

**FAC 7446 MWR SALES AND RENTAL BUILDING**

FY24 SUC: \$5.11 / SF  
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7446 MWR SALES AND RENTAL BUILDING

SUC \$5.11

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 45  
Average Size 3000.0

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 8" concrete block wall, 1st floor	25	63.40 S.F.	\$1,629.33	\$1,995.12	1.8000	1	1	\$1,995.12	\$1,995.12
Replace 8" concrete block wall, 1st floor	60	6.34 C.S.F.	\$8,065.48	\$9,750.96	0.7500	0	0	\$0.00	\$0.00
Repair painted clay brick wall, 1st floor	25	121.00 S.F.	\$5,586.05	\$6,862.25	1.8000	1	1	\$6,862.25	\$6,862.25
Replace glass - 1st floor. (1% of glass) - alum. window	1	0.21 S.F.	\$2.76	\$3.24	45.0000	45	45	\$145.91	\$145.91
Repair 3' x 4' aluminum window - 1st floor	20	12.00 Ea.	\$3,407.09	\$4,008.18	2.2500	2	2	\$8,016.37	\$8,016.37
Replace 3' x 4' aluminum window - 1st floor	50	22.00 Ea.	\$26,335.31	\$30,484.64	0.9000	0	0	\$0.00	\$0.00
Repair aluminum storefront door	12	2.00 Ea.	\$1,020.45	\$1,219.37	3.7500	3	3	\$3,658.11	\$3,658.11
Replace 3'-0" x 7'-0" aluminum storefront doors	50	2.00 Ea.	\$4,818.39	\$5,676.62	0.9000	0	0	\$0.00	\$0.00
Replace insulating glass - (3% of glass) aluminum storefront door	1	1.89 S.F.	\$105.06	\$122.86	45.0000	45	45	\$5,528.55	\$5,528.55
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	3.2143	3	3	\$5,005.16	\$5,005.16
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$92.11	\$112.79	11.2500	11	11	\$1,240.72	\$1,240.72
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,834.22	\$2,123.85	1.0000	1	1	\$2,123.85	\$2,123.85
Replace tempered glass - (3% of glass) steel painted door	1	4.41 S.F.	\$139.96	\$165.21	45.0000	45	45	\$7,434.67	\$7,434.67
Repair 12' x 12' aluminum single roll-up door	10	1.00 Ea.	\$1,040.38	\$1,210.84	4.5000	4	4	\$4,843.35	\$4,843.35
Non-destructive moisture inspection of built-up roofing	5	3.00 M.S.F.	\$378.74	\$461.95	9.0000	9	9	\$4,157.59	\$4,157.59
Minor BUR membrane repairs, 2% of roof area	1	0.60 Sq.	\$319.21	\$378.48	45.0000	45	45	\$17,031.64	\$17,031.64
BUR flashing repairs, 2 S.F. per sq. repaired	1	3.28 S.F.	\$12.42	\$15.09	45.0000	45	45	\$678.89	\$678.89
Minor BUR membrane replacement, 25% of roof area	15	4.50 Sq.	\$4,117.84	\$4,876.56	3.0000	3	3	\$14,629.68	\$14,629.68
Total BUR roof replacement	28	30.00 Sq.	\$26,256.02	\$30,999.85	1.6071	1	1	\$30,999.85	\$30,999.85
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
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
Replace washer in faucet lavatory, iron, enamel	2	4.00 Ea.	\$53.80	\$67.08	22.5000	22	22	\$1,475.71	\$1,475.71
Clean out strainer and P trap lavatory, iron, enamel	2	4.00 Ea.	\$147.27	\$184.36	22.5000	22	22	\$4,055.98	\$4,055.98
Replace lavatory, iron, enamel	40	4.00 Ea.	\$3,080.28	\$3,629.76	1.1250	1	1	\$3,629.76	\$3,629.76
Replace lavatory, vitreous china	35	1.00 Ea.	\$718.72	\$863.41	1.2857	1	1	\$863.41	\$863.41
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.45	\$16.77	22.5000	22	22	\$368.93	\$368.93
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	15.0000	15	15	\$169.11	\$169.11
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	4.5000	4	4	\$940.49	\$940.49
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	22.5000	22	22	\$1,212.06	\$1,212.06
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$1,208.43	\$1,409.28	1.2857	1	1	\$1,409.28	\$1,409.28

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Check / minor repairs drinking fountain	1	1.00 Ea.	\$51.52	\$64.50	45.0000	45	45	\$2,902.50	\$2,902.50
Repair internal leaks drinking fountain	4	1.00 Ea.	\$47.77	\$59.80	11.2500	11	11	\$657.77	\$657.77
Replace refrigerant drinking fountain	2	1.00 Ea.	\$35.41	\$41.43	22.5000	22	22	\$911.45	\$911.45
Repair drain leak drinking fountain	4	1.00 Ea.	\$29.10	\$35.19	11.2500	11	9	\$387.08	\$316.70
Replace fountain drinking fountain	10	1.00 Ea.	\$1,620.81	\$1,904.30	4.5000	4	4	\$7,617.20	\$7,617.20
Resolder joint pipe & fittings, copper	10	1.00 Ea.	\$50.13	\$61.84	4.5000	4	4	\$247.38	\$247.38
Replace pipe and fittings, copper 3/4"	20	16.00 L.F.	\$399.95	\$484.74	2.2500	2	2	\$969.47	\$969.47
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$157.93	\$193.51	3.0000	3	3	\$580.53	\$580.53
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$309.15	\$387.00	6.4286	6	6	\$2,322.00	\$2,322.00
Check operation water heater, electric, 120 gallon	3	1.00 Ea.	\$2.72	\$3.40	15.0000	15	15	\$51.00	\$51.00
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.84	\$61.14	4.5000	4	4	\$244.56	\$244.56
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	2.2500	2	2	\$126.31	\$126.31
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$168.16	\$208.23	4.5000	4	4	\$832.91	\$832.91
Replace pipe, 4" pipe and fittings, PVC	30	16.00 L.F.	\$1,327.08	\$1,638.04	1.5000	1	1	\$1,638.04	\$1,638.04
General maintenance & repair drain: roof, scupper, area	1	2.00 Ea.	\$78.36	\$98.09	45.0000	45	45	\$4,414.23	\$4,414.23
Repair acoustical tile - (2% of walls)	25	0.07 C.S.F.	\$63.73	\$73.77	1.8000	1	1	\$73.77	\$73.77
Refinish acoustical tile	10	3.70 C.S.F.	\$647.09	\$788.69	4.5000	4	4	\$3,154.76	\$3,154.76
Replace acoustical tile	60	3.70 C.S.F.	\$3,454.58	\$4,021.94	0.7500	0	0	\$0.00	\$0.00
Repair 5/8" drywall - (2% of walls)	20	76.00 S.F.	\$126.99	\$155.19	2.2500	2	2	\$310.38	\$310.38
Office painting, 10' x 12', 10' high walls	5	4.00 Ea.	\$975.71	\$1,194.69	9.0000	9	9	\$10,752.18	\$10,752.18
Refinish concrete floor finished	25	15.00 C.S.F.	\$6,248.66	\$7,539.28	1.8000	1	1	\$7,539.28	\$7,539.28
Replace vinyl tile flooring	18	76.00 S.Y.	\$3,882.78	\$4,778.25	2.5000	2	2	\$9,556.50	\$9,556.50
Ceramic tile floor repairs - (2% of floors)	15	0.07 C.S.F.	\$47.18	\$58.83	3.0000	3	3	\$176.49	\$176.49
Replace 2" x 2" thin set ceramic tile floor	50	3.50 C.S.F.	\$4,674.42	\$5,634.24	0.9000	0	0	\$0.00	\$0.00
Terrazzo floor repairs - (2% of floors)	15	4.00 S.F.	\$68.40	\$81.99	3.0000	3	3	\$245.97	\$245.97
Replace carpet	8	91.00 S.Y.	\$4,913.69	\$5,682.27	5.6250	5	5	\$28,411.33	\$28,411.33
Repair plaster ceiling - (2% of ceilings)	12	3.22 S.Y.	\$188.39	\$230.71	3.7500	3	3	\$692.12	\$692.12
Replace acoustic tile ceiling, fire-rated	20	3.50 C.S.F.	\$1,823.25	\$2,154.94	2.2500	2	2	\$4,309.88	\$4,309.88
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

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
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	
Unplug line urinal	5	2.00 Ea.	\$305.28	\$382.16	9.0000	9	9	\$3,439.47	\$3,439.47	
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 drain: roof, scupper, area	40	2.00 Ea.	\$2,260.75	\$2,607.70	1.1250	1	1	\$2,607.70	\$2,607.70	
Repair single zone rooftop unit, 10 ton	10	1.00 Ea.	\$24,567.87	\$28,383.15	4.5000	4	4	\$113,532.58	\$113,532.58	
Replace single zone rooftop unit, 10 ton	15	1.00 Ea.	\$14,918.81	\$17,641.07	3.0000	3	3	\$52,923.22	\$52,923.22	
Repair furnace, electric, 85 MBH residential	10	1.00 Ea.	\$4,033.38	\$4,638.15	4.5000	4	4	\$18,552.62	\$18,552.62	
Replace furnace, electric, 85 MBH residential	15	1.00 Ea.	\$1,474.72	\$1,760.72	3.0000	3	3	\$5,282.17	\$5,282.17	
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	45.0000	45	45	\$2,037.80	\$2,037.80	
Replace sprinkler head	20	65.00 Ea.	\$5,697.11	\$7,029.87	2.2500	2	2	\$14,059.75	\$14,059.75	
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 breaker, enclosed, 240 V, 2 pole	25	24.00 Ea.	\$1,820.17	\$2,280.41	1.8000	1	1	\$2,280.41	\$2,280.41	
Maintenance and repair safety switch general, 2 pole	8	3.00 Ea.	\$127.03	\$159.15	5.6250	5	5	\$795.77	\$795.77	
Maintenance and inspection safety switch, 2 pole	1	3.00 Ea.	\$127.03	\$159.15	45.0000	45	45	\$7,161.90	\$7,161.90	
Maintenance and repair receptacles and plugs	20	48.00 Ea.	\$2,114.07	\$2,639.13	2.2500	2	2	\$5,278.26	\$5,278.26	
Maintenance and repair wiring devices, switches	10	24.00 Ea.	\$1,057.04	\$1,319.56	4.5000	4	4	\$5,278.26	\$5,278.26	
Maintenance and repair incandescent lighting fixtures	10	32.00 Ea.	\$2,154.69	\$2,574.32	4.5000	4	4	\$10,297.29	\$10,297.29	
Replace incandescent lighting fixture lamp	5	32.00 Ea.	\$410.88	\$494.52	9.0000	9	9	\$4,450.68	\$4,450.68	
Replace fluorescent light fixture ballast, 80 W	10	28.00 Ea.	\$2,928.97	\$3,611.74	4.5000	4	4	\$14,446.97	\$14,446.97	
Replace lamps (2 lamps), 4', 34 W energy saver	10	28.00 Ea.	\$741.60	\$928.73	4.5000	4	4	\$3,714.92	\$3,714.92	
Check operation smoke detector	1	12.00 Ea.	\$204.01	\$255.60	45.0000	45	45	\$11,501.80	\$11,501.80	
Replace smoke detector	15	12.00 Ea.	\$3,630.63	\$4,334.62	3.0000	3	3	\$13,003.86	\$13,003.86	
Check and repair manual pull station	10	4.00 Ea.	\$359.53	\$442.99	4.5000	4	3	\$1,771.95	\$1,328.96	
Replace manual pull station	15	4.00 Ea.	\$835.03	\$1,007.05	3.0000	3	3	\$3,021.15	\$3,021.15	
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	9.0000	9	9	\$1,643.36	\$1,643.36	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	90.0000	90	90	\$5,130.92	\$5,130.92	
Replace fire alarm control panel	15	1.00 Ea.	\$2,196.12	\$2,675.47	3.0000	3	3	\$8,026.42	\$8,026.42	
Replace fire alarm bell, 6"	20	2.00 Ea.	\$361.21	\$439.54	2.2500	2	2	\$879.09	\$879.09	
Replace lamp emergency lighting fixture	2	4.00 Ea.	\$217.97	\$263.42	22.5000	22	22	\$5,795.24	\$5,795.24	
Replace emergency lighting fixture	20	4.00 Ea.	\$2,299.22	\$2,719.49	2.2500	2	2	\$5,438.99	\$5,438.99	
Maintenance and repair exit light	20	4.00 Ea.	\$153.96	\$190.68	2.2500	2	2	\$381.36	\$381.36	
Replace lamp exit light	5	4.00 Ea.	\$65.39	\$77.75	9.0000	9	9	\$699.79	\$699.79	
			\$206,761.81	\$245,117.50				MR Subtotal	\$572,509.32	
									MR Per Year	\$12,722.43
									PM Total	\$2,614.38

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
								Subtotal	\$15,336.81
								Total Per Unit	\$5.11

FAC 7446 MWR SALES AND RENTAL BUILDING

SUC \$5.11

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 3000.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Urinals, annualized	2.00	0.46	\$13.26	\$24.33	\$0.00	\$37.59	\$46.21	\$55.50
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
Drink fountain, annualized	1.00	0.62	\$37.44	\$33.14	\$0.00	\$70.58	\$84.27	\$99.82
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
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
Light, emergency, hardwired system, annualized	4.00	1.00	\$35.92	\$63.10	\$0.00	\$99.02	\$121.54	\$145.86
Door, overhead, electric, roll up, to 24' high x 25' wide, annually	1.00	2.04	\$21.80	\$89.61	\$0.00	\$111.41	\$140.47	\$170.62
Fire doors, swinging, annualized	2.00	0.78	\$31.33	\$30.91	\$0.00	\$62.24	\$74.65	\$88.62
						\$1,728.81	\$2,160.76	\$2,614.38



# FAC 7446 MWR SALES AND RENTAL BUILDING

## Modeled Component List CostWorks Release 2023 Qtr 4

B20 Exterior Enclosure	
Concrete Block, 1st floor	6.34 C.S.F.
Aluminum Window, Operating, 1st floor	22.0 Ea.
Glazed Aluminum	2.0 Ea.
Steel, Painted	2.0 Ea.
B30 Roofing	
Built-Up Roofing	30.0 Sq.
C10 Interior Construction	
Hollow Core Interior Doors	6.0 Ea.
Fire Doors, Swinging, annualized	2.0 Each
D20 Plumbing	
Lavatory, Iron, Enamel	4.0 Ea.
Lavatory, Vitreous China	1.0 Ea.
Sink, Iron Enamel	1.0 Ea.
Drinking Fountain	1.0 Ea.
Urinal	2.0 Ea.
Drain: Roof, Scupper, Area	2.0 Ea.
C30 Interior Finishes	
Acoustical Tile	3.7 C.S.F.
Concrete, Finished	15.0 C.S.F.
Vinyl	76.0 S.Y.
Carpet	91.0 S.Y.
Acoustic Tile, fire-rated	3.5 C.S.F.
D30 HVAC	
Single Zone Air Conditioner, 10 ton	1.0 Ea.
Residential Furnace, Electric, 85 MBH	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Suppression, sprinkler head	65.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Smoke Detector	12.0 Ea.
Manual Pull Station	4.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Fire Alarm Bell	2.0 Ea.
Emergency Lighting Fixture	4.0 Ea.

FAC 7446 MWR SALES AND RENTAL BUILDING  
Sustainment by Year  
CostWorks Release 2023 Qtr 4

