

FAC 1421 HELIUM PRODUCTION/STORAGE BUILDING

FY24 SUC:	\$2.91 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 1421 HELIUM PRODUCTION/STORAGE BUILDING

Release 2023 Qtr 4

Zip Code Prefix 222

Type MR

UM SF

Design Life 45

Average Size 1867.0

SUC \$2.91

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
Replace aluminum siding, 1st floor	35	17.60 C.S.F.	\$10,905.83	\$13,135.85	1.2857	1	1	\$13,135.85	\$13,135.85
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	3.2143	3	3	\$5,005.16	\$5,005.16
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$92.11	\$112.79	11.2500	11	11	\$1,240.72	\$1,240.72
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,834.22	\$2,123.85	1.0000	1	1	\$2,123.85	\$2,123.85
Repair 12' x 24' aluminum double roll-up door	10	1.00 Ea.	\$2,080.76	\$2,421.67	4.5000	4	4	\$9,686.70	\$9,686.70
Replace 12' x 24' aluminum double roll-up door	35	1.00 Ea.	\$8,323.03	\$9,686.70	1.2857	1	1	\$9,686.70	\$9,686.70
Minor metal roof panel replacement, 2.5% of roof area	20	37.40 S.F.	\$481.64	\$570.96	2.2500	2	2	\$1,141.91	\$1,141.91
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1.00 Ea.	\$42.34	\$53.05	5.6250	5	5	\$265.26	\$265.26
Replace emergency lighting fixture	20	2.00 Ea.	\$1,149.61	\$1,359.75	2.2500	2	2	\$2,719.49	\$2,719.49
Replace lamp with exit light L.E.D. retrofit kits	15	2.00 Ea.	\$218.13	\$250.96	3.0000	3	3	\$752.87	\$752.87
Replace voice/data outlet	20	1.00 Ea.	\$26.59	\$32.44	2.2500	2	2	\$64.89	\$64.89
Maintenance and repair receptacles and plugs	20	14.00 Ea.	\$616.61	\$769.75	2.2500	2	2	\$1,539.49	\$1,539.49
Replace wiring devices, switches	15	4.00 Ea.	\$266.72	\$332.03	3.0000	3	3	\$996.08	\$996.08
Replace metal halide fixture lamp, 175 W	5	8.00 Ea.	\$456.77	\$555.93	9.0000	9	9	\$5,003.39	\$5,003.39
Repair smoke detector	10	4.00 Ea.	\$232.04	\$287.33	4.5000	4	3	\$1,149.32	\$861.99
Check operation smoke detector	1	4.00 Ea.	\$68.00	\$85.20	45.0000	45	45	\$3,833.93	\$3,833.93
Replace smoke detector	15	4.00 Ea.	\$1,210.21	\$1,444.87	3.0000	3	3	\$4,334.62	\$4,334.62
Check and repair manual pull station	10	2.00 Ea.	\$179.77	\$221.49	4.5000	4	3	\$885.97	\$664.48
Replace manual pull station	15	2.00 Ea.	\$417.52	\$503.53	3.0000	3	3	\$1,510.58	\$1,510.58
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$184.57	\$230.64	45.0000	45	45	\$10,378.94	\$10,378.94
Replace lamp emergency lighting fixture	2	2.00 Ea.	\$108.99	\$131.71	22.5000	22	22	\$2,897.62	\$2,897.62
Total metal roof panel replacement	30	18.67 Sq.	\$16,521.79	\$19,586.36	1.5000	1	1	\$19,586.36	\$19,586.36
Repair steel painted interior door	14	2.00 Ea.	\$557.98	\$651.36	3.2143	3	3	\$1,954.09	\$1,954.09
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$115.30	\$141.75	11.2500	11	11	\$1,559.30	\$1,559.30
Replace 3'-0" x 7'-0" steel painted interior door	60	2.00 Ea.	\$2,559.10	\$2,967.83	0.7500	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	8.50 C.S.F.	\$3,540.91	\$4,272.26	1.8000	1	1	\$4,272.26	\$4,272.26
Replace roof mounted exhaust fan, 800 CFM exhaust fan	20	1.00 Ea.	\$1,711.89	\$2,006.71	2.2500	2	2	\$4,013.42	\$4,013.42
Maintenance and repair explosionproof industrial heater	2	1.00 Ea.	\$212.37	\$248.17	22.5000	22	21	\$5,459.73	\$5,211.56
Replace heater explosionproof industrial heater	15	1.00 Ea.	\$6,176.78	\$7,057.80	3.0000	3	3	\$21,173.40	\$21,173.40
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$254.10	\$303.63	4.5000	4	4	\$1,214.50	\$1,214.50

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	15.0000	15	15	\$795.77	\$795.77
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	2.00 Ea.	\$151.68	\$190.03	2.2500	2	2	\$380.07	\$380.07
Maintenance and inspection circuit breaker, molded case, 480 V, 2 pole	0.5	2.00 Ea.	\$68.26	\$85.52	90.0000	90	90	\$7,696.37	\$7,696.37
			\$62,212.63	\$73,543.37					
							MR Subtotal	\$145,701.64	
							MR Per Year	\$3,237.81	
							PM Total	\$2,201.54	
							Subtotal	\$5,439.35	
							Total Per Unit	\$2.91	

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SUC \$2.91

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UM SF

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Design Life 45

Type PM

Average Size 1867.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
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
Controls, central system, electro/pneumatic, annualized	1.00	1.92	\$169.00	\$121.21	\$0.00	\$290.21	\$343.47	\$405.19
Air compressor, centrifugal, to 40 H.P., annualized	2.00	6.82	\$119.42	\$432.51	\$0.00	\$551.93	\$693.62	\$841.29
Extinguishing system, foam bottle, annualized	1.00	3.71	\$20.75	\$197.94	\$0.00	\$218.69	\$280.15	\$342.64
Switchboard, annualized	1.00	0.70	\$3.98	\$48.97	\$0.00	\$52.95	\$68.04	\$83.33
Circuit breaker, high voltage air, annualized	1.00	0.47	\$13.83	\$32.48	\$0.00	\$46.31	\$57.43	\$69.25
Transformer, dry type 500 KVA and over, annualized	1.00	0.77	\$13.83	\$53.61	\$0.00	\$67.44	\$84.91	\$103.07
Panelboard, 225 A and above, annually	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
Light, emergency, hardwired system, annualized	1.00	0.25	\$8.98	\$15.77	\$0.00	\$24.75	\$30.38	\$36.46
Manual swing gate, annually	1.00	0.87	\$5.15	\$44.78	\$0.00	\$49.93	\$63.88	\$78.09
						\$1,460.28	\$1,821.27	\$2,201.54

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Modeled Component List CostWorks Release 2023 Qtr 4

B20 Exterior Enclosure	
Aluminum Siding, 1st floor	17.6 C.S.F.
Steel, Painted	2.0 Ea.
Aluminum Double, Roll-Up	1.0 Ea.
D50 Electrical	
Emergency Lighting Fixture	2.0 Ea.
Smoke Detector	4.0 Ea.
Manual Pull Station	2.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
B30 Roofing	
Metal Steep Roofing	18.67 Sq.
C10 Interior Construction	
Steel Painted Interior Doors	2.0 Ea.
C30 Interior Finishes	
Concrete, Finished	8.5 C.S.F.
D30 HVAC	
Exhaust Fan, roof mounted exhaust fan, 800 CFM exhaust	1.0 Ea.
Explosionproof Industrial Heater	1.0 Ea.

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Sustainment by Year
CostWorks Release 2023 Qtr 4

