

FAC 1731 RANGE SUPPORT BUILDING

FY22 SUC: \$3.45 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 1731 RANGE SUPPORT BUILDING

SUC \$3.45

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 40

Type MR

Average Size 1396.0

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 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 hardboard panels, 1st floor	12	8.80 C.S.F.	\$2,999.15	\$3,628.22	3.3333	3	3	\$10,884.65	\$10,884.65
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	0.72 S.F.	\$8.68	\$10.20	40.0000	40	40	\$408.14	\$408.14
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	8.00 Ea.	\$1,157.89	\$1,380.87	2.0000	2	2	\$2,761.74	\$2,761.74
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	8.00 Ea.	\$3,905.05	\$4,628.19	0.8000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	2.00 Ea.	\$1,250.15	\$1,488.01	2.8571	2	2	\$2,976.02	\$2,976.02
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$82.80	\$101.73	10.0000	10	10	\$1,017.32	\$1,017.32
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,410.13	\$1,639.46	0.8889	0	0	\$0.00	\$0.00
Replace tempered glass - (3% of glass) steel painted door	1	0.63 S.F.	\$14.24	\$17.01	40.0000	40	40	\$680.42	\$680.42
Repair 12' x 12' aluminum single roll-up door	10	1.00 Ea.	\$1,210.98	\$1,402.84	4.0000	4	4	\$5,611.38	\$5,611.38
Debris removal by hand and visual inspection, asphalt shingle	1	1.24 M.S.F.	\$28.25	\$34.46	40.0000	40	40	\$1,378.37	\$1,378.37
Minor asphalt shingle repair, 2% of roof area	1	14.80 S.F.	\$74.63	\$89.42	40.0000	40	40	\$3,576.62	\$3,576.62
Total asphalt shingle roof replacement	40	9.90 Sq.	\$3,860.72	\$4,587.63	1.0000	1	1	\$4,587.63	\$4,587.63
Repair solid core wood door, interior	11	3.00 Ea.	\$880.36	\$1,024.69	3.6364	3	3	\$3,074.08	\$3,074.08
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	3.00 Ea.	\$130.09	\$159.75	10.0000	10	9	\$1,597.49	\$1,437.74
Replace 3'-0" x 7'-0" solid core wood door, interior	40	3.00 Ea.	\$1,468.28	\$1,697.43	1.0000	1	1	\$1,697.43	\$1,697.43
Repair concrete steps	15	2.00 S.F.	\$45.70	\$52.90	2.6667	2	2	\$105.80	\$105.80
Replace concrete steps	100	2.00 S.F.	\$106.92	\$130.38	0.4000	0	0	\$0.00	\$0.00
Replace metal stair railing, interior	45	5.00 L.F.	\$214.78	\$251.40	0.8889	0	0	\$0.00	\$0.00
Replace flush valve diaphragm tankless water closet	10	2.00 Ea.	\$52.44	\$65.07	4.0000	4	4	\$260.29	\$260.29
Unplug clogged line tankless water closet	5	2.00 Ea.	\$436.79	\$546.25	8.0000	8	8	\$4,370.03	\$4,370.03
Replace tankless water closet	35	2.00 Ea.	\$2,572.44	\$2,976.99	1.1429	1	1	\$2,976.99	\$2,976.99
Replace flush valve diaphragm for a urinal	7	1.00 Ea.	\$26.22	\$32.54	5.7143	5	5	\$162.68	\$162.68
Unplug line urinal	5	1.00 Ea.	\$145.07	\$181.43	8.0000	8	8	\$1,451.42	\$1,451.42
Repair smoke detector	10	8.00 Ea.	\$451.10	\$557.71	4.0000	4	3	\$2,230.85	\$1,673.14
Check operation smoke detector	1	8.00 Ea.	\$129.55	\$162.31	40.0000	40	40	\$6,492.49	\$6,492.49
Replace smoke detector	15	2.00 Ea.	\$568.47	\$678.92	2.6667	2	2	\$1,357.85	\$1,357.85
Maintenance and repair receptacles and plugs	20	15.00 Ea.	\$633.65	\$791.08	2.0000	2	2	\$1,582.16	\$1,582.16
Replace receptacle/plug receptacles and plugs	20	15.00 Ea.	\$1,079.33	\$1,330.45	2.0000	2	2	\$2,660.90	\$2,660.90
Maintenance and repair wiring devices, switches	10	12.00 Ea.	\$506.92	\$632.86	4.0000	4	4	\$2,531.45	\$2,531.45

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace wiring devices, switches	15	20.00 Ea.	\$1,307.56	\$1,624.44	2.6667	2	2	\$3,248.88	\$3,248.88	
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	
Replace washer in spud connection lavatory, vitreous china	7	2.00 Ea.	\$32.93	\$40.16	5.7143	5	5	\$200.80	\$200.80	
Replace faucets lavatory, vitreous china	10	2.00 Ea.	\$363.45	\$437.51	4.0000	4	4	\$1,750.04	\$1,750.04	
Clean out strainer and P trap lavatory, vitreous china	2	2.00 Ea.	\$69.74	\$87.22	20.0000	20	20	\$1,744.32	\$1,744.32	
Replace lavatory, vitreous china	35	2.00 Ea.	\$1,345.15	\$1,616.44	1.1429	1	1	\$1,616.44	\$1,616.44	
Maintenance and repair infrared heater suspended, commercial	1	2.00 Ea.	\$84.25	\$105.55	40.0000	40	38	\$4,222.03	\$4,010.93	
Maintenance and inspection infrared heater suspended, commercial	0.5	2.00 Ea.	\$157.70	\$197.57	80.0000	80	80	\$15,805.56	\$15,805.56	
Replace infrared heater suspended, commercial	15	2.00 Ea.	\$912.86	\$1,081.76	2.6667	2	2	\$2,163.52	\$2,163.52	
Maintenance and repair standard suspended heater	2	1.00 Ea.	\$109.55	\$129.28	20.0000	20	20	\$2,585.56	\$2,585.56	
Maintenance and inspection standard suspended heater	0.5	1.00 Ea.	\$78.85	\$98.78	80.0000	80	80	\$7,902.78	\$7,902.78	
Replace heater standard suspended heater	15	1.00 Ea.	\$621.48	\$722.27	2.6667	2	2	\$1,444.53	\$1,444.53	
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	4.00 Ea.	\$342.09	\$420.76	2.0000	2	2	\$841.52	\$841.52	
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 breaker, molded case, 480 V, 1 pole	20	2.00 Ea.	\$143.53	\$179.82	2.0000	2	2	\$359.63	\$359.63	
Maintenance and inspection circuit breaker, molded case, 480 V, 1 pole	0.5	2.00 Ea.	\$64.78	\$81.16	80.0000	80	80	\$6,492.49	\$6,492.49	
			\$33,622.93	\$40,170.36				MR Subtotal	\$130,157.19	
									MR Per Year	\$3,253.93
									PM Total	\$1,560.72
									Subtotal	\$4,814.65
									Total Per Unit	\$3.45

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Release 2021 Qtr 3

UM SF

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Design Life 40

Type PM

Average Size 1396.0

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
Fire doors, swinging, annualized	1.00	0.39	\$14.32	\$14.56	\$0.00	\$28.88	\$34.68	\$41.19
Urinals, annually	1.00	0.06	\$6.32	\$2.86	\$0.00	\$9.18	\$10.67	\$12.48
Toilet (vacuum breaker type), annually	2.00	0.11	\$8.43	\$5.73	\$0.00	\$14.16	\$16.72	\$19.70
Lavatories, annually	2.00	0.17	\$11.93	\$10.40	\$0.00	\$22.33	\$26.64	\$31.55
Unit heater, gas radiant, annualized	2.00	2.02	\$2.93	\$101.31	\$0.00	\$104.25	\$134.93	\$165.77
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
						\$1,009.31	\$1,281.15	\$1,560.72

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Modeled Component List

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B20 Exterior Enclosure	
Aluminum Window, Fixed, 1st floor	8.0 Ea.
Steel, Painted	2.0 Ea.
C10 Interior Construction	
Solid Core Interior Doors	3.0 Ea.
Fire Doors, Swinging, annualized	1.0 Each
C20 Stairs	
Concrete Steps	2.0 S.F.
Metal Interior Stair Railing	5.0 L.F.
D20 Plumbing	
Tankless Water Closet	2.0 Ea.
Lavatory, Vitreous China	2.0 Ea.
D50 Electrical	
Smoke Detector	2.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
D30 HVAC	
Infrared Heater Suspended, Commercial	2.0 Ea.
Standard Suspended Heater	1.0 Ea.
D40 Fire Protection	
Backflow Preventer	1.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head	4.0 Ea.

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Sustainment by Year
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