

FAC 7110 FAMILY HOUSING DWELLING

FY24 SUC: \$2.88 / SF
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7110 FAMILY HOUSING DWELLING

SUC \$2.88

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 60
Average Size 4116.651001

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
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$147.27	\$184.36	30.0000	30	30	\$5,530.88	\$5,530.88
Replace lavatory, vitreous china	35	4.00 Ea.	\$2,874.89	\$3,453.62	1.7143	1	1	\$3,453.62	\$3,453.62
Replace faucets laundry sink, plastic	10	2.00 Ea.	\$390.94	\$470.24	6.0000	6	6	\$2,821.46	\$2,821.46
Clean out strainer and P trap laundry sink, plastic	2	2.00 Ea.	\$73.64	\$92.18	30.0000	30	30	\$2,765.44	\$2,765.44
Replace laundry sink, plastic	20	2.00 Ea.	\$1,349.66	\$1,630.03	3.0000	3	3	\$4,890.10	\$4,890.10
Inspect / clean shower head bathtub, fiberglass	3	2.00 Ea.	\$103.07	\$129.03	20.0000	20	20	\$2,580.54	\$2,580.54
Replace mixing valve barrel bathtub, fiberglass	2	2.00 Ea.	\$596.45	\$701.66	30.0000	30	30	\$21,049.92	\$21,049.92
Replace mixing valve bathtub, fiberglass	10	2.00 Ea.	\$586.79	\$713.86	6.0000	6	6	\$4,283.16	\$4,283.16
Replace bathtub, fiberglass	20	2.00 Ea.	\$3,074.65	\$3,618.85	3.0000	3	3	\$10,856.56	\$10,856.56
Inspect / clean shower head	3	2.00 Ea.	\$103.07	\$129.03	20.0000	20	20	\$2,580.54	\$2,580.54
Replace mixing valve shower, miscellaneous	10	2.00 Ea.	\$586.79	\$713.86	6.0000	6	6	\$4,283.16	\$4,283.16
Replace shower surface, ceramic tile	30	2.00 Ea.	\$1,832.95	\$2,227.37	2.0000	2	2	\$4,454.74	\$4,454.74
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$172.87	\$216.40	12.0000	12	12	\$2,596.77	\$2,596.77
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$206.10	\$258.00	60.0000	60	60	\$15,480.02	\$15,480.02
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$3,214.32	\$3,737.78	5.0000	5	5	\$18,688.91	\$18,688.91
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.84	\$61.14	6.0000	6	6	\$366.84	\$366.84
Replace pipe & fittings, cast iron, 4"	40	8.00 L.F.	\$462.98	\$562.55	1.5000	1	1	\$562.55	\$562.55
General maintenance & repair distribution: gutters, pipe	1	0.24 M.L.F.	\$76.13	\$95.30	60.0000	60	60	\$5,717.93	\$5,717.93
Replace pipe or gutter distribution	20	45.00 L.F.	\$2,618.91	\$3,174.32	3.0000	3	3	\$9,522.95	\$9,522.95
Repair fan coil unit, 3 ton	10	1.00 Ea.	\$573.53	\$678.76	6.0000	6	4	\$4,072.58	\$2,715.05
Replace fan coil unit, 3 ton	15	1.00 Ea.	\$3,336.73	\$3,849.25	4.0000	4	4	\$15,397.00	\$15,397.00
Repair heat pump, 5 ton, air to air split	10	1.00 Ea.	\$2,680.40	\$3,201.74	6.0000	6	6	\$19,210.44	\$19,210.44
Replace heat pump, 5 ton, air to air split	20	1.00 Ea.	\$7,296.39	\$8,796.41	3.0000	3	3	\$26,389.24	\$26,389.24
Replace fuse	25	18.00 Ea.	\$8,224.11	\$9,444.04	2.4000	2	2	\$18,888.08	\$18,888.08
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	20.0000	20	20	\$1,061.02	\$1,061.02
Maintenance and repair receptacles and plugs	20	32.00 Ea.	\$1,409.38	\$1,759.42	3.0000	3	3	\$5,278.26	\$5,278.26
Replace faucets lavatory, vitreous china	10	4.00 Ea.	\$781.89	\$940.49	6.0000	6	6	\$5,642.92	\$5,642.92
Maintenance and repair wiring devices, switches	10	14.00 Ea.	\$616.61	\$769.75	6.0000	6	6	\$4,618.47	\$4,618.47
Maintenance and repair incandescent lighting fixtures	10	18.00 Ea.	\$1,212.01	\$1,448.06	6.0000	6	3	\$8,688.34	\$4,344.17

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace incandescent lighting fixture lamp	5	18.00 Ea.	\$231.12	\$278.17	12.0000	12	12	\$3,338.01	\$3,338.01
Replace incandescent lighting fixture	20	18.00 Ea.	\$2,514.84	\$3,050.27	3.0000	3	3	\$9,150.80	\$9,150.80
Replace fluorescent light fixture ballast, 80 W	10	4.00 Ea.	\$418.42	\$515.96	6.0000	6	3	\$3,095.78	\$1,547.89
Replace lamps (2 lamps), 4', 34 W energy saver	10	4.00 Ea.	\$105.94	\$132.68	6.0000	6	6	\$796.05	\$796.05
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	4.00 Ea.	\$990.50	\$1,205.51	3.0000	3	3	\$3,616.52	\$3,616.52
Replace telephone jack	20	2.00 Ea.	\$61.36	\$75.86	3.0000	3	3	\$227.58	\$227.58
Maintenance and repair TV cable outlet	10	4.00 Ea.	\$217.29	\$271.37	6.0000	6	6	\$1,628.20	\$1,628.20
Replace TV cable outlet	20	4.00 Ea.	\$297.78	\$370.75	3.0000	3	3	\$1,112.26	\$1,112.26
Repair smoke detector	10	10.00 Ea.	\$580.10	\$718.33	6.0000	6	4	\$4,309.95	\$2,873.30
Check operation smoke detector	1	10.00 Ea.	\$170.01	\$213.00	60.0000	60	60	\$12,779.78	\$12,779.78
Replace smoke detector	15	10.00 Ea.	\$3,025.52	\$3,612.18	4.0000	4	4	\$14,448.74	\$14,448.74
Refinish wood stairs	3	104.00 S.F.	\$175.69	\$216.83	20.0000	20	20	\$4,336.58	\$4,336.58
Replace wood stairs	30	104.00 S.F.	\$2,971.58	\$3,604.50	2.0000	2	2	\$7,208.99	\$7,208.99
Refinish aluminum siding, 1st floor	20	11.00 C.S.F.	\$2,297.59	\$2,818.43	3.0000	3	3	\$8,455.30	\$8,455.30
Refinish aluminum siding, 2nd floor	20	11.00 C.S.F.	\$3,472.35	\$4,279.50	3.0000	3	3	\$12,838.49	\$12,838.49
Replace glass - 1st floor. (1% of glass) - alum. window	1	2.00 S.F.	\$26.30	\$30.88	60.0000	60	60	\$1,852.86	\$1,852.86
Repair 3' x 4' aluminum window - 1st floor	20	9.00 Ea.	\$2,555.32	\$3,006.14	3.0000	3	3	\$9,018.41	\$9,018.41
Replace glass - 2nd floor. (1% of glass) - alum. window	1	1.00 S.F.	\$18.16	\$21.66	60.0000	60	60	\$1,299.74	\$1,299.74
Repair 3' x 4' aluminum window - 2nd floor	20	10.00 Ea.	\$3,340.05	\$3,962.34	3.0000	3	3	\$11,887.02	\$11,887.02
Repair solid core, painted, door	12	2.00 Ea.	\$777.94	\$932.60	5.0000	5	5	\$4,663.01	\$4,663.01
Prepare and refinish solid core, painted, door	4	2.00 Ea.	\$124.66	\$150.65	15.0000	15	15	\$2,259.68	\$2,259.68
Replace 3'-0" x 7'-0" solid core, painted, door	40	2.00 Ea.	\$2,821.78	\$3,316.85	1.5000	1	1	\$3,316.85	\$3,316.85
Debris removal by hand and visual inspection, asphalt shingle	1	2.01 M.S.F.	\$49.33	\$60.17	60.0000	60	60	\$3,609.90	\$3,609.90
Minor asphalt shingle repair, 2% of roof area	1	41.00 S.F.	\$220.44	\$264.20	60.0000	60	60	\$15,851.98	\$15,851.98
Total asphalt shingle roof replacement	40	21.30 Sq.	\$9,044.28	\$10,740.74	1.5000	1	1	\$10,740.74	\$10,740.74
Replace aluminum downspout, 3" x 4", .024" thick	25	120.00 L.F.	\$1,062.99	\$1,283.81	2.4000	2	2	\$2,567.62	\$2,567.62
Repair hollow core wood door, interior	7	10.00 Ea.	\$2,789.88	\$3,256.82	8.5714	8	8	\$26,054.57	\$26,054.57
Refinish 3'-0" x 7'-0" hollow core wood door, interior	4	9.00 Ea.	\$396.13	\$488.14	15.0000	15	15	\$7,322.10	\$7,322.10
Replace 3'-0" x 7'-0" hollow core wood door, interior	30	9.00 Ea.	\$3,073.33	\$3,614.63	2.0000	2	2	\$7,229.26	\$7,229.26
Refinish wood steps	3	220.00 S.F.	\$511.91	\$631.63	20.0000	20	20	\$12,632.51	\$12,632.51
Refinish wood stair railing, interior	7	16.00 L.F.	\$37.23	\$45.94	8.5714	8	8	\$367.49	\$367.49
Replace wood stair railing, interior	40	16.00 L.F.	\$204.04	\$248.21	1.5000	1	1	\$248.21	\$248.21
Repair 5/8" drywall - (2% of walls)	20	101.08 S.F.	\$168.90	\$206.40	3.0000	3	3	\$619.21	\$619.21
Refinish drywall	4	1,868.00 S.F.	\$1,265.83	\$1,555.07	15.0000	15	15	\$23,326.05	\$23,326.05

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	10.00 C.S.F.	\$8,049.20	\$9,746.55	6.0000	6	6	\$58,479.28	\$58,479.28	
Ceramic tile floor repairs - (2% of floors)	15	0.80 C.S.F.	\$539.22	\$672.36	4.0000	4	4	\$2,689.43	\$2,689.43	
Replace 2" x 2" thin set ceramic tile floor	50	0.80 C.S.F.	\$1,068.44	\$1,287.83	1.2000	1	1	\$1,287.83	\$1,287.83	
Replace carpet	8	156.00 S.Y.	\$8,423.46	\$9,741.03	7.5000	7	7	\$68,187.18	\$68,187.18	
Repair gypsum board ceiling - (2% of ceilings)	20	0.38 C.S.F.	\$146.01	\$179.29	3.0000	3	3	\$537.86	\$537.86	
Refinish gypsum board ceiling, up to 12' high	20	12.00 C.S.F.	\$1,741.32	\$2,142.33	3.0000	3	3	\$6,427.00	\$6,427.00	
Unplug clogged line flush-tank water closet	5	4.00 Ea.	\$919.72	\$1,151.33	12.0000	12	12	\$13,815.92	\$13,815.92	
Replace washer / diaphragm in ball cock flush-tank water closet	5	4.00 Ea.	\$78.54	\$96.90	12.0000	12	12	\$1,162.82	\$1,162.82	
Replace valve and ball cock assembly flush-tank water closet	15	4.00 Ea.	\$389.19	\$481.08	4.0000	4	4	\$1,924.31	\$1,924.31	
Install gasket between tank and bowl flush-tank water closet	20	4.00 Ea.	\$174.09	\$216.33	3.0000	3	3	\$648.99	\$648.99	
Replace two piece water closet flush-tank	35	4.00 Ea.	\$2,199.93	\$2,633.63	1.7143	1	1	\$2,633.63	\$2,633.63	
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$69.29	\$84.56	8.5714	8	8	\$676.51	\$676.51	
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$54.27	\$67.67	30.0000	30	30	\$2,030.06	\$2,030.06	
			\$114,564.98	\$136,791.63				MR Subtotal	\$615,757.33	
									MR Per Year	\$10,262.62
									PM Total	\$1,593.26
									Subtotal	\$11,855.88
									Total Per Unit	\$2.88

FAC 7110 FAMILY HOUSING DWELLING

Release 2023 Qtr 4

Zip Code Prefix 222

Type PM

UM SF

Design Life 60

Average Size 4116.651001

SUC \$2.88

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Toilet (tank type), annualized	4.00	1.55	\$31.98	\$83.71	\$0.00	\$115.69	\$144.00	\$173.91
Showers, annualized	4.00	0.91	\$54.04	\$57.38	\$0.00	\$111.42	\$134.04	\$159.36
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$159.90	\$109.87	\$0.00	\$269.77	\$318.72	\$375.67
Heat pump, air cooled, up to 5 ton, annualized	1.00	3.00	\$142.69	\$190.10	\$0.00	\$332.79	\$404.09	\$482.52
Panelboard, 225 A and above, annualized	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
Dishwasher, electric, annually	1.00	1.18	\$36.41	\$42.41	\$0.00	\$78.82	\$95.18	\$113.37
Water heater, gas, to 120 gal., annually	1.00	1.02	\$40.99	\$54.50	\$0.00	\$95.49	\$115.93	\$138.43
Lavatories, annually	4.00	0.35	\$31.17	\$21.80	\$0.00	\$52.97	\$62.63	\$73.84
						\$1,109.36	\$1,338.33	\$1,593.26

FAC 7110 FAMILY HOUSING DWELLING

Modeled Component List

CostWorks Release 2023 Qtr 4

D20 Plumbing

Lavatory, Vitreous China	4.0 Ea.
Laundry Sink, Plastic	2.0 Ea.
Bathtub, Fiberglass	2.0 Ea.
Shower, Misc.	2.0 Ea.
Water Heater, Gas / Oil, 70 Gallon	1.0 Ea.
Flush-Tank Water Closet	4.0 Ea.

D30 HVAC

Fan Coil, 3 ton	1.0 Ea.
Heat Pump, 5 ton	1.0 Ea.

D50 Electrical

Load Center, 100 A, maintenance & inspection	1.0 Ea.
Incandescent Lighting Fixtures	18.0 Ea.
Fluorescent Lighting Fixture	4.0 Ea.
TV Cable Outlet	4.0 Ea.
Smoke Detector	10.0 Ea.

B10 Superstructure

Wood Stairs	104.0 S.F.
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B20 Exterior Enclosure

Solid Core, Painted	2.0 Ea.
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C10 Interior Construction

Hollow Core Interior Doors	9.0 Ea.
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C20 Stairs

Wood Interior Stair Railing	16.0 L.F.
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C30 Interior Finishes

Carpet	156.0 S.Y.
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FAC 7110 FAMILY HOUSING DWELLING
Sustainment by Year
CostWorks Release 2023 Qtr 4

