

**FAC 7413      Golf Club House and Sales**

RUC:            \$165.48 SF

Source:        USACE PAX Newsletter 3.2.2 dated 2 Mar 09  
CC 74030  
Deflated to FY-09 using Appendix C of newsletter  
In V12 Tri-Service and USACE PAX Newsletter values were updated while all  
other values were inflated only.

SUC:            \$4.61 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 7413-Golf Club House and Sales  
CostWorks 2008 Quarter 2**

Design Life= 50  
Average S.F= 1,602

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  
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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	164.300	S.F.	6,079.10	7,386.93	2008 Qtr 2	2	1	\$ 7,386.93
Repair 3'-9" x 5'-5" steel frame window - 1st flr.	20	1 Carp	1.200	Ea.	315.61	368.65	2008 Qtr 2	2	2	\$ 737.30
Refinish 3'-9" x 5'-5" st. frame window - 1st flr.	5	1 Pord	12.000	Ea.	807.60	996.84	2008 Qtr 2	10	10	\$ 9,968.40
Replace 3'-9" x 5'-5" st. frame window - 1st flr.	45	1 Carp	12.000	Ea.	18,631.32	21,436.56	2008 Qtr 2	1	1	\$ 21,436.56
Finish new 3'-9" x 5'-5" st. fr. window - 1st flr.	45	1 Pord	12.000	Ea.	701.64	865.08	2008 Qtr 2	1	1	\$ 865.08
Replace glass - 1st floor (1% of glass)	1	1 Carp	2.880	S.F.	26.06	30.59	2008 Qtr 2	50	50	\$ 1,529.28
Repair steel, painted, door	14	1 Carp	0.100	Ea.	58.24	68.64	2008 Qtr 2	3	3	\$ 205.91
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	12	12	\$ 483.72
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	1.000	Ea.	532.08	620.04	2008 Qtr 2	1	1	\$ 620.04
Replace tempered glass - (3% of glass)	1	1 Carp	0.630	S.F.	12.16	14.46	2008 Qtr 2	50	50	\$ 723.24
Repair solid core, painted, door	12	1 Carp	0.100	Ea.	31.46	37.30	2008 Qtr 2	4	3	\$ 111.90
Prepare and refinish solid core, painted, door	4	1 Pord	1.000	Ea.	45.84	55.64	2008 Qtr 2	12	12	\$ 667.68
Replace 3'-0" x 7'-0" solid core, painted, door	40	1 Carp	1.000	Ea.	1,251.84	1,462.17	2008 Qtr 2	1	1	\$ 1,462.17
Debris removal by hand & visual inspection,modified bitum/thermoplastc	1	2 Rofc	1.602	M.S.F.	47.00	56.63	2008 Qtr 2	50	50	\$ 2,831.54
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	1.602	M.S.F.	145.43	175.90	2008 Qtr 2	10	10	\$ 1,759.00
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	1	G5	0.320	Sq.	85.37	100.72	2008 Qtr 2	50	50	\$ 5,035.84
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplastc	1	2 Rofc	0.640	S.F.	2.12	2.50	2008 Qtr 2	50	50	\$ 125.12
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	G5	4.000	Sq.	2,547.00	3,019.60	2008 Qtr 2	2	2	\$ 6,039.20
Total roof replacement,modified bituminous / thermoplastic	25	G1	16.020	Sq.	7,799.18	9,219.67	2008 Qtr 2	2	1	\$ 9,219.67
Repair solid core wood door interior	11	1 Carp	0.800	Ea.	134.20	158.51	2008 Qtr 2	4	4	\$ 634.05
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	8.000	Ea.	337.76	415.84	2008 Qtr 2	12	12	\$ 4,990.08
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	8.000	Ea.	2,933.60	3,400.96	2008 Qtr 2	1	1	\$ 3,400.96
Replace 4" x 4" thin set ceramic tile	75	1 Tilf	4.020	C.S.F.	3,299.17	3,998.01	2008 Qtr 2	0	0	\$ -
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	1 Tilf	0.080	C.S.F.	60.33	72.99	2008 Qtr 2	5	5	\$ 364.94
Refinish drywall	8	1 Pord	3,616.000	S.F.	2,169.60	2,675.84	2008 Qtr 2	6	6	\$ 16,055.04
Replace 5/8" drywall	75	2 Carp	3,616.000	S.F.	8,063.68	9,727.04	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	72.320	S.F.	114.99	138.13	2008 Qtr 2	2	2	\$ 276.26
Replace wallpaper	20	1 Pord	164.110	S.Y.	4,649.24	5,643.74	2008 Qtr 2	2	2	\$ 11,287.49
Repair wallpaper - (2% of walls)	8	1 Pord	3.280	S.Y.	55.17	66.29	2008 Qtr 2	6	6	\$ 397.73
Replace carpet	12	2 Tilf	142.444	S.Y.	6,428.50	7,427.03	2008 Qtr 2	4	3	\$ 22,281.09
Refinish concrete floor finished	25	2 Cefi	0.810	C.S.F.	283.05	340.76	2008 Qtr 2	2	1	\$ 340.76
Replace quarry tile floor	50	2 Tilf	240.000	S.F.	3,247.20	3,885.60	2008 Qtr 2	1	0	\$ -
Quarry tile floor repairs - (2% of floors)	15	1 Tilf	4.800	S.F.	29.66	36.96	2008 Qtr 2	3	3	\$ 110.88
Refinish plaster ceiling	10	1 Pord	178.000	S.Y.	1,963.34	2,422.58	2008 Qtr 2	5	5	\$ 12,112.90
Replace plaster ceiling	75	2 Plas	178.000	S.Y.	10,836.64	13,138.18	2008 Qtr 2	0	0	\$ -
Repair plaster ceiling - (2% of ceilings)	12	1 Plas	3.560	S.Y.	196.26	237.52	2008 Qtr 2	4	3	\$ 712.57

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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
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	50	50	\$ 2,367.00
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	12	12	\$ 521.16
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	25	25	\$ 1,012.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	25	25	\$ 471.50
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	12	12	\$ 324.36
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	2008 Qtr 2	5	5	\$ 5,967.85
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	4.000	Ea.	96.04	113.32	2008 Qtr 2	7	7	\$ 793.24
Replace washer in faucet lavatory, vitreous china	2	1 Plum	4.000	Ea.	39.40	49.16	2008 Qtr 2	25	25	\$ 1,229.00
Replace faucets lavatory, vitreous china	10	1 Plum	4.000	Ea.	493.96	596.24	2008 Qtr 2	5	5	\$ 2,981.20
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	4.000	Ea.	108.16	134.28	2008 Qtr 2	25	25	\$ 3,357.00
Replace lavatory, vitreous china	35	2 Plum	4.000	Ea.	2,120.76	2,542.80	2008 Qtr 2	1	1	\$ 2,542.80
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	25	25	\$ 304.75
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	16	16	\$ 132.00
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	5	5	\$ 745.30
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	25	25	\$ 1,012.50
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	1.000	Ea.	552.72	657.69	2008 Qtr 2	1	1	\$ 657.69
Replace flush valve diaphragm tankless water closet	10	1 Plum	4.000	Ea.	282.96	332.24	2008 Qtr 2	5	5	\$ 1,661.20
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	10	10	\$ 8,407.20
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	2	1	\$ 981.48
Replace wax ring gasket tankless water closet	5	1 Plum	4.000	Ea.	438.28	548.80	2008 Qtr 2	10	10	\$ 5,488.00
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	7	7	\$ 1,162.84
Rebuild flush valve urinal	20	1 Plum	2.000	Ea.	263.96	320.02	2008 Qtr 2	2	2	\$ 640.04
Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	2008 Qtr 2	10	10	\$ 2,798.20
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	2008 Qtr 2	1	1	\$ 2,013.14
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	100	100	\$ 772.00
Replace pump / motor assembly circulation pump, 1/12 HP	10	2 Plum	1.000	Ea.	736.33	863.29	2008 Qtr 2	5	5	\$ 4,316.45
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	5	5	\$ 404.50
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	3	\$ 409.92
Drain and flush water heater, electric, 120 gallon	7	1 Plum	0.500	Ea.	113.22	141.52	2008 Qtr 2	7	7	\$ 990.64
Check operation water heater, electric, 120 gallon	3	1 Plum	0.500	Ea.	0.99	1.24	2008 Qtr 2	16	16	\$ 19.84
Replace water heater, electric, 120 gallon	15	2 Plum	0.500	Ea.	4,596.23	5,271.90	2008 Qtr 2	3	3	\$ 15,815.69
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	5	5	\$ 222.05
Replace pipe & fittings, cast iron	40	2 Plum	8.000	L.F.	335.20	405.60	2008 Qtr 2	1	1	\$ 405.60

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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	5	5	\$ 720.70
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	1.000	Ea.	28.35	35.67	2008 Qtr 2	50	50	\$ 1,783.50
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	398.34	468.14	2008 Qtr 2	1	1	\$ 468.14
Replace air conditioner, window, 1 ton	10	L2	1.000	Ea.	648.34	752.06	2008 Qtr 2	5	5	\$ 3,760.30
Repair air conditioner, window, 1 ton	8	1 Stpi	0.500	Ea.	32.51	40.33	2008 Qtr 2	6	6	\$ 241.98
Replace sprinkler head	20	1 Plum	8.000	Ea.	509.44	627.68	2008 Qtr 2	2	2	\$ 1,255.36
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	50	50	\$ 1,644.50
Rebuild double check 3" backflow preventer sprinkler system	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	10	10	\$ 7,158.30
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	142.28	171.51	2008 Qtr 2	2	2	\$ 343.02
Repair failed breaker, 3 pole circuit breaker	10	1 Elec	1.000	Ea.	342.23	400.69	2008 Qtr 2	5	5	\$ 2,003.45
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	151	151	\$ 4,303.50
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	1	0	\$ -
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	16	16	\$ 570.08
Replace lamp emergency lighting fixture	2	1 Elec	2.000	Ea.	108.00	128.28	2008 Qtr 2	25	25	\$ 3,207.00
Replace emergency lighting fixture	20	1 Elec	2.000	Ea.	1,686.50	1,943.20	2008 Qtr 2	2	2	\$ 3,886.40
Maintenance and repair exit light	20	1 Elec	2.000	Ea.	65.66	79.74	2008 Qtr 2	2	2	\$ 159.48
Replace lamp exit light	5	1 Elec	2.000	Ea.	24.70	29.24	2008 Qtr 2	10	10	\$ 292.40
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	17.000	Ea.	1,692.86	2,041.36	2008 Qtr 2	5	5	\$ 10,206.80
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	17.000	Ea.	432.48	530.06	2008 Qtr 2	5	5	\$ 2,650.30
Maintenance and repair receptacles and plugs	20	1 Elec	30.000	Ea.	932.70	1,161.90	2008 Qtr 2	2	2	\$ 2,323.80
Replace receptacle/plug receptacles and plugs	20	1 Elec	30.000	Ea.	1,582.80	1,932.60	2008 Qtr 2	2	2	\$ 3,865.20
Maintenance and repair wiring devices, switches	10	1 Elec	7.000	Ea.	217.63	271.11	2008 Qtr 2	5	5	\$ 1,355.55
Replace switch wiring devices, switches	15	1 Elec	7.000	Ea.	358.47	436.45	2008 Qtr 2	3	3	\$ 1,309.35
Repair heat detector	10	1 Elec	3.000	Ea.	125.40	153.39	2008 Qtr 2	5	5	\$ 766.95
Check operation heat detector	1	1 Elec	3.000	Ea.	34.20	42.90	2008 Qtr 2	50	50	\$ 2,145.00
Replace heat detector	15	1 Elec	3.000	Ea.	350.91	427.77	2008 Qtr 2	3	3	\$ 1,283.31
Check and repair manual pull station	10	1 Elec	1.000	Ea.	69.21	84.87	2008 Qtr 2	5	5	\$ 424.35
Replace manual pull station	15	1 Elec	1.000	Ea.	125.74	151.89	2008 Qtr 2	3	3	\$ 455.67
Repair smoke detector	10	1 Elec	2.000	Ea.	76.38	94.00	2008 Qtr 2	5	5	\$ 470.00
Check operation smoke detector	1	1 Elec	2.000	Ea.	22.80	28.60	2008 Qtr 2	50	50	\$ 1,430.00
Replace smoke detector	15	1 Elec	2.000	Ea.	379.10	453.98	2008 Qtr 2	3	3	\$ 1,361.94
					<b>\$117,084.48</b>	<b>\$139,118.50</b>				
									MR Subtotal	\$ 282,186.43

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									MR Per Year	\$ 5,643.73
									PM Per Year	\$ 1,977.62
									Subtotal	\$ 7,621.35
									Total Per Unit	\$ 4.76

**CostWorks 2009 Quarter 1 - FAC 7413-Golf Club House and Sales**

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code	Prefix	Type	Release
10.000	B2035 225 1950	Door, emergency egress, swinging, annualized	495.10	575.10	200		FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	200		FMR	2008 Qtr 2
4.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	51.72	64.60	200		FMR	2008 Qtr 2
4.000	D2015 100 4950	Lavatories, annualized	98.72	120.32	200		FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	49.50	59.36	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	D4015 100 1950	Backflow prevention device, up to 4", annualized	18.89	23.42	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
1.000	D5095 250 1950	Light, emergency, hardwired system, annualized	14.25	17.87	200		FMR	2008 Qtr 2
			<b>\$1,644.77</b>	<b>\$1,977.62</b>				

FAC 7413 Sustainment by Year - Terminal Cutoff Applied

