

FAC 7234 LATRINE/SHOWER FACILITY

FY22 SUC: \$7.49 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3
component prices

FAC 7234 LATRINE/SHOWER FACILITY

SUC \$7.49

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 40
Average Size 646.0

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
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
Drain and flush water heater, electric, 120 gallon	7	2.00 Ea.	\$588.76	\$736.31	5.7143	5	5	\$3,681.54	\$3,681.54
Check operation water heater, electric, 120 gallon	3	2.00 Ea.	\$5.17	\$6.47	13.3333	13	13	\$84.06	\$84.06
Unclog main drain pipe & fittings, cast iron	10	2.00 Ea.	\$92.33	\$115.47	4.0000	4	4	\$461.89	\$461.89
Replace pipe & fittings, cast iron, 4"	40	8.00 L.F.	\$535.58	\$642.86	1.0000	1	1	\$642.86	\$642.86
Maintenance and repair standard suspended heater	2	2.00 Ea.	\$219.09	\$258.56	20.0000	20	20	\$5,171.13	\$5,171.13
Replace fuse	25	6.00 Ea.	\$2,478.99	\$2,848.19	1.6000	1	1	\$2,848.19	\$2,848.19
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	13.3333	13	13	\$661.98	\$661.98
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	2.00 Ea.	\$1,096.58	\$1,277.41	0.8000	0	0	\$0.00	\$0.00
Maintenance and repair safety switch general, 2 pole	8	1.00 Ea.	\$40.64	\$50.92	5.0000	5	5	\$254.61	\$254.61
Maintenance and repair receptacles and plugs	20	14.00 Ea.	\$591.41	\$738.34	2.0000	2	2	\$1,476.68	\$1,476.68
Replace receptacle/plug receptacles and plugs	20	14.00 Ea.	\$1,007.38	\$1,241.75	2.0000	2	2	\$2,483.51	\$2,483.51
Maintenance and repair wiring devices, switches	10	3.00 Ea.	\$126.73	\$158.22	4.0000	4	4	\$632.86	\$632.86
Replace wiring devices, switches	15	3.00 Ea.	\$196.13	\$243.67	2.6667	2	2	\$487.33	\$487.33
Maintenance and repair incandescent lighting fixtures	10	2.00 Ea.	\$137.73	\$163.97	4.0000	4	4	\$655.88	\$655.88
Replace incandescent lighting fixture lamp	5	2.00 Ea.	\$22.96	\$27.74	8.0000	8	8	\$221.88	\$221.88
Replace fluorescent light fixture ballast, 80 W	10	2.00 Ea.	\$249.34	\$302.47	4.0000	4	4	\$1,209.90	\$1,209.90
Replace lamps (2 lamps), 4', 34 W energy saver	10	2.00 Ea.	\$50.43	\$63.16	4.0000	4	4	\$252.63	\$252.63
Maintenance and repair exit light	20	2.00 Ea.	\$74.40	\$92.01	2.0000	2	2	\$184.01	\$184.01
Replace lamp exit light	5	2.00 Ea.	\$33.69	\$39.93	8.0000	8	8	\$319.42	\$319.42
Repair 8" concrete block wall, 1st floor	25	75.60 S.F.	\$1,830.64	\$2,239.52	1.6000	1	1	\$2,239.52	\$2,239.52
Replace 8" concrete block wall, 1st floor	60	7.56 C.S.F.	\$8,965.06	\$10,834.45	0.6667	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	3.00 Ea.	\$1,875.22	\$2,232.02	2.8571	2	2	\$4,464.03	\$4,464.03
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$124.20	\$152.60	10.0000	10	10	\$1,525.99	\$1,525.99
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,115.19	\$2,459.19	0.8889	0	0	\$0.00	\$0.00
Debris removal by hand and visual inspection, asphalt shingle	1	0.52 M.S.F.	\$11.92	\$14.53	40.0000	40	40	\$581.36	\$581.36
Minor asphalt shingle repair, 2% of roof area	1	10.46 S.F.	\$52.75	\$63.20	40.0000	40	40	\$2,527.80	\$2,527.80
Asphalt shingle flashing repairs, 2 S.F. per sq. repaired	1	0.21 S.F.	\$3.34	\$4.00	40.0000	40	40	\$159.88	\$159.88

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Total asphalt shingle roof replacement	40	6.20 Sq.	\$2,417.83	\$2,873.06	1.0000	1	1	\$2,873.06	\$2,873.06	
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	3.20 C.S.F.	\$2,627.01	\$3,165.63	4.0000	4	4	\$12,662.54	\$12,662.54	
Replace 4" x 4" thin set ceramic tile	75	3.20 C.S.F.	\$2,839.40	\$3,430.65	0.5333	0	0	\$0.00	\$0.00	
Refinish concrete floor finished	25	3.20 C.S.F.	\$1,349.85	\$1,621.38	1.6000	1	1	\$1,621.38	\$1,621.38	
Ceramic tile floor repairs - (2% of floors)	15	0.05 C.S.F.	\$31.64	\$39.45	2.6667	2	2	\$78.90	\$78.90	
Replace 2" x 2" thin set ceramic tile floor	50	2.52 C.S.F.	\$3,083.58	\$3,722.28	0.8000	0	0	\$0.00	\$0.00	
Replace flush valve diaphragm tankless water closet	10	10.00 Ea.	\$262.20	\$325.36	4.0000	4	4	\$1,301.43	\$1,301.43	
Rebuild flush valve tankless water closet	20	10.00 Ea.	\$1,804.34	\$2,174.57	2.0000	2	2	\$4,349.14	\$4,349.14	
Replace tankless water closet	35	10.00 Ea.	\$12,862.21	\$14,884.95	1.1429	1	1	\$14,884.95	\$14,884.95	
Replace tankless flush valve	25	10.00 Ea.	\$2,522.15	\$2,961.10	1.6000	1	1	\$2,961.10	\$2,961.10	
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 wall-hung urinal	35	2.00 Ea.	\$1,937.73	\$2,338.21	1.1429	1	1	\$2,338.21	\$2,338.21	
Replace washer in spud connection lavatory, vitreous china	7	10.00 Ea.	\$164.63	\$200.80	5.7143	5	5	\$1,004.00	\$1,004.00	
Replace washer in faucet lavatory, vitreous china	2	10.00 Ea.	\$128.85	\$160.52	20.0000	20	20	\$3,210.36	\$3,210.36	
Replace faucets lavatory, vitreous china	10	10.00 Ea.	\$1,817.26	\$2,187.55	4.0000	4	4	\$8,750.22	\$8,750.22	
Clean out strainer and P trap lavatory, vitreous china	2	10.00 Ea.	\$348.69	\$436.08	20.0000	20	20	\$8,721.58	\$8,721.58	
Replace lavatory, vitreous china	35	10.00 Ea.	\$6,725.75	\$8,082.21	1.1429	1	1	\$8,082.21	\$8,082.21	
Inspect / clean shower head fiberglass	3	8.00 Ea.	\$395.14	\$494.17	13.3333	13	13	\$6,424.19	\$6,424.19	
Replace mixing valve shower, fiberglass	10	8.00 Ea.	\$2,207.06	\$2,684.44	4.0000	4	4	\$10,737.77	\$10,737.77	
Replace shower and fittings, fiberglass	20	8.00 Ea.	\$7,733.11	\$9,249.28	2.0000	2	2	\$18,498.55	\$18,498.55	
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	
			\$75,167.96	\$89,730.22				MR Subtotal	\$147,603.38	
									MR Per Year	\$3,690.08
									PM Total	\$1,151.27
									Subtotal	\$4,841.35
									Total Per Unit	\$7.49

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SUC \$7.49

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 40

Type PM

Average Size 646.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Urinals, annualized	2.00	0.46	\$12.64	\$22.91	\$0.00	\$35.54	\$43.68	\$52.45
Toilet (vacuum breaker type), annualized	10.00	1.77	\$84.42	\$88.98	\$0.00	\$173.40	\$208.54	\$247.89
Lavatories, annualized	10.00	3.48	\$59.65	\$207.04	\$0.00	\$266.68	\$334.76	\$405.82
Showers, annualized	8.00	1.82	\$103.12	\$108.89	\$0.00	\$212.01	\$254.99	\$303.13
Panelboard, 225 A and above, annualized	1.00	0.44	\$23.20	\$29.01	\$0.00	\$52.21	\$63.23	\$75.41
Light, emergency, hardwired system, annualized	2.00	0.50	\$15.46	\$29.53	\$0.00	\$44.99	\$55.40	\$66.57
						\$784.84	\$960.59	\$1,151.27

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Modeled Component List

CostWorks Release 2021 Qtr 3

D50 Electrical

Load Center, 100 A, maintenance & inspection	1.0 Ea.
Circuit Breaker, molded case, 480 V, 1 pole	2.0 Ea.

B20 Exterior Enclosure

Concrete Block, 1st floor	7.56 C.S.F.
Steel, Painted	3.0 Ea.

C30 Interior Finishes

Tile	3.2 C.S.F.
Concrete, Finished	3.2 C.S.F.

D20 Plumbing

Tankless Water Closet	10.0 Ea.
Urinal	2.0 Ea.
Lavatory, Vitreous China	10.0 Ea.
Shower, Fiberglass	8.0 Ea.

FAC 7234 LATRINE/SHOWER FACILITY
Sustainment by Year
CostWorks Release 2021 Qtr 3

