

**FAC 7347 Bank and Credit Union**

RUC: \$163.53 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09  
CatCode 74023  
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: \$3.45 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 7347 Bank and Credit Union**  
**CostWorks 2008 Quarter 2**

	Design Life= 55	C.S.F=100 S.F; MSF=1000 S.F	This spreadsheet was exported		Terminal Cutoff is the removal of a single task occurrence if that task occurs within					
	Average S.F= 2,300	Sq=100 S.F; M.L.F=1000 L.F	from R.S. Means CostWorks		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 Occurences	Terminal Cutoff
Repair brick wall - 1st floor	25	1 Bric	169.900	S.F.	6,286.30	7,638.70	2008 Qtr 2	2	1 \$	7,638.70
Replace brick wall - 2nd floor	75	2 Bric	11.400	C.S.F.	23,319.73	27,982.33	2008 Qtr 2	0	0 \$	-
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	5.400	Ea.	620.78	735.48	2008 Qtr 2	2	2 \$	1,470.96
Replace glass - 1st floor (1% of glass)	1	1 Carp	3.200	S.F.	28.96	33.98	2008 Qtr 2	55	55 \$	1,869.12
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	54.000	Ea.	23,684.40	27,701.46	2008 Qtr 2	1	0 \$	-
Replace glass - 2nd floor (1% of glass)	1	1 Carp	2.600	S.F.	227.24	278.33	2008 Qtr 2	55	55 \$	15,308.15
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	4.400	Ea.	676.28	811.45	2008 Qtr 2	2	2 \$	1,622.90
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	44.000	Ea.	21,003.40	24,693.24	2008 Qtr 2	1	0 \$	-
Replace tempered glass - (3% of glass)	1	1 Carp	0.020	S.F.	0.39	0.46	2008 Qtr 2	55	55 \$	25.26
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	4 \$	322.96
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	0.100	Ea.	58.24	68.64	2008 Qtr 2	3	3 \$	205.91
Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	4	4 \$	161.24
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	1.000	Ea.	532.08	620.04	2008 Qtr 2	1	1 \$	620.04
Debris removal and visual inspection built-up roofing	1	2 Rofc	0.300	M.S.F.	8.80	10.61	2008 Qtr 2	55	55 \$	583.28
Non-destructive moisture inspection built-up roofing	5	2 Rofc	0.300	M.S.F.	27.23	32.94	2008 Qtr 2	11	11 \$	362.34
Minor membrane repairs - (2% of roof area) built-up roofing	15	G5	0.070	Sq.	24.12	28.49	2008 Qtr 2	3	3 \$	85.48
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	0.100	S.F.	0.34	0.40	2008 Qtr 2	11	11 \$	4.40
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	0.900	Sq.	534.99	638.17	2008 Qtr 2	2	2 \$	1,276.34
Place new membrane over existing built-up roofing	20	G5	3.800	Sq.	1,308.61	1,546.75	2008 Qtr 2	2	2 \$	3,093.50
Total roof replacement built-up roofing	28	G1	3.800	Sq.	2,168.96	2,568.61	2008 Qtr 2	1	1 \$	2,568.61
Debris removal by hand & visual inspection,modified bitum/thermoplstc	1	2 Rofc	0.500	M.S.F.	14.67	17.68	2008 Qtr 2	55	55 \$	972.13
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	0.500	M.S.F.	45.39	54.90	2008 Qtr 2	11	11 \$	603.90
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	15	G5	0.100	Sq.	26.68	31.47	2008 Qtr 2	3	3 \$	94.42
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplstc	5	2 Rofc	0.200	S.F.	0.66	0.78	2008 Qtr 2	11	11 \$	8.60
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	G5	1.400	Sq.	891.45	1,056.86	2008 Qtr 2	2	2 \$	2,113.72
Total roof replacement,modified bituminous / thermoplastic	25	G1	5.700	Sq.	2,774.99	3,280.41	2008 Qtr 2	2	1 \$	3,280.41
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	4 \$	243.28
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	0.500	Ea.	83.88	99.07	2008 Qtr 2	5	5 \$	495.35
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	5.000	Ea.	211.10	259.90	2008 Qtr 2	4	4 \$	1,039.60
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	5.000	Ea.	1,833.50	2,125.60	2008 Qtr 2	1	1 \$	2,125.60
Repair concrete steps	15	1 Cefi	0.800	S.F.	13.59	15.82	2008 Qtr 2	3	3 \$	47.47
Replace concrete steps	100	2 Cefi	8.000	S.F.	396.08	480.72	2008 Qtr 2	0	0 \$	-
Refinish metal stair railing interior	12	1 Pord	13.000	S.F.	17.81	22.10	2008 Qtr 2	4	4 \$	88.40
Replace metal stair railing interior	45	2 Sswk	13.000	L.F.	466.31	538.72	2008 Qtr 2	1	1 \$	538.72
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	0.700	C.S.F.	68.02	82.69	2008 Qtr 2	4	4 \$	330.76
Replace 8" concrete block wall painted	75	2 Bric	7.300	C.S.F.	7,868.01	9,462.19	2008 Qtr 2	0	0 \$	-
Repair fabric wall finish fabric interior	12	1 Pord	12.200	S.Y.	307.32	372.22	2008 Qtr 2	4	4 \$	1,488.89

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**CostWorks 2008 Quarter 2**

	Design Life= 55 Average S.F= 2,300	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 fabric wall finish fabric interior	50	1 Pord	122.700	S.Y.	17,243.03	21,038.14	2008 Qtr 2	1	0 \$	-
Repair 5/8" drywall - (2% of walls)	20	1 Carp	192.600	S.F.	306.23	367.87	2008 Qtr 2	2	2 \$	735.73
Replace 5/8" drywall	75	2 Carp	9,634.000	S.F.	21,483.82	25,915.46	2008 Qtr 2	0	0 \$	-
Replace carpet	12	2 Tilf	191.700	S.Y.	8,651.42	9,995.24	2008 Qtr 2	4	4 \$	39,980.95
Refinish concrete floor finished	25	2 Cefi	1.600	C.S.F.	559.10	673.10	2008 Qtr 2	2	1 \$	673.10
Replace vinyl floor	18	1 Tilf	28.700	S.Y.	1,370.43	1,673.21	2008 Qtr 2	3	2 \$	3,346.42
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.400	C.S.F.	178.67	212.67	2008 Qtr 2	6	6 \$	1,276.01
Replace acoustic tile ceiling, fire-rated	20	1 Carp	21.300	C.S.F.	8,587.10	10,202.70	2008 Qtr 2	2	2 \$	20,405.40
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.030	C.S.F.	10.48	12.79	2008 Qtr 2	2	2 \$	25.58
Refinish sheetrock ceiling	20	1 Pord	1.600	C.S.F.	201.07	248.46	2008 Qtr 2	2	2 \$	496.93
Replace sheetrock ceiling	40	2 Carp	1.600	C.S.F.	573.33	700.02	2008 Qtr 2	1	1 \$	700.02
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	55	55 \$	2,603.70
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	13	13 \$	564.59
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	27	27 \$	1,093.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	27	27 \$	509.22
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	13	13 \$	351.39
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	2.000	Ea.	48.02	56.66	2008 Qtr 2	7	7 \$	396.62
Replace washer in faucet lavatory, vitreous china	2	1 Plum	2.000	Ea.	19.70	24.58	2008 Qtr 2	27	27 \$	663.66
Replace faucets lavatory, vitreous china	10	1 Plum	2.000	Ea.	246.98	298.12	2008 Qtr 2	5	5 \$	1,490.60
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	2.000	Ea.	54.08	67.14	2008 Qtr 2	27	27 \$	1,812.78
Replace lavatory, vitreous china	35	2 Plum	2.000	Ea.	1,060.38	1,271.40	2008 Qtr 2	1	1 \$	1,271.40
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 tankless water closet	10	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	5	5 \$	830.60
Rebuild flush valve tankless water closet	20	1 Plum	2.000	Ea.	263.96	320.02	2008 Qtr 2	2	2 \$	640.04
Unplug clogged line tankless water closet	5	1 Plum	2.000	Ea.	336.52	420.36	2008 Qtr 2	11	11 \$	4,623.96
Replace tankless water closet	35	2 Plum	2.000	Ea.	1,096.00	1,296.72	2008 Qtr 2	1	1 \$	1,296.72
Replace tankless flush valve	25	1 Plum	2.000	Ea.	419.00	490.74	2008 Qtr 2	2	1 \$	490.74
Replace wax ring gasket tankless water closet	5	1 Plum	2.000	Ea.	219.14	274.40	2008 Qtr 2	11	11 \$	3,018.40
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	7	7 \$	1,162.84
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	11	11 \$	3,078.02
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	2008 Qtr 2	1	1 \$	2,013.14
Repair circulator pump, 1/12 - 3/4 H.P.	5	1 Stpi	1.000	Ea.	70.99	84.25	2008 Qtr 2	11	11 \$	926.75
Replace circulator pump, 1/12 - 3/4 H.P.	15	Q1	1.000	Ea.	2,484.44	2,870.47	2008 Qtr 2	3	3 \$	8,611.41
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	4.000	Ea.	62.88	76.72	2008 Qtr 2	11	11 \$	843.92

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		Average S.F= 2,300	Sq=100 S.F; M.L.F=1000 L.F	from R.S. Means CostWorks							
Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences In Design Life	Adjusted Occurrences	Terminal Cutoff	
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.030	M.L.F.	188.67	229.84	2008 Qtr 2	11	11	\$	2,528.23
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
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	0.500	Ea.	4,596.23	5,271.90	2008 Qtr 2	3	3	\$	15,815.69
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	1.000	Ea.	28.35	35.67	2008 Qtr 2	55	55	\$	1,961.85
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	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	11	11	\$	1,440.67
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	110	110	\$	4,198.70
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	55	55	\$	1,808.95
Replace sprinkler head	20	1 Plum	15.000	Ea.	955.20	1,176.90	2008 Qtr 2	2	2	\$	2,353.80
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	142.28	171.51	2008 Qtr 2	2	2	\$	343.02
Repair failed breaker, 3 pole circuit breaker	4	1 Elec	1.000	Ea.	525.04	607.28	2008 Qtr 2	13	13	\$	7,894.64
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	166	166	\$	4,731.00
Replace C.B. enclosed, 600 V, 3 pole circuit breaker	12	1 Elec	1.000	Ea.	993.60	1,158.09	2008 Qtr 2	4	4	\$	4,632.36
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	18	18	\$	641.34
Replace lamp emergency lighting fixture	2	1 Elec	2.000	Ea.	108.00	128.28	2008 Qtr 2	27	27	\$	3,463.56
Replace emergency lighting fixture	20	1 Elec	2.000	Ea.	1,686.50	1,943.20	2008 Qtr 2	2	2	\$	3,886.40
Maintenance and repair exit light	20	1 Elec	1.000	Ea.	32.83	39.87	2008 Qtr 2	2	2	\$	79.74
Replace lamp exit light	5	1 Elec	1.000	Ea.	12.35	14.62	2008 Qtr 2	11	11	\$	160.82
Replace lighting fixture exit light	20	1 Elec	1.000	Ea.	125.64	151.24	2008 Qtr 2	2	2	\$	302.48
Maintenance and inspection battery, dry	1	1 Elec	4.000	Ea.	114.00	142.52	2008 Qtr 2	55	55	\$	7,838.60
Replace battery, dry	5	1 Elec	4.000	Ea.	724.24	832.96	2008 Qtr 2	11	11	\$	9,162.56
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	62.000	Ea.	6,173.96	7,444.96	2008 Qtr 2	5	5	\$	37,224.80
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	62.000	Ea.	1,577.28	1,933.16	2008 Qtr 2	5	5	\$	9,665.80
Maintenance and repair incandescent lighting fixtures	10	1 Elec	2.000	Ea.	94.56	112.78	2008 Qtr 2	5	5	\$	563.90
Replace lamp incandescent lighting fixtures	5	1 Elec	2.000	Ea.	13.96	17.04	2008 Qtr 2	11	11	\$	187.44
Maintenance and repair receptacles and plugs	20	1 Elec	50.000	Ea.	1,554.50	1,936.50	2008 Qtr 2	2	2	\$	3,873.00
Replace receptacle/plug receptacles and plugs	20	1 Elec	50.000	Ea.	2,638.00	3,221.00	2008 Qtr 2	2	2	\$	6,442.00
Maintenance and repair wiring devices, switches	10	1 Elec	25.000	Ea.	777.25	968.25	2008 Qtr 2	5	5	\$	4,841.25
Replace switch wiring devices, switches	15	1 Elec	25.000	Ea.	1,280.25	1,558.75	2008 Qtr 2	3	3	\$	4,676.25
Check and repair manual pull station	10	1 Elec	3.000	Ea.	207.63	254.61	2008 Qtr 2	5	5	\$	1,273.05
Replace manual pull station	15	1 Elec	3.000	Ea.	377.22	455.67	2008 Qtr 2	3	3	\$	1,367.01

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Average S.F= 2,300		Sq=100 S.F; M.L.F=1000 L.F		from R.S. Means CostWorks		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 smoke detector	10	1 Elec	5.000	Ea.	190.95	235.00	2008 Qtr 2	5	5 \$	1,175.00
Check operation smoke detector	1	1 Elec	5.000	Ea.	57.00	71.50	2008 Qtr 2	55	55 \$	3,932.50
Replace smoke detector	15	1 Elec	5.000	Ea.	947.75	1,134.95	2008 Qtr 2	3	3 \$	3,404.85
					\$216,842.13	\$258,955.39				
								MR Subtotal	\$	379,265.20
								MR Per Year	\$	6,895.73
								PM Per Year	\$	1,283.96
								Subtotal	\$	8,179.69
								Total Per Unit	\$	3.56

**CostWorks 2008 Quarter 2 - FAC 7347 Bank and Credit Union**

Qty	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
2.000	Door, emergency egress, swinging, annualized	99.02	115.02	200	FMR	2008 Qtr 2
1.000	Urinals, annualized	12.93	16.15	200	FMR	2008 Qtr 2
3.000	Toilet (tank type), annualized	65.88	81.99	200	FMR	2008 Qtr 2
2.000	Lavatories, annualized	49.36	60.16	200	FMR	2008 Qtr 2
1.000	Fan coil unit, annualized	215.71	263.20	200	FMR	2008 Qtr 2
2.000	VAV Boxes, annualized	122.62	152.00	200	FMR	2008 Qtr 2
1.000	Package unit, air cooled, 3 thru 24 ton, annualized	207.71	251.03	200	FMR	2008 Qtr 2
1.000	Security, intrusion alarm system, annualized	265.36	326.54	200	FMR	2008 Qtr 2
1.000	Light, emergency, hardwired system, annualized	14.25	17.87	200	FMR	2008 Qtr 2
		<b>\$1,052.84</b>	<b>\$1,283.96</b>			

FAC 7347 Sustainment by Year - Terminal Cutoff Applied

