

FAC 7443 Transient & Recreational Lodging Support Facility

RUC: \$21.69 SF

Source: Marshall and Swift
Section 17, Page 12 Light Commercial Utility Building, C, Average
Inflated to current year and adjusted for pricing using M&S Section 99
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: \$1.18 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 7443 Transient and Recreational Loading Support Facility
CostWorks 2008 Quarter 2

Design Life= 55
Average S.F= 929

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 wood shingles - 1st floor	12	1 Carp	145.800	S.F.	1,304.91	1,565.89	2008 Qtr 2	4	4	\$ 6,263.57
Replace wood shingles - 1st floor	40	2 Carp	14.500	C.S.F.	8,198.16	9,750.24	2008 Qtr 2	1	1	\$ 9,750.24
Replace glass - 1st floor (1% of glass)	1	1 Carp	0.400	S.F.	3.62	4.25	2008 Qtr 2	55	55	\$ 233.64
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	0.800	Ea.	91.97	108.96	2008 Qtr 2	2	2	\$ 217.92
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	8.000	Ea.	3,508.80	4,103.92	2008 Qtr 2	1	0	\$ -
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	12	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	4	4	\$ 161.24
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
Debris removal by hand & visual inspection shingles	1	2 Rofc	0.900	M.S.F.	15.98	19.26	2008 Qtr 2	55	55	\$ 1,059.30
Minor asphalt shingle repair - (2% of roof area) shingles	1	2 Rofc	18.500	S.F.	64.01	76.59	2008 Qtr 2	55	55	\$ 4,212.45
Flashing repairs - (2 S.F. per sq. repaired) shingles	5	2 Rofc	0.300	S.F.	3.50	4.17	2008 Qtr 2	11	11	\$ 45.87
Install new shingles over existing shingles	20	2 Rofc	9.200	Sq.	1,626.47	1,929.79	2008 Qtr 2	2	2	\$ 3,859.58
Removal and replacement of shingles shingles	40	2 Rofc	9.200	Sq.	2,328.52	2,785.58	2008 Qtr 2	1	1	\$ 2,785.58
Repair solid core wood door interior	11	1 Carp	0.100	Ea.	16.78	19.81	2008 Qtr 2	5	5	\$ 99.07
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	1.000	Ea.	42.22	51.98	2008 Qtr 2	4	4	\$ 207.92
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	1.000	Ea.	366.70	425.12	2008 Qtr 2	1	1	\$ 425.12
Repair 5/8" drywall - (2% of walls)	20	1 Carp	1.000	S.F.	1.59	1.91	2008 Qtr 2	2	2	\$ 3.82
Replace 5/8" drywall	75	2 Carp	50.000	S.F.	111.50	134.50	2008 Qtr 2	0	0	\$ -
Minor repairs to concrete floor unfinished	20	1 Cefi	92.900	S.F.	2,847.39	3,440.09	2008 Qtr 2	2	2	\$ 6,880.17
Replace unfinished concrete floor unfinished	75	2 Cefi	9.200	C.S.F.	4,099.98	4,858.98	2008 Qtr 2	0	0	\$ -
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.100	C.S.F.	34.93	42.63	2008 Qtr 2	2	2	\$ 85.25
Replace sheetrock ceiling	40	2 Carp	9.200	C.S.F.	3,296.64	4,025.09	2008 Qtr 2	1	1	\$ 4,025.09
Unplug clogged line flush-tank water closet	5	1 Plum	1.000	Ea.	168.26	210.18	2008 Qtr 2	11	11	\$ 2,311.98
Replace washer / diaphragm in ball cock flush-tank water closet	5	1 Plum	1.000	Ea.	14.07	17.40	2008 Qtr 2	11	11	\$ 191.40
Replace valve and ball cock assembly flush-tank water closet	15	1 Plum	1.000	Ea.	74.94	92.68	2008 Qtr 2	3	3	\$ 278.04
Install gasket between tank and bowl flush-tank water closet	20	1 Plum	1.000	Ea.	30.83	38.53	2008 Qtr 2	2	2	\$ 77.06
Replace one piece water closet flush-tank	35	2 Plum	1.000	Ea.	661.13	770.73	2008 Qtr 2	1	1	\$ 770.73
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 fluor. ballast for fluorescent lighting fixture, 80 W	20	1 Elec	20.000	Ea.	1,991.60	2,401.60	2008 Qtr 2	2	2	\$ 4,803.20
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	20	1 Elec	20.000	Ea.	508.80	623.60	2008 Qtr 2	2	2	\$ 1,247.20
Replace fixture fluorescent lighting fixture, 80 W	20	1 Elec	0.000	Ea.	0.00	0.00	2008 Qtr 2	2	2	\$ -
Maintenance and repair receptacles and plugs	20	1 Elec	8.000	Ea.	248.72	309.84	2008 Qtr 2	2	2	\$ 619.68
Replace receptacle/plug receptacles and plugs	20	1 Elec	8.000	Ea.	422.08	515.36	2008 Qtr 2	2	2	\$ 1,030.72
Maintenance and repair wiring devices, switches	10	1 Elec	3.000	Ea.	93.27	116.19	2008 Qtr 2	5	5	\$ 580.95
Replace switch wiring devices, switches	15	1 Elec	3.000	Ea.	153.63	187.05	2008 Qtr 2	3	3	\$ 561.15
Repair smoke detector	10	1 Elec	1.000	Ea.	38.19	47.00	2008 Qtr 2	5	5	\$ 235.00
Check operation smoke detector	1	1 Elec	1.000	Ea.	11.40	14.30	2008 Qtr 2	55	55	\$ 786.50
Replace smoke detector	15	1 Elec	1.000	Ea.	189.55	226.99	2008 Qtr 2	3	3	\$ 680.97
					\$33,476.86	\$39,992.87				
									MR Subtotal	\$ 56,003.72
									MR Per Year	\$ 1,018.25
									PM Per Year	\$ 114.70
									Subtotal	\$ 1,132.95
									Total Per Unit	\$ 1.22

CostWorks 2009 Quarter 1 - FAC 7443 Transient and Recreational Loading Support Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	B2035 225 1950	Door, emergency egress, swinging, annualized	49.51	57.51	200	FMR	2008 Qtr 2
1.000	C1025 110 1950	Fire doors, swinging, annualized	24.89	29.86	200	FMR	2008 Qtr 2
1.000	D2015 100 3950	Toilet (tank type), annualized	21.96	27.33	200	FMR	2008 Qtr 2
			\$96.36	\$114.70			

FAC 7443 Sustainment by Year - Terminal Cutoff Applied

