

FAC 1552 SMALL CRAFT BUILDING

FY22 SUC:	\$1.80 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

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SUC \$1.80

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.

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 37

Type MR

Average Size 5124.0

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Metal floor grating repairs - (2% of grating)	10	12.00 S.F.	\$401.45	\$483.33	3.7000	3	3	\$1,450.00	\$1,450.00
Replace metal floor grating	30	56.00 S.F.	\$2,209.42	\$2,537.79	1.2333	1	1	\$2,537.79	\$2,537.79
Replace aluminum siding, 1st floor	35	27.05 C.S.F.	\$15,806.55	\$19,034.35	1.0571	1	1	\$19,034.35	\$19,034.35
Replace aluminum siding, 2nd floor	35	25.06 C.S.F.	\$17,941.50	\$21,729.28	1.0571	1	1	\$21,729.28	\$21,729.28
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	0.24 S.F.	\$2.89	\$3.40	37.0000	37	37	\$125.84	\$125.84
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	4.00 Ea.	\$578.95	\$690.44	1.8500	1	1	\$690.44	\$690.44
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	4.00 Ea.	\$1,952.53	\$2,314.10	0.7400	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	1.00 Ea.	\$625.07	\$744.01	2.6429	2	2	\$1,488.01	\$1,488.01
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.00 Ea.	\$41.40	\$50.87	9.2500	9	9	\$457.80	\$457.80
Replace 3'-0" x 7'-0" steel, painted, door	45	1.00 Ea.	\$705.06	\$819.73	0.8222	0	0	\$0.00	\$0.00
Repair 12' x 12' steel roll-up door	10	2.00 Ea.	\$1,351.79	\$1,604.43	3.7000	3	3	\$4,813.30	\$4,813.30
Refinish 12' x 12' steel roll-up door	5	2.00 Ea.	\$406.90	\$498.38	7.4000	7	7	\$3,488.65	\$3,488.65
Replace 12' x 12' steel roll-up door	35	2.00 Ea.	\$5,407.17	\$6,417.73	1.0571	1	1	\$6,417.73	\$6,417.73
Total EPDM roof replacement	25	47.00 Sq.	\$28,409.39	\$33,698.73	1.4800	1	1	\$33,698.73	\$33,698.73
Repair steel painted interior door	14	2.00 Ea.	\$586.90	\$683.13	2.6429	2	2	\$1,366.26	\$1,366.26
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$105.17	\$129.57	9.2500	9	9	\$1,166.15	\$1,166.15
Replace 3'-0" x 7'-0" steel painted interior door	60	2.00 Ea.	\$2,436.07	\$2,824.17	0.6167	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	2.00 Ea.	\$586.90	\$683.13	3.3636	3	3	\$2,049.38	\$2,049.38
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	2.00 Ea.	\$86.73	\$106.50	9.2500	9	9	\$958.49	\$958.49
Replace 3'-0" x 7'-0" solid core wood door, interior	40	2.00 Ea.	\$978.85	\$1,131.62	0.9250	0	0	\$0.00	\$0.00
Repair metal steps	15	14.00 S.F.	\$1,289.91	\$1,499.50	2.4667	2	2	\$2,999.00	\$2,999.00
Refinish metal stair railing, interior	7	162.00 S.F.	\$236.77	\$291.93	5.2857	5	5	\$1,459.65	\$1,459.65
Refinish concrete floor finished	25	62.00 C.S.F.	\$26,153.29	\$31,414.18	1.4800	1	1	\$31,414.18	\$31,414.18
Unplug clogged line flush-tank water closet	5	3.00 Ea.	\$655.19	\$819.38	7.4000	7	7	\$5,735.66	\$5,735.66
Replace washer / diaphragm in ball cock flush-tank water closet	5	3.00 Ea.	\$55.83	\$68.84	7.4000	7	7	\$481.91	\$481.91
Replace valve and ball cock assembly flush-tank water closet	15	3.00 Ea.	\$280.85	\$346.70	2.4667	2	2	\$693.41	\$693.41
Install gasket between tank and bowl flush-tank water closet	20	3.00 Ea.	\$124.91	\$155.11	1.8500	1	1	\$155.11	\$155.11
Replace two piece water closet flush-tank	35	3.00 Ea.	\$1,461.98	\$1,755.56	1.0571	1	1	\$1,755.56	\$1,755.56
Replace one piece water closet flush-tank	35	3.00 Ea.	\$3,710.64	\$4,310.86	1.0571	1	1	\$4,310.86	\$4,310.86
Replace flush valve diaphragm for a urinal	7	1.00 Ea.	\$26.22	\$32.54	5.2857	5	5	\$162.68	\$162.68

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Rebuild flush valve for a urinal	20	1.00 Ea.	\$180.43	\$217.46	1.8500	1	1	\$217.46	\$217.46	
Unplug line urinal	5	1.00 Ea.	\$145.07	\$181.43	7.4000	7	7	\$1,270.00	\$1,270.00	
Replace wall-hung urinal	35	1.00 Ea.	\$968.86	\$1,169.11	1.0571	1	1	\$1,169.11	\$1,169.11	
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	1.8500	1	1	\$59.77	\$59.77	
Repair fan coil unit, 5 ton	10	1.00 Ea.	\$531.23	\$632.09	3.7000	3	2	\$1,896.27	\$1,264.18	
Replace fan coil unit, 5 ton	15	1.00 Ea.	\$2,622.89	\$3,041.99	2.4667	2	2	\$6,083.98	\$6,083.98	
Repair heat pump, 5 ton, air to air split	10	1.00 Ea.	\$2,304.25	\$2,765.52	3.7000	3	3	\$8,296.57	\$8,296.57	
Replace heat pump, 5 ton, air to air split	20	1.00 Ea.	\$6,879.64	\$8,292.46	1.8500	1	1	\$8,292.46	\$8,292.46	
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	37.0000	37	37	\$1,588.36	\$1,588.36	
Replace sprinkler head	20	10.00 Ea.	\$855.23	\$1,051.90	1.8500	1	1	\$1,051.90	\$1,051.90	
Replace fuse	25	8.00 Ea.	\$3,305.31	\$3,797.59	1.4800	1	1	\$3,797.59	\$3,797.59	
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$232.44	\$278.27	3.7000	3	3	\$834.80	\$834.80	
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	12.3333	12	12	\$611.06	\$611.06	
Repair failed breaker, molded case, 600 V, 3 pole	10	1.00 Ea.	\$372.07	\$442.63	3.7000	3	3	\$1,327.89	\$1,327.89	
Replace metal halide ballast, 400 W	10	10.00 Ea.	\$1,759.52	\$2,104.02	3.7000	3	3	\$6,312.06	\$6,312.06	
Replace metal halide fixture lamp, 400 W	5	10.00 Ea.	\$663.89	\$798.06	7.4000	7	7	\$5,586.44	\$5,586.44	
Repair smoke detector	10	1.00 Ea.	\$56.39	\$69.71	3.7000	3	3	\$209.14	\$209.14	
Check operation smoke detector	1	1.00 Ea.	\$16.19	\$20.29	37.0000	37	37	\$750.69	\$750.69	
Check and repair manual pull station	10	2.00 Ea.	\$175.39	\$215.66	3.7000	3	2	\$646.98	\$431.32	
Replace manual pull station	15	2.00 Ea.	\$406.94	\$489.88	2.4667	2	2	\$979.76	\$979.76	
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.71	\$182.27	7.4000	7	7	\$1,275.92	\$1,275.92	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$43.18	\$54.10	74.0000	74	74	\$4,003.70	\$4,003.70	
Replace fire alarm control panel	15	1.00 Ea.	\$1,953.46	\$2,391.92	2.4667	2	2	\$4,783.84	\$4,783.84	
			\$138,361.14	\$165,229.26				MR Subtotal	\$210,838.22	
									MR Per Year	\$5,698.33
									PM Total	\$3,520.47
									Subtotal	\$9,218.80
									Total Per Unit	\$1.80

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Release 2021 Qtr 3

Zip Code Prefix 222

Type PM

UM SF

Design Life 37

Average Size 5124.0

SUC \$1.80

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2.00	0.52	\$29.18	\$21.50	\$0.00	\$50.68	\$60.05	\$70.88
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	1.00	4.07	\$40.96	\$168.81	\$0.00	\$209.77	\$264.51	\$321.30
Urinals, annualized	1.00	0.23	\$6.32	\$11.45	\$0.00	\$17.77	\$21.84	\$26.22
Toilet (tank type), annualized	1.00	0.39	\$7.63	\$19.38	\$0.00	\$27.02	\$33.59	\$40.55
Fan coil unit, annualized	1.00	3.34	\$113.23	\$168.27	\$0.00	\$281.50	\$343.31	\$410.77
Fan, axial, up to 5,000 CFM, annualized	1.00	1.24	\$11.73	\$62.55	\$0.00	\$74.28	\$94.22	\$114.74
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
Backflow prevention device, up to 4", annualized	1.00	0.33	\$13.40	\$19.82	\$0.00	\$33.22	\$40.50	\$48.46
Light, emergency, wet cell, annualized	1.00	0.39	\$34.02	\$22.79	\$0.00	\$56.81	\$67.05	\$79.00
Crane, electric bridge, 5 to 15 ton, annualized	2.00	15.33	\$848.04	\$538.20	\$0.00	\$1,386.24	\$1,632.50	\$1,921.17
						\$2,476.63	\$2,966.97	\$3,520.47

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Modeled Component List
CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure		
Aluminum Siding, 1st floor		27.05 C.S.F.
Aluminum Siding, 2nd floor		25.06 C.S.F.
Aluminum Window, Fixed, 1st floor		4.0 Ea.
Steel, Painted		1.0 Ea.
Steel Single, Roll-Up		2.0 Ea.
B30 Roofing		
EPDM Roof		47.0 Sq.
C10 Interior Construction		
Steel Painted Interior Doors		2.0 Ea.
Solid Core Interior Doors		2.0 Ea.
C30 Interior Finishes		
Concrete, Finished		62.0 C.S.F.
D20 Plumbing		
Flush-Tank Water Closet		3.0 Ea.
Flush-Tank Water Closet		3.0 Ea.
Urinal		1.0 Ea.
D30 HVAC		
Fan Coil, 5 ton		1.0 Ea.
Heat Pump, 5 ton		1.0 Ea.
D40 Fire Protection		
Sprinkler System, Fire Suppression, sprinkler head		10.0 Ea.
D50 Electrical		
Load Center, 100 A, maintenance & inspection		1.0 Ea.
Manual Pull Station		2.0 Ea.
Fire Alarm Control Panel		1.0 Ea.
E10 Equipment		
Crane, Electric, 5 to 15 ton, annualized		2.0 Each

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Sustainment by Year
CostWorks Release 2021 Qtr 3

