 Qtr 2	1	1	\$	850.24
Repair concrete steps	15	1 Cefi	5.800	S.F.	98.54	114.72	2008 Qtr 2	3	3	\$	344.17
Replace concrete steps	100	2 Cefi	58.000	S.F.	2,871.58	3,485.22	2008 Qtr 2	0	0	\$	-
Refinish metal stair railing interior	12	1 Pord	24.000	S.F.	32.88	40.80	2008 Qtr 2	4	3	\$	122.40
Replace metal stair railing interior	45	2 Sswk	24.000	L.F.	860.88	994.56	2008 Qtr 2	1	1	\$	994.56
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	1.700	C.S.F.	1,719.06	2,063.83	2008 Qtr 2	2	1	\$	2,063.83
Refinish concrete block wall painted	12	1 Pord	89.700	C.S.F.	8,716.15	10,596.26	2008 Qtr 2	4	3	\$	31,788.78
Replace 8" concrete block wall painted	75	2 Bric	89.700	C.S.F.	96,679.56	116,268.24	2008 Qtr 2	0	0	\$	-
Repair 5/8" drywall - (2% of walls)	20	1 Carp	0.100	S.F.	0.16	0.19	2008 Qtr 2	2	2	\$	0.38
Replace 5/8" drywall	75	2 Carp	574.000	S.F.	1,280.02	1,544.06	2008 Qtr 2	0	0	\$	-
Replace carpet	12	2 Tilf	45.700	S.Y.	2,062.44	2,382.80	2008 Qtr 2	4	3	\$	7,148.39
Refinish concrete floor finished	25	2 Cefi	145.700	C.S.F.	50,913.41	61,294.53	2008 Qtr 2	2	1	\$	61,294.53
Replace vinyl floor	18	1 Tilf	20.000	S.Y.	955.00	1,166.00	2008 Qtr 2	2	2	\$	2,332.00
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.600	C.S.F.	268.01	319.00	2008 Qtr 2	5	5	\$	1,595.01
Replace acoustic tile ceiling, fire-rated	20	1 Carp	30.400	C.S.F.	12,255.76	14,561.60	2008 Qtr 2	2	2	\$	29,123.20
Refinish plaster ceiling	10	1 Pord	449.300	S.Y.	4,955.78	6,114.97	2008 Qtr 2	5	5	\$	30,574.87
Check / minor repairs drinking fountain	1	1 Plum	2.000	Ea.	75.16	94.68	2008 Qtr 2	50	50	\$	4,734.00
Repair internal leaks drinking fountain	4	1 Plum	2.000	Ea.	70.28	86.86	2008 Qtr 2	12	12	\$	1,042.32
Correct water pressure drinking fountain	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	25	25	\$	2,025.00
Replace refrigerant drinking fountain	2	1 Plum	2.000	Ea.	31.68	37.72	2008 Qtr 2	25	25	\$	943.00
Repair drain leak drinking fountain	4	1 Plum	2.000	Ea.	45.26	54.06	2008 Qtr 2	12	12	\$	648.72
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 spray heads, emergency eye wash	3	1 Plum	1.000	Ea.	37.80	47.44	2008 Qtr 2	16	16	\$	759.04
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	7.000	Ea.	168.07	198.31	2008 Qtr 2	7	7	\$	1,388.17
Replace washer in faucet lavatory, vitreous china	2	1 Plum	7.000	Ea.	68.95	86.03	2008 Qtr 2	25	25	\$	2,150.75
Replace faucets lavatory, vitreous china	10	1 Plum	7.000	Ea.	864.43	1,043.42	2008 Qtr 2	5	5	\$	5,217.10
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	7.000	Ea.	189.28	234.99	2008 Qtr 2	25	25	\$	5,874.75
Replace lavatory, vitreous china	35	2 Plum	7.000	Ea.	3,711.33	4,449.90	2008 Qtr 2	1	1	\$	4,449.90
Replace faucet washer sink, iron enamel	2	1 Plum	2.000	Ea.	19.58	24.38	2008 Qtr 2	25	25	\$	609.50
Clean trap sink, iron enamel	3	1 Plum	2.000	Ea.	13.20	16.50	2008 Qtr 2	16	16	\$	264.00
Replace faucets sink, iron enamel	10	1 Plum	2.000	Ea.	246.98	298.12	2008 Qtr 2	5	5	\$	1,490.60
Unstop sink sink, iron enamel	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	25	25	\$	2,025.00
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	2.000	Ea.	1,105.44	1,315.38	2008 Qtr 2	1	1	\$	1,315.38
Inspect / clean shower head fiberglass	3	1 Plum	2.000	Ea.	75.60	94.88	2008 Qtr 2	16	16	\$	1,518.08
Replace mixing valve barrel shower, fiberglass	2	1 Plum	2.000	Ea.	296.30	352.64	2008 Qtr 2	25	25	\$	8,816.00
Replace mixing valve shower, fiberglass	10	1 Plum	2.000	Ea.	549.36	658.00	2008 Qtr 2	5	5	\$	3,290.00
Replace shower and fittings, fiberglass	20	2 Plum	2.000	Ea.	1,953.30	2,303.16	2008 Qtr 2	2	2	\$	4,606.32

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Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences In	Adjusted	Terminal Cutoff	
								Design Life	Occurrences		
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		10	10 \$	18,916.20
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		10	10 \$	12,348.00
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 \$	6
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2		10	10 \$	1,309.70
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2		100	100 \$	3,817.00
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84	2008 Qtr 2		3	3 \$	9,323.52
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2		50	50 \$	1,644.50
Replace sprinkler head	20	1 Plum	60.000	Ea.	3,820.80	4,707.60	2008 Qtr 2		2	2 \$	9,415.20
Replace fire alarm bell, 6"	20	1 Elec	8.000	Ea.	1,138.24	1,372.08	2008 Qtr 2		2	2 \$	2,744.16
Maintenance and inspection lighting panel, indoor	3	1 Elec	3.000	Ea.	85.50	106.89	2008 Qtr 2		16	16 \$	1,710.24
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2		6	6 \$	427.56
Maintenance and inspection safety switch, 3 pole, heavy duty	1	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2		50	50 \$	3,563.00
Replace safety switch, heavy duty	25	2 Elec	2.000	Ea.	1,160.96	1,361.42	2008 Qtr 2		2	1 \$	1,361.42
Maintenance and repair motor starter, up to 600 V	5	1 Elec	4.000	Ea.	683.00	830.00	2008 Qtr 2		10	10 \$	8,300.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	4.000	Ea.	152.68	191.40	2008 Qtr 2		100	100 \$	19,14
Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	2008 Qtr 2		10	10 \$	2,798.20
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	2.000	Ea.	141.98	168.50	2008 Qtr 2		10	10 \$	1,685.00
Replace circulator pump, 1/12 - 3/4 H.P.	15	Q1	2.000	Ea.	4,968.88	5,740.94	2008 Qtr 2		3	3 \$	17,222.82
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	4.000	Ea.	62.88	76.72	2008 Qtr 2		10	10 \$	767.20
Repair damaged pipe insulation, fiberglass 2"	5	Q14	2.000	Ea.	36.92	45.06	2008 Qtr 2		10	10 \$	450.60
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.030	M.L.F.	188.67	229.84	2008 Qtr 2		10	10 \$	2,298.39
Replace pipe insulation, fiberglass 2"	5	Q14	0.010	M.L.F.	74.26	90.69	2008 Qtr 2		10	10 \$	906.91
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	2.000	Ea.	452.86	566.08	2008 Qtr 2		7	7 \$	3,962.56
Check operation water heater, electric, 120 gallon	3	1 Plum	2.000	Ea.	3.96	4.96	2008 Qtr 2		16	16 \$	79.36
Replace water heater, electric, 120 gallon	15	2 Plum	2.000	Ea.	18,384.90	21,087.58	2008 Qtr 2		3	3 \$	63,262.74
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	400.000	L.F.	23,680.00	29,276.00	2008 Qtr 2		1	1 \$	29,276.00
General maintenance & repair drain: roof, scupper, area	1	1 Plum	4.000	Ea.	113.40	142.68	2008 Qtr 2		50	50 \$	7,134.00
Replace drain: roof, scupper, area	40	1 Plum	4.000	Ea.	1,593.36	1,872.56	2008 Qtr 2		1	1 \$	1,872.56

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Resolder joint pipe & fittings, oxygen	12	1 Plum	2.000	Ea.	104.28	130.08	2008 Qtr 2		4	3	\$	390.24
Replace pipe and fittings, oxygen	25	2 Plum	100.000	L.F.	1,763.00	2,139.00	2008 Qtr 2		2	1	\$	2,139.00
Replace roof mounted exhaust fan, 20,300 CFM exhaust fan	20	Q20	1.000	Ea.	7,780.84	9,075.66	2008 Qtr 2		2	2	\$	18,151.32
Repair single zone rooftop unit, 25 ton	10	Q6	2.000	Ea.	51,642.18	59,845.78	2008 Qtr 2		5	5	\$	299,228.90
Replace single zone rooftop unit, 25 ton	15	Q7	1.000	Ea.	34,098.40	39,677.60	2008 Qtr 2		3	3	\$	119,032.80
Repair fan coil unit, 1 ton	10	1 Stpi	3.000	Ea.	1,107.66	1,323.06	2008 Qtr 2		5	5	\$	6,615.30
Replace fan coil unit, 1 ton	15	Q5	3.000	Ea.	3,294.90	3,886.68	2008 Qtr 2		3	3	\$	11,660.04
Ck and repair manual pull station	10	1 Elec	5.000	Ea.	346.05	424.35	2008 Qtr 2		5	5	\$	2,121.75
Replace manual pull station	15	1 Elec	5.000	Ea.	628.70	759.45	2008 Qtr 2		3	3	\$	2,278.35
Repair smoke detector	10	1 Elec	16.000	Ea.	611.04	752.00	2008 Qtr 2		5	5	\$	3,760.00
Check operation smoke detector	1	1 Elec	16.000	Ea.	182.40	228.80	2008 Qtr 2		50	50	\$	11,440.00
Replace smoke detector	15	1 Elec	16.000	Ea.	3,032.80	3,631.84	2008 Qtr 2		3	3	\$	10,895.52
					\$714,542.09	\$849,004.25						
											MR Subtotal	\$ 1,673,458.48
											MR Per Year	\$ 33,469.17
											PM Per Year	\$ 6,393.28
											Subtotal	\$ 39,862.45
											Total Per Unit	\$ 2.58

CostWorks 2008 Quarter 2 - FAC 2136 Nuclear Repair Shop

Qty	Description	Bare Total	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	Air compressor, gas engine powered, annualized	976.67	1,180.53	1,474.60	200	FMR	2008 Qtr 2
15.000	VAV Boxes, annualized	752.25	919.65	1,140.00	200	FMR	2008 Qtr 2
1.000	Controls, central system, electro/pneumatic, annua	125.94	151.95	184.39	200	FMR	2008 Qtr 2
1.000	Crane, electric bridge, up to 5 ton, annualized	125.11	152.92	186.81	200	FMR	2008 Qtr 2
1.000	Crane, electric bridge, over 15 tons, annualized	331.32	409.54	502.00	200	FMR	2008 Qtr 2
5.000	Door, overhead, manual, up to 24' high x 25' wide,	532.25	673.70	812.75	200	FMR	2008 Qtr 2
1.000	Door, emergency egress, swinging, annualized	43.08	49.51	57.51	200	FMR	2008 Qtr 2
16.000	Fire doors, swinging, annualized	319.20	398.24	477.76	200	FMR	2008 Qtr 2
2.000	Drink fountain, annualized	80.24	99.00	118.72	200	FMR	2008 Qtr 2
7.000	Lavatories, annualized	138.04	172.76	210.56	200	FMR	2008 Qtr 2
2.000	Showers, annualized	32.80	39.70	47.60	200	FMR	2008 Qtr 2
9.000	Toilet (vacuum breaker type), annualized	93.51	116.37	145.35	200	FMR	2008 Qtr 2
2.000	Urinals, annualized	20.78	25.86	32.30	200	FMR	2008 Qtr 2
3.000	Fan coil unit, annualized	528.27	647.13	799.80	200	FMR	2008 Qtr 2
3.000	Panelboard, 225 A and above, annualized	147.84	170.88	203.13	200	FMR	2008 Qtr 2
		\$4,247.30	\$5,207.74	\$6,393.28			

FAC 2136 Sustainment by Year - Terminal Cutoff Applied

