

**FAC 7231 MISCELLANEOUS UPH SUPPORT BUILDING**

FY24 SUC:	\$3.02 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7231 MISCELLANEOUS UPH SUPPORT BUILDING

SUC \$3.02

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 45

Type MR

Average Size 3520.66054

Adjusted Occurences 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
Maintenance and repair TV cable outlet	10	4.00 Ea.	\$217.29	\$271.37	4.5000	4	4	\$1,085.47	\$1,085.47
Replace TV cable outlet	20	4.00 Ea.	\$297.78	\$370.75	2.2500	2	2	\$741.51	\$741.51
Repair smoke detector	10	10.00 Ea.	\$580.10	\$718.33	4.5000	4	3	\$2,873.30	\$2,154.98
Replace smoke detector	15	10.00 Ea.	\$3,025.52	\$3,612.18	3.0000	3	3	\$10,836.55	\$10,836.55
Maintenance and repair incandescent lighting fixtures	10	18.00 Ea.	\$1,212.01	\$1,448.06	4.5000	4	4	\$5,792.22	\$5,792.22
Replace incandescent lighting fixture lamp	5	18.00 Ea.	\$231.12	\$278.17	9.0000	9	9	\$2,503.51	\$2,503.51
Replace fluorescent light fixture ballast, 80 W	10	4.00 Ea.	\$418.42	\$515.96	4.5000	4	2	\$2,063.85	\$1,031.93
Replace lamps (2 lamps), 4', 34 W energy saver	10	4.00 Ea.	\$105.94	\$132.68	4.5000	4	4	\$530.70	\$530.70
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	4.00 Ea.	\$990.50	\$1,205.51	2.2500	2	2	\$2,411.01	\$2,411.01
Replace telephone jack	20	2.00 Ea.	\$61.36	\$75.86	2.2500	2	2	\$151.72	\$151.72
Replace concrete stairs	75	12.00 S.F.	\$1,019.67	\$1,254.55	0.6000	0	0	\$0.00	\$0.00
Repair 8" concrete block wall, 1st floor	25	576.00 S.F.	\$14,802.73	\$18,125.99	1.8000	1	1	\$18,125.99	\$18,125.99
Waterproof concrete block wall, 1st floor	10	46.00 C.S.F.	\$11,889.92	\$14,104.13	4.5000	4	4	\$56,416.52	\$56,416.52
Replace glass - 1st floor. (1% of glass) - alum. window	1	6.80 S.F.	\$89.41	\$105.00	45.0000	45	45	\$4,724.79	\$4,724.79
Repair 3' x 4' aluminum window - 1st floor	20	14.00 Ea.	\$3,974.94	\$4,676.21	2.2500	2	2	\$9,352.43	\$9,352.43
Repair solid core, painted, door	12	2.00 Ea.	\$777.94	\$932.60	3.7500	3	3	\$2,797.81	\$2,797.81
Prepare and refinish solid core, painted, door	4	2.00 Ea.	\$124.66	\$150.65	11.2500	11	11	\$1,657.10	\$1,657.10
Replace 3'-0" x 7'-0" solid core, painted, door	40	2.00 Ea.	\$2,821.78	\$3,316.85	1.1250	1	1	\$3,316.85	\$3,316.85
Debris removal by hand and visual inspection, asphalt shingle	1	2.01 M.S.F.	\$49.33	\$60.17	45.0000	45	45	\$2,707.43	\$2,707.43
Minor asphalt shingle repair, 2% of roof area	1	41.00 S.F.	\$220.44	\$264.20	45.0000	45	45	\$11,888.98	\$11,888.98
Total asphalt shingle roof replacement	40	36.00 Sq.	\$15,286.11	\$18,153.37	1.1250	1	1	\$18,153.37	\$18,153.37
Replace aluminum downspout, 3" x 4", .024" thick	25	120.00 L.F.	\$1,062.99	\$1,283.81	1.8000	1	1	\$1,283.81	\$1,283.81
Repair hollow core wood door, interior	7	6.00 Ea.	\$1,673.93	\$1,954.09	6.4286	6	6	\$11,724.56	\$11,724.56
Refinish 3'-0" x 7'-0" hollow core wood door, interior	4	6.00 Ea.	\$264.09	\$325.43	11.2500	11	11	\$3,579.69	\$3,579.69
Replace 3'-0" x 7'-0" hollow core wood door, interior	30	6.00 Ea.	\$2,048.89	\$2,409.75	1.5000	1	1	\$2,409.75	\$2,409.75
Repair 5/8" drywall - (2% of walls)	20	101.08 S.F.	\$168.90	\$206.40	2.2500	2	2	\$412.81	\$412.81
Refinish drywall	4	1,906.00 S.F.	\$1,291.58	\$1,586.70	11.2500	11	11	\$17,453.75	\$17,453.75
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	2.20 C.S.F.	\$1,770.82	\$2,144.24	4.5000	4	4	\$8,576.96	\$8,576.96
Refinish concrete floor finished	25	10.30 C.S.F.	\$4,290.75	\$5,176.97	1.8000	1	1	\$5,176.97	\$5,176.97
Replace vinyl tile flooring	18	83.00 S.Y.	\$4,240.40	\$5,218.35	2.5000	2	2	\$10,436.70	\$10,436.70
Ceramic tile floor repairs - (2% of floors)	15	0.80 C.S.F.	\$539.22	\$672.36	3.0000	3	3	\$2,017.08	\$2,017.08

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace 2" x 2" thin set ceramic tile floor	50	0.80 C.S.F.	\$1,068.44	\$1,287.83	0.9000	0	0	\$0.00	\$0.00
Repair gypsum board ceiling - (2% of ceilings)	20	0.38 C.S.F.	\$146.01	\$179.29	2.2500	2	2	\$358.57	\$358.57
Refinish gypsum board ceiling, up to 12' high	20	12.00 C.S.F.	\$1,741.32	\$2,142.33	2.2500	2	2	\$4,284.67	\$4,284.67
Unplug clogged line flush-tank water closet	5	4.00 Ea.	\$919.72	\$1,151.33	9.0000	9	9	\$10,361.94	\$10,361.94
Replace washer / diaphragm in ball cock flush-tank water closet	5	4.00 Ea.	\$78.54	\$96.90	9.0000	9	9	\$872.12	\$872.12
Replace valve and ball cock assembly flush-tank water closet	15	4.00 Ea.	\$389.19	\$481.08	3.0000	3	3	\$1,443.23	\$1,443.23
Install gasket between tank and bowl flush-tank water closet	20	4.00 Ea.	\$174.09	\$216.33	2.2500	2	2	\$432.66	\$432.66
Replace two piece water closet flush-tank	35	4.00 Ea.	\$2,199.93	\$2,633.63	1.2857	1	1	\$2,633.63	\$2,633.63
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$54.53	\$67.71	6.4286	6	6	\$406.27	\$406.27
Rebuild flush valve for a urinal	20	2.00 Ea.	\$383.76	\$462.54	2.2500	2	2	\$925.08	\$925.08
Replace wall-hung urinal	35	2.00 Ea.	\$2,175.04	\$2,616.09	1.2857	1	1	\$2,616.09	\$2,616.09
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$69.29	\$84.56	6.4286	6	6	\$507.38	\$507.38
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$54.27	\$67.67	22.5000	22	22	\$1,488.71	\$1,488.71
Replace faucets lavatory, vitreous china	10	4.00 Ea.	\$781.89	\$940.49	4.5000	4	4	\$3,761.94	\$3,761.94
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$147.27	\$184.36	22.5000	22	22	\$4,055.98	\$4,055.98
Replace lavatory, vitreous china	35	4.00 Ea.	\$2,874.89	\$3,453.62	1.2857	1	1	\$3,453.62	\$3,453.62
Replace faucets laundry sink, plastic	10	2.00 Ea.	\$390.94	\$470.24	4.5000	4	4	\$1,880.97	\$1,880.97
Clean out strainer and P trap laundry sink, plastic	2	2.00 Ea.	\$73.64	\$92.18	22.5000	22	22	\$2,027.99	\$2,027.99
Replace laundry sink, plastic	20	2.00 Ea.	\$1,349.66	\$1,630.03	2.2500	2	2	\$3,260.06	\$3,260.06
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$172.87	\$216.40	9.0000	9	9	\$1,947.58	\$1,947.58
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$206.10	\$258.00	45.0000	45	45	\$11,610.02	\$11,610.02
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$3,214.32	\$3,737.78	3.7500	3	3	\$11,213.35	\$11,213.35
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.84	\$61.14	4.5000	4	4	\$244.56	\$244.56
Replace pipe & fittings, cast iron, 4"	40	8.00 L.F.	\$462.98	\$562.55	1.1250	1	1	\$562.55	\$562.55
General maintenance & repair distribution: gutters, pipe	1	0.24 M.L.F.	\$76.13	\$95.30	45.0000	45	45	\$4,288.45	\$4,288.45
Replace pipe or gutter distribution	20	45.00 L.F.	\$2,618.91	\$3,174.32	2.2500	2	2	\$6,348.63	\$6,348.63
Repair fan coil unit, 3 ton	10	1.00 Ea.	\$573.53	\$678.76	4.5000	4	3	\$2,715.05	\$2,036.29
Replace fan coil unit, 3 ton	15	1.00 Ea.	\$3,336.73	\$3,849.25	3.0000	3	3	\$11,547.75	\$11,547.75
Repair heat pump, 5 ton, air to air split	10	1.00 Ea.	\$2,680.40	\$3,201.74	4.5000	4	4	\$12,806.96	\$12,806.96
Replace heat pump, 5 ton, air to air split	20	1.00 Ea.	\$7,296.39	\$8,796.41	2.2500	2	2	\$17,592.83	\$17,592.83
Replace fuse	25	18.00 Ea.	\$8,224.11	\$9,444.04	1.8000	1	1	\$9,444.04	\$9,444.04

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 receptacles and plugs	20	24.00 Ea.	\$1,057.04	\$1,319.56	2.2500	2	2	\$2,639.13	\$2,639.13	
Maintenance and repair wiring devices, switches	10	14.00 Ea.	\$616.61	\$769.75	4.5000	4	4	\$3,078.98	\$3,078.98	
			\$121,248.26	\$145,226.94				MR Subtotal	\$360,380.75	
									MR Per Year	\$8,008.46
									PM Total	\$2,624.60
									Subtotal	\$10,633.06
									Total Per Unit	\$3.02

FAC 7231 MISCELLANEOUS UPH SUPPORT BUILDING

SUC \$3.02

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 3520.66054

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
Urinals, annually	2.00	0.11	\$13.26	\$6.10	\$0.00	\$19.36	\$22.52	\$26.34
Toilet (tank type), annualized	4.00	1.55	\$31.98	\$83.71	\$0.00	\$115.69	\$144.00	\$173.91
Lavatories, annually	4.00	0.35	\$31.17	\$21.80	\$0.00	\$52.97	\$62.63	\$73.84
Water heater, gas, to 120 gal., annually	1.00	1.02	\$40.99	\$54.50	\$0.00	\$95.49	\$115.93	\$138.43
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$159.90	\$109.87	\$0.00	\$269.77	\$318.72	\$375.67
Heat pump, air cooled, up to 5 ton, annualized	1.00	3.00	\$142.69	\$190.10	\$0.00	\$332.79	\$404.09	\$482.52
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	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
						\$1,755.24	\$2,176.79	\$2,624.60



# **FAC 7231 MISCELLANEOUS UPH SUPPORT BUILDING**

## **Modeled Component List CostWorks Release 2023 Qtr 4**

D50 Electrical		
TV Cable Outlet		4.0 Ea.
Smoke Detector		10.0 Ea.
Fluorescent Lighting Fixture		4.0 Ea.
Load Center, 100 A, maintenance & inspection		1.0 Ea.
B10 Superstructure		
Concrete Stairs		12.0 S.F.
B20 Exterior Enclosure		
Solid Core, Painted		2.0 Ea.
C10 Interior Construction		
Hollow Core Interior Doors		6.0 Ea.
C30 Interior Finishes		
Concrete, Finished		10.3 C.S.F.
Vinyl		83.0 S.Y.
D20 Plumbing		
Flush-Tank Water Closet		4.0 Ea.
Urinal		2.0 Ea.
Lavatory, Vitreous China		4.0 Ea.
Laundry Sink, Plastic		2.0 Ea.
Water Heater, Gas / Oil, 70 Gallon		1.0 Ea.
D30 HVAC		
Fan Coil, 3 ton		1.0 Ea.
Heat Pump, 5 ton		1.0 Ea.

FAC 7231 MISCELLANEOUS UPH SUPPORT BUILDING  
Sustainment by Year  
CostWorks Release 2023 Qtr 4

