

**FAC 1795 UNENCLOSED FIRE FIGHTER TRAINING FACILITY**

FY22 SUC:           \$0.28 / SF  
Source:            Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

**FAC 1795 UNENCLOSED FIRE FIGHTER TRAINING FACILITY**

SUC \$0.28

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 30

Type MR

Average Size 114411.0

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Minor repairs to concrete floor unfinished	15	162.00 S.F.	\$6,380.93	\$7,739.35	2.0000	2	2	\$15,478.69	\$15,478.69
Metal floor grating repairs - (2% of grating)	10	35.00 S.F.	\$1,170.90	\$1,409.72	3.0000	3	3	\$4,229.17	\$4,229.17
Waterproof concrete block wall, 1st floor	10	24.80 C.S.F.	\$5,629.66	\$6,696.21	3.0000	3	3	\$20,088.62	\$20,088.62
Point and refinish painted concrete block wall, 1st floor	25	0.60 C.S.F.	\$281.87	\$347.88	1.2000	1	1	\$347.88	\$347.88
Unclog floor drain	10	4.00 Ea.	\$1,310.77	\$1,625.02	3.0000	3	3	\$4,875.07	\$4,875.07
Clean out bucket floor drain with bucket	5	4.00 Ea.	\$1,177.52	\$1,472.62	6.0000	6	6	\$8,835.70	\$8,835.70
General maintenance pipe & fittings, industrial gas	2	0.80 M.L.F.	\$29.55	\$36.95	15.0000	15	15	\$554.27	\$554.27
Replace pipe and fittings, industrial gas	75	800.00 L.F.	\$147,238.39	\$183,365.08	0.4000	0	0	\$0.00	\$0.00
Replace 275 gallon fuel oil storage tank	30	6.00 Ea.	\$5,672.26	\$6,731.68	1.0000	1	1	\$6,731.68	\$6,731.68
Replace 1000' of 2" diameter steel pipe LPG distribution	75	0.80 M.L.F.	\$33,264.46	\$40,828.33	0.4000	0	0	\$0.00	\$0.00
Replace sprinkler head	20	24.00 Ea.	\$2,052.55	\$2,524.55	1.5000	1	1	\$2,524.55	\$2,524.55
Repair 500 kva transformer, primary, liquid filled	10	1.00 Ea.	\$2,815.73	\$3,237.05	3.0000	3	3	\$9,711.16	\$9,711.16
Maintenance and repair motor starter, up to 600 V	5	2.00 Ea.	\$559.28	\$675.20	6.0000	6	6	\$4,051.18	\$4,051.18
Replace starter motor starter, up to 600 V	18	2.00 Ea.	\$1,610.62	\$1,916.15	1.6667	1	1	\$1,916.15	\$1,916.15
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$232.44	\$278.27	3.0000	3	2	\$834.80	\$556.53
Maintenance and inspection secondary transformer, dry	0.5	1.00 Ea.	\$80.65	\$101.05	60.0000	60	60	\$6,062.84	\$6,062.84
Replace transformer 500 KVA	30	1.00 Ea.	\$27,773.11	\$32,089.21	1.0000	1	1	\$32,089.21	\$32,089.21
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	1.00 Ea.	\$71.76	\$89.91	1.5000	1	1	\$89.91	\$89.91
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	4.00 Ea.	\$287.05	\$359.63	1.2000	1	1	\$359.63	\$359.63
Maintenance and repair breaker, enclosed, 240 V, 3 pole	25	10.00 Ea.	\$717.63	\$899.08	1.2000	1	1	\$899.08	\$899.08
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	2.00 Ea.	\$81.29	\$101.84	3.7500	3	3	\$305.53	\$305.53
Maintenance and repair safety switch general, 2 pole	8	1.00 Ea.	\$40.64	\$50.92	3.7500	3	3	\$152.76	\$152.76
Replace receptacle/plug receptacles and plugs	20	2.00 Ea.	\$143.91	\$177.39	1.5000	1	1	\$177.39	\$177.39
Replace lamps (2 lamps), 4', 34 W energy saver	10	2.00 Ea.	\$50.43	\$63.16	3.0000	3	3	\$189.47	\$189.47
Maintenance and repair lightning ground rod	1	1.00 Ea.	\$87.89	\$109.79	30.0000	30	30	\$3,293.61	\$3,293.61
Remove and replace 50 HP pump motor	25	2.00 Ea.	\$13,194.09	\$15,098.50	1.2000	1	1	\$15,098.50	\$15,098.50
Minor chain link fence repairs, per 10 LF	1	4.00 Ea.	\$107.90	\$132.73	30.0000	30	30	\$3,981.98	\$3,981.98

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace double swing gates, 6' high, 20' opening	5	2.00 Opng.	\$2,366.31	\$2,742.76	6.0000	6	6	\$16,456.56	\$16,456.56	
Remove and replace fire hydrant	25	4.00 Ea.	\$32,332.05	\$37,313.37	1.2000	1	1	\$37,313.37	\$37,313.37	
Repair cable splice overhead service	12	0.25 M.L.F.	\$132.66	\$165.47	2.5000	2	2	\$330.94	\$330.94	
Cable inspection overhead service, splice	5	0.25 M.L.F.	\$11.07	\$13.87	6.0000	6	6	\$83.23	\$83.23	
Replace 400W H.P.S. lamp, pole-mounted fixture	10	14.00 Ea.	\$1,558.46	\$1,857.91	3.0000	3	3	\$5,573.74	\$5,573.74	
Replace 400W H.P.S. ballast, pole-mounted fixture	10	14.00 Ea.	\$6,260.10	\$7,449.71	3.0000	3	3	\$22,349.12	\$22,349.12	
Replace concrete base for parking lot light pole	20	14.00 Ea.	\$47,696.50	\$56,850.96	1.5000	1	1	\$56,850.96	\$56,850.96	
			\$342,420.42	\$414,551.32				MR Subtotal	\$281,558.50	
									MR Per Year	\$9,385.28
									PM Total	\$22,689.39
									Subtotal	\$32,074.67
									Total Per Unit	\$0.28

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Design Life 30

Type PM

Average Size 114411.0

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Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Fire pump, motor/engine driven, annualized	2.00	139.73	\$384.18	\$8,369.50	\$0.00	\$8,753.68	\$11,302.95	\$13,871.43
Valve, gate, above 4", annually	12.00	1.91	\$70.37	\$96.21	\$0.00	\$166.57	\$202.47	\$241.89
Valve, sediment strainer, above 4", annualized	8.00	2.50	\$44.89	\$126.16	\$0.00	\$171.05	\$213.38	\$257.97
Submersible, 1 H.P. and over, annualized	6.00	23.10	\$124.35	\$1,162.92	\$0.00	\$1,287.27	\$1,648.58	\$2,016.11
Backflow prevention device, up to 4", annualized	1.00	0.33	\$13.40	\$19.82	\$0.00	\$33.22	\$40.50	\$48.46
Transformer, dry type 500 KVA and over, annualized	1.00	0.77	\$15.16	\$50.76	\$0.00	\$65.92	\$82.66	\$100.17
Panelboard, 225 A and above, annualized	4.00	1.76	\$92.79	\$116.03	\$0.00	\$208.82	\$252.91	\$301.64
Manual swing gate, annualized	2.00	3.46	\$22.49	\$168.30	\$0.00	\$190.79	\$243.53	\$297.39
Water flow meter, turbine, annualized	1.00	0.59	\$18.96	\$28.47	\$0.00	\$47.44	\$57.88	\$69.26
Reservoir controls, annualized	2.00	17.72	\$82.32	\$858.50	\$0.00	\$940.82	\$1,206.60	\$1,476.50
Fire hydrant, annualized	4.00	2.54	\$105.84	\$124.10	\$0.00	\$229.94	\$277.75	\$330.86
Valve, post indicator, annualized	2.00	2.84	\$67.62	\$137.70	\$0.00	\$205.32	\$253.39	\$304.85
Filter plant, annualized	1.00	17.46	\$52.19	\$845.75	\$0.00	\$897.93	\$1,156.88	\$1,418.43
Fuel oil storage tank, above ground, annualized	6.00	19.66	\$121.72	\$953.70	\$0.00	\$1,075.42	\$1,373.70	\$1,678.07
Pump, boiler fuel oil, annually	2.00	1.23	\$126.37	\$74.00	\$0.00	\$200.38	\$235.22	\$276.38
						\$14,474.57	\$18,548.41	\$22,689.39



# FAC 1795 UNENCLOSED FIRE FIGHTER TRAINING FACILITY

## Modeled Component List CostWorks Release 2021 Qtr 3

D30 HVAC		
Fuel Oil Storage Tank, 275 Gallon	6.0 Ea.	
D40 Fire Protection		
Sprinkler System, Fire Supression, sprinkler head	24.0 Ea.	
Fire Pump, Engine, annualized	2.0 Each	
D50 Electrical		
Motor Starter, Up To 600 V	2.0 Ea.	
Secondary Transformer, Dry, 500 KVA	1.0 Ea.	
G30 Site Mechanical Utilities		
Fire Hydrants	4.0 Ea.	
Water Flow Meter, Turbine, annualized	1.0 Each	
Filter Plant, annualized	1.0 Each	
Fuel Oil Storage Tank, annualized	6.0 Each	
G40 Site Electrical Utilities		
Pole-Mounted Lamp 400W H.P.S.	14.0 Ea.	
G20 Site Improvements		
Gate, Manual swing, annualized	2.0 Each	

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Sustainment by Year  
CostWorks Release 2021 Qtr 3

