

FAC 6102 LARGE UNIT HEADQUARTERS BUILDING

FY24 SUC:	\$5.75 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 6102 LARGE UNIT HEADQUARTERS BUILDING

SUC \$5.75

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 55
Average Size 12415.0

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
Minor repairs to concrete floor unfinished	15	260.00 S.F.	\$9,914.79	\$12,099.60	3.6667	3	3	\$36,298.79	\$36,298.79
Repair concrete stairs	30	164.00 S.F.	\$5,370.25	\$6,209.60	1.8333	1	1	\$6,209.60	\$6,209.60
Repair clay brick wall, 1st floor	25	188.00 S.F.	\$8,506.84	\$10,456.27	2.2000	2	2	\$20,912.53	\$20,912.53
Waterproof clay brick wall, 2nd floor	10	18.00 C.S.F.	\$15,444.74	\$18,365.50	5.5000	5	5	\$91,827.51	\$91,827.51
Refinish aluminum louver, 1st floor	5	1.00 Ea.	\$105.78	\$131.01	11.0000	11	11	\$1,441.14	\$1,441.14
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	3.30 S.F.	\$43.39	\$50.95	55.0000	55	55	\$2,802.45	\$2,802.45
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	28.00 Ea.	\$4,376.77	\$5,215.60	2.7500	2	2	\$10,431.20	\$10,431.20
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	28.00 Ea.	\$18,971.13	\$22,268.48	1.1000	1	1	\$22,268.48	\$22,268.48
Replace glass - 2nd floor (1% of glass) - alum. window fixed	1	4.00 S.F.	\$453.24	\$559.51	55.0000	55	55	\$30,773.22	\$30,773.22
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	30.00 Ea.	\$6,191.81	\$7,454.71	2.7500	2	2	\$14,909.42	\$14,909.42
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	30.00 Ea.	\$21,828.63	\$25,725.66	1.1000	1	1	\$25,725.66	\$25,725.66
Repair aluminum storefront door	12	4.00 Ea.	\$2,040.91	\$2,438.74	4.5833	4	4	\$9,754.95	\$9,754.95
Replace 3'-0" x 7'-0" aluminum storefront doors	50	4.00 Ea.	\$9,636.78	\$11,353.24	1.1000	1	1	\$11,353.24	\$11,353.24
Repair steel, painted, door	14	4.00 Ea.	\$2,809.34	\$3,336.77	3.9286	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	13.7500	13	13	\$2,932.60	\$2,932.60
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$3,668.44	\$4,247.70	1.2222	1	1	\$4,247.70	\$4,247.70
Prepare and refinish 3'-0" x 7'-0" steel painted. door	4	2.00 Ea.	\$173.66	\$214.32	13.7500	13	13	\$2,786.17	\$2,786.17
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	2.00 Ea.	\$3,469.48	\$4,019.33	1.2222	1	1	\$4,019.33	\$4,019.33
Debris removal, by hand and visual inspection, metal panel roofing	1	1.00 M.S.F.	\$24.54	\$29.93	55.0000	55	55	\$1,646.31	\$1,646.31
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	114.00 S.F.	\$526.92	\$626.20	11.0000	11	11	\$6,888.17	\$6,888.17
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	28.00 S.F.	\$708.60	\$846.90	55.0000	55	55	\$46,579.32	\$46,579.32
Minor metal roof panel replacement, 2.5% of roof area	20	150.00 S.F.	\$1,931.70	\$2,289.93	2.7500	2	2	\$4,579.86	\$4,579.86
Total metal roof panel replacement	30	60.00 Sq.	\$53,096.28	\$62,944.93	1.8333	1	1	\$62,944.93	\$62,944.93
Replace Roof edges, aluminum, duranodic, .050" thick, 6" face	25	268.00 L.F.	\$12,712.55	\$14,806.95	2.2000	2	2	\$29,613.91	\$29,613.91
Replace aluminum gutter, enameled, 5" K type, .027 " thick	40	175.00 L.F.	\$1,806.08	\$2,181.90	1.3750	1	1	\$2,181.90	\$2,181.90
Repair glass skylight glazing single unit	6	14.00 S.F.	\$1,184.85	\$1,387.02	9.1667	9	9	\$12,483.18	\$12,483.18
Replace 3'-0" x 7'-0" fully glazed aluminum door	50	2.00 Ea.	\$4,526.56	\$5,334.35	1.1000	1	1	\$5,334.35	\$5,334.35

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Refinish drywall	4	4,520.00 S.F.	\$3,062.93	\$3,762.80	13.7500	13	13	\$48,916.45	\$48,916.45
Replace vinyl tile flooring	18	32.00 S.Y.	\$1,634.85	\$2,011.89	3.0556	3	3	\$6,035.68	\$6,035.68
Replace insulating glass (3% of glass) fully glazed aluminum door	1	4.00 S.F.	\$200.15	\$233.73	55.0000	55	55	\$12,855.08	\$12,855.08
Repair 3'-0" x 7'-0" fully glazed aluminum door	12	2.00 Ea.	\$557.98	\$651.36	4.5833	4	4	\$2,605.46	\$2,605.46
Replace metal stair railing, interior	45	160.00 L.F.	\$7,462.59	\$8,732.89	1.2222	1	1	\$8,732.89	\$8,732.89
Repair 5/8" drywall - (2% of walls)	20	170.20 S.F.	\$284.39	\$347.55	2.7500	2	2	\$695.09	\$695.09
Terrazzo floor repairs - (2% of floors)	15	25.00 S.F.	\$427.52	\$512.44	3.6667	3	3	\$1,537.33	\$1,537.33
Replace carpet	8	158.00 S.Y.	\$8,531.46	\$9,865.91	6.8750	6	6	\$59,195.47	\$59,195.47
Repair gypsum board ceiling - (2% of ceilings)	20	0.19 C.S.F.	\$73.77	\$90.59	2.7500	2	2	\$181.17	\$181.17
Refinish gypsum board ceiling, up to 12' high	20	9.60 C.S.F.	\$1,393.06	\$1,713.87	2.7500	2	1	\$3,427.73	\$1,713.87
Replace gypsum board ceiling, up to 12' high	40	15.00 C.S.F.	\$5,911.63	\$7,261.33	1.3750	1	1	\$7,261.33	\$7,261.33
Acoustic tile repairs - (2% of ceilings)	9	0.90 C.S.F.	\$831.41	\$967.26	6.1111	6	6	\$5,803.55	\$5,803.55
Replace roof hatch and structure single unit	40	1.00 Ea.	\$1,634.82	\$1,883.69	1.3750	1	1	\$1,883.69	\$1,883.69
Repair 8" concrete block wall - (2% of walls) painted	25	0.10 C.S.F.	\$114.49	\$137.71	2.2000	2	2	\$275.42	\$275.42
Refinish concrete block wall painted	4	5.60 C.S.F.	\$664.67	\$803.56	13.7500	13	13	\$10,446.30	\$10,446.30
Repair plate glass interior wall - (2% of total)	25	0.20 C.S.F.	\$1,948.36	\$2,244.13	2.2000	2	2	\$4,488.27	\$4,488.27
Repair solid core wood door, interior	11	26.00 Ea.	\$7,253.70	\$8,467.74	5.0000	5	5	\$42,338.68	\$42,338.68
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.20 C.S.F.	\$160.98	\$194.93	5.5000	5	5	\$974.65	\$974.65
Replace acoustic tile ceiling, fire-rated	20	36.90 C.S.F.	\$19,222.24	\$22,719.23	2.7500	2	2	\$45,438.46	\$45,438.46
Rebuild flush valve tankless water closet	20	18.00 Ea.	\$3,453.86	\$4,162.84	2.7500	2	2	\$8,325.68	\$8,325.68
Unplug clogged line tankless water closet	5	18.00 Ea.	\$4,138.72	\$5,180.97	11.0000	11	11	\$56,990.67	\$56,990.67
Replace tankless flush valve	25	18.00 Ea.	\$4,864.37	\$5,709.92	2.2000	2	2	\$11,419.84	\$11,419.84
Replace wax ring gasket for tankless water closet	5	18.00 Ea.	\$2,684.96	\$3,357.96	11.0000	11	11	\$36,937.59	\$36,937.59
Replace flush valve diaphragm for a urinal	7	8.00 Ea.	\$218.11	\$270.85	7.8571	7	7	\$1,895.94	\$1,895.94
Rebuild flush valve for a urinal	20	8.00 Ea.	\$1,535.05	\$1,850.15	2.7500	2	2	\$3,700.30	\$3,700.30
Unplug line urinal	5	8.00 Ea.	\$1,221.14	\$1,528.65	11.0000	11	11	\$16,815.18	\$16,815.18
Replace wall-hung urinal	35	8.00 Ea.	\$8,700.16	\$10,464.37	1.5714	1	1	\$10,464.37	\$10,464.37
Replace washer in spud connection lavatory, vitreous china	7	16.00 Ea.	\$277.14	\$338.25	7.8571	7	7	\$2,367.77	\$2,367.77
Replace washer in faucet lavatory, vitreous china	2	16.00 Ea.	\$217.08	\$270.68	27.5000	27	27	\$7,308.23	\$7,308.23
Replace faucets lavatory, vitreous china	10	16.00 Ea.	\$3,127.55	\$3,761.94	5.5000	5	5	\$18,809.72	\$18,809.72
Clean out strainer and P trap lavatory, vitreous china	2	16.00 Ea.	\$589.10	\$737.45	27.5000	27	27	\$19,911.18	\$19,911.18
Replace lavatory, vitreous china	35	16.00 Ea.	\$11,499.56	\$13,814.50	1.5714	1	1	\$13,814.50	\$13,814.50
Unstop sink enameled steel	2	2.00 Ea.	\$88.02	\$110.19	27.5000	27	27	\$2,975.07	\$2,975.07

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Replace sink, enameled steel	35	2.00 Ea.	\$1,924.16	\$2,275.04	1.5714	1	1	\$2,275.04	\$2,275.04
Overhaul water heater, gas / oil, 70 gallon	5	2.00 Ea.	\$345.73	\$432.80	11.0000	11	11	\$4,760.75	\$4,760.75
Clean & service water heater, gas / oil, 70 gallon	1	2.00 Ea.	\$412.20	\$516.00	55.0000	55	55	\$28,380.04	\$28,380.04
Replace water heater, gas / oil, 70 gallon	12	2.00 Ea.	\$6,428.64	\$7,475.57	4.5833	4	4	\$29,902.26	\$29,902.26
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	2.00 Ea.	\$16.87	\$21.12	110.0000	110	110	\$2,323.62	\$2,323.62
Replace pump / motor assembly circulation pump, 1/12 HP	10	2.00 Ea.	\$2,437.82	\$2,853.79	5.5000	5	5	\$14,268.94	\$14,268.94
Inspect / check pump / motor operation, lubricate circulation pump, 1/6 HP	1	1.00 Ea.	\$8.44	\$10.56	55.0000	55	55	\$580.90	\$580.90
Replace pump / motor assembly circulation pump, 1/6 HP	20	1.00 Ea.	\$2,955.54	\$3,410.63	2.7500	2	2	\$6,821.25	\$6,821.25
Replace old valve with new hose bibb	10	2.00 Ea.	\$143.24	\$174.32	5.5000	5	5	\$871.60	\$871.60
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.84	\$61.14	5.5000	5	5	\$305.70	\$305.70
Unclog floor drain, PVC	20	2.00 Ea.	\$100.90	\$126.31	2.7500	2	2	\$252.63	\$252.63
Clean floor drain w/o bucket	4	2.00 Ea.	\$246.89	\$309.06	13.7500	13	13	\$4,017.82	\$4,017.82
General maintenance & repair drain: roof, scupper, area	1	8.00 Ea.	\$313.44	\$392.38	55.0000	55	55	\$21,580.66	\$21,580.66
Replace drain: roof, scupper, area	40	8.00 Ea.	\$9,042.99	\$10,430.80	1.3750	1	1	\$10,430.80	\$10,430.80
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,758.88	\$3,222.41	7.8571	7	7	\$22,556.86	\$22,556.86
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,616.21	\$11,488.35	1.8333	1	1	\$11,488.35	\$11,488.35
Repair fan coil unit, 1 ton	10	8.00 Ea.	\$3,608.66	\$4,316.90	5.5000	5	5	\$21,584.52	\$21,584.52
Repair fan, induced draft, 2000 CFM	10	2.00 Ea.	\$638.38	\$779.34	5.5000	5	5	\$3,896.71	\$3,896.71
Repair plywood paneling - (2% of walls)	10	0.30 C.S.F.	\$134.23	\$161.57	5.5000	5	5	\$807.83	\$807.83
Replace fluorescent light fixture ballast, 80 W	10	64.00 Ea.	\$6,694.79	\$8,255.41	5.5000	5	3	\$41,277.06	\$24,766.23
Replace lamps (2 lamps), 4', 34 W energy saver	10	64.00 Ea.	\$1,695.08	\$2,122.81	5.5000	5	5	\$10,614.06	\$10,614.06
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	64.00 Ea.	\$15,847.94	\$19,288.11	2.7500	2	2	\$38,576.22	\$38,576.22
Repair smoke detector	10	22.00 Ea.	\$1,276.22	\$1,580.32	5.5000	5	4	\$7,901.58	\$6,321.27
Check operation smoke detector	1	22.00 Ea.	\$374.02	\$468.59	55.0000	55	55	\$25,772.56	\$25,772.56
Replace smoke detector	15	22.00 Ea.	\$6,656.15	\$7,946.81	3.6667	3	3	\$23,840.42	\$23,840.42
Check and repair manual pull station	10	3.00 Ea.	\$269.65	\$332.24	5.5000	5	4	\$1,661.20	\$1,328.96
Replace manual pull station	15	3.00 Ea.	\$626.27	\$755.29	3.6667	3	3	\$2,265.87	\$2,265.87
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	11.0000	11	11	\$2,008.55	\$2,008.55
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	110.0000	110	110	\$6,271.12	\$6,271.12
Replace fire alarm control panel	15	1.00 Ea.	\$2,196.12	\$2,675.47	3.6667	3	3	\$8,026.42	\$8,026.42
Minor repairs to annunciation panel	5	4.00 Ea.	\$597.67	\$730.38	11.0000	11	11	\$8,034.20	\$8,034.20
Maintenance and inspection annunciation panel	0.5	4.00 Ea.	\$182.02	\$228.04	110.0000	110	110	\$25,084.48	\$25,084.48
Replace fire alarm bell, 6"	20	2.00 Ea.	\$361.21	\$439.54	2.7500	2	2	\$879.09	\$879.09

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Maintenance and repair of general wiring lightning protection system	1	2.00 M.L.F.	\$219.00	\$269.77	55.0000	55	55	\$14,837.54	\$14,837.54
Replace lightning protection general wiring system	25	2.00 M.L.F.	\$25,096.72	\$29,750.85	2.2000	2	2	\$59,501.71	\$59,501.71
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$184.57	\$230.64	55.0000	55	53	\$12,685.37	\$12,224.09
Replace lightning ground rod	25	2.00 Ea.	\$491.21	\$607.34	2.2000	2	2	\$1,214.69	\$1,214.69
Maintenance and repair computer ground system	4	1.00 Ea.	\$22.69	\$28.43	13.7500	13	13	\$369.54	\$369.54
Replace computer ground system	50	1.00 M.L.F.	\$2,425.55	\$2,923.14	1.1000	1	1	\$2,923.14	\$2,923.14
Maintenance and repair voice/data outlet	10	12.00 Ea.	\$651.88	\$814.10	5.5000	5	5	\$4,070.50	\$4,070.50
Maintenance and inspection patch panel	0.5	2.00 Ea.	\$182.02	\$228.04	110.0000	110	110	\$25,084.48	\$25,084.48
Replace patch panel	15	2.00 Ea.	\$1,772.80	\$2,133.61	3.6667	3	3	\$6,400.84	\$6,400.84
Replace plywood paneling	30	16.20 C.S.F.	\$8,422.42	\$10,183.45	1.8333	1	1	\$10,183.45	\$10,183.45
Refinish concrete floor finished	25	1.80 C.S.F.	\$749.84	\$904.71	2.2000	2	2	\$1,809.43	\$1,809.43
Replace fan & motor, propeller exhaust, 375 CFM exhaust fan	15	4.00 Ea.	\$2,504.46	\$2,968.00	3.6667	3	3	\$8,904.00	\$8,904.00
Repair circulator pump, 1 H.P.	5	1.00 Ea.	\$103.70	\$122.33	11.0000	11	8	\$1,345.67	\$978.67
Replace circulator. pump, 1 H.P.	15	1.00 Ea.	\$5,632.83	\$6,463.28	3.6667	3	3	\$19,389.85	\$19,389.85
Repair terminal reheat, 36" x 36" coil	10	12.00 Ea.	\$2,060.99	\$2,580.00	5.5000	5	5	\$12,900.02	\$12,900.02
Replace terminal reheat, 36" x 36" coil	15	12.00 Ea.	\$46,486.66	\$53,951.64	3.6667	3	3	\$161,854.93	\$161,854.93
Repair computer room air conditioner, air cooled, 5 ton	10	1.00 Ea.	\$4,723.13	\$5,617.03	5.5000	5	5	\$28,085.15	\$28,085.15
Replace computer room air conditioner, air cooled, 5 ton	20	1.00 Ea.	\$40,509.91	\$46,431.23	2.7500	2	2	\$92,862.45	\$92,862.45
Repair multi-zone variable volume, 50 ton	10	1.00 Ea.	\$66,430.63	\$77,619.16	5.5000	5	4	\$388,095.78	\$310,476.62
Replace multi-zone variable volume, 50 ton	15	1.00 Ea.	\$143,232.78	\$165,999.43	3.6667	3	3	\$497,998.28	\$497,998.28
Repair central station A.H.U., 8000 CFM	10	1.00 Ea.	\$1,802.39	\$2,085.97	5.5000	5	4	\$10,429.85	\$8,343.88
Replace central station A.H.U., 8000 CFM	15	1.00 Ea.	\$40,394.19	\$46,556.29	3.6667	3	3	\$139,668.88	\$139,668.88
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$921.17	\$1,072.81	5.5000	5	5	\$5,364.06	\$5,364.06
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	55.0000	55	55	\$2,490.64	\$2,490.64
Replace sprinkler head	20	68.00 Ea.	\$5,960.05	\$7,354.33	2.7500	2	2	\$14,708.66	\$14,708.66
Replace fire pump / electric motor assembly 100 H.P.	25	1.00 Ea.	\$48,011.97	\$55,351.32	2.2000	2	2	\$110,702.65	\$110,702.65
Replace fuse	25	76.00 Ea.	\$34,724.01	\$39,874.83	2.2000	2	2	\$79,749.66	\$79,749.66
Repair switchboard meter	10	4.00 Ea.	\$4,874.48	\$5,736.50	5.5000	5	5	\$28,682.48	\$28,682.48
Replace switchboard meter	20	4.00 Ea.	\$16,619.01	\$18,968.58	2.7500	2	2	\$37,937.15	\$37,937.15
Maintenance and repair secondary transformer, dry	10	2.00 Ea.	\$508.21	\$607.25	5.5000	5	5	\$3,036.25	\$3,036.25
Maintenance and inspection secondary transformer, dry	0.5	2.00 Ea.	\$170.64	\$213.79	110.0000	110	110	\$23,516.70	\$23,516.70
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$84.69	\$106.10	18.3333	18	18	\$1,909.84	\$1,909.84
Replace branch wiring 600 V	50	0.20 M.L.F.	\$310.48	\$376.44	1.1000	1	1	\$376.44	\$376.44
Replace circuit breaker molded case, 600 V, 2 pole circuit breaker	50	2.00 Ea.	\$2,019.64	\$2,340.45	1.1000	1	1	\$2,340.45	\$2,340.45

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Replace circuit breaker molded case, 600 V, 3 pole circuit breaker	50	2.00 Ea.	\$9,369.15	\$10,737.08	1.1000	1	1	\$10,737.08	\$10,737.08	
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	8.00 Ea.	\$606.72	\$760.14	2.2000	2	2	\$1,520.27	\$1,520.27	
Maintenance and inspection circuit breaker, enclosed, 240 V, 2 pole	1	8.00 Ea.	\$273.03	\$342.06	55.0000	55	55	\$18,813.36	\$18,813.36	
Maintenance and inspection circuit breaker, enclosed, 600 V, 3 pole	0.33	1.00 Ea.	\$34.13	\$42.76	166.6667	166	166	\$7,097.77	\$7,097.77	
Replace circuit breaker enclosed, 600 V, 3 pole circuit breaker	50	1.00 Ea.	\$1,029.72	\$1,215.29	1.1000	1	1	\$1,215.29	\$1,215.29	
Maintenance and repair safety switch general, 2 pole	8	2.00 Ea.	\$84.69	\$106.10	6.8750	6	6	\$636.61	\$636.61	
Maintenance and inspection safety switch, 2 pole	1	2.00 Ea.	\$84.69	\$106.10	55.0000	55	55	\$5,835.62	\$5,835.62	
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	26.00 Ea.	\$1,144.39	\$1,410.18	13.7500	13	12	\$18,332.37	\$16,922.19	
Replace 3'-0" x 7'-0" solid core wood door, interior	40	26.00 Ea.	\$14,730.31	\$17,006.54	1.3750	1	1	\$17,006.54	\$17,006.54	
Repair concrete steps	15	320.00 S.F.	\$10,007.84	\$11,535.99	3.6667	3	3	\$34,607.96	\$34,607.96	
Repair steel painted interior door	14	1.00 Ea.	\$278.99	\$325.68	3.9286	3	3	\$977.05	\$977.05	
Refinish 3'-0" x 7'-0" steel painted interior door	4	1.00 Ea.	\$57.65	\$70.88	13.7500	13	13	\$921.40	\$921.40	
Refinish metal stair railing, interior	7	160.00 S.F.	\$254.85	\$313.67	7.8571	7	7	\$2,195.66	\$2,195.66	
Refinish plywood paneling	10	16.20 C.S.F.	\$1,926.13	\$2,364.00	5.5000	5	5	\$11,820.00	\$11,820.00	
Replace flush valve diaphragm tankless water closet	10	18.00 Ea.	\$490.75	\$609.41	5.5000	5	5	\$3,047.05	\$3,047.05	
			\$920,562.13	\$1,079,964.75				MR Subtotal	\$3,189,217.77	
									MR Per Year	\$57,927.19
									PM Total	\$13,459.34
									Subtotal	\$71,386.53
									Total Per Unit	\$5.75

FAC 6102 LARGE UNIT HEADQUARTERS BUILDING

SUC \$5.75

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 12415.0

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
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
Urinals, annualized	8.00	1.82	\$53.03	\$97.32	\$0.00	\$150.34	\$184.84	\$221.99
Toilet (vacuum breaker type), annualized	18.00	3.19	\$159.39	\$170.30	\$0.00	\$329.69	\$396.72	\$471.72
Lavatories, annualized	16.00	5.57	\$124.68	\$348.80	\$0.00	\$473.48	\$590.59	\$713.93
Drink fountain, annualized	1.00	0.62	\$37.44	\$33.14	\$0.00	\$70.58	\$84.27	\$99.82
Air handling unit, 3 thru 24 tons, annualized	2.00	4.12	\$319.79	\$219.74	\$0.00	\$539.54	\$637.44	\$751.33
Air handling unit, computer room, annualized	2.00	6.83	\$185.20	\$364.50	\$0.00	\$549.69	\$677.56	\$814.69
VAV Boxes, annualized	18.00	16.81	\$195.82	\$1,059.48	\$0.00	\$1,255.30	\$1,592.73	\$1,939.95
Fan, centrifugal, 5,000 to 10,000 CFM, annualized	1.00	1.14	\$31.88	\$61.04	\$0.00	\$92.92	\$114.42	\$137.51
Package unit, air cooled, 25 thru 50 ton, annualized	1.00	3.25	\$166.98	\$204.92	\$0.00	\$371.90	\$450.07	\$536.60
Controls, central system, electro/pneumatic, annualized	4.00	7.68	\$676.02	\$484.83	\$0.00	\$1,160.85	\$1,373.90	\$1,620.75
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, wet pipe, annualized	1.00	11.34	\$49.59	\$710.68	\$0.00	\$760.27	\$978.43	\$1,199.07
Switchboard, annually	2.00	1.40	\$7.96	\$97.94	\$0.00	\$105.90	\$136.08	\$166.66
Panelboard, 225 A and above, annualized	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
Light, emergency, hardwired system, annualized	8.00	2.00	\$71.84	\$126.19	\$0.00	\$198.03	\$243.08	\$291.71
Fire alarm annunciator system, annualized	1.00	11.05	\$163.44	\$695.92	\$0.00	\$859.36	\$1,084.48	\$1,317.78
						\$9,174.88	\$11,229.93	\$13,459.34

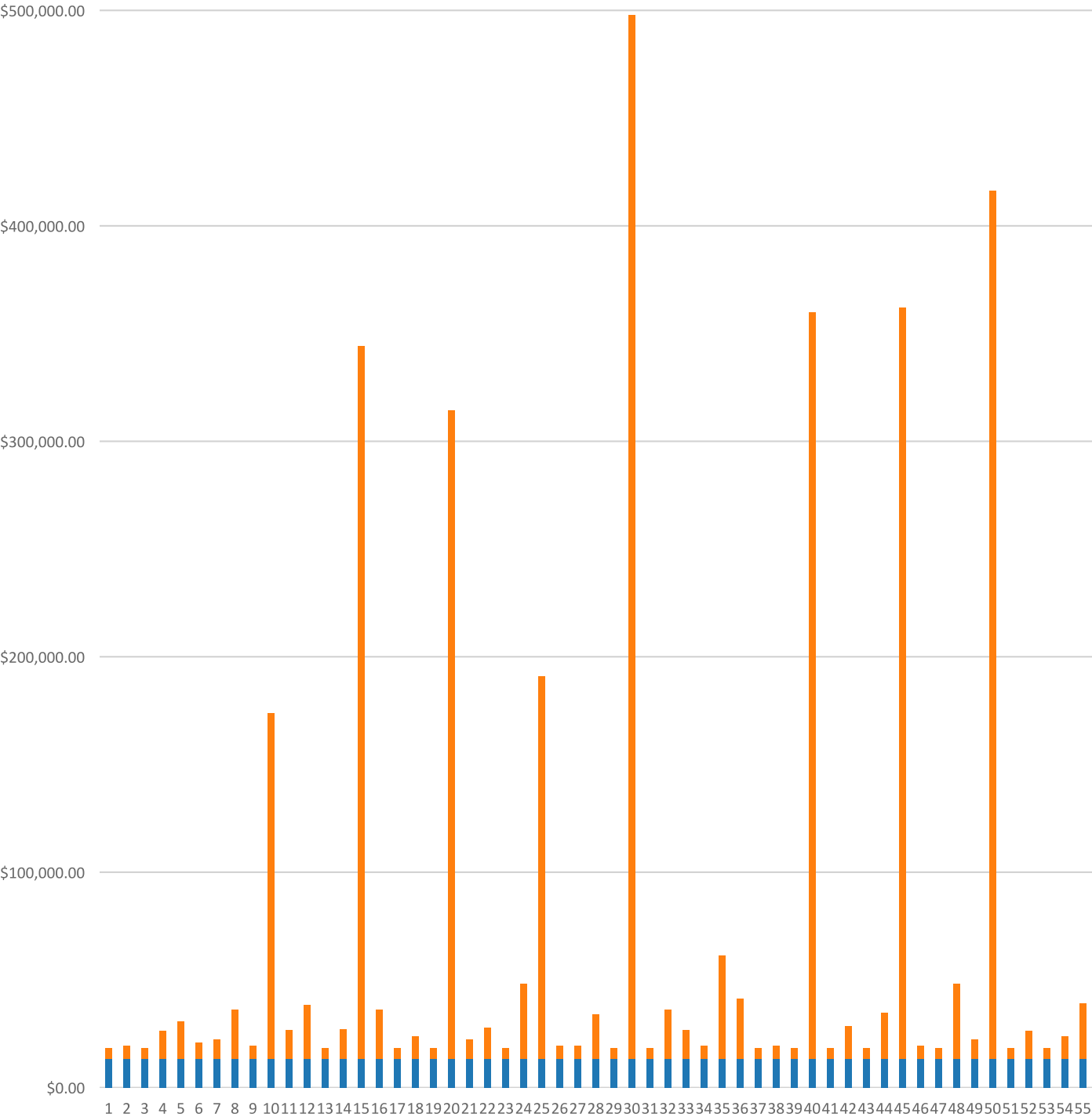
FAC 6102 LARGE UNIT HEADQUARTERS BUILDING

Modeled Component List CostWorks Release 2023 Qtr 4

B20 Exterior Enclosure	
Clay Brick, 2nd floor	18.0 C.S.F.
Aluminum Window, Fixed, 1st floor	28.0 Ea.
Aluminum Window, Fixed, 2nd floor	30.0 Ea.
Glazed Aluminum	4.0 Ea.
Steel, Painted	4.0 Ea.
Steel, Painted, w/ wire glass	2.0 Ea.
B30 Roofing	
Metal Steep Roofing	60.0 Sq.
Aluminum Gutter	175.0 L.F.
Aluminum Roof Hatch	1.0 Ea.
C10 Interior Construction	
Fully Glazed Aluminum Doors	2.0 Ea.
Concrete Block, Painted	5.6 C.S.F.
Solid Core Interior Doors	26.0 Ea.
C30 Interior Finishes	
Vinyl	32.0 S.Y.
Carpet	158.0 S.Y.
Gypsum Wall Board	15.0 C.S.F.
Acoustic Tile, fire-rated	36.9 C.S.F.
Plywood Paneling	16.2 C.S.F.
Concrete, Finished	1.8 C.S.F.
C20 Stairs	
Metal Interior Stair Railing	160.0 L.F.
D20 Plumbing	
Urinal	8.0 Ea.
Lavatory, Vitreous China	16.0 Ea.
Sink, Enameled Steel	2.0 Ea.
Water Heater, Gas / Oil, 70 Gallon	2.0 Ea.
Circulation Pump, 1/12 HP	2.0 Ea.
Circulation Pump, 1/6 HP	1.0 Ea.
Hose Bibb	2.0 Ea.
Drain: Roof, Scupper, Area	8.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	1.0 Ea.
Exhaust Fan, propeller exh., 4700 CFM	4.0 Ea.
Circulator Pump, 1 H.P.	1.0 Ea.
Terminal Reheat Coil, 36" x 36"	12.0 Ea.
Computer Room A/C Units, Air Cooled, 5 ton	1.0 Ea.
Multi-Zone Variable Volume	1.0 Ea.
Central Station Air Conditioning Air Handling Unit, 8000 CFM	1.0 Ea.
VAV Box	18.0 Each
D50 Electrical	
Fluorescent Lighting Fixture	64.0 Ea.
Smoke Detector	22.0 Ea.
Manual Pull Station	3.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Fire Alarm Bell	2.0 Ea.
Lightning Protection System	2.0 M.L.F.
Lightning Ground Rod	2.0 Ea.
Computer Ground System	1.0 M.L.F.
Load Center, 100 A, maintenance & inspection	2.0 Ea.

Circuit Breaker, molded case, 600 V, 2 pole	2.0 Ea.
Circuit Breaker, molded case, 600 V, 3 pole	2.0 Ea.
Circuit Breaker, enclosed, 600 V, 3 pole	1.0 Ea.
D40 Fire Protection	
Backflow Preventer	1.0 Ea.
Sprinkler System, Fire Supression, sprinkler head	68.0 Ea.
Fire Pump Electric Motor	1.0 Ea.
D10 Conveying	
Elevator, hydraulic annualized	1.0 Each

FAC 6102 LARGE UNIT HEADQUARTERS BUILDING
Sustainment by Year
CostWorks Release 2023 Qtr 4



PM Cost
MR Cost