

FAC 7113 FAMILY HOUSING HIGH RISE BUILDING

FY24 SUC: \$4.93 / SF
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7113 FAMILY HOUSING HIGH RISE BUILDING

SUC \$4.93

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 50
Average Size 134445.46875

Adjusted Occurences are the occurrences remaining after subtracting Repair/Replacement Overlaps. Overlap reduction removes a repair when it occurs the same year as a replacement.

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Minor repairs to concrete floor unfinished	15	254.00 S.F.	\$9,685.99	\$11,820.38	3.3333	3	3	\$35,461.13	\$35,461.13
Replace metal hand rail	30	15.00 L.F.	\$908.10	\$1,055.61	1.6667	1	1	\$1,055.61	\$1,055.61
Refinish metal hand rail	7	15.00 L.F.	\$30.70	\$37.87	7.1429	7	7	\$265.06	\$265.06
Replace precast concrete coping, 12" wide	50	450.00 L.F.	\$32,267.33	\$39,621.54	1.0000	1	1	\$39,621.54	\$39,621.54
Point and refinish painted concrete block wall, 3rd floor	25	424.00 C.S.F.	\$291,721.89	\$360,155.14	2.0000	2	2	\$720,310.27	\$720,310.27
Repair clay brick wall, 1st floor	25	5,400.00 S.F.	\$244,345.31	\$300,339.57	2.0000	2	2	\$600,679.14	\$600,679.14
Point clay brick wall, 1st floor	25	54.00 C.S.F.	\$46,118.24	\$57,020.83	2.0000	2	2	\$114,041.66	\$114,041.66
Waterproof clay brick wall, 1st floor	10	54.00 C.S.F.	\$13,957.73	\$16,557.02	5.0000	5	5	\$82,785.11	\$82,785.11
Point clay brick wall, 2nd floor	25	54.00 C.S.F.	\$48,428.00	\$59,887.01	2.0000	2	2	\$119,774.03	\$119,774.03
Waterproof clay brick wall, 2nd floor	10	54.00 C.S.F.	\$46,334.22	\$55,096.51	5.0000	5	5	\$275,482.53	\$275,482.53
Point clay brick wall, 3rd floor	25	54.00 C.S.F.	\$48,401.75	\$59,854.44	2.0000	2	2	\$119,708.89	\$119,708.89
Waterproof clay brick wall, 3rd floor	10	54.00 C.S.F.	\$46,726.39	\$55,545.75	5.0000	5	5	\$277,728.76	\$277,728.76
Replace glass - 1st floor. (1% of glass) - alum. window	1	4.80 S.F.	\$63.12	\$74.11	50.0000	50	50	\$3,705.72	\$3,705.72
Repair 3' x 4' aluminum window - 1st floor	20	40.00 Ea.	\$11,356.97	\$13,360.61	2.5000	2	2	\$26,721.22	\$26,721.22
Replace 3' x 4' aluminum window - 1st floor	50	40.00 Ea.	\$47,882.37	\$55,426.62	1.0000	1	1	\$55,426.62	\$55,426.62
Replace glass - 2nd floor. (1% of glass) - alum. window	1	4.80 S.F.	\$87.15	\$103.98	50.0000	50	50	\$5,198.97	\$5,198.97
Repair 3' x 4' aluminum window - 2nd floor	20	48.00 Ea.	\$16,032.23	\$19,019.24	2.5000	2	2	\$38,038.48	\$38,038.48
Replace 3' x 4' aluminum window - 2nd floor	50	48.00 Ea.	\$59,862.71	\$69,498.45	1.0000	1	1	\$69,498.45	\$69,498.45
Replace glass - 3rd floor (1% of glass) - alum. window	1	51.80 S.F.	\$1,399.51	\$1,692.32	50.0000	50	50	\$84,616.20	\$84,616.20
Repair 3' x 4' aluminum window - 3rd floor	20	432.00 Ea.	\$165,924.89	\$198,051.70	2.5000	2	2	\$396,103.40	\$396,103.40
Replace 3' x 4' aluminum window - 3rd floor	50	432.00 Ea.	\$560,399.20	\$652,364.62	1.0000	1	1	\$652,364.62	\$652,364.62
Repair aluminum storefront door	12	70.00 Ea.	\$35,715.87	\$42,677.92	4.1667	4	4	\$170,711.70	\$170,711.70
Replace 3'-0" x 7'-0" aluminum storefront doors	50	70.00 Ea.	\$168,643.69	\$198,681.77	1.0000	1	1	\$198,681.77	\$198,681.77
Replace insulating glass - (3% of glass) aluminum storefront door	1	85.20 S.F.	\$4,735.92	\$5,538.30	50.0000	50	50	\$276,915.15	\$276,915.15
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	3.5714	3	3	\$5,005.16	\$5,005.16
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$92.11	\$112.79	12.5000	12	12	\$1,353.51	\$1,353.51
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,834.22	\$2,123.85	1.1111	1	1	\$2,123.85	\$2,123.85
Replace brass door closer	15	24.00 Ea.	\$7,433.37	\$8,720.84	3.3333	3	3	\$26,162.52	\$26,162.52
Replace door panic device	25	24.00 Ea.	\$52,711.97	\$60,258.95	2.0000	2	2	\$120,517.91	\$120,517.91
Repair metal wire mesh door	15	72.00 Ea.	\$41,158.02	\$50,888.86	3.3333	3	3	\$152,666.59	\$152,666.59
Prepare and refinish metal wire mesh door	4	72.00 Ea.	\$2,525.66	\$3,100.60	12.5000	12	12	\$37,207.21	\$37,207.21
Replace metal wire mesh door	30	72.00 Ea.	\$155,353.30	\$181,613.87	1.6667	1	1	\$181,613.87	\$181,613.87

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Debris removal by hand & visual inspection,modified bitum/thermoplstc	1	23.30 M.S.F.	\$944.13	\$1,151.56	50.0000	50	50	\$57,577.84	\$57,577.84
Non-destructive moisture inspection, modified bituminous/thermoplastic	5	22.30 M.S.F.	\$2,815.33	\$3,433.86	10.0000	10	10	\$34,338.61	\$34,338.61
Minor thermoplastic membrane repairs, 2% of roof area	1	2.54 Sq.	\$824.35	\$984.40	50.0000	50	50	\$49,219.86	\$49,219.86
Flashing repairs, 2 S.F. per sq. repaired, modified bitumen/thermoplastic	1	5.08 S.F.	\$20.04	\$24.06	50.0000	50	50	\$1,202.79	\$1,202.79
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	31.80 Sq.	\$26,949.48	\$32,179.22	2.5000	2	2	\$64,358.43	\$64,358.43
Total roof replacement, modified bituminous / thermoplastic	25	127.00 Sq.	\$86,608.82	\$102,809.04	2.0000	2	2	\$205,618.08	\$205,618.08
Repair steel painted interior door	14	92.00 Ea.	\$25,666.93	\$29,962.76	3.5714	3	3	\$89,888.28	\$89,888.28
Refinish 3'-0" x 7'-0" steel painted interior door	4	92.00 Ea.	\$5,303.95	\$6,520.71	12.5000	12	12	\$78,248.53	\$78,248.53
Repair 2'-6" x 6'-8" bi-fold louvered door	15	213.00 Ea.	\$16,847.78	\$20,778.78	3.3333	3	3	\$62,336.35	\$62,336.35
Refinish 2'-6" x 6'-8" louvered door	8	213.00 Ea.	\$19,233.44	\$23,813.49	6.2500	6	6	\$142,880.96	\$142,880.96
Replace 2'-6" x 6'-8" wood louver bi-fold door and frame	24	213.00 Ea.	\$215,165.65	\$247,798.49	2.0833	2	2	\$495,596.98	\$495,596.98
Replace brass lockset interior	30	71.00 Ea.	\$18,730.76	\$21,849.13	1.6667	1	1	\$21,849.13	\$21,849.13
Replace brass deadbolt interior	20	71.00 Ea.	\$28,284.14	\$32,770.34	2.5000	2	2	\$65,540.68	\$65,540.68
Repair concrete steps	15	6,000.00 S.F.	\$187,647.07	\$216,299.76	3.3333	3	3	\$648,899.29	\$648,899.29
Refinish metal stair railing, interior	7	154.00 S.F.	\$245.30	\$301.90	7.1429	7	7	\$2,113.32	\$2,113.32
Replace metal stair railing, interior	45	220.00 L.F.	\$10,261.06	\$12,007.72	1.1111	1	1	\$12,007.72	\$12,007.72
Repair 5/8" drywall - (2% of walls)	20	10,416.00 S.F.	\$17,404.39	\$21,269.35	2.5000	2	2	\$42,538.70	\$42,538.70
Office painting, 10' x 12', 10' high walls	5	1,032.00 Ea.	\$251,733.75	\$308,229.29	10.0000	10	10	\$3,082,292.91	\$3,082,292.91
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	1.90 C.S.F.	\$1,529.35	\$1,851.84	5.0000	5	5	\$9,259.22	\$9,259.22
Ceramic tile floor repairs - (2% of floors)	15	1.60 C.S.F.	\$1,078.43	\$1,344.72	3.3333	3	3	\$4,034.15	\$4,034.15
Replace 2" x 2" thin set ceramic tile floor	50	160.80 C.S.F.	\$214,756.40	\$258,853.25	1.0000	1	1	\$258,853.25	\$258,853.25
Terrazzo floor repairs - (2% of floors)	15	319.40 S.F.	\$5,462.03	\$6,546.96	3.3333	3	3	\$19,640.89	\$19,640.89
Sand and refinish parquet floor	10	64,550.00 S.F.	\$187,247.96	\$229,127.74	5.0000	5	5	\$1,145,638.69	\$1,145,638.69
Replace carpet	8	4,340.00 S.Y.	\$234,345.10	\$271,000.34	6.2500	6	6	\$1,626,002.05	\$1,626,002.05
Repair gypsum board ceiling - (2% of ceilings)	20	29.44 C.S.F.	\$11,311.57	\$13,890.05	2.5000	2	2	\$27,780.10	\$27,780.10
Refinish gypsum board ceiling, up to 12' high	20	1,472.20 C.S.F.	\$213,631.00	\$262,828.54	2.5000	2	1	\$525,657.08	\$262,828.54
Replace gypsum board ceiling, up to 12' high	40	1,472.20 C.S.F.	\$580,206.59	\$712,675.30	1.2500	1	1	\$712,675.30	\$712,675.30
Unplug clogged line flush-tank water closet	5	133.00 Ea.	\$30,580.57	\$38,281.61	10.0000	10	10	\$382,816.13	\$382,816.13
Replace washer / diaphragm in ball cock flush-tank water closet	5	133.00 Ea.	\$2,611.52	\$3,221.99	10.0000	10	10	\$32,219.91	\$32,219.91
Replace valve and ball cock assembly flush-tank water closet	15	133.00 Ea.	\$12,940.48	\$15,995.81	3.3333	3	3	\$47,987.44	\$47,987.44

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Install gasket between tank and bowl flush-tank water closet	20	133.00 Ea.	\$5,788.55	\$7,192.93	2.5000	2	2	\$14,385.86	\$14,385.86
Replace two piece water closet flush-tank	35	133.00 Ea.	\$73,147.70	\$87,568.06	1.4286	1	1	\$87,568.06	\$87,568.06
Replace washer in spud connection lavatory, vitreous china	7	265.00 Ea.	\$4,590.14	\$5,602.32	7.1429	7	7	\$39,216.23	\$39,216.23
Replace washer in faucet lavatory, vitreous china	2	265.00 Ea.	\$3,595.36	\$4,483.06	25.0000	25	25	\$112,076.44	\$112,076.44
Replace faucets lavatory, vitreous china	10	265.00 Ea.	\$51,800.08	\$62,307.19	5.0000	5	5	\$311,535.93	\$311,535.93
Clean out strainer and P trap lavatory, vitreous china	2	265.00 Ea.	\$9,756.96	\$12,214.03	25.0000	25	25	\$305,350.85	\$305,350.85
Replace lavatory, vitreous china	35	265.00 Ea.	\$190,461.53	\$228,802.61	1.4286	1	1	\$228,802.61	\$228,802.61
Replace faucet washer sink, stainless steel	2	132.00 Ea.	\$1,775.31	\$2,213.56	25.0000	25	25	\$55,338.98	\$55,338.98
Clean trap sink, stainless steel	3	66.00 Ea.	\$594.40	\$744.09	16.6667	16	16	\$11,905.43	\$11,905.43
Replace faucets sink, stainless steel	10	132.00 Ea.	\$25,802.31	\$31,036.03	5.0000	5	5	\$155,180.16	\$155,180.16
Unstop sink, stainless steel	2	132.00 Ea.	\$5,809.41	\$7,272.39	25.0000	25	25	\$181,809.65	\$181,809.65
Replace sink, stainless steel	40	66.00 Ea.	\$79,983.65	\$93,720.87	1.2500	1	1	\$93,720.87	\$93,720.87
Replace stainless steel detention sink faucets	15	66.00 Ea.	\$51,066.04	\$59,358.54	3.3333	3	3	\$178,075.62	\$178,075.62
Replace faucet washer sink, service/utility	2	67.00 Ea.	\$901.10	\$1,123.55	25.0000	25	25	\$28,088.72	\$28,088.72
Clean trap	3	67.00 Ea.	\$603.41	\$755.36	16.6667	16	16	\$12,085.81	\$12,085.81
Replace faucets sink, service/utility	10	67.00 Ea.	\$13,096.62	\$15,753.14	5.0000	5	5	\$78,765.69	\$78,765.69
Unstop sink	2	67.00 Ea.	\$2,948.72	\$3,691.29	25.0000	25	25	\$92,282.17	\$92,282.17
Replace sink, P.E.C.I. service/utility	35	67.00 Ea.	\$112,182.61	\$131,175.59	1.4286	1	1	\$131,175.59	\$131,175.59
Inspect / clean shower head bathtub, cast iron enamel	3	132.00 Ea.	\$6,802.68	\$8,515.79	16.6667	16	16	\$136,252.58	\$136,252.58
Replace mixing valve barrel bathtub, cast iron enamel	2	116.00 Ea.	\$34,594.03	\$40,696.52	25.0000	25	25	\$1,017,413.00	\$1,017,413.00
Replace mixing valve bathtub, cast iron enamel	10	132.00 Ea.	\$38,727.87	\$47,114.81	5.0000	5	5	\$235,574.05	\$235,574.05
Replace tub bathtub, cast iron enamel	40	132.00 Ea.	\$290,924.43	\$336,616.60	1.2500	1	1	\$336,616.60	\$336,616.60
Resolder joint pipe & fittings, copper	10	132.00 Ea.	\$6,617.49	\$8,163.50	5.0000	5	5	\$40,817.50	\$40,817.50
Replace pipe and fittings, copper 1"	25	900.00 L.F.	\$23,701.46	\$28,785.18	2.0000	2	2	\$57,570.36	\$57,570.36
Replace pipe and fittings, copper 2"	25	2,700.00 L.F.	\$141,554.09	\$170,260.46	2.0000	2	2	\$340,520.93	\$340,520.93
Replace pipe and fittings, copper 4"	25	375.00 L.F.	\$56,918.35	\$67,154.92	2.0000	2	2	\$134,309.85	\$134,309.85
Replace old valve with new hose bibb	10	70.00 Ea.	\$5,013.26	\$6,101.19	5.0000	5	5	\$30,505.95	\$30,505.95
Unclog floor drain, PVC	20	67.00 Ea.	\$3,380.24	\$4,231.48	2.5000	2	2	\$8,462.95	\$8,462.95
Inspect sprinkler system	1	12.00 Ea.	\$434.10	\$543.41	50.0000	50	50	\$27,170.67	\$27,170.67
Replace sprinkler head	20	1,000.00 Ea.	\$87,647.85	\$108,151.89	2.5000	2	2	\$216,303.78	\$216,303.78
Rebuild double check 3" backflow preventer sprinkler system	1	12.00 Ea.	\$8,977.99	\$10,760.75	50.0000	50	50	\$538,037.33	\$538,037.33
Replace fire pump / electric motor assembly 100 H.P.	25	2.00 Ea.	\$96,023.93	\$110,702.65	2.0000	2	2	\$221,405.30	\$221,405.30
Repair 500 kva transformer, primary, liquid filled	10	3.00 Ea.	\$7,830.18	\$9,016.10	5.0000	5	5	\$45,080.51	\$45,080.51

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Maintenance and inspection primary transformer, liquid filled	0.5	3.00 Ea.	\$127.03	\$159.15	100.0000	100	100	\$15,915.34	\$15,915.34
Replace transformer 500 KVA, liquid filled	30	3.00 Ea.	\$200,481.00	\$229,646.31	1.6667	1	1	\$229,646.31	\$229,646.31
Maintenance and repair motor starter, up to 600 V	5	12.00 Ea.	\$3,153.84	\$3,833.93	10.0000	10	10	\$38,339.30	\$38,339.30
Maintenance and inspection motor starter, up to 600 V	0.5	12.00 Ea.	\$682.56	\$855.15	100.0000	100	100	\$85,515.26	\$85,515.26
Replace starter motor starter, up to 600 V	18	24.00 Ea.	\$20,184.53	\$24,017.92	2.7778	2	2	\$48,035.83	\$48,035.83
Maintenance and inspection lighting panel, indoor	3	86.00 Ea.	\$3,641.60	\$4,562.40	16.6667	16	16	\$72,998.36	\$72,998.36
Maintenance and repair receptacles and plugs	20	3,000.00 Ea.	\$132,129.65	\$164,945.51	2.5000	2	2	\$329,891.02	\$329,891.02
Replace receptacle/plug receptacles and plugs	20	3,000.00 Ea.	\$224,491.78	\$276,802.40	2.5000	2	2	\$553,604.81	\$553,604.81
Maintenance and repair wiring devices, switches	10	1,200.00 Ea.	\$52,851.86	\$65,978.20	5.0000	5	5	\$329,891.02	\$329,891.02
Maintenance and repair incandescent lighting fixtures	10	1,300.00 Ea.	\$87,534.41	\$104,581.81	5.0000	5	3	\$522,909.06	\$313,745.43
Replace incandescent lighting fixture lamp	5	1,300.00 Ea.	\$16,691.97	\$20,089.86	10.0000	10	10	\$200,898.62	\$200,898.62
Replace incandescent lighting fixture	20	1,300.00 Ea.	\$181,626.97	\$220,297.06	2.5000	2	2	\$440,594.13	\$440,594.13
Maintenance and repair master clock control	10	1.00 Ea.	\$190.55	\$229.41	5.0000	5	5	\$1,147.05	\$1,147.05
Check operation master clock control	1	1.00 Ea.	\$45.50	\$57.01	50.0000	50	50	\$2,850.51	\$2,850.51
Replace time control clock master clock	15	1.00 Ea.	\$284.18	\$339.13	3.3333	3	3	\$1,017.38	\$1,017.38
Maintenance and repair TV cable outlet	10	66.00 Ea.	\$3,585.33	\$4,477.54	5.0000	5	5	\$22,387.72	\$22,387.72
Replace TV cable outlet	20	66.00 Ea.	\$4,913.40	\$6,117.43	2.5000	2	2	\$12,234.86	\$12,234.86
Maintenance and repair door bell	10	66.00 Ea.	\$7,288.36	\$8,850.26	5.0000	5	5	\$44,251.30	\$44,251.30
Maintenance and inspection door bell	1	66.00 Ea.	\$1,793.62	\$2,247.15	50.0000	50	50	\$112,357.56	\$112,357.56
Replace door bell	15	66.00 Ea.	\$32,070.23	\$38,630.04	3.3333	3	3	\$115,890.11	\$115,890.11
Inspect camera and monitor	0.5	28.00 Ea.	\$1,930.64	\$2,418.82	100.0000	100	100	\$241,881.51	\$241,881.51
Replace camera and monitor	12	28.00 Ea.	\$35,610.74	\$42,778.57	4.1667	4	4	\$171,114.27	\$171,114.27
Inspect camera	0.5	28.00 Ea.	\$1,274.12	\$1,596.28	100.0000	100	100	\$159,628.49	\$159,628.49
Repair smoke detector	10	500.00 Ea.	\$29,005.09	\$35,916.28	5.0000	5	4	\$179,581.39	\$143,665.11
Check operation smoke detector	1	500.00 Ea.	\$8,500.44	\$10,649.82	50.0000	50	50	\$532,490.88	\$532,490.88
Replace smoke detector	15	28.00 Ea.	\$8,471.47	\$10,114.12	3.3333	3	3	\$30,342.35	\$30,342.35
Repair heat detector	10	500.00 Ea.	\$31,301.72	\$38,526.09	5.0000	5	5	\$192,630.46	\$192,630.46
Check operation heat detector	1	500.00 Ea.	\$8,500.44	\$10,649.82	50.0000	50	50	\$532,490.88	\$532,490.88
Replace heat detector	15	500.00 Ea.	\$88,553.28	\$108,412.86	3.3333	3	3	\$325,238.58	\$325,238.58
Check and repair manual pull station	10	120.00 Ea.	\$10,786.02	\$13,289.62	5.0000	5	5	\$66,448.11	\$66,448.11
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	10.0000	10	10	\$1,825.95	\$1,825.95
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	100.0000	100	100	\$5,701.02	\$5,701.02
Replace fire alarm control panel	15	1.00 Ea.	\$2,196.12	\$2,675.47	3.3333	3	3	\$8,026.42	\$8,026.42
Replace fire alarm bell, 6"	20	24.00 Ea.	\$4,334.54	\$5,274.52	2.5000	2	2	\$10,549.04	\$10,549.04

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Maintenance and repair of general wiring lightning protection system	1	3.00 M.L.F.	\$328.50	\$404.66	50.0000	50	50	\$20,233.01	\$20,233.01	
Replace lightning protection general wiring system	25	3.00 M.L.F.	\$37,645.08	\$44,626.28	2.0000	2	2	\$89,252.56	\$89,252.56	
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$369.13	\$461.29	50.0000	50	48	\$23,064.31	\$22,141.74	
Replace lightning ground rod	25	4.00 Ea.	\$982.42	\$1,214.69	2.0000	2	2	\$2,429.37	\$2,429.37	
Replace lamp emergency lighting fixture	2	24.00 Ea.	\$1,307.83	\$1,580.52	25.0000	25	25	\$39,513.03	\$39,513.03	
Replace emergency lighting fixture	20	24.00 Ea.	\$13,795.34	\$16,316.97	2.5000	2	2	\$32,633.94	\$32,633.94	
Maintenance and repair exit light	20	24.00 Ea.	\$923.77	\$1,144.09	2.5000	2	2	\$2,288.19	\$2,288.19	
Replace lamp exit light	5	24.00 Ea.	\$392.32	\$466.53	10.0000	10	10	\$4,665.27	\$4,665.27	
Replace lighting fixture exit light	20	24.00 Ea.	\$4,225.56	\$5,124.17	2.5000	2	2	\$10,248.34	\$10,248.34	
Unstop disposal waste, residential	1	66.00 Ea.	\$3,062.65	\$3,833.91	50.0000	50	50	\$191,695.47	\$191,695.47	
Replace waste disposal unit, residential	8	66.00 Ea.	\$28,454.84	\$33,536.82	6.2500	6	6	\$201,220.93	\$201,220.93	
Minor chain link fence repairs, per 10 LF	1	64.00 Ea.	\$1,827.03	\$2,249.99	50.0000	50	50	\$112,499.38	\$112,499.38	
Replace fence fabric, 6' high, 9 ga., per 10 LF	10	64.00 Ea.	\$15,410.47	\$18,321.52	5.0000	5	5	\$91,607.59	\$91,607.59	
			\$7,330,134.68	\$8,780,142.32				MR Subtotal	\$26,294,870.55	
									MR Per Year	\$525,897.41
									PM Total	\$136,384.57
									Subtotal	\$662,281.98
									Total Per Unit	\$4.93

FAC 7113 FAMILY HOUSING HIGH RISE BUILDING

SUC \$4.93

Release 2023 Qtr 4
Zip Code Prefix 222
Type PM

UM SF
Design Life 50
Average Size 134445.46875

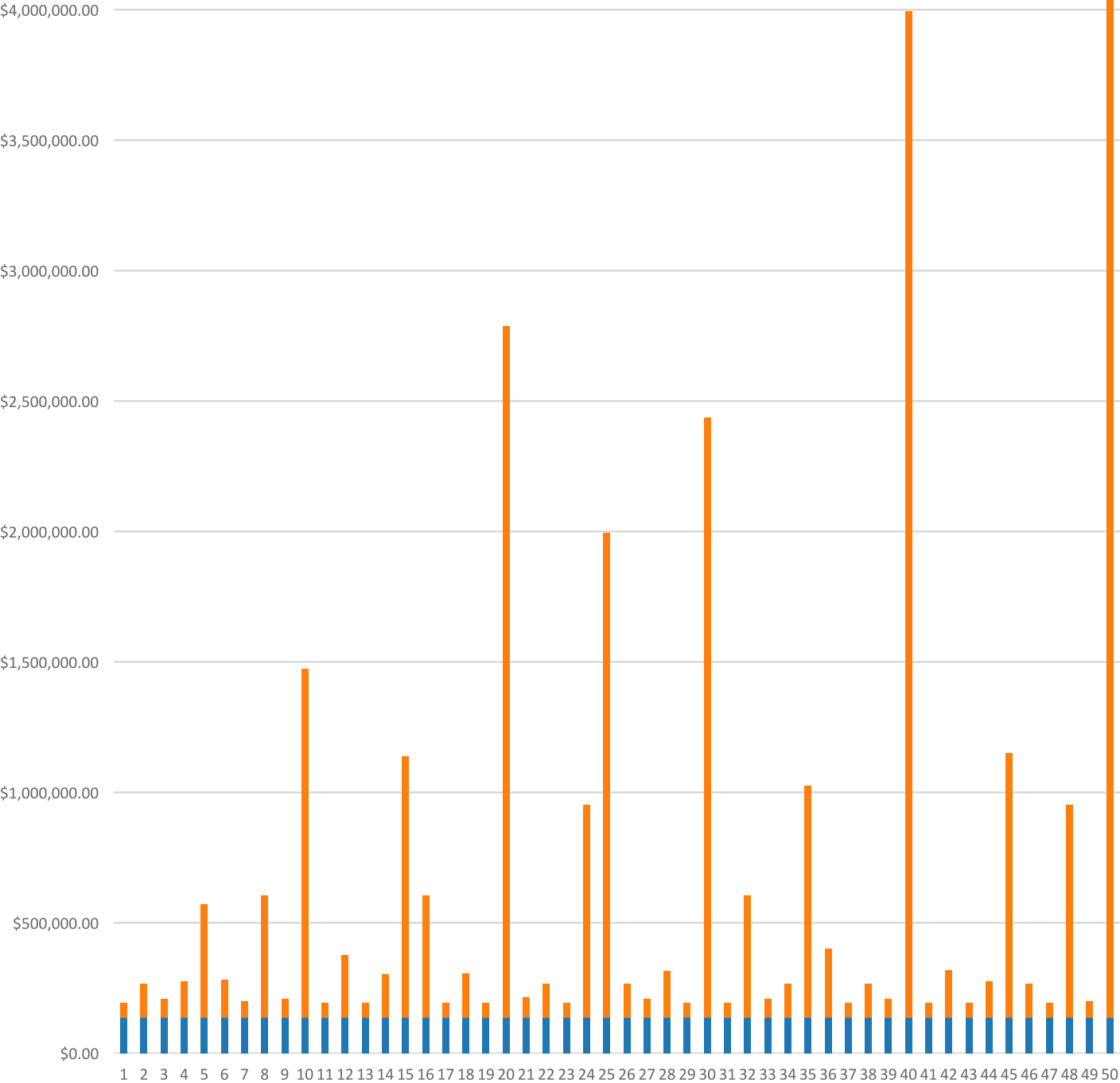
Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	8.00	2.08	\$134.11	\$91.87	\$0.00	\$225.98	\$266.95	\$314.62
Fire doors, swinging, annualized	24.00	9.41	\$375.97	\$370.94	\$0.00	\$746.92	\$895.80	\$1,063.48
Elevator, cable, electric, passenger / freight, annualized	2.00	95.79	\$6,699.90	\$8,556.25	\$0.00	\$15,256.15	\$18,493.01	\$22,064.88
Toilet (tank type), annualized	133.00	51.60	\$1,063.31	\$2,783.42	\$0.00	\$3,846.73	\$4,788.09	\$5,782.61
Lavatories, annualized	265.00	92.22	\$2,064.99	\$5,777.00	\$0.00	\$7,841.99	\$9,781.58	\$11,824.43
Showers, annualized	132.00	30.10	\$1,783.35	\$1,893.46	\$0.00	\$3,676.81	\$4,423.18	\$5,258.72
Boiler, hot water, oil, gas, or comb. fired, over 1000 MBH, annually	3.00	15.66	\$232.25	\$994.08	\$0.00	\$1,226.33	\$1,547.78	\$1,880.85
Chiller, screw, water cooled, over 100 tons, annually	3.00	19.46	\$531.30	\$1,229.52	\$0.00	\$1,760.82	\$2,182.81	\$2,631.36
Air handling unit, 3 thru 24 tons, annually	66.00	52.93	\$5,042.80	\$2,848.82	\$0.00	\$7,891.62	\$9,250.55	\$10,861.61
VAV Boxes, annually	80.00	37.36	\$437.18	\$2,371.84	\$0.00	\$2,809.02	\$3,564.29	\$4,341.42
Fan, centrifugal, over 10,000 CFM, annually	3.00	1.78	\$66.79	\$95.48	\$0.00	\$162.28	\$197.60	\$236.26
Controls, central system, electro/pneumatic, annually	66.00	126.79	\$11,154.26	\$7,999.73	\$0.00	\$19,153.99	\$22,669.34	\$26,742.39
Controls, central system, electro/pneumatic, annualized	1.00	1.92	\$169.00	\$121.21	\$0.00	\$290.21	\$343.47	\$405.19
Backflow prevention device, over 4", annually	4.00	1.97	\$56.06	\$123.82	\$0.00	\$179.89	\$222.64	\$268.20
Extinguishing system, wet pipe, annualized	12.00	136.10	\$595.06	\$8,528.16	\$0.00	\$9,123.22	\$11,741.17	\$14,388.88
Fire pump, electric motor driven, annualized	2.00	95.50	\$74.89	\$5,973.20	\$0.00	\$6,048.09	\$7,847.54	\$9,650.73
Switch, interrupt, high voltage, w/ aux fuses, air, annualized	12.00	4.37	\$165.95	\$303.11	\$0.00	\$469.06	\$576.59	\$692.42
Transformer, dry type 500 KVA and over, annualized	3.00	2.31	\$41.49	\$160.84	\$0.00	\$202.32	\$254.72	\$309.20
Motor control center, over 400 A, annualized	2.00	0.78	\$44.00	\$53.61	\$0.00	\$97.61	\$118.10	\$140.78
Central clock systems, annualized	1.00	1.32	\$11.05	\$83.51	\$0.00	\$94.56	\$120.71	\$147.42
Fire alarm annunciator system, annualized	3.00	33.15	\$490.31	\$2,087.78	\$0.00	\$2,578.08	\$3,253.45	\$3,953.33
Security, intrusion alarm system, annualized	1.00	3.83	\$149.07	\$241.25	\$0.00	\$390.32	\$477.61	\$572.34
Uninterrupted power system, up to 200 KVA, annually	24.00	72.24	\$4,073.33	\$4,577.64	\$0.00	\$8,650.97	\$10,431.59	\$12,415.88
Light, emergency, hardwired system, annualized	12.00	3.00	\$107.76	\$189.29	\$0.00	\$297.05	\$364.62	\$437.57
						\$93,020.02	\$113,813.19	\$136,384.57

FAC 7113 FAMILY HOUSING HIGH RISE BUILDING

Modeled Component List CostWorks Release 2023 Qtr 4

B10 Superstructure	
Railing, Metal	15.0 L.F.
B20 Exterior Enclosure	
Clay Brick, 1st floor	54.0 C.S.F.
Clay Brick, 2nd floor	54.0 C.S.F.
Aluminum Window, Operating, 1st floor	40.0 Ea.
Aluminum Window, Operating, 2nd floor	48.0 Ea.
Aluminum Window, Operating, 3rd floor	432.0 Ea.
Glazed Aluminum	70.0 Ea.
Steel, Painted	2.0 Ea.
Door Closer, Brass	24.0 Ea.
B30 Roofing	
Modified Bituminous / Thermoplastic	127.0 Sq.
C10 Interior Construction	
Lockset, Brass	71.0 Ea.
Fire Doors, Swinging, annualized	24.0 Each
C20 Stairs	
Metal Interior Stair Railing	220.0 L.F.
C30 Interior Finishes	
Carpet	4340.0 S.Y.
Gypsum Wall Board	1472.2 C.S.F.
D20 Plumbing	
Flush-Tank Water Closet	133.0 Ea.
Lavatory, Vitreous China	265.0 Ea.
Sink, Stainless Steel	66.0 Ea.
Service/Utility Sink	67.0 Ea.
Hose Bibb	70.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	1000.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	12.0 Ea.
Fire Pump Electric Motor	2.0 Ea.
Fire Pump, Electric, annualized	2.0 Each
D50 Electrical	
Motor Starter, Up To 600 V	24.0 Ea.
Load Center, 100 A, maintenance & inspection	86.0 Ea.
Incandescent Lighting Fixtures	1300.0 Ea.
Master Clock Control	1.0 Ea.
TV Cable Outlet	66.0 Ea.
Smoke Detector	28.0 Ea.
Heat Detector	500.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Fire Alarm Bell	24.0 Ea.
Lightning Protection System	3.0 M.L.F.
Lightning Ground Rod	4.0 Ea.
Emergency Lighting Fixture	24.0 Ea.
Exit Light	24.0 Ea.
D10 Conveying	
Elevator, cable annualized	2.0 Each

FAC 7113 FAMILY HOUSING HIGH RISE BUILDING
Sustainment by Year
CostWorks Release 2023 Qtr 4



PM Cost
MR Cost