

**FAC 7141 FAMILY HOUSING GARAGE**

FY24 SUC: \$1.67 / SF  
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7141 FAMILY HOUSING GARAGE

SUC \$1.67

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 35

Type MR

Average Size 818.720729

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.	\$677.54	\$795.30	0.7000	0	0	\$0.00	\$0.00
Repair solid core, painted, door	12	1.00 Ea.	\$388.97	\$466.30	2.9167	2	2	\$932.60	\$932.60
Prepare and refinish solid core, painted, door	4	1.00 Ea.	\$62.33	\$75.32	8.7500	8	8	\$602.58	\$602.58
Replace 3'-0" x 7'-0" solid core, painted, door	40	1.00 Ea.	\$1,410.89	\$1,658.42	0.8750	0	0	\$0.00	\$0.00
Repair 9' x 7' wood, single leaf, garage door	8	2.00 Ea.	\$722.01	\$852.22	4.3750	4	4	\$3,408.86	\$3,408.86
Refinish 9' x 7' wood, single leaf, garage door	5	2.00 Ea.	\$574.46	\$707.98	7.0000	7	7	\$4,955.87	\$4,955.87
Replace 9' x 7' wood, single leaf, garage door	16	2.00 Ea.	\$2,595.12	\$3,011.08	2.1875	2	2	\$6,022.16	\$6,022.16
Minor asphalt shingle repair, 2% of roof area	1	18.00 S.F.	\$96.78	\$115.99	35.0000	35	35	\$4,059.65	\$4,059.65
Asphalt shingle flashing repairs, 2 S.F. per sq. repaired	1	0.30 S.F.	\$6.79	\$8.03	35.0000	35	35	\$281.11	\$281.11
Install new asphalt shingles over existing shingles	20	8.24 Sq.	\$2,509.45	\$2,956.61	1.7500	1	1	\$2,956.61	\$2,956.61
Total asphalt shingle roof replacement	40	8.24 Sq.	\$3,498.82	\$4,155.10	0.8750	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	0.82 C.S.F.	\$343.26	\$414.16	1.4000	1	1	\$414.16	\$414.16
Maintenance and repair incandescent lighting fixtures	10	1.00 Ea.	\$67.33	\$80.45	3.5000	3	3	\$241.34	\$241.34
Replace incandescent lighting fixture lamp	5	1.00 Ea.	\$12.84	\$15.45	7.0000	7	7	\$108.18	\$108.18
Replace fluorescent light fixture ballast, 80 W	10	1.00 Ea.	\$104.61	\$128.99	3.5000	3	3	\$386.97	\$386.97
Replace lamps (2 lamps), 4', 34 W energy saver	10	1.00 Ea.	\$26.49	\$33.17	3.5000	3	3	\$99.51	\$99.51
Replace aluminum siding, 1st floor	35	16.00 C.S.F.	\$9,914.39	\$11,941.68	1.0000	1	1	\$11,941.68	\$11,941.68
Refinish aluminum siding, 1st floor	20	16.00 C.S.F.	\$3,341.94	\$4,099.54	1.7500	1	1	\$4,099.54	\$4,099.54
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	0.12 S.F.	\$1.58	\$1.85	35.0000	35	35	\$64.85	\$64.85
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1.00 Ea.	\$156.31	\$186.27	1.7500	1	1	\$186.27	\$186.27
			\$26,511.92	\$31,703.93					
								MR Subtotal	\$40,761.96
								MR Per Year	\$1,164.63
								PM Total	\$205.39
								Subtotal	\$1,370.02
								Total Per Unit	\$1.67

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Zip Code Prefix 222 Design Life 35  
Type PM Average Size 818.720729

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	\$16.76	\$11.48	\$0.00	\$28.25	\$33.37	\$39.33
Door, overhead, manual, up to 24' high x 25' wide, annualized	1.00	2.20	\$8.51	\$97.14	\$0.00	\$105.65	\$135.64	\$166.06
						\$133.90	\$169.01	\$205.39



**FAC 7141 FAMILY HOUSING GARAGE**  
**Modeled Component List**  
**CostWorks Release 2023 Qtr 4**

**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	16.0 C.S.F.

**C30 Interior Finishes**

Concrete, Finished	0.824 C.S.F.
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Sustainment by Year  
CostWorks Release 2023 Qtr 4

