

FAC 7371 Nursery and Child Care Facility

RUC: \$222.00 SF

Source: Tri-Service FAC 7371 from *Tri-Service Facility Unit Costs for Military Construction* version prepared November 13, 2009

SUC: \$2.44 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 7371-Nursery and Child Care Facility
CostWorks 2008 Quarter 2

Design Life= 45
Average S.F= 8,367

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	367.400	S.F.	13,593.80	16,518.30	2008 Qtr 2	1	1	\$ 16,518.30
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	11.600	Ea.	1,333.54	1,579.92	2008 Qtr 2	2	2	\$ 3,159.84
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	116.000	Ea.	50,877.60	59,506.84	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	6.960	S.F.	62.99	73.92	2008 Qtr 2	45	45	\$ 3,326.18
Repair aluminum door	12	1 Carp	0.200	Ea.	77.85	90.62	2008 Qtr 2	3	3	\$ 271.87
Replace 3'-0" x 7'-0" flush aluminum door	50	1 Carp	2.000	Ea.	2,894.04	3,312.82	2008 Qtr 2	0	0	\$ -
Replace wire glass - (3% of glass)	1	1 Carp	1.260	S.F.	34.94	41.04	2008 Qtr 2	45	45	\$ 1,846.72
Repair steel, painted, door	14	1 Carp	0.800	Ea.	465.95	549.09	2008 Qtr 2	3	2	\$ 1,098.18
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	8.000	Ea.	263.28	322.48	2008 Qtr 2	11	11	\$ 3,547.28
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	8.000	Ea.	4,256.64	4,960.32	2008 Qtr 2	1	0	\$ -
Replace tempered glass - (3% of glass)	1	1 Carp	6.350	S.F.	122.56	145.80	2008 Qtr 2	45	45	\$ 6,560.82
Debris removal and visual inspection built-up roofing	1	2 Rofc	8.367	M.S.F.	245.49	295.77	2008 Qtr 2	45	45	\$ 13,309.81
Non-destructive moisture inspection built-up roofing	5	2 Rofc	8.367	M.S.F.	759.56	918.70	2008 Qtr 2	9	9	\$ 8,268.27
Total roof replacement built-up roofing	28	G1	83.670	Sq.	47,757.16	56,556.74	2008 Qtr 2	1	1	\$ 56,556.74
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	20.920	Sq.	12,435.48	14,833.95	2008 Qtr 2	2	2	\$ 29,667.91
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	1.670	Sq.	575.35	679.76	2008 Qtr 2	9	9	\$ 6,117.81
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	3.350	S.F.	11.26	13.40	2008 Qtr 2	9	9	\$ 120.60
Repair solid core wood door interior	11	1 Carp	2.200	Ea.	369.05	435.91	2008 Qtr 2	4	3	\$ 1,307.72
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	22.000	Ea.	928.84	1,143.56	2008 Qtr 2	11	11	\$ 12,579.16
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	22.000	Ea.	8,067.40	9,352.64	2008 Qtr 2	1	1	\$ 9,352.64
Refinish drywall	12	1 Pord	9,945.000	S.F.	5,967.00	7,359.30	2008 Qtr 2	3	3	\$ 22,077.90
Replace 5/8" drywall	75	2 Carp	9,945.000	S.F.	22,177.35	26,752.05	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	198.900	S.F.	316.25	379.90	2008 Qtr 2	2	2	\$ 759.80
Replace medium weight vinyl wall covering	15	1 Pord	25.050	C.S.F.	7,235.69	8,752.22	2008 Qtr 2	3	2	\$ 17,504.44
Repair med. wt. vinyl wall covering - (2% of walls)	1	1 Pord	0.501	C.S.F.	111.34	133.87	2008 Qtr 2	45	45	\$ 6,024.25
Replace carpet	12	2 Tilf	650.780	S.Y.	29,369.70	33,931.67	2008 Qtr 2	3	3	\$ 101,795.01
Replace vinyl floor	18	1 Tilf	2.790	S.Y.	133.22	162.66	2008 Qtr 2	2	2	\$ 325.31
Replace acoustic tile ceiling, fire-rated	20	1 Carp	58.570	C.S.F.	23,612.50	28,055.03	2008 Qtr 2	2	2	\$ 56,110.06
Refinish sheetrock ceiling	20	1 Pord	25.100	C.S.F.	3,154.32	3,897.78	2008 Qtr 2	2	2	\$ 7,795.56
Replace sheetrock ceiling	40	2 Carp	25.100	C.S.F.	8,994.08	10,981.50	2008 Qtr 2	1	1	\$ 10,981.50
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.500	C.S.F.	174.63	213.14	2008 Qtr 2	2	2	\$ 426.27
Check / minor repairs drinking fountain	1	1 Plum	3.000	Ea.	112.74	142.02	2008 Qtr 2	45	45	\$ 6,390.90
Repair internal leaks drinking fountain	4	1 Plum	3.000	Ea.	105.42	130.29	2008 Qtr 2	11	11	\$ 1,433.19
Correct water pressure drinking fountain	2	1 Plum	3.000	Ea.	96.63	121.50	2008 Qtr 2	22	22	\$ 2,673.00
Replace refrigerant drinking fountain	2	1 Plum	3.000	Ea.	47.52	56.58	2008 Qtr 2	22	22	\$ 1,244.76
Repair drain leak drinking fountain	4	1 Plum	3.000	Ea.	67.89	81.09	2008 Qtr 2	11	11	\$ 891.99

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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 fountain drinking fountain	10	2 Plum	3.000	Ea.	3,017.52	3,580.71	2008 Qtr 2	4	4	\$ 14,322.84
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	3.000	Ea.	72.03	84.99	2008 Qtr 2	6	6	\$ 509.94
Replace washer in faucet lavatory, vitreous china	2	1 Plum	3.000	Ea.	29.55	36.87	2008 Qtr 2	22	22	\$ 811.14
Replace faucets lavatory, vitreous china	10	1 Plum	3.000	Ea.	370.47	447.18	2008 Qtr 2	4	4	\$ 1,788.72
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	3.000	Ea.	81.12	100.71	2008 Qtr 2	22	22	\$ 2,215.62
Replace lavatory, vitreous china	35	2 Plum	3.000	Ea.	1,590.57	1,907.10	2008 Qtr 2	1	1	\$ 1,907.10
Replace faucet washer sink, iron enamel	2	1 Plum	2.000	Ea.	19.58	24.38	2008 Qtr 2	22	22	\$ 536.36
Clean trap sink, iron enamel	3	1 Plum	2.000	Ea.	13.20	16.50	2008 Qtr 2	15	15	\$ 247.50
Replace faucets sink, iron enamel	10	1 Plum	2.000	Ea.	246.98	298.12	2008 Qtr 2	4	4	\$ 1,192.48
Unstop sink sink, iron enamel	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	22	22	\$ 1,782.00
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	2.000	Ea.	1,105.44	1,315.38	2008 Qtr 2	1	1	\$ 1,315.38
Replace faucet washer sink, stainless steel	2	1 Plum	2.000	Ea.	19.58	24.38	2008 Qtr 2	22	22	\$ 536.36
Clean trap sink, stainless steel	3	1 Plum	2.000	Ea.	13.20	16.50	2008 Qtr 2	15	15	\$ 247.50
Replace faucets sink, stainless steel	10	1 Plum	2.000	Ea.	246.98	298.12	2008 Qtr 2	4	4	\$ 1,192.48
Unstop sink, stainless steel	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	22	22	\$ 1,782.00
Replace sink, stainless steel	40	2 Plum	2.000	Ea.	1,603.40	1,884.34	2008 Qtr 2	1	1	\$ 1,884.34
Replace flush valve diaphragm tankless water closet	10	1 Plum	4.000	Ea.	282.96	332.24	2008 Qtr 2	4	4	\$ 1,328.96
Rebuild flush valve tankless water closet	20	1 Plum	4.000	Ea.	527.92	640.04	2008 Qtr 2	2	2	\$ 1,280.08
Unplug clogged line tankless water closet	5	1 Plum	4.000	Ea.	673.04	840.72	2008 Qtr 2	9	9	\$ 7,566.48
Replace tankless water closet	35	2 Plum	4.000	Ea.	2,192.00	2,593.44	2008 Qtr 2	1	1	\$ 2,593.44
Replace tankless flush valve	25	1 Plum	4.000	Ea.	838.00	981.48	2008 Qtr 2	1	1	\$ 981.48
Replace wax ring gasket tankless water closet	5	1 Plum	4.000	Ea.	438.28	548.80	2008 Qtr 2	9	9	\$ 4,939.20
Replace flush valve diaphragm urinal	7	1 Plum	3.000	Ea.	212.22	249.18	2008 Qtr 2	6	6	\$ 1,495.08
Rebuild flush valve urinal	20	1 Plum	3.000	Ea.	395.94	480.03	2008 Qtr 2	2	2	\$ 960.06
Unplug line urinal	5	1 Plum	3.000	Ea.	336.42	419.73	2008 Qtr 2	9	9	\$ 3,777.57
Replace wall-hung urinal	35	2 Plum	3.000	Ea.	2,524.89	3,019.71	2008 Qtr 2	1	1	\$ 3,019.71
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	2.000	Ea.	65.70	80.90	2008 Qtr 2	4	4	\$ 323.60
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
Replace pipe and fittings, copper 2"	25	2 Plum	8.000	L.F.	326.48	392.88	2008 Qtr 2	1	1	\$ 392.88
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
Drain and flush water heater, electric, 120 gallon	7	1 Plum	0.500	Ea.	113.22	141.52	2008 Qtr 2	6	6	\$ 849.12
Check operation water heater, electric, 120 gallon	3	1 Plum	0.500	Ea.	0.99	1.24	2008 Qtr 2	15	15	\$ 18.60
Replace water heater, electric, 120 gallon	15	2 Plum	0.500	Ea.	4,596.23	5,271.90	2008 Qtr 2	3	2	\$ 10,543.79
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	4	4	\$ 177.64

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Replace pipe & fittings, cast iron	40	2 Plum	8.000	L.F.	335.20	405.60	2008 Qtr 2	1	1	\$ 405.60
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
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	8.000	L.F.	473.60	585.52	2008 Qtr 2	1	1	\$ 585.52
General maintenance & repair drain: roof, scupper, area	1	1 Plum	2.000	Ea.	56.70	71.34	2008 Qtr 2	45	45	\$ 3,210.30
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
Repair single zone rooftop unit, 25 ton	10	Q6	0.500	Ea.	12,910.55	14,961.45	2008 Qtr 2	4	4	\$ 59,845.78
Replace single zone rooftop unit, 25 ton	15	Q7	1.000	Ea.	34,098.40	39,677.60	2008 Qtr 2	3	2	\$ 79,355.20
Repair fan coil unit, 1 ton	10	1 Stpi	0.500	Ea.	184.61	220.51	2008 Qtr 2	4	4	\$ 882.04
Replace fan coil unit, 1 ton	15	Q5	1.000	Ea.	1,098.30	1,295.56	2008 Qtr 2	3	2	\$ 2,591.12
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	42.000	Ea.	2,674.56	3,295.32	2008 Qtr 2	2	2	\$ 6,590.64
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	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	9	9	\$ 6,442.47
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	136	136	\$ 3,876.00
Replace C.B. molded case, 600 V, 3 pole circuit breaker	50	1 Elec	1.000	Ea.	3,157.74	3,611.55	2008 Qtr 2	0	0	\$ -
Maintenance and inspection lighting panel, indoor	3	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	15	15	\$ 1,068.90
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	89.000	Ea.	8,862.62	10,687.12	2008 Qtr 2	4	4	\$ 42,748.48
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	89.000	Ea.	2,264.16	2,775.02	2008 Qtr 2	4	4	\$ 11,100.08
Maintenance and repair receptacles and plugs	20	1 Elec	40.000	Ea.	1,243.60	1,549.20	2008 Qtr 2	2	2	\$ 3,098.40
Replace receptacle/plug receptacles and plugs	20	1 Elec	40.000	Ea.	2,110.40	2,576.80	2008 Qtr 2	2	2	\$ 5,153.60
Maintenance and repair wiring devices, switches	10	1 Elec	33.000	Ea.	1,025.97	1,278.09	2008 Qtr 2	4	4	\$ 5,112.36
Replace switch wiring devices, switches	15	1 Elec	33.000	Ea.	1,689.93	2,057.55	2008 Qtr 2	3	2	\$ 4,115.10
Check and repair manual pull station	10	1 Elec	6.000	Ea.	415.26	509.22	2008 Qtr 2	4	4	\$ 2,036.88
Replace manual pull station	15	1 Elec	6.000	Ea.	754.44	911.34	2008 Qtr 2	3	2	\$ 1,822.68
Repair smoke detector	10	1 Elec	17.000	Ea.	649.23	799.00	2008 Qtr 2	4	4	\$ 3,196.00
Check operation smoke detector	1	1 Elec	17.000	Ea.	193.80	243.10	2008 Qtr 2	45	45	\$ 10,939.50
Replace smoke detector	15	1 Elec	17.000	Ea.	3,222.35	3,858.83	2008 Qtr 2	3	2	\$ 7,717.66
					\$354,514.72	\$419,741.09				
									MR Subtotal	\$ 769,581.77
									MR Per Year	\$ 17,101.82

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									PM Per Year	\$ 3,970.99
									Subtotal	\$ 21,072.81
									Total Per Unit	\$ 2.52

CostWorks 2009 Quarter 1 - FAC 7371-Nursery and Child Care Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
32.000	B2035 225 1950	Door, emergency egress, swinging, annualized	1,584.32	1,840.32	200	FMR	2008 Qtr 2
3.000	D2015 100 1950	Urinals, annualized	38.79	48.45	200	FMR	2008 Qtr 2
4.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	51.72	64.60	200	FMR	2008 Qtr 2
3.000	D2015 100 4950	Lavatories, annualized	74.04	90.24	200	FMR	2008 Qtr 2
3.000	D2015 800 1950	Drink fountain, annualized	148.50	178.08	200	FMR	2008 Qtr 2
4.000	D3045 160 1950	VAV Boxes, annualized	245.24	304.00	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 210 1950	Package unit, air cooled, 3 thru 24 ton, annualized	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 220 1950	Circuit breaker, high voltage air, annualized	26.98	33.59	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
			\$3,330.49	\$3,970.99			

FAC 7371 Sustainment by Year - Terminal Cutoff Applied

