

FAC 7382 Locker Room

RUC: \$114.83 SF

Source: Marshall & Swift
Section 18/Page 22
Adjusted for current year and area
Inflated to FY-09 using Green Book Table 5-6 (MCON)
In V12, Tri-Service and USACE PAX Newsletter values were updated while all other values were inflated only.

SUC: \$3.23 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 7382 Locker Room
CostWorks 2008 Quarter 2

Design Life= 36		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= 1,513		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 Occurrences	Terminal Cutoff	
Repair 8" concrete block wall - 1st floor	25	1 Bric	129.800	S.F.	2,603.79	3,167.12	2008 Qtr 2	1	1	\$	3,167.12
Replace 8" concrete block wall - 1st floor	60	2 Bric	12.900	C.S.F.	12,833.82	15,448.65	2008 Qtr 2	0	0	\$	-
Repair steel, painted, door	14	1 Carp	0.500	Ea.	291.22	343.18	2008 Qtr 2	2	2	\$	686.36
Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	5.000	Ea.	164.55	201.55	2008 Qtr 2	3	2	\$	403.10
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	5.000	Ea.	2,660.40	3,100.20	2008 Qtr 2	0	0	\$	-
Debris removal by hand & visual inspection shingles	1	2 Rofc	1.500	M.S.F.	26.63	32.10	2008 Qtr 2	36	36	\$	1,155.60
Minor asphalt shingle repair - (2% of roof area) shingles	1	2 Rofc	30.800	S.F.	106.57	127.51	2008 Qtr 2	36	36	\$	4,590.43
Flashing repairs - (2 S.F. per sq. repaired) shingles	5	2 Rofc	0.600	S.F.	7.00	8.34	2008 Qtr 2	7	7	\$	58.38
Install new shingles over existing shingles	20	2 Rofc	15.400	Sq.	2,722.57	3,230.30	2008 Qtr 2	1	1	\$	3,230.30
Removal and replacement of shingles shingles	40	2 Rofc	15.400	Sq.	3,897.74	4,662.81	2008 Qtr 2	0	0	\$	-
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	1 Tilf	0.300	C.S.F.	226.23	273.71	2008 Qtr 2	3	3	\$	821.12
Replace 4" x 4" thin set ceramic tile	75	1 Tilf	16.800	C.S.F.	13,787.59	16,708.10	2008 Qtr 2	0	0	\$	-
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	0.300	C.S.F.	303.36	364.21	2008 Qtr 2	1	1	\$	364.21
Refinish concrete block wall painted	12	1 Pord	1.500	C.S.F.	145.76	177.20	2008 Qtr 2	3	2	\$	354.39
Replace 8" concrete block wall painted	75	2 Bric	15.600	C.S.F.	16,813.84	20,220.56	2008 Qtr 2	0	0	\$	-
Ceramic tile floor repairs - (2% of floors)	15	1 Tilf	0.100	C.S.F.	61.80	76.99	2008 Qtr 2	2	2	\$	153.98
Replace 2" x 2" thin set ceramic tile floor	50	1 Tilf	7.400	C.S.F.	9,944.79	11,970.09	2008 Qtr 2	0	0	\$	-
Refinish concrete floor finished	25	2 Cefi	7.400	C.S.F.	2,585.86	3,113.11	2008 Qtr 2	1	1	\$	3,113.11
Repair plaster ceiling - (2% of ceilings)	12	1 Plas	3.300	S.Y.	181.93	220.18	2008 Qtr 2	3	2	\$	440.35
Refinish plaster ceiling	10	1 Pord	165.000	S.Y.	1,819.95	2,245.65	2008 Qtr 2	3	3	\$	6,736.95
Replace plaster ceiling	75	2 Plas	165.200	S.Y.	10,057.38	12,193.41	2008 Qtr 2	0	0	\$	-
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	3.000	Ea.	72.03	84.99	2008 Qtr 2	5	5	\$	424.95
Replace washer in faucet lavatory, vitreous china	2	1 Plum	3.000	Ea.	29.55	36.87	2008 Qtr 2	18	18	\$	663.66
Replace faucets lavatory, vitreous china	10	1 Plum	3.000	Ea.	370.47	447.18	2008 Qtr 2	3	3	\$	1,341.54
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	3.000	Ea.	81.12	100.71	2008 Qtr 2	18	18	\$	1,812.78
Replace lavatory, vitreous china	35	2 Plum	3.000	Ea.	1,590.57	1,907.10	2008 Qtr 2	1	0	\$	-
Inspect / clean shower head fiberglass	3	1 Plum	8.000	Ea.	302.40	379.52	2008 Qtr 2	12	12	\$	4,554.24
Replace mixing valve barrel shower, fiberglass	2	1 Plum	8.000	Ea.	1,185.20	1,410.56	2008 Qtr 2	18	18	\$	25,390.08
Replace mixing valve shower, fiberglass	10	1 Plum	8.000	Ea.	2,197.44	2,632.00	2008 Qtr 2	3	3	\$	7,896.00
Replace shower and fittings, fiberglass	20	2 Plum	8.000	Ea.	7,813.20	9,212.64	2008 Qtr 2	1	1	\$	9,212.64
Replace flush valve diaphragm tankless water closet	10	1 Plum	6.000	Ea.	424.44	498.36	2008 Qtr 2	3	3	\$	1,495.08
Rebuild flush valve tankless water closet	20	1 Plum	6.000	Ea.	791.88	960.06	2008 Qtr 2	1	1	\$	960.06
Unplug clogged line tankless water closet	5	1 Plum	6.000	Ea.	1,009.56	1,261.08	2008 Qtr 2	7	7	\$	8,827.56
Replace tankless water closet	35	2 Plum	6.000	Ea.	3,288.00	3,890.16	2008 Qtr 2	1	0	\$	-
Replace tankless flush valve	25	1 Plum	6.000	Ea.	1,257.00	1,472.22	2008 Qtr 2	1	1	\$	1,472.22
Replace wax ring gasket tankless water closet	5	1 Plum	6.000	Ea.	657.42	823.20	2008 Qtr 2	7	7	\$	5,762.40
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	1	1	\$	320.02
Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	2008 Qtr 2	7	7	\$	1,958.74

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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
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	2008 Qtr 2	1	0	\$ -
Replace pipe and fittings, copper 3/4"	20	2 Plum	32.000	L.F.	567.04	687.36	2008 Qtr 2	1	1	\$ 687.36
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	4.000	Ea.	62.88	76.72	2008 Qtr 2	7	7	\$ 537.04
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.030	M.L.F.	188.67	229.84	2008 Qtr 2	7	7	\$ 1,608.87
Drain and flush water heater, electric, 120 gallon	7	1 Plum	2.000	Ea.	452.86	566.08	2008 Qtr 2	5	5	\$ 2,830.40
Check operation water heater, electric, 120 gallon	3	1 Plum	2.000	Ea.	3.96	4.96	2008 Qtr 2	12	12	\$ 59.52
Replace water heater, electric, 120 gallon	15	2 Plum	2.000	Ea.	18,384.90	21,087.58	2008 Qtr 2	2	2	\$ 42,175.16
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	36.000	Ea.	3,584.88	4,322.88	2008 Qtr 2	3	3	\$ 12,968.64
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	36.000	Ea.	915.84	1,122.48	2008 Qtr 2	3	3	\$ 3,367.44
Replace fixture fluorescent lighting fixture, 80 W	20	1 Elec	0.000	Ea.	0.00	0.00	2008 Qtr 2	1	1	\$ -
Maintenance and repair incandescent lighting fixtures	10	1 Elec	6.000	Ea.	283.68	338.34	2008 Qtr 2	3	3	\$ 1,015.02
Replace lamp incandescent lighting fixtures	5	1 Elec	6.000	Ea.	41.88	51.12	2008 Qtr 2	7	7	\$ 357.84
Replace lighting fixture incandescent	20	1 Elec	6.000	Ea.	716.52	857.10	2008 Qtr 2	1	1	\$ 857.10
Maintenance and repair receptacles and plugs	20	1 Elec	12.000	Ea.	373.08	464.76	2008 Qtr 2	1	1	\$ 464.76
Replace receptacle/plug receptacles and plugs	20	1 Elec	12.000	Ea.	633.12	773.04	2008 Qtr 2	1	1	\$ 773.04
Maintenance and repair wiring devices, switches	10	1 Elec	6.000	Ea.	186.54	232.38	2008 Qtr 2	3	3	\$ 697.14
Replace switch wiring devices, switches	15	1 Elec	6.000	Ea.	307.26	374.10	2008 Qtr 2	2	2	\$ 748.20
					\$131,329.12	\$156,969.46				
									MR Subtotal	\$ 167,345.51
									MR Per Year	\$ 4,648.49
									PM Per Year	\$ 409.84
									Subtotal	\$ 5,058.33
									Total Per Unit	\$ 3.34

CostWorks 2009 Quarter 1 - FAC 7382 Locker Room

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
3.000	D2015 100 4950	Lavatories, annualized	74.04	90.24	200	FMR	2008 Qtr 2
8.000	D2015 100 5950	Showers, annualized	158.80	190.40	200	FMR	2008 Qtr 2
6.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	77.58	96.90	200	FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	200	FMR	2008 Qtr 2
			\$336.28	\$409.84			

FAC 7382 Sustainment by Year - Terminal Cutoff Applied

