

**FAC 7340 THRIFT SHOP**

FY24 SUC:	\$5.53 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7340 THRIFT SHOP

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 38  
Average Size 4737.0

SUC \$5.53

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
Repair clay brick wall, 1st floor	25	250.00 S.F.	\$11,312.28	\$13,904.61	1.5200	1	1	\$13,904.61	\$13,904.61
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	68.00 Ea.	\$10,629.30	\$12,666.46	1.9000	1	1	\$12,666.46	\$12,666.46
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	68.00 Ea.	\$46,072.74	\$54,080.60	0.7600	0	0	\$0.00	\$0.00
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	4.08 S.F.	\$53.65	\$63.00	38.0000	38	38	\$2,393.90	\$2,393.90
Repair aluminum storefront door	12	2.00 Ea.	\$1,020.45	\$1,219.37	3.1667	3	3	\$3,658.11	\$3,658.11
Replace 3'-0" x 7'-0" aluminum storefront doors	50	2.00 Ea.	\$4,818.39	\$5,676.62	0.7600	0	0	\$0.00	\$0.00
Repair 12' x 12' steel roll-up door	10	1.00 Ea.	\$701.12	\$833.22	3.8000	3	3	\$2,499.67	\$2,499.67
Refinish 12' x 12' steel roll-up door	5	1.00 Ea.	\$230.37	\$280.95	7.6000	7	7	\$1,966.65	\$1,966.65
Replace 12' x 12' steel roll-up door	35	1.00 Ea.	\$2,804.46	\$3,332.89	1.0857	1	1	\$3,332.89	\$3,332.89
Prepare and refinish 3'-0" x 7'-0" steel painted. door	4	1.00 Ea.	\$86.83	\$107.16	9.5000	9	9	\$964.44	\$964.44
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	1.00 Ea.	\$1,734.74	\$2,009.66	0.8444	0	0	\$0.00	\$0.00
Replace tempered glass - (3% of glass) steel painted door	1	0.63 S.F.	\$19.99	\$23.60	38.0000	38	38	\$896.88	\$896.88
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,834.22	\$2,123.85	0.8444	0	0	\$0.00	\$0.00
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$92.11	\$112.79	9.5000	9	9	\$1,015.13	\$1,015.13
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	2.7143	2	2	\$3,336.77	\$3,336.77
Debris removal and visual inspection of built-up roofing	0.5	4.72 M.S.F.	\$191.26	\$233.28	76.0000	76	76	\$17,729.03	\$17,729.03
Non-destructive moisture inspection of built-up roofing	5	4.72 M.S.F.	\$595.89	\$726.81	7.6000	7	7	\$5,087.66	\$5,087.66
Total BUR roof replacement	28	47.00 Sq.	\$41,134.43	\$48,566.44	1.3571	1	1	\$48,566.44	\$48,566.44
Minor BUR membrane repairs, 2% of roof area	1	0.80 Sq.	\$427.74	\$507.16	38.0000	38	38	\$19,272.24	\$19,272.24
BUR flashing repairs, 2 S.F. per sq. repaired	1	1.61 S.F.	\$6.09	\$7.40	38.0000	38	38	\$281.05	\$281.05
Minor BUR membrane replacement, 25% of roof area	15	10.05 Sq.	\$9,196.51	\$10,890.99	2.5333	2	2	\$21,781.97	\$21,781.97
Repair steel painted interior door	14	1.00 Ea.	\$278.99	\$325.68	2.7143	2	2	\$651.36	\$651.36
Refinish 3'-0" x 7'-0" steel painted interior door	4	1.00 Ea.	\$57.65	\$70.88	9.5000	9	9	\$637.90	\$637.90
Replace 3'-0" x 7'-0" steel painted interior door	60	1.00 Ea.	\$1,279.55	\$1,483.92	0.6333	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	10.00 Ea.	\$2,789.88	\$3,256.82	3.4545	3	3	\$9,770.47	\$9,770.47
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	10.00 Ea.	\$440.15	\$542.38	9.5000	9	9	\$4,881.40	\$4,881.40
Replace 3'-0" x 7'-0" solid core wood door, interior	40	10.00 Ea.	\$5,665.50	\$6,540.98	0.9500	0	0	\$0.00	\$0.00
Refinish drywall	4	3,000.00 S.F.	\$2,032.92	\$2,497.44	9.5000	9	9	\$22,476.92	\$22,476.92
Replace 5/8" drywall	75	3,000.00 S.F.	\$7,088.45	\$8,704.72	0.5067	0	0	\$0.00	\$0.00
Repair 5/8" drywall - (2% of walls)	20	60.00 S.F.	\$100.26	\$122.52	1.9000	1	1	\$122.52	\$122.52
Refinish concrete floor finished	25	2.00 C.S.F.	\$833.15	\$1,005.24	1.5200	1	1	\$1,005.24	\$1,005.24
Replace vinyl tile flooring	18	424.40 S.Y.	\$21,682.26	\$26,682.74	2.1111	2	2	\$53,365.49	\$53,365.49

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace acoustic tile ceiling, fire-rated	20	47.00 C.S.F.	\$24,483.61	\$28,937.77	1.9000	1	1	\$28,937.77	\$28,937.77
Check / minor repairs drinking fountain	1	1.00 Ea.	\$51.52	\$64.50	38.0000	38	38	\$2,451.00	\$2,451.00
Repair internal leaks drinking fountain	4	1.00 Ea.	\$47.77	\$59.80	9.5000	9	9	\$538.17	\$538.17
Correct water pressure drinking fountain	2	1.00 Ea.	\$44.01	\$55.09	19.0000	19	19	\$1,046.78	\$1,046.78
Replace refrigerant drinking fountain	2	1.00 Ea.	\$35.41	\$41.43	19.0000	19	19	\$787.16	\$787.16
Repair drain leak drinking fountain	4	1.00 Ea.	\$29.10	\$35.19	9.5000	9	8	\$316.70	\$281.51
Replace fountain drinking fountain	10	1.00 Ea.	\$1,620.81	\$1,904.30	3.8000	3	3	\$5,712.90	\$5,712.90
Replace washer in spud connection lavatory, vitreous china	7	5.00 Ea.	\$86.61	\$105.70	5.4286	5	5	\$528.52	\$528.52
Replace washer in faucet lavatory, vitreous china	2	5.00 Ea.	\$67.84	\$84.59	19.0000	19	19	\$1,607.13	\$1,607.13
Replace faucets lavatory, vitreous china	10	5.00 Ea.	\$977.36	\$1,175.61	3.8000	3	3	\$3,526.82	\$3,526.82
Clean out strainer and P trap lavatory, vitreous china	2	5.00 Ea.	\$184.09	\$230.45	19.0000	19	19	\$4,378.62	\$4,378.62
Replace lavatory, vitreous china	35	5.00 Ea.	\$3,593.61	\$4,317.03	1.0857	1	1	\$4,317.03	\$4,317.03
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.45	\$16.77	19.0000	19	19	\$318.62	\$318.62
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	12.6667	12	12	\$135.29	\$135.29
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	3.8000	3	3	\$705.36	\$705.36
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	19.0000	19	19	\$1,046.78	\$1,046.78
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$1,208.43	\$1,409.28	1.0857	1	1	\$1,409.28	\$1,409.28
Replace flush valve diaphragm tankless water closet	10	5.00 Ea.	\$136.32	\$169.28	3.8000	3	3	\$507.84	\$507.84
Rebuild flush valve tankless water closet	20	5.00 Ea.	\$959.41	\$1,156.34	1.9000	1	1	\$1,156.34	\$1,156.34
Unplug clogged line tankless water closet	5	5.00 Ea.	\$1,149.65	\$1,439.16	7.6000	7	7	\$10,074.11	\$10,074.11
Replace tankless water closet	35	5.00 Ea.	\$7,082.77	\$8,191.60	1.0857	1	1	\$8,191.60	\$8,191.60
Replace tankless flush valve	25	5.00 Ea.	\$1,351.21	\$1,586.09	1.5200	1	1	\$1,586.09	\$1,586.09
Replace wax ring gasket for tankless water closet	5	5.00 Ea.	\$745.82	\$932.77	7.6000	7	7	\$6,529.37	\$6,529.37
Replace flush valve diaphragm for a urinal	7	1.00 Ea.	\$27.26	\$33.86	5.4286	5	5	\$169.28	\$169.28
Rebuild flush valve for a urinal	20	1.00 Ea.	\$191.88	\$231.27	1.9000	1	1	\$231.27	\$231.27
Unplug line urinal	5	1.00 Ea.	\$152.64	\$191.08	7.6000	7	7	\$1,337.57	\$1,337.57
Replace wall-hung urinal	35	1.00 Ea.	\$1,087.52	\$1,308.05	1.0857	1	1	\$1,308.05	\$1,308.05
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$100.27	\$123.69	3.8000	3	3	\$371.07	\$371.07
Replace pipe and fittings, copper 3/4"	20	16.00 L.F.	\$399.95	\$484.74	1.9000	1	1	\$484.74	\$484.74
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$838.84	\$1,008.95	1.5200	1	1	\$1,008.95	\$1,008.95
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$157.93	\$193.51	2.5333	2	2	\$387.02	\$387.02
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$309.15	\$387.00	5.4286	5	5	\$1,935.00	\$1,935.00

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Check operation water heater, electric, 120 gallon	3	1.00 Ea.	\$2.72	\$3.40	12.6667	12	12	\$40.80	\$40.80
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$16,477.14	\$18,839.91	2.5333	2	2	\$37,679.82	\$37,679.82
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.84	\$61.14	3.8000	3	3	\$183.42	\$183.42
Replace pipe & fittings, cast iron, 4"	40	16.00 L.F.	\$925.95	\$1,125.10	0.9500	0	0	\$0.00	\$0.00
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	1.9000	1	1	\$63.16	\$63.16
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$168.16	\$208.23	3.8000	3	3	\$624.68	\$624.68
Replace pipe, 4" pipe and fittings, PVC	30	16.00 L.F.	\$1,327.08	\$1,638.04	1.2667	1	1	\$1,638.04	\$1,638.04
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$39.18	\$49.05	38.0000	38	38	\$1,863.78	\$1,863.78
Replace drain: roof, scupper, area	40	1.00 Ea.	\$1,130.37	\$1,303.85	0.9500	0	0	\$0.00	\$0.00
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	1.00 Ea.	\$226.30	\$280.46	1.2667	1	1	\$280.46	\$280.46
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	1.00 Ea.	\$917.35	\$1,119.74	3.1667	3	3	\$3,359.22	\$3,359.22
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$4,297.06	\$4,984.96	1.9000	1	1	\$4,984.96	\$4,984.96
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	7.6000	7	7	\$1,278.17	\$1,278.17
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	76.0000	76	76	\$4,332.77	\$4,332.77
Replace fire alarm control panel	15	1.00 Ea.	\$2,196.12	\$2,675.47	2.5333	2	2	\$5,350.95	\$5,350.95
Replace sprinkler head	20	50.00 Ea.	\$4,382.39	\$5,407.59	1.9000	1	1	\$5,407.59	\$5,407.59
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	38.0000	38	38	\$1,720.81	\$1,720.81
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$748.17	\$896.73	38.0000	38	38	\$34,075.70	\$34,075.70
Replace fire alarm bell, 6"	20	2.00 Ea.	\$361.21	\$439.54	1.9000	1	1	\$439.54	\$439.54
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	12.6667	12	12	\$636.61	\$636.61
Maintenance and repair safety switch general, 2 pole	8	1.00 Ea.	\$42.34	\$53.05	4.7500	4	4	\$212.20	\$212.20
Maintenance and inspection safety switch, 2 pole	1	1.00 Ea.	\$42.34	\$53.05	38.0000	38	38	\$2,015.94	\$2,015.94
Replace safety switch, 240 V, 2 pole	25	1.00 Ea.	\$448.31	\$543.60	1.5200	1	1	\$543.60	\$543.60
Replace lamp emergency lighting fixture	2	4.00 Ea.	\$217.97	\$263.42	19.0000	19	19	\$5,004.98	\$5,004.98
Replace emergency lighting fixture	20	4.00 Ea.	\$2,299.22	\$2,719.49	1.9000	1	1	\$2,719.49	\$2,719.49
Maintenance and repair exit light	20	4.00 Ea.	\$153.96	\$190.68	1.9000	1	1	\$190.68	\$190.68
Replace lamp exit light	5	4.00 Ea.	\$65.39	\$77.75	7.6000	7	7	\$544.28	\$544.28
Replace fluorescent light fixture ballast, 80 W	10	63.00 Ea.	\$6,590.19	\$8,126.42	3.8000	3	3	\$24,379.26	\$24,379.26
Replace lamps (2 lamps), 4', 34 W energy saver	10	63.00 Ea.	\$1,668.60	\$2,089.64	3.8000	3	3	\$6,268.93	\$6,268.93
Maintenance and repair receptacles and plugs	20	86.00 Ea.	\$3,787.72	\$4,728.44	1.9000	1	1	\$4,728.44	\$4,728.44
Replace receptacle/plug receptacles and plugs	20	86.00 Ea.	\$6,435.43	\$7,935.00	1.9000	1	1	\$7,935.00	\$7,935.00
Maintenance and repair wiring devices, switches	10	21.00 Ea.	\$924.91	\$1,154.62	3.8000	3	3	\$3,463.86	\$3,463.86
Replace wiring devices, switches	15	21.00 Ea.	\$1,400.31	\$1,743.14	2.5333	2	2	\$3,486.29	\$3,486.29
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.42	\$182.60	7.6000	7	7	\$1,278.17	\$1,278.17

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 annunciation panel	0.5	1.00 Ea.	\$45.50	\$57.01	76.0000	76	76	\$4,332.77	\$4,332.77	
Replace annunciation panel	15	1.00 Ea.	\$1,125.25	\$1,357.42	2.5333	2	2	\$2,714.84	\$2,714.84	
Check and repair manual pull station	10	2.00 Ea.	\$179.77	\$221.49	3.8000	3	2	\$664.48	\$442.99	
Replace manual pull station	15	2.00 Ea.	\$417.52	\$503.53	2.5333	2	2	\$1,007.05	\$1,007.05	
Repair smoke detector	10	8.00 Ea.	\$464.08	\$574.66	3.8000	3	2	\$1,723.98	\$1,149.32	
Check operation smoke detector	1	8.00 Ea.	\$136.01	\$170.40	38.0000	38	38	\$6,475.09	\$6,475.09	
Replace smoke detector	15	8.00 Ea.	\$2,420.42	\$2,889.75	2.5333	2	2	\$5,779.49	\$5,779.49	
Repair furnace, gas, 200 MBH residential	10	1.00 Ea.	\$11,711.21	\$13,470.18	3.8000	3	3	\$40,410.55	\$40,410.55	
Replace furnace, gas, 200 MBH residential	15	1.00 Ea.	\$4,859.59	\$5,614.76	2.5333	2	2	\$11,229.53	\$11,229.53	
Repair single zone rooftop unit, 15 ton	10	1.00 Ea.	\$36,484.26	\$42,109.15	3.8000	3	3	\$126,327.46	\$126,327.46	
Replace single zone rooftop unit, 15 ton	15	1.00 Ea.	\$21,309.75	\$25,108.01	2.5333	2	2	\$50,216.03	\$50,216.03	
Repair central station A.H.U., 5400 CFM	10	1.00 Ea.	\$1,069.27	\$1,247.92	3.8000	3	2	\$3,743.76	\$2,495.84	
Replace central station A.H.U., 5400 CFM	15	1.00 Ea.	\$25,974.29	\$30,008.91	2.5333	2	2	\$60,017.83	\$60,017.83	
			\$387,993.69	\$459,073.37				MR Subtotal	\$824,602.67	
									MR Per Year	\$21,700.07
									PM Total	\$4,507.99
									Subtotal	\$26,208.06
									Total Per Unit	\$5.53

FAC 7340 THRIFT SHOP

SUC \$5.53

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 38

Type PM

Average Size 4737.0

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
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	1.00	4.07	\$43.08	\$179.97	\$0.00	\$223.04	\$281.34	\$341.79
Fire doors, swinging, annualized	1.00	0.39	\$15.67	\$15.46	\$0.00	\$31.12	\$37.32	\$44.31
Urinals, annualized	1.00	0.23	\$6.63	\$12.16	\$0.00	\$18.79	\$23.11	\$27.75
Toilet (vacuum breaker type), annualized	5.00	0.89	\$44.28	\$47.31	\$0.00	\$91.58	\$110.20	\$131.03
Lavatories, annualized	5.00	1.74	\$38.96	\$109.00	\$0.00	\$147.96	\$184.56	\$223.10
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	1.00	2.06	\$159.90	\$109.87	\$0.00	\$269.77	\$318.72	\$375.67
Forced air heater, oil or gas fired, up to 120 MBH, annualized	2.00	11.26	\$97.15	\$715.04	\$0.00	\$812.19	\$1,036.42	\$1,265.50
Package unit, water cooled, 3 thru 24 ton, annualized	1.00	2.40	\$166.98	\$151.73	\$0.00	\$318.71	\$380.92	\$451.49
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
Light, emergency, hardwired system, annualized	6.00	1.50	\$53.88	\$94.65	\$0.00	\$148.53	\$182.31	\$218.78
						\$2,983.98	\$3,726.96	\$4,507.99

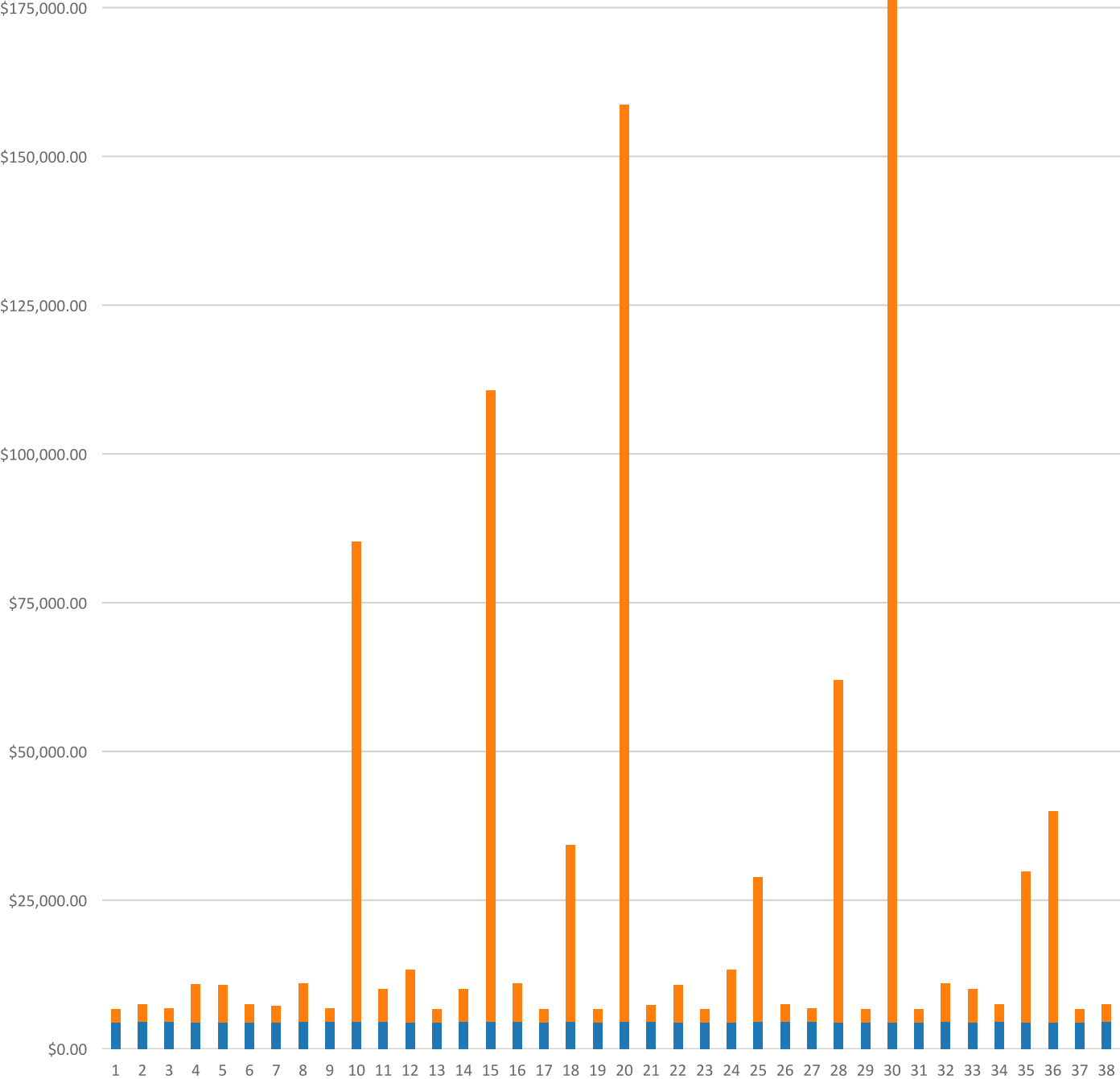


**FAC 7340 THRIFT SHOP**  
**Modeled Component List**  
**CostWorks Release 2023 Qtr 4**

<b>B20 Exterior Enclosure</b>		
Aluminum Window, Fixed, 1st floor	68.0 Ea.	
Glazed Aluminum	2.0 Ea.	
Steel Single, Roll-Up	1.0 Ea.	
Steel, Painted, w/ wire glass	1.0 Ea.	
Steel, Painted	2.0 Ea.	
<b>B30 Roofing</b>		
Built-Up Roofing	47.0 Sq.	
<b>C10 Interior Construction</b>		
Steel Painted Interior Doors	1.0 Ea.	
Solid Core Interior Doors	10.0 Ea.	
Fire Doors, Swinging, annualized	1.0 Each	
<b>C30 Interior Finishes</b>		
Drywall	3000.0 S.F.	
Concrete, Finished	2.0 C.S.F.	
Vinyl	424.4 S.Y.	
Acoustic Tile, fire-rated	47.0 C.S.F.	
<b>D20 Plumbing</b>		
Drinking Fountain	1.0 Ea.	
Lavatory, Vitreous China	5.0 Ea.	
Sink, Iron Enamel	1.0 Ea.	
Tankless Water Closet	5.0 Ea.	
Urinal	1.0 Ea.	
Water Heater, Electric, 120 Gallon	1.0 Ea.	
Drain: Roof, Scupper, Area	1.0 Ea.	
<b>D30 HVAC</b>		
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	1.0 Ea.	
Residential Gas Furnace, 200 MBH	1.0 Ea.	
Single Zone Air Conditioner, 15 ton	1.0 Ea.	
Central Station Air Conditioning Air Handling Unit, 5400 CFM	1.0 Ea.	
<b>D50 Electrical</b>		
Fire Alarm Control Panel	1.0 Ea.	
Fire Alarm Bell	2.0 Ea.	
Load Center, 100 A, maintenance & inspection	1.0 Ea.	
Safety Switch, General Duty, 240 V, 2 pole	1.0 Ea.	
Emergency Lighting Fixture	4.0 Ea.	
Annunciation Panel	1.0 Ea.	
Manual Pull Station	2.0 Ea.	
Smoke Detector	8.0 Ea.	
<b>D40 Fire Protection</b>		
Sprinkler System, Fire Suppression, sprinkler head	50.0 Ea.	
Sprinkler System, Fire Suppression, 3" backflow preventer	1.0 Ea.	



FAC 7340 THRIFT SHOP  
Sustainment by Year  
CostWorks Release 2023 Qtr 4



PM Cost  
MR Cost