

**FAC 4412 COVERED STORAGE SHED, DEPOT**

FY24 SUC: \$1.01 / SF  
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 4412 COVERED STORAGE SHED, DEPOT

SUC \$1.01

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 36  
Average Size 12177.139055

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 |
|--|-----------|-------------|----------------|---------------|-----------------------|----------------------------|----------------------|----------------|---------------|
| Refinish 3'-0" x 7'-0" steel, painted, door                            | 4         | 1.60 Ea.    | \$73.69        | \$90.23       | 9.0000                | 9                          | 9                    | \$812.11       | \$812.11      |
| Replace 3'-0" x 7'-0" steel, painted, door                             | 45        | 1.60 Ea.    | \$1,467.37     | \$1,699.08    | 0.8000                | 0                          | 0                    | \$0.00         | \$0.00        |
| Repair 12' x 12' aluminum single roll-up door                          | 10        | 0.80 Ea.    | \$832.30       | \$968.67      | 3.6000                | 3                          | 3                    | \$2,906.01     | \$2,906.01    |
| Refinish 12' x 12' aluminum single roll-up door                        | 5         | 0.80 Ea.    | \$184.29       | \$224.76      | 7.2000                | 7                          | 7                    | \$1,573.32     | \$1,573.32    |
| Minor metal roof finish repairs, 2% of roof area, metal panel roofing  | 5         | 167.00 S.F. | \$771.88       | \$917.32      | 7.2000                | 7                          | 7                    | \$6,421.27     | \$6,421.27    |
| Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing | 1         | 7.00 S.F.   | \$177.15       | \$211.72      | 36.0000               | 36                         | 36                   | \$7,622.07     | \$7,622.07    |
| Minor metal roof panel replacement, 2.5% of roof area                  | 20        | 258.00 S.F. | \$3,322.53     | \$3,938.68    | 1.8000                | 1                          | 1                    | \$3,938.68     | \$3,938.68    |
| Total metal roof panel replacement                                     | 30        | 176.00 Sq.  | \$155,749.09   | \$184,638.45  | 1.2000                | 1                          | 1                    | \$184,638.45   | \$184,638.45  |
| Inspect sprinkler system   | 1         | 1.00 Ea.    | \$36.17        | \$45.28       | 36.0000               | 36                         | 36                   | \$1,630.24     | \$1,630.24    |
| Replace sprinkler head   | 20        | 22.00 Ea.   | \$1,928.25     | \$2,379.34    | 1.8000                | 1                          | 1                    | \$2,379.34     | \$2,379.34    |
| Rebuild double check 4" backflow preventer sprinkler system            | 1         | 1.00 Ea.    | \$799.69       | \$961.23      | 36.0000               | 36                         | 36                   | \$34,604.24    | \$34,604.24   |
| Replace metal halide ballast, 400 W                                    | 10        | 26.00 Ea.   | \$4,989.28     | \$5,957.65    | 3.6000                | 3                          | 3                    | \$17,872.95    | \$17,872.95   |
| Replace metal halide fixture lamp, 400 W                               | 5         | 21.00 Ea.   | \$1,362.45     | \$1,645.34    | 7.2000                | 7                          | 7                    | \$11,517.35    | \$11,517.35   |
| Repair smoke detector  | 10        | 20.00 Ea.   | \$1,160.20     | \$1,436.65    | 3.6000                | 3                          | 2                    | \$4,309.95     | \$2,873.30    |
| Check operation smoke detector   | 1         | 24.00 Ea.   | \$408.02       | \$511.19      | 36.0000               | 36                         | 36                   | \$18,402.88    | \$18,402.88   |
| Replace smoke detector   | 15        | 24.00 Ea.   | \$7,261.26     | \$8,669.24    | 2.4000                | 2                          | 2                    | \$17,338.48    | \$17,338.48   |
| Check and repair manual pull station                                   | 10        | 1.00 Ea.    | \$89.88        | \$110.75      | 3.6000                | 3                          | 2                    | \$332.24       | \$221.49      |
| Replace manual pull station  | 15        | 1.00 Ea.    | \$208.76       | \$251.76      | 2.4000                | 2                          | 2                    | \$503.53       | \$503.53      |
| Replace fire alarm bell, 6"  | 20        | 1.00 Ea.    | \$180.61       | \$219.77      | 1.8000                | 1                          | 1                    | \$219.77       | \$219.77      |
| Replace glass - 1st floor (1% of glass) - alum. window fixed           | 1         | 0.30 S.F.   | \$3.94         | \$4.63        | 36.0000               | 36                         | 36                   | \$166.76       | \$166.76      |
| Repair 2'-0" x 3'-0" aluminum window - 1st floor                       | 20        | 4.00 Ea.    | \$625.25       | \$745.09      | 1.8000                | 1                          | 1                    | \$745.09       | \$745.09      |
| Repair steel, painted, door  | 14        | 1.60 Ea.    | \$1,123.74     | \$1,334.71    | 2.5714                | 2                          | 2                    | \$2,669.42     | \$2,669.42    |
|  |           |             | \$182,755.84   | \$216,961.56  |                       |                            |                      |                |               |
|  |           |             |                |               |                       |                            |                      | MR Subtotal    | \$319,056.75  |
|  |           |             |                |               |                       |                            |                      | MR Per Year    | \$8,862.69    |
|  |           |             |                |               |                       |                            |                      | PM Total       | \$3,375.79    |
|  |           |             |                |               |                       |                            |                      | Subtotal       | \$12,238.48   |
|  |           |             |                |               |                       |                            |                      | Total Per Unit | \$1.01        |

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UM SF

Zip Code Prefix 222

Design Life 36

Type PM

Average Size 12177.139055

| Description                                      | Qty   | Labor Hours | Bare Mat | Bare Labor | Bare Equip | Bare Total | Total In-House | Total Incl OP |
|--|-------|-------------|----------|------------|------------|------------|----------------|---------------|
| 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    |
| Fire alarm annunciator system, annualized        | 1.00  | 11.05       | \$163.44 | \$695.92   | \$0.00     | \$859.36   | \$1,084.48     | \$1,317.78    |
| Light, emergency, hardwired system, annualized   | 20.00 | 5.00        | \$179.60 | \$315.49   | \$0.00     | \$495.09   | \$607.69       | \$729.28      |
| Door, emergency egress, swinging, annualized     | 2.00  | 0.52        | \$33.53  | \$22.97    | \$0.00     | \$56.49    | \$66.74        | \$78.66       |
|  |       |             |          |            |            | \$2,206.15 | \$2,779.97     | \$3,375.79    |



# **FAC 4412 COVERED STORAGE SHED, DEPOT**

## **Modeled Component List**

### **CostWorks Release 2023 Qtr 4**

|  |           |
|--|-----------|
| B20 Exterior Enclosure                             |           |
| Steel, Painted                                     | 1.6 Ea.   |
| B30 Roofing  |           |
| Metal Steep Roofing                                | 176.0 Sq. |
| D40 Fire Protection                                |           |
| Sprinkler System, Fire Suppression, sprinkler head | 22.0 Ea.  |
| D50 Electrical                                     |           |
| Smoke Detector                                     | 24.0 Ea.  |
| Manual Pull Station                                | 1.0 Ea.   |
| Fire Alarm Bell                                    | 1.0 Ea.   |

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Sustainment by Year  
CostWorks Release 2023 Qtr 4

