

FAC 7385 PUBLIC RESTROOM-SHOWER

FY24 SUC:	\$7.21 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7385 PUBLIC RESTROOM-SHOWER

SUC \$7.21

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 36
Average Size 697.861566

Adjusted Occurences 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
Minor repairs to concrete floor unfinished	15	4.50 S.F.	\$171.60	\$209.42	2.4000	2	2	\$418.83	\$418.83
Repair concrete stairs	30	14.00 S.F.	\$458.44	\$530.09	1.2000	1	1	\$530.09	\$530.09
Replace 8" concrete block wall, 1st floor	60	8.74 C.S.F.	\$11,118.65	\$13,442.18	0.6000	0	0	\$0.00	\$0.00
Waterproof concrete block wall, 1st floor	10	1.20 C.S.F.	\$310.17	\$367.93	3.6000	3	3	\$1,103.80	\$1,103.80
Point and refinish painted concrete block wall, 1st floor	25	1.20 C.S.F.	\$620.32	\$764.54	1.4400	1	1	\$764.54	\$764.54
Repair steel, painted, door	14	3.00 Ea.	\$2,107.00	\$2,502.58	2.5714	2	2	\$5,005.16	\$5,005.16
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,751.33	\$3,185.78	0.8000	0	0	\$0.00	\$0.00
Replace tempered glass - (3% of glass) steel painted door	1	1.89 S.F.	\$59.98	\$70.81	36.0000	36	36	\$2,549.03	\$2,549.03
Debris removal by hand and visual inspection, asphalt shingle	1	0.70 M.S.F.	\$17.18	\$20.95	36.0000	36	36	\$754.31	\$754.31
Minor asphalt shingle repair, 2% of roof area	1	14.00 S.F.	\$75.27	\$90.21	36.0000	36	36	\$3,247.72	\$3,247.72
Asphalt shingle flashing repairs, 2 S.F. per sq. repaired	1	0.28 S.F.	\$6.34	\$7.50	36.0000	36	36	\$269.87	\$269.87
Total asphalt shingle roof replacement	40	6.50 Sq.	\$2,759.99	\$3,277.69	0.9000	0	0	\$0.00	\$0.00
Replace Roof edges, aluminum, duranodic, .050" thick, 6" face	25	64.00 L.F.	\$3,035.83	\$3,535.99	1.4400	1	1	\$3,535.99	\$3,535.99
Replace aluminum gutter, enameled, 5" K type, .032 " thick	40	120.00 L.F.	\$1,265.15	\$1,526.49	0.9000	0	0	\$0.00	\$0.00
Replace aluminum downspout, 3" x 4", .024" thick	25	44.00 L.F.	\$389.76	\$470.73	1.4400	1	1	\$470.73	\$470.73
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.23 C.S.F.	\$182.72	\$221.25	3.6000	3	3	\$663.74	\$663.74
Replace 4" x 4" thin set ceramic tile	75	11.37 C.S.F.	\$9,958.04	\$12,087.67	0.4800	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	3.00 C.S.F.	\$1,249.73	\$1,507.86	1.4400	1	1	\$1,507.86	\$1,507.86
Ceramic tile floor repairs - (2% of floors)	15	0.07 C.S.F.	\$45.16	\$56.31	2.4000	2	2	\$112.62	\$112.62
Replace 2" x 2" thin set ceramic tile floor	50	3.37 C.S.F.	\$4,500.80	\$5,424.97	0.7200	0	0	\$0.00	\$0.00
Clean out strainer and P trap lavatory, vitreous china	2	10.00 Ea.	\$368.19	\$460.91	18.0000	18	18	\$8,296.32	\$8,296.32
Replace lavatory, vitreous china	35	10.00 Ea.	\$7,187.23	\$8,634.06	1.0286	1	1	\$8,634.06	\$8,634.06
Inspect / clean shower head	3	4.00 Ea.	\$206.14	\$258.05	12.0000	12	12	\$3,096.65	\$3,096.65
Replace shower and fittings, aluminum	25	4.00 Ea.	\$4,396.32	\$5,241.23	1.4400	1	1	\$5,241.23	\$5,241.23
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$309.15	\$387.00	5.1429	5	5	\$1,935.00	\$1,935.00
Check operation water heater, electric, 120 gallon	3	1.00 Ea.	\$2.72	\$3.40	12.0000	12	12	\$40.80	\$40.80
Replace water heater, electric, 120 gallon	15	0.25 Ea.	\$4,119.28	\$4,709.98	2.4000	2	2	\$9,419.95	\$9,419.95
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.84	\$61.14	3.6000	3	3	\$183.42	\$183.42

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace pipe & fittings, cast iron, 4"	40	16.00 L.F.	\$925.95	\$1,125.10	0.9000	0	0	\$0.00	\$0.00
Maintenance and repair wall mounted/recessed heater, with fan	5	2.00 Ea.	\$362.32	\$428.13	7.2000	7	7	\$2,996.93	\$2,996.93
Replace fuse	25	6.00 Ea.	\$2,741.37	\$3,148.01	1.4400	1	1	\$3,148.01	\$3,148.01
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	12.0000	12	12	\$636.61	\$636.61
Replace load center, 100 A	20	1.00 Ea.	\$1,181.03	\$1,440.53	1.8000	1	1	\$1,440.53	\$1,440.53
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	2.00 Ea.	\$151.68	\$190.03	1.8000	1	1	\$190.03	\$190.03
Maintenance and inspection circuit breaker, molded case, 480 V, 1 pole	0.5	2.00 Ea.	\$68.26	\$85.52	72.0000	72	72	\$6,157.10	\$6,157.10
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	2.00 Ea.	\$1,576.85	\$1,824.82	0.7200	0	0	\$0.00	\$0.00
Replace circuit breaker enclosed, 240 V, 2 pole circuit breaker	50	12.00 Ea.	\$9,773.18	\$11,457.29	0.7200	0	0	\$0.00	\$0.00
Maintenance and repair receptacles and plugs	20	6.00 Ea.	\$264.26	\$329.89	1.8000	1	1	\$329.89	\$329.89
Replace wiring devices, switches	15	5.00 Ea.	\$333.41	\$415.03	2.4000	2	2	\$830.07	\$830.07
Replace flush valve diaphragm for a urinal	7	4.00 Ea.	\$109.06	\$135.42	5.1429	5	5	\$677.12	\$677.12
Rebuild flush valve for a urinal	20	4.00 Ea.	\$767.52	\$925.08	1.8000	1	1	\$925.08	\$925.08
Unplug line urinal	5	4.00 Ea.	\$610.57	\$764.33	7.2000	7	7	\$5,350.28	\$5,350.28
Replace wall-hung urinal	35	4.00 Ea.	\$4,350.08	\$5,232.19	1.0286	1	1	\$5,232.19	\$5,232.19
Replace washer in spud connection lavatory, vitreous china	7	8.00 Ea.	\$138.57	\$169.13	5.1429	5	5	\$845.63	\$845.63
Replace washer in faucet lavatory, vitreous china	2	8.00 Ea.	\$108.54	\$135.34	18.0000	18	18	\$2,436.08	\$2,436.08
Replace faucets lavatory, vitreous china	10	8.00 Ea.	\$1,563.78	\$1,880.97	3.6000	3	3	\$5,642.92	\$5,642.92
Maintenance and repair incandescent lighting fixtures	10	8.00 Ea.	\$538.67	\$643.58	3.6000	3	3	\$1,930.74	\$1,930.74
Replace incandescent lighting fixture lamp	5	8.00 Ea.	\$102.72	\$123.63	7.2000	7	7	\$865.41	\$865.41
Replace fluorescent light fixture ballast, 80 W	10	6.00 Ea.	\$627.64	\$773.94	3.6000	3	3	\$2,321.83	\$2,321.83
Replace lamps (2 lamps), 4', 34 W energy saver	10	6.00 Ea.	\$158.91	\$199.01	3.6000	3	3	\$597.04	\$597.04
Maintenance and repair building structure ground	7	0.01 M.L.F.	\$0.92	\$1.15	5.1429	5	5	\$5.77	\$5.77
Replace lamp emergency lighting fixture	2	3.00 Ea.	\$163.48	\$197.57	18.0000	18	18	\$3,556.17	\$3,556.17
Replace emergency lighting fixture	20	3.00 Ea.	\$1,724.42	\$2,039.62	1.8000	1	1	\$2,039.62	\$2,039.62
Maintenance and repair exit light	20	3.00 Ea.	\$115.47	\$143.01	1.8000	1	1	\$143.01	\$143.01
Replace lamp exit light	5	3.00 Ea.	\$49.04	\$58.32	7.2000	7	7	\$408.21	\$408.21
Replace lighting fixture exit light	20	3.00 Ea.	\$528.19	\$640.52	1.8000	1	1	\$640.52	\$640.52
Repair plaster ceiling - (2% of ceilings)	12	1.50 S.Y.	\$87.59	\$107.26	3.0000	3	3	\$321.77	\$321.77
Refinish plaster ceiling	10	74.89 S.Y.	\$958.40	\$1,178.85	3.6000	3	3	\$3,536.54	\$3,536.54
Replace plaster ceiling	75	74.89 S.Y.	\$4,849.18	\$5,946.89	0.4800	0	0	\$0.00	\$0.00
Replace flush valve diaphragm tankless water closet	10	6.00 Ea.	\$163.58	\$203.14	3.6000	3	3	\$609.41	\$609.41
Rebuild flush valve tankless water closet	20	6.00 Ea.	\$1,151.29	\$1,387.61	1.8000	1	1	\$1,387.61	\$1,387.61

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace tankless water closet	35	8.00 Ea.	\$11,332.44	\$13,106.57	1.0286	1	1	\$13,106.57	\$13,106.57	
Replace tankless flush valve	25	6.00 Ea.	\$1,621.46	\$1,903.31	1.4400	1	1	\$1,903.31	\$1,903.31	
Replace wax ring gasket for tankless water closet	5	8.00 Ea.	\$1,193.32	\$1,492.43	7.2000	7	7	\$10,447.00	\$10,447.00	
			\$108,156.82	\$128,942.98				MR Subtotal	\$138,440.72	
									MR Per Year	\$3,845.58
									PM Total	\$1,188.07
									Subtotal	\$5,033.65
									Total Per Unit	\$7.21

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Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 36

Type PM

Average Size 697.861566

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Lavatories, annualized	8.00	2.78	\$62.34	\$174.40	\$0.00	\$236.74	\$295.29	\$356.96
Toilet (vacuum breaker type), annualized	6.00	1.06	\$53.13	\$56.77	\$0.00	\$109.90	\$132.24	\$157.24
Urinals, annualized	4.00	0.91	\$26.51	\$48.66	\$0.00	\$75.17	\$92.42	\$111.00
Light, emergency, hardwired system, annualized	2.00	0.50	\$17.96	\$31.55	\$0.00	\$49.51	\$60.77	\$72.93
Showers, annualized	4.00	0.91	\$54.04	\$57.38	\$0.00	\$111.42	\$134.04	\$159.36
Valve, globe, above 4", annualized	3.00	0.48	\$12.42	\$25.51	\$0.00	\$37.92	\$46.82	\$56.33
Water heater, gas, to 120 gal., annualized	1.00	1.72	\$102.21	\$91.56	\$0.00	\$193.77	\$231.46	\$274.26
						\$814.43	\$993.04	\$1,188.07

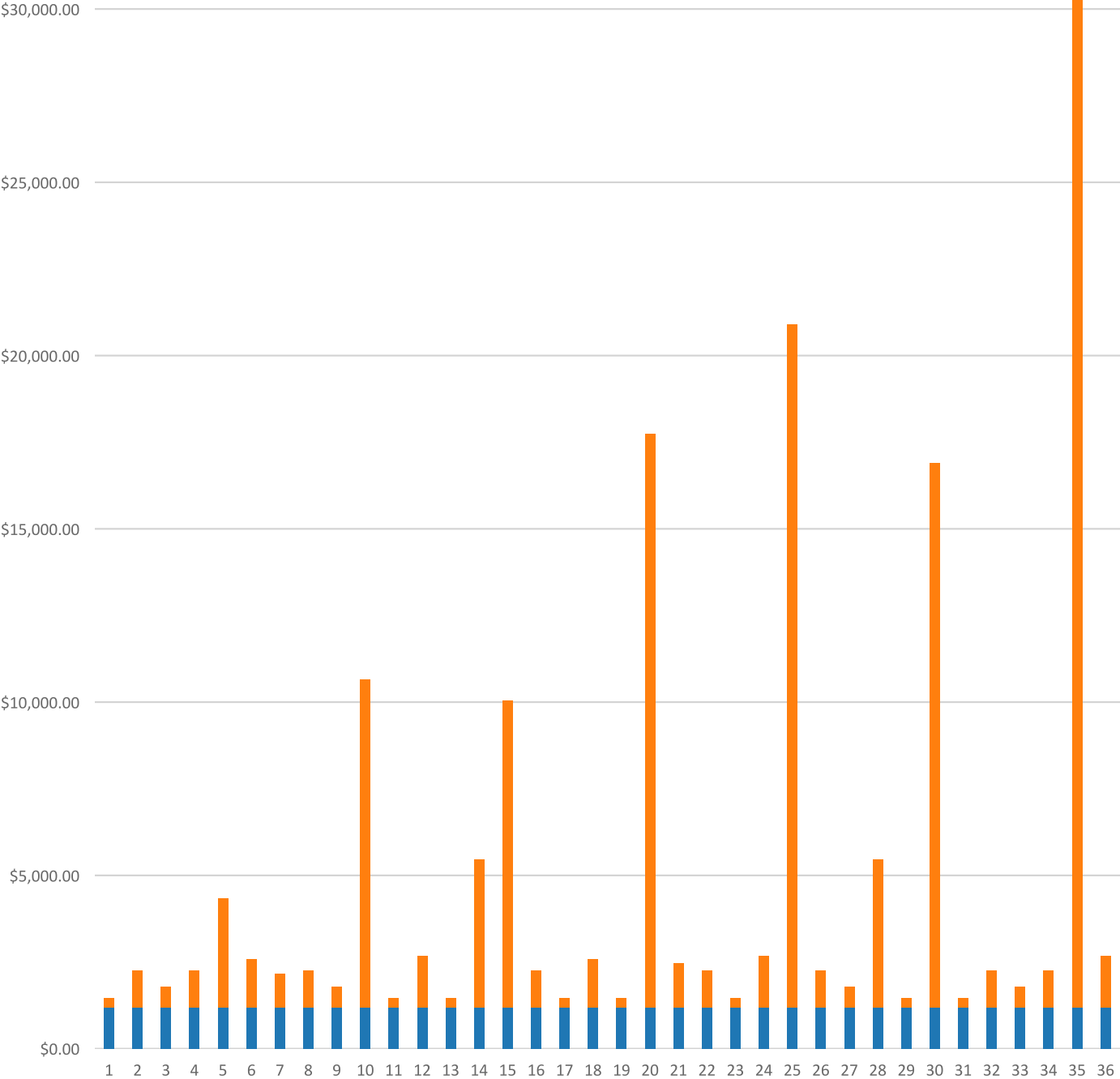
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Modeled Component List

CostWorks Release 2023 Qtr 4

B20 Exterior Enclosure	
Concrete Block, 1st floor	8.74 C.S.F.
Steel, Painted	3.0 Ea.
C30 Interior Finishes	
Tile	11.37 C.S.F.
Concrete, Finished	3.0 C.S.F.
Plaster	74.888 S.Y.
D20 Plumbing	
Lavatory, Vitreous China	10.0 Ea.
Water Heater, Electric, 120 Gallon	0.25 Ea.
Urinal	4.0 Ea.
Tankless Water Closet	8.0 Ea.
D30 HVAC	
Recessed Heater, Wall-Mounted	2.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Load Center, 100 A, replacement	1.0 Ea.
Circuit Breaker, molded case, 480 V, 1 pole	2.0 Ea.
Emergency Lighting Fixture	3.0 Ea.
Exit Light	3.0 Ea.

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Sustainment by Year
CostWorks Release 2023 Qtr 4



PM Cost
MR Cost