

**FAC 7512 OUTDOOR SWIMMING POOL**

FY22 SUC: \$14,556.11 / EA  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3  
component prices

**FAC 7512 OUTDOOR SWIMMING POOL**

SUC \$14,556.11

 Release 2021 Qtr 3  
 Zip Code Prefix 222  
 Type MR

 UM EA  
 Design Life 25  
 Average Size 1.0

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 epoxy flooring	15	48.60 C.S.F.	\$54,604.42	\$65,340.99	1.6667	1	1	\$65,340.99	\$65,340.99
Check / minor repairs drinking fountain	1	3.00 Ea.	\$146.65	\$183.40	25.0000	25	25	\$4,584.94	\$4,584.94
Repair internal leaks drinking fountain	4	3.00 Ea.	\$135.24	\$169.13	6.2500	6	6	\$1,014.80	\$1,014.80
Correct water pressure drinking fountain	2	3.00 Ea.	\$125.46	\$156.91	12.5000	12	12	\$1,882.88	\$1,882.88
Replace refrigerant drinking fountain	2	3.00 Ea.	\$98.05	\$114.81	12.5000	12	12	\$1,377.69	\$1,377.69
Repair drain leak drinking fountain	4	3.00 Ea.	\$101.75	\$121.60	6.2500	6	5	\$729.62	\$608.02
Replace fountain drinking fountain	10	3.00 Ea.	\$3,843.47	\$4,543.68	2.5000	2	2	\$9,087.35	\$9,087.35
Inspect and clean shower head emergency shower station	3	1.00 Ea.	\$49.39	\$61.77	8.3333	8	8	\$494.17	\$494.17
Replace shower emergency shower station	25	1.00 Ea.	\$941.97	\$1,129.12	1.0000	1	1	\$1,129.12	\$1,129.12
Inspect and clean spray heads, emergency eye wash	3	1.00 Ea.	\$49.39	\$61.77	8.3333	8	8	\$494.17	\$494.17
Replace eye wash station, emergency eye wash	25	1.00 Ea.	\$1,114.34	\$1,325.00	1.0000	1	1	\$1,325.00	\$1,325.00
Insp/chk pump/mtr oper, lub, chk align circulation pump, 3 HP	0.5	2.00 Ea.	\$25.94	\$32.44	50.0000	50	50	\$1,622.05	\$1,622.05
Replace pump / motor assembly circulation pump, 3 HP	20	2.00 Ea.	\$23,831.47	\$27,281.86	1.2500	1	1	\$27,281.86	\$27,281.86
Replace water softener	15	3.00 Ea.	\$4,600.04	\$5,423.15	1.6667	1	1	\$5,423.15	\$5,423.15
Repair boiler, gas, 2000 MBH	7	1.00 Ea.	\$5,785.82	\$6,733.75	3.5714	3	3	\$20,201.24	\$20,201.24
Replace boiler, gas, 2000 MBH	30	1.00 Ea.	\$39,838.14	\$46,620.21	0.8333	0	0	\$0.00	\$0.00
Repair chemical feed system	15	1.00 Ea.	\$843.44	\$1,008.19	1.6667	1	1	\$1,008.19	\$1,008.19
Replace chemical feed system	15	1.00 Ea.	\$912.01	\$1,057.34	1.6667	1	1	\$1,057.34	\$1,057.34
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$129.05	\$149.45	1.6667	1	1	\$149.45	\$149.45
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	6.00 Ea.	\$430.58	\$539.45	1.0000	1	1	\$539.45	\$539.45
Maintenance and inspection circuit breaker, enclosed, 240 V, 1 pole	1	6.00 Ea.	\$194.33	\$243.47	25.0000	25	25	\$6,086.71	\$6,086.71
Replace circuit breaker enclosed, 240 V, 1 pole circuit breaker	50	6.00 Ea.	\$3,068.70	\$3,644.08	0.5000	0	0	\$0.00	\$0.00
Maintenance and inspection circuit breaker, enclosed, 240 V, 2 pole	1	4.00 Ea.	\$129.55	\$162.31	25.0000	25	25	\$4,057.80	\$4,057.80
Replace circuit breaker enclosed, 240 V, 2 pole circuit breaker	50	4.00 Ea.	\$2,569.48	\$3,031.58	0.5000	0	0	\$0.00	\$0.00
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1.00 Ea.	\$40.64	\$50.92	3.1250	3	3	\$152.76	\$152.76
Maintenance and inspection safety switch, 3 pole, heavy duty	1	1.00 Ea.	\$40.64	\$50.92	25.0000	25	25	\$1,273.04	\$1,273.04
Replace safety switch, heavy duty 30 A	25	1.00 Ea.	\$576.35	\$690.44	1.0000	1	1	\$690.44	\$690.44

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace safety switch, heavy duty 200 A	25	1.00 Ea.	\$1,776.50	\$2,099.27	1.0000	1	1	\$2,099.27	\$2,099.27	
Replace incandescent lighting fixture lamp for explosion proof fixture	5	30.00 Ea.	\$582.95	\$711.80	5.0000	5	5	\$3,558.98	\$3,558.98	
Inspect intercom master station	0.5	1.00 Ea.	\$172.74	\$216.42	50.0000	50	50	\$10,820.81	\$10,820.81	
Replace intercom master station	15	0.90 Ea.	\$3,014.78	\$3,506.58	1.6667	1	1	\$3,506.58	\$3,506.58	
Inspect intercom remote station	1	6.00 Ea.	\$156.23	\$195.73	25.0000	25	25	\$4,893.24	\$4,893.24	
Inspect camera and monitor	0.5	5.00 Ea.	\$327.19	\$409.92	50.0000	50	50	\$20,495.89	\$20,495.89	
Check and repair manual pull station	10	3.60 Ea.	\$315.71	\$388.19	2.5000	2	2	\$776.38	\$776.38	
Replace manual pull station	15	3.60 Ea.	\$732.48	\$881.79	1.6667	1	1	\$881.79	\$881.79	
Minor repairs to fire alarm control panel	5	0.90 Ea.	\$134.74	\$164.05	5.0000	5	5	\$820.24	\$820.24	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$43.18	\$54.10	50.0000	50	50	\$2,705.20	\$2,705.20	
Replace fire alarm control panel	15	0.90 Ea.	\$1,758.12	\$2,152.73	1.6667	1	1	\$2,152.73	\$2,152.73	
Minor repairs to annunciation panel	5	0.90 Ea.	\$134.74	\$164.05	5.0000	5	5	\$820.24	\$820.24	
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$43.18	\$54.10	50.0000	50	50	\$2,705.20	\$2,705.20	
Replace annunciation panel	15	0.90 Ea.	\$1,013.86	\$1,219.10	1.6667	1	1	\$1,219.10	\$1,219.10	
Replace fire alarm bell, 6"	20	1.80 Ea.	\$350.93	\$423.50	1.2500	1	1	\$423.50	\$423.50	
Maintenance and repair electrical service ground	25	1.00 M.L.F.	\$87.89	\$109.79	1.0000	1	1	\$109.79	\$109.79	
Replace electrical service ground	50	1.00 M.L.F.	\$3,767.30	\$4,634.72	0.5000	0	0	\$0.00	\$0.00	
Maintenance and repair building structure ground	7	1.00 M.L.F.	\$87.89	\$109.79	3.5714	3	3	\$329.36	\$329.36	
Replace building structure ground	50	1.00 M.L.F.	\$4,337.42	\$5,318.61	0.5000	0	0	\$0.00	\$0.00	
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$96.72	\$119.83	25.0000	25	25	\$2,995.66	\$2,995.66	
Replace lightning protection general wiring system	25	0.90 M.L.F.	\$9,908.21	\$11,786.39	1.0000	1	1	\$11,786.39	\$11,786.39	
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$175.78	\$219.57	25.0000	25	24	\$5,489.36	\$5,269.78	
Replace lightning ground rod	25	2.00 Ea.	\$452.18	\$560.58	1.0000	1	1	\$560.58	\$560.58	
Refinish concrete patio	3	4,860.00 S.F.	\$3,561.63	\$4,340.67	8.3333	8	8	\$34,725.34	\$34,725.34	
Refinish metal handicap ramp	3	1.00 S.F.	\$1.92	\$2.34	8.3333	8	8	\$18.72	\$18.72	
Minor chain link fence repairs, per 10 LF	1	1.00 Ea.	\$26.98	\$33.18	25.0000	25	25	\$829.58	\$829.58	
Replace bent 1-5/8" top rail, per 20 LF	2	1.00 Ea.	\$109.06	\$128.99	12.5000	12	12	\$1,547.92	\$1,547.92	
Replace 2" line post	5	1.00 Ea.	\$704.65	\$825.32	5.0000	5	5	\$4,126.62	\$4,126.62	
Replace 400W H.P.S. lamp, pole-mounted fixture	10	7.20 Ea.	\$801.49	\$955.50	2.5000	2	2	\$1,911.00	\$1,911.00	
Replace 400W H.P.S. ballast, pole-mounted fixture	10	8.00 Ea.	\$3,577.20	\$4,256.97	2.5000	2	2	\$8,513.95	\$8,513.95	
			\$182,479.96	\$215,971.31				MR Subtotal	\$287,486.45	
									MR Per Year	\$11,499.46
									PM Total	\$3,056.65
									Subtotal	\$14,556.11
									Total Per Unit	\$14,556.11

FAC 7512 OUTDOOR SWIMMING POOL

SUC \$14,556.11

Release 2021 Qtr 3

UM EA

Zip Code Prefix 222

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
Drink fountain, annualized	4.00	2.48	\$82.90	\$125.10	\$0.00	\$208.00	\$253.82	\$303.79
Boiler, steam, oil, gas, or comb. fired, 500 to 1000 MBH, annualized	1.00	20.70	\$88.97	\$1,255.42	\$0.00	\$1,344.39	\$1,729.92	\$2,119.89
Centrifugal, over 1 HP, annualized	2.00	2.39	\$23.46	\$119.82	\$0.00	\$143.27	\$181.56	\$221.02
Motor control center, over 400 A, annualized	2.00	0.78	\$46.39	\$51.80	\$0.00	\$98.19	\$118.37	\$140.87
Wheelchair lift, annualized	1.00	1.21	\$26.36	\$101.70	\$0.00	\$128.06	\$161.20	\$195.66
Panelboard, 225 A and above, annualized	1.00	0.44	\$23.20	\$29.01	\$0.00	\$52.21	\$63.23	\$75.41
						\$1,974.12	\$2,508.11	\$3,056.65



# FAC 7512 OUTDOOR SWIMMING POOL

## Modeled Component List

### CostWorks Release 2021 Qtr 3

C30 Interior Finishes		
Epoxy Flooring		48.6 C.S.F.
D20 Plumbing		
Drinking Fountain		3.0 Ea.
Emergency Shower Station		1.0 Ea.
Emergency Eye Wash		1.0 Ea.
D30 HVAC		
Boiler, Gas, 2000 MBH		1.0 Ea.
Chemical Feed System		1.0 Ea.
Metal Flue / Chimney, 6" diameter		1.0 L.F.
D50 Electrical		
Circuit Breaker, molded case, 240 V, 1 pole		6.0 Ea.
Safety Switch, Heavy Duty		1.0 Ea.
Explosion-Proof Fixture		30.0 Ea.
Manual Pull Station		3.6 Ea.
Fire Alarm Control Panel		0.9 Ea.
Annunciation Panel		0.9 Ea.
Fire Alarm Bell		1.8 Ea.
Electrical Service Ground		1.0 M.L.F.
Building Structure Ground		1.0 M.L.F.
Lightning Protection System		0.9 M.L.F.
Lightning Ground Rod		2.0 Ea.
G40 Site Electrical Utilities		
Pole-Mounted Lamp 400W H.P.S.		7.2 Ea.
D10 Conveying		
Wheelchair lift, annualized		1.0 Each

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Sustainment by Year  
CostWorks Release 2021 Qtr 3

