

**FAC 7343    Clothing Sales Store**

RUC:            \$161.58 SF

Source:        USACE PAX Newsletter 3.2.2 dated 20 Mar 09  
CatCode 74053  
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:            \$2.72 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 7343 Clothing Sales Store**  
**CostWorks 2008 Quarter 2**

Design Life= 50  
Average S.F= 5,713

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	435.000	S.F.	16,095.00	19,557.60	2008 Qtr 2	2	1	\$ 19,557.60
Replace glass - 1st floor (1% of glass)	1	1 Carp	5.000	S.F.	45.25	53.10	2008 Qtr 2	50	50	\$ 2,655.00
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	1	0	\$ -
Repair aluminum storefront door	12	1 Carp	0.200	Ea.	82.79	98.14	2008 Qtr 2	4	3	\$ 294.41
Replace 3'-0" x 7'-0" aluminum storefront doors	50	1 Carp	2.000	Ea.	3,362.52	3,948.16	2008 Qtr 2	1	0	\$ -
Repair 12' x 12' steel roll-up door	10	1 Carp	0.100	Ea.	83.26	96.45	2008 Qtr 2	5	5	\$ 482.27
Refinish 12' x 12' steel roll-up door	12	1 Pord	1.000	Ea.	168.83	205.54	2008 Qtr 2	4	3	\$ 616.62
Replace 12' x 12' steel roll-up door	35	2 Carp	1.000	Ea.	3,325.27	3,849.55	2008 Qtr 2	1	1	\$ 3,849.55
Replace tempered glass - (3% of glass)	1	1 Carp	0.060	S.F.	1.16	1.38	2008 Qtr 2	50	50	\$ 68.88
Prepare and refinish 3'-0" x 7'-0" steel ptd. door	12	1 Pord	1.000	Ea.	65.21	80.74	2008 Qtr 2	4	3	\$ 242.22
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	1	1	\$ 1,095.60
Repair steel, painted, door	14	1 Carp	0.200	Ea.	116.49	137.27	2008 Qtr 2	3	3	\$ 411.82
Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	2.000	Ea.	65.82	80.62	2008 Qtr 2	4	3	\$ 241.86
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	1	\$ 1,240.08
Debris removal and visual inspection built-up roofing	1	2 Rofc	5.700	M.S.F.	167.24	201.50	2008 Qtr 2	50	50	\$ 10,074.75
Non-destructive moisture inspection built-up roofing	5	2 Rofc	5.700	M.S.F.	517.45	625.86	2008 Qtr 2	10	10	\$ 6,258.60
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	1.100	Sq.	378.97	447.74	2008 Qtr 2	10	10	\$ 4,477.44
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	2.200	S.F.	7.39	8.80	2008 Qtr 2	10	10	\$ 88.00
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	14.200	Sq.	8,440.91	10,068.94	2008 Qtr 2	2	2	\$ 20,137.87
Total roof replacement built-up roofing	28	G1	57.100	Sq.	32,591.54	38,596.75	2008 Qtr 2	1	1	\$ 38,596.75
Repair steel painted interior door	14	1 Carp	0.100	Ea.	16.78	19.81	2008 Qtr 2	3	3	\$ 59.44
Refinish 3'-0" x 7'-0" steel painted interior door	12	1 Pord	1.000	Ea.	49.40	60.82	2008 Qtr 2	4	3	\$ 182.46
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	1.000	Ea.	167.75	198.14	2008 Qtr 2	4	4	\$ 792.56
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	10.000	Ea.	422.20	519.80	2008 Qtr 2	4	3	\$ 1,559.40
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 8" concrete block wall - (2% of walls) painted	25	1 Bric	0.100	C.S.F.	101.12	121.40	2008 Qtr 2	2	1	\$ 121.40
Refinish concrete block wall painted	12	1 Pord	0.500	C.S.F.	48.59	59.07	2008 Qtr 2	4	3	\$ 177.20
Replace 8" concrete block wall painted	75	2 Bric	5.400	C.S.F.	5,820.17	6,999.43	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	280.000	S.F.	445.20	534.80	2008 Qtr 2	2	2	\$ 1,069.60
Replace 5/8" drywall	75	2 Carp	14,000.000	S.F.	31,220.00	37,660.00	2008 Qtr 2	0	0	\$ -
Refinish concrete floor finished	25	2 Cefi	2.800	C.S.F.	978.43	1,177.93	2008 Qtr 2	2	1	\$ 1,177.93
Replace vinyl floor	18	1 Tilf	602.700	S.Y.	28,778.93	35,137.41	2008 Qtr 2	2	2	\$ 70,274.82
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.900	C.S.F.	402.01	478.50	2008 Qtr 2	5	5	\$ 2,392.52
Replace acoustic tile ceiling, fire-rated	20	1 Carp	45.700	C.S.F.	18,423.96	21,890.30	2008 Qtr 2	2	2	\$ 43,780.60
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.200	C.S.F.	69.85	85.25	2008 Qtr 2	2	2	\$ 170.51
Replace sheetrock ceiling	40	2 Carp	11.400	C.S.F.	4,084.96	4,987.61	2008 Qtr 2	1	1	\$ 4,987.61
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	50	50	\$ 2,367.00

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**CostWorks 2008 Quarter 2**

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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 internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43 2008 Qtr 2		12	12 \$	521.16
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50 2008 Qtr 2		25	25 \$	1,012.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86 2008 Qtr 2		25	25 \$	471.50
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57 2008 Qtr 2		5	5 \$	5,967.85
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	6.000	Ea.	144.06	169.98 2008 Qtr 2		7	7 \$	1,189.86
Replace washer in faucet lavatory, vitreous china	2	1 Plum	6.000	Ea.	59.10	73.74 2008 Qtr 2		25	25 \$	1,843.50
Replace faucets lavatory, vitreous china	10	1 Plum	6.000	Ea.	740.94	894.36 2008 Qtr 2		5	5 \$	4,471.80
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	6.000	Ea.	162.24	201.42 2008 Qtr 2		25	25 \$	5,035.50
Replace lavatory, vitreous china	35	2 Plum	6.000	Ea.	3,181.14	3,814.20 2008 Qtr 2		1	1 \$	3,814.20
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19 2008 Qtr 2		25	25 \$	304.75
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		25	25 \$	1,012.50
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 tankless water closet	10	1 Plum	6.000	Ea.	424.44	498.36 2008 Qtr 2		5	5 \$	2,491.80
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		10	10 \$	12,610.80
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		2	1 \$	1,472.22
Replace wax ring gasket tankless water closet	5	1 Plum	6.000	Ea.	657.42	823.20 2008 Qtr 2		10	10 \$	8,232.00
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		10	10 \$	1,399.10
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
Replace pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76 2008 Qtr 2		2	1 \$	785.76
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	4.000	Ea.	62.88	76.72 2008 Qtr 2		10	10 \$	767.20
Repair damaged pipe insulation, fiberglass 2"	5	Q14	2.000	Ea.	36.92	45.06 2008 Qtr 2		10	10 \$	450.60
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.030	M.L.F.	188.67	229.84 2008 Qtr 2		10	10 \$	2,298.39
Replace pipe insulation, fiberglass 2"	5	Q14	0.010	M.L.F.	74.26	90.69 2008 Qtr 2		10	10 \$	906.91
Overhaul water heater, gas / oil, 30 gallon	5	1 Plum	1.000	Ea.	90.54	112.69 2008 Qtr 2		10	10 \$	1,126.90
Clean and service water heater, gas / oil, 30 gallon	1	1 Plum	1.000	Ea.	151.28	188.37 2008 Qtr 2		50	50 \$	9,418.50
Replace water heater, gas / oil, 30 gallon	10	2 Plum	1.000	Ea.	1,122.98	1,327.79 2008 Qtr 2		5	5 \$	6,638.95
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	2.000	Ea.	231.88	288.28 2008 Qtr 2		5	5 \$	1,441.40
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
General maintenance & repair drain: roof, scupper, area	1	1 Plum	2.000	Ea.	56.70	71.34 2008 Qtr 2		50	50 \$	3,567.00
Replace drain: roof, scupper, area	40	1 Plum	2.000	Ea.	796.68	936.28 2008 Qtr 2		1	1 \$	936.28
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	Q20	1.000	Ea.	2,619.48	3,050.64 2008 Qtr 2		2	2 \$	6,101.28

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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 single zone rt. unit, 5 ton	10	2 Stpi	1.000	Ea.	1,929.71	2,314.56 2008 Qtr 2		5	5 \$	11,572.80
Replace single zone rt. unit, 5 ton	15	Q5	0.500	Ea.	3,638.44	4,294.30 2008 Qtr 2		3	3 \$	12,882.90
Repair fan coil unit, 1 ton	10	1 Stpi	1.000	Ea.	369.22	441.02 2008 Qtr 2		5	5 \$	2,205.10
Replace fan coil unit, 1 ton	15	Q5	1.000	Ea.	1,098.30	1,295.56 2008 Qtr 2		3	3 \$	3,886.68
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97 2008 Qtr 2		10	10 \$	1,309.70
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17 2008 Qtr 2		100	100 \$	3,817.00
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84 2008 Qtr 2		3	3 \$	9,323.52
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89 2008 Qtr 2		50	50 \$	1,644.50
Replace sprinkler head	20	1 Plum	65.000	Ea.	4,139.20	5,099.90 2008 Qtr 2		2	2 \$	10,199.80
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	2.000	Ea.	57.00	71.26 2008 Qtr 2		16	16 \$	1,140.16
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1 Elec	1.000	Ea.	28.50	35.63 2008 Qtr 2		6	6 \$	213.78
Maintenance and inspection safety switch, 3 pole, heavy duty	1	1 Elec	1.000	Ea.	28.50	35.63 2008 Qtr 2		50	50 \$	1,781.50
Replace safety switch, heavy duty	25	2 Elec	1.000	Ea.	580.48	680.71 2008 Qtr 2		2	1 \$	680.71
Replace lamp emergency lighting fixture	2	1 Elec	4.000	Ea.	216.00	256.56 2008 Qtr 2		25	25 \$	6,414.00
Replace emergency lighting fixture	20	1 Elec	4.000	Ea.	3,373.00	3,886.40 2008 Qtr 2		2	2 \$	7,772.80
Maintenance and repair exit light	20	1 Elec	4.000	Ea.	131.32	159.48 2008 Qtr 2		2	2 \$	318.96
Replace lamp exit light	5	1 Elec	4.000	Ea.	49.40	58.48 2008 Qtr 2		10	10 \$	584.80
Replace lighting fixture exit light	20	1 Elec	4.000	Ea.	502.56	604.96 2008 Qtr 2		2	2 \$	1,209.92
Maintenance and inspection battery, dry	1	1 Elec	12.000	Ea.	342.00	427.56 2008 Qtr 2		50	50 \$	21,378.00
Replace battery, dry	5	1 Elec	12.000	Ea.	2,172.72	2,498.88 2008 Qtr 2		10	10 \$	24,988.80
Replace fluor. ballast for fluorescent lighting fixture, 80 W	20	1 Elec	178.000	Ea.	17,725.24	21,374.24 2008 Qtr 2		2	2 \$	42,748.48
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	178.000	Ea.	4,528.32	5,550.04 2008 Qtr 2		5	5 \$	27,750.20
Maintenance and repair receptacles and plugs	20	1 Elec	102.000	Ea.	3,171.18	3,950.46 2008 Qtr 2		2	2 \$	7,900.92
Replace receptacle/plug receptacles and plugs	20	1 Elec	102.000	Ea.	5,381.52	6,570.84 2008 Qtr 2		2	2 \$	13,141.68
Maintenance and repair wiring devices, switches	10	1 Elec	26.000	Ea.	808.34	1,006.98 2008 Qtr 2		5	5 \$	5,034.90
Replace switch wiring devices, switches	15	1 Elec	26.000	Ea.	1,331.46	1,621.10 2008 Qtr 2		3	3 \$	4,863.30
Minor repairs to annunciation panel	5	1 Elec	1.000	Ea.	107.84	130.97 2008 Qtr 2		10	10 \$	1,309.70
Maintenance and inspection annunciation panel	0.5	1 Elec	1.000	Ea.	30.54	38.17 2008 Qtr 2		100	100 \$	3,817.00
Replace annunciation panel	15	1 Elec	1.000	Ea.	844.71	1,008.28 2008 Qtr 2		3	3 \$	3,024.84
Check and repair manual pull station	10	1 Elec	4.000	Ea.	276.84	339.48 2008 Qtr 2		5	5 \$	1,697.40
Replace manual pull station	15	1 Elec	4.000	Ea.	502.96	607.56 2008 Qtr 2		3	3 \$	1,822.68
Repair smoke detector	10	1 Elec	12.000	Ea.	458.28	564.00 2008 Qtr 2		5	5 \$	2,820.00
Check operation smoke detector	1	1 Elec	12.000	Ea.	136.80	171.60 2008 Qtr 2		50	50 \$	8,580.00
Replace smoke detector	15	1 Elec	12.000	Ea.	2,274.60	2,723.88 2008 Qtr 2		3	3 \$	8,171.64

**\$293,507.70**      **\$351,598.03**

MR Subtotal      \$      614,251.88

MR Per Year      \$      12,285.04

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CostWorks 2008 Quarter 2

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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
								PM Per Year	\$	3,746.12
								Subtotal	\$	16,031.16
								Total Per Unit	\$	2.81

**CostWorks 2008 Quarter 2 - FAC 7343 Clothing Sales Store**

Qty	Description	Bare Total	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
4.000	VAV Boxes, annualized	200.60	245.24	304.00	200	FMR	2008 Qtr 2
3.000	Door, emergency egress, swinging, annualized	129.24	148.53	172.53	200	FMR	2008 Qtr 2
1.000	Door, overhead, manual, up to 24' high x 25' wide,	106.45	134.74	162.55	200	FMR	2008 Qtr 2
11.000	Fire doors, swinging, annualized	219.45	273.79	328.46	200	FMR	2008 Qtr 2
1.000	Drink fountain, annualized	40.12	49.50	59.36	200	FMR	2008 Qtr 2
6.000	Lavatories, annualized	118.32	148.08	180.48	200	FMR	2008 Qtr 2
6.000	Toilet (vacuum breaker type), annualized	62.34	77.58	96.90	200	FMR	2008 Qtr 2
1.000	Urinals, annualized	10.39	12.93	16.15	200	FMR	2008 Qtr 2
1.000	Fan coil unit, annualized	176.09	215.71	266.60	200	FMR	2008 Qtr 2
2.000	Panelboard, 225 A and above, annualized	98.56	113.92	135.42	200	FMR	2008 Qtr 2
4.000	Light, emergency, hardwired system, annualized	46.44	57.00	71.48	200	FMR	2008 Qtr 2
12.000	Light, emergency, dry cell, annualized	720.24	820.56	962.16	200	FMR	2008 Qtr 2
1.000	Fire alarm annunciator system, annualized	665.79	811.57	990.03	200	FMR	2008 Qtr 2
		<b>\$2,594.03</b>	<b>\$3,109.15</b>	<b>\$3,746.12</b>			

FAC 7343 Sustainment by Year - Terminal Cutoff Applied

