

FAC 7443 TRANSIENT AND RECREATIONAL LODGING SUPPORT FACILITY

FY22 SUC: \$1.69 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3
component prices

FAC 7443 TRANSIENT AND RECREATIONAL LODGING SUPPORT FACILITY SUC \$1.69

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 55

Type MR

Average Size 1866.0

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 glass - 1st floor (1% of glass) - alum. window fixed	1	0.48 S.F.	\$5.79	\$6.80	55.0000	55	55	\$374.13	\$374.13
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	8.00 Ea.	\$1,157.89	\$1,380.87	2.7500	2	2	\$2,761.74	\$2,761.74
Repair steel, painted, door	14	1.00 Ea.	\$625.07	\$744.01	3.9286	3	3	\$2,232.02	\$2,232.02
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.00 Ea.	\$41.40	\$50.87	13.7500	13	13	\$661.26	\$661.26
Replace 3'-0" x 7'-0" steel, painted, door	45	1.00 Ea.	\$705.06	\$819.73	1.2222	1	1	\$819.73	\$819.73
Asphalt shingle flashing repairs, 2 S.F. per sq. repaired	1	1.70 S.F.	\$27.17	\$32.51	55.0000	55	55	\$1,788.15	\$1,788.15
Total asphalt shingle roof replacement	40	18.70 Sq.	\$7,292.48	\$8,665.53	1.3750	1	1	\$8,665.53	\$8,665.53
Repair solid core wood door, interior	11	1.00 Ea.	\$293.45	\$341.56	5.0000	5	5	\$1,707.82	\$1,707.82
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	1.00 Ea.	\$43.36	\$53.25	13.7500	13	12	\$692.25	\$639.00
Replace 3'-0" x 7'-0" solid core wood door, interior	40	1.00 Ea.	\$489.43	\$565.81	1.3750	1	1	\$565.81	\$565.81
Repair 5/8" drywall - (2% of walls)	20	1.00 S.F.	\$1.68	\$2.04	2.7500	2	2	\$4.08	\$4.08
Refinish drywall	4	14.00 S.F.	\$8.69	\$10.69	13.7500	13	13	\$139.03	\$139.03
Replace 5/8" drywall	75	14.00 S.F.	\$32.63	\$39.93	0.7333	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	0.09 C.S.F.	\$39.23	\$47.12	2.2000	2	2	\$94.24	\$94.24
Repair gypsum board ceiling - (2% of ceilings)	20	0.18 C.S.F.	\$67.00	\$82.26	2.7500	2	2	\$164.51	\$164.51
Refinish gypsum board ceiling, up to 12' high	20	19.00 C.S.F.	\$2,452.79	\$3,032.08	2.7500	2	2	\$6,064.17	\$6,064.17
Unplug clogged line flush-tank water closet	5	2.00 Ea.	\$436.79	\$546.25	11.0000	11	11	\$6,008.79	\$6,008.79
Replace washer / diaphragm in ball cock flush-tank water closet	5	2.00 Ea.	\$37.22	\$45.90	11.0000	11	11	\$504.86	\$504.86
Replace valve and ball cock assembly flush-tank water closet	15	2.00 Ea.	\$187.24	\$231.14	3.6667	3	3	\$693.41	\$693.41
Install gasket between tank and bowl flush-tank water closet	20	2.00 Ea.	\$83.27	\$103.40	2.7500	2	2	\$206.81	\$206.81
Replace washer in spud connection lavatory, vitreous china	7	2.00 Ea.	\$32.93	\$40.16	7.8571	7	7	\$281.12	\$281.12
Replace washer in faucet lavatory, vitreous china	2	2.00 Ea.	\$25.77	\$32.10	27.5000	27	27	\$866.80	\$866.80
Clean out strainer and P trap lavatory, vitreous china	2	2.00 Ea.	\$69.74	\$87.22	27.5000	27	27	\$2,354.83	\$2,354.83
Replace mixing valve shower, fiberglass	10	2.00 Ea.	\$551.76	\$671.11	5.5000	5	5	\$3,355.55	\$3,355.55
Repair heat pump, 5 ton, air to air split	10	1.00 Ea.	\$2,304.25	\$2,765.52	5.5000	5	5	\$13,827.62	\$13,827.62
Replace heat pump, 5 ton, air to air split	20	1.00 Ea.	\$6,879.64	\$8,292.46	2.7500	2	2	\$16,584.92	\$16,584.92
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	55.0000	55	55	\$2,361.08	\$2,361.08
Replace sprinkler head	20	6.00 Ea.	\$513.14	\$631.14	2.7500	2	2	\$1,262.27	\$1,262.27
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	18.3333	18	18	\$916.59	\$916.59

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	6.00 Ea.	\$430.58	\$539.45	2.7500	2	2	\$1,078.90	\$1,078.90	
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	6.00 Ea.	\$3,289.73	\$3,832.23	1.1000	1	1	\$3,832.23	\$3,832.23	
Replace circuit breaker molded case, 480 V, 2 pole circuit breaker	50	2.00 Ea.	\$2,522.55	\$2,909.37	1.1000	1	1	\$2,909.37	\$2,909.37	
Replace fluorescent light fixture ballast, 80 W	10	20.00 Ea.	\$2,493.37	\$3,024.74	5.5000	5	5	\$15,123.72	\$15,123.72	
Replace lamps (2 lamps), 4', 34 W energy saver	10	20.00 Ea.	\$504.28	\$631.58	5.5000	5	5	\$3,157.89	\$3,157.89	
Repair smoke detector	10	1.00 Ea.	\$56.39	\$69.71	5.5000	5	4	\$348.57	\$278.86	
Check operation smoke detector	1	1.00 Ea.	\$16.19	\$20.29	55.0000	55	55	\$1,115.90	\$1,115.90	
Replace smoke detector	15	1.00 Ea.	\$284.24	\$339.46	3.6667	3	3	\$1,018.39	\$1,018.39	
Replace lamp emergency lighting fixture	2	2.00 Ea.	\$109.38	\$131.75	27.5000	27	27	\$3,557.29	\$3,557.29	
Replace emergency lighting fixture	20	2.00 Ea.	\$1,204.74	\$1,419.52	2.7500	2	2	\$2,839.05	\$2,839.05	
Maintenance and repair exit light	20	2.00 Ea.	\$74.40	\$92.01	2.7500	2	2	\$184.01	\$184.01	
Replace lamp exit light	5	2.00 Ea.	\$33.69	\$39.93	11.0000	11	11	\$439.20	\$439.20	
			\$35,499.37	\$42,465.36				MR Subtotal	\$111,440.65	
									MR Per Year	\$2,026.19
									PM Total	\$1,129.14
									Subtotal	\$3,155.33
									Total Per Unit	\$1.69

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Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Lavatories, annualized	2.00	0.70	\$11.93	\$41.41	\$0.00	\$53.34	\$66.95	\$81.16
Fan coil unit, annualized	1.00	3.34	\$113.23	\$168.27	\$0.00	\$281.50	\$343.31	\$410.77
Heat pump, air cooled, up to 5 ton, annualized	1.00	3.00	\$158.73	\$180.60	\$0.00	\$339.33	\$409.39	\$487.38
Light, emergency, hardwired system, annualized	1.00	0.25	\$7.73	\$14.76	\$0.00	\$22.50	\$27.70	\$33.29
Door, emergency egress, swinging, annualized	1.00	0.26	\$14.59	\$10.75	\$0.00	\$25.34	\$30.03	\$35.44
Toilet (tank type), annualized	2.00	0.78	\$15.27	\$38.76	\$0.00	\$54.03	\$67.19	\$81.11
						\$776.04	\$944.55	\$1,129.14

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Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Steel, Painted	1.0 Ea.
C10 Interior Construction	
Solid Core Interior Doors	1.0 Ea.
C30 Interior Finishes	
Drywall	14.0 S.F.
Concrete, Finished	0.093 C.S.F.
D30 HVAC	
Heat Pump, 5 ton	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	6.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Circuit Breaker, molded case, 480 V, 1 pole	6.0 Ea.
Smoke Detector	1.0 Ea.
Emergency Lighting Fixture	2.0 Ea.

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Sustainment by Year
CostWorks Release 2021 Qtr 3

