

**FAC 8531   PARKING GARAGE/BUILDING**

FY22 SUC:            \$0.69 / SF

Source:                Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 8531 PARKING GARAGE-BUILDING

SUC \$0.69

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 45  
Average Size 31958.0

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 concrete stairs	30	26.00 S.F.	\$858.11	\$992.31	1.5000	1	1	\$992.31	\$992.31	
Replace metal hand rail	30	39.00 L.F.	\$2,951.65	\$3,415.33	1.5000	1	1	\$3,415.33	\$3,415.33	
Refinish metal hand rail	7	39.00 L.F.	\$80.46	\$99.17	6.4286	6	6	\$595.01	\$595.01	
General maintenance & repair distribution: gutters, pipe	1	0.40 M.L.F.	\$120.82	\$151.09	45.0000	45	45	\$6,799.17	\$6,799.17	
Replace pipe or gutter distribution	20	400.40 L.F.	\$17,952.71	\$22,075.36	2.2500	2	2	\$44,150.72	\$44,150.72	
Insp/chk pump/mtr oper, lub, chk align, rainwater sump pump	1	1.00 Ea.	\$11.95	\$14.94	45.0000	45	45	\$672.46	\$672.46	
Replace rainwater sump pump / motor assembly	20	1.00 Ea.	\$632.43	\$747.09	2.2500	2	2	\$1,494.18	\$1,494.18	
General maintenance & repair drain: roof, scupper, area	1	15.00 Ea.	\$554.81	\$693.85	45.0000	45	45	\$31,223.47	\$31,223.47	
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	45.0000	45	45	\$1,931.79	\$1,931.79	
Replace sprinkler head	20	87.00 Ea.	\$7,440.48	\$9,151.49	2.2500	2	2	\$18,302.97	\$18,302.97	
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$710.41	\$851.09	45.0000	45	45	\$38,299.22	\$38,299.22	
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$232.44	\$278.27	4.5000	4	4	\$1,113.07	\$1,113.07	
Maintenance and inspection secondary transformer, dry	0.5	1.00 Ea.	\$80.65	\$101.05	90.0000	90	90	\$9,094.26	\$9,094.26	
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	15.0000	15	15	\$763.82	\$763.82	
Maintenance and inspection safety switch, 2 pole	1	1.00 Ea.	\$40.64	\$50.92	45.0000	45	45	\$2,291.47	\$2,291.47	
Replace high pressure sodium ballast, 250 W	10	45.00 Ea.	\$8,723.18	\$10,343.29	4.5000	4	4	\$41,373.18	\$41,373.18	
Replace high pressure sodium fixture lamp, 250 W	10	45.00 Ea.	\$2,504.60	\$3,041.88	4.5000	4	4	\$12,167.53	\$12,167.53	
Repair smoke detector	10	17.00 Ea.	\$958.59	\$1,185.14	4.5000	4	4	\$4,740.56	\$4,740.56	
Check operation smoke detector	1	17.00 Ea.	\$275.30	\$344.91	45.0000	45	45	\$15,521.10	\$15,521.10	
Check and repair manual pull station	10	8.00 Ea.	\$701.57	\$862.64	4.5000	4	4	\$3,450.57	\$3,450.57	
Replace fire alarm bell, 6"	20	8.00 Ea.	\$1,559.70	\$1,882.20	2.2500	2	2	\$3,764.41	\$3,764.41	
Remove and replace steel guard rail	7	1,040.00 L.F.	\$69,728.11	\$80,700.72	6.4286	6	6	\$484,204.34	\$484,204.34	
			\$116,193.60	\$137,076.62				MR Subtotal	\$726,360.93	
									MR Per Year	\$16,141.35
									PM Total	\$5,751.92
									Subtotal	\$21,893.27
									Total Per Unit	\$0.69

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Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 31958.0

SUC \$0.69

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Elevator, hydraulic, passenger / freight, annualized	1.00	10.22	\$1,489.80	\$863.03	\$0.00	\$2,352.82	\$2,760.71	\$3,243.09
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, deluge / preaction, annualized	1.00	11.59	\$68.24	\$691.59	\$0.00	\$759.83	\$974.13	\$1,191.84
Fire alarm annunciator system, annualized	1.00	11.05	\$179.39	\$652.68	\$0.00	\$832.07	\$1,045.82	\$1,268.53
						\$3,977.94	\$4,821.16	\$5,751.92



# **FAC 8531 PARKING GARAGE-BUILDING**

## **Modeled Component List**

### **CostWorks Release 2021 Qtr 3**

B10 Superstructure		
Railing, Metal		39.0 L.F.
D20 Plumbing		
Rainwater Sump Pump		1.0 Ea.
D40 Fire Protection		
Sprinkler System, Fire Supression, sprinkler head		87.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer		1.0 Ea.
D50 Electrical		
Load Center, 100 A, maintenance & inspection		1.0 Ea.
Fire Alarm Bell		8.0 Ea.
D10 Conveying		
Elevator, hydraulic annualized		1.0 Each

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Sustainment by Year  
CostWorks Release 2021 Qtr 3

