

FAC 7143 Miscellaneous Family Housing Support Facility

RUC: \$53.86 SF

Source: Tri-Service FAC 7143 from *Tri-Service Facility Unit Costs for Military Construction* version prepared November 13, 2009

SUC: \$2.30 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 the relative annual sustainment requirements follows:

FAC 7143 Miscellaneous Family Housing Support Facility
CostWorks 2008 Quarter 2

Design Life= 55
Average S.F.= 897

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 wood shingles - 1st floor	12	1 Carp	100.000	S.F.	895.00	1,074.00	2008 Qtr 2	4	4 \$	4,296.00
Replace wood shingles - 1st floor	40	2 Carp	10.000	C.S.F.	5,653.90	6,724.30	2008 Qtr 2	1	1 \$	6,724.30
Replace glass - 1st floor (1% of glass)	1	1 Carp	0.900	S.F.	8.15	9.56	2008 Qtr 2	55	55 \$	525.69
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	16.000	Ea.	1,839.36	2,179.20	2008 Qtr 2	2	2 \$	4,358.40
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	16.000	Ea.	7,017.60	8,207.84	2008 Qtr 2	1	0 \$	-
Repair solid core, painted, door	12	1 Carp	2.000	Ea.	629.18	745.98	2008 Qtr 2	4	4 \$	2,983.92
Prepare and refinish solid core, painted, door	4	1 Pord	2.000	Ea.	91.68	111.28	2008 Qtr 2	13	13 \$	1,446.64
Replace 3'-0" x 7'-0" solid core, painted, door	40	1 Carp	2.000	Ea.	2,503.68	2,924.34	2008 Qtr 2	1	1 \$	2,924.34
Debris removal by hand & visual inspection shingles	1	2 Rofc	0.800	M.S.F.	14.20	17.12	2008 Qtr 2	55	55 \$	941.60
Minor asphalt shingle repair - (2% of roof area) shingles	1	2 Rofc	17.900	S.F.	61.93	74.11	2008 Qtr 2	55	55 \$	4,075.83
Flashing repairs - (2 S.F. per sq. repaired) shingles	1	2 Rofc	0.300	S.F.	3.50	4.17	2008 Qtr 2	55	55 \$	229.35
Install new shingles over existing shingles	20	2 Rofc	8.900	Sq.	1,573.43	1,866.86	2008 Qtr 2	2	2 \$	3,733.73
Removal and replacement of shingles shingles	40	2 Rofc	8.900	Sq.	2,252.59	2,694.74	2008 Qtr 2	1	1 \$	2,694.74
Repair 5/8" drywall - (2% of walls)	20	1 Carp	60.000	S.F.	95.40	114.60	2008 Qtr 2	2	2 \$	229.20
Replace 5/8" drywall	75	2 Carp	3,000.000	S.F.	6,690.00	8,070.00	2008 Qtr 2	0	0 \$	-
Refinish concrete floor finished	25	2 Cefi	8.900	C.S.F.	3,110.02	3,744.14	2008 Qtr 2	2	1 \$	3,744.14
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.100	C.S.F.	34.93	42.63	2008 Qtr 2	2	2 \$	85.25
Refinish sheetrock ceiling	20	1 Pord	8.900	C.S.F.	1,118.46	1,382.08	2008 Qtr 2	2	2 \$	2,764.16
Replace sheetrock ceiling	40	2 Carp	8.900	C.S.F.	3,189.14	3,893.84	2008 Qtr 2	1	1 \$	3,893.84
Unplug clogged line flush-tank water closet	5	1 Plum	1.000	Ea.	168.26	210.18	2008 Qtr 2	11	11 \$	2,311.98
Replace washer / diaphragm in ball cock flush-tank water closet	5	1 Plum	1.000	Ea.	14.07	17.40	2008 Qtr 2	11	11 \$	191.40
Replace one piece water closet flush-tank	35	2 Plum	1.000	Ea.	661.13	770.73	2008 Qtr 2	1	1 \$	770.73
Install gasket between tank and bowl flush-tank water closet	20	1 Plum	1.000	Ea.	30.83	38.53	2008 Qtr 2	2	2 \$	77.06
Replace valve and ball cock assembly flush-tank water closet	15	1 Plum	1.000	Ea.	74.94	92.68	2008 Qtr 2	3	3 \$	278.04
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	27	27 \$	329.13
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	18	18 \$	148.50
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	5	5 \$	745.30
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	27	27 \$	1,093.50
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	1.000	Ea.	552.72	657.69	2008 Qtr 2	1	1 \$	657.69
Replace flush valve diaphragm urinal	7	1 Plum	1.000	Ea.	70.74	83.06	2008 Qtr 2	7	7 \$	581.42
Rebuild flush valve urinal	20	1 Plum	1.000	Ea.	131.98	160.01	2008 Qtr 2	2	2 \$	320.02
Unplug line urinal	5	1 Plum	1.000	Ea.	112.14	139.91	2008 Qtr 2	11	11 \$	1,539.01
Replace wall-hung urinal	35	2 Plum	1.000	Ea.	841.63	1,006.57	2008 Qtr 2	1	1 \$	1,006.57
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
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	4.000	Ea.	62.88	76.72	2008 Qtr 2	11	11 \$	843.92
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.090	M.L.F.	566.02	689.52	2008 Qtr 2	11	11 \$	7,584.69
Drain and flush water heater, electric, 120 gallon	7	1 Plum	1.000	Ea.	226.43	283.04	2008 Qtr 2	7	7 \$	1,981.28
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	1.98	2.48	2008 Qtr 2	18	18 \$	44.64
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,192.45	10,543.79	2008 Qtr 2	3	3 \$	31,631.37

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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
Repair air conditioner, window, 1 ton	8	1 Stpi	1.000	Ea.	65.02	80.66	2008 Qtr 2	6	6	\$ 483.96
Replace air conditioner, window, 1 ton	10	L2	1.000	Ea.	648.34	752.06	2008 Qtr 2	5	5	\$ 3,760.30
Maintenance and repair incandescent lighting fixtures	10	1 Elec	4.000	Ea.	189.12	225.56	2008 Qtr 2	5	5	\$ 1,127.80
Replace lamp incandescent lighting fixtures	5	1 Elec	4.000	Ea.	27.92	34.08	2008 Qtr 2	11	11	\$ 374.88
Replace lighting fixture incandescent	20	1 Elec	4.000	Ea.	477.68	571.40	2008 Qtr 2	2	2	\$ 1,142.80
Maintenance and repair receptacles and plugs	20	1 Elec	8.000	Ea.	248.72	309.84	2008 Qtr 2	2	2	\$ 619.68
Replace receptacle/plug receptacles and plugs	20	1 Elec	8.000	Ea.	422.08	515.36	2008 Qtr 2	2	2	\$ 1,030.72
Maintenance and repair wiring devices, switches	10	1 Elec	3.000	Ea.	93.27	116.19	2008 Qtr 2	5	5	\$ 580.95
Replace switch wiring devices, switches	15	1 Elec	3.000	Ea.	153.63	187.05	2008 Qtr 2	3	3	\$ 561.15
					\$52,555.25	\$62,342.66				
									MR Subtotal	\$ 108,844.34
									MR Per Year	\$ 1,978.99
									PM Per Year	\$ 158.50
									Subtotal	\$ 2,137.49
									Total Per Unit	\$ 2.38

CostWorks 2009 Quarter 1 - FAC 7143 Miscellaneous Family Housing Support Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
2.000	B2035 225 1950	Door, emergency egress, swinging, annualized	99.02	115.02	200	FMR	2008 Qtr 2
1.000	D2015 100 3950	Toilet (tank type), annualized	21.96	27.33	200	FMR	2008 Qtr 2
1.000	D2015 100 1950	Urinals, annualized	12.93	16.15	200	FMR	2008 Qtr 2
			\$133.91	\$158.50			

FAC 7143 Sustainment by Year - Terminal Cutoff Applied

