

FAC 4425 Vehicle Storage, Covered

FY25 SUC: \$1.30 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 4425 Vehicle Storage, Covered

AC425 Vehicle Storage, Covered			FY25 SUC: \$1.30						
			UM: SF						
Release: 2024 Qtr 3			Expected Service Life: 40		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.				
Zip Code Prefix: 222			Model Size: 8614						
Type: MR									
Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Minor repairs to concrete floor unfinished	15	268.00 S.F.	\$10,903.41	\$13,279.49	2.6667	2	2	\$26,558.98	\$26,558.98
Replace aluminum siding, 1st floor	35	25.00 C.S.F.	\$15,915.10	\$19,170.83	1.1429	1	1	\$19,170.83	\$19,170.83
Replace aluminum siding, 2nd floor	35	25.00 C.S.F.	\$19,480.16	\$23,605.41	1.1429	1	1	\$23,605.41	\$23,605.41
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	0.01 S.F.	\$0.14	\$0.16	40.0000	40	40	\$6.41	\$6.41
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	2.00 Ea.	\$323.00	\$384.91	2.0000	2	2	\$769.82	\$769.82
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	2.00 Ea.	\$1,643.53	\$1,920.23	0.8000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	3.00 Ea.	\$2,332.68	\$2,762.30	2.8571	2	2	\$5,524.61	\$5,524.61
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$143.98	\$176.26	10.0000	10	10	\$1,762.58	\$1,762.58
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,207.58	\$2,569.70	0.8889	0	0	\$0.00	\$0.00
Replace 12' x 24' aluminum double roll-up door	35	4.00 Ea.	\$35,360.51	\$41,123.29	1.1429	1	1	\$41,123.29	\$41,123.29
Debris removal, by hand and visual inspection, metal panel roofing	1	7.72 M.S.F.	\$189.72	\$231.70	40.0000	40	40	\$9,268.12	\$9,268.12
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	154.00 S.F.	\$746.63	\$886.05	8.0000	8	8	\$7,088.41	\$7,088.41
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	3.00 S.F.	\$84.78	\$100.88	40.0000	40	40	\$4,035.40	\$4,035.40
Minor metal roof panel replacement, 2.5% of roof area	20	193.00 S.F.	\$2,669.34	\$3,157.49	2.0000	2	2	\$6,314.99	\$6,314.99
Total metal roof panel replacement	30	77.20 Sq.	\$74,205.81	\$87,750.40	1.3333	1	1	\$87,750.40	\$87,750.40
Refinish concrete floor finished	25	8.10 C.S.F.	\$3,713.95	\$4,462.08	1.6000	1	1	\$4,462.08	\$4,462.08
Replace fan & motor, propeller exhaust, 4700 CFM exhaust fan	15	4.00 Ea.	\$9,051.69	\$10,533.01	2.6667	2	2	\$21,066.03	\$21,066.03
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	4.00 Ea.	\$17,377.45	\$20,158.61	2.0000	2	2	\$40,317.22	\$40,317.22
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$1,010.59	\$1,174.64	4.0000	4	4	\$4,698.57	\$4,698.57
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	40.0000	40	40	\$1,816.40	\$1,816.40
Replace sprinkler head	20	20.00 Ea.	\$1,833.81	\$2,259.94	2.0000	2	2	\$4,519.89	\$4,519.89
Replace metal halide ballast, 175 W	10	24.00 Ea.	\$4,117.48	\$4,931.93	4.0000	4	4	\$19,727.73	\$19,727.73
Replace metal halide fixture lamp, 175 W	5	24.00 Ea.	\$1,460.14	\$1,774.16	8.0000	8	8	\$14,193.30	\$14,193.30
Repair smoke detector	10	4.00 Ea.	\$243.06	\$300.82	4.0000	4	3	\$1,203.28	\$902.46
Check operation smoke detector	1	4.00 Ea.	\$69.86	\$87.64	40.0000	40	40	\$3,505.69	\$3,505.69
Replace smoke detector	15	4.00 Ea.	\$1,349.69	\$1,606.03	2.6667	2	2	\$3,212.06	\$3,212.06
Repair heat detector	10	7.00 Ea.	\$463.78	\$570.10	4.0000	4	4	\$2,280.40	\$2,280.40
Replace heat detector	15	7.00 Ea.	\$1,328.62	\$1,622.73	2.6667	2	2	\$3,245.46	\$3,245.46
Check and repair manual pull station	10	4.00 Ea.	\$379.95	\$467.63	4.0000	4	3	\$1,870.51	\$1,402.88
Replace manual pull station	15	4.00 Ea.	\$920.30	\$1,106.02	2.6667	2	2	\$2,212.03	\$2,212.03
Minor repairs to annunciation panel	5	1.00 Ea.	\$160.28	\$195.43	8.0000	8	8	\$1,563.40	\$1,563.40
Replace annunciation panel	15	1.00 Ea.	\$1,250.41	\$1,502.49	2.6667	2	2	\$3,004.99	\$3,004.99
Maintenance and repair of general wiring lightning protection system	1	1.20 M.L.F.	\$133.59	\$164.83	40.0000	40	40	\$6,593.25	\$6,593.25
Replace lightning protection general wiring system	25	1.20 M.L.F.	\$16,109.13	\$19,074.77	1.6000	1	1	\$19,074.77	\$19,074.77
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$190.92	\$238.67	40.0000	40	39	\$9,546.63	\$9,307.97
Replace lightning ground rod	25	2.00 Ea.	\$515.56	\$637.11	1.6000	1	1	\$637.11	\$637.11
			\$227,922.89	\$270,033.16					
								MR Subtotal:	\$400,722.94
								MR Per Year:	\$10,018.07
								PM Total:	\$1,212.43
								Subtotal:	\$11,230.50
								Total Per Unit:	\$1.30

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Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$1.30

UM: SF

Expected Service Life: 40

Model Size: 8614

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	3	0.78	\$47.47	\$35.20	\$0.0000	82.67	97.97	115.65
Door, overhead, electric, roll up, to 24' high x 25' wide, annually	4	8.16	\$164.16	\$369.52	\$0.0000	533.68	660.95	796.43
Fan, axial, up to 5,000 CFM, annualized	2	2.49	\$27.55	\$133.67	\$0.0000	161.22	204.07	248.31
Backflow prevention device, up to 4", annualized	1	0.33	\$14.56	\$21.15	\$0.0000	35.71	43.51	52.04
						\$813.28	\$1,006.50	\$1,212.43