

**FAC 7382 LOCKER ROOM**

FY24 SUC: \$4.14 / SF  
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7382 LOCKER ROOM

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 36  
Average Size 3368.0

SUC \$4.14

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
Asphalt shingle flashing repairs, 2 S.F. per sq. repaired	1	0.60 S.F.	\$13.59	\$16.06	36.0000	36	36	\$578.29	\$578.29
Install new asphalt shingles over existing shingles	20	15.40 Sq.	\$4,689.99	\$5,525.71	1.8000	1	1	\$5,525.71	\$5,525.71
Total asphalt shingle roof replacement	40	15.40 Sq.	\$6,539.06	\$7,765.61	0.9000	0	0	\$0.00	\$0.00
Repair 8" concrete block wall - (2% of walls) painted	25	0.30 C.S.F.	\$343.47	\$413.13	1.4400	1	1	\$413.13	\$413.13
Refinish concrete block wall painted	4	12.60 C.S.F.	\$1,495.50	\$1,808.01	9.0000	9	9	\$16,272.13	\$16,272.13
Replace 8" concrete block wall painted	75	12.60 C.S.F.	\$15,347.78	\$18,495.30	0.4800	0	0	\$0.00	\$0.00
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	4.50 C.S.F.	\$3,622.14	\$4,385.95	3.6000	3	3	\$13,157.84	\$13,157.84
Replace 4" x 4" thin set ceramic tile	75	25.00 C.S.F.	\$21,895.42	\$26,577.99	0.4800	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	22.00 C.S.F.	\$9,164.70	\$11,057.61	1.4400	1	1	\$11,057.61	\$11,057.61
Repair plaster ceiling - (2% of ceilings)	12	3.30 S.Y.	\$193.07	\$236.44	3.0000	3	3	\$709.32	\$709.32
Refinish plaster ceiling	10	211.00 S.Y.	\$2,700.33	\$3,321.45	3.6000	3	3	\$9,964.36	\$9,964.36
Replace plaster ceiling	75	211.00 S.Y.	\$13,662.76	\$16,755.62	0.4800	0	0	\$0.00	\$0.00
Replace flush valve diaphragm tankless water closet	10	6.00 Ea.	\$163.58	\$203.14	3.6000	3	3	\$609.41	\$609.41
Rebuild flush valve tankless water closet	20	6.00 Ea.	\$1,151.29	\$1,387.61	1.8000	1	1	\$1,387.61	\$1,387.61
Unplug clogged line tankless water closet	5	6.00 Ea.	\$1,379.57	\$1,726.99	7.2000	7	7	\$12,088.93	\$12,088.93
Replace tankless water closet	35	6.00 Ea.	\$8,499.33	\$9,829.92	1.0286	1	1	\$9,829.92	\$9,829.92
Replace tankless flush valve	25	6.00 Ea.	\$1,621.46	\$1,903.31	1.4400	1	1	\$1,903.31	\$1,903.31
Replace wax ring gasket for tankless water closet	5	6.00 Ea.	\$894.99	\$1,119.32	7.2000	7	7	\$7,835.25	\$7,835.25
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$54.53	\$67.71	5.1429	5	5	\$338.56	\$338.56
Rebuild flush valve for a urinal	20	2.00 Ea.	\$383.76	\$462.54	1.8000	1	1	\$462.54	\$462.54
Unplug line urinal	5	2.00 Ea.	\$305.28	\$382.16	7.2000	7	7	\$2,675.14	\$2,675.14
Replace wall-hung urinal	35	2.00 Ea.	\$2,175.04	\$2,616.09	1.0286	1	1	\$2,616.09	\$2,616.09
Replace washer in spud connection lavatory, vitreous china	7	3.00 Ea.	\$51.96	\$63.42	5.1429	5	5	\$317.11	\$317.11
Replace washer in faucet lavatory, vitreous china	2	3.00 Ea.	\$40.70	\$50.75	18.0000	18	18	\$913.53	\$913.53
Replace faucets lavatory, vitreous china	10	3.00 Ea.	\$586.42	\$705.36	3.6000	3	3	\$2,116.09	\$2,116.09
Clean out strainer and P trap lavatory, vitreous china	2	3.00 Ea.	\$110.46	\$138.27	18.0000	18	18	\$2,488.90	\$2,488.90
Replace lavatory, vitreous china	35	3.00 Ea.	\$2,156.17	\$2,590.22	1.0286	1	1	\$2,590.22	\$2,590.22
Inspect / clean shower head fiberglass	3	8.00 Ea.	\$412.28	\$516.11	12.0000	12	12	\$6,193.30	\$6,193.30
Replace mixing valve barrel shower, fiberglass	2	6.00 Ea.	\$1,789.35	\$2,104.99	18.0000	18	18	\$37,889.86	\$37,889.86
Replace mixing valve shower, fiberglass	10	6.00 Ea.	\$1,760.36	\$2,141.58	3.6000	3	3	\$6,424.75	\$6,424.75

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace shower and fittings, fiberglass	20	6.00 Ea.	\$6,594.49	\$7,861.84	1.8000	1	1	\$7,861.84	\$7,861.84
Replace pipe and fittings, copper 3/4"	20	32.00 L.F.	\$799.91	\$969.47	1.8000	1	1	\$969.47	\$969.47
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,758.88	\$3,222.41	5.1429	5	5	\$16,112.04	\$16,112.04
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,616.21	\$11,488.35	1.2000	1	1	\$11,488.35	\$11,488.35
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$165.38	\$190.91	2.4000	2	2	\$381.83	\$381.83
Replace fan & motor, propeller exhaust, 1000 CFM exhaust fan	15	3.00 Ea.	\$2,767.82	\$3,259.92	2.4000	2	2	\$6,519.84	\$6,519.84
Replace C.I. radiator 4 tube 25" high, 10' section	50	3.00 Section	\$2,623.96	\$3,078.45	0.7200	0	0	\$0.00	\$0.00
Repair circulator pump, 1/12 - 3/4 H.P.	5	3.00 Ea.	\$310.42	\$366.16	7.2000	7	7	\$2,563.09	\$2,563.09
Replace expansion tank, 60 gal capacity	50	1.00 Ea.	\$2,917.58	\$3,347.03	0.7200	0	0	\$0.00	\$0.00
Repair damaged pipe insulation, fiberglass 3/4"	5	4.00 Ea.	\$88.60	\$108.27	7.2000	7	7	\$757.89	\$757.89
Replace pipe insulation, fiberglass 3/4"	5	0.03 M.L.F.	\$271.79	\$330.79	7.2000	7	7	\$2,315.52	\$2,315.52
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$921.17	\$1,072.81	3.6000	3	3	\$3,218.44	\$3,218.44
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	10.00 Ea.	\$876.48	\$1,081.52	1.8000	1	1	\$1,081.52	\$1,081.52
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	12.0000	12	12	\$636.61	\$636.61
Replace load center, 100 A	20	1.00 Ea.	\$1,181.03	\$1,440.53	1.8000	1	1	\$1,440.53	\$1,440.53
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	4.00 Ea.	\$303.36	\$380.07	1.8000	1	1	\$380.07	\$380.07
Maintenance and inspection circuit breaker, molded case, 480 V, 1 pole	0.5	4.00 Ea.	\$136.51	\$171.03	72.0000	72	72	\$12,314.20	\$12,314.20
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	4.00 Ea.	\$3,153.70	\$3,649.65	0.7200	0	0	\$0.00	\$0.00
Maintenance and repair receptacles and plugs	20	12.00 Ea.	\$528.52	\$659.78	1.8000	1	1	\$659.78	\$659.78
Replace receptacle/plug receptacles and plugs	20	12.00 Ea.	\$897.97	\$1,107.21	1.8000	1	1	\$1,107.21	\$1,107.21
Maintenance and repair wiring devices, switches	10	6.00 Ea.	\$264.26	\$329.89	3.6000	3	3	\$989.67	\$989.67
Replace wiring devices, switches	15	6.00 Ea.	\$400.09	\$498.04	2.4000	2	2	\$996.08	\$996.08
Maintenance and repair incandescent lighting fixtures	10	6.00 Ea.	\$404.00	\$482.69	3.6000	3	2	\$1,448.06	\$965.37
Replace incandescent lighting fixture lamp	5	6.00 Ea.	\$77.04	\$92.72	7.2000	7	7	\$649.06	\$649.06
Replace incandescent lighting fixture	20	6.00 Ea.	\$838.28	\$1,016.76	1.8000	1	1	\$1,016.76	\$1,016.76
Replace fluorescent light fixture ballast, 80 W	10	28.00 Ea.	\$2,928.97	\$3,611.74	3.6000	3	2	\$10,835.23	\$7,223.48
Replace lamps (2 lamps), 4', 34 W energy saver	10	28.00 Ea.	\$741.60	\$928.73	3.6000	3	3	\$2,786.19	\$2,786.19
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	28.00 Ea.	\$6,933.48	\$8,438.55	1.8000	1	1	\$8,438.55	\$8,438.55
Maintenance and repair building structure ground	7	2.00 M.L.F.	\$184.57	\$230.64	5.1429	5	5	\$1,153.22	\$1,153.22
Replace building structure ground	50	2.00 M.L.F.	\$10,773.25	\$13,062.20	0.7200	0	0	\$0.00	\$0.00

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 of general wiring lightning protection system	1	1.00 M.L.F.	\$109.50	\$134.89	36.0000	36	36	\$4,855.92	\$4,855.92	
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$12,548.36	\$14,875.43	1.4400	1	1	\$14,875.43	\$14,875.43	
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$184.57	\$230.64	36.0000	36	35	\$8,303.15	\$8,072.51	
Replace lightning ground rod	25	2.00 Ea.	\$491.21	\$607.34	1.4400	1	1	\$607.34	\$607.34	
Repair 8" concrete block wall, 1st floor	25	480.00 S.F.	\$12,335.60	\$15,104.99	1.4400	1	1	\$15,104.99	\$15,104.99	
Replace 8" concrete block wall, 1st floor	60	6.90 C.S.F.	\$8,777.89	\$10,612.25	0.6000	0	0	\$0.00	\$0.00	
Waterproof concrete block wall, 1st floor	10	6.90 C.S.F.	\$1,783.49	\$2,115.62	3.6000	3	3	\$6,346.86	\$6,346.86	
Repair steel, painted, door	14	4.00 Ea.	\$2,809.34	\$3,336.77	2.5714	2	2	\$6,673.54	\$6,673.54	
Refinish 3'-0" x 7'-0" steel, painted, door	4	4.00 Ea.	\$184.22	\$225.58	9.0000	9	9	\$2,030.26	\$2,030.26	
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$3,668.44	\$4,247.70	0.8000	0	0	\$0.00	\$0.00	
Debris removal by hand and visual inspection, asphalt shingle	1	1.50 M.S.F.	\$36.81	\$44.90	36.0000	36	36	\$1,616.37	\$1,616.37	
Minor asphalt shingle repair, 2% of roof area	1	30.80 S.F.	\$165.60	\$198.47	36.0000	36	36	\$7,144.99	\$7,144.99	
			\$206,837.18	\$248,679.48				MR Subtotal	\$319,343.97	
									MR Per Year	\$8,781.15
									PM Total	\$5,150.94
									Subtotal	\$13,932.09
									Total Per Unit	\$4.14

FAC 7382 LOCKER ROOM

Release 2023 Qtr 4

Zip Code Prefix 222

Type PM

UM SF

Design Life 36

Average Size 3368.0

SUC \$4.14

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Lavatories, annualized	20.00	6.96	\$155.85	\$436.00	\$0.00	\$591.85	\$738.23	\$892.41
Showers, annualized	20.00	4.56	\$270.20	\$286.89	\$0.00	\$557.09	\$670.18	\$796.78
Toilet (vacuum breaker type), annualized	20.00	3.54	\$177.10	\$189.22	\$0.00	\$366.32	\$440.80	\$524.13
Urinals, annualized	10.00	2.28	\$66.29	\$121.64	\$0.00	\$187.93	\$231.05	\$277.49
Boiler, hot water, oil, gas, or comb. fired, 120 - 500 MBH, annualized	1.00	15.88	\$88.55	\$1,002.80	\$0.00	\$1,091.35	\$1,401.04	\$1,715.17
Backflow prevention device, up to 4", annualized	1.00	0.33	\$14.02	\$20.93	\$0.00	\$34.94	\$42.62	\$51.01
Light, emergency, hardwired system, annualized	10.00	2.50	\$89.80	\$157.74	\$0.00	\$247.54	\$303.85	\$364.64
Extinguishing system, dry pipe, annually	1.00	3.98	\$104.24	\$249.39	\$0.00	\$353.63	\$438.87	\$529.32
						\$3,430.66	\$4,266.65	\$5,150.94



# FAC 7382 LOCKER ROOM

## Modeled Component List

### CostWorks Release 2023 Qtr 4

C10 Interior Construction	
Concrete Block, Painted	12.6 C.S.F.
C30 Interior Finishes	
Tile	25.0 C.S.F.
Concrete, Finished	22.0 C.S.F.
Plaster	211.0 S.Y.
D20 Plumbing	
Tankless Water Closet	6.0 Ea.
Urinal	2.0 Ea.
Lavatory, Vitreous China	3.0 Ea.
Shower, Fiberglass	6.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	1.0 Ea.
Metal Flue / Chimney, 6" diameter	1.0 L.F.
Exhaust Fan, propeller exh., 4700 CFM	3.0 Ea.
C.I. Radiator	3.0 Section
Expansion Tank	1.0 Ea.
D40 Fire Protection	
Backflow Preventer	1.0 Ea.
Sprinkler System, Fire Supression, sprinkler head	10.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Load Center, 100 A, replacement	1.0 Ea.
Circuit Breaker, molded case, 480 V, 1 pole	4.0 Ea.
Incandescent Lighting Fixtures	6.0 Ea.
Fluorescent Lighting Fixture	28.0 Ea.
Building Structure Ground	2.0 M.L.F.
Lightning Protection System	1.0 M.L.F.
Lightning Ground Rod	2.0 Ea.
B20 Exterior Enclosure	
Concrete Block, 1st floor	6.9 C.S.F.
Steel, Painted	4.0 Ea.

FAC 7382 LOCKER ROOM  
Sustainment by Year  
CostWorks Release 2023 Qtr 4

