

FAC 7322 Ice Dairy Products Plant

RUC: \$171.32 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 43211 w/processing
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: \$5.44 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 7322-Ice/Dairy Products Plant
CostWorks 2008 Quarter 2

Design Life= 45
Average S.F= 2,997

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	106.100	S.F.	3,925.70	4,770.26	2008 Qtr 2	1	1	\$ 4,770.26
Repair 8" concrete block wall - 1st floor	25	1 Bric	176.100	S.F.	3,532.57	4,296.84	2008 Qtr 2	1	1	\$ 4,296.84
Replace 8" concrete block wall - 1st floor	60	2 Bric	17.610	C.S.F.	17,519.66	21,089.21	2008 Qtr 2	0	0	\$ -
Replace 8" concrete block wall - 2nd floor	60	2 Bric	16.310	C.S.F.	17,307.68	20,852.34	2008 Qtr 2	0	0	\$ -
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	14.000	Ea.	1,609.44	1,906.80	2008 Qtr 2	2	2	\$ 3,813.60
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	14.000	Ea.	6,140.40	7,181.86	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	0.840	S.F.	7.60	8.92	2008 Qtr 2	45	45	\$ 401.44
Repair 3'-9" x 5'-5" steel frame window - 2nd flr.	20	1 Carp	10.000	Ea.	3,017.60	3,554.30	2008 Qtr 2	2	2	\$ 7,108.60
Refinish 3'-9" x 5'-5" steel frame window - 2nd flr.	5	1 Pord	10.000	Ea.	1,244.30	1,533.30	2008 Qtr 2	9	9	\$ 13,799.70
Replace 3'-9" x 5'-5" steel frame window - 2nd flr.	45	1 Carp	10.000	Ea.	15,857.60	18,277.10	2008 Qtr 2	1	0	\$ -
Finish new 3'-9" x 5'-5" st. fr. window - 2nd flr.	45	1 Pord	10.000	Ea.	1,156.00	1,423.50	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	2.400	S.F.	120.46	146.98	2008 Qtr 2	45	45	\$ 6,613.92
Repair 12' x 12' steel roll-up door	10	1 Carp	2.000	Ea.	1,665.22	1,929.08	2008 Qtr 2	4	4	\$ 7,716.32
Refinish 12' x 12' steel roll-up door	5	1 Pord	2.000	Ea.	337.66	411.08	2008 Qtr 2	9	9	\$ 3,699.72
Replace 12' x 12' steel roll-up door	35	2 Carp	2.000	Ea.	6,650.54	7,699.10	2008 Qtr 2	1	1	\$ 7,699.10
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
Repair steel, painted, door	14	1 Carp	1.000	Ea.	582.44	686.36	2008 Qtr 2	3	2	\$ 1,372.72
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	11	11	\$ 443.41
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	1.000	Ea.	532.08	620.04	2008 Qtr 2	1	0	\$ -
Debris removal and visual inspection built-up roofing	1	2 Rofc	2.997	M.S.F.	87.93	105.94	2008 Qtr 2	45	45	\$ 4,767.48
Non-destructive moisture inspection built-up roofing	5	2 Rofc	2.997	M.S.F.	272.07	329.07	2008 Qtr 2	9	9	\$ 2,961.64
Total roof replacement built-up roofing	28	G1	29.970	Sq.	17,106.28	20,258.22	2008 Qtr 2	1	1	\$ 20,258.22
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	0.599	Sq.	206.37	243.82	2008 Qtr 2	9	9	\$ 2,194.35
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	1.199	S.F.	4.03	4.80	2008 Qtr 2	9	9	\$ 43.16
Minor membrane replacement - (25% of roof area) built-up roofing	15	G5	7.493	Sq.	4,454.06	5,313.14	2008 Qtr 2	3	2	\$ 10,626.27
Repair steel painted interior door	14	1 Carp	2.000	Ea.	335.50	396.28	2008 Qtr 2	3	2	\$ 792.56
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	2.000	Ea.	98.80	121.64	2008 Qtr 2	11	11	\$ 1,338.04
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	2.000	Ea.	1,875.08	2,179.92	2008 Qtr 2	0	0	\$ -
Repair solid core wood door interior	11	1 Carp	4.000	Ea.	671.00	792.56	2008 Qtr 2	4	3	\$ 2,377.68
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	4.000	Ea.	168.88	207.92	2008 Qtr 2	11	11	\$ 2,287.12
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	4.000	Ea.	1,466.80	1,700.48	2008 Qtr 2	1	1	\$ 1,700.48
Refinish drywall	8	1 Pord	1,108.000	S.F.	664.80	819.92	2008 Qtr 2	5	5	\$ 4,099.60
Replace 5/8" drywall	75	2 Carp	1,108.000	S.F.	2,470.84	2,980.52	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	22.160	S.F.	35.23	42.33	2008 Qtr 2	2	2	\$ 84.65
Replace carpet	12	2 Tilf	27.670	S.Y.	1,248.75	1,442.71	2008 Qtr 2	3	3	\$ 4,328.14

FAC 7322-Ice/Dairy Products Plant
CostWorks 2008 Quarter 2

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Terminal Cutoff is the removal of a single task occurrence if that task occurs
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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
Refinish concrete floor finished	25	2 Cefi	26.350	C.S.F.	9,207.74	11,085.18	2008 Qtr 2	1	1	\$ 11,085.18
Replace vinyl floor	18	1 Tilf	12.670	S.Y.	604.99	738.66	2008 Qtr 2	2	2	\$ 1,477.32
Replace acoustic tile ceiling, fire-rated	20	1 Carp	2.870	C.S.F.	1,157.04	1,374.73	2008 Qtr 2	2	2	\$ 2,749.46
Refinish sheetrock ceiling	20	1 Pord	0.750	C.S.F.	94.25	116.47	2008 Qtr 2	2	2	\$ 232.94
Replace sheetrock ceiling	40	2 Carp	0.750	C.S.F.	268.75	328.13	2008 Qtr 2	1	1	\$ 328.13
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.015	C.S.F.	5.24	6.39	2008 Qtr 2	2	2	\$ 12.79
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 shower emergency shower station	25	2 Plum	1.000	Ea.	726.39	873.58	2008 Qtr 2	1	1	\$ 873.58
Inspect and clean shower head emergency shower station	3	1 Plum	1.000	Ea.	37.80	47.44	2008 Qtr 2	15	15	\$ 711.60
Inspect and clean spray heads, emergency eye wash	3	1 Plum	1.000	Ea.	37.80	47.44	2008 Qtr 2	15	15	\$ 711.60
Replace eye wash station, emergency eye wash	25	2 Plum	1.000	Ea.	573.92	695.88	2008 Qtr 2	1	1	\$ 695.88
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
Replace flush valve diaphragm tankless water closet	10	1 Plum	4.000	Ea.	282.96	332.24	2008 Qtr 2	4	4	\$ 1,328.96
Rebuild flush valve tankless water closet	20	1 Plum	4.000	Ea.	527.92	640.04	2008 Qtr 2	2	2	\$ 1,280.08
Unplug clogged line tankless water closet	5	1 Plum	4.000	Ea.	673.04	840.72	2008 Qtr 2	9	9	\$ 7,566.48
Replace tankless water closet	35	2 Plum	4.000	Ea.	2,192.00	2,593.44	2008 Qtr 2	1	1	\$ 2,593.44
Replace tankless flush valve	25	1 Plum	4.000	Ea.	838.00	981.48	2008 Qtr 2	1	1	\$ 981.48
Replace wax ring gasket tankless water closet	5	1 Plum	4.000	Ea.	438.28	548.80	2008 Qtr 2	9	9	\$ 4,939.20
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
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

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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
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	700.000	L.F.	12,404.00	15,036.00	2008 Qtr 2	2	2	\$ 30,072.00
Replace pipe and fittings, copper 2"	25	2 Plum	600.000	L.F.	24,486.00	29,466.00	2008 Qtr 2	1	1	\$ 29,466.00
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	1 Plum	700.000	L.F.	4,907.00	5,978.00	2008 Qtr 2	3	2	\$ 11,956.00
Drain and flush water heater, electric, 120 gallon	7	1 Plum	1.000	Ea.	226.43	283.04	2008 Qtr 2	6	6	\$ 1,698.24
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	1.98	2.48	2008 Qtr 2	15	15	\$ 37.20
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,192.45	10,543.79	2008 Qtr 2	3	2	\$ 21,087.58
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	4	4	\$ 177.64
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	200.000	L.F.	11,840.00	14,638.00	2008 Qtr 2	1	1	\$ 14,638.00
Replace pipe & fittings, cast iron	40	2 Plum	400.000	L.F.	16,760.00	20,280.00	2008 Qtr 2	1	1	\$ 20,280.00
General maintenance & repair drain: roof, scupper, area	1	1 Plum	2.000	Ea.	56.70	71.34	2008 Qtr 2	45	45	\$ 3,210.30
Replace drain: roof, scupper, area	40	1 Plum	2.000	Ea.	796.68	936.28	2008 Qtr 2	1	1	\$ 936.28
Replace single zone rt. unit, 5 ton	15	Q5	1.000	Ea.	7,276.88	8,588.60	2008 Qtr 2	3	2	\$ 17,177.20
Repair single zone rt. unit, 5 ton	10	2 Stpi	0.500	Ea.	964.86	1,157.28	2008 Qtr 2	4	4	\$ 4,629.12
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 fire alarm bell, 6"	20	1 Elec	2.000	Ea.	284.56	343.02	2008 Qtr 2	2	2	\$ 686.04
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
Replace sprinkler head	20	1 Plum	27.000	Ea.	1,719.36	2,118.42	2008 Qtr 2	2	2	\$ 4,236.84
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	1	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	45	45	\$ 32,212.35
Repair failed breaker, 3 pole circuit breaker	10	1 Elec	1.000	Ea.	342.23	400.69	2008 Qtr 2	4	4	\$ 1,602.76
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	136	136	\$ 3,876.00
Replace C.B. molded case, 600 V, 3 pole circuit breaker	50	1 Elec	1.000	Ea.	3,157.74	3,611.55	2008 Qtr 2	0	0	\$ -
Maintenance and repair safety switch gen., 2 pole	8	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	5	5	\$ 356.30
Maintenance and inspection safety switch, 2 pole	1	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	45	45	\$ 3,206.70
Replace safety switch 240 V, 2 pole	25	2 Elec	2.000	Ea.	707.96	842.76	2008 Qtr 2	1	1	\$ 842.76
Repair switchgear 1200 A mainframe	5	1 Elec	1.000	Ea.	1,694.09	1,975.10	2008 Qtr 2	9	9	\$ 17,775.90
Maintenance and inspection switchgear, mainframe	1	1 Elec	1.000	Ea.	45.81	57.01	2008 Qtr 2	45	45	\$ 2,565.45
Replace switchgear 1200 A mainframe	20	3 Elec	1.000	Ea.	4,052.28	4,808.24	2008 Qtr 2	2	2	\$ 9,616.48

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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	28.000	Ea.	2,788.24	3,362.24	2008 Qtr 2	4	4	\$ 13,448.96
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	28.000	Ea.	712.32	873.04	2008 Qtr 2	4	4	\$ 3,492.16
Maintenance and repair receptacles and plugs	20	1 Elec	53.000	Ea.	1,647.77	2,052.69	2008 Qtr 2	2	2	\$ 4,105.38
Replace receptacle/plug receptacles and plugs	20	1 Elec	53.000	Ea.	2,796.28	3,414.26	2008 Qtr 2	2	2	\$ 6,828.52
Maintenance and repair wiring devices, switches	10	1 Elec	13.000	Ea.	404.17	503.49	2008 Qtr 2	4	4	\$ 2,013.96
Replace switch wiring devices, switches	15	1 Elec	13.000	Ea.	665.73	810.55	2008 Qtr 2	3	2	\$ 1,621.10
Repair smoke detector	10	1 Elec	8.000	Ea.	305.52	376.00	2008 Qtr 2	4	4	\$ 1,504.00
Check operation smoke detector	1	1 Elec	8.000	Ea.	91.20	114.40	2008 Qtr 2	45	45	\$ 5,148.00
Replace smoke detector	15	1 Elec	8.000	Ea.	1,516.40	1,815.92	2008 Qtr 2	3	2	\$ 3,631.84
Refinish concrete block wall painted	4	1 Pord	51.400	C.S.F.	4,994.54	6,071.88	2008 Qtr 2	11	11	\$ 66,790.70
Replace 8" concrete block wall painted	75	2 Bric	51.400	C.S.F.	55,399.43	66,624.17	2008 Qtr 2	0	0	\$ -
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	1.028	C.S.F.	1,039.52	1,248.01	2008 Qtr 2	1	1	\$ 1,248.01
					\$332,895.97	\$397,945.09				
									MR Subtotal	\$ 590,368.91
									MR Per Year	\$ 13,119.31
									PM Per Year	\$ 3,694.58
									Subtotal	\$ 16,813.89
									Total Per Unit	\$ 5.61

CostWorks 2009 Quarter 1 - FAC 7322-Ice/Dairy Products Plant

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code	Prefix	Type	Release
4.000	B2035 410 1950	Door, overhead, electric, roll up, to 24' high x 25' w	960.64	1,160.48	200		FMR	2008 Qtr 2
5.000	B2035 225 1950	Door, emergency egress, swinging, annualized	247.55	287.55	200		FMR	2008 Qtr 2
2.000	C1025 110 1950	Fire doors, swinging, annualized	49.78	59.72	200		FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	200		FMR	2008 Qtr 2
4.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	51.72	64.60	200		FMR	2008 Qtr 2
7.000	D2015 100 4950	Lavatories, annualized	172.76	210.56	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
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 150 1950	Extinguishing system, wet pipe, annualized	806.79	983.35	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	D5015 220 1950	Circuit breaker, high voltage air, annualized	26.98	33.59	200		FMR	2008 Qtr 2
1.000	D5015 260 1950	Panelboard, 225 A and above, annualized	56.96	67.71	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
1.000	E1095 382 1950	Refrigerator freezer, walk-in box w/external conden	118.76	141.87	200		FMR	2008 Qtr 2
1.000	E1035 310 1950	Hydraulic lift, loading dock, annualized	83.88	102.89	200		FMR	2008 Qtr 2
			\$3,054.31	\$3,694.58				

FAC 7322 Sustainment by Year - Terminal Cutoff Applied

