

**FAC 7145 TRAILER COURT SUPPORT FACILITY**

FY24 SUC:	\$1.93 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7145 TRAILER COURT SUPPORT FACILITY

SUC \$1.93

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 55  
Average Size 2287.833

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 faucets sink, service/utility	10	1.00 Ea.	\$195.47	\$235.12	5.5000	5	5	\$1,175.61	\$1,175.61
Unstop sink	2	1.00 Ea.	\$44.01	\$55.09	27.5000	27	27	\$1,487.53	\$1,487.53
Overhaul water heater, gas / oil, 30 gallon	5	1.00 Ea.	\$123.53	\$154.64	11.0000	11	11	\$1,701.03	\$1,701.03
Replace water heater, gas / oil, 30 gallon	10	1.00 Ea.	\$2,957.73	\$3,432.65	5.5000	5	5	\$17,163.26	\$17,163.26
Repair heat pump, 5 ton, air to air split	10	1.50 Ea.	\$4,020.60	\$4,802.61	5.5000	5	5	\$24,013.05	\$24,013.05
Replace heat pump, 5 ton, air to air split	20	1.50 Ea.	\$10,944.58	\$13,194.62	2.7500	2	2	\$26,389.24	\$26,389.24
Inspect sprinkler system	1	2.00 Ea.	\$72.35	\$90.57	55.0000	55	55	\$4,981.29	\$4,981.29
Replace sprinkler head	20	10.00 Ea.	\$876.48	\$1,081.52	2.7500	2	2	\$2,163.04	\$2,163.04
Maintenance and inspection lighting panel, indoor	3	3.00 Ea.	\$127.03	\$159.15	18.3333	18	18	\$2,864.76	\$2,864.76
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	4.00 Ea.	\$303.36	\$380.07	2.7500	2	2	\$760.14	\$760.14
Maintenance and repair incandescent lighting fixtures	10	3.00 Ea.	\$202.00	\$241.34	5.5000	5	3	\$1,206.71	\$724.03
Replace incandescent lighting fixture lamp	5	3.00 Ea.	\$38.52	\$46.36	11.0000	11	11	\$509.97	\$509.97
Replace incandescent lighting fixture	20	3.00 Ea.	\$419.14	\$508.38	2.7500	2	2	\$1,016.76	\$1,016.76
Replace fluorescent light fixture ballast, 80 W	10	18.00 Ea.	\$1,882.91	\$2,321.83	5.5000	5	5	\$11,609.17	\$11,609.17
Replace lamps (2 lamps), 4', 34 W energy saver	10	18.00 Ea.	\$476.74	\$597.04	5.5000	5	5	\$2,985.20	\$2,985.20
Repair smoke detector	10	7.00 Ea.	\$406.07	\$502.83	5.5000	5	4	\$2,514.14	\$2,011.31
Check operation smoke detector	1	7.00 Ea.	\$119.01	\$149.10	55.0000	55	55	\$8,200.36	\$8,200.36
Replace smoke detector	15	7.00 Ea.	\$2,117.87	\$2,528.53	3.6667	3	3	\$7,585.59	\$7,585.59
Check and repair manual pull station	10	4.00 Ea.	\$359.53	\$442.99	5.5000	5	4	\$2,214.94	\$1,771.95
Replace manual pull station	15	4.00 Ea.	\$835.03	\$1,007.05	3.6667	3	3	\$3,021.15	\$3,021.15
Replace fire alarm bell, 6"	20	4.00 Ea.	\$722.42	\$879.09	2.7500	2	2	\$1,758.17	\$1,758.17
Replace aluminum siding, 1st floor	35	37.00 C.S.F.	\$22,927.03	\$27,615.14	1.5714	1	1	\$27,615.14	\$27,615.14
Repair 3' x 4' aluminum window - 1st floor	20	7.00 Ea.	\$1,987.47	\$2,338.11	2.7500	2	2	\$4,676.21	\$4,676.21
Repair solid core, painted, door	12	4.00 Ea.	\$1,555.88	\$1,865.21	4.5833	4	4	\$7,460.82	\$7,460.82
Prepare and refinish solid core, painted, door	4	2.00 Ea.	\$124.66	\$150.65	13.7500	13	13	\$1,958.39	\$1,958.39
Replace 3'-0" x 7'-0" solid core, painted, door	40	4.00 Ea.	\$5,643.56	\$6,633.69	1.3750	1	1	\$6,633.69	\$6,633.69
Minor metal roof panel replacement, 2.5% of roof area	20	58.00 S.F.	\$746.93	\$885.44	2.7500	2	2	\$1,770.88	\$1,770.88
Total metal roof panel replacement	30	23.00 Sq.	\$20,353.57	\$24,128.89	1.8333	1	1	\$24,128.89	\$24,128.89
Replace valve and ball cock assembly flush-tank water closet	15	2.00 Ea.	\$194.59	\$240.54	3.6667	3	3	\$721.62	\$721.62
Replace two piece water closet flush-tank	35	2.00 Ea.	\$1,099.97	\$1,316.81	1.5714	1	1	\$1,316.81	\$1,316.81

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace washer in spud connection lavatory, vitreous china	7	2.00 Ea.	\$34.64	\$42.28	7.8571	7	7	\$295.97	\$295.97	
Replace washer in faucet lavatory, vitreous china	2	2.00 Ea.	\$27.13	\$33.83	27.5000	27	27	\$913.53	\$913.53	
Replace faucets lavatory, vitreous china	10	2.00 Ea.	\$390.94	\$470.24	5.5000	5	5	\$2,351.21	\$2,351.21	
Clean out strainer and P trap lavatory, vitreous china	2	2.00 Ea.	\$73.64	\$92.18	27.5000	27	27	\$2,488.90	\$2,488.90	
Replace faucet washer sink, service/utility	2	1.00 Ea.	\$13.45	\$16.77	27.5000	27	27	\$452.77	\$452.77	
Clean trap	3	1.00 Ea.	\$9.01	\$11.27	18.3333	18	18	\$202.93	\$202.93	
			\$82,426.88	\$98,651.64				MR Subtotal	\$206,880.38	
									MR Per Year	\$3,761.46
									PM Total	\$658.72
									Subtotal	\$4,420.18
									Total Per Unit	\$1.93

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SUC \$1.93

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 2287.833

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
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
Toilet (tank type), annualized	2.00	0.78	\$15.99	\$41.86	\$0.00	\$57.85	\$72.00	\$86.96
Lavatories, annualized	2.00	0.70	\$15.58	\$43.60	\$0.00	\$59.18	\$73.82	\$89.24
						\$449.82	\$549.91	\$658.72



# **FAC 7145 TRAILER COURT SUPPORT FACILITY**

## **Modeled Component List**

### **CostWorks Release 2023 Qtr 4**

D20 Plumbing	
Water Heater, Gas / Oil, 30 Gallon	1.0 Ea.
Flush-Tank Water Closet	2.0 Ea.
D30 HVAC	
Heat Pump, 5 ton	1.5 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	10.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	3.0 Ea.
Incandescent Lighting Fixtures	3.0 Ea.
Smoke Detector	7.0 Ea.
Manual Pull Station	4.0 Ea.
Fire Alarm Bell	4.0 Ea.
B20 Exterior Enclosure	
Aluminum Siding, 1st floor	37.0 C.S.F.
Solid Core, Painted	4.0 Ea.
B30 Roofing	
Metal Steep Roofing	23.0 Sq.

FAC 7145 TRAILER COURT SUPPORT FACILITY  
Sustainment by Year  
CostWorks Release 2023 Qtr 4

