

FAC 7340 Thrift Shop

RUC: \$144.06 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 74022
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: \$3.33 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 7340-Thrift Shop
CostWorks 2008 Quarter 2

Design Life= 38
Average S.F= 4,017

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	365.000	S.F.	13,505.00	16,410.40	2008 Qtr 2	1	1	\$ 16,410.40
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	68.000	Ea.	7,817.28	9,261.60	2008 Qtr 2	1	1	\$ 9,261.60
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	68.000	Ea.	29,824.80	34,883.32	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	4.080	S.F.	36.92	43.33	2008 Qtr 2	38	38	\$ 1,646.52
Repair aluminum storefront door	12	1 Carp	2.000	Ea.	827.88	981.36	2008 Qtr 2	3	2	\$ 1,962.72
Replace 3'-0" x 7'-0" aluminum storefront doors	50	1 Carp	2.000	Ea.	3,362.52	3,948.16	2008 Qtr 2	0	0	\$ -
Repair 12' x 12' steel roll-up door	10	1 Carp	1.000	Ea.	832.61	964.54	2008 Qtr 2	3	3	\$ 2,893.62
Refinish 12' x 12' steel roll-up door	5	1 Pord	1.000	Ea.	168.83	205.54	2008 Qtr 2	7	7	\$ 1,438.78
Replace 12' x 12' steel roll-up door	35	2 Carp	1.000	Ea.	3,325.27	3,849.55	2008 Qtr 2	1	0	\$ -
Prepare and refinish 3'-0" x 7'-0" steel ptd. door	4	1 Pord	1.000	Ea.	65.21	80.74	2008 Qtr 2	9	9	\$ 726.66
Replace 3'-0" x 7'-0" steel, w/ wire glass, ptd. door	45	1 Carp	1.000	Ea.	939.96	1,095.60	2008 Qtr 2	0	0	\$ -
Replace tempered glass - (3% of glass)	1	1 Carp	0.630	S.F.	12.16	14.46	2008 Qtr 2	38	38	\$ 549.66
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	2.000	Ea.	1,064.16	1,240.08	2008 Qtr 2	0	0	\$ -
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	2.000	Ea.	65.82	80.62	2008 Qtr 2	9	9	\$ 725.58
Repair steel, painted, door	14	1 Carp	2.000	Ea.	1,164.88	1,372.72	2008 Qtr 2	2	2	\$ 2,745.44
Debris removal and visual inspection built-up roofing	0.5	2 Rofc	4.020	M.S.F.	117.95	142.11	2008 Qtr 2	76	76	\$ 10,800.13
Non-destructive moisture inspection built-up roofing	5	2 Rofc	4.020	M.S.F.	364.94	441.40	2008 Qtr 2	7	7	\$ 3,089.77
Total roof replacement built-up roofing	28	G1	40.200	Sq.	22,945.36	27,173.19	2008 Qtr 2	1	1	\$ 27,173.19
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	0.804	Sq.	276.99	327.26	2008 Qtr 2	7	7	\$ 2,290.82
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	1.608	S.F.	5.40	6.43	2008 Qtr 2	7	7	\$ 45.02
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	10.050	Sq.	5,974.02	7,126.25	2008 Qtr 2	1	1	\$ 7,126.25
Repair steel painted interior door	14	1 Carp	1.000	Ea.	167.75	198.14	2008 Qtr 2	2	2	\$ 396.28
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	1.000	Ea.	49.40	60.82	2008 Qtr 2	9	9	\$ 547.38
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	1.000	Ea.	937.54	1,089.96	2008 Qtr 2	0	0	\$ -
Repair solid core wood door interior	11	1 Carp	10.000	Ea.	1,677.50	1,981.40	2008 Qtr 2	3	3	\$ 5,944.20
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	10.000	Ea.	422.20	519.80	2008 Qtr 2	9	9	\$ 4,678.20
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	0	0	\$ -
Refinish drywall	4	1 Pord	11,750.000	S.F.	7,050.00	8,695.00	2008 Qtr 2	9	9	\$ 78,255.00
Replace 5/8" drywall	75	2 Carp	11,750.000	S.F.	26,202.50	31,607.50	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	235.000	S.F.	373.65	448.85	2008 Qtr 2	1	1	\$ 448.85
Refinish concrete floor finished	25	2 Cefi	2.000	C.S.F.	698.88	841.38	2008 Qtr 2	1	1	\$ 841.38
Replace vinyl floor	18	1 Tilf	424.400	S.Y.	20,265.10	24,742.52	2008 Qtr 2	2	1	\$ 24,742.52
Replace acoustic tile ceiling, fire-rated	20	1 Carp	32.100	C.S.F.	12,941.12	15,375.90	2008 Qtr 2	1	1	\$ 15,375.90
Refinish sheetrock ceiling	20	1 Pord	8.000	C.S.F.	1,005.36	1,242.32	2008 Qtr 2	1	1	\$ 1,242.32
Replace sheetrock ceiling	40	2 Carp	8.000	C.S.F.	2,866.64	3,500.08	2008 Qtr 2	0	0	\$ -
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.160	C.S.F.	55.88	68.20	2008 Qtr 2	1	1	\$ 68.20

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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
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	38	38	\$ 1,798.92
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	9	9	\$ 390.87
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	19	19	\$ 769.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	19	19	\$ 358.34
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	9	9	\$ 243.27
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	2008 Qtr 2	3	3	\$ 3,580.71
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	5.000	Ea.	120.05	141.65	2008 Qtr 2	5	5	\$ 708.25
Replace washer in faucet lavatory, vitreous china	2	1 Plum	5.000	Ea.	49.25	61.45	2008 Qtr 2	19	19	\$ 1,167.55
Replace faucets lavatory, vitreous china	10	1 Plum	5.000	Ea.	617.45	745.30	2008 Qtr 2	3	3	\$ 2,235.90
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	5.000	Ea.	135.20	167.85	2008 Qtr 2	19	19	\$ 3,189.15
Replace lavatory, vitreous china	35	2 Plum	5.000	Ea.	2,650.95	3,178.50	2008 Qtr 2	1	0	\$ -
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	19	19	\$ 231.61
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	12	12	\$ 99.00
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	3	3	\$ 447.18
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	19	19	\$ 769.50
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	1.000	Ea.	552.72	657.69	2008 Qtr 2	1	0	\$ -
Replace flush valve diaphragm tankless water closet	10	1 Plum	5.000	Ea.	353.70	415.30	2008 Qtr 2	3	3	\$ 1,245.90
Rebuild flush valve tankless water closet	20	1 Plum	5.000	Ea.	659.90	800.05	2008 Qtr 2	1	1	\$ 800.05
Unplug clogged line tankless water closet	5	1 Plum	5.000	Ea.	841.30	1,050.90	2008 Qtr 2	7	7	\$ 7,356.30
Replace tankless water closet	35	2 Plum	5.000	Ea.	2,740.00	3,241.80	2008 Qtr 2	1	0	\$ -
Replace tankless flush valve	25	1 Plum	5.000	Ea.	1,047.50	1,226.85	2008 Qtr 2	1	1	\$ 1,226.85
Replace wax ring gasket tankless water closet	5	1 Plum	5.000	Ea.	547.85	686.00	2008 Qtr 2	7	7	\$ 4,802.00
Replace flush valve diaphragm urinal	7	1 Plum	1.000	Ea.	70.74	83.06	2008 Qtr 2	5	5	\$ 415.30
Rebuild flush valve urinal	20	1 Plum	1.000	Ea.	131.98	160.01	2008 Qtr 2	1	1	\$ 160.01
Unplug line urinal	5	1 Plum	1.000	Ea.	112.14	139.91	2008 Qtr 2	7	7	\$ 979.37
Replace wall-hung urinal	35	2 Plum	1.000	Ea.	841.63	1,006.57	2008 Qtr 2	1	0	\$ -
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	3	3	\$ 242.70
Replace pipe and fittings, copper 3/4"	20	2 Plum	16.000	L.F.	283.52	343.68	2008 Qtr 2	1	1	\$ 343.68
Replace pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76	2008 Qtr 2	1	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	2	2	\$ 273.28
Drain and flush water heater, electric, 120 gallon	7	1 Plum	1.000	Ea.	226.43	283.04	2008 Qtr 2	5	5	\$ 1,415.20
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	1.98	2.48	2008 Qtr 2	12	12	\$ 29.76
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,192.45	10,543.79	2008 Qtr 2	2	2	\$ 21,087.58
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	3	3	\$ 133.23
Replace pipe & fittings, cast iron	40	2 Plum	16.000	L.F.	670.40	811.20	2008 Qtr 2	0	0	\$ -
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	1	1	\$ 45.87

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Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	115.94	144.14	2008 Qtr 2	3	3	\$ 432.42
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
General maintenance & repair drain: roof, scupper, area	1	1 Plum	1.000	Ea.	28.35	35.67	2008 Qtr 2	38	38	\$ 1,355.46
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	398.34	468.14	2008 Qtr 2	0	0	\$ -
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	3	2	\$ 1,914.38
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	Q20	1.000	Ea.	2,619.48	3,050.64	2008 Qtr 2	1	1	\$ 3,050.64
Repair single zone rt. unit, 5 ton	10	2 Stpi	0.500	Ea.	964.86	1,157.28	2008 Qtr 2	3	3	\$ 3,471.84
Replace single zone rt. unit, 5 ton	15	Q5	1.000	Ea.	7,276.88	8,588.60	2008 Qtr 2	2	2	\$ 17,177.20
Repair fan coil unit, 1 ton	10	1 Stpi	1.000	Ea.	369.22	441.02	2008 Qtr 2	3	3	\$ 1,323.06
Replace fan coil unit, 1 ton	15	Q5	1.000	Ea.	1,098.30	1,295.56	2008 Qtr 2	2	2	\$ 2,591.12
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	7	7	\$ 916.79
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	76	76	\$ 2,900.92
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84	2008 Qtr 2	2	2	\$ 6,215.68
Replace sprinkler head	20	1 Plum	50.000	Ea.	3,184.00	3,923.00	2008 Qtr 2	1	1	\$ 3,923.00
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	38	38	\$ 1,249.82
Rebuild double check 3" backflow preventer sprinkler system	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	7	7	\$ 5,010.81
Replace fire alarm bell, 6"	20	1 Elec	2.000	Ea.	284.56	343.02	2008 Qtr 2	1	1	\$ 343.02
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	12	12	\$ 427.56
Maintenance and repair safety switch gen., 2 pole	8	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	4	4	\$ 142.52
Maintenance and inspection safety switch, 2 pole	1	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	38	38	\$ 1,353.94
Replace safety switch 240 V, 2 pole	25	2 Elec	1.000	Ea.	353.98	421.38	2008 Qtr 2	1	1	\$ 421.38
Replace lamp emergency lighting fixture	2	1 Elec	4.000	Ea.	216.00	256.56	2008 Qtr 2	19	19	\$ 4,874.64
Replace emergency lighting fixture	20	1 Elec	4.000	Ea.	3,373.00	3,886.40	2008 Qtr 2	1	1	\$ 3,886.40
Maintenance and repair exit light	20	1 Elec	4.000	Ea.	131.32	159.48	2008 Qtr 2	1	1	\$ 159.48
Replace lamp exit light	5	1 Elec	4.000	Ea.	49.40	58.48	2008 Qtr 2	7	7	\$ 409.36
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	63.000	Ea.	6,273.54	7,565.04	2008 Qtr 2	3	3	\$ 22,695.12
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	63.000	Ea.	1,602.72	1,964.34	2008 Qtr 2	3	3	\$ 5,893.02
Maintenance and repair receptacles and plugs	20	1 Elec	86.000	Ea.	2,673.74	3,330.78	2008 Qtr 2	1	1	\$ 3,330.78
Replace receptacle/plug receptacles and plugs	20	1 Elec	86.000	Ea.	4,537.36	5,540.12	2008 Qtr 2	1	1	\$ 5,540.12
Maintenance and repair wiring devices, switches	10	1 Elec	21.000	Ea.	652.89	813.33	2008 Qtr 2	3	3	\$ 2,439.99
Replace switch wiring devices, switches	15	1 Elec	21.000	Ea.	1,075.41	1,309.35	2008 Qtr 2	2	2	\$ 2,618.70
Minor repairs to annunciation panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	7	7	\$ 916.79
Maintenance and inspection annunciation panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	76	76	\$ 2,900.92
Replace annunciation panel	15	1 Elec	1.000	Ea.	844.71	1,008.28	2008 Qtr 2	2	2	\$ 2,016.56
Check and repair manual pull station	10	1 Elec	2.000	Ea.	138.42	169.74	2008 Qtr 2	3	3	\$ 509.22

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Replace manual pull station	15	1 Elec	2.000	Ea.	251.48	303.78	2008 Qtr 2	2	2	\$ 607.56
Repair smoke detector	10	1 Elec	8.000	Ea.	305.52	376.00	2008 Qtr 2	3	3	\$ 1,128.00
Check operation smoke detector	1	1 Elec	8.000	Ea.	91.20	114.40	2008 Qtr 2	38	38	\$ 4,347.20
Replace smoke detector	15	1 Elec	8.000	Ea.	1,516.40	1,815.92	2008 Qtr 2	2	2	\$ 3,631.84
					\$241,081.52	\$287,859.17				
									MR Subtotal	\$ 402,252.93
									MR Per Year	\$ 10,585.60
									PM Per Year	\$ 3,222.45
									Subtotal	\$ 13,808.05
									Total Per Unit	\$ 3.44

CostWorks 2009 Quarter 1 - FAC 7340-Thrift Shop

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	B2035 410 1950	Door, overhead, electric, roll up, to 24' high x 25' w	240.16	290.12	200	FMR	2008 Qtr 2
13.000	B2035 225 1950	Door, emergency egress, swinging, annualized	643.63	747.63	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	D2015 100 1950	Urinals, annualized	12.93	16.15	200	FMR	2008 Qtr 2
5.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	64.65	80.75	200	FMR	2008 Qtr 2
5.000	D2015 100 4950	Lavatories, annualized	123.40	150.40	200	FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	49.50	59.36	200	FMR	2008 Qtr 2
1.000	D3045 120 1950	Fan coil unit, annualized	215.71	266.60	200	FMR	2008 Qtr 2
2.000	D3045 160 1950	VAV Boxes, annualized	122.62	152.00	200	FMR	2008 Qtr 2
1.000	D3045 210 1950	Fan, axial, up to 5,000 CFM, annualized	70.55	86.20	200	FMR	2008 Qtr 2
1.000	D3055 220 1950	Package unit, water cooled, 3 thru 24 ton, annualiz	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
1.000	D5015 260 1950	Panelboard, 225 A and above, annualized	56.96	67.71	200	FMR	2008 Qtr 2
1.000	D5095 250 1950	Light, emergency, hardwired system, annualized	14.25	17.87	200	FMR	2008 Qtr 2
			\$2,672.64	\$3,222.45			

FAC 7340 Sustainment by Year - Terminal Cutoff Applied

