

FAC 3101 RDTE LABORATORY

FY24 SUC:	\$8.31 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 3101 RDTE LABORATORY

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 45
Average Size 15311.0

SUC \$8.31

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
Total BUR roof replacement	28	153.00 Sq.	\$133,905.69	\$158,099.25	1.6071	1	1	\$158,099.25	\$158,099.25
Replace 10' steel pipe 3/4" diam. per M.L.F. LPG distribution	12	2.00 Ea.	\$635.48	\$777.38	3.7500	3	3	\$2,332.15	\$2,332.15
Replace fan, induced draft, 2000 CFM	20	2.00 Ea.	\$10,542.25	\$12,126.03	2.2500	2	2	\$24,252.06	\$24,252.06
Repair computer room air conditioner, air cooled, 5 ton	10	1.00 Ea.	\$4,723.13	\$5,617.03	4.5000	4	4	\$22,468.12	\$22,468.12
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	45.0000	45	45	\$2,037.80	\$2,037.80
Repair switchboard meter	10	4.00 Ea.	\$4,874.48	\$5,736.50	4.5000	4	4	\$22,945.98	\$22,945.98
Replace Roof edges, aluminum, duranodic, .050" thick, 6" face	25	490.00 L.F.	\$23,243.09	\$27,072.41	1.8000	1	1	\$27,072.41	\$27,072.41
Replace aluminum gutter, enameled, 5" K type, .027 " thick	40	490.00 L.F.	\$5,057.03	\$6,109.31	1.1250	1	1	\$6,109.31	\$6,109.31
Replace aluminum downspout, 3" x 4", .024" thick	25	96.00 L.F.	\$850.39	\$1,027.05	1.8000	1	1	\$1,027.05	\$1,027.05
Replace galvanized smoke hatch single unit 4' x 4'	40	2.00 Ea.	\$9,876.73	\$11,273.77	1.1250	1	1	\$11,273.77	\$11,273.77
Repair steel painted interior door	14	6.00 Ea.	\$1,673.93	\$1,954.09	3.2143	3	3	\$5,862.28	\$5,862.28
Refinish 3'-0" x 7'-0" steel painted interior door	4	6.00 Ea.	\$345.91	\$425.26	11.2500	11	11	\$4,677.90	\$4,677.90
Replace 3'-0" x 7'-0" steel painted interior door	60	6.00 Ea.	\$7,677.29	\$8,903.50	0.7500	0	0	\$0.00	\$0.00
Safety glass replacement, (3% of glass) steel painted interior door	1	1.89 S.F.	\$47.15	\$55.58	45.0000	45	45	\$2,501.18	\$2,501.18
Repair solid core wood door, interior	11	7.00 Ea.	\$1,952.92	\$2,279.78	4.0909	4	4	\$9,119.10	\$9,119.10
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	7.00 Ea.	\$308.10	\$379.66	11.2500	11	10	\$4,176.31	\$3,796.64
Replace 3'-0" x 7'-0" solid core wood door, interior	40	7.00 Ea.	\$3,965.85	\$4,578.68	1.1250	1	1	\$4,578.68	\$4,578.68
Repair 5/8" drywall - (2% of walls)	20	56.00 S.F.	\$93.57	\$114.35	2.2500	2	2	\$228.70	\$228.70
Refinish drywall	4	2,800.00 S.F.	\$1,897.39	\$2,330.94	11.2500	11	11	\$25,640.34	\$25,640.34
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	82.00 C.S.F.	\$66,003.46	\$79,921.69	4.5000	4	4	\$319,686.75	\$319,686.75
Refinish concrete floor finished	25	61.24 C.S.F.	\$25,511.19	\$30,780.36	1.8000	1	1	\$30,780.36	\$30,780.36
Replace epoxy flooring	15	15.30 C.S.F.	\$18,382.97	\$21,988.55	3.0000	3	3	\$65,965.65	\$65,965.65
Replace vinyl sheet flooring	18	91.90 S.Y.	\$7,959.81	\$9,588.05	2.5000	2	2	\$19,176.11	\$19,176.11
Replace boiler, gas, 2000 MBH	30	1.00 Ea.	\$40,588.94	\$47,558.43	1.5000	1	1	\$47,558.43	\$47,558.43
Replace fan, induced draft, 6700 CFM	20	2.00 Ea.	\$13,214.07	\$15,224.67	2.2500	2	2	\$30,449.35	\$30,449.35
Repair computer room A/C, chilled water, 5 ton	10	1.00 Ea.	\$8,542.57	\$9,995.14	4.5000	4	2	\$39,980.54	\$19,990.27
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 inspection inverter	0.25	1.00 Ea.	\$136.51	\$171.03	180.0000	180	180	\$30,785.50	\$30,785.50
Replace acoustic tile ceiling, fire-rated	20	91.90 C.S.F.	\$47,873.28	\$56,582.58	2.2500	2	2	\$113,165.16	\$113,165.16
Replace flush valve diaphragm tankless water closet	10	6.00 Ea.	\$163.58	\$203.14	4.5000	4	4	\$812.55	\$812.55
Rebuild flush valve tankless water closet	20	6.00 Ea.	\$1,151.29	\$1,387.61	2.2500	2	2	\$2,775.23	\$2,775.23

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Unplug clogged line tankless water closet	5	6.00 Ea.	\$1,379.57	\$1,726.99	9.0000	9	9	\$15,542.91	\$15,542.91
Replace flush valve diaphragm for a urinal	7	4.00 Ea.	\$109.06	\$135.42	6.4286	6	6	\$812.55	\$812.55
Rebuild flush valve for a urinal	20	4.00 Ea.	\$767.52	\$925.08	2.2500	2	2	\$1,850.15	\$1,850.15
Unplug line urinal	5	4.00 Ea.	\$610.57	\$764.33	9.0000	9	9	\$6,878.94	\$6,878.94
Replace washer in spud connection lavatory, vitreous china	7	6.00 Ea.	\$103.93	\$126.84	6.4286	6	6	\$761.07	\$761.07
Replace washer in faucet lavatory, vitreous china	2	6.00 Ea.	\$81.40	\$101.50	22.5000	22	22	\$2,233.07	\$2,233.07
Repair 15 KV primary transformer, dry	15	1.00 Ea.	\$235.84	\$287.87	3.0000	3	3	\$863.62	\$863.62
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$369.13	\$461.29	45.0000	45	44	\$20,757.88	\$20,296.59
Replace lightning ground rod	25	4.00 Ea.	\$982.42	\$1,214.69	1.8000	1	1	\$1,214.69	\$1,214.69
Maintenance and repair computer ground system	4	1.00 Ea.	\$22.69	\$28.43	11.2500	11	11	\$312.68	\$312.68
Replace computer ground system	50	1.00 M.L.F.	\$2,425.55	\$2,923.14	0.9000	0	0	\$0.00	\$0.00
Maintenance and inspection generator, diesel, 750 KW	0.08	1.00 Ea.	\$68.26	\$85.52	562.5000	562	562	\$48,059.58	\$48,059.58
Replace lamp emergency lighting fixture	2	8.00 Ea.	\$435.94	\$526.84	22.5000	22	22	\$11,590.49	\$11,590.49
Replace emergency lighting fixture	20	8.00 Ea.	\$4,598.45	\$5,438.99	2.2500	2	2	\$10,877.98	\$10,877.98
Maintenance and repair exit light	20	8.00 Ea.	\$307.92	\$381.36	2.2500	2	2	\$762.73	\$762.73
Replace lamp exit light	5	8.00 Ea.	\$130.77	\$155.51	9.0000	9	9	\$1,399.58	\$1,399.58
Maintenance and inspection UPS battery	0.17	2.00 Ea.	\$136.51	\$171.03	264.7059	264	264	\$45,152.06	\$45,152.06
Maintenance and repair voice/data outlet	10	26.00 Ea.	\$1,412.40	\$1,763.88	4.5000	4	4	\$7,055.53	\$7,055.53
Replace voice/data outlet	20	26.00 Ea.	\$691.44	\$843.53	2.2500	2	2	\$1,687.07	\$1,687.07
Maintenance and inspection patch panel	0.5	4.00 Ea.	\$364.03	\$456.08	90.0000	90	90	\$41,047.33	\$41,047.33
Replace patch panel	15	4.00 Ea.	\$3,545.61	\$4,267.22	3.0000	3	3	\$12,801.67	\$12,801.67
Replace fume hood sash	20	8.00 Ea.	\$10,078.74	\$11,570.83	2.2500	2	2	\$23,141.67	\$23,141.67
Replace commercial dishwasher, 10 to 12 racks per hour	10	1.00 Ea.	\$42,039.05	\$47,877.55	4.5000	4	4	\$191,510.20	\$191,510.20
Remove and replace 20" dia dust collector bag	5	2.00 Ea.	\$2,945.01	\$3,364.47	9.0000	9	9	\$30,280.25	\$30,280.25
Remove and replace 50 HP pump motor	25	1.00 Ea.	\$9,015.62	\$10,299.87	1.8000	1	1	\$10,299.87	\$10,299.87
Replace faucets lavatory, vitreous china	10	6.00 Ea.	\$1,172.83	\$1,410.73	4.5000	4	4	\$5,642.92	\$5,642.92
Clean out strainer and P trap lavatory, vitreous china	2	6.00 Ea.	\$220.91	\$276.54	22.5000	22	22	\$6,083.97	\$6,083.97
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$26.90	\$33.54	22.5000	22	22	\$737.85	\$737.85
Clean trap sink, iron enamel	3	2.00 Ea.	\$18.01	\$22.55	15.0000	15	15	\$338.22	\$338.22
Replace faucets sink, iron enamel	10	2.00 Ea.	\$390.94	\$470.24	4.5000	4	4	\$1,880.97	\$1,880.97
Unstop sink, iron enamel	2	2.00 Ea.	\$88.02	\$110.19	22.5000	22	22	\$2,424.13	\$2,424.13
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	2.00 Ea.	\$2,416.86	\$2,818.55	1.2857	1	1	\$2,818.55	\$2,818.55
Replace faucet washer sink, laboratory	2	8.00 Ea.	\$107.59	\$134.16	22.5000	22	22	\$2,951.41	\$2,951.41
Replace faucets sink, laboratory	10	8.00 Ea.	\$1,563.78	\$1,880.97	4.5000	4	4	\$7,523.89	\$7,523.89

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace sink and fittings, polyethylene lab.	15	8.00 Ea.	\$19,143.81	\$22,319.51	3.0000	3	3	\$66,958.53	\$66,958.53
Check / minor repairs drinking fountain	1	3.00 Ea.	\$154.57	\$193.50	45.0000	45	45	\$8,707.51	\$8,707.51
Repair internal leaks drinking fountain	4	3.00 Ea.	\$143.30	\$179.39	11.2500	11	11	\$1,973.30	\$1,973.30
Correct water pressure drinking fountain	2	3.00 Ea.	\$132.03	\$165.28	22.5000	22	22	\$3,636.19	\$3,636.19
Replace refrigerant drinking fountain	2	3.00 Ea.	\$106.22	\$124.29	22.5000	22	22	\$2,734.36	\$2,734.36
Repair drain leak drinking fountain	4	3.00 Ea.	\$87.29	\$105.57	11.2500	11	9	\$1,161.25	\$950.11
Replace fountain drinking fountain	10	3.00 Ea.	\$4,862.44	\$5,712.90	4.5000	4	4	\$22,851.61	\$22,851.61
Inspect and clean shower head emergency shower station	3	2.00 Ea.	\$103.07	\$129.03	15.0000	15	15	\$1,935.41	\$1,935.41
Replace shower emergency shower station	25	2.00 Ea.	\$2,106.16	\$2,518.30	1.8000	1	1	\$2,518.30	\$2,518.30
Maintenance and inspection primary transformer, dry	0.5	1.00 Ea.	\$42.34	\$53.05	90.0000	90	90	\$4,774.60	\$4,774.60
Replace fuse	25	42.00 Ea.	\$19,189.58	\$22,036.09	1.8000	1	1	\$22,036.09	\$22,036.09
Maintenance and repair inverter	1	1.00 Ea.	\$793.87	\$951.45	45.0000	45	45	\$42,815.20	\$42,815.20
Replace computer room A/C, chilled water, 5 ton	20	1.00 Ea.	\$27,777.49	\$31,867.75	2.2500	2	2	\$63,735.51	\$63,735.51
Maintenance and repair motor starter, up to 600 V	5	4.00 Ea.	\$1,051.28	\$1,277.98	9.0000	9	9	\$11,501.79	\$11,501.79
Maintenance and repair secondary transformer, dry	10	2.00 Ea.	\$508.21	\$607.25	4.5000	4	4	\$2,429.00	\$2,429.00
Maintenance and inspection secondary transformer, dry	0.5	2.00 Ea.	\$170.64	\$213.79	90.0000	90	90	\$19,240.93	\$19,240.93
Maintenance and inspection lighting panel, indoor	3	4.00 Ea.	\$169.38	\$212.20	15.0000	15	15	\$3,183.07	\$3,183.07
Replace load center, 100 A	20	4.00 Ea.	\$4,724.12	\$5,762.14	2.2500	2	2	\$11,524.28	\$11,524.28
Replace service cable	50	0.80 M.L.F.	\$3,167.27	\$3,829.67	0.9000	0	0	\$0.00	\$0.00
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	4.00 Ea.	\$303.36	\$380.07	2.2500	2	2	\$760.14	\$760.14
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	12.00 Ea.	\$910.08	\$1,140.20	1.8000	1	1	\$1,140.20	\$1,140.20
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	12.00 Ea.	\$910.08	\$1,140.20	1.8000	1	1	\$1,140.20	\$1,140.20
Maintenance and repair safety switch general, 2 pole	8	3.00 Ea.	\$127.03	\$159.15	5.6250	5	5	\$795.77	\$795.77
Maintenance and inspection safety switch, 2 pole	1	3.00 Ea.	\$127.03	\$159.15	45.0000	45	45	\$7,161.90	\$7,161.90
Maintenance and repair receptacles and plugs	20	42.00 Ea.	\$1,849.82	\$2,309.24	2.2500	2	2	\$4,618.47	\$4,618.47
Replace 4-pin receptacle	20	132.00 Ea.	\$20,186.26	\$24,006.97	2.2500	2	2	\$48,013.93	\$48,013.93
Maintenance and repair contactors and relays	3	8.00 Ea.	\$2,090.76	\$2,582.60	15.0000	15	15	\$38,738.95	\$38,738.95
Maintenance and repair wiring devices, switches	10	33.00 Ea.	\$1,453.43	\$1,814.40	4.5000	4	4	\$7,257.60	\$7,257.60
Replace wiring devices, switches	15	18.00 Ea.	\$1,200.26	\$1,494.12	3.0000	3	3	\$4,482.37	\$4,482.37
Replace fluorescent light fixture ballast, 80 W	10	136.00 Ea.	\$14,226.44	\$17,542.75	4.5000	4	4	\$70,171.00	\$70,171.00
Replace lamps (2 lamps), 4', 34 W energy saver	10	136.00 Ea.	\$3,602.06	\$4,510.97	4.5000	4	4	\$18,043.90	\$18,043.90

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Maintenance and repair TV cable outlet	10	8.00 Ea.	\$434.59	\$542.73	4.5000	4	4	\$2,170.93	\$2,170.93
Repair smoke detector	10	12.00 Ea.	\$696.12	\$861.99	4.5000	4	3	\$3,447.96	\$2,585.97
Check operation smoke detector	1	12.00 Ea.	\$204.01	\$255.60	45.0000	45	45	\$11,501.80	\$11,501.80
Replace smoke detector	15	12.00 Ea.	\$3,630.63	\$4,334.62	3.0000	3	3	\$13,003.86	\$13,003.86
Repair heat detector	10	26.00 Ea.	\$1,627.69	\$2,003.36	4.5000	4	4	\$8,013.43	\$8,013.43
Replace heat detector	15	26.00 Ea.	\$4,604.77	\$5,637.47	3.0000	3	3	\$16,912.41	\$16,912.41
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
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	9.0000	9	9	\$1,643.36	\$1,643.36
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	90.0000	90	90	\$5,130.92	\$5,130.92
Replace fire alarm control panel	15	1.00 Ea.	\$2,196.12	\$2,675.47	3.0000	3	3	\$8,026.42	\$8,026.42
Minor repairs to annunciation panel	5	3.00 Ea.	\$448.25	\$547.79	9.0000	9	9	\$4,930.08	\$4,930.08
Replace annunciation panel	15	3.00 Ea.	\$3,375.75	\$4,072.25	3.0000	3	3	\$12,216.76	\$12,216.76
Replace fire alarm bell, 6"	20	4.00 Ea.	\$722.42	\$879.09	2.2500	2	2	\$1,758.17	\$1,758.17
Maintenance and repair building structure ground	7	1.10 M.L.F.	\$101.51	\$126.85	6.4286	6	6	\$761.12	\$761.12
Replace building structure ground	50	1.10 M.L.F.	\$5,925.29	\$7,184.21	0.9000	0	0	\$0.00	\$0.00
Maintenance and repair of general wiring lightning protection system	1	1.10 M.L.F.	\$120.45	\$148.38	45.0000	45	45	\$6,676.89	\$6,676.89
Repair terminal reheat, 12" x 24" coil	10	6.00 Ea.	\$560.33	\$701.44	4.5000	4	3	\$2,805.75	\$2,104.32
Replace terminal reheat, 12" x 24" coil	15	6.00 Ea.	\$11,935.72	\$13,688.25	3.0000	3	3	\$41,064.76	\$41,064.76
Replace computer room air conditioner, air cooled, 5 ton	20	1.00 Ea.	\$40,509.91	\$46,431.23	2.2500	2	2	\$92,862.45	\$92,862.45
Repair single zone rooftop unit, 60 ton	10	2.00 Ea.	\$159,233.57	\$186,006.41	4.5000	4	3	\$744,025.62	\$558,019.22
Replace single zone rooftop unit, 60 ton	15	2.00 Ea.	\$191,883.32	\$224,395.10	3.0000	3	3	\$673,185.31	\$673,185.31
Replace sprinkler head	20	60.00 Ea.	\$5,258.87	\$6,489.11	2.2500	2	2	\$12,978.23	\$12,978.23
Repair fan coil unit, 30 ton	10	4.00 Ea.	\$8,883.64	\$10,246.75	4.5000	4	3	\$40,987.01	\$30,740.26
Inspect and clean spray heads, emergency eye wash	3	2.00 Ea.	\$103.07	\$129.03	15.0000	15	15	\$1,935.41	\$1,935.41
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
Replace pipe and fittings, copper 3/4"	20	136.00 L.F.	\$3,399.61	\$4,120.25	2.2500	2	2	\$8,240.50	\$8,240.50
Minor repairs to concrete floor unfinished	15	340.00 S.F.	\$12,965.50	\$15,822.55	3.0000	3	3	\$47,467.65	\$47,467.65
Refinish concrete steps	3	40.00 S.F.	\$65.06	\$80.27	15.0000	15	15	\$1,204.07	\$1,204.07
Refinish metal hand rail	7	12.00 L.F.	\$24.56	\$30.29	6.4286	6	6	\$181.75	\$181.75
Waterproof concrete block wall, 1st floor	10	44.60 C.S.F.	\$11,528.05	\$13,674.87	4.5000	4	4	\$54,699.49	\$54,699.49
Point and refinish painted concrete block wall, 1st floor	25	44.60 C.S.F.	\$23,055.06	\$28,415.22	1.8000	1	1	\$28,415.22	\$28,415.22
Repair clay brick wall, 1st floor	25	1,488.00 S.F.	\$67,330.71	\$82,760.24	1.8000	1	1	\$82,760.24	\$82,760.24
Refinish steel louver, 1st floor	5	2.00 Ea.	\$211.56	\$262.03	9.0000	9	9	\$2,358.23	\$2,358.23
Replace steel louver, 2nd floor	40	2.00 Ea.	\$1,308.45	\$1,538.44	1.1250	1	1	\$1,538.44	\$1,538.44
Repair 3'-9" x 5'-5" steel frame window - 2nd floor.	20	22.00 Ea.	\$8,227.74	\$9,734.27	2.2500	2	2	\$19,468.54	\$19,468.54

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Replace 3'-9" x 5'-5" steel frame window - 2nd floor.	45	22.00 Ea.	\$40,837.05	\$47,107.73	1.0000	1	1	\$47,107.73	\$47,107.73
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	5.20 S.F.	\$68.38	\$80.29	45.0000	45	45	\$3,613.08	\$3,613.08
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	82.00 Ea.	\$12,817.68	\$15,274.26	2.2500	2	2	\$30,548.51	\$30,548.51
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	82.00 Ea.	\$55,558.31	\$65,214.85	0.9000	0	0	\$0.00	\$0.00
Repair aluminum storefront door	12	4.00 Ea.	\$2,040.91	\$2,438.74	3.7500	3	3	\$7,316.22	\$7,316.22
Replace insulating glass - (3% of glass) aluminum storefront door	1	1.20 S.F.	\$66.70	\$78.00	45.0000	45	45	\$3,510.19	\$3,510.19
Repair steel, painted, door	14	4.00 Ea.	\$2,809.34	\$3,336.77	3.2143	3	3	\$10,010.31	\$10,010.31
Refinish 3'-0" x 7'-0" steel, painted, door	4	4.00 Ea.	\$184.22	\$225.58	11.2500	11	11	\$2,481.43	\$2,481.43
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$3,668.44	\$4,247.70	1.0000	1	1	\$4,247.70	\$4,247.70
Replace tempered glass - (3% of glass) steel painted door	1	1.89 S.F.	\$59.98	\$70.81	45.0000	45	45	\$3,186.29	\$3,186.29
Repair 12' x 12' steel roll-up door	10	2.00 Ea.	\$1,402.23	\$1,666.45	4.5000	4	4	\$6,665.79	\$6,665.79
Replace 12' x 12' steel roll-up door	35	2.00 Ea.	\$5,608.93	\$6,665.79	1.2857	1	1	\$6,665.79	\$6,665.79
Debris removal and visual inspection of built-up roofing	0.5	15.30 M.S.F.	\$619.96	\$756.17	90.0000	90	90	\$68,055.53	\$68,055.53
Non-destructive moisture inspection of built-up roofing	5	15.30 M.S.F.	\$1,931.59	\$2,355.97	9.0000	9	9	\$21,203.71	\$21,203.71
Minor BUR membrane repairs, 2% of roof area	1	3.01 Sq.	\$1,601.35	\$1,898.71	45.0000	45	45	\$85,442.05	\$85,442.05
BUR flashing repairs, 2 S.F. per sq. repaired	1	3.01 S.F.	\$11.40	\$13.84	45.0000	45	45	\$623.01	\$623.01
Minor BUR membrane replacement, 25% of roof area	15	38.30 Sq.	\$35,047.40	\$41,504.95	3.0000	3	3	\$124,514.86	\$124,514.86
Replace threaded steel pipe and fittings, 3/4"	75	28.00 L.F.	\$690.12	\$838.54	0.6000	0	0	\$0.00	\$0.00
Repair boiler, gas, 2000 MBH	7	1.00 Ea.	\$5,734.80	\$6,685.15	6.4286	6	6	\$40,110.88	\$40,110.88
Replace fan coil unit, 30 ton	15	4.00 Ea.	\$62,213.09	\$72,533.03	3.0000	3	3	\$217,599.09	\$217,599.09
Repair fan, induced draft, 2000 CFM	10	2.00 Ea.	\$638.38	\$779.34	4.5000	4	4	\$3,117.37	\$3,117.37
Repair fan, induced draft, 6700 CFM	10	2.00 Ea.	\$638.38	\$779.34	4.5000	4	4	\$3,117.37	\$3,117.37
Replace fan & motor, propeller exhaust, 1000 CFM exhaust fan	15	2.00 Ea.	\$1,845.21	\$2,173.28	3.0000	3	3	\$6,519.84	\$6,519.84
Replace gate valve, partial, 3/8" - 1-1/2" valves	20	2.00 Ea.	\$1,178.30	\$1,363.20	2.2500	2	2	\$2,726.40	\$2,726.40
Overhaul water heater, gas / oil, 70 gallon	5	2.00 Ea.	\$345.73	\$432.80	9.0000	9	9	\$3,895.16	\$3,895.16
Clean & service water heater, gas / oil, 70 gallon	1	2.00 Ea.	\$412.20	\$516.00	45.0000	45	45	\$23,220.03	\$23,220.03
Replace water heater, gas / oil, 70 gallon	12	2.00 Ea.	\$6,428.64	\$7,475.57	3.7500	3	3	\$22,426.70	\$22,426.70
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	2.00 Ea.	\$16.87	\$21.12	90.0000	90	90	\$1,901.14	\$1,901.14
Replace pump / motor assembly circulation pump, 1/12 HP	10	2.00 Ea.	\$2,437.82	\$2,853.79	4.5000	4	4	\$11,415.16	\$11,415.16
Unclog main drain pipe & fittings, cast iron	10	4.00 Ea.	\$195.36	\$244.56	4.5000	4	4	\$978.25	\$978.25
Unclog floor drain, PVC	20	4.00 Ea.	\$201.81	\$252.63	2.2500	2	2	\$505.25	\$505.25

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, 4" pipe and fittings, PVC	30	26.00 L.F.	\$2,156.51	\$2,661.81	1.5000	1	1	\$2,661.81	\$2,661.81	
Clean out bucket floor drain with bucket	5	1.00 Ea.	\$309.15	\$387.00	9.0000	9	9	\$3,483.01	\$3,483.01	
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$156.72	\$196.19	45.0000	45	45	\$8,828.45	\$8,828.45	
Replace drain: roof, scupper, area	40	4.00 Ea.	\$4,521.49	\$5,215.40	1.1250	1	1	\$5,215.40	\$5,215.40	
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	1.00 Ea.	\$917.35	\$1,119.74	3.7500	3	3	\$3,359.22	\$3,359.22	
			\$1,490,573.54	\$1,757,894.96				MR Subtotal	\$4,613,100.37	
									MR Per Year	\$102,364.78
									PM Total	\$24,871.04
									Subtotal	\$127,235.82
									Total Per Unit	\$8.31

FAC 3101 RDTE LABORATORY

SUC \$8.31

Release 2023 Qtr 4
Zip Code Prefix 222
Type PM

UM SF
Design Life 45
Average Size 15311.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	4.00	1.04	\$67.05	\$45.93	\$0.00	\$112.99	\$133.47	\$157.31
Motor control center, over 400 A, annually	4.00	1.56	\$88.00	\$107.22	\$0.00	\$195.23	\$236.20	\$281.56
Emergency diesel or gas generator, up to 15 KVA, annually	1.00	1.49	\$103.27	\$93.82	\$0.00	\$197.09	\$235.56	\$279.20
Power stabilizer, annually	1.00	0.62	\$9.16	\$39.69	\$0.00	\$48.85	\$61.68	\$74.96
Uninterrupted power system, up to 200 KVA, annualized	2.00	45.85	\$434.63	\$2,886.80	\$0.00	\$3,321.43	\$4,230.94	\$5,162.17
Light, emergency, hardwired system, annualized	8.00	2.00	\$71.84	\$126.19	\$0.00	\$198.03	\$243.08	\$291.71
Crane, electric bridge, up to 5 ton, annualized	1.00	2.92	\$206.82	\$107.79	\$0.00	\$314.61	\$367.63	\$430.99
Hoist, pneumatic, annualized	1.00	1.31	\$187.40	\$48.59	\$0.00	\$236.00	\$269.31	\$312.00
Refrigerator freezer, walk-in box w/external condenser, annualized	1.00	1.47	\$383.55	\$53.01	\$0.00	\$436.56	\$490.81	\$564.25
Fan coil unit, annualized	4.00	13.35	\$327.89	\$715.04	\$0.00	\$1,042.93	\$1,290.23	\$1,553.92
Air filter, electrostatic, annualized	4.00	30.41	\$44.33	\$1,621.92	\$0.00	\$1,666.25	\$2,157.25	\$2,650.48
VAV Boxes, annualized	14.00	13.08	\$152.31	\$824.04	\$0.00	\$976.35	\$1,238.79	\$1,508.85
Fire dampers, annualized	4.00	4.63	\$36.03	\$292.99	\$0.00	\$329.02	\$420.52	\$513.82
Fan, axial, up to 5,000 CFM, annualized	2.00	2.49	\$16.60	\$133.42	\$0.00	\$150.01	\$191.70	\$234.21
Hood and blower, annualized	8.00	18.54	\$404.80	\$990.59	\$0.00	\$1,395.39	\$1,733.05	\$2,090.95
Package unit, air cooled, 25 thru 50 ton, annualized	2.00	6.50	\$333.96	\$409.84	\$0.00	\$743.80	\$900.15	\$1,073.19
Package unit, computer room, annualized	1.00	4.34	\$136.62	\$274.68	\$0.00	\$411.30	\$507.37	\$610.26
Controls, central system, electro/pneumatic, annualized	1.00	1.92	\$169.00	\$121.21	\$0.00	\$290.21	\$343.47	\$405.19
Air compressor, centrifugal, to 40 H.P., annualized	1.00	3.41	\$59.71	\$216.26	\$0.00	\$275.96	\$346.81	\$420.64
Dehumidifier, desiccant wheel, annualized	1.00	5.06	\$71.85	\$270.32	\$0.00	\$342.17	\$430.45	\$522.33
Backflow prevention device, up to 4", annually	4.00	1.33	\$56.06	\$83.71	\$0.00	\$139.78	\$170.50	\$204.02
Extinguishing system, wet pipe, annualized	1.00	11.34	\$49.59	\$710.68	\$0.00	\$760.27	\$978.43	\$1,199.07
Transformer, dry type 500 KVA and over, annually	1.00	0.77	\$13.83	\$53.61	\$0.00	\$67.44	\$84.91	\$103.07
Panelboard, 225 A and above, annualized	4.00	1.76	\$88.00	\$121.66	\$0.00	\$209.66	\$254.96	\$304.66
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	2.00	8.14	\$86.15	\$359.93	\$0.00	\$446.09	\$562.68	\$683.59
Urinals, annualized	4.00	0.91	\$26.51	\$48.66	\$0.00	\$75.17	\$92.42	\$111.00
Toilet (vacuum breaker type), annualized	6.00	1.06	\$53.13	\$56.77	\$0.00	\$109.90	\$132.24	\$157.24
Lavatories, annualized	6.00	2.09	\$46.75	\$130.80	\$0.00	\$177.55	\$221.47	\$267.72
Drink fountain, annualized	3.00	1.86	\$112.33	\$99.41	\$0.00	\$211.74	\$252.80	\$299.47
Water heater, gas, to 120 gal., annualized	2.00	3.44	\$204.42	\$183.12	\$0.00	\$387.54	\$462.92	\$548.52
Boiler, hot water, oil, gas, or comb. fired, 500 -1000 MBH, annualized	1.00	17.38	\$88.55	\$1,090.00	\$0.00	\$1,178.55	\$1,514.40	\$1,854.69
						\$16,447.87	\$20,556.20	\$24,871.04

FAC 3101 RDTE LABORATORY

Modeled Component List

CostWorks Release 2023 Qtr 4

B30 Roofing	
Built-Up Roofing	153.0 Sq.
Aluminum Gutter	490.0 L.F.
C10 Interior Construction	
Steel Painted Interior Doors	6.0 Ea.
Solid Core Interior Doors	7.0 Ea.
C30 Interior Finishes	
Concrete, Finished	61.24 C.S.F.
Epoxy Flooring	15.3 C.S.F.
Vinyl Sheet	91.9 S.Y.
Acoustic Tile, fire-rated	91.9 C.S.F.
D30 HVAC	
Boiler, Gas, 2000 MBH	1.0 Ea.
Draft Fan, 6700 CFM	2.0 Ea.
Computer Room A/C Units, Chilled Water, 5 ton	1.0 Ea.
Terminal Reheat Coil, 12" x 24"	6.0 Ea.
Computer Room A/C Units, Air Cooled, 5 ton	1.0 Ea.
Single Zone Air Conditioner, 60 ton	2.0 Ea.
Fan Coil, 30 ton	4.0 Ea.
Exhaust Fan, propeller exh., 4700 CFM	2.0 Ea.
VAV Box	14.0 Each
D40 Fire Protection	
Sprinkler System, Fire Suppression, 3" backflow preventer	1.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head	60.0 Ea.
D50 Electrical	
Lightning Ground Rod	4.0 Ea.
Computer Ground System	1.0 M.L.F.
Emergency Lighting Fixture	8.0 Ea.
UPS Battery, maintenance & inspection	2.0 Ea.
Load Center, 100 A, maintenance & inspection	4.0 Ea.
Load Center, 100 A, replacement	4.0 Ea.
Cable, Service	0.8 M.L.F.
Smoke Detector	12.0 Ea.
Heat Detector	26.0 Ea.
Manual Pull Station	2.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Annunciation Panel	3.0 Ea.
Fire Alarm Bell	4.0 Ea.
Building Structure Ground	1.1 M.L.F.
UPS, up to 200 KVA, annualized	2.0 Each
E10 Equipment	
Dishwasher	1.0 Ea.
Crane, Electric, up to 5 ton, annualized	1.0 Each
Hoist, pneumatic, annualized	1.0 Each
Refrigerator freezer, walk-in, annualized	1.0 Each
D20 Plumbing	
Sink, Iron Enamel	2.0 Ea.
Drinking Fountain	3.0 Ea.
Emergency Shower Station	2.0 Ea.
Emergency Eye Wash	2.0 Ea.
Water Heater, Gas / Oil, 70 Gallon	2.0 Ea.
Circulation Pump, 1/12 HP	2.0 Ea.

Drain: Roof, Scupper, Area	4.0 Ea.
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B20 Exterior Enclosure

Steel Louver, 2nd floor	2.0 Ea.
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Steel Frame, Operating, 2nd floor	22.0 Ea.
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Aluminum Window, Fixed, 1st floor	82.0 Ea.
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Steel, Painted	4.0 Ea.
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Steel Single, Roll-Up	2.0 Ea.
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FAC 3101 RDTE LABORATORY
Sustainment by Year
CostWorks Release 2023 Qtr 4

