

**FAC 7141 FAMILY HOUSING GARAGE**

FY22 SUC: \$1.50 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3  
component prices

FAC 7141 FAMILY HOUSING GARAGE

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 35  
Average Size 824.0

SUC \$1.50

Adjusted Occurences 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 2'-0" x 3'-0" aluminum window - 1st floor	50	1.00 Ea.	\$488.13	\$578.52	0.7000	0	0	\$0.00	\$0.00
Repair solid core, painted, door	12	1.00 Ea.	\$376.44	\$450.46	2.9167	2	2	\$900.91	\$900.91
Prepare and refinish solid core, painted, door	4	1.00 Ea.	\$53.31	\$64.79	8.7500	8	8	\$518.32	\$518.32
Replace 3'-0" x 7'-0" solid core, painted, door	40	1.00 Ea.	\$1,090.76	\$1,291.14	0.8750	0	0	\$0.00	\$0.00
Repair 9' x 7' wood, single leaf, garage door	8	2.00 Ea.	\$723.45	\$851.83	4.3750	4	4	\$3,407.32	\$3,407.32
Refinish 9' x 7' wood, single leaf, garage door	5	2.00 Ea.	\$515.29	\$637.43	7.0000	7	7	\$4,461.99	\$4,461.99
Replace 9' x 7' wood, single leaf, garage door	16	2.00 Ea.	\$2,330.94	\$2,706.92	2.1875	2	2	\$5,413.84	\$5,413.84
Minor asphalt shingle repair, 2% of roof area	1	16.50 S.F.	\$83.21	\$99.69	35.0000	35	35	\$3,489.02	\$3,489.02
Asphalt shingle flashing repairs, 2 S.F. per sq. repaired	1	0.30 S.F.	\$4.79	\$5.74	35.0000	35	35	\$200.81	\$200.81
Install new asphalt shingles over existing shingles	20	8.24 Sq.	\$2,277.48	\$2,685.44	1.7500	1	1	\$2,685.44	\$2,685.44
Total asphalt shingle roof replacement	40	8.24 Sq.	\$3,213.37	\$3,818.39	0.8750	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	0.82 C.S.F.	\$347.59	\$417.50	1.4000	1	1	\$417.50	\$417.50
Maintenance and repair incandescent lighting fixtures	10	1.00 Ea.	\$68.87	\$81.99	3.5000	3	3	\$245.96	\$245.96
Replace incandescent lighting fixture lamp	5	1.00 Ea.	\$11.48	\$13.87	7.0000	7	7	\$97.07	\$97.07
Replace fluorescent light fixture ballast, 80 W	10	1.00 Ea.	\$124.67	\$151.24	3.5000	3	3	\$453.71	\$453.71
Replace lamps (2 lamps), 4', 34 W energy saver	10	1.00 Ea.	\$25.21	\$31.58	3.5000	3	3	\$94.74	\$94.74
Replace aluminum siding, 1st floor	35	15.00 C.S.F.	\$8,765.18	\$10,555.09	1.0000	1	1	\$10,555.09	\$10,555.09
Refinish aluminum siding, 1st floor	20	15.00 C.S.F.	\$2,715.56	\$3,351.51	1.7500	1	1	\$3,351.51	\$3,351.51
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	0.12 S.F.	\$1.45	\$1.70	35.0000	35	35	\$59.52	\$59.52
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1.00 Ea.	\$144.74	\$172.61	1.7500	1	1	\$172.61	\$172.61
			\$23,361.92	\$27,967.42					
								MR Subtotal	\$36,525.36
								MR Per Year	\$1,043.58
								PM Total	\$195.63
								Subtotal	\$1,239.21
								Total Per Unit	\$1.50

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Design Life 35

Type PM

Average Size 824.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	1.00	0.26	\$14.59	\$10.75	\$0.00	\$25.34	\$30.03	\$35.44
Door, overhead, manual, up to 24' high x 25' wide, annualized	1.00	2.20	\$11.88	\$90.84	\$0.00	\$102.72	\$131.16	\$160.19
						\$128.06	\$161.18	\$195.63



**FAC 7141 FAMILY HOUSING GARAGE**  
**Modeled Component List**  
**CostWorks Release 2021 Qtr 3**

**B20 Exterior Enclosure**

Aluminum Window, Fixed, 1st floor	1.0 Ea.
Solid Core, Painted	1.0 Ea.
Wood, Single Leaf, Spring Garage Door	2.0 Ea.
Aluminum Siding, 1st floor	15.0 C.S.F.

**C30 Interior Finishes**

Concrete, Finished	0.824 C.S.F.
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Sustainment by Year  
CostWorks Release 2021 Qtr 3

