

**FAC 7348 CAR WASH FACILITY**

FY24 SUC: \$3.35 / SF  
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

**FAC 7348 CAR WASH FACILITY**

SUC \$3.35

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MRUM SF  
Design Life 30  
Average Size 1952.455223

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
Point and refinish painted concrete block wall, 1st floor	25	2.20 C.S.F.	\$1,137.25	\$1,401.65	1.2000	1	1	\$1,401.65	\$1,401.65
Refinish aluminum siding, 1st floor	20	15.85 C.S.F.	\$3,310.61	\$4,061.11	1.5000	1	1	\$4,061.11	\$4,061.11
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1.00 Ea.	\$156.31	\$186.27	1.5000	1	1	\$186.27	\$186.27
Repair aluminum storefront door	12	1.00 Ea.	\$510.23	\$609.68	2.5000	2	2	\$1,219.37	\$1,219.37
Replace insulating glass - (3% of glass) aluminum storefront door	1	1.89 S.F.	\$105.06	\$122.86	30.0000	30	30	\$3,685.70	\$3,685.70
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	2.1429	2	2	\$3,336.77	\$3,336.77
Repair 12' x 12' steel roll-up door	10	2.00 Ea.	\$1,402.23	\$1,666.45	3.0000	3	3	\$4,999.34	\$4,999.34
Refinish 12' x 12' steel roll-up door	5	2.00 Ea.	\$460.73	\$561.90	6.0000	6	6	\$3,371.41	\$3,371.41
Non - destructive moisture inspection, thermosetting	5	1.60 M.S.F.	\$202.00	\$246.38	6.0000	6	6	\$1,478.25	\$1,478.25
Flashing repairs, 2 S.F. per sq. repaired, thermoset	1	1.33 S.F.	\$3.52	\$4.29	30.0000	30	30	\$128.57	\$128.57
Minor replacement, 25% of roof area, thermoset	10	4.10 Sq.	\$1,860.44	\$2,195.01	3.0000	3	3	\$6,585.03	\$6,585.03
Total thermoset roof replacement	20	20.00 Sq.	\$18,131.89	\$21,355.19	1.5000	1	1	\$21,355.19	\$21,355.19
Repair steel painted interior door	14	1.00 Ea.	\$278.99	\$325.68	2.1429	2	2	\$651.36	\$651.36
Refinish concrete floor finished	25	20.00 C.S.F.	\$8,331.55	\$10,052.37	1.2000	1	1	\$10,052.37	\$10,052.37
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.45	\$16.77	15.0000	15	15	\$251.54	\$251.54
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	10.0000	10	10	\$112.74	\$112.74
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	3.0000	3	3	\$705.36	\$705.36
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	15.0000	15	15	\$826.41	\$826.41
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$1,208.43	\$1,409.28	3.0000	3	3	\$4,227.83	\$4,227.83
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$100.27	\$123.69	3.0000	3	3	\$371.07	\$371.07
Replace pipe and fittings, copper 3/4"	20	16.00 L.F.	\$399.95	\$484.74	1.5000	1	1	\$484.74	\$484.74
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$838.84	\$1,008.95	1.2000	1	1	\$1,008.95	\$1,008.95
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$157.93	\$193.51	2.0000	2	2	\$387.02	\$387.02
Drain and flush water heater, electric, 1000 gallon	7	1.00 Ea.	\$309.15	\$387.00	4.2857	4	4	\$1,548.00	\$1,548.00
Check operation water heater, electric, 1000 gallon	3	1.00 Ea.	\$2.72	\$3.40	10.0000	10	10	\$34.00	\$34.00
Unclog main drain pipe & fittings, cast iron	10	6.00 Ea.	\$293.05	\$366.84	3.0000	3	3	\$1,100.53	\$1,100.53
Unclog floor drain, PVC	20	4.00 Ea.	\$201.81	\$252.63	1.5000	1	1	\$252.63	\$252.63
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$168.16	\$208.23	3.0000	3	3	\$624.68	\$624.68
Replace pipe, 4" pipe and fittings, PVC	30	16.00 L.F.	\$1,327.08	\$1,638.04	1.0000	1	1	\$1,638.04	\$1,638.04
Clean out bucket floor drain with bucket	5	6.00 Ea.	\$1,854.89	\$2,322.00	6.0000	6	6	\$13,932.02	\$13,932.02
Maintenance and repair explosionproof industrial heater	2	1.00 Ea.	\$212.37	\$248.17	15.0000	15	15	\$3,722.54	\$3,722.54
Maintenance and inspection explosionproof industrial heater	0.5	1.00 Ea.	\$82.32	\$103.13	60.0000	60	60	\$6,187.99	\$6,187.99

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace fuse	25	18.00 Ea.	\$8,224.11	\$9,444.04	1.2000	1	1	\$9,444.04	\$9,444.04
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$254.10	\$303.63	3.0000	3	3	\$910.88	\$910.88
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	1.00 Ea.	\$75.84	\$95.02	1.5000	1	1	\$95.02	\$95.02
Repair failed breaker, enclosed, 600 V, 2 pole	4	1.00 Ea.	\$737.60	\$859.09	7.5000	7	7	\$6,013.60	\$6,013.60
Maintenance and repair safety switch general, 2 pole	8	2.00 Ea.	\$84.69	\$106.10	3.7500	3	3	\$318.31	\$318.31
Maintenance and inspection safety switch, 2 pole	1	2.00 Ea.	\$84.69	\$106.10	30.0000	30	30	\$3,183.07	\$3,183.07
Replace safety switch, 240 V, 2 pole	25	2.00 Ea.	\$896.62	\$1,087.20	1.2000	1	1	\$1,087.20	\$1,087.20
Maintenance and repair receptacles and plugs	20	14.00 Ea.	\$616.61	\$769.75	1.5000	1	1	\$769.75	\$769.75
Replace receptacle/plug receptacles and plugs	20	14.00 Ea.	\$1,047.63	\$1,291.74	1.5000	1	1	\$1,291.74	\$1,291.74
Maintenance and repair wiring devices, switches	10	9.00 Ea.	\$396.39	\$494.84	3.0000	3	3	\$1,484.51	\$1,484.51
Replace wiring devices, switches	15	9.00 Ea.	\$600.13	\$747.06	2.0000	2	2	\$1,494.12	\$1,494.12
Replace fluorescent light fixture ballast, 80 W	10	8.00 Ea.	\$836.85	\$1,031.93	3.0000	3	3	\$3,095.78	\$3,095.78
Replace lamps (2 lamps), 4', 34 W energy saver	10	8.00 Ea.	\$211.89	\$265.35	3.0000	3	3	\$796.05	\$796.05
Remove and replace 50 HP pump motor	25	1.00 Ea.	\$9,015.62	\$10,299.87	1.2000	1	1	\$10,299.87	\$10,299.87
			\$67,797.12	\$80,426.78					
								MR Subtotal	\$140,212.42
								MR Per Year	\$4,673.75
								PM Total	\$1,872.07
								Subtotal	\$6,545.82
								Total Per Unit	\$3.35

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Release 2023 Qtr 4

Zip Code Prefix 222

Type PM

UM SF

Design Life 30

Average Size 1952.455223

SUC \$3.35

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	2.00	8.14	\$86.15	\$359.93	\$0.00	\$446.09	\$562.68	\$683.59
Valve, ball, above 4", annualized	2.00	0.33	\$8.28	\$17.79	\$0.00	\$26.07	\$32.23	\$38.81
Valve, globe, above 4", annualized	2.00	0.32	\$8.28	\$17.00	\$0.00	\$25.28	\$31.21	\$37.55
Water heater, steam 2500 gal., annually	1.00	0.94	\$149.78	\$50.14	\$0.00	\$199.92	\$229.94	\$267.44
Valve, sediment strainer, above 4", annualized	4.00	1.25	\$23.68	\$66.97	\$0.00	\$90.65	\$113.11	\$136.75
Submersible, 1 H.P. and over, annualized	1.00	3.85	\$19.33	\$205.79	\$0.00	\$225.12	\$288.79	\$353.43
Vacuum, annualized	2.00	2.46	\$50.49	\$88.94	\$0.00	\$139.43	\$171.16	\$205.42
Pump, mixed or axial flow, annualized	1.00	1.22	\$38.14	\$63.38	\$0.00	\$101.52	\$124.34	\$149.08
						\$1,254.07	\$1,553.47	\$1,872.07



**FAC 7348 CAR WASH FACILITY**  
**Modeled Component List**  
**CostWorks Release 2023 Qtr 4**

B30 Roofing	
Thermosetting	20.0 Sq.
C30 Interior Finishes	
Concrete, Finished	20.0 C.S.F.
D20 Plumbing	
Sink, Iron Enamel	1.0 Ea.
D50 Electrical	
Safety Switch, General Duty, 240 V, 2 pole	2.0 Ea.

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Sustainment by Year  
CostWorks Release 2023 Qtr 4

