

FAC 2251 Weapon Production Plant

RUC: \$134.76 SF

Source: Composite of other FACs/CATCODES
In V12, Tri-Service and USACE PAX Newsletter values were updated while
all other values were inflated only.

SUC: \$1.80 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 relative annual sustainment requirements
follows:

FAC 2251-Weapon Production Plant
CostWorks 2008 Quarter 2

Design Life= 55
Average S.F= 67,274

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	1,532.500	S.F.	56,702.50	68,901.20	2008 Qtr 2	2	1	\$ 68,901.20
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	176.000	Ea.	20,232.96	23,971.20	2008 Qtr 2	2	2	\$ 47,942.40
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	176.000	Ea.	77,193.60	90,286.24	2008 Qtr 2	1	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	10.560	S.F.	95.57	112.15	2008 Qtr 2	55	55	\$ 6,168.10
Repair 3'-9" x 5'-5" steel frame window - 2nd flr.	20	1 Carp	201.000	Ea.	60,653.76	71,441.43	2008 Qtr 2	2	2	\$ 142,882.86
Refinish 3'-9" x 5'-5" steel frame window - 2nd flr.	5	1 Pord	201.000	Ea.	25,010.43	30,819.33	2008 Qtr 2	11	11	\$ 339,012.63
Replace 3'-9" x 5'-5" steel frame window - 2nd flr.	45	1 Carp	201.000	Ea.	318,737.76	367,369.71	2008 Qtr 2	1	1	\$ 367,369.71
Finish new 3'-9" x 5'-5" st. fr. window - 2nd flr.	45	1 Pord	201.000	Ea.	23,235.60	28,612.35	2008 Qtr 2	1	1	\$ 28,612.35
Replace glass - 2nd floor (1% of glass)	1	1 Carp	48.360	S.F.	2,427.19	2,961.57	2008 Qtr 2	55	55	\$ 162,886.15
Repair 12' x 12' steel roll-up door	10	1 Carp	5.000	Ea.	4,163.05	4,822.70	2008 Qtr 2	5	5	\$ 24,113.50
Refinish 12' x 12' steel roll-up door	5	1 Pord	5.000	Ea.	844.15	1,027.70	2008 Qtr 2	11	11	\$ 11,304.70
Replace 12' x 12' steel roll-up door	35	2 Carp	5.000	Ea.	16,626.35	19,247.75	2008 Qtr 2	1	1	\$ 19,247.75
Repair steel, painted, door	14	1 Carp	7.000	Ea.	4,077.08	4,804.52	2008 Qtr 2	3	3	\$ 14,413.56
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	7.000	Ea.	230.37	282.17	2008 Qtr 2	13	13	\$ 3,668.21
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	7.000	Ea.	3,724.56	4,340.28	2008 Qtr 2	1	1	\$ 4,340.28
Debris removal and visual inspection built-up roofing	1	2 Rofc	67.274	M.S.F.	1,973.82	2,378.14	2008 Qtr 2	55	55	\$ 130,797.47
Non-destructive moisture inspection built-up roofing	5	2 Rofc	67.274	M.S.F.	6,107.13	7,386.69	2008 Qtr 2	11	11	\$ 81,253.54
Total roof replacement built-up roofing	28	G1	672.740	Sq.	383,986.54	454,738.60	2008 Qtr 2	1	1	\$ 454,738.60
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	13.450	Sq.	4,633.79	5,474.69	2008 Qtr 2	11	11	\$ 60,221.57
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	26.910	S.F.	90.42	107.64	2008 Qtr 2	11	11	\$ 1,184.04
Minor membrane replacement - (25% of roof area) built-up roofing	15	G5	168.200	Sq.	99,983.13	119,267.26	2008 Qtr 2	3	3	\$ 357,801.77
Repair steel painted interior door	14	1 Carp	7.000	Ea.	1,174.25	1,386.98	2008 Qtr 2	3	3	\$ 4,160.94
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	7.000	Ea.	345.80	425.74	2008 Qtr 2	13	13	\$ 5,534.62
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	7.000	Ea.	6,562.78	7,629.72	2008 Qtr 2	0	0	\$ -
Repair solid core wood door interior	11	1 Carp	15.000	Ea.	2,516.25	2,972.10	2008 Qtr 2	5	5	\$ 14,860.50
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	15.000	Ea.	633.30	779.70	2008 Qtr 2	13	13	\$ 10,136.10
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	15.000	Ea.	5,500.50	6,376.80	2008 Qtr 2	1	1	\$ 6,376.80
Refinish drywall	8	1 Pord	3,990.000	S.F.	2,394.00	2,952.60	2008 Qtr 2	6	6	\$ 17,715.60
Replace 5/8" drywall	75	2 Carp	3,990.000	S.F.	8,897.70	10,733.10	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	79.800	S.F.	126.88	152.42	2008 Qtr 2	2	2	\$ 304.84
Replace carpet	12	2 Tilf	664.400	S.Y.	29,984.37	34,641.82	2008 Qtr 2	4	4	\$ 138,567.26
Refinish concrete floor finished	25	2 Cefi	586.780	C.S.F.	205,044.40	246,852.48	2008 Qtr 2	2	1	\$ 246,852.48
Replace vinyl floor	18	1 Tilf	290.700	S.Y.	13,880.93	16,947.81	2008 Qtr 2	3	2	\$ 33,895.62
Replace acoustic tile ceiling, fire-rated	20	1 Carp	85.960	C.S.F.	34,654.77	41,174.84	2008 Qtr 2	2	2	\$ 82,349.68
Refinish sheetrock ceiling	20	1 Pord	44.850	C.S.F.	5,636.30	6,964.76	2008 Qtr 2	2	2	\$ 13,929.51
Replace sheetrock ceiling	40	2 Carp	44.850	C.S.F.	16,071.10	19,622.32	2008 Qtr 2	1	1	\$ 19,622.32
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.897	C.S.F.	313.28	382.36	2008 Qtr 2	2	2	\$ 764.73
Replace flush valve diaphragm tankless water closet	10	1 Plum	21.000	Ea.	1,485.54	1,744.26	2008 Qtr 2	5	5	\$ 8,721.30

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Terminal Cutoff is the removal of a single task occurrence if that task occurs
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20% of the design life. This prevents scheduling major work near the end of the
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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
Rebuild flush valve tankless water closet	20	1 Plum	21.000	Ea.	2,771.58	3,360.21	2008 Qtr 2	2	2	\$ 6,720.42
Unplug clogged line tankless water closet	5	1 Plum	21.000	Ea.	3,533.46	4,413.78	2008 Qtr 2	11	11	\$ 48,551.58
Replace tankless water closet	35	2 Plum	21.000	Ea.	11,508.00	13,615.56	2008 Qtr 2	1	1	\$ 13,615.56
Replace tankless flush valve	25	1 Plum	21.000	Ea.	4,399.50	5,152.77	2008 Qtr 2	2	1	\$ 5,152.77
Replace wax ring gasket tankless water closet	5	1 Plum	21.000	Ea.	2,300.97	2,881.20	2008 Qtr 2	11	11	\$ 31,693.20
Replace flush valve diaphragm urinal	7	1 Plum	9.000	Ea.	636.66	747.54	2008 Qtr 2	7	7	\$ 5,232.78
Rebuild flush valve urinal	20	1 Plum	9.000	Ea.	1,187.82	1,440.09	2008 Qtr 2	2	2	\$ 2,880.18
Unplug line urinal	5	1 Plum	9.000	Ea.	1,009.26	1,259.19	2008 Qtr 2	11	11	\$ 13,851.09
Replace wall-hung urinal	35	2 Plum	9.000	Ea.	7,574.67	9,059.13	2008 Qtr 2	1	1	\$ 9,059.13
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	39.000	Ea.	936.39	1,104.87	2008 Qtr 2	7	7	\$ 7,734.09
Replace washer in faucet lavatory, vitreous china	2	1 Plum	39.000	Ea.	384.15	479.31	2008 Qtr 2	27	27	\$ 12,941.37
Replace faucets lavatory, vitreous china	10	1 Plum	39.000	Ea.	4,816.11	5,813.34	2008 Qtr 2	5	5	\$ 29,066.70
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	39.000	Ea.	1,054.56	1,309.23	2008 Qtr 2	27	27	\$ 35,349.21
Replace lavatory, vitreous china	35	2 Plum	39.000	Ea.	20,677.41	24,792.30	2008 Qtr 2	1	1	\$ 24,792.30
Replace faucet washer sink, iron enamel	2	1 Plum	4.000	Ea.	39.16	48.76	2008 Qtr 2	27	27	\$ 1,316.52
Clean trap sink, iron enamel	3	1 Plum	4.000	Ea.	26.40	33.00	2008 Qtr 2	18	18	\$ 594.00
Replace faucets sink, iron enamel	10	1 Plum	4.000	Ea.	493.96	596.24	2008 Qtr 2	5	5	\$ 2,981.20
Unstop sink sink, iron enamel	2	1 Plum	4.000	Ea.	128.84	162.00	2008 Qtr 2	27	27	\$ 4,374.00
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	4.000	Ea.	2,210.88	2,630.76	2008 Qtr 2	1	1	\$ 2,630.76
Inspect and clean spray heads, emergency eye wash	3	1 Plum	2.000	Ea.	75.60	94.88	2008 Qtr 2	18	18	\$ 1,707.84
Replace eye wash station, emergency eye wash	25	2 Plum	2.000	Ea.	1,147.84	1,391.76	2008 Qtr 2	2	1	\$ 1,391.76
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 / check pump / motor operation, lub. circulation pump, 1/12 HP	0.5	1 Plum	1.000	Ea.	6.19	7.72	2008 Qtr 2	110	110	\$ 849.20
Replace pump / motor assembly circulation pump, 1/12 HP	10	2 Plum	1.000	Ea.	736.33	863.29	2008 Qtr 2	5	5	\$ 4,316.45
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	5	5	\$ 404.50
Replace pipe and fittings, copper 3/4"	20	2 Plum	16.000	L.F.	283.52	343.68	2008 Qtr 2	2	2	\$ 687.36
Replace pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76	2008 Qtr 2	2	1	\$ 785.76
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	1 Plum	16.000	L.F.	112.16	136.64	2008 Qtr 2	3	3	\$ 409.92
Remove old insulation & replace with new, pipe 1-1/2", wall 1"	15	1 Plum	16.000	L.F.	123.36	150.08	2008 Qtr 2	3	3	\$ 450.24
Overhaul water heater, gas / oil, 70 gallon	5	1 Plum	1.000	Ea.	126.58	158.02	2008 Qtr 2	11	11	\$ 1,738.22
Clean & service water heater, gas / oil, 70 gallon	1	1 Plum	1.000	Ea.	151.28	188.37	2008 Qtr 2	55	55	\$ 10,360.35
Replace water heater, gas / oil, 70 gallon	12	2 Plum	1.000	Ea.	2,468.08	2,857.11	2008 Qtr 2	4	4	\$ 11,428.44
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	5	5	\$ 222.05
Replace pipe & fittings, cast iron	40	2 Plum	16.000	L.F.	670.40	811.20	2008 Qtr 2	1	1	\$ 811.20
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	16.000	L.F.	947.20	1,171.04	2008 Qtr 2	1	1	\$ 1,171.04
Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	115.94	144.14	2008 Qtr 2	5	5	\$ 720.70
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	2	\$ 91.74

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General maintenance & repair drain: roof, scupper, area	1	1 Plum	21.000	Ea.	595.35	749.07	2008 Qtr 2	55	55	\$ 41,198.85
Replace drain: roof, scupper, area	40	1 Plum	21.000	Ea.	8,365.14	9,830.94	2008 Qtr 2	1	1	\$ 9,830.94
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	1 Stpi	1.000	Ea.	157.52	195.63	2008 Qtr 2	1	1	\$ 195.63
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	B35	1.000	Ea.	796.82	957.19	2008 Qtr 2	4	4	\$ 3,828.76
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	0.500	Ea.	12,910.55	14,961.45	2008 Qtr 2	5	5	\$ 74,807.23
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 single zone rooftop unit, 60 ton	10	Q6	2.000	Ea.	79,340.34	93,904.70	2008 Qtr 2	5	5	\$ 469,523.50
Replace single zone rooftop unit, 60 ton	15	Q7	4.000	Ea.	283,240.00	331,570.40	2008 Qtr 2	3	3	\$ 994,711.20
Repair fan coil unit, 1 ton	10	1 Stpi	2.000	Ea.	738.44	882.04	2008 Qtr 2	5	5	\$ 4,410.20
Replace fan coil unit, 1 ton	15	Q5	2.000	Ea.	2,196.60	2,591.12	2008 Qtr 2	3	3	\$ 7,773.36
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	11	11	\$ 1,440.67
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	110	110	\$ 4,198.70
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
Replace sprinkler head	20	1 Plum	393.000	Ea.	25,026.24	30,834.78	2008 Qtr 2	2	2	\$ 61,669.56
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	55	55	\$ 1,808.95
Rebuild double check 3" backflow preventer sprinkler system	1	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	55	55	\$ 39,370.65
Replace fire alarm bell, 6"	20	1 Elec	20.000	Ea.	2,845.60	3,430.20	2008 Qtr 2	2	2	\$ 6,860.40
Maintenance and inspection lighting panel, indoor	3	1 Elec	4.000	Ea.	114.00	142.52	2008 Qtr 2	18	18	\$ 2,565.36
Maintenance and repair safety switch gen., 2 pole	8	1 Elec	12.000	Ea.	342.00	427.56	2008 Qtr 2	6	6	\$ 2,565.36
Maintenance and inspection safety switch, 2 pole	1	1 Elec	12.000	Ea.	342.00	427.56	2008 Qtr 2	55	55	\$ 23,515.80
Replace safety switch 240 V, 2 pole	25	2 Elec	12.000	Ea.	4,247.76	5,056.56	2008 Qtr 2	2	1	\$ 5,056.56
Maintenance and repair motor starter, up to 600 V	5	1 Elec	4.000	Ea.	683.00	830.00	2008 Qtr 2	11	11	\$ 9,130.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	4.000	Ea.	152.68	191.40	2008 Qtr 2	110	110	\$ 21,054.00
Replace starter motor starter, up to 600 V	18	1 Elec	4.000	Ea.	2,112.72	2,521.64	2008 Qtr 2	3	2	\$ 5,043.28
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	897.000	Ea.	89,323.26	107,711.76	2008 Qtr 2	5	5	\$ 538,558.80
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	897.000	Ea.	22,819.68	27,968.46	2008 Qtr 2	5	5	\$ 139,842.30
Maintenance and repair receptacles and plugs	20	1 Elec	293.000	Ea.	9,109.37	11,347.89	2008 Qtr 2	2	2	\$ 22,695.78
Replace receptacle/plug receptacles and plugs	20	1 Elec	293.000	Ea.	15,458.68	18,875.06	2008 Qtr 2	2	2	\$ 37,750.12
Maintenance and repair wiring devices, switches	10	1 Elec	73.000	Ea.	2,269.57	2,827.29	2008 Qtr 2	5	5	\$ 14,136.45
Replace switch wiring devices, switches	15	1 Elec	73.000	Ea.	3,738.33	4,551.55	2008 Qtr 2	3	3	\$ 13,654.65
Check and repair manual pull station	10	1 Elec	4.000	Ea.	276.84	339.48	2008 Qtr 2	5	5	\$ 1,697.40
Replace manual pull station	15	1 Elec	4.000	Ea.	502.96	607.56	2008 Qtr 2	3	3	\$ 1,822.68
Repair smoke detector	10	1 Elec	239.000	Ea.	9,127.41	11,233.00	2008 Qtr 2	5	5	\$ 56,165.00
Check operation smoke detector	1	1 Elec	239.000	Ea.	2,724.60	3,417.70	2008 Qtr 2	55	55	\$ 187,973.50
Replace smoke detector	15	1 Elec	239.000	Ea.	45,302.45	54,250.61	2008 Qtr 2	3	3	\$ 162,751.83
					\$2,191,043.67	\$2,595,523.37				
MR Subtotal										\$ 6,344,306.43

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									MR Per Year	\$ 115,351.03
									PM Per Year	\$ 10,058.48
									Subtotal	\$ 125,409.51
									Total Per Unit	\$ 1.86

CostWorks 2009 Quarter 1 - FAC 2251-Weapon Production Plant

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
5.000	B2035 410 1950	Door, overhead, electric, roll up, to 24' high x 25' w	1,200.80	1,450.60	200	FMR	2008 Qtr 2
22.000	B2035 225 1950	Door, emergency egress, swinging, annualized	1,089.22	1,265.22	200	FMR	2008 Qtr 2
7.000	C1025 110 1950	Fire doors, swinging, annualized	174.23	209.02	200	FMR	2008 Qtr 2
9.000	D2015 100 1950	Urinals, annualized	116.37	145.35	200	FMR	2008 Qtr 2
21.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	271.53	339.15	200	FMR	2008 Qtr 2
39.000	D2015 100 4950	Lavatories, annualized	962.52	1,173.12	200	FMR	2008 Qtr 2
7.000	D2015 800 1950	Drink fountain, annualized	346.50	415.52	200	FMR	2008 Qtr 2
1.000	D2025 260 1950	Water heater, gas, to 120 gal., annualized	156.50	189.02	200	FMR	2008 Qtr 2
2.000	D3045 120 1950	Fan coil unit, annualized	431.42	533.20	200	FMR	2008 Qtr 2
12.000	D3045 160 1950	VAV Boxes, annualized	735.72	912.00	200	FMR	2008 Qtr 2
1.000	D3045 210 3950	Fan, axial, over 10,000 CFM, annualized	77.87	95.47	200	FMR	2008 Qtr 2
4.000	D3055 210 2950	Package unit, air cooled, 25 thru 50 ton, annualized	1,139.76	1,364.40	200	FMR	2008 Qtr 2
1.000	D3055 210 1950	Package unit, air cooled, 3 thru 24 ton, annualized	207.71	251.03	200	FMR	2008 Qtr 2
1.000	D4015 100 1950	Backflow prevention device, up to 4", annualized	18.89	23.42	200	FMR	2008 Qtr 2
1.000	D4015 150 1950	Extinguishing system, wet pipe, annualized	806.79	983.35	200	FMR	2008 Qtr 2
4.000	D5015 260 1950	Panelboard, 225 A and above, annualized	227.84	270.84	200	FMR	2008 Qtr 2
1.000	D5015 280 1950	Motor control center, over 400 A, annualized	53.91	64.15	200	FMR	2008 Qtr 2
2.000	E1095 122 1950	Crane, electric bridge, up to 5 ton, annualized	305.84	373.62	200	FMR	2008 Qtr 2
			\$8,323.42	\$10,058.48			

FAC 2251 Sustainment by Year - Terminal Cutoff Applied

