

FAC 7350 CAR WASH STRUCTURE

FY22 SUC:	\$5.52 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 7350 CAR WASH STRUCTURE

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 30
Average Size 2500.0

SUC \$5.52

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 fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	2.00 Ea.	\$454.87	\$554.83	1.5000	1	1	\$554.83	\$554.83
Replace lamp emergency lighting fixture	2	2.00 Ea.	\$109.38	\$131.75	15.0000	15	15	\$1,976.27	\$1,976.27
Replace emergency lighting fixture	20	2.00 Ea.	\$1,204.74	\$1,419.52	1.5000	1	1	\$1,419.52	\$1,419.52
Replace heat pump, 1.5 ton, air to air split	20	1.00 Ea.	\$2,506.11	\$2,946.76	1.5000	1	1	\$2,946.76	\$2,946.76
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
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$664.67	\$779.78	3.0000	3	3	\$2,339.35	\$2,339.35
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	30.0000	30	30	\$1,287.86	\$1,287.86
Replace fire pump / electric motor assembly 100 H.P.	25	1.00 Ea.	\$44,139.08	\$50,910.34	1.2000	1	1	\$50,910.34	\$50,910.34
Insp/chk pump/mtr oper, lub, chk align, rainwater sump pump	1	1.00 Ea.	\$11.95	\$14.94	30.0000	30	30	\$448.31	\$448.31
Replace rainwater sump pump / motor assembly	20	1.00 Ea.	\$632.43	\$747.09	1.5000	1	1	\$747.09	\$747.09
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
Refinish concrete floor finished	25	5.00 C.S.F.	\$2,109.14	\$2,533.40	1.2000	1	1	\$2,533.40	\$2,533.40
Replace old valve with new hose bibb	10	4.00 Ea.	\$249.22	\$305.12	3.0000	3	3	\$915.36	\$915.36
Replace lamp exit light	5	10.00 Ea.	\$168.47	\$199.63	6.0000	6	6	\$1,197.81	\$1,197.81
Replace lighting fixture exit light	20	10.00 Ea.	\$1,910.35	\$2,297.61	1.5000	1	1	\$2,297.61	\$2,297.61
Minor repairs to concrete floor unfinished	15	2,000.00 S.F.	\$78,776.87	\$95,547.50	2.0000	2	2	\$191,094.99	\$191,094.99
Metal floor grating repairs - (2% of grating)	10	0.80 S.F.	\$26.76	\$32.22	3.0000	3	3	\$96.67	\$96.67
Replace metal floor grating	30	40.00 S.F.	\$1,578.16	\$1,812.71	1.0000	1	1	\$1,812.71	\$1,812.71
Waterproof concrete block wall, 1st floor	10	2.90 C.S.F.	\$658.31	\$783.02	3.0000	3	3	\$2,349.07	\$2,349.07
Point and refinish painted concrete block wall, 1st floor	25	2.90 C.S.F.	\$1,362.35	\$1,681.44	1.2000	1	1	\$1,681.44	\$1,681.44
Repair steel, painted, door	14	2.00 Ea.	\$1,250.15	\$1,488.01	2.1429	2	2	\$2,976.02	\$2,976.02
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$82.80	\$101.73	7.5000	7	7	\$712.13	\$712.13
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	54.00 S.F.	\$188.63	\$226.31	6.0000	6	6	\$1,357.87	\$1,357.87
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	1.08 S.F.	\$19.76	\$23.95	30.0000	30	30	\$718.39	\$718.39
Minor metal roof panel replacement, 2.5% of roof area	20	67.50 S.F.	\$771.36	\$916.12	1.5000	1	1	\$916.12	\$916.12
Total metal roof panel replacement	30	27.00 Sq.	\$22,818.96	\$27,027.44	1.0000	1	1	\$27,027.44	\$27,027.44
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$232.44	\$278.27	3.0000	3	3	\$834.80	\$834.80
Maintenance and inspection secondary transformer, dry	0.5	1.00 Ea.	\$80.65	\$101.05	60.0000	60	60	\$6,062.84	\$6,062.84
Replace transformer 112.5 KVA	30	1.00 Ea.	\$8,947.19	\$10,428.10	1.0000	1	1	\$10,428.10	\$10,428.10

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 lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	10.0000	10	10	\$509.21	\$509.21	
Replace load center, 100 A	20	1.00 Ea.	\$1,094.16	\$1,336.88	1.5000	1	1	\$1,336.88	\$1,336.88	
Replace metal halide fixture lamp, 175 W	5	8.00 Ea.	\$399.90	\$489.23	6.0000	6	6	\$2,935.38	\$2,935.38	
Replace metal halide fixture, 175 W	20	8.00 Ea.	\$6,227.76	\$7,316.30	1.5000	1	1	\$7,316.30	\$7,316.30	
Replace metal halide ballast, 175 W	10	8.00 Ea.	\$1,187.88	\$1,426.41	3.0000	3	2	\$4,279.22	\$2,852.82	
Check and repair manual pull station	10	5.00 Ea.	\$438.48	\$539.15	3.0000	3	2	\$1,617.45	\$1,078.30	
Replace manual pull station	15	5.00 Ea.	\$1,017.34	\$1,224.71	2.0000	2	2	\$2,449.41	\$2,449.41	
Replace fluorescent light fixture ballast, 80 W	10	2.00 Ea.	\$249.34	\$302.47	3.0000	3	2	\$907.42	\$604.95	
Replace lamps (2 lamps), 4', 34 W energy saver	10	2.00 Ea.	\$50.43	\$63.16	3.0000	3	3	\$189.47	\$189.47	
			\$189,469.60	\$225,102.66				MR Subtotal	\$353,300.75	
									MR Per Year	\$11,776.69
									PM Total	\$2,029.22
									Subtotal	\$13,805.91
									Total Per Unit	\$5.52

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SUC \$5.52

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 30

Type PM

Average Size 2500.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Submersible, 1 H.P. and over, annualized	1.00	3.85	\$20.73	\$193.82	\$0.00	\$214.55	\$274.76	\$336.02
Extinguishing system, wet pipe, annualized	1.00	11.34	\$68.24	\$678.37	\$0.00	\$746.61	\$956.95	\$1,170.70
Grit drive, annualized	1.00	1.09	\$43.37	\$52.70	\$0.00	\$96.06	\$116.21	\$138.53
Valve, gate, above 4", annually	5.00	0.80	\$29.32	\$40.09	\$0.00	\$69.40	\$84.36	\$100.79
Valve, sediment strainer, above 4", annually	5.00	1.56	\$28.06	\$78.85	\$0.00	\$106.90	\$133.37	\$161.23
Water flow meter, turbine, annually	1.00	0.29	\$18.96	\$14.28	\$0.00	\$33.24	\$39.42	\$46.55
Panelboard, 225 A and above, annually	1.00	0.44	\$23.20	\$29.01	\$0.00	\$52.21	\$63.23	\$75.41
						\$1,318.98	\$1,668.30	\$2,029.22

FAC 7350 CAR WASH STRUCTURE
Modeled Component List
CostWorks Release 2021 Qtr 3

D50 Electrical

Fluorescent Lighting Fixture	2.0 Ea.
Emergency Lighting Fixture	2.0 Ea.
Exit Light	10.0 Ea.
Secondary Transformer, Dry, 112.5 KVA	1.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Load Center, 100 A, replacement	1.0 Ea.
Metal Halide Fixture	8.0 Ea.
Manual Pull Station	5.0 Ea.

D30 HVAC

Heat Pump, 1.5 ton	1.0 Ea.
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D40 Fire Protection

Backflow Preventer	1.0 Ea.
Fire Pump Electric Motor	1.0 Ea.

D20 Plumbing

Rainwater Sump Pump	1.0 Ea.
Hose Bibb	4.0 Ea.

C30 Interior Finishes

Concrete, Finished	5.0 C.S.F.
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B30 Roofing

Metal Steep Roofing	27.0 Sq.
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G30 Site Mechanical Utilities

Grit Drive, annualized	1.0 Each
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Sustainment by Year
CostWorks Release 2021 Qtr 3

