

**FAC 4425 VEHICLE STORAGE, COVERED**

FY22 SUC: \$0.92 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3  
component prices

FAC 4425 VEHICLE STORAGE, COVERED

SUC \$0.92

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 40  
Average Size 7720.0

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 3'-0" x 7'-0" steel, painted, door	45	1.00 Ea.	\$705.06	\$819.73	0.8889	0	0	\$0.00	\$0.00
Replace 12' x 24' aluminum double roll-up door	35	2.00 Ea.	\$19,375.62	\$22,445.50	1.1429	1	1	\$22,445.50	\$22,445.50
Debris removal, by hand and visual inspection, metal panel roofing	1	7.72 M.S.F.	\$175.89	\$214.54	40.0000	40	40	\$8,581.48	\$8,581.48
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	154.00 S.F.	\$537.94	\$645.41	8.0000	8	8	\$5,163.27	\$5,163.27
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	3.00 S.F.	\$54.90	\$66.52	40.0000	40	40	\$2,660.70	\$2,660.70
Minor metal roof panel replacement, 2.5% of roof area	20	193.00 S.F.	\$2,205.53	\$2,619.41	2.0000	2	2	\$5,238.82	\$5,238.82
Total metal roof panel replacement	30	77.20 Sq.	\$65,245.32	\$77,278.45	1.3333	1	1	\$77,278.45	\$77,278.45
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	4.00 Ea.	\$15,759.33	\$18,293.66	2.0000	2	2	\$36,587.32	\$36,587.32
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$664.67	\$779.78	4.0000	4	4	\$3,119.13	\$3,119.13
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	40.0000	40	40	\$1,717.15	\$1,717.15
Replace sprinkler head	20	20.00 Ea.	\$1,710.46	\$2,103.79	2.0000	2	2	\$4,207.58	\$4,207.58
Replace metal halide ballast, 175 W	10	12.00 Ea.	\$1,781.81	\$2,139.61	4.0000	4	4	\$8,558.45	\$8,558.45
Replace metal halide fixture lamp, 175 W	5	12.00 Ea.	\$599.85	\$733.84	8.0000	8	8	\$5,870.75	\$5,870.75
Repair smoke detector	10	4.00 Ea.	\$225.55	\$278.86	4.0000	4	3	\$1,115.43	\$836.57
Check operation smoke detector	1	4.00 Ea.	\$64.78	\$81.16	40.0000	40	40	\$3,246.24	\$3,246.24
Replace smoke detector	15	4.00 Ea.	\$1,136.95	\$1,357.85	2.6667	2	2	\$2,715.70	\$2,715.70
Check and repair manual pull station	10	4.00 Ea.	\$350.79	\$431.32	4.0000	4	3	\$1,725.28	\$1,293.96
Replace manual pull station	15	4.00 Ea.	\$813.87	\$979.76	2.6667	2	2	\$1,959.53	\$1,959.53
Replace aluminum siding, 1st floor	35	25.00 C.S.F.	\$14,608.64	\$17,591.82	1.1429	1	1	\$17,591.82	\$17,591.82
Replace aluminum siding, 2nd floor	35	25.00 C.S.F.	\$17,898.55	\$21,677.26	1.1429	1	1	\$21,677.26	\$21,677.26
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	0.01 S.F.	\$0.12	\$0.14	40.0000	40	40	\$5.67	\$5.67
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	2.00 Ea.	\$289.47	\$345.22	2.0000	2	2	\$690.44	\$690.44
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	2.00 Ea.	\$976.26	\$1,157.05	0.8000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	1.00 Ea.	\$625.07	\$744.01	2.8571	2	2	\$1,488.01	\$1,488.01
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.00 Ea.	\$41.40	\$50.87	10.0000	10	10	\$508.66	\$508.66
			\$145,882.16	\$172,878.48					
								MR Subtotal	\$233,442.46
								MR Per Year	\$5,836.06
								PM Total	\$1,254.59
								Subtotal	\$7,090.65
								Total Per Unit	\$0.92

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Design Life 40

Type PM

Average Size 7720.0

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
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
						\$805.17	\$1,027.48	\$1,254.59



## **FAC 4425 VEHICLE STORAGE, COVERED**

### **Modeled Component List**

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

##### **B20 Exterior Enclosure**

Steel, Painted	1.0 Ea.
Aluminum Double, Roll-Up	2.0 Ea.
Aluminum Siding, 1st floor	25.0 C.S.F.
Aluminum Siding, 2nd floor	25.0 C.S.F.
Aluminum Window, Fixed, 1st floor	2.0 Ea.

##### **B30 Roofing**

Metal Steep Roofing	77.2 Sq.
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##### **D30 HVAC**

Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	4.0 Ea.
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##### **D40 Fire Protection**

Backflow Preventer	1.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head	20.0 Ea.

##### **D50 Electrical**

Smoke Detector	4.0 Ea.
Manual Pull Station	4.0 Ea.

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Sustainment by Year  
CostWorks Release 2021 Qtr 3

