

**FAC 7350 CAR WASH STRUCTURE**

FY24 SUC: \$6.78 / SF  
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7350 CAR WASH STRUCTURE

SUC \$6.78

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 30  
Average Size 1763.452899

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 fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	2.00 Ea.	\$495.25	\$602.75	1.5000	1	1	\$602.75	\$602.75
Replace lamp emergency lighting fixture	2	2.00 Ea.	\$108.99	\$131.71	15.0000	15	15	\$1,975.65	\$1,975.65
Replace emergency lighting fixture	20	2.00 Ea.	\$1,149.61	\$1,359.75	1.5000	1	1	\$1,359.75	\$1,359.75
Replace heat pump, 1.5 ton, air to air split	20	1.00 Ea.	\$2,663.56	\$3,131.88	1.5000	1	1	\$3,131.88	\$3,131.88
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
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$921.17	\$1,072.81	3.0000	3	3	\$3,218.44	\$3,218.44
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	30.0000	30	30	\$1,358.53	\$1,358.53
Replace fire pump / electric motor assembly 100 H.P.	25	1.00 Ea.	\$48,011.97	\$55,351.32	1.2000	1	1	\$55,351.32	\$55,351.32
Insp/chk pump/mtr oper, lub, chk align, rainwater sump pump	1	1.00 Ea.	\$12.56	\$15.72	30.0000	30	30	\$471.66	\$471.66
Replace rainwater sump pump / motor assembly	20	1.00 Ea.	\$639.87	\$757.30	1.5000	1	1	\$757.30	\$757.30
Clean out bucket floor drain with bucket	5	4.00 Ea.	\$1,236.59	\$1,548.00	6.0000	6	6	\$9,288.01	\$9,288.01
Refinish concrete floor finished	25	5.00 C.S.F.	\$2,082.89	\$2,513.09	1.2000	1	1	\$2,513.09	\$2,513.09
Replace old valve with new hose bibb	10	4.00 Ea.	\$286.47	\$348.64	3.0000	3	3	\$1,045.92	\$1,045.92
Replace lamp exit light	5	10.00 Ea.	\$163.47	\$194.39	6.0000	6	6	\$1,166.32	\$1,166.32
Replace lighting fixture exit light	20	10.00 Ea.	\$1,760.65	\$2,135.07	1.5000	1	1	\$2,135.07	\$2,135.07
Minor repairs to concrete floor unfinished	15	1,412.00 S.F.	\$53,844.96	\$65,710.12	2.0000	2	2	\$131,420.23	\$131,420.23
Metal floor grating repairs - (2% of grating)	10	0.80 S.F.	\$26.53	\$31.97	3.0000	3	3	\$95.90	\$95.90
Replace metal floor grating	30	40.00 S.F.	\$1,141.59	\$1,316.79	1.0000	1	1	\$1,316.79	\$1,316.79
Waterproof concrete block wall, 1st floor	10	2.90 C.S.F.	\$749.58	\$889.17	3.0000	3	3	\$2,667.52	\$2,667.52
Point and refinish painted concrete block wall, 1st floor	25	2.90 C.S.F.	\$1,499.10	\$1,847.63	1.2000	1	1	\$1,847.63	\$1,847.63
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	2.1429	2	2	\$3,336.77	\$3,336.77
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$92.11	\$112.79	7.5000	7	7	\$789.55	\$789.55
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	54.00 S.F.	\$249.59	\$296.62	6.0000	6	6	\$1,779.72	\$1,779.72
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	1.08 S.F.	\$27.33	\$32.67	30.0000	30	30	\$979.98	\$979.98
Minor metal roof panel replacement, 2.5% of roof area	20	67.50 S.F.	\$869.27	\$1,030.47	1.5000	1	1	\$1,030.47	\$1,030.47
Total metal roof panel replacement	30	20.00 Sq.	\$17,698.76	\$20,981.64	1.0000	1	1	\$20,981.64	\$20,981.64
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$254.10	\$303.63	3.0000	3	3	\$910.88	\$910.88
Maintenance and inspection secondary transformer, dry	0.5	1.00 Ea.	\$85.32	\$106.89	60.0000	60	60	\$6,413.64	\$6,413.64
Replace transformer 112.5 KVA	30	1.00 Ea.	\$6,847.05	\$8,058.77	1.0000	1	1	\$8,058.77	\$8,058.77

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	10.0000	10	10	\$530.51	\$530.51	
Replace load center, 100 A	20	1.00 Ea.	\$1,181.03	\$1,440.53	1.5000	1	1	\$1,440.53	\$1,440.53	
Replace metal halide fixture lamp, 175 W	5	8.00 Ea.	\$456.77	\$555.93	6.0000	6	6	\$3,335.59	\$3,335.59	
Replace metal halide fixture, 175 W	20	8.00 Ea.	\$5,909.83	\$6,966.90	1.5000	1	1	\$6,966.90	\$6,966.90	
Replace metal halide ballast, 175 W	10	8.00 Ea.	\$1,335.10	\$1,598.12	3.0000	3	2	\$4,794.35	\$3,196.23	
Check and repair manual pull station	10	5.00 Ea.	\$449.42	\$553.73	3.0000	3	2	\$1,661.20	\$1,107.47	
Replace manual pull station	15	5.00 Ea.	\$1,043.79	\$1,258.81	2.0000	2	2	\$2,517.63	\$2,517.63	
Replace fluorescent light fixture ballast, 80 W	10	2.00 Ea.	\$209.21	\$257.98	3.0000	3	2	\$773.94	\$515.96	
Replace lamps (2 lamps), 4', 34 W energy saver	10	2.00 Ea.	\$52.97	\$66.34	3.0000	3	3	\$199.01	\$199.01	
			\$164,055.25	\$194,646.53				MR Subtotal	\$296,114.90	
									MR Per Year	\$9,870.50
									PM Total	\$2,079.75
									Subtotal	\$11,950.25
									Total Per Unit	\$6.78

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Release 2023 Qtr 4

Zip Code Prefix 222

Type PM

UM SF

Design Life 30

Average Size 1763.452899

SUC \$6.78

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Submersible, 1 H.P. and over, annualized	1.00	3.85	\$19.33	\$205.79	\$0.00	\$225.12	\$288.79	\$353.43
Extinguishing system, wet pipe, annualized	1.00	11.34	\$49.59	\$710.68	\$0.00	\$760.27	\$978.43	\$1,199.07
Grit drive, annualized	1.00	1.09	\$38.84	\$56.19	\$0.00	\$95.03	\$115.77	\$138.45
Valve, gate, above 4", annually	5.00	0.80	\$20.70	\$42.51	\$0.00	\$63.21	\$78.03	\$93.89
Valve, sediment strainer, above 4", annually	5.00	1.56	\$29.60	\$83.71	\$0.00	\$113.31	\$141.39	\$170.94
Water flow meter, turbine, annually	1.00	0.29	\$18.72	\$15.25	\$0.00	\$33.98	\$40.42	\$47.81
Panelboard, 225 A and above, annually	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
						\$1,343.33	\$1,706.57	\$2,079.75



# FAC 7350 CAR WASH STRUCTURE

## Modeled Component List

### CostWorks Release 2023 Qtr 4

#### D50 Electrical

Fluorescent Lighting Fixture	2.0 Ea.
Emergency Lighting Fixture	2.0 Ea.
Exit Light	10.0 Ea.
Secondary Transformer, Dry, 112.5 KVA	1.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Load Center, 100 A, replacement	1.0 Ea.
Metal Halide Fixture	8.0 Ea.
Manual Pull Station	5.0 Ea.

#### D30 HVAC

Heat Pump, 1.5 ton	1.0 Ea.
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#### D40 Fire Protection

Backflow Preventer	1.0 Ea.
Fire Pump Electric Motor	1.0 Ea.

#### D20 Plumbing

Rainwater Sump Pump	1.0 Ea.
Hose Bibb	4.0 Ea.

#### C30 Interior Finishes

Concrete, Finished	5.0 C.S.F.
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#### B30 Roofing

Metal Steep Roofing	20.0 Sq.
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#### G30 Site Mechanical Utilities

Grit Drive, annualized	1.0 Each
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Sustainment by Year  
CostWorks Release 2023 Qtr 4

