

**FAC 7323 GREENHOUSE**

FY24 SUC: \$3.27 / SF  
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7323 GREENHOUSE

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 35  
Average Size 2038.933333

SUC \$3.27

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	
Maintenance and inspection explosionproof industrial heater	0.5	1.00 Ea.	\$82.32	\$103.13	70.0000	70	70	\$7,219.32	\$7,219.32	
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	11.6667	11	11	\$583.56	\$583.56	
Maintenance and repair incandescent lighting fixtures	10	4.00 Ea.	\$269.34	\$321.79	3.5000	3	2	\$965.37	\$643.58	
Replace incandescent lighting fixture lamp	5	4.00 Ea.	\$51.36	\$61.81	7.0000	7	7	\$432.70	\$432.70	
Replace incandescent lighting fixture	20	4.00 Ea.	\$558.85	\$677.84	1.7500	1	1	\$677.84	\$677.84	
Replace fluorescent light fixture ballast, 80 W	10	12.00 Ea.	\$1,255.27	\$1,547.89	3.5000	3	3	\$4,643.67	\$4,643.67	
Replace lamps (2 lamps), 4', 34 W energy saver	10	12.00 Ea.	\$317.83	\$398.03	3.5000	3	3	\$1,194.08	\$1,194.08	
Replace old valve, non-drain, 2"	10	2.00 Ea.	\$2,417.35	\$2,772.89	3.5000	3	3	\$8,318.68	\$8,318.68	
Replace old valve with new hose bibb	10	4.00 Ea.	\$286.47	\$348.64	3.5000	3	3	\$1,045.92	\$1,045.92	
Replace threaded steel pipe and fittings, 1-1/2"	75	520.00 L.F.	\$22,949.75	\$27,709.85	0.4667	0	0	\$0.00	\$0.00	
Minor repairs to concrete floor unfinished	15	168.00 S.F.	\$6,406.48	\$7,818.20	2.3333	2	2	\$15,636.40	\$15,636.40	
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	18.00 S.F.	\$236.69	\$277.93	35.0000	35	35	\$9,727.52	\$9,727.52	
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	258.00 Ea.	\$40,328.81	\$48,058.02	1.7500	1	1	\$48,058.02	\$48,058.02	
Replace glass - 2nd floor (1% of glass) - alum. window fixed	1	12.00 S.F.	\$1,359.72	\$1,678.54	35.0000	35	35	\$58,748.87	\$58,748.87	
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	186.00 Ea.	\$38,389.24	\$46,219.20	1.7500	1	1	\$46,219.20	\$46,219.20	
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	2.5000	2	2	\$3,336.77	\$3,336.77	
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$92.11	\$112.79	8.7500	8	8	\$902.34	\$902.34	
Refinish concrete floor finished	25	2.10 C.S.F.	\$874.81	\$1,055.50	1.4000	1	1	\$1,055.50	\$1,055.50	
Maintenance and repair explosionproof industrial heater	2	1.00 Ea.	\$212.37	\$248.17	17.5000	17	17	\$4,218.88	\$4,218.88	
			\$117,535.78	\$141,131.66				MR Subtotal	\$212,662.86	
									MR Per Year	\$6,076.08
									PM Total	\$598.33
									Subtotal	\$6,674.41
									Total Per Unit	\$3.27

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Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Fire dampers, annualized	2.00	2.31	\$18.01	\$146.50	\$0.00	\$164.51	\$210.26	\$256.91
Fan, centrifugal, up to 5,000 CFM, annualized	2.00	2.16	\$63.76	\$115.98	\$0.00	\$179.73	\$220.90	\$265.26
Panelboard, 225 A and above, annualized	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
						\$396.66	\$494.90	\$598.33



**FAC 7323 GREENHOUSE**  
**Modeled Component List**  
**CostWorks Release 2023 Qtr 4**

D50 Electrical

Load Center, 100 A, maintenance & inspection	1.0 Ea.
Incandescent Lighting Fixtures	4.0 Ea.

D20 Plumbing

Valve, Non-Drain, 2"	2.0 Ea.
Hose Bibb	4.0 Ea.

C30 Interior Finishes

Concrete, Finished	2.1 C.S.F.
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Sustainment by Year  
CostWorks Release 2023 Qtr 4

