

**FAC 4427 SMALL ARMS STORAGE, INSTALLATION**

FY22 SUC: \$3.61 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3  
component prices

FAC 4427 SMALL ARMS STORAGE, INSTALLATION

SUC \$3.61

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 55  
Average Size 2218.0

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
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$710.41	\$851.09	55.0000	55	55	\$46,810.15	\$46,810.15
Replace single zone rooftop unit, 7.5 ton	15	1.00 Ea.	\$11,094.64	\$13,134.98	3.6667	3	3	\$39,404.93	\$39,404.93
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	2.00 S.F.	\$36.60	\$44.34	55.0000	55	55	\$2,438.97	\$2,438.97
Repair single zone rooftop unit, 7.5 ton	10	1.00 Ea.	\$3,425.72	\$4,067.04	5.5000	5	5	\$20,335.19	\$20,335.19
Total metal roof panel replacement	30	22.00 Sq.	\$18,593.23	\$22,022.36	1.8333	1	1	\$22,022.36	\$22,022.36
Replace fluorescent light fixture ballast, 80 W	10	22.00 Ea.	\$2,742.71	\$3,327.22	5.5000	5	5	\$16,636.10	\$16,636.10
Replace fountain drinking fountain	10	2.00 Ea.	\$2,562.31	\$3,029.12	5.5000	5	5	\$15,145.59	\$15,145.59
Repair furnace, gas, 100 MBH residential	10	1.00 Ea.	\$4,432.73	\$5,141.36	5.5000	5	5	\$25,706.80	\$25,706.80
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$3,939.83	\$4,573.41	2.7500	2	2	\$9,146.83	\$9,146.83
Unplug clogged line flush-tank water closet	5	3.00 Ea.	\$655.19	\$819.38	11.0000	11	11	\$9,013.19	\$9,013.19
Check / minor repairs drinking fountain	1	2.00 Ea.	\$97.76	\$122.27	55.0000	55	55	\$6,724.58	\$6,724.58
Replace furnace, gas, 100 MBH residential	15	1.00 Ea.	\$1,567.47	\$1,852.17	3.6667	3	3	\$5,556.50	\$5,556.50
General maintenance & repair drain: roof, scupper, area	1	2.00 Ea.	\$73.98	\$92.51	55.0000	55	55	\$5,088.27	\$5,088.27
Replace lamps (2 lamps), 4', 34 W energy saver	10	22.00 Ea.	\$554.71	\$694.74	5.5000	5	5	\$3,473.68	\$3,473.68
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$139.48	\$174.43	27.5000	27	27	\$4,709.65	\$4,709.65
Replace smoke detector	15	4.00 Ea.	\$1,136.95	\$1,357.85	3.6667	3	3	\$4,073.54	\$4,073.54
Check operation smoke detector	1	4.00 Ea.	\$64.78	\$81.16	55.0000	55	55	\$4,463.59	\$4,463.59
Replace faucets lavatory, vitreous china	10	4.00 Ea.	\$726.90	\$875.02	5.5000	5	5	\$4,375.11	\$4,375.11
Unplug line urinal	5	2.00 Ea.	\$290.14	\$362.86	11.0000	11	11	\$3,991.41	\$3,991.41
Debris removal, by hand and visual inspection, metal panel roofing	1	2.22 M.S.F.	\$50.54	\$61.64	55.0000	55	55	\$3,390.07	\$3,390.07
Correct water pressure drinking fountain	2	2.00 Ea.	\$83.64	\$104.60	27.5000	27	27	\$2,824.33	\$2,824.33
Repair steel, painted, door	14	1.00 Ea.	\$625.07	\$744.01	3.9286	3	3	\$2,232.02	\$2,232.02
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	55.0000	55	55	\$2,361.08	\$2,361.08
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$105.17	\$129.57	13.7500	13	13	\$1,684.44	\$1,684.44
Replace refrigerant drinking fountain	2	2.00 Ea.	\$65.37	\$76.54	27.5000	27	27	\$2,066.54	\$2,066.54
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$51.54	\$64.21	27.5000	27	27	\$1,733.60	\$1,733.60
Repair steel painted interior door	14	2.00 Ea.	\$586.90	\$683.13	3.9286	3	3	\$2,049.38	\$2,049.38
Repair internal leaks drinking fountain	4	2.00 Ea.	\$90.16	\$112.76	13.7500	13	13	\$1,465.82	\$1,465.82

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace drain: roof, scupper, area	40	2.00 Ea.	\$1,573.86	\$1,824.72	1.3750	1	1	\$1,824.72	\$1,824.72	
Minor metal roof panel replacement, 2.5% of roof area	20	56.00 S.F.	\$639.95	\$760.04	2.7500	2	2	\$1,520.07	\$1,520.07	
Repair smoke detector	10	4.00 Ea.	\$225.55	\$278.86	5.5000	5	4	\$1,394.28	\$1,115.43	
Replace sprinkler head	20	6.00 Ea.	\$513.14	\$631.14	2.7500	2	2	\$1,262.27	\$1,262.27	
Repair drain leak drinking fountain	4	2.00 Ea.	\$67.83	\$81.07	13.7500	13	11	\$1,053.90	\$891.76	
Replace valve and ball cock assembly flush-tank water closet	15	3.00 Ea.	\$280.85	\$346.70	3.6667	3	3	\$1,040.11	\$1,040.11	
Rebuild flush valve for a urinal	20	2.00 Ea.	\$360.87	\$434.91	2.7500	2	2	\$869.83	\$869.83	
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	18.3333	18	18	\$916.59	\$916.59	
Replace manual pull station	15	1.00 Ea.	\$203.47	\$244.94	3.6667	3	3	\$734.82	\$734.82	
Repair steel unpainted door steel	14	1.00 Ea.	\$293.45	\$341.56	3.9286	3	3	\$1,024.69	\$1,024.69	
Replace washer / diaphragm in ball cock flush-tank water closet	5	3.00 Ea.	\$55.83	\$68.84	11.0000	11	11	\$757.28	\$757.28	
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.00 Ea.	\$41.40	\$50.87	13.7500	13	13	\$661.26	\$661.26	
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$65.85	\$80.32	7.8571	7	7	\$562.24	\$562.24	
Check and repair manual pull station	10	1.00 Ea.	\$87.70	\$107.83	5.5000	5	4	\$539.15	\$431.32	
Replace fire alarm bell, 6"	20	1.00 Ea.	\$194.96	\$235.28	2.7500	2	2	\$470.55	\$470.55	
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$52.44	\$65.07	7.8571	7	7	\$455.50	\$455.50	
Install gasket between tank and bowl flush-tank water closet	20	3.00 Ea.	\$124.91	\$155.11	2.7500	2	2	\$310.21	\$310.21	
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.7500	2	2	\$119.55	\$119.55	
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	2.00 S.F.	\$6.99	\$8.38	11.0000	11	11	\$92.20	\$92.20	
			\$59,415.73	\$70,469.01				MR Subtotal	\$283,984.14	
									MR Per Year	\$5,163.35
									PM Total	\$2,840.56
									Subtotal	\$8,003.91
									Total Per Unit	\$3.61

FAC 4427 SMALL ARMS STORAGE, INSTALLATION

SUC \$3.61

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 2218.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	1.00	0.26	\$14.59	\$10.75	\$0.00	\$25.34	\$30.03	\$35.44
Urinals, annualized	2.00	0.46	\$12.64	\$22.91	\$0.00	\$35.54	\$43.68	\$52.45
Toilet (tank type), annualized	3.00	1.16	\$22.90	\$58.15	\$0.00	\$81.05	\$100.78	\$121.66
Lavatories, annualized	4.00	1.39	\$23.86	\$82.81	\$0.00	\$106.67	\$133.90	\$162.33
Drink fountain, annualized	1.00	0.62	\$20.73	\$31.28	\$0.00	\$52.00	\$63.46	\$75.95
Fan, axial, up to 5,000 CFM, annualized	1.00	1.24	\$11.73	\$62.55	\$0.00	\$74.28	\$94.22	\$114.74
Forced air heater, oil or gas fired, up to 120 MBH, annualized	1.00	5.63	\$51.06	\$339.19	\$0.00	\$390.24	\$497.10	\$606.52
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
Extinguishing system, wet pipe, annualized	1.00	11.34	\$68.24	\$678.37	\$0.00	\$746.61	\$956.95	\$1,170.70
						\$1,866.36	\$2,343.06	\$2,840.56



# **FAC 4427 SMALL ARMS STORAGE, INSTALLATION**

## **Modeled Component List**

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

#### **D40 Fire Protection**

Sprinkler System, Fire Suppression, 3" backflow preventer	1.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head	6.0 Ea.

#### **D30 HVAC**

Single Zone Air Conditioner, 7.5ton	1.0 Ea.
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	1.0 Ea.
Residential Gas Furnace, 100 MBH	1.0 Ea.

#### **B30 Roofing**

Metal Steep Roofing	22.0 Sq.
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#### **D20 Plumbing**

Drinking Fountain	2.0 Ea.
Drain: Roof, Scupper, Area	2.0 Ea.

#### **D50 Electrical**

Smoke Detector	4.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Manual Pull Station	1.0 Ea.
Fire Alarm Bell	1.0 Ea.

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Sustainment by Year  
CostWorks Release 2021 Qtr 3

