

**FAC 2262 AMMUNITION PRODUCTION FACILITY**

FY24 SUC:               \$3.00 / SF  
Source:                 Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 2262 AMMUNITION PRODUCTION FACILITY

SUC \$3.00

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 55  
Average Size 3698.165853

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 clay brick wall, 1st floor	25	120.00 S.F.	\$5,429.90	\$6,674.21	2.2000	2	2	\$13,348.43	\$13,348.43
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	4.32 S.F.	\$56.80	\$66.70	55.0000	55	55	\$3,668.66	\$3,668.66
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	7.20 Ea.	\$1,125.46	\$1,341.15	2.7500	2	2	\$2,682.31	\$2,682.31
Repair steel, painted, door	14	3.00 Ea.	\$2,107.00	\$2,502.58	3.9286	3	3	\$7,507.73	\$7,507.73
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$138.16	\$169.19	13.7500	13	13	\$2,199.45	\$2,199.45
Repair 12' x 12' steel roll-up door	10	1.00 Ea.	\$701.12	\$833.22	5.5000	5	5	\$4,166.12	\$4,166.12
Refinish 12' x 12' steel roll-up door	5	1.00 Ea.	\$230.37	\$280.95	11.0000	11	11	\$3,090.46	\$3,090.46
Debris removal and visual inspection of built-up roofing	0.5	1.80 M.S.F.	\$72.94	\$88.96	110.0000	110	110	\$9,785.76	\$9,785.76
Minor BUR membrane repairs, 2% of roof area	1	0.80 Sq.	\$425.61	\$504.64	55.0000	55	55	\$27,755.26	\$27,755.26
BUR flashing repairs, 2 S.F. per sq. repaired	1	22.00 S.F.	\$83.31	\$101.19	55.0000	55	55	\$5,565.46	\$5,565.46
Minor BUR membrane replacement, 25% of roof area	15	10.00 Sq.	\$9,150.76	\$10,836.80	3.6667	3	3	\$32,510.41	\$32,510.41
Total BUR roof replacement	28	35.00 Sq.	\$30,632.02	\$36,166.50	1.9643	1	1	\$36,166.50	\$36,166.50
Repair steel painted interior door	14	3.00 Ea.	\$836.97	\$977.05	3.9286	3	3	\$2,931.14	\$2,931.14
Refinish 3'-0" x 7'-0" steel painted interior door	4	3.00 Ea.	\$172.95	\$212.63	13.7500	13	13	\$2,764.21	\$2,764.21
Replace 3'-0" x 7'-0" steel painted interior door	60	3.00 Ea.	\$3,838.64	\$4,451.75	0.9167	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	6.00 Ea.	\$1,673.93	\$1,954.09	5.0000	5	5	\$9,770.47	\$9,770.47
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	6.00 Ea.	\$264.09	\$325.43	13.7500	13	12	\$4,230.55	\$3,905.12
Replace 3'-0" x 7'-0" solid core wood door, interior	40	6.00 Ea.	\$3,399.30	\$3,924.59	1.3750	1	1	\$3,924.59	\$3,924.59
Unplug clogged line flush-tank water closet	5	3.00 Ea.	\$689.79	\$863.50	11.0000	11	11	\$9,498.45	\$9,498.45
Replace washer / diaphragm in ball cock flush-tank water closet	5	3.00 Ea.	\$58.91	\$72.68	11.0000	11	11	\$799.44	\$799.44
Replace valve and ball cock assembly flush-tank water closet	15	3.00 Ea.	\$291.89	\$360.81	3.6667	3	3	\$1,082.42	\$1,082.42
Install gasket between tank and bowl flush-tank water closet	20	3.00 Ea.	\$130.57	\$162.25	2.7500	2	2	\$324.49	\$324.49
Replace two piece water closet flush-tank	35	3.00 Ea.	\$1,649.95	\$1,975.22	1.5714	1	1	\$1,975.22	\$1,975.22
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$54.53	\$67.71	7.8571	7	7	\$473.98	\$473.98
Rebuild flush valve for a urinal	20	2.00 Ea.	\$383.76	\$462.54	2.7500	2	2	\$925.08	\$925.08
Unplug line urinal	5	2.00 Ea.	\$305.28	\$382.16	11.0000	11	11	\$4,203.79	\$4,203.79
Replace wall-hung urinal	35	2.00 Ea.	\$2,175.04	\$2,616.09	1.5714	1	1	\$2,616.09	\$2,616.09
Replace washer in spud connection lavatory, vitreous china	7	3.00 Ea.	\$51.96	\$63.42	7.8571	7	7	\$443.96	\$443.96
Replace washer in faucet lavatory, vitreous china	2	3.00 Ea.	\$40.70	\$50.75	27.5000	27	27	\$1,370.29	\$1,370.29

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace faucets lavatory, vitreous china	10	3.00 Ea.	\$586.42	\$705.36	5.5000	5	5	\$3,526.82	\$3,526.82
Clean out strainer and P trap lavatory, vitreous china	2	3.00 Ea.	\$110.46	\$138.27	27.5000	27	27	\$3,733.35	\$3,733.35
Replace lavatory, vitreous china	35	3.00 Ea.	\$2,156.17	\$2,590.22	1.5714	1	1	\$2,590.22	\$2,590.22
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$26.90	\$33.54	27.5000	27	27	\$905.55	\$905.55
Clean trap sink, iron enamel	3	2.00 Ea.	\$18.01	\$22.55	18.3333	18	18	\$405.87	\$405.87
Replace faucets sink, iron enamel	10	2.00 Ea.	\$390.94	\$470.24	5.5000	5	5	\$2,351.21	\$2,351.21
Unstop sink, iron enamel	2	2.00 Ea.	\$88.02	\$110.19	27.5000	27	27	\$2,975.07	\$2,975.07
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	2.00 Ea.	\$2,416.86	\$2,818.55	1.5714	1	1	\$2,818.55	\$2,818.55
Check / minor repairs drinking fountain	1	1.00 Ea.	\$51.52	\$64.50	55.0000	55	55	\$3,547.51	\$3,547.51
Repair internal leaks drinking fountain	4	1.00 Ea.	\$47.77	\$59.80	13.7500	13	13	\$777.36	\$777.36
Correct water pressure drinking fountain	2	1.00 Ea.	\$44.01	\$55.09	27.5000	27	27	\$1,487.53	\$1,487.53
Replace refrigerant drinking fountain	2	1.00 Ea.	\$35.41	\$41.43	27.5000	27	27	\$1,118.60	\$1,118.60
Repair drain leak drinking fountain	4	1.00 Ea.	\$29.10	\$35.19	13.7500	13	11	\$457.46	\$387.08
Replace fountain drinking fountain	10	1.00 Ea.	\$1,620.81	\$1,904.30	5.5000	5	5	\$9,521.51	\$9,521.51
Inspect and clean shower head emergency shower station	3	1.00 Ea.	\$51.54	\$64.51	18.3333	18	18	\$1,161.24	\$1,161.24
Replace shower emergency shower station	25	1.00 Ea.	\$1,053.08	\$1,259.15	2.2000	2	2	\$2,518.30	\$2,518.30
Inspect and clean spray heads, emergency eye wash	3	1.00 Ea.	\$51.54	\$64.51	18.3333	18	18	\$1,161.24	\$1,161.24
Replace eye wash station, emergency eye wash	25	1.00 Ea.	\$785.91	\$955.55	2.2000	2	2	\$1,911.10	\$1,911.10
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	2.7500	2	2	\$126.31	\$126.31
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$156.72	\$196.19	55.0000	55	55	\$10,790.33	\$10,790.33
Replace drain: roof, scupper, area	40	4.00 Ea.	\$4,521.49	\$5,215.40	1.3750	1	1	\$5,215.40	\$5,215.40
Maintenance and repair explosionproof industrial heater	2	1.00 Ea.	\$212.37	\$248.17	27.5000	27	26	\$6,700.58	\$6,452.41
Maintenance and inspection explosionproof industrial heater	0.5	1.00 Ea.	\$82.32	\$103.13	110.0000	110	110	\$11,344.65	\$11,344.65
Replace heater explosionproof industrial heater	15	4.00 Ea.	\$24,707.13	\$28,231.20	3.6667	3	3	\$84,693.61	\$84,693.61
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	55.0000	55	55	\$2,490.64	\$2,490.64
Replace sprinkler head	20	15.00 Ea.	\$1,314.72	\$1,622.28	2.7500	2	2	\$3,244.56	\$3,244.56
Rebuild double check 3" backflow preventer sprinkler system	1	0.10 Ea.	\$74.82	\$89.67	55.0000	55	55	\$4,932.01	\$4,932.01
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	18.3333	18	18	\$954.92	\$954.92
Maintenance and repair safety switch general, 2 pole	8	1.00 Ea.	\$42.34	\$53.05	6.8750	6	6	\$318.31	\$318.31
Maintenance and inspection safety switch, 2 pole	1	1.00 Ea.	\$42.34	\$53.05	55.0000	55	55	\$2,917.81	\$2,917.81
Replace safety switch, 240 V, 2 pole	25	1.00 Ea.	\$448.31	\$543.60	2.2000	2	2	\$1,087.20	\$1,087.20
Replace fluorescent light fixture ballast, 80 W	10	18.00 Ea.	\$1,882.91	\$2,321.83	5.5000	5	5	\$11,609.17	\$11,609.17

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace lamps (2 lamps), 4', 34 W energy saver	10	18.00 Ea.	\$476.74	\$597.04	5.5000	5	5	\$2,985.20	\$2,985.20	
Repair smoke detector	10	18.00 Ea.	\$1,044.18	\$1,292.99	5.5000	5	4	\$6,464.93	\$5,171.94	
Check operation smoke detector	1	21.00 Ea.	\$357.02	\$447.29	55.0000	55	55	\$24,601.08	\$24,601.08	
Replace smoke detector	15	15.00 Ea.	\$4,538.29	\$5,418.28	3.6667	3	3	\$16,254.83	\$16,254.83	
Check and repair manual pull station	10	2.00 Ea.	\$179.77	\$221.49	5.5000	5	4	\$1,107.47	\$885.97	
Replace manual pull station	15	2.00 Ea.	\$417.52	\$503.53	3.6667	3	3	\$1,510.58	\$1,510.58	
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	11.0000	11	11	\$2,008.55	\$2,008.55	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	110.0000	110	110	\$6,271.12	\$6,271.12	
Replace fire alarm control panel	15	1.00 Ea.	\$2,196.12	\$2,675.47	3.6667	3	3	\$8,026.42	\$8,026.42	
Replace fire alarm bell, 6"	20	4.00 Ea.	\$722.42	\$879.09	2.7500	2	2	\$1,758.17	\$1,758.17	
			\$119,477.59	\$140,995.58				MR Subtotal	\$454,004.61	
									MR Per Year	\$8,254.63
									PM Total	\$2,852.47
									Subtotal	\$11,107.10
									Total Per Unit	\$3.00

FAC 2262 AMMUNITION PRODUCTION FACILITY

SUC \$3.00

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 3698.165853

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2.00	0.52	\$33.53	\$22.97	\$0.00	\$56.49	\$66.74	\$78.66
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	1.00	4.07	\$43.08	\$179.97	\$0.00	\$223.04	\$281.34	\$341.79
Urinals, annualized	2.00	0.46	\$13.26	\$24.33	\$0.00	\$37.59	\$46.21	\$55.50
Toilet (tank type), annualized	3.00	1.16	\$23.98	\$62.78	\$0.00	\$86.77	\$108.00	\$130.43
Lavatories, annualized	4.00	1.39	\$31.17	\$87.20	\$0.00	\$118.37	\$147.65	\$178.48
Fan, axial, up to 5,000 CFM, annualized	2.00	2.49	\$16.60	\$133.42	\$0.00	\$150.01	\$191.70	\$234.21
Backflow prevention device, up to 4", annualized	1.00	0.33	\$14.02	\$20.93	\$0.00	\$34.94	\$42.62	\$51.01
Extinguishing system, wet pipe, annualized	1.00	11.34	\$49.59	\$710.68	\$0.00	\$760.27	\$978.43	\$1,199.07
Panelboard, 225 A and above, annualized	2.00	0.88	\$44.00	\$60.83	\$0.00	\$104.83	\$127.48	\$152.33
Crane, electric bridge, up to 5 ton, annualized	1.00	2.92	\$206.82	\$107.79	\$0.00	\$314.61	\$367.63	\$430.99
						\$1,886.93	\$2,357.80	\$2,852.47



# FAC 2262 AMMUNITION PRODUCTION FACILITY

## Modeled Component List CostWorks Release 2023 Qtr 4

B30 Roofing	
Built-Up Roofing	35.0 Sq.
C10 Interior Construction	
Steel Painted Interior Doors	3.0 Ea.
Solid Core Interior Doors	6.0 Ea.
D20 Plumbing	
Flush-Tank Water Closet	3.0 Ea.
Urinal	2.0 Ea.
Lavatory, Vitreous China	3.0 Ea.
Sink, Iron Enamel	2.0 Ea.
Drinking Fountain	1.0 Ea.
Emergency Shower Station	1.0 Ea.
Emergency Eye Wash	1.0 Ea.
Drain: Roof, Scupper, Area	4.0 Ea.
D30 HVAC	
Explosionproof Industrial Heater	4.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	15.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	0.1 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Safety Switch, General Duty, 240 V, 2 pole	1.0 Ea.
Smoke Detector	15.0 Ea.
Manual Pull Station	2.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Fire Alarm Bell	4.0 Ea.
E10 Equipment	
Crane, Electric, up to 5 ton, annualized	1.0 Each

FAC 2262 AMMUNITION PRODUCTION FACILITY  
Sustainment by Year  
CostWorks Release 2023 Qtr 4

