

FAC 7214 ANNUAL TRAINING-MOBILIZATION BARRACKS

FY22 SUC: \$4.21 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 7214 ANNUAL TRAINING-MOBILIZATION BARRACKS

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 41
Average Size 6325.0

SUC \$4.21

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 3'-0" x 7'-0" solid core, painted, door	40	6.00 Ea.	\$6,544.55	\$7,746.81	1.0250	1	1	\$7,746.81	\$7,746.81
Replace brass door lockset exterior	30	15.00 Ea.	\$7,113.01	\$8,227.25	1.3667	1	1	\$8,227.25	\$8,227.25
Replace brass door closer	15	6.00 Ea.	\$1,471.23	\$1,735.77	2.7333	2	2	\$3,471.55	\$3,471.55
Debris removal, by hand and visual inspection, metal panel roofing	1	2.68 M.S.F.	\$61.11	\$74.53	41.0000	41	41	\$3,055.82	\$3,055.82
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	53.64 S.F.	\$187.37	\$224.80	8.2000	8	8	\$1,798.43	\$1,798.43
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	1.00 S.F.	\$18.30	\$22.17	41.0000	41	41	\$909.07	\$909.07
Minor metal roof panel replacement, 2.5% of roof area	20	670.50 S.F.	\$7,662.21	\$9,100.08	2.0500	2	2	\$18,200.16	\$18,200.16
Total metal roof panel replacement	30	26.82 Sq.	\$22,666.83	\$26,847.26	1.3667	1	1	\$26,847.26	\$26,847.26
Replace aluminum siding, 1st floor	35	29.80 C.S.F.	\$17,413.50	\$20,969.45	1.1714	1	1	\$20,969.45	\$20,969.45
Refinish aluminum siding, 1st floor	20	29.80 C.S.F.	\$5,394.92	\$6,658.33	2.0500	2	2	\$13,316.65	\$13,316.65
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	3.84 S.F.	\$46.30	\$54.42	41.0000	41	41	\$2,231.18	\$2,231.18
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	36.00 Ea.	\$5,210.52	\$6,213.92	2.0500	2	2	\$12,427.84	\$12,427.84
Repair solid core wood door, interior	11	12.00 Ea.	\$3,521.43	\$4,098.77	3.7273	3	3	\$12,296.30	\$12,296.30
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	12.00 Ea.	\$520.38	\$639.00	10.2500	10	9	\$6,389.96	\$5,750.96
Replace 3'-0" x 7'-0" solid core wood door, interior	40	12.00 Ea.	\$5,873.13	\$6,789.72	1.0250	1	1	\$6,789.72	\$6,789.72
Repair concrete steps	15	49.00 S.F.	\$1,119.65	\$1,296.08	2.7333	2	2	\$2,592.17	\$2,592.17
Repair 5/8" drywall - (2% of walls)	20	298.00 S.F.	\$499.25	\$607.47	2.0500	2	2	\$1,214.94	\$1,214.94
Refinish drywall	4	4,898.00 S.F.	\$3,041.57	\$3,741.63	10.2500	10	10	\$37,416.32	\$37,416.32
Refinish concrete floor finished	25	25.21 C.S.F.	\$10,634.27	\$12,773.41	1.6400	1	1	\$12,773.41	\$12,773.41
Repair gypsum board ceiling - (2% of ceilings)	20	1.08 C.S.F.	\$391.15	\$480.19	2.0500	2	2	\$960.39	\$960.39
Refinish gypsum board ceiling, up to 12' high	20	54.07 C.S.F.	\$6,980.12	\$8,628.67	2.0500	2	1	\$17,257.34	\$8,628.67
Replace gypsum board ceiling, up to 12' high	40	54.07 C.S.F.	\$20,076.17	\$24,653.45	1.0250	1	1	\$24,653.45	\$24,653.45
Replace flush valve diaphragm tankless water closet	10	4.00 Ea.	\$104.88	\$130.14	4.1000	4	4	\$520.57	\$520.57
Rebuild flush valve tankless water closet	20	4.00 Ea.	\$721.74	\$869.83	2.0500	2	2	\$1,739.66	\$1,739.66
Unplug clogged line tankless water closet	5	4.00 Ea.	\$873.58	\$1,092.51	8.2000	8	8	\$8,740.06	\$8,740.06
Replace tankless water closet	35	4.00 Ea.	\$5,144.88	\$5,953.98	1.1714	1	1	\$5,953.98	\$5,953.98
Replace tankless flush valve	25	4.00 Ea.	\$1,008.86	\$1,184.44	1.6400	1	1	\$1,184.44	\$1,184.44
Replace wax ring gasket for tankless water closet	5	4.00 Ea.	\$566.08	\$707.31	8.2000	8	8	\$5,658.45	\$5,658.45

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace flush valve diaphragm for a urinal	7	4.00 Ea.	\$104.88	\$130.14	5.8571	5	5	\$650.72	\$650.72
Rebuild flush valve for a urinal	20	4.00 Ea.	\$721.74	\$869.83	2.0500	2	2	\$1,739.66	\$1,739.66
Unplug line urinal	5	4.00 Ea.	\$580.29	\$725.71	8.2000	8	8	\$5,805.69	\$5,805.69
Replace wall-hung urinal	35	4.00 Ea.	\$3,875.45	\$4,676.42	1.1714	1	1	\$4,676.42	\$4,676.42
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$65.85	\$80.32	5.8571	5	5	\$401.60	\$401.60
Replace washer in faucet lavatory, vitreous china	2	12.00 Ea.	\$154.62	\$192.62	20.5000	20	20	\$3,852.44	\$3,852.44
Replace faucets lavatory, vitreous china	10	12.00 Ea.	\$2,180.71	\$2,625.06	4.1000	4	4	\$10,500.26	\$10,500.26
Clean out strainer and P trap lavatory, vitreous china	2	12.00 Ea.	\$418.43	\$523.29	20.5000	20	20	\$10,465.90	\$10,465.90
Replace lavatory, vitreous china	35	12.00 Ea.	\$8,070.89	\$9,698.65	1.1714	1	1	\$9,698.65	\$9,698.65
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$12.78	\$15.92	20.5000	20	20	\$318.32	\$318.32
Clean trap sink, iron enamel	3	1.00 Ea.	\$8.57	\$10.72	13.6667	13	13	\$139.34	\$139.34
Replace faucets sink, iron enamel	10	1.00 Ea.	\$181.73	\$218.76	4.1000	4	4	\$875.02	\$875.02
Unstop sink, iron enamel	2	1.00 Ea.	\$41.82	\$52.30	20.5000	20	20	\$1,046.05	\$1,046.05
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$636.70	\$757.51	4.1000	4	4	\$3,030.04	\$3,030.04
Inspect / clean shower head fiberglass	3	12.00 Ea.	\$592.71	\$741.25	13.6667	13	13	\$9,636.29	\$9,636.29
Replace mixing valve barrel shower, fiberglass	2	12.00 Ea.	\$3,391.09	\$3,987.83	20.5000	20	20	\$79,756.65	\$79,756.65
Replace mixing valve shower, fiberglass	10	12.00 Ea.	\$3,310.59	\$4,026.66	4.1000	4	4	\$16,106.65	\$16,106.65
Replace shower and fittings, fiberglass	20	12.00 Ea.	\$11,599.66	\$13,873.92	2.0500	2	2	\$27,747.83	\$27,747.83
Check / minor repairs drinking fountain	1	2.00 Ea.	\$97.76	\$122.27	41.0000	41	41	\$5,012.87	\$5,012.87
Repair internal leaks drinking fountain	4	2.00 Ea.	\$90.16	\$112.76	10.2500	10	10	\$1,127.56	\$1,127.56
Correct water pressure drinking fountain	2	2.00 Ea.	\$83.64	\$104.60	20.5000	20	20	\$2,092.09	\$2,092.09
Replace refrigerant drinking fountain	2	2.00 Ea.	\$65.37	\$76.54	20.5000	20	20	\$1,530.77	\$1,530.77
Repair drain leak drinking fountain	4	2.00 Ea.	\$67.83	\$81.07	10.2500	10	8	\$810.69	\$648.55
Replace fountain drinking fountain	10	2.00 Ea.	\$2,562.31	\$3,029.12	4.1000	4	4	\$12,116.47	\$12,116.47
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.03	\$10.04	82.0000	82	82	\$823.23	\$823.23
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,100.58	\$1,290.00	4.1000	4	4	\$5,159.98	\$5,159.98
Insp./chk. pump/mtr. oper., lub., chk. align. circulation pump, 1/2 HP	1	1.00 Ea.	\$11.95	\$14.94	41.0000	41	41	\$612.68	\$612.68
Replace pump / motor assembly, partial circulation pump, 1/2 HP	20	1.00 Ea.	\$3,822.30	\$4,402.23	2.0500	2	2	\$8,804.46	\$8,804.46
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	4.1000	4	4	\$230.95	\$230.95
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,031.05	\$2,390.45	5.8571	5	5	\$11,952.25	\$11,952.25
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,398.04	\$11,210.13	1.3667	1	1	\$11,210.13	\$11,210.13

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair reciprocating chiller, air cooled, 20 ton	10	1.00 Ea.	\$39,678.05	\$45,847.57	4.1000	4	2	\$183,390.26	\$91,695.13
Replace chiller, air cooled, 20 ton	20	1.00 Ea.	\$37,401.85	\$43,802.06	2.0500	2	2	\$87,604.12	\$87,604.12
Repair fan coil unit, 10 ton	10	2.00 Ea.	\$1,638.94	\$1,922.62	4.1000	4	3	\$7,690.49	\$5,767.87
Replace fan coil unit, 10 ton	15	1.50 Ea.	\$8,378.47	\$9,820.69	2.7333	2	2	\$19,641.38	\$19,641.38
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$98.13	\$115.73	8.2000	8	8	\$925.85	\$925.85
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	41.0000	41	41	\$1,760.08	\$1,760.08
Replace sprinkler head	20	26.00 Ea.	\$2,223.59	\$2,734.93	2.0500	2	2	\$5,469.85	\$5,469.85
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$710.41	\$851.09	41.0000	41	41	\$34,894.84	\$34,894.84
Replace fuse	25	16.00 Ea.	\$6,610.63	\$7,595.17	1.6400	1	1	\$7,595.17	\$7,595.17
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	6.00 Ea.	\$430.58	\$539.45	2.0500	2	2	\$1,078.90	\$1,078.90
Maintenance and inspection circuit breaker, molded case, 480 V, 1 pole	0.5	6.00 Ea.	\$194.33	\$243.47	82.0000	82	82	\$19,964.40	\$19,964.40
Maintenance and repair receptacles and plugs	20	28.00 Ea.	\$1,182.82	\$1,476.68	2.0500	2	2	\$2,953.36	\$2,953.36
Replace fluorescent light fixture ballast, 80 W	10	52.00 Ea.	\$6,482.76	\$7,864.34	4.1000	4	4	\$31,457.35	\$31,457.35
Replace lamps (2 lamps), 4', 34 W energy saver	10	52.00 Ea.	\$1,311.13	\$1,642.10	4.1000	4	4	\$6,568.42	\$6,568.42
Repair telephone cable, #22-4 conductor	8	4.00 M.L.F.	\$228.23	\$280.12	5.1250	5	5	\$1,400.61	\$1,400.61
Repair smoke detector	10	12.00 Ea.	\$676.65	\$836.57	4.1000	4	3	\$3,346.28	\$2,509.71
Check operation smoke detector	1	12.00 Ea.	\$194.33	\$243.47	41.0000	41	41	\$9,982.20	\$9,982.20
Replace smoke detector	15	12.00 Ea.	\$3,410.85	\$4,073.54	2.7333	2	2	\$8,147.09	\$8,147.09
Check and repair manual pull station	10	3.00 Ea.	\$263.09	\$323.49	4.1000	4	3	\$1,293.96	\$970.47
Replace manual pull station	15	3.00 Ea.	\$610.40	\$734.82	2.7333	2	2	\$1,469.65	\$1,469.65
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.71	\$182.27	8.2000	8	8	\$1,458.20	\$1,458.20
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$43.18	\$54.10	82.0000	82	82	\$4,436.53	\$4,436.53
Replace fire alarm control panel	15	1.00 Ea.	\$1,953.46	\$2,391.92	2.7333	2	2	\$4,783.84	\$4,783.84
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$96.72	\$119.83	41.0000	41	41	\$4,912.89	\$4,912.89
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$11,009.12	\$13,095.99	1.6400	1	1	\$13,095.99	\$13,095.99
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$351.56	\$439.15	41.0000	41	40	\$18,005.09	\$17,565.95
Replace lightning ground rod	25	4.00 Ea.	\$904.36	\$1,121.16	1.6400	1	1	\$1,121.16	\$1,121.16
Replace lamp emergency lighting fixture	2	2.00 Ea.	\$109.38	\$131.75	20.5000	20	20	\$2,635.03	\$2,635.03
Replace emergency lighting fixture	20	2.00 Ea.	\$1,204.74	\$1,419.52	2.0500	2	2	\$2,839.05	\$2,839.05
Maintenance and repair exit light	20	4.00 Ea.	\$148.81	\$184.01	2.0500	2	2	\$368.03	\$368.03
Replace lamp exit light	5	4.00 Ea.	\$67.39	\$79.85	8.2000	8	8	\$638.83	\$638.83
Repair aluminum storefront door	12	1.00 Ea.	\$463.42	\$554.51	3.4167	3	3	\$1,663.54	\$1,663.54
Replace insulating glass - (3% of glass) aluminum storefront door	1	0.63 S.F.	\$32.69	\$38.24	41.0000	41	41	\$1,567.85	\$1,567.85
Repair solid core, painted, door	12	6.00 Ea.	\$2,258.66	\$2,702.74	3.4167	3	3	\$8,108.21	\$8,108.21
Prepare and refinish solid core, painted, door	4	6.00 Ea.	\$319.84	\$388.74	10.2500	10	10	\$3,887.37	\$3,887.37

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
			\$321,073.27	\$381,524.84				MR Subtotal	\$914,783.38
								MR Per Year	\$22,253.49
								PM Total	\$4,348.00
								Subtotal	\$26,601.49
								Total Per Unit	\$4.21

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SUC \$4.21

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 41

Type PM

Average Size 6325.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Package unit, air cooled, 3 thru 24 ton, annualized	1.00	2.40	\$176.92	\$144.48	\$0.00	\$321.41	\$382.45	\$452.33
Backflow prevention device, up to 4", annualized	1.00	0.33	\$13.40	\$19.82	\$0.00	\$33.22	\$40.50	\$48.46
Extinguishing system, wet pipe, annualized	1.00	11.34	\$68.24	\$678.37	\$0.00	\$746.61	\$956.95	\$1,170.70
Panelboard, 225 A and above, annualized	4.00	1.76	\$92.79	\$116.03	\$0.00	\$208.82	\$252.91	\$301.64
Motor control center, over 400 A, annualized	1.00	0.39	\$23.20	\$25.90	\$0.00	\$49.10	\$59.19	\$70.44
Light, emergency, hardwired system, annualized	6.00	1.50	\$46.39	\$88.58	\$0.00	\$134.97	\$166.19	\$199.72
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$224.44	\$103.96	\$0.00	\$328.40	\$382.03	\$446.89
Urinals, annualized	4.00	0.91	\$25.27	\$45.81	\$0.00	\$71.09	\$87.36	\$104.89
Toilet (vacuum breaker type), annualized	4.00	0.71	\$33.77	\$35.59	\$0.00	\$69.36	\$83.41	\$99.16
Drink fountain, annualized	2.00	1.24	\$41.45	\$62.55	\$0.00	\$104.00	\$126.91	\$151.90
Boiler, hot water, oil, gas, or comb. fired, up to 120 MBH, annualized	1.00	12.53	\$77.34	\$753.25	\$0.00	\$830.60	\$1,064.31	\$1,301.88
						\$2,897.58	\$3,602.21	\$4,348.00

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Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Solid Core, Painted	6.0 Ea.
Lockset, Brass	15.0 Ea.
Door Closer, Brass	6.0 Ea.
Aluminum Siding, 1st floor	29.8 C.S.F.
B30 Roofing	
Metal Steep Roofing	26.82 Sq.
C10 Interior Construction	
Solid Core Interior Doors	12.0 Ea.
C30 Interior Finishes	
Concrete, Finished	25.21 C.S.F.
Gypsum Wall Board	54.07 C.S.F.
D20 Plumbing	
Tankless Water Closet	4.0 Ea.
Urinal	4.0 Ea.
Lavatory, Vitreous China	12.0 Ea.
Sink, Iron Enamel	1.0 Ea.
Shower, Fiberglass	12.0 Ea.
Drinking Fountain	2.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.
Circulation Pump, 1/2 HP	1.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	1.0 Ea.
Chiller, Air Cooled, Reciprocating, 20 ton	1.0 Ea.
Fan Coil, 10 ton	1.5 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	26.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.
D50 Electrical	
Smoke Detector	12.0 Ea.
Manual Pull Station	3.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Lightning Protection System	1.0 M.L.F.
Lightning Ground Rod	4.0 Ea.
Emergency Lighting Fixture	2.0 Ea.

FAC 7214 ANNUAL TRAINING-MOBILIZATION BARRACKS
Sustainment by Year
CostWorks Release 2021 Qtr 3

