

FAC 7348 CAR WASH FACILITY

FY22 SUC:	\$3.42 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 7348 CAR WASH FACILITY

SUC \$3.42

Release 2021 Qtr 3
Zip Code Prefix 222
Type MRUM SF
Design Life 30
Average Size 1660.0

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
Point and refinish painted concrete block wall, 1st floor	25	2.20 C.S.F.	\$1,033.51	\$1,275.57	1.2000	1	1	\$1,275.57	\$1,275.57
Refinish aluminum siding, 1st floor	20	15.85 C.S.F.	\$2,869.44	\$3,541.43	1.5000	1	1	\$3,541.43	\$3,541.43
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1.00 Ea.	\$144.74	\$172.61	1.5000	1	1	\$172.61	\$172.61
Repair aluminum storefront door	12	1.00 Ea.	\$463.42	\$554.51	2.5000	2	2	\$1,109.03	\$1,109.03
Replace insulating glass - (3% of glass) aluminum storefront door	1	1.89 S.F.	\$98.08	\$114.72	30.0000	30	30	\$3,441.63	\$3,441.63
Repair steel, painted, door	14	2.00 Ea.	\$1,250.15	\$1,488.01	2.1429	2	2	\$2,976.02	\$2,976.02
Repair 12' x 12' steel roll-up door	10	2.00 Ea.	\$1,351.79	\$1,604.43	3.0000	3	3	\$4,813.30	\$4,813.30
Refinish 12' x 12' steel roll-up door	5	2.00 Ea.	\$406.90	\$498.38	6.0000	6	6	\$2,990.27	\$2,990.27
Non - destructive moisture inspection, thermosetting	5	1.60 M.S.F.	\$186.97	\$228.05	6.0000	6	6	\$1,368.28	\$1,368.28
Flashing repairs, 2 S.F. per sq. repaired, thermoset	1	1.33 S.F.	\$3.23	\$3.92	30.0000	30	30	\$117.74	\$117.74
Minor replacement, 25% of roof area, thermoset	10	4.10 Sq.	\$1,687.32	\$1,992.46	3.0000	3	3	\$5,977.39	\$5,977.39
Total thermoset roof replacement	20	16.00 Sq.	\$12,637.67	\$14,917.44	1.5000	1	1	\$14,917.44	\$14,917.44
Repair steel painted interior door	14	1.00 Ea.	\$293.45	\$341.56	2.1429	2	2	\$683.13	\$683.13
Refinish concrete floor finished	25	16.00 C.S.F.	\$6,749.24	\$8,106.88	1.2000	1	1	\$8,106.88	\$8,106.88
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$12.78	\$15.92	15.0000	15	15	\$238.74	\$238.74
Clean trap sink, iron enamel	3	1.00 Ea.	\$8.57	\$10.72	10.0000	10	10	\$107.19	\$107.19
Replace faucets sink, iron enamel	10	1.00 Ea.	\$181.73	\$218.76	3.0000	3	3	\$656.27	\$656.27
Unstop sink, iron enamel	2	1.00 Ea.	\$41.82	\$52.30	15.0000	15	15	\$784.53	\$784.53
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$636.70	\$757.51	3.0000	3	3	\$2,272.53	\$2,272.53
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$89.19	\$110.56	3.0000	3	3	\$331.68	\$331.68
Replace pipe and fittings, copper 3/4"	20	16.00 L.F.	\$416.86	\$502.12	1.5000	1	1	\$502.12	\$502.12
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$983.75	\$1,170.32	1.2000	1	1	\$1,170.32	\$1,170.32
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$133.73	\$165.15	2.0000	2	2	\$330.31	\$330.31
Drain and flush water heater, electric, 1000 gallon	7	1.00 Ea.	\$294.38	\$368.15	4.2857	4	4	\$1,472.62	\$1,472.62
Check operation water heater, electric, 1000 gallon	3	1.00 Ea.	\$2.59	\$3.23	10.0000	10	10	\$32.33	\$32.33
Unclog main drain pipe & fittings, cast iron	10	6.00 Ea.	\$277.00	\$346.42	3.0000	3	3	\$1,039.25	\$1,039.25
Unclog floor drain, PVC	20	4.00 Ea.	\$191.18	\$239.10	1.5000	1	1	\$239.10	\$239.10
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$151.29	\$188.00	3.0000	3	3	\$564.00	\$564.00
Replace pipe, 4" pipe and fittings, PVC	30	16.00 L.F.	\$1,305.42	\$1,606.15	1.0000	1	1	\$1,606.15	\$1,606.15
Clean out bucket floor drain with bucket	5	4.00 Ea.	\$1,177.52	\$1,472.62	6.0000	6	6	\$8,835.70	\$8,835.70
Maintenance and repair explosionproof industrial heater	2	1.00 Ea.	\$202.69	\$236.84	15.0000	15	15	\$3,552.66	\$3,552.66
Maintenance and inspection explosionproof industrial heater	0.5	1.00 Ea.	\$78.85	\$98.78	60.0000	60	60	\$5,927.09	\$5,927.09

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace fuse	25	14.00 Ea.	\$5,784.30	\$6,645.78	1.2000	1	1	\$6,645.78	\$6,645.78
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$232.44	\$278.27	3.0000	3	3	\$834.80	\$834.80
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	1.00 Ea.	\$71.76	\$89.91	1.5000	1	1	\$89.91	\$89.91
Repair failed breaker, enclosed, 600 V, 2 pole	4	1.00 Ea.	\$827.98	\$960.71	7.5000	7	7	\$6,724.96	\$6,724.96
Maintenance and repair safety switch general, 2 pole	8	2.00 Ea.	\$81.29	\$101.84	3.7500	3	3	\$305.53	\$305.53
Maintenance and inspection safety switch, 2 pole	1	2.00 Ea.	\$81.29	\$101.84	30.0000	30	30	\$3,055.29	\$3,055.29
Replace safety switch, 240 V, 2 pole	25	2.00 Ea.	\$783.21	\$954.72	1.2000	1	1	\$954.72	\$954.72
Maintenance and repair receptacles and plugs	20	14.00 Ea.	\$591.41	\$738.34	1.5000	1	1	\$738.34	\$738.34
Replace receptacle/plug receptacles and plugs	20	14.00 Ea.	\$1,007.38	\$1,241.75	1.5000	1	1	\$1,241.75	\$1,241.75
Maintenance and repair wiring devices, switches	10	9.00 Ea.	\$380.19	\$474.65	3.0000	3	3	\$1,423.94	\$1,423.94
Replace wiring devices, switches	15	9.00 Ea.	\$588.40	\$731.00	2.0000	2	2	\$1,461.99	\$1,461.99
Replace fluorescent light fixture ballast, 80 W	10	8.00 Ea.	\$997.35	\$1,209.90	3.0000	3	3	\$3,629.69	\$3,629.69
Replace lamps (2 lamps), 4', 34 W energy saver	10	8.00 Ea.	\$201.71	\$252.63	3.0000	3	3	\$757.89	\$757.89
Remove and replace 50 HP pump motor	25	1.00 Ea.	\$6,597.04	\$7,549.25	1.2000	1	1	\$7,549.25	\$7,549.25
			\$53,587.70	\$63,733.22					
								MR Subtotal	\$116,567.14
								MR Per Year	\$3,885.57
								PM Total	\$1,783.45
								Subtotal	\$5,669.02
								Total Per Unit	\$3.42

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Zip Code Prefix 222

Type PM

UM SF

Design Life 30

Average Size 1660.0

SUC \$3.42

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	2.00	8.14	\$81.92	\$337.62	\$0.00	\$419.54	\$529.02	\$642.60
Valve, ball, above 4", annualized	2.00	0.33	\$11.73	\$16.74	\$0.00	\$28.47	\$34.66	\$41.44
Valve, globe, above 4", annualized	2.00	0.32	\$11.73	\$16.03	\$0.00	\$27.76	\$33.74	\$40.31
Water heater, steam 2500 gal., annually	1.00	0.94	\$143.56	\$47.13	\$0.00	\$190.70	\$219.19	\$254.87
Valve, sediment strainer, above 4", annualized	4.00	1.25	\$22.44	\$63.08	\$0.00	\$85.52	\$106.69	\$128.98
Submersible, 1 H.P. and over, annualized	1.00	3.85	\$20.73	\$193.82	\$0.00	\$214.55	\$274.76	\$336.02
Vacuum, annualized	2.00	2.46	\$41.03	\$83.72	\$0.00	\$124.75	\$153.97	\$185.24
Pump, mixed or axial flow, annualized	1.00	1.22	\$47.04	\$59.50	\$0.00	\$106.54	\$129.09	\$154.00
						\$1,197.82	\$1,481.13	\$1,783.45

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Modeled Component List
CostWorks Release 2021 Qtr 3

B30 Roofing		
Thermosetting		16.0 Sq.
C30 Interior Finishes		
Concrete, Finished		16.0 C.S.F.
D20 Plumbing		
Sink, Iron Enamel		1.0 Ea.
D50 Electrical		
Safety Switch, General Duty, 240 V, 2 pole		2.0 Ea.

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Sustainment by Year
CostWorks Release 2021 Qtr 3

