

FAC 7110 FAMILY HOUSING DWELLING

FY22 SUC: \$2.80 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 7110 FAMILY HOUSING DWELLING

SUC \$2.80

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 60
Average Size 3970.0

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 faucets lavatory, vitreous china	10	4.00 Ea.	\$726.90	\$875.02	6.0000	6	6	\$5,250.13	\$5,250.13
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$139.48	\$174.43	30.0000	30	30	\$5,232.95	\$5,232.95
Replace lavatory, vitreous china	35	4.00 Ea.	\$2,690.30	\$3,232.88	1.7143	1	1	\$3,232.88	\$3,232.88
Replace faucets laundry sink, plastic	10	2.00 Ea.	\$363.45	\$437.51	6.0000	6	6	\$2,625.06	\$2,625.06
Clean out strainer and P trap laundry sink, plastic	2	2.00 Ea.	\$69.74	\$87.22	30.0000	30	30	\$2,616.47	\$2,616.47
Replace laundry sink, plastic	20	2.00 Ea.	\$1,265.65	\$1,528.71	3.0000	3	3	\$4,586.12	\$4,586.12
Inspect / clean shower head bathtub, fiberglass	3	2.00 Ea.	\$98.79	\$123.54	20.0000	20	20	\$2,470.84	\$2,470.84
Replace mixing valve barrel bathtub, fiberglass	2	2.00 Ea.	\$565.18	\$664.64	30.0000	30	30	\$19,939.16	\$19,939.16
Replace mixing valve bathtub, fiberglass	10	2.00 Ea.	\$551.76	\$671.11	6.0000	6	6	\$4,026.66	\$4,026.66
Replace bathtub, fiberglass	20	2.00 Ea.	\$2,873.70	\$3,382.97	3.0000	3	3	\$10,148.90	\$10,148.90
Inspect / clean shower head	3	2.00 Ea.	\$98.79	\$123.54	20.0000	20	20	\$2,470.84	\$2,470.84
Replace mixing valve shower, miscellaneous	10	2.00 Ea.	\$551.76	\$671.11	6.0000	6	6	\$4,026.66	\$4,026.66
Replace shower surface, ceramic tile	30	2.00 Ea.	\$1,788.73	\$2,169.36	2.0000	2	2	\$4,338.73	\$4,338.73
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$163.70	\$204.73	12.0000	12	12	\$2,456.72	\$2,456.72
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$196.62	\$245.89	60.0000	60	60	\$14,753.33	\$14,753.33
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$3,315.17	\$3,847.40	5.0000	5	5	\$19,237.02	\$19,237.02
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	6.0000	6	6	\$346.42	\$346.42
Replace pipe & fittings, cast iron, 4"	40	8.00 L.F.	\$535.58	\$642.86	1.5000	1	1	\$642.86	\$642.86
General maintenance & repair distribution: gutters, pipe	1	0.24 M.L.F.	\$72.49	\$90.66	60.0000	60	60	\$5,439.33	\$5,439.33
Replace pipe or gutter distribution	20	45.00 L.F.	\$2,017.66	\$2,481.00	3.0000	3	3	\$7,442.99	\$7,442.99
Repair fan coil unit, 3 ton	10	1.00 Ea.	\$476.22	\$566.72	6.0000	6	4	\$3,400.34	\$2,266.89
Replace fan coil unit, 3 ton	15	1.00 Ea.	\$3,004.73	\$3,468.70	4.0000	4	4	\$13,874.79	\$13,874.79
Repair heat pump, 5 ton, air to air split	10	1.00 Ea.	\$2,304.25	\$2,765.52	6.0000	6	6	\$16,593.15	\$16,593.15
Replace heat pump, 5 ton, air to air split	20	1.00 Ea.	\$6,879.64	\$8,292.46	3.0000	3	3	\$24,877.37	\$24,877.37
Replace fuse	25	18.00 Ea.	\$7,436.96	\$8,544.57	2.4000	2	2	\$17,089.14	\$17,089.14
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	20.0000	20	20	\$1,018.43	\$1,018.43
Maintenance and repair receptacles and plugs	20	32.00 Ea.	\$1,351.79	\$1,687.64	3.0000	3	3	\$5,062.91	\$5,062.91
Maintenance and repair wiring devices, switches	10	14.00 Ea.	\$591.41	\$738.34	6.0000	6	6	\$4,430.04	\$4,430.04
Maintenance and repair incandescent lighting fixtures	10	18.00 Ea.	\$1,239.58	\$1,475.73	6.0000	6	3	\$8,854.38	\$4,427.19

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace incandescent lighting fixture lamp	5	18.00 Ea.	\$206.68	\$249.62	12.0000	12	12	\$2,995.42	\$2,995.42
Replace incandescent lighting fixture	20	18.00 Ea.	\$2,528.27	\$3,055.79	3.0000	3	3	\$9,167.36	\$9,167.36
Replace fluorescent light fixture ballast, 80 W	10	4.00 Ea.	\$498.67	\$604.95	6.0000	6	3	\$3,629.69	\$1,814.85
Replace lamps (2 lamps), 4', 34 W energy saver	10	4.00 Ea.	\$100.86	\$126.32	6.0000	6	6	\$757.89	\$757.89
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	4.00 Ea.	\$909.75	\$1,109.66	3.0000	3	3	\$3,328.98	\$3,328.98
Replace telephone jack	20	2.00 Ea.	\$58.12	\$71.89	3.0000	3	3	\$215.66	\$215.66
Maintenance and repair TV cable outlet	10	4.00 Ea.	\$205.17	\$256.23	6.0000	6	6	\$1,537.39	\$1,537.39
Replace TV cable outlet	20	4.00 Ea.	\$284.87	\$354.35	3.0000	3	3	\$1,063.05	\$1,063.05
Repair smoke detector	10	10.00 Ea.	\$563.88	\$697.14	6.0000	6	4	\$4,182.84	\$2,788.56
Check operation smoke detector	1	10.00 Ea.	\$161.94	\$202.89	60.0000	60	60	\$12,173.41	\$12,173.41
Replace smoke detector	15	10.00 Ea.	\$2,842.37	\$3,394.62	4.0000	4	4	\$13,578.48	\$13,578.48
Refinish wood stairs	3	104.00 S.F.	\$173.44	\$214.23	20.0000	20	20	\$4,284.60	\$4,284.60
Replace wood stairs	30	104.00 S.F.	\$3,097.05	\$3,747.29	2.0000	2	2	\$7,494.58	\$7,494.58
Refinish aluminum siding, 1st floor	20	11.00 C.S.F.	\$1,991.41	\$2,457.77	3.0000	3	3	\$7,373.31	\$7,373.31
Refinish aluminum siding, 2nd floor	20	11.00 C.S.F.	\$3,088.54	\$3,822.07	3.0000	3	3	\$11,466.21	\$11,466.21
Replace glass - 1st floor. (1% of glass) - alum. window	1	2.00 S.F.	\$24.12	\$28.34	60.0000	60	60	\$1,700.59	\$1,700.59
Repair 3' x 4' aluminum window - 1st floor	20	9.00 Ea.	\$2,357.08	\$2,774.71	3.0000	3	3	\$8,324.14	\$8,324.14
Replace glass - 2nd floor. (1% of glass) - alum. window	1	1.00 S.F.	\$16.77	\$20.03	60.0000	60	60	\$1,201.72	\$1,201.72
Repair 3' x 4' aluminum window - 2nd floor	20	10.00 Ea.	\$3,084.80	\$3,661.48	3.0000	3	3	\$10,984.45	\$10,984.45
Repair solid core, painted, door	12	2.00 Ea.	\$752.89	\$900.91	5.0000	5	5	\$4,504.56	\$4,504.56
Prepare and refinish solid core, painted, door	4	2.00 Ea.	\$106.61	\$129.58	15.0000	15	15	\$1,943.69	\$1,943.69
Replace 3'-0" x 7'-0" solid core, painted, door	40	2.00 Ea.	\$2,181.52	\$2,582.27	1.5000	1	1	\$2,582.27	\$2,582.27
Debris removal by hand and visual inspection, asphalt shingle	1	2.01 M.S.F.	\$45.80	\$55.86	60.0000	60	60	\$3,351.45	\$3,351.45
Minor asphalt shingle repair, 2% of roof area	1	41.00 S.F.	\$206.76	\$247.71	60.0000	60	60	\$14,862.32	\$14,862.32
Total asphalt shingle roof replacement	40	21.30 Sq.	\$8,306.41	\$9,870.36	1.5000	1	1	\$9,870.36	\$9,870.36
Replace aluminum downspout, 3" x 4", .024" thick	25	120.00 L.F.	\$950.12	\$1,150.28	2.4000	2	2	\$2,300.57	\$2,300.57
Repair hollow core wood door, interior	7	9.00 Ea.	\$2,641.07	\$3,074.08	8.5714	8	8	\$24,592.61	\$24,592.61
Refinish 3'-0" x 7'-0" hollow core wood door, interior	4	9.00 Ea.	\$390.28	\$479.25	15.0000	15	15	\$7,188.71	\$7,188.71
Replace 3'-0" x 7'-0" hollow core wood door, interior	30	9.00 Ea.	\$2,717.89	\$3,203.04	2.0000	2	2	\$6,406.08	\$6,406.08
Refinish wood steps	3	220.00 S.F.	\$455.53	\$564.63	20.0000	20	20	\$11,292.62	\$11,292.62
Refinish wood stair railing, interior	7	16.00 L.F.	\$33.13	\$41.06	8.5714	8	8	\$328.51	\$328.51
Replace wood stair railing, interior	40	16.00 L.F.	\$190.07	\$231.31	1.5000	1	1	\$231.31	\$231.31
Repair 5/8" drywall - (2% of walls)	20	101.08 S.F.	\$169.34	\$206.05	3.0000	3	3	\$618.15	\$618.15
Refinish drywall	4	1,800.00 S.F.	\$1,117.77	\$1,375.04	15.0000	15	15	\$20,625.57	\$20,625.57

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	8.00 C.S.F.	\$6,567.52	\$7,914.08	6.0000	6	6	\$47,484.51	\$47,484.51	
Ceramic tile floor repairs - (2% of floors)	15	0.80 C.S.F.	\$506.25	\$631.20	4.0000	4	4	\$2,524.82	\$2,524.82	
Replace 2" x 2" thin set ceramic tile floor	50	0.80 C.S.F.	\$978.91	\$1,181.67	1.2000	1	1	\$1,181.67	\$1,181.67	
Replace carpet	8	150.00 S.Y.	\$8,252.45	\$9,530.54	7.5000	7	7	\$66,713.75	\$66,713.75	
Repair gypsum board ceiling - (2% of ceilings)	20	0.38 C.S.F.	\$137.63	\$168.96	3.0000	3	3	\$506.87	\$506.87	
Refinish gypsum board ceiling, up to 12' high	20	12.00 C.S.F.	\$1,549.13	\$1,915.00	3.0000	3	3	\$5,745.00	\$5,745.00	
Unplug clogged line flush-tank water closet	5	4.00 Ea.	\$873.58	\$1,092.51	12.0000	12	12	\$13,110.09	\$13,110.09	
Replace washer / diaphragm in ball cock flush-tank water closet	5	4.00 Ea.	\$74.43	\$91.79	12.0000	12	12	\$1,101.50	\$1,101.50	
Replace valve and ball cock assembly flush-tank water closet	15	4.00 Ea.	\$374.47	\$462.27	4.0000	4	4	\$1,849.08	\$1,849.08	
Install gasket between tank and bowl flush-tank water closet	20	4.00 Ea.	\$166.54	\$206.81	3.0000	3	3	\$620.43	\$620.43	
Replace two piece water closet flush-tank	35	4.00 Ea.	\$1,949.30	\$2,340.74	1.7143	1	1	\$2,340.74	\$2,340.74	
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$65.85	\$80.32	8.5714	8	8	\$642.56	\$642.56	
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$51.54	\$64.21	30.0000	30	30	\$1,926.22	\$1,926.22	
			\$105,463.41	\$125,943.83				MR Subtotal	\$569,620.68	
									MR Per Year	\$9,493.68
									PM Total	\$1,610.79
									Subtotal	\$11,104.47
									Total Per Unit	\$2.80

FAC 7110 FAMILY HOUSING DWELLING

SUC \$2.80

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 60

Type PM

Average Size 3970.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Toilet (tank type), annualized	4.00	1.55	\$30.53	\$77.53	\$0.00	\$108.06	\$134.37	\$162.21
Showers, annualized	4.00	0.91	\$51.56	\$54.45	\$0.00	\$106.01	\$127.50	\$151.56
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$224.44	\$103.96	\$0.00	\$328.40	\$382.03	\$446.89
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
Panelboard, 225 A and above, annualized	1.00	0.44	\$23.20	\$29.01	\$0.00	\$52.21	\$63.23	\$75.41
Dishwasher, electric, annually	1.00	1.18	\$38.39	\$40.07	\$0.00	\$78.46	\$94.32	\$112.09
Water heater, gas, to 120 gal., annually	1.00	1.02	\$23.76	\$51.54	\$0.00	\$75.30	\$93.13	\$112.16
Lavatories, annually	4.00	0.35	\$23.86	\$20.79	\$0.00	\$44.65	\$53.27	\$63.09
						\$1,132.41	\$1,357.24	\$1,610.79

FAC 7110 FAMILY HOUSING DWELLING

Modeled Component List

CostWorks Release 2021 Qtr 3

D20 Plumbing

Lavatory, Vitreous China	4.0 Ea.
Laundry Sink, Plastic	2.0 Ea.
Bathtub, Fiberglass	2.0 Ea.
Shower, Misc.	2.0 Ea.
Water Heater, Gas / Oil, 70 Gallon	1.0 Ea.
Flush-Tank Water Closet	4.0 Ea.

D30 HVAC

Fan Coil, 3 ton	1.0 Ea.
Heat Pump, 5 ton	1.0 Ea.

D50 Electrical

Load Center, 100 A, maintenance & inspection	1.0 Ea.
Incandescent Lighting Fixtures	18.0 Ea.
Fluorescent Lighting Fixture	4.0 Ea.
TV Cable Outlet	4.0 Ea.
Smoke Detector	10.0 Ea.

B10 Superstructure

Wood Stairs	104.0 S.F.
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B20 Exterior Enclosure

Solid Core, Painted	2.0 Ea.
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C10 Interior Construction

Hollow Core Interior Doors	9.0 Ea.
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C20 Stairs

Wood Interior Stair Railing	16.0 L.F.
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C30 Interior Finishes

Carpet	150.0 S.Y.
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FAC 7110 FAMILY HOUSING DWELLING
Sustainment by Year
CostWorks Release 2021 Qtr 3

