

FAC 7385 PUBLIC RESTROOM-SHOWER

FY22 SUC:	\$6.34 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 7385 PUBLIC RESTROOM-SHOWER

SUC \$6.34

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 36
Average Size 634.0

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
Unplug line urinal	5	5.00 Ea.	\$725.36	\$907.14	7.2000	7	7	\$6,349.98	\$6,349.98
Replace faucets lavatory, vitreous china	10	5.00 Ea.	\$908.63	\$1,093.78	3.6000	3	3	\$3,281.33	\$3,281.33
Replace wall-hung urinal	35	5.00 Ea.	\$4,844.32	\$5,845.53	1.0286	1	1	\$5,845.53	\$5,845.53
Replace lamp emergency lighting fixture	2	4.00 Ea.	\$218.76	\$263.50	18.0000	18	18	\$4,743.05	\$4,743.05
Repair steel, painted, door	14	3.00 Ea.	\$1,875.22	\$2,232.02	2.5714	2	2	\$4,464.03	\$4,464.03
Replace emergency lighting fixture	20	4.00 Ea.	\$2,409.47	\$2,839.05	1.8000	1	1	\$2,839.05	\$2,839.05
Refinish plaster ceiling	10	70.00 S.Y.	\$791.96	\$978.85	3.6000	3	3	\$2,936.54	\$2,936.54
Replace fluoerescent light fixture ballast, 80 W	10	6.00 Ea.	\$748.01	\$907.42	3.6000	3	3	\$2,722.27	\$2,722.27
Replace tempered glass - (3% of glass) steel painted door	1	1.89 S.F.	\$42.71	\$51.03	36.0000	36	36	\$1,837.14	\$1,837.14
Refinish concrete floor finished	25	3.00 C.S.F.	\$1,265.48	\$1,520.04	1.4400	1	1	\$1,520.04	\$1,520.04
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$124.20	\$152.60	9.0000	9	9	\$1,373.39	\$1,373.39
Rebuild flush valve for a urinal	20	5.00 Ea.	\$902.17	\$1,087.29	1.8000	1	1	\$1,087.29	\$1,087.29
Maintenance and repair incandescent lighting fixtures	10	4.00 Ea.	\$275.46	\$327.94	3.6000	3	3	\$983.82	\$983.82
Replace lighting fixture exit light	20	4.00 Ea.	\$764.14	\$919.04	1.8000	1	1	\$919.04	\$919.04
Replace lamps (2 lamps), 4', 34 W energy saver	10	6.00 Ea.	\$151.28	\$189.47	3.6000	3	3	\$568.42	\$568.42
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.23 C.S.F.	\$186.35	\$224.56	3.6000	3	3	\$673.69	\$673.69
Replace lamp exit light	5	4.00 Ea.	\$67.39	\$79.85	7.2000	7	7	\$558.98	\$558.98
Debris removal by hand and visual inspection, asphalt shingle	1	0.70 M.S.F.	\$15.95	\$19.45	36.0000	36	36	\$700.30	\$700.30
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	12.0000	12	12	\$611.06	\$611.06
Repair plaster ceiling - (2% of ceilings)	12	1.50 S.Y.	\$82.60	\$101.05	3.0000	3	3	\$303.15	\$303.15
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	4.00 Ea.	\$287.05	\$359.63	1.8000	1	1	\$359.63	\$359.63
Replace incandescent lighting fixture lamp	5	4.00 Ea.	\$45.93	\$55.47	7.2000	7	7	\$388.30	\$388.30
Maintenance and repair exit light	20	4.00 Ea.	\$148.81	\$184.01	1.8000	1	1	\$184.01	\$184.01
Asphalt shingle flashing repairs, 2 S.F. per sq. repaired	1	0.28 S.F.	\$4.47	\$5.35	36.0000	36	36	\$192.78	\$192.78
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	3.6000	3	3	\$173.21	\$173.21
Ceramic tile floor repairs - (2% of floors)	15	0.07 C.S.F.	\$42.40	\$52.86	2.4000	2	2	\$105.73	\$105.73
Waterproof concrete block wall, 1st floor	10	10.00 C.S.F.	\$2,270.03	\$2,700.08	3.6000	3	3	\$8,100.25	\$8,100.25
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$14,632.58	\$16,736.89	2.4000	2	2	\$33,473.78	\$33,473.78
Unplug clogged line tankless water closet	5	2.00 Ea.	\$436.79	\$546.25	7.2000	7	7	\$3,823.78	\$3,823.78
Replace tankless water closet	35	10.00 Ea.	\$12,862.21	\$14,884.95	1.0286	1	1	\$14,884.95	\$14,884.95
Replace lavatory, vitreous china	35	10.00 Ea.	\$6,725.75	\$8,082.21	1.0286	1	1	\$8,082.21	\$8,082.21
Check operation water heater, electric, 120 gallon	3	1.00 Ea.	\$2.59	\$3.23	12.0000	12	12	\$38.80	\$38.80

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace 8" concrete block wall, 1st floor	60	8.74 C.S.F.	\$10,364.37	\$12,525.54	0.6000	0	0	\$0.00	\$0.00	
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,115.19	\$2,459.19	0.8000	0	0	\$0.00	\$0.00	
Total asphalt shingle roof replacement	40	7.00 Sq.	\$2,729.81	\$3,243.78	0.9000	0	0	\$0.00	\$0.00	
Replace 4" x 4" thin set ceramic tile	75	11.37 C.S.F.	\$10,088.73	\$12,189.53	0.4800	0	0	\$0.00	\$0.00	
Replace 2" x 2" thin set ceramic tile floor	50	3.37 C.S.F.	\$4,123.68	\$4,977.80	0.7200	0	0	\$0.00	\$0.00	
Replace plaster ceiling	75	74.89 S.Y.	\$4,572.54	\$5,601.97	0.4800	0	0	\$0.00	\$0.00	
Replace pipe & fittings, cast iron, 4"	40	16.00 L.F.	\$1,071.15	\$1,285.72	0.9000	0	0	\$0.00	\$0.00	
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	4.00 Ea.	\$2,193.16	\$2,554.82	0.7200	0	0	\$0.00	\$0.00	
			\$91,203.49	\$108,297.58				MR Subtotal	\$114,125.51	
									MR Per Year	\$3,170.15
									PM Total	\$851.40
									Subtotal	\$4,021.55
									Total Per Unit	\$6.34

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UM SF

Zip Code Prefix 222

Design Life 36

Type PM

Average Size 634.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Lavatories, annualized	10.00	3.48	\$59.65	\$207.04	\$0.00	\$266.68	\$334.76	\$405.82
Toilet (vacuum breaker type), annualized	10.00	1.77	\$84.42	\$88.98	\$0.00	\$173.40	\$208.54	\$247.89
Urinals, annualized	5.00	1.14	\$31.59	\$57.27	\$0.00	\$88.86	\$109.20	\$131.12
Light, emergency, hardwired system, annualized	2.00	0.50	\$15.46	\$29.53	\$0.00	\$44.99	\$55.40	\$66.57
						\$573.93	\$707.89	\$851.40

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Modeled Component List

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D20 Plumbing

Urinal	5.0 Ea.
Water Heater, Electric, 120 Gallon	1.0 Ea.
Tankless Water Closet	10.0 Ea.
Lavatory, Vitreous China	10.0 Ea.

D50 Electrical

Emergency Lighting Fixture	4.0 Ea.
Exit Light	4.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Circuit Breaker, molded case, 480 V, 1 pole	4.0 Ea.

C30 Interior Finishes

Concrete, Finished	3.0 C.S.F.
Tile	11.37 C.S.F.
Plaster	74.888 S.Y.

B20 Exterior Enclosure

Concrete Block, 1st floor	8.74 C.S.F.
Steel, Painted	3.0 Ea.

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Sustainment by Year
CostWorks Release 2021 Qtr 3

