

FAC 1723 GAS TRAINING FACILITY

FY24 SUC:	\$3.35 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 1723 GAS TRAINING FACILITY

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 45
Average Size 820.254

SUC \$3.35

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
Replace roof mounted exhaust fan, 2000 CFM exhaust fan	20	1.00 Ea.	\$3,096.48	\$3,595.05	2.2500	2	2	\$7,190.10	\$7,190.10
Repair damaged pipe insulation, fiberglass 3/4"	5	1.00 Ea.	\$22.15	\$27.07	9.0000	9	9	\$243.61	\$243.61
Maintenance and repair explosionproof industrial heater	2	2.00 Ea.	\$424.73	\$496.34	22.5000	22	22	\$10,919.46	\$10,919.46
Maintenance and inspection explosionproof industrial heater	0.5	2.00 Ea.	\$164.64	\$206.27	90.0000	90	90	\$18,563.97	\$18,563.97
Replace fluoresecent light fixture ballast, 80 W	10	8.00 Ea.	\$836.85	\$1,031.93	4.5000	4	4	\$4,127.71	\$4,127.71
Replace lamps (2 lamps), 4', 34 W energy saver	10	8.00 Ea.	\$211.89	\$265.35	4.5000	4	4	\$1,061.41	\$1,061.41
Repair smoke detector	10	2.00 Ea.	\$116.02	\$143.67	4.5000	4	3	\$574.66	\$431.00
Check operation smoke detector	1	2.00 Ea.	\$34.00	\$42.60	45.0000	45	45	\$1,916.97	\$1,916.97
Replace smoke detector	15	2.00 Ea.	\$605.10	\$722.44	3.0000	3	3	\$2,167.31	\$2,167.31
Check and repair manual pull station	10	2.00 Ea.	\$179.77	\$221.49	4.5000	4	3	\$885.97	\$664.48
Replace manual pull station	15	2.00 Ea.	\$417.52	\$503.53	3.0000	3	3	\$1,510.58	\$1,510.58
Replace fire alarm bell, 6"	20	1.00 Ea.	\$180.61	\$219.77	2.2500	2	2	\$439.54	\$439.54
Point and refinish painted concrete block wall, 1st floor	25	6.70 C.S.F.	\$3,463.43	\$4,268.65	1.8000	1	1	\$4,268.65	\$4,268.65
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	3.2143	3	3	\$5,005.16	\$5,005.16
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$92.11	\$112.79	11.2500	11	11	\$1,240.72	\$1,240.72
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,834.22	\$2,123.85	1.0000	1	1	\$2,123.85	\$2,123.85
Minor BUR membrane repairs, 2% of roof area	1	0.17 Sq.	\$90.44	\$107.24	45.0000	45	45	\$4,825.63	\$4,825.63
Place new BUR membrane over existing	20	6.50 Sq.	\$3,453.33	\$4,069.60	2.2500	2	2	\$8,139.19	\$8,139.19
Total EPDM roof replacement	25	6.50 Sq.	\$4,752.04	\$5,611.82	1.8000	1	1	\$5,611.82	\$5,611.82
Repair steel painted interior door	14	1.00 Ea.	\$278.99	\$325.68	3.2143	3	3	\$977.05	\$977.05
Refinish 3'-0" x 7'-0" steel painted interior door	4	1.00 Ea.	\$57.65	\$70.88	11.2500	11	11	\$779.65	\$779.65
Replace 3'-0" x 7'-0" steel painted interior door	60	1.00 Ea.	\$1,279.55	\$1,483.92	0.7500	0	0	\$0.00	\$0.00
Safety glass replacement, (3% of glass) steel painted interior door	1	0.60 S.F.	\$14.97	\$17.64	45.0000	45	45	\$794.02	\$794.02
Refinish concrete floor finished	25	8.00 C.S.F.	\$3,332.62	\$4,020.95	1.8000	1	1	\$4,020.95	\$4,020.95
Replace sink, P.E.C.I. service/utility	35	1.00 Ea.	\$1,674.37	\$1,957.84	1.2857	1	1	\$1,957.84	\$1,957.84
Inspect and clean shower head emergency shower station	3	1.00 Ea.	\$51.54	\$64.51	15.0000	15	15	\$967.70	\$967.70
Replace shower emergency shower station	25	1.00 Ea.	\$1,053.08	\$1,259.15	1.8000	1	1	\$1,259.15	\$1,259.15
Inspect and clean spray heads, emergency eye wash	3	1.00 Ea.	\$51.54	\$64.51	15.0000	15	15	\$967.70	\$967.70
Replace eye wash station, emergency eye wash	25	2.00 Ea.	\$1,571.83	\$1,911.10	1.8000	1	1	\$1,911.10	\$1,911.10
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	2.2500	2	2	\$126.31	\$126.31
Waterproof concrete block wall, 1st floor	10	6.70 C.S.F.	\$1,731.79	\$2,054.30	4.5000	4	4	\$8,217.19	\$8,217.19

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Repair 8" concrete block wall, 1st floor	25	24.00 S.F.	\$616.78	\$755.25	1.8000	1	1	\$755.25	\$755.25	
			\$33,145.13	\$39,486.73					MR Subtotal	\$103,185.08
									MR Per Year	\$2,293.00
									PM Total	\$451.66
									Subtotal	\$2,744.66
									Total Per Unit	\$3.35

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Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2.00	0.52	\$33.53	\$22.97	\$0.00	\$56.49	\$66.74	\$78.66
Backflow prevention device, up to 4", annualized	1.00	0.33	\$14.02	\$20.93	\$0.00	\$34.94	\$42.62	\$51.01
Fan, axial, up to 5,000 CFM, annualized	2.00	2.49	\$16.60	\$133.42	\$0.00	\$150.01	\$191.70	\$234.21
Unit heater, gas radiant, annualized	1.00	1.01	\$1.03	\$54.06	\$0.00	\$55.10	\$71.42	\$87.79
						\$296.55	\$372.48	\$451.66

FAC 1723 GAS TRAINING FACILITY
Modeled Component List
CostWorks Release 2023 Qtr 4

D30 HVAC		
Exhaust Fan, roof mounted exhaust fan, 2000 CFM exhaust	1.0 Ea.	
D50 Electrical		
Smoke Detector	2.0 Ea.	
Manual Pull Station	2.0 Ea.	
Fire Alarm Bell	1.0 Ea.	
B20 Exterior Enclosure		
Steel, Painted	2.0 Ea.	
B30 Roofing		
EPDM Roof	6.5 Sq.	
C10 Interior Construction		
Steel Painted Interior Doors	1.0 Ea.	
C30 Interior Finishes		
Concrete, Finished	8.0 C.S.F.	
D20 Plumbing		
Service/Utility Sink	1.0 Ea.	
Emergency Shower Station	1.0 Ea.	
Emergency Eye Wash	2.0 Ea.	

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Sustainment by Year
CostWorks Release 2023 Qtr 4

