

FAC 3713 RDTE RANGE COMPLEX

FY22 SUC:	\$34,436.04 / EA
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 3713 RDTE RANGE COMPLEX
SUC \$34,436.04

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM EA
Design Life 40
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
Repair metal stairs	15	360.00 S.F.	\$36,261.34	\$41,720.18	2.6667	2	2	\$83,440.36	\$83,440.36
Replace metal hand rail	30	1.00 L.F.	\$75.68	\$87.57	1.3333	1	1	\$87.57	\$87.57
Refinish fire escape stair and platform	7	12.00 Flight	\$6,753.66	\$8,157.12	5.7143	5	5	\$40,785.60	\$40,785.60
Replace fire escape stair and platform	25	12.00 Flight	\$82,615.37	\$100,192.48	1.6000	1	1	\$100,192.48	\$100,192.48
Replace steel decking	30	960.00 S.F.	\$7,055.40	\$8,161.11	1.3333	1	1	\$8,161.11	\$8,161.11
Repair 8" concrete block wall, 1st floor	25	840.00 S.F.	\$20,340.45	\$24,883.51	1.6000	1	1	\$24,883.51	\$24,883.51
Point and refinish painted concrete block wall, 1st floor	25	96.00 C.S.F.	\$45,098.59	\$55,661.30	1.6000	1	1	\$55,661.30	\$55,661.30
Point and refinish painted concrete block wall, 2nd floor	25	9.60 C.S.F.	\$5,282.76	\$6,523.76	1.6000	1	1	\$6,523.76	\$6,523.76
Repair 2'-0" x 3'-0" steel frame window - 1st floor.	20	12.00 Ea.	\$1,736.84	\$2,071.31	2.0000	2	2	\$4,142.61	\$4,142.61
Repair 2'-0" x 3'-0" steel frame window - 2nd floor.	20	12.00 Ea.	\$2,295.83	\$2,765.47	2.0000	2	2	\$5,530.94	\$5,530.94
Repair window - 1st floor (2% of glass) - fixed glass block	8	104.00 S.F.	\$7,781.13	\$9,266.61	5.0000	5	5	\$46,333.03	\$46,333.03
Repair window - 2nd floor (2% of glass) - fixed glass block	8	104.00 S.F.	\$17,481.60	\$21,285.62	5.0000	5	5	\$106,428.08	\$106,428.08
Refinish steel shutter - 1st floor	5	6.00 Ea.	\$582.22	\$722.43	8.0000	8	8	\$5,779.48	\$5,779.48
Repair steel, painted, door	14	18.00 Ea.	\$11,251.34	\$13,392.10	2.8571	2	2	\$26,784.21	\$26,784.21
Replace 3'-0" x 7'-0" steel, painted, door	45	12.00 Ea.	\$8,460.77	\$9,836.77	0.8889	0	0	\$0.00	\$0.00
Debris removal by hand & visual inspection,modified bitum/thermoplstc	1	2.40 M.S.F.	\$90.38	\$110.24	40.0000	40	40	\$4,409.62	\$4,409.62
Non-destructive moisture inspection, modified bituminous/thermoplastic	5	2.40 M.S.F.	\$280.45	\$342.07	8.0000	8	8	\$2,736.56	\$2,736.56
Minor thermoplastic membrane repairs, 2% of roof area	1	1.92 Sq.	\$622.92	\$741.21	40.0000	40	40	\$29,648.47	\$29,648.47
Total roof replacement, modified bituminous / thermoplastic	25	96.00 Sq.	\$60,837.97	\$72,198.68	1.6000	1	1	\$72,198.68	\$72,198.68
Refinish concrete floor finished	25	380.00 C.S.F.	\$160,294.37	\$192,538.50	1.6000	1	1	\$192,538.50	\$192,538.50
Replace flush valve diaphragm tankless water closet	10	4.00 Ea.	\$104.88	\$130.14	4.0000	4	4	\$520.57	\$520.57
Rebuild flush valve tankless water closet	20	4.00 Ea.	\$721.74	\$869.83	2.0000	2	2	\$1,739.66	\$1,739.66
Unplug clogged line tankless water closet	5	4.00 Ea.	\$873.58	\$1,092.51	8.0000	8	8	\$8,740.06	\$8,740.06
Replace tankless water closet	35	4.00 Ea.	\$5,144.88	\$5,953.98	1.1429	1	1	\$5,953.98	\$5,953.98
Replace tankless flush valve	25	4.00 Ea.	\$1,008.86	\$1,184.44	1.6000	1	1	\$1,184.44	\$1,184.44
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 washer in spud connection lavatory, vitreous china	7	2.00 Ea.	\$32.93	\$40.16	5.7143	5	5	\$200.80	\$200.80
Replace washer in faucet lavatory, vitreous china	2	2.00 Ea.	\$25.77	\$32.10	20.0000	20	20	\$642.07	\$642.07

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
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 faucet washer sink, service/utility	2	1.00 Ea.	\$12.78	\$15.92	20.0000	20	20	\$318.32	\$318.32	
Clean trap	3	1.00 Ea.	\$8.57	\$10.72	13.3333	13	13	\$139.34	\$139.34	
Replace faucets sink, service/utility	10	1.00 Ea.	\$181.73	\$218.76	4.0000	4	4	\$875.02	\$875.02	
Unstop sink	2	1.00 Ea.	\$41.82	\$52.30	20.0000	20	20	\$1,046.05	\$1,046.05	
Replace old valve, non-drain, 2"	10	12.00 Ea.	\$9,945.32	\$11,446.70	4.0000	4	4	\$45,786.79	\$45,786.79	
Replace old valve with new hose bibb	10	12.00 Ea.	\$747.66	\$915.36	4.0000	4	4	\$3,661.45	\$3,661.45	
Maintenance and repair infrared heater suspended, commercial	1	12.00 Ea.	\$505.49	\$633.31	40.0000	40	38	\$25,332.20	\$24,065.59	
Replace infrared heater suspended, commercial	15	12.00 Ea.	\$5,477.17	\$6,490.55	2.6667	2	2	\$12,981.09	\$12,981.09	
Maintenance and inspection lighting panel, indoor	3	6.00 Ea.	\$243.87	\$305.53	13.3333	13	13	\$3,971.87	\$3,971.87	
Replace load center, 100 A	20	6.00 Ea.	\$6,564.99	\$8,021.26	2.0000	2	2	\$16,042.51	\$16,042.51	
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	24.00 Ea.	\$1,722.30	\$2,157.80	1.6000	1	1	\$2,157.80	\$2,157.80	
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	24.00 Ea.	\$1,722.30	\$2,157.80	1.6000	1	1	\$2,157.80	\$2,157.80	
Maintenance and repair safety switch general, 2 pole	8	12.00 Ea.	\$487.73	\$611.06	5.0000	5	5	\$3,055.29	\$3,055.29	
Repair 4-pin receptacle cover	10	60.00 Ea.	\$3,513.08	\$4,338.37	4.0000	4	4	\$17,353.47	\$17,353.47	
Replace 4-pin receptacle	20	84.00 Ea.	\$12,285.05	\$14,603.47	2.0000	2	2	\$29,206.94	\$29,206.94	
Maintenance and repair wiring devices, switches	10	36.00 Ea.	\$1,520.76	\$1,898.59	4.0000	4	4	\$7,594.36	\$7,594.36	
Maintenance and repair incandescent lighting fixtures	10	108.00 Ea.	\$7,437.49	\$8,854.38	4.0000	4	4	\$35,417.53	\$35,417.53	
Replace incandescent lighting fixture lamp	5	108.00 Ea.	\$1,240.08	\$1,497.71	8.0000	8	8	\$11,981.68	\$11,981.68	
Maintenance and repair TV cable outlet	10	48.00 Ea.	\$2,462.07	\$3,074.79	4.0000	4	4	\$12,299.16	\$12,299.16	
Maintenance and repair of general wiring lightning protection system	1	2.40 M.L.F.	\$232.14	\$287.58	40.0000	40	40	\$11,503.35	\$11,503.35	
Maintenance and repair lightning ground rod	1	24.00 Ea.	\$2,109.34	\$2,634.89	40.0000	40	39	\$105,395.67	\$102,760.78	
Replace lightning ground rod	25	24.00 Ea.	\$5,426.16	\$6,726.97	1.6000	1	1	\$6,726.97	\$6,726.97	
Maintenance and repair voice/data outlet	10	96.00 Ea.	\$4,924.14	\$6,149.58	4.0000	4	4	\$24,598.31	\$24,598.31	
Replace voice/data outlet	20	96.00 Ea.	\$2,487.55	\$3,029.03	2.0000	2	2	\$6,058.07	\$6,058.07	
Repair 15 KV primary transformer, dry	15	1.00 Ea.	\$257.71	\$311.64	2.6667	2	2	\$623.28	\$623.28	
Maintenance and inspection primary transformer, dry	0.5	1.00 Ea.	\$40.64	\$50.92	80.0000	80	80	\$4,073.72	\$4,073.72	
			\$555,846.33	\$667,843.74				MR Subtotal	\$1,229,296.36	
									MR Per Year	\$30,732.41
									PM Total	\$3,703.63
									Subtotal	\$34,436.04
									Total Per Unit	\$34,436.04

FAC 3713 RDTE RANGE COMPLEX

SUC \$34,436.04

Release 2021 Qtr 3

UM EA

Zip Code Prefix 222

Design Life 40

Type PM

Average Size 1.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annually	18.00	1.17	\$87.74	\$48.37	\$0.00	\$136.11	\$159.39	\$187.07
Urinals, annualized	2.00	0.46	\$12.64	\$22.91	\$0.00	\$35.54	\$43.68	\$52.45
Toilet (vacuum breaker type), annually	4.00	0.23	\$16.86	\$11.45	\$0.00	\$28.32	\$33.44	\$39.40
Lavatories, annually	2.00	0.17	\$11.93	\$10.40	\$0.00	\$22.33	\$26.64	\$31.55
Unit heater, gas radiant, annualized	12.00	12.11	\$17.59	\$607.89	\$0.00	\$625.48	\$809.61	\$994.61
Circuit breaker, high voltage air, annually	2.00	0.94	\$30.31	\$62.16	\$0.00	\$92.47	\$114.15	\$137.35
Transformer, dry type 500 KVA and over, annually	1.00	0.77	\$15.16	\$50.76	\$0.00	\$65.92	\$82.66	\$100.17
Panelboard, 225 A and above, annually	6.00	2.65	\$139.19	\$174.05	\$0.00	\$313.23	\$379.37	\$452.46
Hoist / winch, chain / cable, electric, annualized	6.00	9.89	\$921.38	\$348.04	\$0.00	\$1,269.42	\$1,465.97	\$1,708.59
						\$2,588.82	\$3,114.91	\$3,703.63

FAC 3713 RDTE RANGE COMPLEX

Modeled Component List

CostWorks Release 2021 Qtr 3

B10 Superstructure	
Railing, Metal	1.0 L.F.
Steel Decking	960.0 S.F.
B20 Exterior Enclosure	
Steel, Painted	12.0 Ea.
B30 Roofing	
Modified Bituminous / Thermoplastic	96.0 Sq.
C30 Interior Finishes	
Concrete, Finished	380.0 C.S.F.
D20 Plumbing	
Tankless Water Closet	4.0 Ea.
Valve, Non-Drain, 2"	12.0 Ea.
Hose Bibb	12.0 Ea.
D30 HVAC	
Infrared Heater Suspended, Commercial	12.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	6.0 Ea.
Load Center, 100 A, replacement	6.0 Ea.
Lightning Ground Rod	24.0 Ea.
E10 Equipment	
Hoist/Winch, Chain/Cable, annualized	6.0 Each

FAC 3713 RDTE RANGE COMPLEX
Sustainment by Year
CostWorks Release 2021 Qtr 3

