

**FAC 7448 RECREATIONAL SUPPORT BUILDING**

FY24 SUC: \$2.69 / SF  
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7448 RECREATIONAL SUPPORT BUILDING

SUC \$2.69

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 45  
Average Size 3114.0

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
Total metal roof panel replacement	30	24.00 Sq.	\$21,238.51	\$25,177.97	1.5000	1	1	\$25,177.97	\$25,177.97
Repair 4" glazed C.M.U. wall - (2% of walls)	25	3.20 C.S.F.	\$6,794.74	\$8,007.99	1.8000	1	1	\$8,007.99	\$8,007.99
Point and refinish painted concrete block wall, 1st floor	25	33.00 C.S.F.	\$17,058.68	\$21,024.72	1.8000	1	1	\$21,024.72	\$21,024.72
Refinish synthetic veneer plaster, 1st floor	10	2.10 C.S.F.	\$720.30	\$853.08	4.5000	4	4	\$3,412.34	\$3,412.34
Refinish steel louver, 1st floor	5	2.00 Ea.	\$211.56	\$262.03	9.0000	9	9	\$2,358.23	\$2,358.23
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	12.00 Ea.	\$14,364.71	\$16,627.99	0.9000	0	0	\$0.00	\$0.00
Repair solid core, painted, door	12	2.00 Ea.	\$777.94	\$932.60	3.7500	3	3	\$2,797.81	\$2,797.81
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
Repair steel, painted, door	14	4.00 Ea.	\$2,809.34	\$3,336.77	3.2143	3	3	\$10,010.31	\$10,010.31
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$3,668.44	\$4,247.70	1.0000	1	1	\$4,247.70	\$4,247.70
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	62.00 S.F.	\$286.57	\$340.56	9.0000	9	9	\$3,065.07	\$3,065.07
Repair steel painted interior door	14	2.00 Ea.	\$557.98	\$651.36	3.2143	3	3	\$1,954.09	\$1,954.09
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$115.30	\$141.75	11.2500	11	11	\$1,559.30	\$1,559.30
Minor metal roof panel replacement, 2.5% of roof area	20	78.00 S.F.	\$1,004.49	\$1,190.76	2.2500	2	2	\$2,381.53	\$2,381.53
Refinish drywall	4	120.00 S.F.	\$81.32	\$99.90	11.2500	11	11	\$1,098.87	\$1,098.87
Office painting, 10' x 12', 10' high walls	5	1.00 Ea.	\$243.93	\$298.67	9.0000	9	9	\$2,688.05	\$2,688.05
Refinish concrete floor finished	25	6.40 C.S.F.	\$2,666.09	\$3,216.76	1.8000	1	1	\$3,216.76	\$3,216.76
Replace vinyl tile flooring	18	62.00 S.Y.	\$3,167.53	\$3,898.04	2.5000	2	2	\$7,796.09	\$7,796.09
Acoustic tile repairs - (2% of ceilings)	9	2.20 C.S.F.	\$2,032.33	\$2,364.41	5.0000	5	5	\$11,822.04	\$11,822.04
Replace acoustic tile ceiling, fire-rated	20	6.90 C.S.F.	\$3,594.40	\$4,248.31	2.2500	2	2	\$8,496.62	\$8,496.62
Replace flush valve diaphragm tankless water closet	10	3.00 Ea.	\$81.79	\$101.57	4.5000	4	4	\$406.27	\$406.27
Unplug clogged line tankless water closet	5	3.00 Ea.	\$689.79	\$863.50	9.0000	9	9	\$7,771.46	\$7,771.46
Replace tankless water closet	35	4.00 Ea.	\$5,666.22	\$6,553.28	1.2857	1	1	\$6,553.28	\$6,553.28
Replace wax ring gasket for tankless water closet	5	4.00 Ea.	\$596.66	\$746.21	9.0000	9	9	\$6,715.93	\$6,715.93
Replace flush valve diaphragm for a urinal	7	1.00 Ea.	\$27.26	\$33.86	6.4286	6	6	\$203.14	\$203.14
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 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
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

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace faucet washer sink, service/utility	2	2.00 Ea.	\$26.90	\$33.54	22.5000	22	22	\$737.85	\$737.85
Clean trap	3	2.00 Ea.	\$18.01	\$22.55	15.0000	15	15	\$338.22	\$338.22
Unstop sink	2	2.00 Ea.	\$88.02	\$110.19	22.5000	22	22	\$2,424.13	\$2,424.13
Overhaul water heater, gas / oil, 30 gallon	5	1.00 Ea.	\$123.53	\$154.64	9.0000	9	9	\$1,391.75	\$1,391.75
Clean and service water heater, gas / oil, 30 gallon	1	1.00 Ea.	\$206.10	\$258.00	45.0000	45	45	\$11,610.02	\$11,610.02
Replace water heater, gas / oil, 30 gallon	10	1.00 Ea.	\$2,957.73	\$3,432.65	4.5000	4	4	\$13,730.60	\$13,730.60
Maintenance and repair wall mounted/recessed heater, with fan	5	4.00 Ea.	\$724.65	\$856.27	9.0000	9	9	\$7,706.39	\$7,706.39
Maintenance and inspection wall mounted/recessed heater, with fan	1	4.00 Ea.	\$329.27	\$412.53	45.0000	45	45	\$18,563.97	\$18,563.97
Replace heater wall mounted/recessed heater, with fan	20	4.00 Ea.	\$2,084.27	\$2,480.57	2.2500	2	2	\$4,961.15	\$4,961.15
Repair air conditioner, thru-the-wall, 2 ton	8	2.00 Ea.	\$226.46	\$277.70	5.6250	5	5	\$1,388.52	\$1,388.52
Replace air conditioner, thru-the-wall, 2 ton	10	2.00 Ea.	\$6,419.24	\$7,389.07	4.5000	4	4	\$29,556.29	\$29,556.29
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$921.17	\$1,072.81	4.5000	4	4	\$4,291.25	\$4,291.25
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	45.0000	45	45	\$2,037.80	\$2,037.80
Maintenance and inspection lighting panel, indoor	3	4.00 Ea.	\$169.38	\$212.20	15.0000	15	15	\$3,183.07	\$3,183.07
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	6.00 Ea.	\$455.04	\$570.10	2.2500	2	2	\$1,140.20	\$1,140.20
Maintenance and inspection safety switch, 2 pole	1	1.00 Ea.	\$42.34	\$53.05	45.0000	45	45	\$2,387.30	\$2,387.30
Replace lamps (2 lamps), 4', 34 W energy saver	10	16.00 Ea.	\$423.77	\$530.70	4.5000	4	4	\$2,122.81	\$2,122.81
Replace metal halide ballast, 175 W	10	2.00 Ea.	\$333.77	\$399.53	4.5000	4	4	\$1,598.12	\$1,598.12
Replace metal halide fixture lamp, 175 W	5	2.00 Ea.	\$114.19	\$138.98	9.0000	9	9	\$1,250.85	\$1,250.85
Repair smoke detector	10	8.00 Ea.	\$464.08	\$574.66	4.5000	4	4	\$2,298.64	\$2,298.64
Check operation smoke detector	1	8.00 Ea.	\$136.01	\$170.40	45.0000	45	45	\$7,667.87	\$7,667.87
Replace fire alarm bell, 6"	20	1.00 Ea.	\$180.61	\$219.77	2.2500	2	2	\$439.54	\$439.54
Maintenance and repair of general wiring lightning protection system	1	0.50 M.L.F.	\$54.75	\$67.44	45.0000	45	45	\$3,034.95	\$3,034.95
Maintenance and repair lightning ground rod	1	1.00 Ea.	\$92.28	\$115.32	45.0000	45	45	\$5,189.47	\$5,189.47
Replace lamp emergency lighting fixture	2	2.00 Ea.	\$108.99	\$131.71	22.5000	22	22	\$2,897.62	\$2,897.62
Maintenance and repair exit light	20	2.00 Ea.	\$76.98	\$95.34	2.2500	2	2	\$190.68	\$190.68
Replace lamp exit light	5	2.00 Ea.	\$32.69	\$38.88	9.0000	9	9	\$349.90	\$349.90
Replace 3'-0" x 7'-0" steel door w/ vision lite, & frame	60	1.00 Ea.	\$1,544.71	\$1,786.76	0.7500	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	2.00 Ea.	\$557.98	\$651.36	4.0909	4	4	\$2,605.46	\$2,605.46
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	2.00 Ea.	\$88.03	\$108.48	11.2500	11	11	\$1,193.23	\$1,193.23

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace toilet partitions, laminate clad-overhead braced, per stall	20	3.00 Ea.	\$3,954.72	\$4,575.60	2.2500	2	2	\$9,151.20	\$9,151.20
Replace urinal screen, stainless steel	30	6.00 Ea.	\$4,831.97	\$5,592.51	1.5000	1	1	\$5,592.51	\$5,592.51
			\$125,259.74	\$148,458.31				MR Subtotal	\$317,237.78
								MR Per Year	\$7,049.73
								PM Total	\$1,326.00
								Subtotal	\$8,375.73
								Total Per Unit	\$2.69

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SUC \$2.69

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 3114.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Fire doors, swinging, annualized	2.00	0.78	\$31.33	\$30.91	\$0.00	\$62.24	\$74.65	\$88.62
Urinals, annualized	2.00	0.46	\$13.26	\$24.33	\$0.00	\$37.59	\$46.21	\$55.50
Toilet (vacuum breaker type), annualized	4.00	0.71	\$35.42	\$37.84	\$0.00	\$73.26	\$88.16	\$104.83
Lavatories, annualized	4.00	1.39	\$31.17	\$87.20	\$0.00	\$118.37	\$147.65	\$178.48
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	0.20	2.27	\$9.92	\$142.14	\$0.00	\$152.05	\$195.69	\$239.81
Switchboard, annualized	1.00	0.70	\$3.98	\$48.97	\$0.00	\$52.95	\$68.04	\$83.33
Light, emergency, hardwired system, annualized	2.00	0.50	\$17.96	\$31.55	\$0.00	\$49.51	\$60.77	\$72.93
						\$899.63	\$1,104.71	\$1,326.00



# FAC 7448 RECREATIONAL SUPPORT BUILDING

## Modeled Component List

### CostWorks Release 2023 Qtr 4

B30 Roofing		
Metal Steep Roofing		24.0 Sq.
B20 Exterior Enclosure		
Synthetic Veneer Plaster		2.1 C.S.F.
Aluminum Window, Operating, 1st floor		12.0 Ea.
Solid Core, Painted		2.0 Ea.
Steel, Painted		4.0 Ea.
C30 Interior Finishes		
Concrete, Finished		6.4 C.S.F.
Vinyl		62.0 S.Y.
Acoustic Tile, fire-rated		6.9 C.S.F.
D20 Plumbing		
Tankless Water Closet		4.0 Ea.
Urinal		2.0 Ea.
Water Heater, Gas / Oil, 30 Gallon		1.0 Ea.
D30 HVAC		
Recessed Heater, Wall-Mounted		4.0 Ea.
Air Conditioner, Thru-the-Wall		2.0 Ea.
D40 Fire Protection		
Backflow Preventer		1.0 Ea.
D50 Electrical		
Load Center, 100 A, maintenance & inspection		4.0 Ea.
Fire Alarm Bell		1.0 Ea.
C10 Interior Construction		
Steel Painted Interior Doors, vision lite		1.0 Ea.
Urinal Screen		6.0 Ea.
Fire Doors, Swinging, annualized		2.0 Each

FAC 7448 RECREATIONAL SUPPORT BUILDING  
Sustainment by Year  
CostWorks Release 2023 Qtr 4

