

FAC 7352 Dependent School

RUC \$210.00 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 73046
Assumed Elementary and Junior High Schools as most common
Deflated to FY-09 using Appendix C
In V12, Tri-Service and USACE PAX Newsletter values were updated while all
other values were inflated only.

SUC \$3.47 SF

Source: CostWorks 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 7352-Dependent School
CostWorks 2008 Quarter 2**

Design Life= 45
Average S.F= 19,854

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
Point & refinish block wall - 1st floor	25	1 Bric	50.000	C.S.F.	18,574.50	22,805.00	2008 Qtr 2	1	1	\$ 22,805.00
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	286.000	Ea.	32,878.56	38,953.20	2008 Qtr 2	2	2	\$ 77,906.40
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	286.000	Ea.	125,439.60	146,715.14	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	17.160	S.F.	155.30	182.24	2008 Qtr 2	45	45	\$ 8,200.76
Repair aluminum storefront door	12	1 Carp	3.000	Ea.	1,241.82	1,472.04	2008 Qtr 2	3	3	\$ 4,416.12
Replace 3'-0" x 7'-0" aluminum storefront doors	50	1 Carp	3.000	Ea.	5,043.78	5,922.24	2008 Qtr 2	0	0	\$ -
Replace insulating glass - (3% of glass)	1	1 Carp	1.890	S.F.	68.93	80.76	2008 Qtr 2	45	45	\$ 3,634.19
Repair steel, painted, door	14	1 Carp	5.000	Ea.	2,912.20	3,431.80	2008 Qtr 2	3	2	\$ 6,863.60
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	5.000	Ea.	164.55	201.55	2008 Qtr 2	11	11	\$ 2,217.05
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	5.000	Ea.	2,660.40	3,100.20	2008 Qtr 2	1	0	\$ -
Replace tempered glass - (3% of glass)	1	1 Carp	3.150	S.F.	60.80	72.32	2008 Qtr 2	45	45	\$ 3,254.58
Debris removal and visual inspection built-up roofing	0.5	2 Rofc	19.850	M.S.F.	582.40	701.70	2008 Qtr 2	90	90	\$ 63,152.78
Non-destructive moisture inspection built-up roofing	5	2 Rofc	19.850	M.S.F.	1,801.98	2,179.53	2008 Qtr 2	9	9	\$ 19,615.77
Place new membrane over existing built-up roofing	20	G5	198.500	Sq.	68,357.45	80,797.44	2008 Qtr 2	2	2	\$ 161,594.88
Total roof replacement built-up roofing	28	G1	198.500	Sq.	113,299.83	134,176.08	2008 Qtr 2	1	1	\$ 134,176.08
Minor membrane repairs - (2% of roof area) built-up roofing	1	G5	3.970	Sq.	1,367.74	1,615.95	2008 Qtr 2	45	45	\$ 72,717.70
Minor membrane replacement - (25% of roof area) built-up roofing	15	G5	49.625	Sq.	29,498.59	35,188.10	2008 Qtr 2	3	2	\$ 70,376.19
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	1	2 Rofc	7.940	S.F.	26.68	31.76	2008 Qtr 2	45	45	\$ 1,429.20
Repair solid core wood door interior	11	1 Carp	10.000	Ea.	1,677.50	1,981.40	2008 Qtr 2	4	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	11	11	\$ 5,717.80
Replace 3'-0" x 7'-0" solid core, w/ safety glass dr. interior	40	1 Carp	34.000	Ea.	15,155.84	17,514.08	2008 Qtr 2	1	1	\$ 17,514.08
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
Refinish drywall	4	1 Pord	32,900.000	S.F.	19,740.00	24,346.00	2008 Qtr 2	11	11	\$ 267,806.00
Replace 5/8" drywall	75	2 Carp	32,900.000	S.F.	73,367.00	88,501.00	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	658.000	S.F.	1,046.22	1,256.78	2008 Qtr 2	2	2	\$ 2,513.56
Replace carpet	8	2 Tilf	220.550	S.Y.	9,953.42	11,499.48	2008 Qtr 2	5	5	\$ 57,497.39
Refinish concrete floor finished	25	2 Cefi	9.900	C.S.F.	3,459.46	4,164.83	2008 Qtr 2	1	1	\$ 4,164.83
Replace quarry tile floor	50	2 Tilf	4,960.000	S.F.	67,108.80	80,302.40	2008 Qtr 2	0	0	\$ -
Quarry tile floor repairs - (2% of floors)	15	1 Tilf	99.200	S.F.	613.06	763.84	2008 Qtr 2	3	2	\$ 1,527.68
Replace vinyl floor	18	1 Tilf	1,322.200	S.Y.	63,135.05	77,084.26	2008 Qtr 2	2	2	\$ 154,168.52
Refinish sheetrock ceiling	20	1 Pord	198.500	C.S.F.	24,945.50	30,825.07	2008 Qtr 2	2	2	\$ 61,650.13
Replace sheetrock ceiling	40	2 Carp	198.500	C.S.F.	71,128.51	86,845.74	2008 Qtr 2	1	1	\$ 86,845.74
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	3.970	C.S.F.	1,386.52	1,692.29	2008 Qtr 2	2	2	\$ 3,384.58
Check / minor repairs drinking fountain	1	1 Plum	12.000	Ea.	450.96	568.08	2008 Qtr 2	45	45	\$ 25,563.60
Repair internal leaks drinking fountain	4	1 Plum	12.000	Ea.	421.68	521.16	2008 Qtr 2	11	11	\$ 5,732.76
Correct water pressure drinking fountain	2	1 Plum	12.000	Ea.	386.52	486.00	2008 Qtr 2	22	22	\$ 10,692.00

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20% of the design life. This prevents scheduling major work near the end of the
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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
Replace refrigerant drinking fountain	2	1 Plum	12.000	Ea.	190.08	226.32	2008 Qtr 2	22	22	\$ 4,979.04
Repair drain leak drinking fountain	4	1 Plum	12.000	Ea.	271.56	324.36	2008 Qtr 2	11	11	\$ 3,567.96
Replace fountain drinking fountain	10	2 Plum	12.000	Ea.	12,070.08	14,322.84	2008 Qtr 2	4	4	\$ 57,291.36
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	12.000	Ea.	288.12	339.96	2008 Qtr 2	6	6	\$ 2,039.76
Replace washer in faucet lavatory, vitreous china	2	1 Plum	12.000	Ea.	118.20	147.48	2008 Qtr 2	22	22	\$ 3,244.56
Replace faucets lavatory, vitreous china	10	1 Plum	12.000	Ea.	1,481.88	1,788.72	2008 Qtr 2	4	4	\$ 7,154.88
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	12.000	Ea.	324.48	402.84	2008 Qtr 2	22	22	\$ 8,862.48
Replace lavatory, vitreous china	35	2 Plum	12.000	Ea.	6,362.28	7,628.40	2008 Qtr 2	1	1	\$ 7,628.40
Replace faucet washer sink, iron enamel	2	1 Plum	3.000	Ea.	29.37	36.57	2008 Qtr 2	22	22	\$ 804.54
Clean trap sink, iron enamel	3	1 Plum	3.000	Ea.	19.80	24.75	2008 Qtr 2	15	15	\$ 371.25
Replace faucets sink, iron enamel	10	1 Plum	3.000	Ea.	370.47	447.18	2008 Qtr 2	4	4	\$ 1,788.72
Unstop sink sink, iron enamel	2	1 Plum	3.000	Ea.	96.63	121.50	2008 Qtr 2	22	22	\$ 2,673.00
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	3.000	Ea.	1,658.16	1,973.07	2008 Qtr 2	1	1	\$ 1,973.07
Replace flush valve diaphragm tankless water closet	10	1 Plum	14.000	Ea.	990.36	1,162.84	2008 Qtr 2	4	4	\$ 4,651.36
Rebuild flush valve tankless water closet	20	1 Plum	14.000	Ea.	1,847.72	2,240.14	2008 Qtr 2	2	2	\$ 4,480.28
Unplug clogged line tankless water closet	5	1 Plum	14.000	Ea.	2,355.64	2,942.52	2008 Qtr 2	9	9	\$ 26,482.68
Replace tankless water closet	35	2 Plum	14.000	Ea.	7,672.00	9,077.04	2008 Qtr 2	1	1	\$ 9,077.04
Replace tankless flush valve	25	1 Plum	14.000	Ea.	2,933.00	3,435.18	2008 Qtr 2	1	1	\$ 3,435.18
Replace wax ring gasket tankless water closet	5	1 Plum	14.000	Ea.	1,533.98	1,920.80	2008 Qtr 2	9	9	\$ 17,287.20
Replace flush valve diaphragm urinal	7	1 Plum	8.000	Ea.	565.92	664.48	2008 Qtr 2	6	6	\$ 3,986.88
Rebuild flush valve urinal	20	1 Plum	8.000	Ea.	1,055.84	1,280.08	2008 Qtr 2	2	2	\$ 2,560.16
Unplug line urinal	5	1 Plum	8.000	Ea.	897.12	1,119.28	2008 Qtr 2	9	9	\$ 10,073.52
Replace wall-hung urinal	35	2 Plum	8.000	Ea.	6,733.04	8,052.56	2008 Qtr 2	1	1	\$ 8,052.56
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	1.000	Ea.	32.85	40.45	2008 Qtr 2	4	4	\$ 161.80
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	2	\$ 687.36
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	3	2	\$ 273.28
Overhaul water heater, gas / oil, 70 gallon	5	1 Plum	1.000	Ea.	126.58	158.02	2008 Qtr 2	9	9	\$ 1,422.18
Clean & service water heater, gas / oil, 70 gallon	1	1 Plum	1.000	Ea.	151.28	188.37	2008 Qtr 2	45	45	\$ 8,476.65
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	4	\$ 177.64
Replace pipe & fittings, cast iron	40	2 Plum	16.000	L.F.	670.40	811.20	2008 Qtr 2	1	1	\$ 811.20
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

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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 distribution: gutters, pipe	1	1 Plum	6.000	M.L.F.	1,394.04	1,742.46	2008 Qtr 2	45	45	\$ 78,410.70
Replace pipe or gutter distribution	20	1 Plum	6.000	L.F.	268.32	328.98	2008 Qtr 2	2	2	\$ 657.96
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	3	\$ 2,871.57
Repair chemical feed system	15	1 Stpi	1.000	Ea.	737.28	877.61	2008 Qtr 2	3	2	\$ 1,755.22
Replace chemical feed system	15	2 Stpi	1.000	Ea.	690.12	800.42	2008 Qtr 2	3	2	\$ 1,600.84
Refill expansion tank	5	1 Stpi	1.000	Ea.	11.42	14.30	2008 Qtr 2	9	9	\$ 128.70
Replace expansion tank, 60 gal capacity	50	Q5	1.000	Ea.	1,534.86	1,778.25	2008 Qtr 2	0	0	\$ -
Repair boiler, gas, 2000 MBH	7	Q5	1.000	Ea.	3,848.28	4,504.76	2008 Qtr 2	6	6	\$ 27,028.56
Replace boiler, gas, 2000 MBH	30	Q7	1.000	Ea.	27,492.80	32,374.20	2008 Qtr 2	1	1	\$ 32,374.20
Repair hermetic centrifugal chiller, 100 ton	10	Q7	1.000	Ea.	38,049.59	44,825.61	2008 Qtr 2	4	4	\$ 179,302.44
Replace hermetic centrifugal chiller, 100 ton	20	Q7	1.000	Ea.	107,719.60	125,527.40	2008 Qtr 2	2	2	\$ 251,054.80
Repair circulator pump, 1 H.P.	5	1 Stpi	2.000	Ea.	142.30	168.94	2008 Qtr 2	9	9	\$ 1,520.46
Replace circulator. pump, 1 H.P.	15	Q1	2.000	Ea.	7,609.88	8,737.64	2008 Qtr 2	3	2	\$ 17,475.28
Repair cooling tower, 100 ton	10	2 Stpi	1.000	Ea.	2,961.68	3,557.66	2008 Qtr 2	4	4	\$ 14,230.64
Replace cooling tower, 100 ton	15	Q6	1.000	Ea.	10,554.08	12,252.80	2008 Qtr 2	3	2	\$ 24,505.60
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 sprinkler head	20	1 Plum	97.000	Ea.	6,176.96	7,610.62	2008 Qtr 2	2	2	\$ 15,221.24
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
Replace fire alarm bell, 6"	20	1 Elec	4.000	Ea.	569.12	686.04	2008 Qtr 2	2	2	\$ 1,372.08
Maintenance and repair motor starter, up to 600 V	5	1 Elec	6.000	Ea.	1,024.50	1,245.00	2008 Qtr 2	9	9	\$ 11,205.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	6.000	Ea.	229.02	287.10	2008 Qtr 2	90	90	\$ 25,839.00
Replace starter motor starter, up to 600 V	18	1 Elec	6.000	Ea.	3,169.08	3,782.46	2008 Qtr 2	2	2	\$ 7,564.92
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	370.000	Ea.	36,844.60	44,429.60	2008 Qtr 2	4	4	\$ 177,718.40
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	370.000	Ea.	9,412.80	11,536.60	2008 Qtr 2	4	4	\$ 46,146.40
Maintenance and repair receptacles and plugs	20	1 Elec	175.000	Ea.	5,440.75	6,777.75	2008 Qtr 2	2	2	\$ 13,555.50
Replace receptacle/plug receptacles and plugs	20	1 Elec	175.000	Ea.	9,233.00	11,273.50	2008 Qtr 2	2	2	\$ 22,547.00
Maintenance and repair wiring devices, switches	10	1 Elec	45.000	Ea.	1,399.05	1,742.85	2008 Qtr 2	4	4	\$ 6,971.40
Replace switch wiring devices, switches	15	1 Elec	45.000	Ea.	2,304.45	2,805.75	2008 Qtr 2	3	2	\$ 5,611.50
Minor repairs to annunciation panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	9	9	\$ 1,178.73
Maintenance and inspection annunciation panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	90	90	\$ 3,435.30
Replace annunciation panel	15	1 Elec	1.000	Ea.	844.71	1,008.28	2008 Qtr 2	3	2	\$ 2,016.56

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Check and repair manual pull station	10	1 Elec	4.000	Ea.	276.84	339.48	2008 Qtr 2	4	4	\$ 1,357.92
Replace manual pull station	15	1 Elec	4.000	Ea.	502.96	607.56	2008 Qtr 2	3	2	\$ 1,215.12
Repair smoke detector	10	1 Elec	40.000	Ea.	1,527.60	1,880.00	2008 Qtr 2	4	4	\$ 7,520.00
Check operation smoke detector	1	1 Elec	40.000	Ea.	456.00	572.00	2008 Qtr 2	45	45	\$ 25,740.00
Replace smoke detector	15	1 Elec	40.000	Ea.	7,582.00	9,079.60	2008 Qtr 2	3	2	\$ 18,159.20
Maintenance and repair master clock control	10	1 Elec	1.000	Ea.	126.58	152.54	2008 Qtr 2	4	4	\$ 610.16
Check operation master clock control	1	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	45	45	\$ 1,717.65
Replace time control clock master clock	15	1 Elec	1.000	Ea.	178.99	214.18	2008 Qtr 2	3	2	\$ 428.36
					\$1,113,257.39	\$1,326,934.82				
									MR Subtotal	\$ 2,661,920.88
									MR Per Year	\$ 59,153.80
									PM Per Year	\$ 11,918.38
									Subtotal	\$ 71,072.18
									Total Per Unit	\$ 3.58

CostWorks 2009 Quarter 1 - FAC 7352-Dependent School

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
44.000	B2035 225 1950	Door, emergency egress, swinging, annualized	2,178.44	2,530.44	200	FMR	2008 Qtr 2
8.000	B2035 225 1950	Door, emergency egress, swinging, annualized	396.08	460.08	200	FMR	2008 Qtr 2
12.000	D2015 800 1950	Drink fountain, annualized	594.00	712.32	200	FMR	2008 Qtr 2
12.000	D2015 100 4950	Lavatories, annualized	296.16	360.96	200	FMR	2008 Qtr 2
14.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	181.02	226.10	200	FMR	2008 Qtr 2
8.000	D2015 100 1950	Urinals, annualized	103.44	129.20	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
1.000	D3025 130 4950	Boiler, hot water, oil, gas, or comb. fired, over 1000	1,249.02	1,542.45	200	FMR	2008 Qtr 2
1.000	D3035 110 2950	Water cooling tower, 50 thru 500 tons, annualized	627.10	778.72	200	FMR	2008 Qtr 2
1.000	D3045 110 2950	Air handling unit, 25 thru 50 tons, annualized	492.54	567.69	200	FMR	2008 Qtr 2
1.000	D3045 110 3950	Air handling unit, over 50 tons, annualized	657.76	767.64	200	FMR	2008 Qtr 2
20.000	D3045 160 1950	VAV Boxes, annualized	1,226.20	1,520.00	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 280 1950	Motor control center, over 400 A, annualized	53.91	64.15	200	FMR	2008 Qtr 2
1.000	D5035 610 1950	Central clock systems, annualized	76.88	96.23	200	FMR	2008 Qtr 2
1.000	D5035 710 1950	Fire alarm annunciator system, annualized	811.57	990.03	200	FMR	2008 Qtr 2
			\$9,907.41	\$11,918.38			

FAC 7352 Sustainment by Year - Terminal Cutoff Applied

