

FAC 7349 Commissary

RUC: \$203.00 SF

Source: Tri-Service FAC 7349 from *Tri-Service Facility Unit Costs for Military Construction* version prepared November 13, 2009

SUC: \$1.95 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 7349-Commissary
CostWorks 2008 Quarter 2**

Design Life= 40
Average S.F= 42,000

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	1,392.000	S.F.	51,504.00	62,584.32	2008 Qtr 2	1	1	\$ 62,584.32
Point brick wall - 1st floor	25	2 Bric	139.200	C.S.F.	92,065.49	114,039.60	2008 Qtr 2	1	1	\$ 114,039.60
Replace glass - 1st floor (1% of glass)	1	1 Carp	12.000	S.F.	108.60	127.44	2008 Qtr 2	40	40	\$ 5,097.60
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	200.000	Ea.	22,992.00	27,240.00	2008 Qtr 2	2	1	\$ 27,240.00
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	200.000	Ea.	87,720.00	102,598.00	2008 Qtr 2	0	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	12.500	S.F.	1,092.50	1,338.13	2008 Qtr 2	40	40	\$ 53,525.00
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	208.000	Ea.	31,969.60	38,359.36	2008 Qtr 2	2	1	\$ 38,359.36
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	208.000	Ea.	99,288.80	116,731.68	2008 Qtr 2	0	0	\$ -
Repair aluminum door	12	1 Carp	5.000	Ea.	1,946.15	2,265.60	2008 Qtr 2	3	3	\$ 6,796.80
Replace 3'-0" x 7'-0" flush aluminum door	50	1 Carp	5.000	Ea.	7,235.10	8,282.05	2008 Qtr 2	0	0	\$ -
Replace wire glass - (3% of glass)	1	1 Carp	3.200	S.F.	88.74	104.22	2008 Qtr 2	40	40	\$ 4,168.96
Repair 12' x 12' steel roll-up door	10	1 Carp	3.000	Ea.	2,497.83	2,893.62	2008 Qtr 2	4	3	\$ 8,680.86
Refinish 12' x 12' steel roll-up door	5	1 Pord	3.000	Ea.	506.49	616.62	2008 Qtr 2	8	8	\$ 4,932.96
Replace 12' x 12' steel roll-up door	35	2 Carp	3.000	Ea.	9,975.81	11,548.65	2008 Qtr 2	1	1	\$ 11,548.65
Repair steel, painted, door	14	1 Carp	11.000	Ea.	6,406.84	7,549.96	2008 Qtr 2	2	2	\$ 15,099.92
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	11.000	Ea.	362.01	443.41	2008 Qtr 2	10	10	\$ 4,434.10
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	11.000	Ea.	5,852.88	6,820.44	2008 Qtr 2	0	0	\$ -
Replace tempered glass - (3% of glass)	1	1 Carp	6.900	S.F.	133.17	158.42	2008 Qtr 2	40	40	\$ 6,336.96
Debris removal and visual inspection built-up roofing	0.5	2 Rofc	41.900	M.S.F.	1,229.35	1,481.17	2008 Qtr 2	80	80	\$ 118,493.20
Non-destructive moisture inspection built-up roofing	5	2 Rofc	41.900	M.S.F.	3,803.68	4,600.62	2008 Qtr 2	8	8	\$ 36,804.96
Minor membrane repairs - (2% of roof area) built-up roofing	1	G5	8.400	Sq.	2,893.97	3,419.14	2008 Qtr 2	40	40	\$ 136,765.44
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	1	2 Rofc	16.800	S.F.	56.45	67.20	2008 Qtr 2	40	40	\$ 2,688.00
Minor membrane replacement - (25% of roof area) built-up roofing	15	G5	104.800	Sq.	62,296.26	74,311.58	2008 Qtr 2	2	2	\$ 148,623.17
Repair aluminum interior door	12	1 Carp	17.000	Ea.	2,851.75	3,368.38	2008 Qtr 2	3	3	\$ 10,105.14
Replace 3'-0" x 7'-0" aluminum door & frame aluminum interior	50	1 Carp	17.000	Ea.	37,226.26	42,867.88	2008 Qtr 2	0	0	\$ -
Replace safety glass (3% of glass) aluminum interior door	1	1 Carp	10.700	S.F.	181.15	215.39	2008 Qtr 2	40	40	\$ 8,615.64
Repair solid core wood door interior	11	1 Carp	17.000	Ea.	2,851.75	3,368.38	2008 Qtr 2	3	3	\$ 10,105.14
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	17.000	Ea.	717.74	883.66	2008 Qtr 2	10	10	\$ 8,836.60
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	17.000	Ea.	6,233.90	7,227.04	2008 Qtr 2	1	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	1,014.700	S.F.	1,613.37	1,938.08	2008 Qtr 2	2	1	\$ 1,938.08
Replace 5/8" drywall	75	2 Carp	50,735.000	S.F.	113,139.05	136,477.15	2008 Qtr 2	0	0	\$ -
Ceramic tile floor repairs - (2% of floors)	15	1 Tilf	0.500	C.S.F.	309.00	384.95	2008 Qtr 2	2	2	\$ 769.89
Replace 2" x 2" thin set ceramic tile floor	50	1 Tilf	26.100	C.S.F.	35,075.53	42,218.84	2008 Qtr 2	0	0	\$ -
Refinish concrete floor finished	25	2 Cefi	83.800	C.S.F.	29,283.07	35,253.82	2008 Qtr 2	1	1	\$ 35,253.82
Replace vinyl floor	18	1 Tilf	37.400	S.Y.	1,785.85	2,180.42	2008 Qtr 2	2	2	\$ 4,360.84
Replace acoustic tile ceiling, fire-rated	20	1 Carp	335.200	C.S.F.	135,135.88	160,560.80	2008 Qtr 2	2	1	\$ 160,560.80

**FAC 7349-Commissary
CostWorks 2008 Quarter 2**

Design Life= 40
Average S.F= 42,000

C.S.F=100 S.F; MSF=1000 S.F
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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
Refinish plaster ceiling	10	1 Pord	303.300	S.Y.	3,345.40	4,127.91	2008 Qtr 2	4	3	\$ 12,383.74
Replace plaster ceiling	75	2 Plas	303.300	S.Y.	18,464.90	22,386.57	2008 Qtr 2	0	0	\$ -
Repair plaster ceiling - (2% of ceilings)	12	1 Plas	6.100	S.Y.	336.29	406.99	2008 Qtr 2	3	3	\$ 1,220.98
Check / minor repairs drinking fountain	1	1 Plum	3.000	Ea.	112.74	142.02	2008 Qtr 2	40	40	\$ 5,680.80
Repair internal leaks drinking fountain	4	1 Plum	3.000	Ea.	105.42	130.29	2008 Qtr 2	10	10	\$ 1,302.90
Correct water pressure drinking fountain	2	1 Plum	3.000	Ea.	96.63	121.50	2008 Qtr 2	20	20	\$ 2,430.00
Replace refrigerant drinking fountain	2	1 Plum	3.000	Ea.	47.52	56.58	2008 Qtr 2	20	20	\$ 1,131.60
Repair drain leak drinking fountain	4	1 Plum	3.000	Ea.	67.89	81.09	2008 Qtr 2	10	10	\$ 810.90
Replace fountain drinking fountain	10	2 Plum	3.000	Ea.	3,017.52	3,580.71	2008 Qtr 2	4	3	\$ 10,742.13
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	7.000	Ea.	168.07	198.31	2008 Qtr 2	5	5	\$ 991.55
Replace washer in faucet lavatory, vitreous china	2	1 Plum	7.000	Ea.	68.95	86.03	2008 Qtr 2	20	20	\$ 1,720.60
Replace faucets lavatory, vitreous china	10	1 Plum	7.000	Ea.	864.43	1,043.42	2008 Qtr 2	4	3	\$ 3,130.26
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	7.000	Ea.	189.28	234.99	2008 Qtr 2	20	20	\$ 4,699.80
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	2	1 Plum	2.000	Ea.	19.58	24.38	2008 Qtr 2	20	20	\$ 487.60
Clean trap	3	1 Plum	2.000	Ea.	13.20	16.50	2008 Qtr 2	13	13	\$ 214.50
Replace faucets	10	1 Plum	2.000	Ea.	246.98	298.12	2008 Qtr 2	4	3	\$ 894.36
Unstop sink	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	20	20	\$ 1,620.00
Replace sink, P.E.C.I.	35	1 Plum	2.000	Ea.	1,850.92	2,181.14	2008 Qtr 2	1	1	\$ 2,181.14
Replace faucet washer sink, stainless steel	2	1 Plum	4.000	Ea.	39.16	48.76	2008 Qtr 2	20	20	\$ 975.20
Clean trap sink, stainless steel	3	1 Plum	4.000	Ea.	26.40	33.00	2008 Qtr 2	13	13	\$ 429.00
Replace faucets sink, stainless steel	10	1 Plum	4.000	Ea.	493.96	596.24	2008 Qtr 2	4	3	\$ 1,788.72
Unstop sink, stainless steel	2	1 Plum	4.000	Ea.	128.84	162.00	2008 Qtr 2	20	20	\$ 3,240.00
Replace sink, stainless steel	40	2 Plum	4.000	Ea.	3,206.80	3,768.68	2008 Qtr 2	1	0	\$ -
Replace flush valve diaphragm tankless water closet	10	1 Plum	7.000	Ea.	495.18	581.42	2008 Qtr 2	4	3	\$ 1,744.26
Rebuild flush valve tankless water closet	20	1 Plum	7.000	Ea.	923.86	1,120.07	2008 Qtr 2	2	1	\$ 1,120.07
Unplug clogged line tankless water closet	5	1 Plum	7.000	Ea.	1,177.82	1,471.26	2008 Qtr 2	8	8	\$ 11,770.08
Replace tankless water closet	35	2 Plum	7.000	Ea.	3,836.00	4,538.52	2008 Qtr 2	1	1	\$ 4,538.52
Replace tankless flush valve	25	1 Plum	7.000	Ea.	1,466.50	1,717.59	2008 Qtr 2	1	1	\$ 1,717.59
Replace wax ring gasket tankless water closet	5	1 Plum	7.000	Ea.	766.99	960.40	2008 Qtr 2	8	8	\$ 7,683.20
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	5	5	\$ 830.60
Rebuild flush valve urinal	20	1 Plum	2.000	Ea.	263.96	320.02	2008 Qtr 2	2	1	\$ 320.02
Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	2008 Qtr 2	8	8	\$ 2,238.56
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	8	8	\$ 674.00
Replace circulator pump, 1/12 - 3/4 H.P.	15	Q1	1.000	Ea.	2,484.44	2,870.47	2008 Qtr 2	2	2	\$ 5,740.94

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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
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	4	3	\$ 242.70
Replace pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76	2008 Qtr 2	1	1	\$ 785.76
Replace pipe and fittings, copper 3/4"	20	2 Plum	16.000	L.F.	283.52	343.68	2008 Qtr 2	2	1	\$ 343.68
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	2.000	Ea.	31.44	38.36	2008 Qtr 2	8	8	\$ 306.88
Replace pipe insulation, fiberglass 3/4"	5	Q14	1.100	M.L.F.	6,917.99	8,427.43	2008 Qtr 2	8	8	\$ 67,419.44
Overhaul water heater, gas / oil, 70 gallon	5	1 Plum	1.000	Ea.	126.58	158.02	2008 Qtr 2	8	8	\$ 1,264.16
Clean & service water heater, gas / oil, 70 gallon	1	1 Plum	1.000	Ea.	151.28	188.37	2008 Qtr 2	40	40	\$ 7,534.80
Replace water heater, gas / oil, 70 gallon	12	2 Plum	1.000	Ea.	2,468.08	2,857.11	2008 Qtr 2	3	3	\$ 8,571.33
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	4	3	\$ 133.23
Replace pipe & fittings, cast iron	40	2 Plum	1,060.000	L.F.	44,414.00	53,742.00	2008 Qtr 2	1	0	\$ -
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	1	\$ 45.87
Unclog main drain pipe, PVC	10	1 Plum	0.100	M.L.F.	3.56	4.44	2008 Qtr 2	4	3	\$ 13.32
Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	115.94	144.14	2008 Qtr 2	4	3	\$ 432.42
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	800.000	L.F.	47,360.00	58,552.00	2008 Qtr 2	1	1	\$ 58,552.00
General maintenance & repair drain: roof, scupper, area	1	1 Plum	12.000	Ea.	340.20	428.04	2008 Qtr 2	40	40	\$ 17,121.60
Replace drain: roof, scupper, area	40	1 Plum	12.000	Ea.	4,780.08	5,617.68	2008 Qtr 2	1	0	\$ -
Replace 1000 L.F. of buried 4" diam steel pipe natural gas	75	B35	0.460	M.L.F.	21,039.11	24,733.60	2008 Qtr 2	0	0	\$ -
Repair air conditioner, DX, 20 ton	10	Q6	1.000	Ea.	24,129.08	28,019.61	2008 Qtr 2	4	3	\$ 84,058.83
Replace air conditioner, DX, 20 ton	20	Q7	1.000	Ea.	18,029.20	20,838.20	2008 Qtr 2	2	1	\$ 20,838.20
Repair air conditioner, DX, 50 ton	10	Q6	2.000	Ea.	81,807.26	96,383.40	2008 Qtr 2	4	3	\$ 289,150.20
Replace air conditioner, DX, 50 ton	20	Q7	2.000	Ea.	108,832.80	126,084.80	2008 Qtr 2	2	1	\$ 126,084.80
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	8	8	\$ 1,047.76
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	80	80	\$ 3,053.60
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
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	40	40	\$ 1,315.60
Replace sprinkler head	20	1 Plum	227.000	Ea.	14,455.36	17,810.42	2008 Qtr 2	2	1	\$ 17,810.42
Rebuild double check 3" backflow preventer sprinkler system	1	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	40	40	\$ 28,633.20
Repair switchgear 1200 A mainframe	5	1 Elec	1.000	Ea.	1,694.09	1,975.10	2008 Qtr 2	8	8	\$ 15,800.80
Maintenance and inspection switchgear, mainframe	1	1 Elec	1.000	Ea.	45.81	57.01	2008 Qtr 2	40	40	\$ 2,280.40
Replace switchgear 1200 A mainframe	20	3 Elec	1.000	Ea.	4,052.28	4,808.24	2008 Qtr 2	2	1	\$ 4,808.24
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	122.000	Ea.	12,148.76	14,649.76	2008 Qtr 2	4	3	\$ 43,949.28
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	122.000	Ea.	3,103.68	3,803.96	2008 Qtr 2	4	3	\$ 11,411.88
Replace fixture fluorescent lighting fixture, 80 W	20	1 Elec	122.000	Ea.	21,725.76	26,243.42	2008 Qtr 2	2	1	\$ 26,243.42
Maintenance and repair incandescent lighting fixtures	10	1 Elec	9.000	Ea.	425.52	507.51	2008 Qtr 2	4	3	\$ 1,522.53
Replace lamp incandescent lighting fixtures	5	1 Elec	9.000	Ea.	62.82	76.68	2008 Qtr 2	8	8	\$ 613.44
Replace lighting fixture incandescent	20	1 Elec	9.000	Ea.	1,074.78	1,285.65	2008 Qtr 2	2	1	\$ 1,285.65

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Replace M.H. ballast mercury halide fixture, 175 W	10	1 Elec	426.000	Ea.	81,366.00	95,377.14	2008 Qtr 2	4	3	\$ 286,131.42
Replace lamp mercury halide fixture, 175 W	5	1 Elec	426.000	Ea.	31,519.74	37,262.22	2008 Qtr 2	8	8	\$ 298,097.76
Maintenance and repair receptacles and plugs	20	1 Elec	344.000	Ea.	10,694.96	13,323.12	2008 Qtr 2	2	1	\$ 13,323.12
Replace receptacle/plug receptacles and plugs	20	1 Elec	344.000	Ea.	18,149.44	22,160.48	2008 Qtr 2	2	1	\$ 22,160.48
Maintenance and repair wiring devices, switches	10	1 Elec	86.000	Ea.	2,673.74	3,330.78	2008 Qtr 2	4	3	\$ 9,992.34
Replace switch wiring devices, switches	15	1 Elec	86.000	Ea.	4,404.06	5,362.10	2008 Qtr 2	2	2	\$ 10,724.20
Minor repairs to annunciation panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	8	8	\$ 1,047.76
Maintenance and inspection annunciation panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	80	80	\$ 3,053.60
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	12.000	Ea.	830.52	1,018.44	2008 Qtr 2	4	3	\$ 3,055.32
Replace manual pull station	15	1 Elec	12.000	Ea.	1,508.88	1,822.68	2008 Qtr 2	2	2	\$ 3,645.36
Repair smoke detector	10	1 Elec	90.000	Ea.	3,437.10	4,230.00	2008 Qtr 2	4	3	\$ 12,690.00
Check operation smoke detector	1	1 Elec	90.000	Ea.	1,026.00	1,287.00	2008 Qtr 2	40	40	\$ 51,480.00
Replace smoke detector	15	1 Elec	90.000	Ea.	17,059.50	20,429.10	2008 Qtr 2	2	2	\$ 40,858.20
Total roof replacement built-up roofing	28	G1	419.000	Sq.	239,156.82	283,223.05	2008 Qtr 2	1	1	\$ 283,223.05
Refinish drywall	8	1 Pord	50,735.000	S.F.	30,441.00	37,543.90	2008 Qtr 2	5	5	\$ 187,719.50

\$1,775,691.22 \$2,115,213.93

MR Subtotal \$ 3,227,792.26

MR Per Year \$ 80,694.81

PM Per Year \$ 3,800.53

Subtotal \$ 84,495.34

Total Per Unit \$ 2.01

CostWorks 2009 Quarter 1 - FAC 7349-Commissary

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
16.000	C1025 110 1950	Fire doors, swinging, annualized	398.24	477.76	200	FMR	2008 Qtr 2
3.000	C1025 110 3950	Fire doors, overhead, annualized	551.13	659.07	200	FMR	2008 Qtr 2
7.000	D2015 100 4950	Lavatories, annualized	172.76	210.56	200	FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	200	FMR	2008 Qtr 2
3.000	D2015 800 1950	Drink fountain, annualized	148.50	178.08	200	FMR	2008 Qtr 2
1.000	D2025 260 1950	Water heater, gas, to 120 gal., annualized	156.50	189.02	200	FMR	2008 Qtr 2
3.000	D3055 210 2950	Package unit, air cooled, 25 thru 50 ton, annualized	854.82	1,023.30	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 230 1950	Switch, selector, high voltage, air, annualized	39.42	47.09	200	FMR	2008 Qtr 2
			\$3,154.02	\$3,800.53			

FAC 7349 Sustainment by Year - Terminal Cutoff Applied

