

FAC 7412 AUTOMOBILE CRAFT CENTER

FY24 SUC:	\$3.39 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7412 AUTOMOBILE CRAFT CENTER

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 40
Average Size 7964.990082

SUC \$3.39

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 faucets lavatory, vitreous china	10	4.00 Ea.	\$781.89	\$940.49	4.0000	4	4	\$3,761.94	\$3,761.94
Replace lavatory, vitreous china	35	4.00 Ea.	\$2,874.89	\$3,453.62	1.1429	1	1	\$3,453.62	\$3,453.62
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$26.90	\$33.54	20.0000	20	20	\$670.78	\$670.78
Clean trap sink, iron enamel	3	2.00 Ea.	\$18.01	\$22.55	13.3333	13	13	\$293.13	\$293.13
Replace faucets sink, iron enamel	10	2.00 Ea.	\$390.94	\$470.24	4.0000	4	4	\$1,880.97	\$1,880.97
Unstop sink, iron enamel	2	2.00 Ea.	\$88.02	\$110.19	20.0000	20	20	\$2,203.75	\$2,203.75
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	2.00 Ea.	\$2,416.86	\$2,818.55	1.1429	1	1	\$2,818.55	\$2,818.55
Inspect and clean spray heads, emergency eye wash	3	2.00 Ea.	\$103.07	\$129.03	13.3333	13	13	\$1,677.35	\$1,677.35
Replace eye wash station, emergency eye wash	25	1.00 Ea.	\$785.91	\$955.55	1.6000	1	1	\$955.55	\$955.55
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$100.27	\$123.69	4.0000	4	4	\$494.76	\$494.76
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$157.93	\$193.51	2.6667	2	2	\$387.02	\$387.02
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.84	\$61.14	4.0000	4	4	\$244.56	\$244.56
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	2.0000	2	2	\$126.31	\$126.31
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$168.16	\$208.23	4.0000	4	4	\$832.91	\$832.91
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$156.72	\$196.19	40.0000	40	40	\$7,847.51	\$7,847.51
Replace drain: roof, scupper, area	40	4.00 Ea.	\$4,521.49	\$5,215.40	1.0000	1	1	\$5,215.40	\$5,215.40
Replace fan & motor, propeller exhaust, 4700 CFM exhaust fan	15	1.00 Ea.	\$2,240.66	\$2,607.59	2.6667	2	2	\$5,215.17	\$5,215.17
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$4,297.06	\$4,984.96	2.0000	2	2	\$9,969.92	\$9,969.92
Maintenance and repair standard suspended heater	2	6.00 Ea.	\$688.35	\$812.21	20.0000	20	20	\$16,244.29	\$16,244.29
Replace 4-pin receptacle	20	12.00 Ea.	\$1,835.11	\$2,182.45	2.0000	2	2	\$4,364.90	\$4,364.90
Maintenance and repair wiring devices, switches	10	4.00 Ea.	\$176.17	\$219.93	4.0000	4	4	\$879.71	\$879.71
Replace wiring devices, switches	15	4.00 Ea.	\$266.72	\$332.03	2.6667	2	2	\$664.05	\$664.05
Replace fluorescent light fixture ballast, 80 W	10	6.00 Ea.	\$627.64	\$773.94	4.0000	4	4	\$3,095.78	\$3,095.78
Replace lamps (2 lamps), 4', 34 W energy saver	10	6.00 Ea.	\$158.91	\$199.01	4.0000	4	4	\$796.05	\$796.05
Replace metal halide ballast, 400 W	10	12.00 Ea.	\$2,302.75	\$2,749.69	4.0000	4	4	\$10,998.74	\$10,998.74
Replace metal halide fixture lamp, 400 W	5	12.00 Ea.	\$778.54	\$940.19	8.0000	8	8	\$7,521.53	\$7,521.53
Replace metal halide fixture, 400 W	20	12.00 Ea.	\$9,164.45	\$10,957.01	2.0000	2	2	\$21,914.02	\$21,914.02
Repair smoke detector	10	8.00 Ea.	\$464.08	\$574.66	4.0000	4	4	\$2,298.64	\$2,298.64
Check operation smoke detector	1	8.00 Ea.	\$136.01	\$170.40	40.0000	40	40	\$6,815.88	\$6,815.88
Repair heat detector	10	12.00 Ea.	\$751.24	\$924.63	4.0000	4	4	\$3,698.50	\$3,698.50
Check operation heat detector	1	12.00 Ea.	\$204.01	\$255.60	40.0000	40	40	\$10,223.82	\$10,223.82
Replace heat detector	15	12.00 Ea.	\$2,125.28	\$2,601.91	2.6667	2	2	\$5,203.82	\$5,203.82
Check and repair manual pull station	10	2.00 Ea.	\$179.77	\$221.49	4.0000	4	3	\$885.97	\$664.48

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace manual pull station	15	2.00 Ea.	\$417.52	\$503.53	2.6667	2	2	\$1,007.05	\$1,007.05
Maintenance and repair electrical service ground	25	0.20 M.L.F.	\$18.46	\$23.06	1.6000	1	1	\$23.06	\$23.06
Replace electrical service ground	50	0.20 M.L.F.	\$900.84	\$1,097.99	0.8000	0	0	\$0.00	\$0.00
Remove and replace vehicle lift hydraulic pump	15	4.00 Ea.	\$17,717.59	\$20,211.79	2.6667	2	2	\$40,423.57	\$40,423.57
Automotive equipment, compressor, electric, 5 HP, remove and replace motor	10	3.00 Ea.	\$2,503.42	\$2,878.87	4.0000	4	4	\$11,515.47	\$11,515.47
Replace aluminum siding, 1st floor	35	20.79 C.S.F.	\$12,882.51	\$15,516.72	1.1429	1	1	\$15,516.72	\$15,516.72
Refinish aluminum siding, 1st floor	20	20.79 C.S.F.	\$4,342.44	\$5,326.84	2.0000	2	2	\$10,653.68	\$10,653.68
Replace steel louver, 1st floor	40	2.00 Ea.	\$1,208.29	\$1,414.00	1.0000	1	1	\$1,414.00	\$1,414.00
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	7.92 S.F.	\$104.14	\$122.29	40.0000	40	40	\$4,891.55	\$4,891.55
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	32.00 Ea.	\$5,002.02	\$5,960.69	2.0000	2	2	\$11,921.37	\$11,921.37
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	32.00 Ea.	\$21,681.29	\$25,449.70	0.8000	0	0	\$0.00	\$0.00
Repair aluminum storefront door	12	4.00 Ea.	\$2,040.91	\$2,438.74	3.3333	3	3	\$7,316.22	\$7,316.22
Replace 3'-0" x 7'-0" aluminum storefront doors	50	4.00 Ea.	\$9,636.78	\$11,353.24	0.8000	0	0	\$0.00	\$0.00
Replace insulating glass - (3% of glass) aluminum storefront door	1	2.52 S.F.	\$140.08	\$163.81	40.0000	40	40	\$6,552.36	\$6,552.36
Repair steel, painted, door	14	5.00 Ea.	\$3,511.67	\$4,170.96	2.8571	2	2	\$8,341.93	\$8,341.93
Refinish 3'-0" x 7'-0" steel, painted, door	4	5.00 Ea.	\$230.27	\$281.98	10.0000	10	10	\$2,819.81	\$2,819.81
Replace 3'-0" x 7'-0" steel, painted, door	45	5.00 Ea.	\$4,585.55	\$5,309.63	0.8889	0	0	\$0.00	\$0.00
Repair 12' x 12' steel roll-up door	10	6.00 Ea.	\$4,206.70	\$4,999.34	4.0000	4	4	\$19,997.37	\$19,997.37
Refinish 12' x 12' steel roll-up door	5	6.00 Ea.	\$1,382.20	\$1,685.70	8.0000	8	8	\$13,485.62	\$13,485.62
Replace 12' x 12' steel roll-up door	35	6.00 Ea.	\$16,826.79	\$19,997.37	1.1429	1	1	\$19,997.37	\$19,997.37
Debris removal, by hand and visual inspection, thermosetting	1	5.71 M.S.F.	\$231.49	\$282.35	40.0000	40	40	\$11,294.15	\$11,294.15
Non - destructive moisture inspection, thermosetting	5	5.71 M.S.F.	\$721.25	\$879.72	8.0000	8	8	\$7,037.72	\$7,037.72
Minor membrane repairs, 2% of roof area, thermoset	1	1.34 Sq.	\$467.73	\$558.35	40.0000	40	40	\$22,334.07	\$22,334.07
Flashing repairs, 2 S.F. per sq. repaired, thermoset	1	3.20 S.F.	\$8.49	\$10.33	40.0000	40	40	\$413.07	\$413.07
Minor replacement, 25% of roof area, thermoset	10	20.00 Sq.	\$9,075.33	\$10,707.37	4.0000	4	4	\$42,829.48	\$42,829.48
Total thermoset roof replacement	20	40.00 Sq.	\$36,263.77	\$42,710.38	2.0000	2	2	\$85,420.77	\$85,420.77
Repair steel painted interior door	14	4.00 Ea.	\$1,115.95	\$1,302.73	2.8571	2	2	\$2,605.46	\$2,605.46
Refinish 3'-0" x 7'-0" steel painted interior door	4	4.00 Ea.	\$230.61	\$283.51	10.0000	10	10	\$2,835.09	\$2,835.09
Replace 3'-0" x 7'-0" steel painted interior door	60	4.00 Ea.	\$5,118.19	\$5,935.67	0.6667	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	48.53 C.S.F.	\$20,216.49	\$24,392.08	1.6000	1	1	\$24,392.08	\$24,392.08
Replace vinyl tile flooring	18	95.56 S.Y.	\$4,882.08	\$6,008.02	2.2222	2	2	\$12,016.04	\$12,016.04
Unplug clogged line flush-tank water closet	5	4.00 Ea.	\$919.72	\$1,151.33	8.0000	8	8	\$9,210.61	\$9,210.61
Replace washer / diaphragm in ball cock flush-tank water closet	5	4.00 Ea.	\$78.54	\$96.90	8.0000	8	8	\$775.22	\$775.22
Replace valve and ball cock assembly flush-tank water closet	15	4.00 Ea.	\$389.19	\$481.08	2.6667	2	2	\$962.15	\$962.15

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Install gasket between tank and bowl flush-tank water closet	20	4.00 Ea.	\$174.09	\$216.33	2.0000	2	2	\$432.66	\$432.66	
Replace one piece water closet flush-tank	35	4.00 Ea.	\$5,120.97	\$5,952.99	1.1429	1	1	\$5,952.99	\$5,952.99	
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$54.53	\$67.71	5.7143	5	5	\$338.56	\$338.56	
Rebuild flush valve for a urinal	20	2.00 Ea.	\$383.76	\$462.54	2.0000	2	2	\$925.08	\$925.08	
Unplug line urinal	5	2.00 Ea.	\$305.28	\$382.16	8.0000	8	8	\$3,057.30	\$3,057.30	
Replace wall-hung urinal	35	2.00 Ea.	\$2,175.04	\$2,616.09	1.1429	1	1	\$2,616.09	\$2,616.09	
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$69.29	\$84.56	5.7143	5	5	\$422.82	\$422.82	
Replace heater standard suspended heater	15	6.00 Ea.	\$4,372.53	\$5,069.66	2.6667	2	2	\$10,139.32	\$10,139.32	
Maintenance and repair explosionproof industrial heater	2	2.00 Ea.	\$424.73	\$496.34	20.0000	20	19	\$9,926.78	\$9,430.44	
Maintenance and inspection explosionproof industrial heater	0.5	2.00 Ea.	\$164.64	\$206.27	80.0000	80	80	\$16,501.31	\$16,501.31	
Replace heater explosionproof industrial heater	15	2.00 Ea.	\$12,353.56	\$14,115.60	2.6667	2	2	\$28,231.20	\$28,231.20	
Repair single zone rooftop unit, 7.5 ton	10	1.00 Ea.	\$3,819.30	\$4,525.13	4.0000	4	4	\$18,100.53	\$18,100.53	
Replace single zone rooftop unit, 7.5 ton	15	1.00 Ea.	\$12,094.07	\$14,301.01	2.6667	2	2	\$28,602.02	\$28,602.02	
Repair central station A.H.U., 1300 CFM	10	1.00 Ea.	\$597.15	\$708.33	4.0000	4	3	\$2,833.30	\$2,124.98	
Replace central station A.H.U., 1300 CFM	15	1.00 Ea.	\$10,552.72	\$12,201.19	2.6667	2	2	\$24,402.38	\$24,402.38	
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	40.0000	40	40	\$1,811.38	\$1,811.38	
Replace sprinkler head	20	50.00 Ea.	\$4,382.39	\$5,407.59	2.0000	2	2	\$10,815.19	\$10,815.19	
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$748.17	\$896.73	40.0000	40	40	\$35,869.16	\$35,869.16	
Replace fuse	25	14.00 Ea.	\$6,396.53	\$7,345.36	1.6000	1	1	\$7,345.36	\$7,345.36	
Repair switchboard meter	10	1.00 Ea.	\$1,218.62	\$1,434.12	4.0000	4	4	\$5,736.50	\$5,736.50	
Maintenance and repair motor starter, up to 600 V	5	2.00 Ea.	\$525.64	\$638.99	8.0000	8	8	\$5,111.91	\$5,111.91	
Maintenance and inspection motor starter, up to 600 V	0.5	2.00 Ea.	\$113.76	\$142.53	80.0000	80	80	\$11,402.04	\$11,402.04	
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$84.69	\$106.10	13.3333	13	13	\$1,379.33	\$1,379.33	
Maintenance and repair safety switch general, 2 pole	8	2.00 Ea.	\$84.69	\$106.10	5.0000	5	5	\$530.51	\$530.51	
Maintenance and inspection safety switch, 2 pole	1	2.00 Ea.	\$84.69	\$106.10	40.0000	40	40	\$4,244.09	\$4,244.09	
Replace safety switch, 240 V, 2 pole	25	2.00 Ea.	\$896.62	\$1,087.20	1.6000	1	1	\$1,087.20	\$1,087.20	
Repair 4-pin receptacle cover	10	12.00 Ea.	\$728.45	\$901.12	4.0000	4	4	\$3,604.46	\$3,604.46	
			\$296,107.53	\$349,831.96				MR Subtotal	\$781,651.30	
									MR Per Year	\$19,541.28
									PM Total	\$7,480.33
									Subtotal	\$27,021.61
									Total Per Unit	\$3.39

FAC 7412 AUTOMOBILE CRAFT CENTER

SUC \$3.39

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 40

Type PM

Average Size 7964.990082

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	3.00	12.21	\$129.23	\$539.90	\$0.00	\$669.13	\$844.03	\$1,025.38
Fire doors, swinging, annualized	2.00	0.78	\$31.33	\$30.91	\$0.00	\$62.24	\$74.65	\$88.62
Urinals, annualized	1.00	0.23	\$6.63	\$12.16	\$0.00	\$18.79	\$23.11	\$27.75
Toilet (tank type), annualized	4.00	1.55	\$31.98	\$83.71	\$0.00	\$115.69	\$144.00	\$173.91
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	4.00	4.98	\$33.19	\$266.83	\$0.00	\$300.03	\$383.39	\$468.42
Unit heater, gas infrared, annualized	3.00	4.51	\$189.75	\$240.67	\$0.00	\$430.42	\$521.60	\$622.26
Package unit, air cooled, 3 thru 24 ton, annualized	1.00	2.40	\$166.98	\$151.73	\$0.00	\$318.71	\$380.92	\$451.49
Air compressor, reciprocating, less than 5 H.P., annualized	1.00	4.80	\$56.17	\$305.20	\$0.00	\$361.37	\$458.54	\$558.53
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
Hydraulic lift, annualized	3.00	4.64	\$1,893.45	\$167.86	\$0.00	\$2,061.31	\$2,301.02	\$2,635.40
						\$5,251.28	\$6,299.96	\$7,480.33

FAC 7412 AUTOMOBILE CRAFT CENTER

Modeled Component List

CostWorks Release 2023 Qtr 4

D20 Plumbing

Lavatory, Vitreous China	4.0 Ea.
Sink, Iron Enamel	2.0 Ea.
Emergency Eye Wash	1.0 Ea.
Drain: Roof, Scupper, Area	4.0 Ea.
Flush-Tank Water Closet	4.0 Ea.
Urinal	2.0 Ea.

D30 HVAC

Exhaust Fan, propeller exh., 4700 CFM	1.0 Ea.
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	1.0 Ea.
Standard Suspended Heater	6.0 Ea.
Explosionproof Industrial Heater	2.0 Ea.
Single Zone Air Conditioner, 7.5ton	1.0 Ea.
Central Station Air Conditioning Air Handling Unit, 1300 CFM	1.0 Ea.

D50 Electrical

Fixture 400 W	12.0 Ea.
Heat Detector	12.0 Ea.
Manual Pull Station	2.0 Ea.
Electrical Service Ground	0.2 M.L.F.
Load Center, 100 A, maintenance & inspection	2.0 Ea.
Safety Switch, General Duty, 240 V, 2 pole	2.0 Ea.

E10 Equipment

Hydraulic Pump, Vehicle Lift	4.0 Ea.
Electric Compressor	3.0 Ea.
Hydraulic Lift, annualized	3.0 Each

B20 Exterior Enclosure

Aluminum Siding, 1st floor	20.79 C.S.F.
Steel Louver, 1st floor	2.0 Ea.
Aluminum Window, Fixed, 1st floor	32.0 Ea.
Glazed Aluminum	4.0 Ea.
Steel, Painted	5.0 Ea.
Steel Single, Roll-Up	6.0 Ea.

B30 Roofing

Thermosetting	40.0 Sq.
---------------	----------

C10 Interior Construction

Steel Painted Interior Doors	4.0 Ea.
Fire Doors, Swinging, annualized	2.0 Each

C30 Interior Finishes

Concrete, Finished	48.53 C.S.F.
Vinyl	95.56 S.Y.

D40 Fire Protection

Sprinkler System, Fire Suppression, sprinkler head	50.0 Ea.
Sprinkler System, Fire Suppression, 3" backflow preventer	1.0 Ea.

FAC 7412 AUTOMOBILE CRAFT CENTER
Sustainment by Year
CostWorks Release 2023 Qtr 4

