

FAC 7141 Family Housing Garage/Carport

RUC: \$53.86

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CatCode: Average of 71410 (Single Car/Masonry & Single Car/Wood) & 71411
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: \$1.02

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 the relative annual sustainment requirements follows:

FAC 7141 Family Housing Garage/Carport
CostWorks 2008 Quarter 2

Design Life= 35
Average S.F= 736

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 glass - 1st floor (1% of glass)	1	1 Carp	0.120	S.F.	1.09	1.27	2008 Qtr 2	35	35	\$ 44.60
Debris removal by hand & visual inspection shingles	1	2 Rofc	0.736	M.S.F.	13.06	15.75	2008 Qtr 2	35	35	\$ 551.26
Minor asphalt shingle repair - (2% of roof area) shingles	1	2 Rofc	14.700	S.F.	50.86	60.86	2008 Qtr 2	35	35	\$ 2,130.03
Flashing repairs - (2 S.F. per sq. repaired) shingles	1	2 Rofc	0.280	S.F.	3.26	3.89	2008 Qtr 2	35	35	\$ 136.22
Maintenance and repair incandescent lighting fixtures	10	1 Elec	2.000	Ea.	94.56	112.78	2008 Qtr 2	3	3	\$ 338.34
Maintenance and repair wiring devices, switches	10	1 Elec	2.000	Ea.	62.18	77.46	2008 Qtr 2	3	3	\$ 232.38
Repair solid core, painted, door	12	1 Carp	1.000	Ea.	314.59	372.99	2008 Qtr 2	2	2	\$ 745.98
Replace switch wiring devices, switches	15	1 Elec	2.000	Ea.	102.42	124.70	2008 Qtr 2	2	2	\$ 249.40
Replace 9' x 7' wood, single leaf, garage door	16	2 Carp	1.000	Ea.	730.24	853.41	2008 Qtr 2	2	1	\$ 853.41
Refinish aluminum siding - 1st floor	20	1 Pord	25.1000	C.S.F.	3,793.11	4,677.13	2008 Qtr 2	1	1	\$ 4,677.13
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	2.000	Ea.	229.92	272.40	2008 Qtr 2	1	1	\$ 272.40
Install new shingles over existing shingles	20	2 Rofc	7.360	Sq.	1,301.17	1,543.83	2008 Qtr 2	1	1	\$ 1,543.83
Replace lighting fixture incandescent	20	1 Elec	2.000	Ea.	238.84	285.70	2008 Qtr 2	1	1	\$ 285.70
Maintenance and repair receptacles and plugs	20	1 Elec	2.000	Ea.	62.18	77.46	2008 Qtr 2	1	1	\$ 77.46
Replace receptacle/plug receptacles and plugs	20	1 Elec	2.000	Ea.	105.52	128.84	2008 Qtr 2	1	1	\$ 128.84
Refinish concrete floor finished	25	2 Cefi	7.000	C.S.F.	2,446.08	2,944.83	2008 Qtr 2	1	1	\$ 2,944.83
Replace aluminum siding - 1st floor	35	1 Carp	25.100	C.S.F.	11,399.67	13,683.52	2008 Qtr 2	1	0	\$ -
Prepare and refinish solid core, painted, door	4	1 Pord	1.000	Ea.	45.84	55.64	2008 Qtr 2	8	8	\$ 445.12
Replace 3'-0" x 7'-0" solid core, painted, door	40	1 Carp	1.000	Ea.	1,251.84	1,462.17	2008 Qtr 2	0	0	\$ -
Removal and replacement of shingles shingles	40	2 Rofc	7.360	Sq.	1,862.82	2,228.46	2008 Qtr 2	0	0	\$ -
Refinish 9' x 7' wood, single leaf, garage dr.	5	1 Pord	1.000	Ea.	218.31	268.86	2008 Qtr 2	7	7	\$ 1,882.02
Replace lamp incandescent lighting fixtures	5	1 Elec	2.000	Ea.	13.96	17.04	2008 Qtr 2	7	7	\$ 119.28
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	2.000	Ea.	877.20	1,025.98	2008 Qtr 2	0	0	\$ -
Repair 9' x 7' wood, single leaf, garage door	8	1 Carp	1.000	Ea.	209.85	249.43	2008 Qtr 2	4	3	\$ 748.29

\$25,428.58 \$30,544.41

MR Subtotal \$ 18,406.54

MR Per Year \$ 525.90

PM Per Year \$ 249.92

Subtotal \$ 775.82

Total Per Unit \$ 1.05

CostWorks 2009 Quarter 1 - FAC 7141 Family Housing Garage/Carport

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	B2035 225 1950	Door, emergency egress, swinging, annualized	49.51	57.51	200	FMR	2008 Qtr 2
1.000	C1025 110 1950	Fire doors, swinging, annualized	24.89	29.86	200	FMR	2008 Qtr 2
1.000	B2035 400 1950	Door, overhead, manual, up to 24' high x 25' wide,	134.74	162.55	200	FMR	2008 Qtr 2
			\$209.14	\$249.92			

FAC 7141 Sustainment by Year - Terminal Cutoff Applied

