

FAC 7532 OUTDOOR THEATER

FY22 SUC: \$6,287.89 / EA
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3
component prices

FAC 7532 OUTDOOR THEATER

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM EA
Design Life 25
Average Size 1.0

SUC \$6,287.89

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
Repair masonry steps	4	75.00 S.F.	\$1,913.43	\$2,315.71	6.2500	6	6	\$13,894.26	\$13,894.26
Replace metal hand rail	30	102.00 L.F.	\$7,719.71	\$8,932.41	0.8333	0	0	\$0.00	\$0.00
Waterproof concrete block wall, 1st floor	10	10.00 C.S.F.	\$2,270.03	\$2,700.08	2.5000	2	2	\$5,400.17	\$5,400.17
Repair steel, painted, door	14	1.00 Ea.	\$625.07	\$744.01	1.7857	1	1	\$744.01	\$744.01
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.00 Ea.	\$41.40	\$50.87	6.2500	6	6	\$305.20	\$305.20
Repair steel, insulated core, painted door	14	2.00 Ea.	\$1,163.21	\$1,387.36	1.7857	1	1	\$1,387.36	\$1,387.36
Refinish 3'-0" x 7'-0" steel, insulated core, painted door	4	2.00 Ea.	\$160.16	\$198.00	6.2500	6	6	\$1,188.02	\$1,188.02
Total EPDM roof replacement	25	8.00 Sq.	\$4,835.64	\$5,735.95	1.0000	1	1	\$5,735.95	\$5,735.95
Replace toilet partitions, phenolic-overhead braced, per stall	20	10.00 Ea.	\$11,972.14	\$13,858.78	1.2500	1	1	\$13,858.78	\$13,858.78
Replace flush valve diaphragm tankless water closet	10	7.00 Ea.	\$183.54	\$227.75	2.5000	2	2	\$455.50	\$455.50
Rebuild flush valve tankless water closet	20	7.00 Ea.	\$1,263.04	\$1,522.20	1.2500	1	1	\$1,522.20	\$1,522.20
Unplug clogged line tankless water closet	5	7.00 Ea.	\$1,528.77	\$1,911.89	5.0000	5	5	\$9,559.44	\$9,559.44
Replace tankless flush valve	25	7.00 Ea.	\$1,765.51	\$2,072.77	1.0000	1	1	\$2,072.77	\$2,072.77
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$52.44	\$65.07	3.5714	3	3	\$195.22	\$195.22
Rebuild flush valve for a urinal	20	2.00 Ea.	\$360.87	\$434.91	1.2500	1	1	\$434.91	\$434.91
Unplug line urinal	5	2.00 Ea.	\$290.14	\$362.86	5.0000	5	5	\$1,814.28	\$1,814.28
Replace washer in spud connection lavatory, iron, enamel	7	6.00 Ea.	\$70.95	\$85.68	3.5714	3	3	\$257.03	\$257.03
Replace washer in faucet lavatory, iron, enamel	2	6.00 Ea.	\$76.66	\$95.50	12.5000	12	12	\$1,145.95	\$1,145.95
Replace faucets lavatory, iron, enamel	10	6.00 Ea.	\$1,090.36	\$1,312.53	2.5000	2	2	\$2,625.06	\$2,625.06
Clean out strainer and P trap lavatory, iron, enamel	2	6.00 Ea.	\$209.22	\$261.65	12.5000	12	12	\$3,139.77	\$3,139.77
Replace faucet washer sink, service/utility	2	1.00 Ea.	\$12.78	\$15.92	12.5000	12	12	\$190.99	\$190.99
Clean trap	3	1.00 Ea.	\$8.57	\$10.72	8.3333	8	8	\$85.75	\$85.75
Replace faucets sink, service/utility	10	1.00 Ea.	\$181.73	\$218.76	2.5000	2	2	\$437.51	\$437.51
Unstop sink	2	1.00 Ea.	\$41.82	\$52.30	12.5000	12	12	\$627.63	\$627.63
Check / minor repairs drinking fountain	1	2.00 Ea.	\$97.76	\$122.27	25.0000	25	25	\$3,056.63	\$3,056.63
Repair internal leaks drinking fountain	4	2.00 Ea.	\$90.16	\$112.76	6.2500	6	6	\$676.53	\$676.53
Correct water pressure drinking fountain	2	2.00 Ea.	\$83.64	\$104.60	12.5000	12	12	\$1,255.26	\$1,255.26
Repair drain leak drinking fountain	4	2.00 Ea.	\$67.83	\$81.07	6.2500	6	6	\$486.42	\$486.42
Replace fan & motor, propeller exhaust, 375 CFM exhaust fan	15	1.00 Ea.	\$582.30	\$690.64	1.6667	1	1	\$690.64	\$690.64
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$664.67	\$779.78	2.5000	2	2	\$1,559.57	\$1,559.57

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	25.0000	25	25	\$1,073.22	\$1,073.22
Replace sprinkler head	20	4.00 Ea.	\$342.09	\$420.76	1.2500	1	1	\$420.76	\$420.76
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	8.3333	8	8	\$407.37	\$407.37
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	8.00 Ea.	\$574.10	\$719.27	1.2500	1	1	\$719.27	\$719.27
Maintenance and inspection circuit breaker, molded case, 480 V, 1 pole	0.5	8.00 Ea.	\$259.11	\$324.62	50.0000	50	50	\$16,231.22	\$16,231.22
Maintenance and repair safety switch general, 2 pole	8	1.00 Ea.	\$40.64	\$50.92	3.1250	3	3	\$152.76	\$152.76
Replace fluorescent light fixture ballast, 80 W	10	6.00 Ea.	\$748.01	\$907.42	2.5000	2	2	\$1,814.85	\$1,814.85
Replace lamps (2 lamps), 4', 34 W energy saver	10	6.00 Ea.	\$151.28	\$189.47	2.5000	2	2	\$378.95	\$378.95
Repair smoke detector	10	2.00 Ea.	\$112.78	\$139.43	2.5000	2	2	\$278.86	\$278.86
Check operation smoke detector	1	2.00 Ea.	\$32.39	\$40.58	25.0000	25	25	\$1,014.45	\$1,014.45
Replace smoke detector	15	2.00 Ea.	\$568.47	\$678.92	1.6667	1	1	\$678.92	\$678.92
Check and repair manual pull station	10	2.00 Ea.	\$175.39	\$215.66	2.5000	2	2	\$431.32	\$431.32
Replace manual pull station	15	2.00 Ea.	\$406.94	\$489.88	1.6667	1	1	\$489.88	\$489.88
Maintenance and repair of general wiring lightning protection system	1	0.25 M.L.F.	\$24.18	\$29.96	25.0000	25	25	\$748.92	\$748.92
Replace lightning protection general wiring system	25	0.25 M.L.F.	\$2,752.28	\$3,274.00	1.0000	1	1	\$3,274.00	\$3,274.00
Maintenance and repair exit light	20	4.00 Ea.	\$148.81	\$184.01	1.2500	1	1	\$184.01	\$184.01
Replace lamp exit light	5	4.00 Ea.	\$67.39	\$79.85	5.0000	5	5	\$399.27	\$399.27
			\$45,902.36	\$54,303.40				MR Subtotal	\$103,500.82
								MR Per Year	\$4,140.03
								PM Total	\$2,147.86
								Subtotal	\$6,287.89
								Total Per Unit	\$6,287.89

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Design Life 25

Type PM

Average Size 1.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Urinals, annualized	2.00	0.46	\$12.64	\$22.91	\$0.00	\$35.54	\$43.68	\$52.45
Toilet (vacuum breaker type), annualized	7.00	1.24	\$59.09	\$62.29	\$0.00	\$121.38	\$145.97	\$173.52
Lavatories, annualized	6.00	2.09	\$35.79	\$124.22	\$0.00	\$160.01	\$200.86	\$243.49
Drink fountain, annualized	2.00	1.24	\$41.45	\$62.55	\$0.00	\$104.00	\$126.91	\$151.90
Extinguishing system, dry pipe, annualized	1.00	13.02	\$122.33	\$775.28	\$0.00	\$897.61	\$1,142.43	\$1,393.36
Light, emergency, hardwired system, annualized	4.00	1.00	\$30.93	\$59.05	\$0.00	\$89.98	\$110.79	\$133.15
						\$1,408.53	\$1,770.64	\$2,147.86

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Modeled Component List
CostWorks Release 2021 Qtr 3

B10 Superstructure		
Masonry Steps		75.0 S.F.
Railing, Metal		102.0 L.F.
B30 Roofing		
EPDM Roof		8.0 Sq.
D30 HVAC		
Exhaust Fan, propeller exh., 4700 CFM		1.0 Ea.
D40 Fire Protection		
Backflow Preventer		1.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head		4.0 Ea.
Extinguishing system, dry pipe, annualized		1.0 Each
D50 Electrical		
Load Center, 100 A, maintenance & inspection		1.0 Ea.
Smoke Detector		2.0 Ea.
Manual Pull Station		2.0 Ea.
Lightning Protection System		0.25 M.L.F.

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Sustainment by Year
CostWorks Release 2021 Qtr 3

