

**FAC 7345 EXCHANGE AUTOMOBILE FACILITY**

FY22 SUC: \$4.85 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3  
component prices

FAC 7345 EXCHANGE AUTOMOBILE FACILITY

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 40  
Average Size 4077.0

SUC \$4.85

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 lamps (2 lamps), 4', 34 W energy saver	10	12.00 Ea.	\$302.57	\$378.95	4.0000	4	4	\$1,515.79	\$1,515.79
Replace metal halide ballast, 175 W	10	10.00 Ea.	\$1,484.85	\$1,783.01	4.0000	4	4	\$7,132.04	\$7,132.04
Replace aluminum siding, 1st floor	35	15.85 C.S.F.	\$9,261.88	\$11,153.21	1.1429	1	1	\$11,153.21	\$11,153.21
Refinish aluminum siding, 1st floor	20	15.85 C.S.F.	\$2,869.44	\$3,541.43	2.0000	2	2	\$7,082.85	\$7,082.85
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	6.00 S.F.	\$72.35	\$85.03	40.0000	40	40	\$3,401.19	\$3,401.19
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	24.00 Ea.	\$3,473.68	\$4,142.61	2.0000	2	2	\$8,285.23	\$8,285.23
Repair aluminum storefront door	12	3.00 Ea.	\$1,390.26	\$1,663.54	3.3333	3	3	\$4,990.63	\$4,990.63
Replace insulating glass - (3% of glass) aluminum storefront door	1	1.89 S.F.	\$98.08	\$114.72	40.0000	40	40	\$4,588.84	\$4,588.84
Repair steel, painted, door	14	4.00 Ea.	\$2,500.30	\$2,976.02	2.8571	2	2	\$5,952.05	\$5,952.05
Refinish 3'-0" x 7'-0" steel, painted, door	4	4.00 Ea.	\$165.60	\$203.46	10.0000	10	10	\$2,034.65	\$2,034.65
Repair 12' x 12' steel roll-up door	10	8.00 Ea.	\$5,407.17	\$6,417.73	4.0000	4	4	\$25,670.94	\$25,670.94
Replace 12' x 12' steel roll-up door	35	8.00 Ea.	\$21,628.66	\$25,670.94	1.1429	1	1	\$25,670.94	\$25,670.94
Replace metal halide fixture lamp, 175 W	5	10.00 Ea.	\$499.87	\$611.54	8.0000	8	8	\$4,892.29	\$4,892.29
Repair heat detector	10	12.00 Ea.	\$736.53	\$904.61	4.0000	4	4	\$3,618.46	\$3,618.46
Check operation heat detector	1	12.00 Ea.	\$194.33	\$243.47	40.0000	40	40	\$9,738.73	\$9,738.73
Replace heat detector	15	12.00 Ea.	\$2,051.57	\$2,508.49	2.6667	2	2	\$5,016.98	\$5,016.98
Debris removal, by hand and visual inspection, metal panel roofing	1	4.00 M.S.F.	\$91.14	\$111.16	40.0000	40	40	\$4,446.36	\$4,446.36
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	3.70 S.F.	\$67.71	\$82.04	40.0000	40	40	\$3,281.53	\$3,281.53
Minor metal roof panel replacement, 2.5% of roof area	20	47.00 S.F.	\$537.10	\$637.89	2.0000	2	2	\$1,275.78	\$1,275.78
Total metal roof panel replacement	30	42.40 Sq.	\$35,834.22	\$42,443.09	1.3333	1	1	\$42,443.09	\$42,443.09
Repair steel painted interior door	14	3.00 Ea.	\$880.36	\$1,024.69	2.8571	2	2	\$2,049.38	\$2,049.38
Refinish 3'-0" x 7'-0" steel painted interior door	4	3.00 Ea.	\$157.76	\$194.36	10.0000	10	10	\$1,943.59	\$1,943.59
Repair 5/8" drywall - (2% of walls)	20	61.40 S.F.	\$102.87	\$125.16	2.0000	2	2	\$250.33	\$250.33
Refinish drywall	4	370.00 S.F.	\$229.76	\$282.65	10.0000	10	10	\$2,826.47	\$2,826.47
Refinish concrete floor finished	25	28.20 C.S.F.	\$11,895.53	\$14,288.38	1.6000	1	1	\$14,288.38	\$14,288.38
Replace vinyl tile flooring	18	55.56 S.Y.	\$2,744.86	\$3,370.83	2.2222	2	2	\$6,741.66	\$6,741.66
Unplug clogged line flush-tank water closet	5	3.00 Ea.	\$655.19	\$819.38	8.0000	8	8	\$6,555.04	\$6,555.04
Replace washer / diaphragm in ball cock flush-tank water closet	5	3.00 Ea.	\$55.83	\$68.84	8.0000	8	8	\$550.75	\$550.75
Replace valve and ball cock assembly flush-tank water closet	15	3.00 Ea.	\$280.85	\$346.70	2.6667	2	2	\$693.41	\$693.41
Install gasket between tank and bowl flush-tank water closet	20	3.00 Ea.	\$124.91	\$155.11	2.0000	2	2	\$310.21	\$310.21
Replace two piece water closet flush-tank	35	3.00 Ea.	\$1,461.98	\$1,755.56	1.1429	1	1	\$1,755.56	\$1,755.56

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace one piece water closet flush-tank	35	3.00 Ea.	\$3,710.64	\$4,310.86	1.1429	1	1	\$4,310.86	\$4,310.86	
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$52.44	\$65.07	5.7143	5	5	\$325.36	\$325.36	
Rebuild flush valve for a urinal	20	2.00 Ea.	\$360.87	\$434.91	2.0000	2	2	\$869.83	\$869.83	
Unplug line urinal	5	2.00 Ea.	\$290.14	\$362.86	8.0000	8	8	\$2,902.85	\$2,902.85	
Replace wall-hung urinal	35	2.00 Ea.	\$1,937.73	\$2,338.21	1.1429	1	1	\$2,338.21	\$2,338.21	
Replace faucet washer sink, iron enamel	2	3.00 Ea.	\$38.33	\$47.75	20.0000	20	20	\$954.96	\$954.96	
Clean trap sink, iron enamel	3	3.00 Ea.	\$25.71	\$32.16	13.3333	13	13	\$418.02	\$418.02	
Replace faucets sink, iron enamel	10	3.00 Ea.	\$545.18	\$656.27	4.0000	4	4	\$2,625.06	\$2,625.06	
Unstop sink, iron enamel	2	3.00 Ea.	\$125.46	\$156.91	20.0000	20	20	\$3,138.14	\$3,138.14	
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	3.00 Ea.	\$1,910.10	\$2,272.53	4.0000	4	4	\$9,090.12	\$9,090.12	
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$163.70	\$204.73	8.0000	8	8	\$1,637.81	\$1,637.81	
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$196.62	\$245.89	40.0000	40	40	\$9,835.55	\$9,835.55	
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$3,315.17	\$3,847.40	3.3333	3	3	\$11,542.21	\$11,542.21	
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	4.0000	4	4	\$230.95	\$230.95	
Replace pipe & fittings, cast iron, 4"	40	16.00 L.F.	\$1,071.15	\$1,285.72	1.0000	1	1	\$1,285.72	\$1,285.72	
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.0000	2	2	\$119.55	\$119.55	
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$147.95	\$185.03	40.0000	40	40	\$7,401.12	\$7,401.12	
Replace drain: roof, scupper, area	40	4.00 Ea.	\$3,147.73	\$3,649.44	1.0000	1	1	\$3,649.44	\$3,649.44	
Maintenance and repair explosionproof industrial heater	2	2.00 Ea.	\$405.39	\$473.69	20.0000	20	19	\$9,473.76	\$9,000.07	
Maintenance and inspection explosionproof industrial heater	0.5	2.00 Ea.	\$157.70	\$197.57	80.0000	80	80	\$15,805.56	\$15,805.56	
Replace heater explosionproof industrial heater	15	2.00 Ea.	\$9,087.06	\$10,400.19	2.6667	2	2	\$20,800.38	\$20,800.38	
Repair air conditioner, DX, 5 ton	10	1.00 Ea.	\$4,175.52	\$4,974.00	4.0000	4	2	\$19,896.01	\$9,948.01	
Replace air conditioner, DX, 5 ton	20	1.00 Ea.	\$7,920.83	\$9,308.71	2.0000	2	2	\$18,617.42	\$18,617.42	
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	29.00 Ea.	\$2,480.16	\$3,050.50	2.0000	2	2	\$6,100.99	\$6,100.99	
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$710.41	\$851.09	40.0000	40	40	\$34,043.75	\$34,043.75	
Repair switchgear 1200 A mainframe	5	1.00 Ea.	\$1,904.54	\$2,227.57	8.0000	8	6	\$17,820.60	\$13,365.45	
Maintenance and inspection switchgear, mainframe	1	1.00 Ea.	\$64.78	\$81.16	40.0000	40	40	\$3,246.24	\$3,246.24	
Replace switchgear 1200 A mainframe	20	1.00 Ea.	\$4,350.12	\$5,225.48	2.0000	2	2	\$10,450.95	\$10,450.95	
Maintenance and repair safety switch general, 2 pole	8	6.00 Ea.	\$243.87	\$305.53	5.0000	5	5	\$1,527.64	\$1,527.64	
Maintenance and inspection safety switch, 2 pole	1	6.00 Ea.	\$243.87	\$305.53	40.0000	40	40	\$12,221.15	\$12,221.15	
Replace safety switch, 240 V, 2 pole	25	6.00 Ea.	\$2,349.63	\$2,864.16	1.6000	1	1	\$2,864.16	\$2,864.16	
Replace fluorescent light fixture ballast, 80 W	10	12.00 Ea.	\$1,496.02	\$1,814.85	4.0000	4	4	\$7,259.39	\$7,259.39	
			\$160,014.24	\$190,440.80				MR Subtotal	\$449,800.43	
									MR Per Year	\$11,245.01

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
								PM Total	\$8,546.60
								Subtotal	\$19,791.61
								Total Per Unit	\$4.85

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SUC \$4.85

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 40

Type PM

Average Size 4077.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2.00	0.52	\$29.18	\$21.50	\$0.00	\$50.68	\$60.05	\$70.88
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	8.00	32.56	\$327.68	\$1,350.49	\$0.00	\$1,678.17	\$2,116.08	\$2,570.38
Fire doors, swinging, annualized	2.00	0.78	\$28.64	\$29.12	\$0.00	\$57.76	\$69.36	\$82.39
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
Water heater, gas, to 120 gal., annualized	1.00	1.72	\$58.64	\$86.78	\$0.00	\$145.42	\$177.31	\$212.14
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
Hydraulic lift, annualized	4.00	6.18	\$2,612.88	\$210.50	\$0.00	\$2,823.38	\$3,147.81	\$3,602.89
						\$6,079.90	\$7,228.88	\$8,546.60



# FAC 7345 EXCHANGE AUTOMOBILE FACILITY

## Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure		
Aluminum Siding, 1st floor	15.85 C.S.F.	
Steel Single, Roll-Up	8.0 Ea.	
D50 Electrical		
Heat Detector	12.0 Ea.	
Switchgear, Mainframe	1.0 Ea.	
Safety Switch, General Duty, 240 V, 2 pole	6.0 Ea.	
B30 Roofing		
Metal Steep Roofing	42.4 Sq.	
C30 Interior Finishes		
Concrete, Finished	28.2 C.S.F.	
Vinyl	55.56 S.Y.	
D20 Plumbing		
Flush-Tank Water Closet	3.0 Ea.	
Flush-Tank Water Closet	3.0 Ea.	
Urinal	2.0 Ea.	
Sink, Iron Enamel	3.0 Ea.	
Water Heater, Gas / Oil, 70 Gallon	1.0 Ea.	
Drain: Roof, Scupper, Area	4.0 Ea.	
D30 HVAC		
Explosionproof Industrial Heater	2.0 Ea.	
Air Conditioner, DX Package, 5 ton	1.0 Ea.	
D40 Fire Protection		
Sprinkler System, Fire Supression, sprinkler head	29.0 Ea.	
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.	
C10 Interior Construction		
Fire Doors, Swinging, annualized	2.0 Each	
E10 Equipment		
Hydraulic Lift, annualized	4.0 Each	

FAC 7345 EXCHANGE AUTOMOBILE FACILITY  
Sustainment by Year  
CostWorks Release 2021 Qtr 3

