

**FAC 8531 PARKING GARAGE-BUILDING**

FY24 SUC:                \$0.71 / SF  
Source:                 Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 8531 PARKING GARAGE-BUILDING

SUC \$0.71

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 45  
Average Size 31958.0

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
Repair concrete stairs	30	26.00 S.F.	\$851.38	\$984.45	1.5000	1	1	\$984.45	\$984.45
Replace metal hand rail	30	39.00 L.F.	\$2,361.07	\$2,744.59	1.5000	1	1	\$2,744.59	\$2,744.59
Refinish metal hand rail	7	39.00 L.F.	\$79.81	\$98.45	6.4286	6	6	\$590.70	\$590.70
General maintenance & repair distribution: gutters, pipe	1	0.40 M.L.F.	\$126.88	\$158.83	45.0000	45	45	\$7,147.42	\$7,147.42
Replace pipe or gutter distribution	20	400.40 L.F.	\$23,302.52	\$28,244.37	2.2500	2	2	\$56,488.74	\$56,488.74
Insp/chk pump/mtr oper, lub, chk align, rainwater sump pump	1	1.00 Ea.	\$12.56	\$15.72	45.0000	45	45	\$707.49	\$707.49
Replace rainwater sump pump / motor assembly	20	1.00 Ea.	\$639.87	\$757.30	2.2500	2	2	\$1,514.61	\$1,514.61
General maintenance & repair drain: roof, scupper, area	1	15.00 Ea.	\$587.70	\$735.70	45.0000	45	45	\$33,106.69	\$33,106.69
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	45.0000	45	45	\$2,037.80	\$2,037.80
Replace sprinkler head	20	87.00 Ea.	\$7,625.36	\$9,409.21	2.2500	2	2	\$18,818.43	\$18,818.43
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$748.17	\$896.73	45.0000	45	45	\$40,352.80	\$40,352.80
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$254.10	\$303.63	4.5000	4	4	\$1,214.50	\$1,214.50
Maintenance and inspection secondary transformer, dry	0.5	1.00 Ea.	\$85.32	\$106.89	90.0000	90	90	\$9,620.47	\$9,620.47
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	15.0000	15	15	\$795.77	\$795.77
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 high pressure sodium ballast, 250 W	10	45.00 Ea.	\$9,954.72	\$11,767.59	4.5000	4	4	\$47,070.35	\$47,070.35
Replace high pressure sodium fixture lamp, 250 W	10	45.00 Ea.	\$2,847.18	\$3,442.82	4.5000	4	4	\$13,771.29	\$13,771.29
Repair smoke detector	10	17.00 Ea.	\$986.17	\$1,221.15	4.5000	4	4	\$4,884.61	\$4,884.61
Check operation smoke detector	1	17.00 Ea.	\$289.01	\$362.09	45.0000	45	45	\$16,294.22	\$16,294.22
Check and repair manual pull station	10	8.00 Ea.	\$719.07	\$885.97	4.5000	4	4	\$3,543.90	\$3,543.90
Replace fire alarm bell, 6"	20	8.00 Ea.	\$1,444.85	\$1,758.17	2.2500	2	2	\$3,516.35	\$3,516.35
Remove and replace steel guard rail	7	1,040.00 L.F.	\$72,786.92	\$84,516.23	6.4286	6	6	\$507,097.39	\$507,097.39
								MR Subtotal	\$774,689.85
								MR Per Year	\$17,215.33
								PM Total	\$5,487.11
								Subtotal	\$22,702.44
								Total Per Unit	\$0.71

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Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Elevator, hydraulic, passenger / freight, annualized	1.00	10.22	\$1,140.92	\$915.75	\$0.00	\$2,056.68	\$2,445.49	\$2,891.36
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, deluge / preaction, annualized	1.00	11.59	\$49.59	\$728.12	\$0.00	\$777.71	\$1,001.10	\$1,226.98
Fire alarm annunciator system, annualized	1.00	11.05	\$163.44	\$695.92	\$0.00	\$859.36	\$1,084.48	\$1,317.78
						\$3,728.69	\$4,573.70	\$5,487.11



## FAC 8531 PARKING GARAGE-BUILDING

### Modeled Component List

#### CostWorks Release 2023 Qtr 4

B10 Superstructure		
Railing, Metal	39.0 L.F.	
D20 Plumbing		
Rainwater Sump Pump	1.0 Ea.	
D40 Fire Protection		
Sprinkler System, Fire Supression, sprinkler head	87.0 Ea.	
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.	
D50 Electrical		
Load Center, 100 A, maintenance & inspection	1.0 Ea.	
Fire Alarm Bell	8.0 Ea.	
D10 Conveying		
Elevator, hydraulic annualized	1.0 Each	

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Sustainment by Year  
CostWorks Release 2023 Qtr 4

