

**FAC 7311     Fire Station Facility**

RUC:            \$239.00 SF

Source:        Tri-Service FAC 7311 from *Tri-Service Facility Unit Costs for Military Construction* version prepared November 13, 2009

SUC:            \$3.51 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 follows:

Chart:         A chart showing relative annual sustainment requirements follows:

**FAC 7311-Fire Station Facility**  
**CostWorks 2008 Quarter 2**

Design Life= 45  
Average S.F= 5,278

C.S.F=100 S.F; MSF=1000 S.F  
Sq=100 S.F; M.L.F=1000 L.F

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exported from R.S Means  
CostWorks

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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	107.500	S.F.	3,977.50	4,833.20	2008 Qtr 2	1	1	\$ 4,833.20
Replace brick wall - 2nd floor	75	2 Bric	10.740	C.S.F.	21,969.64	26,362.30	2008 Qtr 2	0	0	\$ -
Replace brick wall - 3rd floor	75	2 Bric	3.790	C.S.F.	7,847.42	9,423.65	2008 Qtr 2	0	0	\$ -
Repair 8" concrete block wall - 1st floor	25	1 Bric	106.600	S.F.	2,138.40	2,601.04	2008 Qtr 2	1	1	\$ 2,601.04
Replace 8" concrete block wall - 1st floor	60	2 Bric	10.660	C.S.F.	10,605.31	12,766.10	2008 Qtr 2	0	0	\$ -
Replace aluminum siding - 2nd floor	35	1 Carp	8.490	C.S.F.	4,787.94	5,768.79	2008 Qtr 2	1	1	\$ 5,768.79
Refinish aluminum siding - 2nd floor	20	1 Pord	8.490	C.S.F.	1,995.74	2,448.26	2008 Qtr 2	2	2	\$ 4,896.52
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	8.400	Ea.	965.66	1,144.08	2008 Qtr 2	2	2	\$ 2,288.16
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	84.000	Ea.	36,842.40	43,091.16	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	5.040	S.F.	45.61	53.52	2008 Qtr 2	45	45	\$ 2,408.62
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	9.200	Ea.	1,414.04	1,696.66	2008 Qtr 2	2	2	\$ 3,393.33
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	92.000	Ea.	43,916.20	51,631.32	2008 Qtr 2	0	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	5.520	S.F.	482.45	590.92	2008 Qtr 2	45	45	\$ 26,591.22
Repair 3' x 4' aluminum window - 1st floor	20	1 Carp	0.500	Ea.	117.52	137.57	2008 Qtr 2	2	2	\$ 275.14
Replace 3' x 4' aluminum window - 1st floor	50	1 Carp	5.000	Ea.	3,754.85	4,344.65	2008 Qtr 2	0	0	\$ -
Replace glass - 1st flr. (1% of glass)	1	1 Carp	0.600	S.F.	5.43	6.37	2008 Qtr 2	45	45	\$ 286.74
Repair 3' x 4' aluminum window - 2nd floor	20	1 Carp	1.000	Ea.	273.78	323.36	2008 Qtr 2	2	2	\$ 646.72
Replace 3' x 4' aluminum window - 2nd floor	50	1 Carp	10.000	Ea.	7,897.10	9,171.40	2008 Qtr 2	0	0	\$ -
Repair 3' x 4' aluminum window - 3rd floor	20	1 Carp	1.000	Ea.	313.38	371.57	2008 Qtr 2	2	2	\$ 743.14
Replace 3' x 4' aluminum window - 3rd floor	50	1 Carp	10.000	Ea.	8,293.20	9,653.60	2008 Qtr 2	0	0	\$ -
Replace glass - 2nd flr. (1% of glass)	1	1 Carp	1.200	S.F.	15.56	18.53	2008 Qtr 2	45	45	\$ 833.76
Replace glass - 3rd floor (1% of glass)	1	1 Carp	1.200	S.F.	23.88	28.75	2008 Qtr 2	45	45	\$ 1,293.84
Repair 3'-9" x 5'-5" steel frame window - 2nd flr.	20	1 Carp	0.200	Ea.	60.35	71.09	2008 Qtr 2	2	2	\$ 142.17
Refinish 3'-9" x 5'-5" steel frame window - 2nd flr.	5	1 Pord	2.000	Ea.	248.86	306.66	2008 Qtr 2	9	9	\$ 2,759.94
Replace 3'-9" x 5'-5" steel frame window - 2nd flr.	45	1 Carp	2.000	Ea.	3,171.52	3,655.42	2008 Qtr 2	1	0	\$ -
Finish new 3'-9" x 5'-5" st. fr. window - 2nd flr.	45	1 Pord	2.000	Ea.	231.20	284.70	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	0.600	S.F.	30.11	36.74	2008 Qtr 2	45	45	\$ 1,653.48
Refinish 12' x 24' steel double roll-up door	5	1 Pord	2.000	Ea.	677.06	824.04	2008 Qtr 2	9	9	\$ 7,416.36
Replace 12' x 24' steel double roll-up door	35	2 Carp	2.000	Ea.	13,302.80	15,441.28	2008 Qtr 2	1	1	\$ 15,441.28
Replace wire glass - (3% of glass)	1	1 Carp	0.630	S.F.	17.47	20.52	2008 Qtr 2	45	45	\$ 923.36
Repair steel, with safety glass, unptd. door	14	1 Carp	0.100	Ea.	54.28	64.11	2008 Qtr 2	3	2	\$ 128.22
Repl. 3'-0" x 7'-0" steel, w/ safety glass, unptd. dr.	45	1 Carp	1.000	Ea.	963.05	1,121.78	2008 Qtr 2	1	0	\$ -
Repair steel, painted, door	14	1 Carp	0.200	Ea.	116.49	137.27	2008 Qtr 2	3	2	\$ 274.54
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	2.000	Ea.	65.82	80.62	2008 Qtr 2	11	11	\$ 886.82
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	2.000	Ea.	1,064.16	1,240.08	2008 Qtr 2	1	0	\$ -
Replace tempered glass - (3% of glass)	1	1 Carp	1.260	S.F.	24.32	28.93	2008 Qtr 2	45	45	\$ 1,301.83

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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
Debris removal by hand & visual inspection metal steep roofing	1	2 Rofc	1.395	M.S.F.	24.76	29.85	2008 Qtr 2	45	45	\$ 1,343.39
Total metal panel replacement metal steep roofing	30	2 Rofc	13.950	Sq.	9,239.50	10,985.76	2008 Qtr 2	1	1	\$ 10,985.76
Minor finish repairs - (2% of roof area) metal steep roofing	5	2 Rofc	27.900	S.F.	75.61	89.84	2008 Qtr 2	9	9	\$ 808.54
Flashing replacement - (2 S.F. per sq. repaired) metal steep roofing	5	2 Rofc	0.558	S.F.	8.06	9.67	2008 Qtr 2	9	9	\$ 87.03
Minor replacement - (2.5% of roof area) metal steep roofing	20	2 Rofc	34.875	S.F.	311.78	370.37	2008 Qtr 2	2	2	\$ 740.75
Debris removal by hand & visual inspection,modified bitum/thermoplstc	1	2 Rofc	1.496	M.S.F.	43.89	52.88	2008 Qtr 2	45	45	\$ 2,379.76
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	1.496	M.S.F.	135.81	164.26	2008 Qtr 2	9	9	\$ 1,478.35
Total roof replacement,modified bituminous / thermoplastic	25	G1	14.960	Sq.	7,283.13	8,609.63	2008 Qtr 2	1	1	\$ 8,609.63
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	5	G5	0.300	Sq.	80.04	94.42	2008 Qtr 2	9	9	\$ 849.80
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplstc	5	2 Rofc	0.600	S.F.	1.99	2.35	2008 Qtr 2	9	9	\$ 21.11
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	G5	3.750	Sq.	2,387.81	2,830.88	2008 Qtr 2	2	2	\$ 5,661.75
Repair steel painted interior door	14	1 Carp	0.400	Ea.	67.10	79.26	2008 Qtr 2	3	2	\$ 158.51
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	4.000	Ea.	197.60	243.28	2008 Qtr 2	11	11	\$ 2,676.08
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	4.000	Ea.	3,750.16	4,359.84	2008 Qtr 2	0	0	\$ -
Safety glass repl., (3% of glass) steel painted interior door	1	1 Carp	2.520	S.F.	42.66	50.73	2008 Qtr 2	45	45	\$ 2,282.74
Repair fully glazed wood door	10	1 Carp	0.100	Ea.	16.78	19.81	2008 Qtr 2	4	4	\$ 79.26
Refinish 3'-0" x 7'-0" fully glazed wood door	4	1 Pord	1.000	Ea.	69.22	85.39	2008 Qtr 2	11	11	\$ 939.29
Replace 3'-0" x 7'-0" fully glazed wood door	40	1 Carp	1.000	Ea.	981.02	1,147.26	2008 Qtr 2	1	1	\$ 1,147.26
Replace insulating glass (3% of glass) fully glazed wooden doors	1	1 Carp	1.590	S.F.	72.15	84.62	2008 Qtr 2	45	45	\$ 3,807.89
Repair hollow core wood door interior	7	1 Carp	0.800	Ea.	134.20	158.51	2008 Qtr 2	6	6	\$ 951.07
Refinish 3'-0" x 7'-0" hollow core wood door interior	4	1 Pord	8.000	Ea.	337.76	415.84	2008 Qtr 2	11	11	\$ 4,574.24
Replace 3'-0" x 7'-0" hollow core wood door interior	30	1 Carp	8.000	Ea.	2,567.68	3,007.36	2008 Qtr 2	1	1	\$ 3,007.36
Repair solid core wood door interior	11	1 Carp	1.000	Ea.	167.75	198.14	2008 Qtr 2	4	3	\$ 594.42
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	10.000	Ea.	422.20	519.80	2008 Qtr 2	11	11	\$ 5,717.80
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	10.000	Ea.	3,667.00	4,251.20	2008 Qtr 2	1	1	\$ 4,251.20
Repair concrete steps	15	1 Cefi	4.900	S.F.	83.25	96.92	2008 Qtr 2	3	2	\$ 193.84
Replace concrete steps	100	2 Cefi	49.000	S.F.	2,425.99	2,944.41	2008 Qtr 2	0	0	\$ -
Replace metal stair railing interior	45	2 Sswk	37.000	L.F.	1,327.19	1,533.28	2008 Qtr 2	1	0	\$ -
Repair fabric wall finish fabric interior	9	1 Pord	236.376	S.Y.	5,954.31	7,211.83	2008 Qtr 2	5	5	\$ 36,059.16
Replace fabric wall finish fabric interior	50	1 Pord	236.376	S.Y.	33,217.92	40,529.03	2008 Qtr 2	0	0	\$ -
Refinish drywall	12	1 Pord	14,283.000	S.F.	8,569.80	10,569.42	2008 Qtr 2	3	3	\$ 31,708.26
Replace 5/8" drywall	75	2 Carp	14,283.000	S.F.	31,851.09	38,421.27	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	285.660	S.F.	454.20	545.61	2008 Qtr 2	2	2	\$ 1,091.22
Replace carpet	12	2 Tilf	303.400	S.Y.	13,692.44	15,819.28	2008 Qtr 2	3	3	\$ 47,457.83
Replace 2" x 2" thin set ceramic tile floor	50	1 Tilf	1.060	C.S.F.	1,424.52	1,714.63	2008 Qtr 2	0	0	\$ -
Ceramic tile floor repairs - (2% of floors)	15	1 Tilf	0.020	C.S.F.	12.36	15.40	2008 Qtr 2	3	2	\$ 30.80

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Refinish concrete floor finished	25	2 Cefi	20.540	C.S.F.	7,177.50	8,640.97	2008 Qtr 2	1	1	\$ 8,640.97
Replace terrazzo floor	75	2 Mstz	2.850	C.S.F.	4,103.83	4,860.02	2008 Qtr 2	0	0	\$ -
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	5.700	S.F.	85.61	102.26	2008 Qtr 2	3	2	\$ 204.52
Replace vinyl floor	18	1 Tilf	5.890	S.Y.	281.25	343.39	2008 Qtr 2	2	2	\$ 686.77
Replace acoustic tile ceiling, fire-rated	20	1 Carp	23.400	C.S.F.	9,433.71	11,208.60	2008 Qtr 2	2	2	\$ 22,417.20
Refinish sheetrock ceiling	20	1 Pord	15.100	C.S.F.	1,897.62	2,344.88	2008 Qtr 2	2	2	\$ 4,689.76
Replace sheetrock ceiling	40	2 Carp	15.100	C.S.F.	5,410.78	6,606.40	2008 Qtr 2	1	1	\$ 6,606.40
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.302	C.S.F.	105.47	128.73	2008 Qtr 2	2	2	\$ 257.47
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	45	45	\$ 2,130.30
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	11	11	\$ 477.73
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	22	22	\$ 891.00
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	22	22	\$ 414.92
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	11	11	\$ 297.33
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	2008 Qtr 2	4	4	\$ 4,774.28
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	7.000	Ea.	168.07	198.31	2008 Qtr 2	6	6	\$ 1,189.86
Replace washer in faucet lavatory, vitreous china	2	1 Plum	7.000	Ea.	68.95	86.03	2008 Qtr 2	22	22	\$ 1,892.66
Replace faucets lavatory, vitreous china	10	1 Plum	7.000	Ea.	864.43	1,043.42	2008 Qtr 2	4	4	\$ 4,173.68
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	7.000	Ea.	189.28	234.99	2008 Qtr 2	22	22	\$ 5,169.78
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	1.000	Ea.	9.79	12.19	2008 Qtr 2	22	22	\$ 268.18
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	15	15	\$ 123.75
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	4	4	\$ 596.24
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	22	22	\$ 891.00
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
Inspect / clean shower head fiberglass	3	1 Plum	4.000	Ea.	151.20	189.76	2008 Qtr 2	15	15	\$ 2,846.40
Replace mixing valve barrel shower, fiberglass	2	1 Plum	4.000	Ea.	592.60	705.28	2008 Qtr 2	22	22	\$ 15,516.16
Replace mixing valve shower, fiberglass	10	1 Plum	4.000	Ea.	1,098.72	1,316.00	2008 Qtr 2	4	4	\$ 5,264.00
Replace shower and fittings, fiberglass	20	2 Plum	4.000	Ea.	3,906.60	4,606.32	2008 Qtr 2	2	2	\$ 9,212.64
Replace flush valve diaphragm tankless water closet	10	1 Plum	6.000	Ea.	424.44	498.36	2008 Qtr 2	4	4	\$ 1,993.44
Rebuild flush valve tankless water closet	20	1 Plum	6.000	Ea.	791.88	960.06	2008 Qtr 2	2	2	\$ 1,920.12
Unplug clogged line tankless water closet	5	1 Plum	6.000	Ea.	1,009.56	1,261.08	2008 Qtr 2	9	9	\$ 11,349.72
Replace tankless water closet	35	2 Plum	6.000	Ea.	3,288.00	3,890.16	2008 Qtr 2	1	1	\$ 3,890.16
Replace tankless flush valve	25	1 Plum	6.000	Ea.	1,257.00	1,472.22	2008 Qtr 2	1	1	\$ 1,472.22
Replace wax ring gasket tankless water closet	5	1 Plum	6.000	Ea.	657.42	823.20	2008 Qtr 2	9	9	\$ 7,408.80
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	6	6	\$ 996.72
Rebuild flush valve urinal	20	1 Plum	2.000	Ea.	263.96	320.02	2008 Qtr 2	2	2	\$ 640.04

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Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	2008 Qtr 2	9	9	\$ 2,518.38
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	2008 Qtr 2	1	1	\$ 2,013.14
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	90	90	\$ 694.80
Replace pump / motor assembly circulation pump, 1/12 HP	10	2 Plum	1.000	Ea.	736.33	863.29	2008 Qtr 2	4	4	\$ 3,453.16
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	4	4	\$ 323.60
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	8.000	L.F.	326.48	392.88	2008 Qtr 2	1	1	\$ 392.88
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	2	\$ 273.28
Drain and flush water heater, electric, 120 gallon	7	1 Plum	0.500	Ea.	113.22	141.52	2008 Qtr 2	6	6	\$ 849.12
Check operation water heater, electric, 120 gallon	3	1 Plum	0.500	Ea.	0.99	1.24	2008 Qtr 2	15	15	\$ 18.60
Replace water heater, electric, 120 gallon	15	2 Plum	0.500	Ea.	4,596.23	5,271.90	2008 Qtr 2	3	2	\$ 10,543.79
Replace storage tank, glass lined, P.E., 80 gal.	50	2 Plum	1.000	Ea.	2,773.50	3,162.19	2008 Qtr 2	0	0	\$ -
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	4	4	\$ 177.64
Replace pipe & fittings, cast iron	40	2 Plum	8.000	L.F.	335.20	405.60	2008 Qtr 2	1	1	\$ 405.60
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	1.000	Ea.	115.94	144.14	2008 Qtr 2	4	4	\$ 576.56
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	8.000	L.F.	473.60	585.52	2008 Qtr 2	1	1	\$ 585.52
General maintenance & repair drain: roof, scupper, area	1	1 Plum	1.000	Ea.	28.35	35.67	2008 Qtr 2	45	45	\$ 1,605.15
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	398.34	468.14	2008 Qtr 2	1	1	\$ 468.14
Repair single zone rt. unit, 5 ton	10	2 Stpi	1.000	Ea.	1,929.71	2,314.56	2008 Qtr 2	4	4	\$ 9,258.24
Replace single zone rt. unit, 5 ton	15	Q5	2.000	Ea.	14,553.76	17,177.20	2008 Qtr 2	3	2	\$ 34,354.40
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	9	9	\$ 1,178.73
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	90	90	\$ 3,435.30
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84	2008 Qtr 2	3	2	\$ 6,215.68
Replace sprinkler head	20	1 Plum	23.000	Ea.	1,464.64	1,804.58	2008 Qtr 2	2	2	\$ 3,609.16
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	45	45	\$ 1,480.05
Rebuild double check 3" backflow preventer sprinkler system	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	9	9	\$ 6,442.47
Replace fire alarm bell, 6"	20	1 Elec	2.000	Ea.	284.56	343.02	2008 Qtr 2	2	2	\$ 686.04
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	15	15	\$ 534.45
Maintenance and repair safety switch gen., 2 pole	8	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	5	5	\$ 178.15
Maintenance and inspection safety switch, 2 pole	1	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	45	45	\$ 1,603.35
Maintenance and repair motor starter, up to 600 V	5	1 Elec	2.000	Ea.	341.50	415.00	2008 Qtr 2	9	9	\$ 3,735.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	2.000	Ea.	76.34	95.70	2008 Qtr 2	90	90	\$ 8,613.00
Replace starter motor starter, up to 600 V	18	1 Elec	2.000	Ea.	1,056.36	1,260.82	2008 Qtr 2	2	2	\$ 2,521.64
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	57.000	Ea.	5,676.06	6,844.56	2008 Qtr 2	4	4	\$ 27,378.24
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	57.000	Ea.	1,450.08	1,777.26	2008 Qtr 2	4	4	\$ 7,109.04

FAC 7311-Fire Station Facility  
CostWorks 2008 Quarter 2

Design Life= 45  
Average S.F= 5,278

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 M.H. ballast mercury halide fixture, 175 W	10	1 Elec	6.000	Ea.	1,146.00	1,343.34	2008 Qtr 2	4	4	\$ 5,373.36
Replace lamp mercury halide fixture, 175 W	5	1 Elec	6.000	Ea.	443.94	524.82	2008 Qtr 2	9	9	\$ 4,723.38
Maintenance and repair receptacles and plugs	20	1 Elec	214.000	Ea.	6,653.26	8,288.22	2008 Qtr 2	2	2	\$ 16,576.44
Replace receptacle/plug receptacles and plugs	20	1 Elec	214.000	Ea.	11,290.64	13,785.88	2008 Qtr 2	2	2	\$ 27,571.76
Maintenance and repair wiring devices, switches	10	1 Elec	85.000	Ea.	2,642.65	3,292.05	2008 Qtr 2	4	4	\$ 13,168.20
Replace switch wiring devices, switches	15	1 Elec	85.000	Ea.	4,352.85	5,299.75	2008 Qtr 2	3	2	\$ 10,599.50
Minor repairs to annunciation panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	9	9	\$ 1,178.73
Maintenance and inspection annunciation panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	90	90	\$ 3,435.30
Replace annunciation panel	15	1 Elec	1.000	Ea.	844.71	1,008.28	2008 Qtr 2	3	2	\$ 2,016.56
Check and repair manual pull station	10	1 Elec	2.000	Ea.	138.42	169.74	2008 Qtr 2	4	4	\$ 678.96
Replace manual pull station	15	1 Elec	2.000	Ea.	251.48	303.78	2008 Qtr 2	3	2	\$ 607.56
Repair smoke detector	10	1 Elec	7.000	Ea.	267.33	329.00	2008 Qtr 2	4	4	\$ 1,316.00
Check operation smoke detector	1	1 Elec	7.000	Ea.	79.80	100.10	2008 Qtr 2	45	45	\$ 4,504.50
Replace smoke detector	15	1 Elec	7.000	Ea.	1,326.85	1,588.93	2008 Qtr 2	3	2	\$ 3,177.86
					\$429,983.40	\$512,529.55				
									MR Subtotal	\$ 640,833.64
									MR Per Year	\$ 14,240.75
									PM Per Year	\$ 4,861.23
									Subtotal	\$ 19,101.98
									Total Per Unit	\$ 3.62

**CostWorks 2009 Quarter 1 - FAC 7311-Fire Station Facility**

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
2.000	B2035 410 1950	Door, overhead, electric, roll up, to 24' high x 25' w	480.32	580.24	200	FMR	2008 Qtr 2
13.000	B2035 225 1950	Door, emergency egress, swinging, annualized	643.63	747.63	200	FMR	2008 Qtr 2
13.000	C1025 110 1950	Fire doors, swinging, annualized	323.57	388.18	200	FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	200	FMR	2008 Qtr 2
6.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	77.58	96.90	200	FMR	2008 Qtr 2
7.000	D2015 100 4950	Lavatories, annualized	172.76	210.56	200	FMR	2008 Qtr 2
4.000	D2015 100 5950	Showers, annualized	79.40	95.20	200	FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	49.50	59.36	200	FMR	2008 Qtr 2
2.000	D3045 160 1950	VAV Boxes, annualized	122.62	152.00	200	FMR	2008 Qtr 2
2.000	D3055 210 1950	Package unit, air cooled, 3 thru 24 ton, annualized	415.42	502.06	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
1.000	D5035 710 1950	Fire alarm annunciator system, annualized	811.57	990.03	200	FMR	2008 Qtr 2
			<b>\$4,027.91</b>	<b>\$4,861.23</b>			

FAC 7311 Sustainment by Year - Terminal Cutoff Applied

