

FAC 7412 AUTOMOBILE CRAFT CENTER

FY22 SUC: \$2.81 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 7412 AUTOMOBILE CRAFT CENTER

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 40
Average Size 6489.0

SUC \$2.81

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 aluminum siding, 1st floor	35	16.00 C.S.F.	\$9,349.53	\$11,258.76	1.1429	1	1	\$11,258.76	\$11,258.76
Refinish aluminum siding, 1st floor	20	16.00 C.S.F.	\$2,896.60	\$3,574.94	2.0000	2	2	\$7,149.88	\$7,149.88
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	100.00 Ea.	\$14,473.67	\$17,260.89	2.0000	2	2	\$34,521.79	\$34,521.79
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	100.00 Ea.	\$48,813.16	\$57,852.42	0.8000	0	0	\$0.00	\$0.00
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 aluminum storefront door	12	2.00 Ea.	\$926.84	\$1,109.03	3.3333	3	3	\$3,327.09	\$3,327.09
Replace 3'-0" x 7'-0" aluminum storefront doors	50	2.00 Ea.	\$4,091.53	\$4,838.20	0.8000	0	0	\$0.00	\$0.00
Replace insulating glass - (3% of glass) aluminum storefront door	1	2.00 S.F.	\$103.78	\$121.40	40.0000	40	40	\$4,855.92	\$4,855.92
Repair 12' x 12' steel roll-up door	10	1.00 Ea.	\$675.90	\$802.22	4.0000	4	4	\$3,208.87	\$3,208.87
Refinish 12' x 12' steel roll-up door	5	1.00 Ea.	\$203.45	\$249.19	8.0000	8	8	\$1,993.51	\$1,993.51
Replace 12' x 12' steel roll-up door	35	1.00 Ea.	\$2,703.58	\$3,208.87	1.1429	1	1	\$3,208.87	\$3,208.87
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
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$2,820.26	\$3,278.92	0.8889	0	0	\$0.00	\$0.00
Debris removal, by hand and visual inspection, thermosetting	1	3.00 M.S.F.	\$112.98	\$137.80	40.0000	40	40	\$5,512.02	\$5,512.02
Non - destructive moisture inspection, thermosetting	5	3.00 M.S.F.	\$350.57	\$427.59	8.0000	8	8	\$3,420.69	\$3,420.69
Total thermoset roof replacement	20	55.00 Sq.	\$43,442.00	\$51,278.69	2.0000	2	2	\$102,557.38	\$102,557.38
Minor membrane repairs, 2% of roof area, thermoset	1	1.00 Sq.	\$339.39	\$404.19	40.0000	40	40	\$16,167.40	\$16,167.40
Flashing repairs, 2 S.F. per sq. repaired, thermoset	1	2.00 S.F.	\$4.86	\$5.91	40.0000	40	40	\$236.42	\$236.42
Minor replacement, 25% of roof area, thermoset	10	14.00 Sq.	\$5,761.58	\$6,803.54	4.0000	4	4	\$27,214.14	\$27,214.14
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
Replace 3'-0" x 7'-0" steel painted interior door	60	3.00 Ea.	\$3,654.10	\$4,236.25	0.6667	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	35.00 C.S.F.	\$14,763.96	\$17,733.81	1.6000	1	1	\$17,733.81	\$17,733.81
Replace vinyl tile flooring	18	78.00 S.Y.	\$3,853.47	\$4,732.26	2.2222	2	2	\$9,464.53	\$9,464.53
Inspect and clean spray heads, emergency eye wash	3	1.00 Ea.	\$49.39	\$61.77	13.3333	13	13	\$803.02	\$803.02
Replace eye wash station, emergency eye wash	25	1.00 Ea.	\$1,114.34	\$1,325.00	1.6000	1	1	\$1,325.00	\$1,325.00
Unplug clogged line flush-tank water closet	5	4.00 Ea.	\$873.58	\$1,092.51	8.0000	8	8	\$8,740.06	\$8,740.06
Replace washer / diaphragm in ball cock flush-tank water closet	5	4.00 Ea.	\$74.43	\$91.79	8.0000	8	8	\$734.34	\$734.34
Replace valve and ball cock assembly flush-tank water closet	15	4.00 Ea.	\$374.47	\$462.27	2.6667	2	2	\$924.54	\$924.54

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Install gasket between tank and bowl flush-tank water closet	20	4.00 Ea.	\$166.54	\$206.81	2.0000	2	2	\$413.62	\$413.62
Replace one piece water closet flush-tank	35	4.00 Ea.	\$4,947.52	\$5,747.81	1.1429	1	1	\$5,747.81	\$5,747.81
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$12.78	\$15.92	20.0000	20	20	\$318.32	\$318.32
Clean trap sink, iron enamel	3	1.00 Ea.	\$8.57	\$10.72	13.3333	13	13	\$139.34	\$139.34
Replace faucets sink, iron enamel	10	1.00 Ea.	\$181.73	\$218.76	4.0000	4	4	\$875.02	\$875.02
Unstop sink, iron enamel	2	1.00 Ea.	\$41.82	\$52.30	20.0000	20	20	\$1,046.05	\$1,046.05
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$636.70	\$757.51	1.1429	1	1	\$757.51	\$757.51
Replace flush valve diaphragm for a urinal	7	1.00 Ea.	\$26.22	\$32.54	5.7143	5	5	\$162.68	\$162.68
Rebuild flush valve for a urinal	20	1.00 Ea.	\$180.43	\$217.46	2.0000	2	2	\$434.91	\$434.91
Unplug line urinal	5	1.00 Ea.	\$145.07	\$181.43	8.0000	8	8	\$1,451.42	\$1,451.42
Replace wall-hung urinal	35	1.00 Ea.	\$968.86	\$1,169.11	1.1429	1	1	\$1,169.11	\$1,169.11
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$89.19	\$110.56	4.0000	4	4	\$442.24	\$442.24
Replace pipe and fittings, copper 3/4"	20	16.00 L.F.	\$416.86	\$502.12	2.0000	2	2	\$1,004.24	\$1,004.24
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$983.75	\$1,170.32	1.6000	1	1	\$1,170.32	\$1,170.32
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$133.73	\$165.15	2.6667	2	2	\$330.31	\$330.31
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	4.0000	4	4	\$230.95	\$230.95
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.0000	2	2	\$119.55	\$119.55
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$151.29	\$188.00	4.0000	4	4	\$752.00	\$752.00
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
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$3,939.83	\$4,573.41	2.0000	2	2	\$9,146.83	\$9,146.83
Replace air conditioner, window, 1 ton	10	1.00 Ea.	\$2,267.45	\$2,595.63	4.0000	4	4	\$10,382.52	\$10,382.52
Repair air conditioner, window, 1 ton	8	1.00 Ea.	\$90.75	\$112.19	5.0000	5	4	\$560.96	\$448.77
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
Replace sprinkler head	20	50.00 Ea.	\$4,276.14	\$5,259.48	2.0000	2	2	\$10,518.95	\$10,518.95
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	40.0000	40	40	\$1,717.15	\$1,717.15
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
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	13.3333	13	13	\$661.98	\$661.98
Maintenance and repair safety switch general, 2 pole	8	2.00 Ea.	\$81.29	\$101.84	5.0000	5	5	\$509.21	\$509.21
Maintenance and inspection safety switch, 2 pole	1	2.00 Ea.	\$81.29	\$101.84	40.0000	40	40	\$4,073.72	\$4,073.72
Replace safety switch, 240 V, 2 pole	25	2.00 Ea.	\$783.21	\$954.72	1.6000	1	1	\$954.72	\$954.72
Repair heat detector	10	17.00 Ea.	\$1,043.42	\$1,281.54	4.0000	4	4	\$5,126.15	\$5,126.15
Check operation heat detector	1	17.00 Ea.	\$275.30	\$344.91	40.0000	40	40	\$13,796.54	\$13,796.54

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace heat detector	15	17.00 Ea.	\$2,906.39	\$3,553.69	2.6667	2	2	\$7,107.39	\$7,107.39	
Check and repair manual pull station	10	1.00 Ea.	\$87.70	\$107.83	4.0000	4	3	\$431.32	\$323.49	
Replace manual pull station	15	1.00 Ea.	\$203.47	\$244.94	2.6667	2	2	\$489.88	\$489.88	
Replace metal halide ballast, 400 W	10	16.00 Ea.	\$2,815.23	\$3,366.43	4.0000	4	4	\$13,465.72	\$13,465.72	
Replace metal halide fixture lamp, 400 W	5	16.00 Ea.	\$1,062.22	\$1,276.90	8.0000	8	8	\$10,215.21	\$10,215.21	
Replace metal halide fixture, 400 W	20	13.00 Ea.	\$11,073.63	\$13,143.73	2.0000	2	2	\$26,287.47	\$26,287.47	
			\$219,507.34	\$260,565.76				MR Subtotal	\$502,230.32	
									MR Per Year	\$12,555.76
									PM Total	\$5,649.22
									Subtotal	\$18,204.98
									Total Per Unit	\$2.81

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SUC \$2.81

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 40

Type PM

Average Size 6489.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	2.00	8.14	\$81.92	\$337.62	\$0.00	\$419.54	\$529.02	\$642.60
Fire doors, swinging, annualized	4.00	1.57	\$57.28	\$58.23	\$0.00	\$115.52	\$138.71	\$164.77
Urinals, annualized	1.00	0.23	\$6.32	\$11.45	\$0.00	\$17.77	\$21.84	\$26.22
Toilet (tank type), annualized	4.00	1.55	\$30.53	\$77.53	\$0.00	\$108.06	\$134.37	\$162.21
Fan, axial, up to 5,000 CFM, annualized	4.00	4.98	\$46.91	\$250.20	\$0.00	\$297.11	\$376.87	\$458.96
Unit heater, gas infrared, annualized	3.00	4.51	\$216.86	\$227.30	\$0.00	\$444.16	\$534.03	\$634.75
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	2.00	3.09	\$1,306.44	\$105.25	\$0.00	\$1,411.69	\$1,573.91	\$1,801.45
Air compressor, reciprocating, less than 5 H.P., annualized	1.00	4.80	\$59.14	\$290.73	\$0.00	\$349.87	\$443.01	\$539.10
						\$3,943.55	\$4,749.21	\$5,649.22

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Modeled Component List

CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Aluminum Siding, 1st floor	16.0 C.S.F.
Aluminum Window, Fixed, 1st floor	100.0 Ea.
Glazed Aluminum	2.0 Ea.
Steel Single, Roll-Up	1.0 Ea.
Steel, Painted	4.0 Ea.
B30 Roofing	
Thermosetting	55.0 Sq.
C10 Interior Construction	
Steel Painted Interior Doors	3.0 Ea.
Fire Doors, Swinging, annualized	4.0 Each
C30 Interior Finishes	
Concrete, Finished	35.0 C.S.F.
Vinyl	78.0 S.Y.
D20 Plumbing	
Emergency Eye Wash	1.0 Ea.
Flush-Tank Water Closet	4.0 Ea.
Sink, Iron Enamel	1.0 Ea.
Urinal	1.0 Ea.
Drain: Roof, Scupper, Area	4.0 Ea.
D30 HVAC	
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	1.0 Ea.
Air Conditioner, Window, 1 Ton	1.0 Ea.
Explosionproof Industrial Heater	2.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	50.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Safety Switch, General Duty, 240 V, 2 pole	2.0 Ea.
Heat Detector	17.0 Ea.
Manual Pull Station	1.0 Ea.
Fixture 400 W	13.0 Ea.
E10 Equipment	
Hydraulic Lift, annualized	2.0 Each

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Sustainment by Year
CostWorks Release 2021 Qtr 3

