

**FAC 7387    Exchange Support Facility**

RUC:            \$161.58 SF

Source:        USACE PAX Newsletter 3.2.2 dated 20 Mar 09  
CatCode 74053  
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:            \$3.30 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:

## CostWorks 2008 - FAC 7387 Exchange Support Facility

Design Life = 50  
Area = 4,443.00

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Zip Code		Type	Release	DL / F	Trunc	Life Cost	Terminal Cutoff
							Prefix							
Repair brick wall - 1st floor	25	1 Bric	183.600	S.F.	6,750.97	8,203.25	200	FMR	2008	2	\$		16,406.50	\$ 8,203.25
Replace brick wall - 2nd floor	75	2 Bric	18.360	C.S.F.	37,313.21	44,775.08	200	FMR	2008	0	\$		-	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	6.600	S.F.	59.27	69.56	200	FMR	2008	50	\$		3,478.20	\$ 3,478.20
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	11.000	Ea.	1,255.87	1,487.97	200	FMR	2008	2	\$		2,975.94	\$ 2,975.94
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	110.000	Ea.	47,905.00	56,031.80	200	FMR	2008	1	\$		56,031.80	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	7.300	S.F.	634.22	776.79	200	FMR	2008	50	\$		38,839.65	\$ 38,839.65
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	12.200	Ea.	1,862.82	2,235.16	200	FMR	2008	2	\$		4,470.32	\$ 4,470.32
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	122.000	Ea.	57,830.44	67,993.04	200	FMR	2008	1	\$		67,993.04	\$ -
Replace tempered glass - (3% of glass)	1	1 Carp	0.060	S.F.	1.15	1.37	200	FMR	2008	50	\$		68.40	\$ 68.40
Prepare and refinish 3'-0" x 7'-0" steel ptd. door	12	1 Pord	2.000	Ea.	129.64	160.54	200	FMR	2008	4	\$		642.16	\$ 481.62
Replace 3'-0" x 7'-0" steel, w/ wire glass, ptd. door	45	1 Carp	2.000	Ea.	1,865.86	2,174.90	200	FMR	2008	1	\$		2,174.90	\$ 2,174.90
Repair steel, painted, door	14	1 Carp	0.300	Ea.	173.49	204.46	200	FMR	2008	3	\$		613.37	\$ 613.37
Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	3.000	Ea.	98.13	120.21	200	FMR	2008	4	\$		480.84	\$ 360.63
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	3.000	Ea.	1,584.21	1,846.17	200	FMR	2008	1	\$		1,846.17	\$ 1,846.17
Debris removal by hand & visual inspection,modified bitum/thermoplastc	1	2 Rofc	2.200	M.S.F.	64.00	77.13	200	FMR	2008	50	\$		3,856.60	\$ 3,856.60
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	2.200	M.S.F.	198.07	239.56	200	FMR	2008	10	\$		2,395.58	\$ 2,395.58
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	15	G5	4.400	Sq.	1,165.96	1,375.44	200	FMR	2008	3	\$		4,126.32	\$ 4,126.32
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplastc	5	2 Rofc	8.800	S.F.	29.04	34.14	200	FMR	2008	10	\$		341.44	\$ 341.44
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	G5	5.500	Sq.	3,477.27	4,122.25	200	FMR	2008	2	\$		8,244.50	\$ 8,244.50
Total roof replacement,modified bituminous / thermoplastic	25	G1	22.000	Sq.	10,636.34	12,573.00	200	FMR	2008	2	\$		25,146.00	\$ 12,573.00
Repair steel painted interior door	14	1 Carp	0.200	Ea.	33.09	39.10	200	FMR	2008	3	\$		117.30	\$ 117.30
Refinish 3'-0" x 7'-0" steel painted interior door	12	1 Pord	2.000	Ea.	98.26	120.96	200	FMR	2008	4	\$		483.84	\$ 362.88
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	2.000	Ea.	1,844.22	2,144.60	200	FMR	2008	0	\$		-	\$ -
Repair solid core wood door interior	11	1 Carp	0.000	Ea.	0.00	0.00	200	FMR	2008	4	\$		-	\$ -
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	12.000	Ea.	503.16	619.68	200	FMR	2008	4	\$		2,478.72	\$ 1,859.04
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	12.000	Ea.	4,324.20	5,014.32	200	FMR	2008	1	\$		5,014.32	\$ 5,014.32
Repair concrete steps	15	1 Cefi	4.300	S.F.	71.81	83.64	200	FMR	2008	3	\$		250.91	\$ 250.91
Replace concrete steps	100	2 Cefi	43.000	S.F.	2,116.03	2,567.96	200	FMR	2008	0	\$		-	\$ -
Refinish metal stair railing interior	12	1 Pord	43.000	S.F.	58.91	72.67	200	FMR	2008	4	\$		290.68	\$ 218.01
Replace metal stair railing interior	45	2 Sswk	43.000	L.F.	1,523.06	1,759.99	200	FMR	2008	1	\$		1,759.99	\$ 1,759.99
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	0.300	C.S.F.	300.54	360.91	200	FMR	2008	2	\$		721.82	\$ 360.91
Refinish concrete block wall painted	12	1 Pord	1.900	C.S.F.	183.08	222.64	200	FMR	2008	4	\$		890.57	\$ 667.93
Replace 8" concrete block wall painted	75	2 Bric	19.900	C.S.F.	21,255.19	25,567.92	200	FMR	2008	0	\$		-	\$ -
Repair fabric wall finish fabric interior	12	1 Pord	39.300	S.Y.	980.54	1,188.04	200	FMR	2008	4	\$		4,752.16	\$ 3,564.12
Replace fabric wall finish fabric interior	50	1 Pord	200.000	S.Y.	27,952.00	34,106.00	200	FMR	2008	1	\$		34,106.00	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	220.000	S.F.	345.40	415.80	200	FMR	2008	2	\$		831.60	\$ 831.60
Replace 5/8" drywall	75	2 Carp	11,000.000	S.F.	24,310.00	29,370.00	200	FMR	2008	0	\$		-	\$ -
Replace carpet	12	2 Tifl	20.000	S.Y.	886.60	1,024.60	200	FMR	2008	4	\$		4,098.40	\$ 3,073.80
Refinish concrete floor finished	25	2 Cefi	20.000	C.S.F.	6,943.40	8,359.60	200	FMR	2008	2	\$		16,719.20	\$ 8,359.60
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	15.900	S.F.	237.23	283.34	200	FMR	2008	3	\$		850.01	\$ 850.01
Replace terrazzo floor	75	2 Mstz	7.900	C.S.F.	11,292.97	13,375.02	200	FMR	2008	0	\$		-	\$ -
Replace vinyl floor	18	1 Tifl	16.300	S.Y.	772.46	943.28	200	FMR	2008	2	\$		1,886.56	\$ 1,886.56
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	1.000	C.S.F.	440.83	524.91	200	FMR	2008	5	\$		2,624.55	\$ 2,624.55
Replace acoustic tile ceiling, fire-rated	20	1 Carp	20.000	C.S.F.	7,960.40	9,461.60	200	FMR	2008	2	\$		18,923.20	\$ 18,923.20
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.100	C.S.F.	34.69	42.34	200	FMR	2008	2	\$		84.69	\$ 84.69
Replace sheetrock ceiling	40	2 Carp	5.300	C.S.F.	1,886.43	2,303.59	200	FMR	2008	1	\$		2,303.59	\$ 2,303.59
Check / minor repairs drinking fountain	1	1 Plum	2.000	Ea.	71.84	90.50	200	FMR	2008	50	\$		4,525.00	\$ 4,525.00
Repair internal leaks drinking fountain	4	1 Plum	2.000	Ea.	67.18	83.04	200	FMR	2008	12	\$		996.48	\$ 996.48
Correct water pressure drinking fountain	2	1 Plum	2.000	Ea.	61.58	77.44	200	FMR	2008	25	\$		1,936.00	\$ 1,936.00
Replace refrigerant drinking fountain	2	1 Plum	2.000	Ea.	30.78	36.62	200	FMR	2008	25	\$		915.50	\$ 915.50
Repair drain leak drinking fountain	4	1 Plum	2.000	Ea.	43.82	52.30	200	FMR	2008	12	\$		627.60	\$ 627.60
Replace fountain drinking fountain	10	2 Plum	2.000	Ea.	1,959.92	2,323.88	200	FMR	2008	5	\$		11,619.40	\$ 11,619.40
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	8.000	Ea.	187.20	220.72	200	FMR	2008	7	\$		1,545.04	\$ 1,545.04
Replace washer in faucet lavatory, vitreous china	2	1 Plum	8.000	Ea.	75.44	94.16	200	FMR	2008	25	\$		2,354.00	\$ 2,354.00
Replace faucets lavatory, vitreous china	10	1 Plum	8.000	Ea.	954.24	1,151.12	200	FMR	2008	5	\$		5,755.60	\$ 5,755.60
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	8.000	Ea.	206.72	256.72	200	FMR	2008	25	\$		6,418.00	\$ 6,418.00
Replace lavatory, vitreous china	35	2 Plum	8.000	Ea.	4,111.36	4,926.00	200	FMR	2008	1	\$		4,926.00	\$ 4,926.00
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.37	11.66	200	FMR	2008	25	\$		291.50	\$ 291.50
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.31	7.88	200	FMR	2008	16	\$		126.08	\$ 126.08

# CostWorks 2008 - FAC 7387 Exchange Support Facility

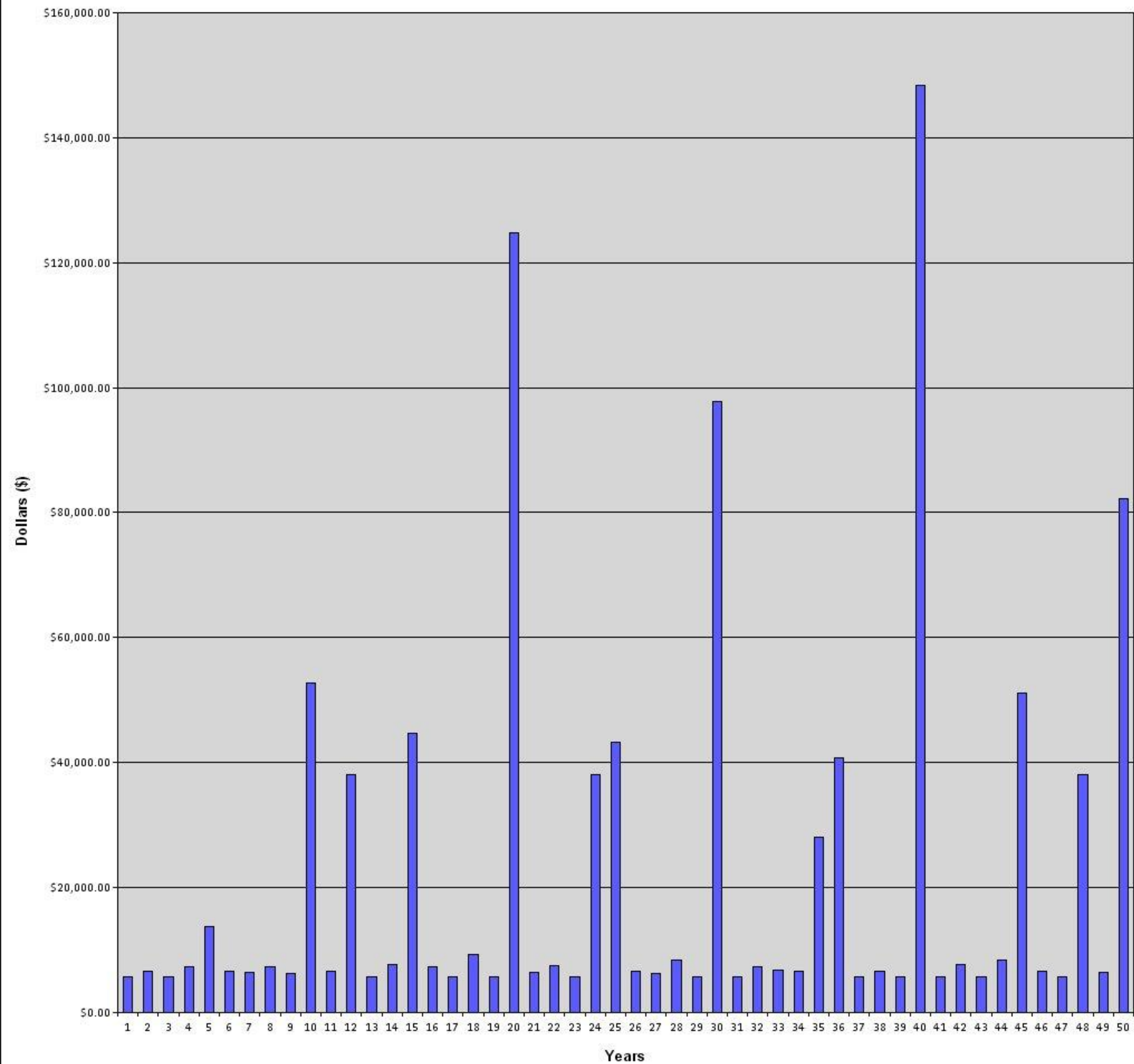
Design Life = 50  
Area = 4,443.00

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release	DL / F Trunc	Life Cost	Terminal Cutoff
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	119.28	143.89	200	FMR	2008	5	\$ 719.45	\$ 719.45
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	30.79	38.72	200	FMR	2008	25	\$ 968.00	\$ 968.00
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	1.000	Ea.	536.87	638.36	200	FMR	2008	1	\$ 638.36	\$ 638.36
Replace flush valve diaphragm tankless water closet	10	1 Plum	8.000	Ea.	553.68	649.60	200	FMR	2008	5	\$ 3,248.00	\$ 3,248.00
Rebuild flush valve tankless water closet	20	1 Plum	8.000	Ea.	1,020.96	1,236.88	200	FMR	2008	2	\$ 2,473.76	\$ 2,473.76
Unplug clogged line tankless water closet	5	1 Plum	8.000	Ea.	1,286.80	1,607.36	200	FMR	2008	10	\$ 16,073.60	\$ 16,073.60
Replace tankless water closet	35	2 Plum	8.000	Ea.	4,280.16	5,059.92	200	FMR	2008	1	\$ 5,059.92	\$ 5,059.92
Replace tankless flush valve	25	1 Plum	8.000	Ea.	1,637.36	1,916.48	200	FMR	2008	2	\$ 3,832.96	\$ 1,916.48
Replace wax ring gasket tankless water closet	5	1 Plum	8.000	Ea.	838.32	1,049.68	200	FMR	2008	10	\$ 10,496.80	\$ 10,496.80
Replace flush valve diaphragm urinal	7	1 Plum	3.000	Ea.	207.63	243.60	200	FMR	2008	7	\$ 1,705.20	\$ 1,705.20
Rebuild flush valve urinal	20	1 Plum	3.000	Ea.	382.86	463.83	200	FMR	2008	2	\$ 927.66	\$ 927.66
Unplug line urinal	5	1 Plum	3.000	Ea.	321.60	401.25	200	FMR	2008	10	\$ 4,012.50	\$ 4,012.50
Replace wall-hung urinal	35	2 Plum	3.000	Ea.	2,448.18	2,925.87	200	FMR	2008	1	\$ 2,925.87	\$ 2,925.87
Repair circulator pump, 1/12 - 3/4 H.P.	5	1 Stpi	1.000	Ea.	69.15	82.01	200	FMR	2008	10	\$ 820.10	\$ 820.10
Replace circulator pump, 1/12 - 3/4 H.P.	15	Q1	1.000	Ea.	2,438.43	2,816.10	200	FMR	2008	3	\$ 8,448.30	\$ 8,448.30
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	4.000	Ea.	60.36	73.64	200	FMR	2008	10	\$ 736.40	\$ 736.40
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.030	M.L.F.	181.34	220.83	200	FMR	2008	10	\$ 2,208.32	\$ 2,208.32
Replace pipe and fittings, copper 3/4"	20	2 Plum	32.000	L.F.	547.84	663.36	200	FMR	2008	2	\$ 1,326.72	\$ 1,326.72
Drain and flush water heater, electric, 120 gallon	7	1 Plum	1.000	Ea.	216.46	270.57	200	FMR	2008	7	\$ 1,893.99	\$ 1,893.99
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	1.89	2.37	200	FMR	2008	16	\$ 37.92	\$ 37.92
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,043.78	10,370.54	200	FMR	2008	3	\$ 31,111.62	\$ 31,111.62
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	35.45	43.85	200	FMR	2008	2	\$ 87.70	\$ 87.70
Repair joint pipe and fittings, PVC	10	1 Plum	2.000	Ea.	222.10	276.08	200	FMR	2008	5	\$ 1,380.40	\$ 1,380.40
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	200.000	L.F.	11,362.00	14,046.00	200	FMR	2008	1	\$ 14,046.00	\$ 14,046.00
General maintenance & repair drain: roof, scupper, area	1	1 Plum	2.000	Ea.	54.20	68.20	200	FMR	2008	50	\$ 3,410.00	\$ 3,410.00
Replace drain: roof, scupper, area	40	1 Plum	2.000	Ea.	778.30	914.02	200	FMR	2008	1	\$ 914.02	\$ 914.02
Repair single zone rt. unit, 5 ton	10	2 Stpi	2.000	Ea.	3,743.52	4,486.70	200	FMR	2008	5	\$ 22,433.50	\$ 22,433.50
Replace single zone rt. unit, 5 ton	15	Q5	1.000	Ea.	7,088.25	8,360.17	200	FMR	2008	3	\$ 25,080.51	\$ 25,080.51
Inspect sprinkler system	1	1 Plum	1.000	Ea.	25.38	31.44	200	FMR	2008	50	\$ 1,572.00	\$ 1,572.00
Replace sprinkler head	20	1 Plum	22.000	Ea.	1,344.86	1,656.60	200	FMR	2008	2	\$ 3,313.20	\$ 3,313.20
Replace fire alarm bell, 6"	20	1 Elec	4.000	Ea.	549.76	662.20	200	FMR	2008	2	\$ 1,324.40	\$ 1,324.40
Repair failed breaker, 3 pole circuit breaker	4	1 Elec	1.000	Ea.	513.05	593.16	200	FMR	2008	12	\$ 7,117.92	\$ 7,117.92
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	21.82	27.16	200	FMR	2008	151	\$ 4,101.16	\$ 4,101.16
Replace C.B. enclosed, 600 V, 3 pole circuit breaker	12	1 Elec	1.000	Ea.	969.96	1,129.85	200	FMR	2008	4	\$ 4,519.40	\$ 3,389.55
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	27.16	33.95	200	FMR	2008	16	\$ 543.20	\$ 543.20
Maintenance and repair motor starter, up to 600 V	5	1 Elec	2.000	Ea.	328.64	399.10	200	FMR	2008	10	\$ 3,991.00	\$ 3,991.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	2.000	Ea.	72.76	91.18	200	FMR	2008	100	\$ 9,118.00	\$ 9,118.00
Replace starter motor starter, up to 600 V	18	1 Elec	2.000	Ea.	1,023.68	1,220.84	200	FMR	2008	2	\$ 2,441.68	\$ 2,441.68
Replace lamp emergency lighting fixture	2	1 Elec	6.000	Ea.	314.64	373.44	200	FMR	2008	25	\$ 9,336.00	\$ 9,336.00
Replace emergency lighting fixture	20	1 Elec	6.000	Ea.	4,951.50	5,703.12	200	FMR	2008	2	\$ 11,406.24	\$ 11,406.24
Maintenance and repair exit light	20	1 Elec	6.000	Ea.	189.60	230.16	200	FMR	2008	2	\$ 460.32	\$ 460.32
Replace lamp exit light	5	1 Elec	6.000	Ea.	72.06	85.20	200	FMR	2008	10	\$ 852.00	\$ 852.00
Replace lighting fixture exit light	20	1 Elec	6.000	Ea.	727.50	875.04	200	FMR	2008	2	\$ 1,750.08	\$ 1,750.08
Maintenance and inspection battery, dry	1	1 Elec	8.000	Ea.	217.28	271.60	200	FMR	2008	50	\$ 13,580.00	\$ 13,580.00
Replace battery, dry	5	1 Elec	8.000	Ea.	1,420.16	1,632.88	200	FMR	2008	10	\$ 16,328.80	\$ 16,328.80
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	11.000	Ea.	1,058.20	1,275.01	200	FMR	2008	5	\$ 6,375.05	\$ 6,375.05
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	44.000	Ea.	1,078.00	1,320.00	200	FMR	2008	5	\$ 6,600.00	\$ 6,600.00
Maintenance and repair incandescent lighting fixtures	10	1 Elec	9.000	Ea.	412.47	491.49	200	FMR	2008	5	\$ 2,457.45	\$ 2,457.45
Replace lamp incandescent lighting fixtures	5	1 Elec	9.000	Ea.	60.48	73.80	200	FMR	2008	10	\$ 738.00	\$ 738.00
Replace lighting fixture incandescent	20	1 Elec	0.000	Ea.	0.00	0.00	200	FMR	2008	2	\$ -	\$ -
Maintenance and repair receptacles and plugs	20	1 Elec	20.000	Ea.	594.00	739.80	200	FMR	2008	2	\$ 1,479.60	\$ 1,479.60
Replace receptacle/plug receptacles and plugs	20	1 Elec	20.000	Ea.	1,012.40	1,235.60	200	FMR	2008	2	\$ 2,471.20	\$ 2,471.20
Maintenance and repair wiring devices, switches	10	1 Elec	20.000	Ea.	594.00	739.80	200	FMR	2008	5	\$ 3,699.00	\$ 3,699.00
Replace switch wiring devices, switches	15	1 Elec	20.000	Ea.	981.60	1,194.80	200	FMR	2008	3	\$ 3,584.40	\$ 3,584.40
Check and repair manual pull station	10	1 Elec	8.000	Ea.	532.56	652.72	200	FMR	2008	5	\$ 3,263.60	\$ 3,263.60
Replace manual pull station	15	1 Elec	8.000	Ea.	969.20	1,169.92	200	FMR	2008	3	\$ 3,509.76	\$ 3,509.76
Repair smoke detector	10	1 Elec	44.000	Ea.	1,606.88	1,977.36	200	FMR	2008	5	\$ 9,886.80	\$ 9,886.80
Check operation smoke detector	1	1 Elec	44.000	Ea.	477.84	599.72	200	FMR	2008	50	\$ 29,986.00	\$ 29,986.00
Replace smoke detector	15	1 Elec	44.000	Ea.	8,072.24	9,658.88	200	FMR	2008	3	\$ 28,976.64	\$ 28,976.64

**CostWorks 2009 Quarter 1 - FAC 7387 Exchange Support Facility**

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
4.000	D3045 160 1950	VAV Boxes, annualized	235.40	291.68	200	FMR	2008
51.000	C1025 110 1950	Fire doors, swinging, annualized	1,257.66	1,509.09	200	FMR	2008
2.000	D2015 800 1950	Drink fountain, annualized	95.72	114.72	200	FMR	2008
8.000	D2015 100 4950	Lavatories, annualized	190.40	232.00	200	FMR	2008
8.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	98.88	123.52	200	FMR	2008
3.000	D2015 100 1950	Urinals, annualized	37.08	46.32	200	FMR	2008
1.000	D5015 220 1950	Circuit breaker, high voltage air, annualized	25.70	32.01	200	FMR	2008
1.000	D5015 260 1950	Panelboard, 225 A and above, annualized	55.28	65.67	200	FMR	2008
6.000	D5095 250 1950	Light, emergency, hardwired system, annualized	81.48	102.12	200	FMR	2008
12.000	D5095 250 2950	Light, emergency, dry cell, annualized	799.80	937.20	200	FMR	2008
5.000	B2035 225 1950	Door, emergency egress, swinging, annualized	245.65	285.35	200	FMR	2008
			<b>\$3,123.05</b>	<b>\$3,739.68</b>			

# FAC 7387 Sustainment by Year - Terminal Cutoff Applied



CostWorks 2008 - FAC 7387 Exchange Support Facility

Design Life = 50  
Area = 4,443.00

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Zip	Type	Release	DL / F	Life Cost	Terminal Cutoff
							Code Prefix			Trunc		
					\$376,902.45	\$449,022.07						
											M&R Subt \$	743,156.51 \$ 548,953.24
											M&R Per Y\$	14,863.13 \$ 10,979.06
											PM \$	3,739.68 \$ 3,739.68
											Total Per \$	4.19 \$ 3.31