

FAC 7347 BANK AND CREDIT UNION

FY24 SUC: \$3.62 / SF
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7347 BANK AND CREDIT UNION

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 55
Average Size 2794.4030000000002

SUC \$3.62

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 |
|---|-----------|-------------|----------------|---------------|-----------------------|----------------------------|----------------------|-------------|---------------|
| Refinish 3'-0" x 7'-0" steel, painted, door | 4 | 1.00 Ea. | \$46.05 | \$56.40 | 13.7500 | 13 | 13 | \$733.15 | \$733.15 |
| Replace 3'-0" x 7'-0" steel, painted, door | 45 | 1.00 Ea. | \$917.11 | \$1,061.93 | 1.2222 | 1 | 1 | \$1,061.93 | \$1,061.93 |
| Replace tempered glass - (3% of glass) steel painted door | 1 | 3.10 S.F. | \$98.39 | \$116.14 | 55.0000 | 55 | 55 | \$6,387.56 | \$6,387.56 |
| Prepare and refinish 3'-0" x 7'-0" steel painted. door | 4 | 1.00 Ea. | \$86.83 | \$107.16 | 13.7500 | 13 | 13 | \$1,393.08 | \$1,393.08 |
| Replace 3'-0" x 7'-0" steel, with wire glass, door | 45 | 1.00 Ea. | \$1,734.74 | \$2,009.66 | 1.2222 | 1 | 1 | \$2,009.66 | \$2,009.66 |
| Minor thermoplastic membrane repairs, 2% of roof area | 1 | 0.06 Sq. | \$18.15 | \$21.67 | 55.0000 | 55 | 55 | \$1,191.83 | \$1,191.83 |
| Flashing repairs, 2 S.F. per sq. repaired, modified bitumen/thermoplastic | 1 | 2.54 S.F. | \$10.02 | \$12.04 | 55.0000 | 55 | 55 | \$661.93 | \$661.93 |
| Membrane replacement-(25% of roof area),modified bitum/thermoplastic | 20 | 6.99 Sq. | \$5,923.11 | \$7,072.53 | 2.7500 | 2 | 2 | \$14,145.06 | \$14,145.06 |
| Total roof replacement, modified bituminous / thermoplastic | 25 | 27.96 Sq. | \$19,065.35 | \$22,631.54 | 2.2000 | 2 | 2 | \$45,263.08 | \$45,263.08 |
| 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 | 7.30 C.S.F. | \$866.44 | \$1,047.50 | 13.7500 | 13 | 13 | \$13,617.50 | \$13,617.50 |
| 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 |
| Replace 3'-0" x 7'-0" steel painted interior door | 60 | 1.00 Ea. | \$1,279.55 | \$1,483.92 | 0.9167 | 0 | 0 | \$0.00 | \$0.00 |
| Repair solid core wood door, interior | 11 | 5.00 Ea. | \$1,394.94 | \$1,628.41 | 5.0000 | 5 | 5 | \$8,142.05 | \$8,142.05 |
| Refinish 3'-0" x 7'-0" solid core wood door, interior | 4 | 5.00 Ea. | \$220.07 | \$271.19 | 13.7500 | 13 | 12 | \$3,525.46 | \$3,254.27 |
| Replace 3'-0" x 7'-0" solid core wood door, interior | 40 | 5.00 Ea. | \$2,832.75 | \$3,270.49 | 1.3750 | 1 | 1 | \$3,270.49 | \$3,270.49 |
| Replace flush valve diaphragm tankless water closet | 10 | 2.00 Ea. | \$54.53 | \$67.71 | 5.5000 | 5 | 5 | \$338.56 | \$338.56 |
| Rebuild flush valve tankless water closet | 20 | 2.00 Ea. | \$383.76 | \$462.54 | 2.7500 | 2 | 2 | \$925.08 | \$925.08 |
| Unplug clogged line tankless water closet | 5 | 2.00 Ea. | \$459.86 | \$575.66 | 11.0000 | 11 | 11 | \$6,332.30 | \$6,332.30 |
| Replace tankless flush valve | 25 | 2.00 Ea. | \$540.49 | \$634.44 | 2.2000 | 2 | 2 | \$1,268.87 | \$1,268.87 |
| Repair clay brick wall, 1st floor | 25 | 25.42 S.F. | \$1,150.02 | \$1,413.55 | 2.2000 | 2 | 2 | \$2,827.11 | \$2,827.11 |
| Replace glass - 1st floor (1% of glass) - alum. window fixed | 1 | 4.00 S.F. | \$52.60 | \$61.76 | 55.0000 | 55 | 55 | \$3,396.91 | \$3,396.91 |
| Repair 2'-0" x 3'-0" aluminum window - 1st floor | 20 | 8.00 Ea. | \$1,250.51 | \$1,490.17 | 2.7500 | 2 | 2 | \$2,980.34 | \$2,980.34 |
| Repair steel, painted, door | 14 | 1.00 Ea. | \$702.33 | \$834.19 | 3.9286 | 3 | 3 | \$2,502.58 | \$2,502.58 |
| Replace flush valve diaphragm for a urinal | 7 | 1.00 Ea. | \$27.26 | \$33.86 | 7.8571 | 7 | 7 | \$236.99 | \$236.99 |
| Rebuild flush valve for a urinal | 20 | 1.00 Ea. | \$191.88 | \$231.27 | 2.7500 | 2 | 2 | \$462.54 | \$462.54 |
| Unplug line urinal | 5 | 1.00 Ea. | \$152.64 | \$191.08 | 11.0000 | 11 | 11 | \$2,101.90 | \$2,101.90 |

| Description | Frequency | Qty Unit | Total In-House | Total Incl OP | Design Life/Frequency | Occurrences in Design Life | Adjusted Occurrences | Life Cost | Adjusted Cost |
|--|-----------|-----------|----------------|---------------|-----------------------|----------------------------|----------------------|-------------|---------------|
| Replace washer in spud connection lavatory, vitreous china | 7 | 2.00 Ea. | \$34.64 | \$42.28 | 7.8571 | 7 | 7 | \$295.97 | \$295.97 |
| Replace washer in faucet lavatory, vitreous china | 2 | 2.00 Ea. | \$27.13 | \$33.83 | 27.5000 | 27 | 27 | \$913.53 | \$913.53 |
| Replace faucets lavatory, vitreous china | 10 | 2.00 Ea. | \$390.94 | \$470.24 | 5.5000 | 5 | 5 | \$2,351.21 | \$2,351.21 |
| Clean out strainer and P trap lavatory, vitreous china | 2 | 2.00 Ea. | \$73.64 | \$92.18 | 27.5000 | 27 | 27 | \$2,488.90 | \$2,488.90 |
| Replace faucet washer sink, iron enamel | 2 | 1.00 Ea. | \$13.45 | \$16.77 | 27.5000 | 27 | 27 | \$452.77 | \$452.77 |
| Clean trap sink, iron enamel | 3 | 1.00 Ea. | \$9.01 | \$11.27 | 18.3333 | 18 | 18 | \$202.93 | \$202.93 |
| Replace faucets sink, iron enamel | 10 | 1.00 Ea. | \$195.47 | \$235.12 | 5.5000 | 5 | 5 | \$1,175.61 | \$1,175.61 |
| Unstop sink, iron enamel | 2 | 1.00 Ea. | \$44.01 | \$55.09 | 27.5000 | 27 | 27 | \$1,487.53 | \$1,487.53 |
| Check / minor repairs drinking fountain | 1 | 2.00 Ea. | \$103.05 | \$129.00 | 55.0000 | 55 | 55 | \$7,095.01 | \$7,095.01 |
| Repair internal leaks drinking fountain | 4 | 2.00 Ea. | \$95.54 | \$119.59 | 13.7500 | 13 | 13 | \$1,554.72 | \$1,554.72 |
| Correct water pressure drinking fountain | 2 | 2.00 Ea. | \$88.02 | \$110.19 | 27.5000 | 27 | 27 | \$2,975.07 | \$2,975.07 |
| Replace refrigerant drinking fountain | 2 | 2.00 Ea. | \$70.81 | \$82.86 | 27.5000 | 27 | 27 | \$2,237.20 | \$2,237.20 |
| Repair drain leak drinking fountain | 4 | 2.00 Ea. | \$58.19 | \$70.38 | 13.7500 | 13 | 11 | \$914.92 | \$774.17 |
| Replace fountain drinking fountain | 10 | 2.00 Ea. | \$3,241.63 | \$3,808.60 | 5.5000 | 5 | 5 | \$19,043.01 | \$19,043.01 |
| Drain and flush water heater, electric, 120 gallon | 7 | 1.00 Ea. | \$309.15 | \$387.00 | 7.8571 | 7 | 7 | \$2,709.00 | \$2,709.00 |
| Unclog floor drain, PVC | 20 | 1.00 Ea. | \$50.45 | \$63.16 | 2.7500 | 2 | 2 | \$126.31 | \$126.31 |
| General maintenance & repair drain: roof, scupper, area | 1 | 1.00 Ea. | \$39.18 | \$49.05 | 55.0000 | 55 | 55 | \$2,697.58 | \$2,697.58 |
| Replace drain: roof, scupper, area | 40 | 1.00 Ea. | \$1,130.37 | \$1,303.85 | 1.3750 | 1 | 1 | \$1,303.85 | \$1,303.85 |
| Repair fan coil unit, 1 ton | 10 | 1.00 Ea. | \$451.08 | \$539.61 | 5.5000 | 5 | 4 | \$2,698.06 | \$2,158.45 |
| Replace fan coil unit, 1 ton | 15 | 1.00 Ea. | \$1,343.51 | \$1,568.73 | 3.6667 | 3 | 3 | \$4,706.20 | \$4,706.20 |
| Repair circulator pump, 1/12 - 3/4 H.P. | 5 | 1.00 Ea. | \$103.47 | \$122.05 | 11.0000 | 11 | 8 | \$1,342.57 | \$976.41 |
| Replace circulator pump, 1/12 - 3/4 H.P. | 15 | 1.00 Ea. | \$3,796.05 | \$4,376.03 | 3.6667 | 3 | 3 | \$13,128.10 | \$13,128.10 |
| Repair single zone rooftop unit, 5 ton | 10 | 1.00 Ea. | \$2,705.41 | \$3,236.70 | 5.5000 | 5 | 5 | \$16,183.52 | \$16,183.52 |
| Replace single zone rooftop unit, 5 ton | 15 | 1.00 Ea. | \$8,703.79 | \$10,346.16 | 3.6667 | 3 | 3 | \$31,038.49 | \$31,038.49 |
| Repair furnace, gas, 100 MBH residential | 10 | 1.00 Ea. | \$4,712.66 | \$5,466.54 | 5.5000 | 5 | 5 | \$27,332.69 | \$27,332.69 |
| Replace furnace, gas, 100 MBH residential | 15 | 1.00 Ea. | \$1,659.49 | \$1,960.84 | 3.6667 | 3 | 3 | \$5,882.51 | \$5,882.51 |
| 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 | 8.00 Ea. | \$701.18 | \$865.22 | 2.7500 | 2 | 2 | \$1,730.43 | \$1,730.43 |
| Maintenance and inspection lighting panel, indoor | 3 | 1.27 Ea. | \$53.81 | \$67.42 | 18.3333 | 18 | 18 | \$1,213.48 | \$1,213.48 |
| Maintenance and repair breaker, molded case, 480 V, 1 pole | 20 | 10.00 Ea. | \$758.40 | \$950.17 | 2.7500 | 2 | 2 | \$1,900.34 | \$1,900.34 |
| Replace circuit breaker molded case, 480 V, 1 pole circuit breaker | 50 | 10.00 Ea. | \$7,884.26 | \$9,124.12 | 1.1000 | 1 | 1 | \$9,124.12 | \$9,124.12 |
| Replace fluorescent light fixture ballast, 80 W | 10 | 25.42 Ea. | \$2,658.59 | \$3,278.33 | 5.5000 | 5 | 5 | \$16,391.65 | \$16,391.65 |

| Description | Frequency | Qty Unit | Total In-House | Total Incl OP | Design Life/Frequency | Occurrences in Design Life | Adjusted Occurrences | Life Cost | Adjusted Cost | |
|---|-----------|-----------|----------------|---------------|-----------------------|----------------------------|----------------------|-------------|----------------|-------------|
| Replace lamps (2 lamps), 4', 34 W energy saver | 10 | 25.42 Ea. | \$673.14 | \$843.00 | 5.5000 | 5 | 5 | \$4,214.98 | \$4,214.98 | |
| Repair smoke detector | 10 | 5.00 Ea. | \$290.05 | \$359.16 | 5.5000 | 5 | 4 | \$1,795.81 | \$1,436.65 | |
| Check operation smoke detector | 1 | 5.00 Ea. | \$85.00 | \$106.50 | 55.0000 | 55 | 55 | \$5,857.40 | \$5,857.40 | |
| Replace smoke detector | 15 | 5.00 Ea. | \$1,512.76 | \$1,806.09 | 3.6667 | 3 | 3 | \$5,418.28 | \$5,418.28 | |
| 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 | |
| Replace fire alarm bell, 6" | 20 | 1.00 Ea. | \$180.61 | \$219.77 | 2.7500 | 2 | 2 | \$439.54 | \$439.54 | |
| Replace lamp emergency lighting fixture | 2 | 6.00 Ea. | \$326.96 | \$395.13 | 27.5000 | 27 | 27 | \$10,668.52 | \$10,668.52 | |
| Replace emergency lighting fixture | 20 | 6.00 Ea. | \$3,448.83 | \$4,079.24 | 2.7500 | 2 | 2 | \$8,158.48 | \$8,158.48 | |
| Maintenance and repair exit light | 20 | 6.00 Ea. | \$230.94 | \$286.02 | 2.7500 | 2 | 2 | \$572.05 | \$572.05 | |
| Replace lamp exit light | 5 | 6.00 Ea. | \$98.08 | \$116.63 | 11.0000 | 11 | 11 | \$1,282.95 | \$1,282.95 | |
| Replace lighting fixture exit light | 20 | 6.00 Ea. | \$1,056.39 | \$1,281.04 | 2.7500 | 2 | 2 | \$2,562.08 | \$2,562.08 | |
| | | | \$93,563.99 | \$110,916.77 | | | | MR Subtotal | \$376,695.98 | |
| | | | | | | | | | MR Per Year | \$6,849.02 |
| | | | | | | | | | PM Total | \$3,267.66 |
| | | | | | | | | | Subtotal | \$10,116.68 |
| | | | | | | | | | Total Per Unit | \$3.62 |

FAC 7347 BANK AND CREDIT UNION

SUC \$3.62

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 2794.4030000000002

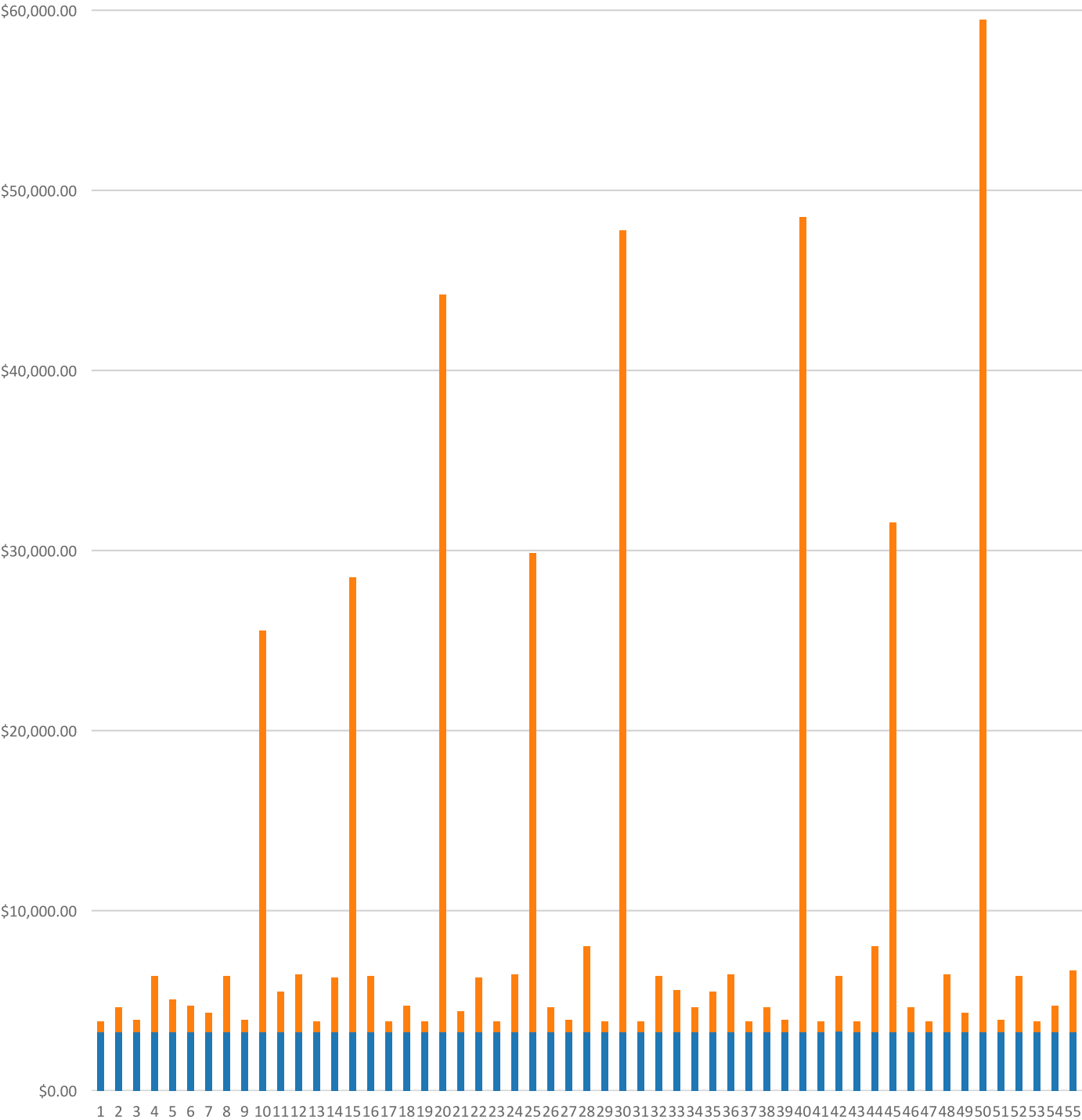
| Description | Qty | Labor Hours | Bare Mat | Bare Labor | Bare Equip | Bare Total | Total In-House | Total Incl OP |
|--|------|-------------|----------|------------|------------|------------|----------------|---------------|
| Door, emergency egress, swinging, annualized | 2.00 | 0.52 | \$33.53 | \$22.97 | \$0.00 | \$56.49 | \$66.74 | \$78.66 |
| Urinals, annualized | 1.00 | 0.23 | \$6.63 | \$12.16 | \$0.00 | \$18.79 | \$23.11 | \$27.75 |
| Toilet (tank type), annualized | 3.00 | 1.16 | \$23.98 | \$62.78 | \$0.00 | \$86.77 | \$108.00 | \$130.43 |
| Lavatories, annualized | 2.00 | 0.70 | \$15.58 | \$43.60 | \$0.00 | \$59.18 | \$73.82 | \$89.24 |
| Fan coil unit, annualized | 1.00 | 3.34 | \$81.97 | \$178.76 | \$0.00 | \$260.73 | \$322.56 | \$388.48 |
| Package unit, air cooled, 3 thru 24 ton, annualized | 1.00 | 2.40 | \$166.98 | \$151.73 | \$0.00 | \$318.71 | \$380.92 | \$451.49 |
| Light, emergency, hardwired system, annualized | 6.00 | 1.50 | \$53.88 | \$94.65 | \$0.00 | \$148.53 | \$182.31 | \$218.78 |
| Forced air heater, oil or gas fired, up to 120 MBH, annualized | 1.00 | 5.63 | \$48.58 | \$357.52 | \$0.00 | \$406.10 | \$518.21 | \$632.75 |
| 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 |
| | | | | | | \$2,150.51 | \$2,696.72 | \$3,267.66 |

FAC 7347 BANK AND CREDIT UNION

Modeled Component List CostWorks Release 2023 Qtr 4

| | | |
|---|--------------------|------------|
| B20 Exterior Enclosure | | |
| Steel, Painted | | 1.0 Ea. |
| Steel, Painted, w/ wire glass | | 1.0 Ea. |
| B30 Roofing | | |
| Modified Bituminous / Thermoplastic | 27.95673760800364 | Sq. |
| C10 Interior Construction | | |
| Concrete Block, Painted | | 7.3 C.S.F. |
| Steel Painted Interior Doors | | 1.0 Ea. |
| Solid Core Interior Doors | | 5.0 Ea. |
| D20 Plumbing | | |
| Drinking Fountain | | 2.0 Ea. |
| Drain: Roof, Scupper, Area | | 1.0 Ea. |
| D30 HVAC | | |
| Fan Coil, 1 ton | | 1.0 Ea. |
| Circulator Pump, 1/12 - 3/4 H.P. | | 1.0 Ea. |
| Single Zone Air Conditioner, 5 ton | | 1.0 Ea. |
| Residential Gas Furnace, 100 MBH | | 1.0 Ea. |
| D40 Fire Protection | | |
| Backflow Preventer | | 1.0 Ea. |
| Sprinkler System, Fire Supression, sprinkler head | | 8.0 Ea. |
| D50 Electrical | | |
| Load Center, 100 A, maintenance & inspection | 1.2707608003638018 | Ea. |
| Circuit Breaker, molded case, 480 V, 1 pole | | 10.0 Ea. |
| Smoke Detector | | 5.0 Ea. |
| Manual Pull Station | | 3.0 Ea. |
| Fire Alarm Control Panel | | 1.0 Ea. |
| Fire Alarm Bell | | 1.0 Ea. |
| Emergency Lighting Fixture | | 6.0 Ea. |
| Exit Light | | 6.0 Ea. |

FAC 7347 BANK AND CREDIT UNION
Sustainment by Year
CostWorks Release 2023 Qtr 4



PM Cost
MR Cost