

FAC 7422 INDOOR SWIMMING POOL

FY24 SUC: \$5.12 / SF
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Minor repairs to concrete floor unfinished	15	696.00 S.F.	\$26,541.14	\$32,389.69	2.6667	2	2	\$64,779.38	\$64,779.38
Repair clay brick wall, 1st floor	25	3,556.00 S.F.	\$160,905.91	\$197,779.17	1.6000	1	1	\$197,779.17	\$197,779.17
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	5.40 S.F.	\$71.01	\$83.38	40.0000	40	40	\$3,335.15	\$3,335.15
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	90.00 Ea.	\$14,068.19	\$16,764.43	2.0000	2	2	\$33,528.85	\$33,528.85
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	90.00 Ea.	\$60,978.63	\$71,577.27	0.8000	0	0	\$0.00	\$0.00
Repair aluminum storefront door	12	2.00 Ea.	\$1,020.45	\$1,219.37	3.3333	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	0.8000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	8.00 Ea.	\$5,618.68	\$6,673.54	2.8571	2	2	\$13,347.08	\$13,347.08
Refinish 3'-0" x 7'-0" steel, painted, door	4	8.00 Ea.	\$368.44	\$451.17	10.0000	10	10	\$4,511.70	\$4,511.70
Replace 3'-0" x 7'-0" steel, painted, door	45	8.00 Ea.	\$7,336.87	\$8,495.41	0.8889	0	0	\$0.00	\$0.00
Debris removal, by hand and visual inspection, metal panel roofing	1	11.50 M.S.F.	\$282.22	\$344.23	40.0000	40	40	\$13,769.10	\$13,769.10
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	230.00 S.F.	\$1,063.07	\$1,263.38	8.0000	8	8	\$10,107.05	\$10,107.05
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	10.30 S.F.	\$260.66	\$311.54	40.0000	40	40	\$12,461.48	\$12,461.48
Minor metal roof panel replacement, 2.5% of roof area	20	287.00 S.F.	\$3,695.99	\$4,381.40	2.0000	2	2	\$8,762.79	\$8,762.79
Total metal roof panel replacement	30	134.00 Sq.	\$118,581.70	\$140,577.00	1.3333	1	1	\$140,577.00	\$140,577.00
Repair 8" concrete block wall - (2% of walls) painted	25	0.10 C.S.F.	\$114.49	\$137.71	1.6000	1	1	\$137.71	\$137.71
Refinish concrete block wall painted	4	5.40 C.S.F.	\$640.93	\$774.86	10.0000	10	10	\$7,748.63	\$7,748.63
Replace 8" concrete block wall painted	75	5.40 C.S.F.	\$6,577.62	\$7,926.56	0.5333	0	0	\$0.00	\$0.00
Repair steel painted interior door	14	17.00 Ea.	\$4,742.80	\$5,536.60	2.8571	2	2	\$11,073.19	\$11,073.19
Refinish 3'-0" x 7'-0" steel painted interior door	4	17.00 Ea.	\$980.08	\$1,204.91	10.0000	10	10	\$12,049.14	\$12,049.14
Replace 3'-0" x 7'-0" steel painted interior door	60	17.00 Ea.	\$21,752.32	\$25,226.60	0.6667	0	0	\$0.00	\$0.00
Replace safetyglass (3% of glass) aluminum interior door	1	0.80 S.F.	\$19.96	\$23.53	40.0000	40	40	\$941.07	\$941.07
Replace 3'-0" x 7'-0" aluminum door, frame & vision lite, interior	50	7.00 Ea.	\$22,984.04	\$26,409.02	0.8000	0	0	\$0.00	\$0.00
Repair 5/8" drywall - (2% of walls)	20	314.00 S.F.	\$524.67	\$641.18	2.0000	2	2	\$1,282.37	\$1,282.37
Replace 5/8" drywall	75	15,700.00 S.F.	\$37,096.22	\$45,554.71	0.5333	0	0	\$0.00	\$0.00
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.20 C.S.F.	\$160.98	\$194.93	4.0000	4	4	\$779.72	\$779.72
Replace 4" x 4" thin set ceramic tile	75	11.30 C.S.F.	\$9,896.73	\$12,013.25	0.5333	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	6.00 C.S.F.	\$2,499.46	\$3,015.71	1.6000	1	1	\$3,015.71	\$3,015.71

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace rubber tile floor	18	422.20 S.Y.	\$42,182.53	\$51,758.91	2.2222	2	2	\$103,517.83	\$103,517.83
Ceramic tile floor repairs - (2% of floors)	15	0.30 C.S.F.	\$202.21	\$252.13	2.6667	2	2	\$504.27	\$504.27
Replace 2" x 2" thin set ceramic tile floor	50	19.00 C.S.F.	\$25,375.45	\$30,585.89	0.8000	0	0	\$0.00	\$0.00
Replace carpet	8	353.20 S.Y.	\$19,071.59	\$22,054.68	5.0000	5	5	\$110,273.41	\$110,273.41
Repair gypsum board ceiling - (2% of ceilings)	20	0.90 C.S.F.	\$345.80	\$424.63	2.0000	2	2	\$849.26	\$849.26
Replace gypsum board ceiling, up to 12' high	40	47.70 C.S.F.	\$18,798.98	\$23,091.03	1.0000	1	1	\$23,091.03	\$23,091.03
Replace flush valve diaphragm tankless water closet	10	6.00 Ea.	\$163.58	\$203.14	4.0000	4	4	\$812.55	\$812.55
Rebuild flush valve tankless water closet	20	6.00 Ea.	\$1,151.29	\$1,387.61	2.0000	2	2	\$2,775.23	\$2,775.23
Unplug clogged line tankless water closet	5	6.00 Ea.	\$1,379.57	\$1,726.99	8.0000	8	8	\$13,815.92	\$13,815.92
Replace tankless water closet	35	6.00 Ea.	\$8,499.33	\$9,829.92	1.1429	1	1	\$9,829.92	\$9,829.92
Replace tankless flush valve	25	6.00 Ea.	\$1,621.46	\$1,903.31	1.6000	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	8.0000	8	8	\$8,954.57	\$8,954.57
Replace washer in spud connection lavatory, vitreous china	7	7.00 Ea.	\$121.25	\$147.99	5.7143	5	5	\$739.93	\$739.93
Replace washer in faucet lavatory, vitreous china	2	7.00 Ea.	\$94.97	\$118.42	20.0000	20	20	\$2,368.41	\$2,368.41
Replace faucets lavatory, vitreous china	10	7.00 Ea.	\$1,368.30	\$1,645.85	4.0000	4	4	\$6,583.40	\$6,583.40
Clean out strainer and P trap lavatory, vitreous china	2	7.00 Ea.	\$257.73	\$322.63	20.0000	20	20	\$6,452.70	\$6,452.70
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$26.90	\$33.54	20.0000	20	20	\$670.78	\$670.78
Clean trap sink, iron enamel	3	2.00 Ea.	\$18.01	\$22.55	13.3333	13	13	\$293.13	\$293.13
Replace faucets sink, iron enamel	10	2.00 Ea.	\$390.94	\$470.24	4.0000	4	4	\$1,880.97	\$1,880.97
Unstop sink, iron enamel	2	2.00 Ea.	\$88.02	\$110.19	20.0000	20	20	\$2,203.75	\$2,203.75
Inspect / clean shower head	3	15.00 Ea.	\$773.03	\$967.70	13.3333	13	13	\$12,580.14	\$12,580.14
Replace shower surface, ceramic tile	30	15.00 Ea.	\$13,747.16	\$16,705.28	1.3333	1	1	\$16,705.28	\$16,705.28
Check / minor repairs drinking fountain	1	3.00 Ea.	\$154.57	\$193.50	40.0000	40	40	\$7,740.01	\$7,740.01
Repair internal leaks drinking fountain	4	3.00 Ea.	\$143.30	\$179.39	10.0000	10	10	\$1,793.91	\$1,793.91
Correct water pressure drinking fountain	2	3.00 Ea.	\$132.03	\$165.28	20.0000	20	20	\$3,305.63	\$3,305.63
Replace refrigerant drinking fountain	2	3.00 Ea.	\$106.22	\$124.29	20.0000	20	20	\$2,485.78	\$2,485.78
Repair drain leak drinking fountain	4	3.00 Ea.	\$87.29	\$105.57	10.0000	10	8	\$1,055.68	\$844.54
Replace fountain drinking fountain	10	3.00 Ea.	\$4,862.44	\$5,712.90	4.0000	4	4	\$22,851.61	\$22,851.61
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$103.05	\$129.00	20.0000	20	18	\$2,580.00	\$2,322.00
Clean & service water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$617.22	\$772.66	20.0000	20	20	\$15,453.15	\$15,453.15
Replace water heater, gas / oil, 1150 GPH	20	1.00 Ea.	\$40,152.67	\$46,253.95	2.0000	2	2	\$92,507.90	\$92,507.90
Replace 1000 gallon solar storage tank	20	1.00 Ea.	\$8,315.71	\$9,633.34	2.0000	2	2	\$19,266.69	\$19,266.69

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General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$156.72	\$196.19	40.0000	40	40	\$7,847.51	\$7,847.51
Replace drain: roof, scupper, area	40	4.00 Ea.	\$4,521.49	\$5,215.40	1.0000	1	1	\$5,215.40	\$5,215.40
Replace 1000 L.F. of hung 4" diam steel pipe natural gas	75	0.27 M.L.F.	\$32,652.96	\$38,932.69	0.5333	0	0	\$0.00	\$0.00
Repair boiler, gas, 2000 MBH	7	1.00 Ea.	\$5,734.80	\$6,685.15	5.7143	5	5	\$33,425.73	\$33,425.73
Replace boiler, gas, 2000 MBH	30	1.00 Ea.	\$40,588.94	\$47,558.43	1.3333	1	1	\$47,558.43	\$47,558.43
Repair chemical feed system	15	2.00 Ea.	\$1,986.36	\$2,362.80	2.6667	2	2	\$4,725.61	\$4,725.61
Replace chemical feed system	15	2.00 Ea.	\$1,922.65	\$2,229.45	2.6667	2	2	\$4,458.90	\$4,458.90
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$165.38	\$190.91	2.6667	2	2	\$381.83	\$381.83
Repair cooling tower, 50 ton	10	2.00 Ea.	\$3,015.07	\$3,569.25	4.0000	4	3	\$14,277.00	\$10,707.75
Replace cooling tower, 50 ton	15	2.00 Ea.	\$35,131.35	\$40,446.27	2.6667	2	2	\$80,892.54	\$80,892.54
Repair water cooled chiller, 50 ton, reciprocating	10	2.00 Ea.	\$103,455.71	\$119,480.46	4.0000	4	4	\$477,921.82	\$477,921.82
Replace chiller, water cooled 50 ton, reciprocating	20	1.00 Ea.	\$56,171.73	\$65,445.87	2.0000	2	2	\$130,891.74	\$130,891.74
Repair circulator pump, 1/12 - 3/4 H.P.	5	2.00 Ea.	\$206.95	\$244.10	8.0000	8	6	\$1,952.83	\$1,464.62
Replace circulator pump, 1/12 - 3/4 H.P.	15	2.00 Ea.	\$7,592.09	\$8,752.06	2.6667	2	2	\$17,504.13	\$17,504.13
Repair circulator pump, 1 H.P.	5	2.00 Ea.	\$207.40	\$244.67	8.0000	8	6	\$1,957.34	\$1,468.01
Replace circulator. pump, 1 H.P.	15	2.00 Ea.	\$11,265.65	\$12,926.56	2.6667	2	2	\$25,853.13	\$25,853.13
Repair terminal reheat, 12" x 24" coil	10	4.00 Ea.	\$373.55	\$467.63	4.0000	4	3	\$1,870.50	\$1,402.88
Replace terminal reheat, 12" x 24" coil	15	4.00 Ea.	\$7,957.15	\$9,125.50	2.6667	2	2	\$18,251.00	\$18,251.00
Repair central station A.H.U., 8000 CFM	10	2.00 Ea.	\$3,604.77	\$4,171.94	4.0000	4	3	\$16,687.75	\$12,515.82
Replace central station A.H.U., 8000 CFM	15	2.00 Ea.	\$80,788.39	\$93,112.58	2.6667	2	2	\$186,225.17	\$186,225.17
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	40.0000	40	40	\$1,811.38	\$1,811.38
Replace sprinkler head	20	62.00 Ea.	\$5,434.17	\$6,705.42	2.0000	2	2	\$13,410.83	\$13,410.83
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	6.00 Ea.	\$254.07	\$318.31	5.0000	5	5	\$1,591.53	\$1,591.53
Maintenance and inspection safety switch, 3 pole, heavy duty	1	6.00 Ea.	\$254.07	\$318.31	40.0000	40	40	\$12,732.27	\$12,732.27
Replace safety switch, heavy duty 30 A	25	6.00 Ea.	\$4,059.77	\$4,837.41	1.6000	1	1	\$4,837.41	\$4,837.41
Replace fluorescent light fixture ballast, 80 W	10	96.00 Ea.	\$10,042.19	\$12,383.12	4.0000	4	2	\$49,532.47	\$24,766.23
Replace lamps (2 lamps), 4', 34 W energy saver	10	96.00 Ea.	\$2,542.63	\$3,184.22	4.0000	4	4	\$12,736.87	\$12,736.87
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	96.00 Ea.	\$23,771.92	\$28,932.16	2.0000	2	2	\$57,864.33	\$57,864.33
Replace metal halide ballast, 175 W	10	14.00 Ea.	\$2,336.42	\$2,796.70	4.0000	4	2	\$11,186.81	\$5,593.40
Replace metal halide fixture lamp, 175 W	5	14.00 Ea.	\$799.36	\$972.88	8.0000	8	8	\$7,783.05	\$7,783.05
Replace metal halide fixture, 175 W	20	14.00 Ea.	\$10,342.21	\$12,192.07	2.0000	2	2	\$24,384.13	\$24,384.13
Repair smoke detector	10	25.00 Ea.	\$1,450.25	\$1,795.81	4.0000	4	3	\$7,183.26	\$5,387.44
Check operation smoke detector	1	25.00 Ea.	\$425.02	\$532.49	40.0000	40	40	\$21,299.64	\$21,299.64
Replace smoke detector	15	25.00 Ea.	\$7,563.81	\$9,030.46	2.6667	2	2	\$18,060.92	\$18,060.92
Check and repair manual pull station	10	4.00 Ea.	\$359.53	\$442.99	4.0000	4	3	\$1,771.95	\$1,328.96

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace manual pull station	15	4.00 Ea.	\$835.03	\$1,007.05	2.6667	2	2	\$2,014.10	\$2,014.10	
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	8.0000	8	8	\$1,460.76	\$1,460.76	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	80.0000	80	80	\$4,560.81	\$4,560.81	
Replace fire alarm control panel	15	1.00 Ea.	\$2,196.12	\$2,675.47	2.6667	2	2	\$5,350.95	\$5,350.95	
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.42	\$182.60	8.0000	8	8	\$1,460.76	\$1,460.76	
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$45.50	\$57.01	80.0000	80	80	\$4,560.81	\$4,560.81	
Replace annunciation panel	15	1.00 Ea.	\$1,125.25	\$1,357.42	2.6667	2	2	\$2,714.84	\$2,714.84	
Replace fire alarm bell, 6"	20	2.00 Ea.	\$361.21	\$439.54	2.0000	2	2	\$879.09	\$879.09	
Replace lamp emergency lighting fixture	2	6.00 Ea.	\$326.96	\$395.13	20.0000	20	20	\$7,902.61	\$7,902.61	
Replace emergency lighting fixture	20	6.00 Ea.	\$3,448.83	\$4,079.24	2.0000	2	2	\$8,158.48	\$8,158.48	
Maintenance and repair exit light	20	6.00 Ea.	\$230.94	\$286.02	2.0000	2	2	\$572.05	\$572.05	
Replace lamp exit light	5	6.00 Ea.	\$98.08	\$116.63	8.0000	8	8	\$933.05	\$933.05	
Replace lighting fixture exit light	20	6.00 Ea.	\$1,056.39	\$1,281.04	2.0000	2	2	\$2,562.08	\$2,562.08	
Maintenance and inspection battery, dry	0.08	0.02 Ea.	\$0.76	\$0.95	500.0000	500	500	\$477.46	\$477.46	
Replace battery, dry	5	18.02 Ea.	\$3,402.40	\$3,937.20	8.0000	8	8	\$31,497.63	\$31,497.63	
			\$1,185,491.78	\$1,406,699.48				MR Subtotal	\$2,396,427.32	
									MR Per Year	\$59,743.55
									PM Total	\$11,195.84
									Subtotal	\$70,939.39
									Total Per Unit	\$5.12

FAC 7422 INDOOR SWIMMING POOL

Release 2023 Qtr 4

Zip Code Prefix 222

Type PM

UM SF

Design Life 40

Average Size 13852.868727

SUC \$5.12

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	10.00	2.60	\$167.64	\$114.83	\$0.00	\$282.47	\$333.68	\$393.28
Fire doors, swinging, annualized	24.00	9.41	\$375.97	\$370.94	\$0.00	\$746.92	\$895.80	\$1,063.48
Urinals, annualized	12.00	2.74	\$79.54	\$145.97	\$0.00	\$225.52	\$277.26	\$332.99
Toilet (vacuum breaker type), annualized	18.00	3.19	\$159.39	\$170.30	\$0.00	\$329.69	\$396.72	\$471.72
Lavatories, annualized	18.00	6.26	\$140.26	\$392.40	\$0.00	\$532.66	\$664.41	\$803.17
Showers, annualized	20.00	4.56	\$270.20	\$286.89	\$0.00	\$557.09	\$670.18	\$796.78
Drink fountain, annualized	4.00	2.48	\$149.78	\$132.54	\$0.00	\$282.32	\$337.06	\$399.29
Water heater, steam 2500 gal., annualized	1.00	1.55	\$149.78	\$82.84	\$0.00	\$232.62	\$272.45	\$319.76
Boiler, steam, oil, gas, or comb. fired, 500 to 1000 MBH, annualized	1.00	20.70	\$100.19	\$1,308.00	\$0.00	\$1,408.19	\$1,810.61	\$2,218.04
Water cooling tower, up to 50 tons, annualized	2.00	9.10	\$42.50	\$575.52	\$0.00	\$618.02	\$794.93	\$973.96
Chiller, recip., water cooled, up to 50 tons, annualized	2.00	15.89	\$58.70	\$1,002.80	\$0.00	\$1,061.50	\$1,368.21	\$1,677.85
Air handling unit, 25 thru 50 tons, annualized	2.00	3.88	\$489.81	\$207.54	\$0.00	\$697.34	\$808.59	\$944.32
Fan, axial, 5,000 to 10,000 CFM, annualized	2.00	2.58	\$63.76	\$137.78	\$0.00	\$201.53	\$249.24	\$300.14
Transformer, dry type 500 KVA and over, annualized	2.00	1.54	\$27.66	\$107.22	\$0.00	\$134.88	\$169.82	\$206.13
Panelboard, 225 A and above, annualized	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
Light, emergency, hardwired system, annualized	6.00	1.50	\$53.88	\$94.65	\$0.00	\$148.53	\$182.31	\$218.78
						\$7,511.69	\$9,294.99	\$11,195.84

FAC 7422 INDOOR SWIMMING POOL

Modeled Component List

CostWorks Release 2023 Qtr 4

B20 Exterior Enclosure	
Aluminum Window, Fixed, 1st floor	90.0 Ea.
Glazed Aluminum	2.0 Ea.
Steel, Painted	8.0 Ea.
B30 Roofing	
Metal Steep Roofing	134.0 Sq.
C10 Interior Construction	
Concrete Block, Painted	5.4 C.S.F.
Steel Painted Interior Doors	17.0 Ea.
Aluminum Interior Doors, vision lite	7.0 Ea.
Fire Doors, Swinging, annualized	24.0 Each
C30 Interior Finishes	
Drywall	15700.0 S.F.
Tile	11.3 C.S.F.
Concrete, Finished	6.0 C.S.F.
Rubber Tile	422.2 S.Y.
Carpet	353.2 S.Y.
Gypsum Wall Board	47.7 C.S.F.
D20 Plumbing	
Tankless Water Closet	6.0 Ea.
Shower, Misc.	15.0 Ea.
Drinking Fountain	3.0 Ea.
Water Heater, Gas / Oil, 1150 GPH	1.0 Ea.
Solar Storage Tank, 1000 Gallon	1.0 Ea.
Drain: Roof, Scupper, Area	4.0 Ea.
D30 HVAC	
Boiler, Gas, 2000 MBH	1.0 Ea.
Chemical Feed System	2.0 Ea.
Metal Flue / Chimney, 6" diameter	1.0 L.F.
Cooling Tower, 50 ton	2.0 Ea.
Chiller, Water Cooled, Reciprocating, 50 ton	1.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.	2.0 Ea.
Circulator Pump, 1 H.P.	2.0 Ea.
Terminal Reheat Coil, 12" x 24"	4.0 Ea.
Central Station Air Conditioning Air Handling Unit, 8000 CFM	2.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	62.0 Ea.
D50 Electrical	
Safety Switch, Heavy Duty	6.0 Ea.
Fluorescent Lighting Fixture	96.0 Ea.
Metal Halide Fixture	14.0 Ea.
Smoke Detector	25.0 Ea.
Manual Pull Station	4.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Annunciation Panel	1.0 Ea.
Fire Alarm Bell	2.0 Ea.
Emergency Lighting Fixture	6.0 Ea.
Exit Light	6.0 Ea.

FAC 7422 INDOOR SWIMMING POOL
Sustainment by Year
CostWorks Release 2023 Qtr 4

