

**FAC 7448 RECREATIONAL SUPPORT BUILDING**

FY22 SUC: \$1.91 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3  
component prices

FAC 7448 RECREATIONAL SUPPORT BUILDING

SUC \$1.91

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 45  
Average Size 3114.0

Adjusted Occurrences 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
Replace brass door closer	15	2.00 Ea.	\$455.70	\$536.05	3.0000	3	3	\$1,608.15	\$1,608.15
Replace panic bar	25	2.00 Ea.	\$2,373.07	\$2,726.58	1.8000	1	1	\$2,726.58	\$2,726.58
Replace toilet partitions, laminate clad-overhead braced, per stall	20	6.00 Ea.	\$6,785.30	\$7,863.02	2.2500	2	2	\$15,726.04	\$15,726.04
Replace urinal screen, stainless steel	30	6.00 Ea.	\$4,416.28	\$5,113.48	1.5000	1	1	\$5,113.48	\$5,113.48
Office painting, 10' x 12', 10' high walls	5	1.00 Ea.	\$220.99	\$271.06	9.0000	9	9	\$2,439.57	\$2,439.57
Acoustic tile repairs - (2% of ceilings)	9	0.20 C.S.F.	\$181.54	\$210.98	5.0000	5	5	\$1,054.92	\$1,054.92
Replace acoustic tile ceiling, fire-rated	20	15.00 C.S.F.	\$7,863.43	\$9,268.29	2.2500	2	2	\$18,536.58	\$18,536.58
Replace flush valve diaphragm tankless water closet	10	3.00 Ea.	\$78.66	\$97.61	4.5000	4	4	\$390.43	\$390.43
Unplug clogged line tankless water closet	5	3.00 Ea.	\$655.19	\$819.38	9.0000	9	9	\$7,374.42	\$7,374.42
Replace tankless flush valve	25	3.00 Ea.	\$756.65	\$888.33	1.8000	1	1	\$888.33	\$888.33
Replace flush valve diaphragm for a urinal	7	1.00 Ea.	\$26.22	\$32.54	6.4286	6	6	\$195.22	\$195.22
Unplug line urinal	5	1.00 Ea.	\$145.07	\$181.43	9.0000	9	9	\$1,632.85	\$1,632.85
Replace washer in spud connection lavatory, vitreous china	7	1.00 Ea.	\$16.46	\$20.08	6.4286	6	6	\$120.48	\$120.48
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$51.54	\$64.21	22.5000	22	22	\$1,412.56	\$1,412.56
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$139.48	\$174.43	22.5000	22	22	\$3,837.50	\$3,837.50
Replace faucet washer sink, service/utility	2	2.00 Ea.	\$25.55	\$31.83	22.5000	22	22	\$700.30	\$700.30
Clean trap	3	2.00 Ea.	\$17.14	\$21.44	15.0000	15	15	\$321.56	\$321.56
Unstop sink	2	2.00 Ea.	\$83.64	\$104.60	22.5000	22	22	\$2,301.30	\$2,301.30
Check / minor repairs drinking fountain	1	2.00 Ea.	\$97.76	\$122.27	45.0000	45	45	\$5,501.93	\$5,501.93
Repair internal leaks drinking fountain	4	2.00 Ea.	\$90.16	\$112.76	11.2500	11	11	\$1,240.31	\$1,240.31
Replace refrigerant drinking fountain	2	2.00 Ea.	\$65.37	\$76.54	22.5000	22	22	\$1,683.85	\$1,683.85
Repair drain leak drinking fountain	4	2.00 Ea.	\$67.83	\$81.07	11.2500	11	9	\$891.76	\$729.62
Replace fountain drinking fountain	10	2.00 Ea.	\$2,562.31	\$3,029.12	4.5000	4	4	\$12,116.47	\$12,116.47
Inspect and clean spray heads, emergency eye wash	3	1.00 Ea.	\$49.39	\$61.77	15.0000	15	15	\$926.57	\$926.57
Replace eye wash station, emergency eye wash	25	1.00 Ea.	\$1,114.34	\$1,325.00	1.8000	1	1	\$1,325.00	\$1,325.00
Overhaul water heater, gas / oil, 30 gallon	5	1.00 Ea.	\$116.88	\$146.17	9.0000	9	9	\$1,315.57	\$1,315.57
Clean and service water heater, gas / oil, 30 gallon	1	1.00 Ea.	\$196.62	\$245.89	45.0000	45	45	\$11,065.00	\$11,065.00
Replace water heater, gas / oil, 30 gallon	10	1.00 Ea.	\$3,061.72	\$3,546.32	4.5000	4	4	\$14,185.27	\$14,185.27

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 repair wall mounted/recessed heater, with fan	5	2.00 Ea.	\$346.20	\$409.13	9.0000	9	9	\$3,682.16	\$3,682.16
Maintenance and inspection wall mounted/recessed heater, with fan	1	2.00 Ea.	\$157.70	\$197.57	45.0000	45	45	\$8,890.63	\$8,890.63
Replace heater wall mounted/recessed heater, with fan	20	2.00 Ea.	\$941.70	\$1,123.58	2.2500	2	2	\$2,247.17	\$2,247.17
Repair air conditioner, thru-the-wall, 2 ton	8	1.00 Ea.	\$107.09	\$131.33	5.6250	5	5	\$656.63	\$656.63
Replace air conditioner, thru-the-wall, 2 ton	10	1.00 Ea.	\$1,442.60	\$1,684.17	4.5000	4	4	\$6,736.69	\$6,736.69
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$664.67	\$779.78	4.5000	4	4	\$3,119.13	\$3,119.13
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	45.0000	45	45	\$1,931.79	\$1,931.79
Maintenance and inspection lighting panel, indoor	3	4.00 Ea.	\$162.58	\$203.69	15.0000	15	15	\$3,055.29	\$3,055.29
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	6.00 Ea.	\$430.58	\$539.45	2.2500	2	2	\$1,078.90	\$1,078.90
Maintenance and inspection safety switch, 2 pole	1	1.00 Ea.	\$40.64	\$50.92	45.0000	45	45	\$2,291.47	\$2,291.47
Replace lamps (2 lamps), 4', 34 W energy saver	10	16.00 Ea.	\$403.42	\$505.26	4.5000	4	4	\$2,021.05	\$2,021.05
Replace metal halide ballast, 175 W	10	2.00 Ea.	\$296.97	\$356.60	4.5000	4	4	\$1,426.41	\$1,426.41
Replace metal halide fixture lamp, 175 W	5	2.00 Ea.	\$99.97	\$122.31	9.0000	9	9	\$1,100.77	\$1,100.77
Repair smoke detector	10	4.00 Ea.	\$225.55	\$278.86	4.5000	4	4	\$1,115.43	\$1,115.43
Check operation smoke detector	1	4.00 Ea.	\$64.78	\$81.16	45.0000	45	45	\$3,652.02	\$3,652.02
Replace fire alarm bell, 6"	20	1.00 Ea.	\$194.96	\$235.28	2.2500	2	2	\$470.55	\$470.55
Maintenance and repair of general wiring lightning protection system	1	0.50 M.L.F.	\$48.36	\$59.91	45.0000	45	45	\$2,696.10	\$2,696.10
Maintenance and repair lightning ground rod	1	1.00 Ea.	\$87.89	\$109.79	45.0000	45	45	\$4,940.42	\$4,940.42
Replace lamp emergency lighting fixture	2	2.00 Ea.	\$109.38	\$131.75	22.5000	22	22	\$2,898.53	\$2,898.53
Maintenance and repair exit light	20	2.00 Ea.	\$74.40	\$92.01	2.2500	2	2	\$184.01	\$184.01
Replace lamp exit light	5	2.00 Ea.	\$33.69	\$39.93	9.0000	9	9	\$359.34	\$359.34
Point and refinish painted concrete block wall, 1st floor	25	33.00 C.S.F.	\$15,502.64	\$19,133.57	1.8000	1	1	\$19,133.57	\$19,133.57
Repair 3' x 4' aluminum window - 1st floor	20	4.00 Ea.	\$1,047.59	\$1,233.21	2.2500	2	2	\$2,466.41	\$2,466.41
Replace 3' x 4' aluminum window - 1st floor	50	4.00 Ea.	\$3,259.15	\$3,798.90	0.9000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	4.00 Ea.	\$2,500.30	\$2,976.02	3.2143	3	3	\$8,928.07	\$8,928.07
Refinish 3'-0" x 7'-0" steel, painted, door	4	4.00 Ea.	\$165.60	\$203.46	11.2500	11	11	\$2,238.11	\$2,238.11
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$2,820.26	\$3,278.92	1.0000	1	1	\$3,278.92	\$3,278.92
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	62.00 S.F.	\$216.57	\$259.84	9.0000	9	9	\$2,338.56	\$2,338.56
Minor metal roof panel replacement, 2.5% of roof area	20	78.00 S.F.	\$891.35	\$1,058.62	2.2500	2	2	\$2,117.24	\$2,117.24
Repair steel painted interior door	14	2.00 Ea.	\$586.90	\$683.13	3.2143	3	3	\$2,049.38	\$2,049.38

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$105.17	\$129.57	11.2500	11	11	\$1,425.30	\$1,425.30	
Replace 3'-0" x 7'-0" steel door w/ vision lite, & frame	60	1.00 Ea.	\$1,351.11	\$1,564.75	0.7500	0	0	\$0.00	\$0.00	
Repair solid core wood door, interior	11	2.00 Ea.	\$586.90	\$683.13	4.0909	4	4	\$2,732.51	\$2,732.51	
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	2.00 Ea.	\$86.73	\$106.50	11.2500	11	11	\$1,171.49	\$1,171.49	
Replace brass lockset interior	30	2.00 Ea.	\$658.38	\$763.03	1.5000	1	1	\$763.03	\$763.03	
			\$67,460.42	\$80,220.30				MR Subtotal	\$219,666.97	
									MR Per Year	\$4,881.49
									PM Total	\$1,064.56
									Subtotal	\$5,946.05
									Total Per Unit	\$1.91

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SUC \$1.91

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 3114.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Fire doors, swinging, annualized	2.00	0.78	\$28.64	\$29.12	\$0.00	\$57.76	\$69.36	\$82.39
Urinals, annualized	1.00	0.23	\$6.32	\$11.45	\$0.00	\$17.77	\$21.84	\$26.22
Toilet (vacuum breaker type), annualized	3.00	0.53	\$25.33	\$26.69	\$0.00	\$52.02	\$62.56	\$74.37
Lavatories, annualized	4.00	1.39	\$23.86	\$82.81	\$0.00	\$106.67	\$133.90	\$162.33
Drink fountain, annualized	2.00	1.24	\$41.45	\$62.55	\$0.00	\$104.00	\$126.91	\$151.90
Package unit, air cooled, 3 thru 24 ton, annualized	1.00	2.40	\$176.92	\$144.48	\$0.00	\$321.41	\$382.45	\$452.33
Backflow prevention device, up to 4", annualized	1.00	0.33	\$13.40	\$19.82	\$0.00	\$33.22	\$40.50	\$48.46
Light, emergency, hardwired system, annualized	2.00	0.50	\$15.46	\$29.53	\$0.00	\$44.99	\$55.40	\$66.57
						\$737.84	\$892.92	\$1,064.56



# **FAC 7448 RECREATIONAL SUPPORT BUILDING**

## **Modeled Component List**

### **CostWorks Release 2021 Qtr 3**

#### **C10 Interior Construction**

Door Closer, Brass	2.0 Ea.
Panic Bar	2.0 Ea.
Urinal Screen	6.0 Ea.
Steel Painted Interior Doors, vision lite	1.0 Ea.
Lockset, Brass	2.0 Ea.
Fire Doors, Swinging, annualized	2.0 Each

#### **C30 Interior Finishes**

Acoustic Tile, fire-rated	15.0 C.S.F.
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#### **D20 Plumbing**

Drinking Fountain	2.0 Ea.
Emergency Eye Wash	1.0 Ea.
Water Heater, Gas / Oil, 30 Gallon	1.0 Ea.

#### **D30 HVAC**

Recessed Heater, Wall-Mounted	2.0 Ea.
Air Conditioner, Thru-the-Wall	1.0 Ea.

#### **D40 Fire Protection**

Backflow Preventer	1.0 Ea.
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#### **D50 Electrical**

Load Center, 100 A, maintenance & inspection	4.0 Ea.
Fire Alarm Bell	1.0 Ea.

#### **B20 Exterior Enclosure**

Aluminum Window, Operating, 1st floor	4.0 Ea.
Steel, Painted	4.0 Ea.

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Sustainment by Year  
CostWorks Release 2021 Qtr 3

