

**FAC 5303 MORGUE**

FY24 SUC:	\$9.13 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 5303 MORGUE

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 50  
Average Size 9363.846153

SUC \$9.13

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	150.00 S.F.	\$5,720.07	\$6,980.54	3.3333	3	3	\$20,941.61	\$20,941.61
Repair concrete stairs	30	165.00 S.F.	\$5,403.00	\$6,247.47	1.6667	1	1	\$6,247.47	\$6,247.47
Metal floor grating repairs - (2% of grating)	10	240.00 S.F.	\$7,957.70	\$9,589.97	5.0000	5	5	\$47,949.83	\$47,949.83
Repair 8" concrete block wall, 1st floor	25	1,530.00 S.F.	\$39,319.74	\$48,147.17	2.0000	2	2	\$96,294.33	\$96,294.33
Waterproof concrete block wall, 1st floor	10	1.50 C.S.F.	\$387.71	\$459.92	5.0000	5	5	\$2,299.59	\$2,299.59
Repair clay brick wall, 1st floor	25	960.00 S.F.	\$43,439.17	\$53,393.70	2.0000	2	2	\$106,787.40	\$106,787.40
Waterproof clay brick wall, 1st floor	10	1.10 C.S.F.	\$284.32	\$337.27	5.0000	5	5	\$1,686.36	\$1,686.36
Refinish steel louver, 1st floor	5	2.00 Ea.	\$211.56	\$262.03	10.0000	10	10	\$2,620.26	\$2,620.26
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	27.00 S.F.	\$355.03	\$416.89	50.0000	50	50	\$20,844.68	\$20,844.68
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	12.00 Ea.	\$1,875.76	\$2,235.26	2.5000	2	2	\$4,470.51	\$4,470.51
Repair aluminum storefront door	12	2.00 Ea.	\$1,020.45	\$1,219.37	4.1667	4	4	\$4,877.48	\$4,877.48
Replace insulating glass - (3% of glass) aluminum storefront door	1	4.10 S.F.	\$227.90	\$266.51	50.0000	50	50	\$13,325.73	\$13,325.73
Repair steel, painted, door	14	4.00 Ea.	\$2,809.34	\$3,336.77	3.5714	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	12.5000	12	12	\$2,707.02	\$2,707.02
Replace door panic device	25	2.00 Ea.	\$4,392.66	\$5,021.58	2.0000	2	2	\$10,043.16	\$10,043.16
Debris removal and visual inspection of built-up roofing	0.5	3.40 M.S.F.	\$137.77	\$168.04	100.0000	100	100	\$16,803.83	\$16,803.83
Non-destructive moisture inspection of built-up roofing	5	3.40 M.S.F.	\$429.24	\$523.55	10.0000	10	10	\$5,235.48	\$5,235.48
Minor BUR membrane repairs, 2% of roof area	1	0.68 Sq.	\$361.77	\$428.94	50.0000	50	50	\$21,447.25	\$21,447.25
BUR flashing repairs, 2 S.F. per sq. repaired	1	2.00 S.F.	\$7.57	\$9.20	50.0000	50	50	\$459.96	\$459.96
Minor BUR membrane replacement, 25% of roof area	15	0.85 Sq.	\$777.81	\$921.13	3.3333	3	3	\$2,763.38	\$2,763.38
Total BUR roof replacement	28	3.40 Sq.	\$2,975.68	\$3,513.32	1.7857	1	1	\$3,513.32	\$3,513.32
Replace Roof edges, aluminum, duranodic, .050" thick, 6" face	25	256.00 L.F.	\$12,143.33	\$14,143.96	2.0000	2	2	\$28,287.91	\$28,287.91
Replace aluminum downspout, 3" x 4", .024" thick	25	48.00 L.F.	\$425.20	\$513.52	2.0000	2	2	\$1,027.05	\$1,027.05
Repair 8" concrete block wall - (2% of walls) painted	25	0.64 C.S.F.	\$732.74	\$881.34	2.0000	2	2	\$1,762.68	\$1,762.68
Refinish concrete block wall painted	4	3.08 C.S.F.	\$365.57	\$441.96	12.5000	12	12	\$5,303.51	\$5,303.51
Repair plate glass interior wall - (2% of total)	25	0.80 C.S.F.	\$7,793.43	\$8,976.54	2.0000	2	2	\$17,953.08	\$17,953.08
Repair steel painted interior door	14	1.00 Ea.	\$278.99	\$325.68	3.5714	3	3	\$977.05	\$977.05
Refinish 3'-0" x 7'-0" steel painted interior door	4	1.00 Ea.	\$57.65	\$70.88	12.5000	12	12	\$850.53	\$850.53
Repair aluminum interior door	12	5.00 Ea.	\$1,394.94	\$1,628.41	4.1667	4	4	\$6,513.64	\$6,513.64
Repair solid core wood door, interior	11	2.00 Ea.	\$557.98	\$651.36	4.5455	4	4	\$2,605.46	\$2,605.46

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Refinish 3'-0" x 7'-0" solid core wood door, interior	4	2.00 Ea.	\$88.03	\$108.48	12.5000	12	12	\$1,301.71	\$1,301.71
Replace toilet partitions, painted metal-overhead braced, per stall	20	3.00 Ea.	\$2,626.31	\$3,066.04	2.5000	2	2	\$6,132.08	\$6,132.08
Replace metal lockers, single tier	20	8.00 Ea.	\$3,176.18	\$3,668.79	2.5000	2	2	\$7,337.57	\$7,337.57
Repair medium weight vinyl wall covering - (2% of walls)	1	0.50 C.S.F.	\$220.56	\$258.51	50.0000	50	50	\$12,925.42	\$12,925.42
Replace medium weight vinyl wall covering	15	25.90 C.S.F.	\$13,292.14	\$15,712.80	3.3333	3	3	\$47,138.39	\$47,138.39
Repair 5/8" drywall - (2% of walls)	20	54.00 S.F.	\$90.23	\$110.27	2.5000	2	2	\$220.53	\$220.53
Refinish drywall	4	2,700.00 S.F.	\$1,829.63	\$2,247.69	12.5000	12	12	\$26,972.31	\$26,972.31
Office painting, 10' x 12', 10' high walls	5	2.00 Ea.	\$487.86	\$597.34	10.0000	10	10	\$5,973.44	\$5,973.44
Refinish concrete floor finished	25	1.40 C.S.F.	\$583.21	\$703.67	2.0000	2	2	\$1,407.33	\$1,407.33
Replace epoxy flooring	15	1.40 C.S.F.	\$1,682.10	\$2,012.02	3.3333	3	3	\$6,036.07	\$6,036.07
Replace vinyl sheet flooring	18	67.00 S.Y.	\$5,803.13	\$6,990.20	2.7778	2	2	\$13,980.41	\$13,980.41
Replace rubber cove base	9	3,540.00 L.F.	\$10,166.38	\$12,277.33	5.5556	5	5	\$61,386.65	\$61,386.65
Terrazzo floor repairs - (2% of floors)	15	72.00 S.F.	\$1,231.27	\$1,475.83	3.3333	3	3	\$4,427.50	\$4,427.50
Replace carpet	8	16.00 S.Y.	\$863.95	\$999.08	6.2500	6	6	\$5,994.48	\$5,994.48
Acoustic tile repairs - (2% of ceilings)	9	3.20 C.S.F.	\$2,956.12	\$3,439.14	5.5556	5	5	\$17,195.69	\$17,195.69
Replace acoustic tile ceiling, fire-rated	20	0.20 C.S.F.	\$104.19	\$123.14	2.5000	2	2	\$246.28	\$246.28
Replace flush valve diaphragm tankless water closet	10	3.00 Ea.	\$81.79	\$101.57	5.0000	5	5	\$507.84	\$507.84
Unplug clogged line tankless water closet	5	3.00 Ea.	\$689.79	\$863.50	10.0000	10	10	\$8,634.95	\$8,634.95
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$54.53	\$67.71	7.1429	7	7	\$473.98	\$473.98
Rebuild flush valve for a urinal	20	2.00 Ea.	\$383.76	\$462.54	2.5000	2	2	\$925.08	\$925.08
Unplug line urinal	5	2.00 Ea.	\$305.28	\$382.16	10.0000	10	10	\$3,821.63	\$3,821.63
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$69.29	\$84.56	7.1429	7	7	\$591.94	\$591.94
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$54.27	\$67.67	25.0000	25	25	\$1,691.72	\$1,691.72
Replace faucets lavatory, vitreous china	10	4.00 Ea.	\$781.89	\$940.49	5.0000	5	5	\$4,702.43	\$4,702.43
Replace faucet washer sink, stainless steel	2	2.00 Ea.	\$26.90	\$33.54	25.0000	25	25	\$838.47	\$838.47
Clean trap sink, stainless steel	3	2.00 Ea.	\$18.01	\$22.55	16.6667	16	16	\$360.77	\$360.77
Replace faucet washer sink, laboratory	2	4.00 Ea.	\$53.80	\$67.08	25.0000	25	25	\$1,676.94	\$1,676.94
Replace faucets sink, laboratory	10	4.00 Ea.	\$781.89	\$940.49	5.0000	5	5	\$4,702.43	\$4,702.43
Replace sink and fittings, polyethylene lab.	15	4.00 Ea.	\$9,571.90	\$11,159.75	3.3333	3	3	\$33,479.26	\$33,479.26
Replace group wash fountain, 54" diameter	20	2.00 Ea.	\$27,793.71	\$31,843.20	2.5000	2	2	\$63,686.40	\$63,686.40
Inspect / clean shower head fiberglass	3	2.00 Ea.	\$103.07	\$129.03	16.6667	16	16	\$2,064.43	\$2,064.43
Replace mixing valve barrel shower, fiberglass	2	2.00 Ea.	\$596.45	\$701.66	25.0000	25	25	\$17,541.60	\$17,541.60
Replace mixing valve shower, fiberglass	10	2.00 Ea.	\$586.79	\$713.86	5.0000	5	5	\$3,569.30	\$3,569.30
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.05	\$129.00	50.0000	50	50	\$6,450.01	\$6,450.01

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Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.54	\$119.59	12.5000	12	12	\$1,435.13	\$1,435.13
Replace refrigerant drinking fountain	2	2.00 Ea.	\$70.81	\$82.86	25.0000	25	25	\$2,071.49	\$2,071.49
Repair drain leak drinking fountain	4	2.00 Ea.	\$58.19	\$70.38	12.5000	12	12	\$844.54	\$844.54
Inspect and clean shower head emergency shower station	3	2.00 Ea.	\$103.07	\$129.03	16.6667	16	16	\$2,064.43	\$2,064.43
Replace shower emergency shower station	25	2.00 Ea.	\$2,106.16	\$2,518.30	2.0000	2	2	\$5,036.60	\$5,036.60
Inspect and clean spray heads, emergency eye wash	3	2.00 Ea.	\$103.07	\$129.03	16.6667	16	16	\$2,064.43	\$2,064.43
Replace eye wash station, emergency eye wash	25	2.00 Ea.	\$1,571.83	\$1,911.10	2.0000	2	2	\$3,822.20	\$3,822.20
Resolder joint pipe & fittings, copper	10	17.00 Ea.	\$852.25	\$1,051.36	5.0000	5	5	\$5,256.80	\$5,256.80
Replace pipe and fittings, copper 3/4"	20	145.00 L.F.	\$3,624.59	\$4,392.92	2.5000	2	2	\$8,785.83	\$8,785.83
Replace pipe and fittings, copper 2"	25	56.00 L.F.	\$2,935.94	\$3,531.33	2.0000	2	2	\$7,062.66	\$7,062.66
Replace old valve, non-drain, 2"	10	30.00 Ea.	\$36,260.27	\$41,593.41	5.0000	5	5	\$207,967.06	\$207,967.06
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	56.00 L.F.	\$552.77	\$677.28	3.3333	3	3	\$2,031.85	\$2,031.85
Remove old insulation & replace with new, pipe 1-1/2", wall 3/4"	15	2,062.00 L.F.	\$30,868.24	\$37,525.91	3.3333	3	3	\$112,577.74	\$112,577.74
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$103.05	\$129.00	25.0000	25	23	\$3,225.00	\$2,967.00
Clean & service water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$617.22	\$772.66	25.0000	25	25	\$19,316.43	\$19,316.43
Replace water heater, gas / oil, 1150 GPH	20	1.00 Ea.	\$40,152.67	\$46,253.95	2.5000	2	2	\$92,507.90	\$92,507.90
Overhaul water meter	13	1.00 Ea.	\$25.45	\$31.59	3.8462	3	3	\$94.76	\$94.76
Replace water softener	15	1.00 Ea.	\$1,193.26	\$1,425.64	3.3333	3	3	\$4,276.92	\$4,276.92
Unclog floor drain, PVC	20	6.00 Ea.	\$302.71	\$378.94	2.5000	2	2	\$757.88	\$757.88
Repair joint pipe and fittings, PVC	10	8.00 Ea.	\$1,345.29	\$1,665.82	5.0000	5	5	\$8,329.10	\$8,329.10
General maintenance & repair distribution: gutters, pipe	1	0.30 M.L.F.	\$95.16	\$119.12	50.0000	50	50	\$5,956.18	\$5,956.18
Replace pipe or gutter distribution	20	300.00 L.F.	\$17,459.43	\$21,162.12	2.5000	2	2	\$42,324.23	\$42,324.23
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$156.72	\$196.19	50.0000	50	50	\$9,809.39	\$9,809.39
Insp/chk pump/mtr oper, lub, chk align, rainwater sump pump	1	1.00 Ea.	\$12.56	\$15.72	50.0000	50	50	\$786.09	\$786.09
Replace rainwater sump pump / motor assembly	20	1.00 Ea.	\$639.87	\$757.30	2.5000	2	2	\$1,514.61	\$1,514.61
General maintenance pipe & fittings, industrial gas	2	0.35 M.L.F.	\$13.53	\$16.93	25.0000	25	25	\$423.28	\$423.28
General maintenance pipe & fittings, compressed air	2	0.35 M.L.F.	\$13.53	\$16.93	25.0000	25	25	\$423.28	\$423.28
Check and adjust 10 H.P. compressor	1	1.00 Ea.	\$89.03	\$111.45	50.0000	50	50	\$5,572.54	\$5,572.54
Replace 10 H.P. compressor	25	1.00 Ea.	\$15,756.71	\$18,323.66	2.0000	2	2	\$36,647.33	\$36,647.33
Replace 275 gallon fuel oil storage tank	30	1.00 Ea.	\$2,524.14	\$2,918.78	1.6667	1	1	\$2,918.78	\$2,918.78
Preventive maintenance oil filter	1	1.00 Ea.	\$7.09	\$8.52	50.0000	50	50	\$425.89	\$425.89
Install 10' sect. 5/8" type L copper per M.L.F. fuel oil storage	20	1.00 Ea.	\$221.32	\$269.15	2.5000	2	2	\$538.30	\$538.30

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Install new 2" gasket, 1 per M.L.F. natural gas, steel/iron	30	1.00 Ea.	\$141.41	\$175.10	1.6667	1	1	\$175.10	\$175.10
Replace metal flue, all fuel SS, 10" diameter metal flue / chimney	15	84.00 L.F.	\$22,441.54	\$25,813.90	3.3333	3	3	\$77,441.70	\$77,441.70
Repair fan, induced draft, 2000 CFM	10	1.00 Ea.	\$319.19	\$389.67	5.0000	5	5	\$1,948.36	\$1,948.36
Repair single zone rooftop unit, 7.5 ton	10	2.00 Ea.	\$7,638.61	\$9,050.27	5.0000	5	5	\$45,251.33	\$45,251.33
Replace single zone rooftop unit, 7.5 ton	15	2.00 Ea.	\$24,188.15	\$28,602.02	3.3333	3	3	\$85,806.05	\$85,806.05
Repair furnace, gas, 25 MBH residential	10	1.00 Ea.	\$3,146.43	\$3,671.69	5.0000	5	5	\$18,358.45	\$18,358.45
Replace furnace, gas, 25 MBH residential	15	1.00 Ea.	\$1,258.15	\$1,475.97	3.3333	3	3	\$4,427.91	\$4,427.91
Rebuild 4" diameter reduced pressure backflow preventer	10	2.00 Ea.	\$1,842.34	\$2,145.63	5.0000	5	5	\$10,728.13	\$10,728.13
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	50.0000	50	50	\$2,264.22	\$2,264.22
Replace sprinkler head	20	14.00 Ea.	\$1,227.07	\$1,514.13	2.5000	2	2	\$3,028.25	\$3,028.25
Repair switchgear 1200 A mainframe	5	1.00 Ea.	\$1,803.55	\$2,115.75	10.0000	10	10	\$21,157.52	\$21,157.52
Maintenance and inspection switchgear, mainframe	1	1.00 Ea.	\$68.26	\$85.52	50.0000	50	50	\$4,275.76	\$4,275.76
Replace switchgear, 225 A	30	1.00 Ea.	\$2,044.58	\$2,496.54	1.6667	1	1	\$2,496.54	\$2,496.54
Maintenance and repair - (5% of total fuses) switchgear, indoor, 600 V	10	2.00 Ea.	\$913.79	\$1,049.34	5.0000	5	5	\$5,246.69	\$5,246.69
Maintenance and repair secondary transformer, dry	10	2.00 Ea.	\$508.21	\$607.25	5.0000	5	5	\$3,036.25	\$3,036.25
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$84.69	\$106.10	16.6667	16	16	\$1,697.64	\$1,697.64
Replace wireway, 8" x 8"	20	223.00 L.F.	\$18,057.14	\$21,737.68	2.5000	2	2	\$43,475.37	\$43,475.37
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	8.00 Ea.	\$606.72	\$760.14	2.0000	2	2	\$1,520.27	\$1,520.27
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	6.00 Ea.	\$455.04	\$570.10	2.0000	2	2	\$1,140.20	\$1,140.20
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	5.00 Ea.	\$211.72	\$265.26	6.2500	6	6	\$1,591.53	\$1,591.53
Replace receptacle/plug receptacles and plugs	20	44.00 Ea.	\$3,292.55	\$4,059.77	2.5000	2	2	\$8,119.54	\$8,119.54
Replace wiring devices, switches	15	16.00 Ea.	\$1,066.90	\$1,328.11	3.3333	3	3	\$3,984.33	\$3,984.33
Maintenance and repair incandescent lighting fixtures	10	24.00 Ea.	\$1,616.02	\$1,930.74	5.0000	5	5	\$9,653.71	\$9,653.71
Replace incandescent lighting fixture lamp, 200 W	5	12.00 Ea.	\$143.60	\$173.57	10.0000	10	10	\$1,735.67	\$1,735.67
Replace fluorescent light fixture ballast, 80 W	10	12.00 Ea.	\$1,255.27	\$1,547.89	5.0000	5	5	\$7,739.45	\$7,739.45
Replace lamps (2 lamps), 4', 34 W energy saver	10	24.00 Ea.	\$635.66	\$796.05	5.0000	5	5	\$3,980.27	\$3,980.27
Replace metal halide ballast, 175 W	10	4.00 Ea.	\$667.55	\$799.06	5.0000	5	5	\$3,995.29	\$3,995.29
Replace metal halide fixture lamp, 175 W	5	4.00 Ea.	\$228.39	\$277.97	10.0000	10	10	\$2,779.66	\$2,779.66
Maintenance and repair TV cable outlet	10	7.00 Ea.	\$380.26	\$474.89	5.0000	5	5	\$2,374.46	\$2,374.46
Repair smoke detector	10	9.00 Ea.	\$522.09	\$646.49	5.0000	5	4	\$3,232.47	\$2,585.97
Replace smoke detector	15	9.00 Ea.	\$2,722.97	\$3,250.97	3.3333	3	3	\$9,752.90	\$9,752.90

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Repair heat detector	10	9.00 Ea.	\$563.43	\$693.47	5.0000	5	5	\$3,467.35	\$3,467.35	
Replace heat detector	15	9.00 Ea.	\$1,593.96	\$1,951.43	3.3333	3	3	\$5,854.29	\$5,854.29	
Check and repair manual pull station	10	5.00 Ea.	\$449.42	\$553.73	5.0000	5	5	\$2,768.67	\$2,768.67	
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	10.0000	10	10	\$1,825.95	\$1,825.95	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	100.0000	100	100	\$5,701.02	\$5,701.02	
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.42	\$182.60	10.0000	10	10	\$1,825.95	\$1,825.95	
Replace fire alarm bell, 6"	20	2.00 Ea.	\$361.21	\$439.54	2.5000	2	2	\$879.09	\$879.09	
Replace EMS, Mech, BTU, 3 Meters, 3 Duct Sensors, 3 Space Sensors	20	1.00 Ea.	\$15,519.60	\$18,189.23	2.5000	2	2	\$36,378.45	\$36,378.45	
Replace EMS, Three Phase, 5 Meters	15	1.00 Ea.	\$14,235.56	\$16,617.08	3.3333	3	3	\$49,851.25	\$49,851.25	
Maintenance and repair electrical service ground	25	0.08 M.L.F.	\$7.38	\$9.23	2.0000	2	2	\$18.45	\$18.45	
Maintenance and repair building structure ground	7	0.60 M.L.F.	\$55.37	\$69.19	7.1429	7	7	\$484.35	\$484.35	
Maintenance and repair of general wiring lightning protection system	1	0.60 M.L.F.	\$65.70	\$80.93	50.0000	50	50	\$4,046.60	\$4,046.60	
Maintenance and repair lightning ground rod	1	3.00 Ea.	\$276.85	\$345.96	50.0000	50	50	\$17,298.23	\$17,298.23	
Maintenance and inspection generator, diesel, 750 KW	0.08	1.00 Ea.	\$68.26	\$85.52	625.0000	625	625	\$53,447.04	\$53,447.04	
Maintenance and repair transfer switch	5	1.00 Ea.	\$356.92	\$432.10	10.0000	10	10	\$4,320.98	\$4,320.98	
Maintenance and inspection transfer switch	0.5	1.00 Ea.	\$42.34	\$53.05	100.0000	100	100	\$5,305.11	\$5,305.11	
Replace lamp emergency lighting fixture	2	4.00 Ea.	\$217.97	\$263.42	25.0000	25	25	\$6,585.50	\$6,585.50	
Replace emergency lighting fixture	20	4.00 Ea.	\$2,299.22	\$2,719.49	2.5000	2	2	\$5,438.99	\$5,438.99	
Maintenance and repair exit light	20	4.00 Ea.	\$153.96	\$190.68	2.5000	2	2	\$381.36	\$381.36	
Replace lamp exit light	5	4.00 Ea.	\$65.39	\$77.75	10.0000	10	10	\$777.54	\$777.54	
Maintenance and inspection battery, dry	0.08	4.00 Ea.	\$169.38	\$212.20	625.0000	625	625	\$132,627.84	\$132,627.84	
Replace battery, dry	5	4.00 Ea.	\$755.33	\$874.06	10.0000	10	10	\$8,740.60	\$8,740.60	
Maintenance and repair voice/data outlet	10	6.00 Ea.	\$325.94	\$407.05	5.0000	5	5	\$2,035.25	\$2,035.25	
Replace commercial dishwasher, 10 to 12 racks per hour	10	4.00 Ea.	\$168,156.20	\$191,510.20	5.0000	5	5	\$957,551.02	\$957,551.02	
Remove and replace dishwasher pump	15	4.00 Ea.	\$5,284.49	\$6,047.97	3.3333	3	3	\$18,143.90	\$18,143.90	
			\$700,109.44	\$822,352.83				MR Subtotal	\$3,155,138.91	
									MR Per Year	\$63,102.78
									PM Total	\$22,390.68
									Subtotal	\$85,493.46
									Total Per Unit	\$9.13

FAC 5303 MORGUE

SUC \$9.13

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 50

Type PM

Average Size 9363.846153

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Fire doors, swinging, annualized	2.00	0.78	\$31.33	\$30.91	\$0.00	\$62.24	\$74.65	\$88.62
Fire doors, sliding, annualized	2.00	3.32	\$43.65	\$124.94	\$0.00	\$168.59	\$210.43	\$254.46
Urinals, annualized	2.00	0.46	\$13.26	\$24.33	\$0.00	\$37.59	\$46.21	\$55.50
Toilet (vacuum breaker type), annualized	3.00	0.53	\$26.57	\$28.38	\$0.00	\$54.95	\$66.12	\$78.62
Lavatories, annualized	4.00	1.39	\$31.17	\$87.20	\$0.00	\$118.37	\$147.65	\$178.48
Showers, annualized	2.00	0.46	\$27.02	\$28.69	\$0.00	\$55.71	\$67.02	\$79.68
Drink fountain, annualized	2.00	1.24	\$74.89	\$66.27	\$0.00	\$141.16	\$168.53	\$199.65
Duplex sump, annualized	4.00	6.62	\$107.27	\$355.78	\$0.00	\$463.05	\$580.51	\$703.33
Compressor, DX Refrigeration, to 25 tons, annualized	2.00	4.88	\$119.42	\$308.69	\$0.00	\$428.10	\$532.65	\$643.17
Fan coil unit, annualized	2.00	6.68	\$163.94	\$357.52	\$0.00	\$521.46	\$645.11	\$776.96
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	6.00	5.60	\$65.27	\$353.16	\$0.00	\$418.43	\$530.91	\$646.65
Fire dampers, annualized	2.00	2.31	\$18.01	\$146.50	\$0.00	\$164.51	\$210.26	\$256.91
Hood and blower, annualized	2.00	4.64	\$101.20	\$247.65	\$0.00	\$348.85	\$433.26	\$522.74
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
Backflow prevention device, up to 4", annualized	2.00	0.67	\$28.03	\$41.86	\$0.00	\$69.89	\$85.25	\$102.01
Extinguishing system, wet pipe, annualized	1.00	11.34	\$49.59	\$710.68	\$0.00	\$760.27	\$978.43	\$1,199.07
Switchboard, annualized	2.00	1.40	\$7.96	\$97.94	\$0.00	\$105.90	\$136.08	\$166.66
Panelboard, 225 A and above, annualized	2.00	0.88	\$44.00	\$60.83	\$0.00	\$104.83	\$127.48	\$152.33
Emergency diesel or gas generator, over 15 KVA, annualized	1.00	16.15	\$83.06	\$1,020.69	\$0.00	\$1,103.75	\$1,418.27	\$1,736.94
Light, emergency, hardwired system, annualized	4.00	1.00	\$35.92	\$63.10	\$0.00	\$99.02	\$121.54	\$145.86
Oven, convection, gas / electric, annualized	4.00	44.97	\$201.97	\$1,625.64	\$0.00	\$1,827.61	\$2,335.50	\$2,853.48
Refrigerator freezer, walk-in box w/external condenser, annualized	8.00	11.73	\$3,068.36	\$424.08	\$0.00	\$3,492.44	\$3,926.50	\$4,513.98
Vacuum, annualized	1.00	1.23	\$25.25	\$44.47	\$0.00	\$69.72	\$85.58	\$102.71
Pump, vacuum, annualized	4.00	4.95	\$110.13	\$256.88	\$0.00	\$367.01	\$455.08	\$548.67
De-ionization, annualized	1.00	4.01	\$1,109.60	\$207.87	\$0.00	\$1,317.47	\$1,490.79	\$1,719.59
Water softner, annualized	1.00	5.44	\$30.51	\$283.07	\$0.00	\$313.59	\$401.56	\$491.06
Ejector pump, sump type, annualized	2.00	3.30	\$98.48	\$170.69	\$0.00	\$269.17	\$330.22	\$396.20
Fuel oil storage tank, above ground, annualized	1.00	3.28	\$23.44	\$169.84	\$0.00	\$193.29	\$246.58	\$301.05
						\$15,309.38	\$18,699.72	\$22,390.68





# FAC 5303 MORGUE

## Modeled Component List

### CostWorks Release 2023 Qtr 4

B20 Exterior Enclosure	
Clay Brick, 1st floor	1.1 C.S.F.
B30 Roofing	
Built-Up Roofing	3.4 Sq.
C10 Interior Construction	
Concrete Block, Painted	3.08 C.S.F.
Toilet Partitions, painted metal	3.0 Ea.
Metal Lockers	8.0 Ea.
Fire Doors, Swinging, annualized	2.0 Each
C30 Interior Finishes	
Vinyl Wall Covering	25.9 C.S.F.
Concrete, Finished	1.4 C.S.F.
Epoxy Flooring	1.4 C.S.F.
Vinyl Sheet	67.0 S.Y.
Rubber / Vinyl Trim	3540.0 L.F.
Carpet	16.0 S.Y.
Acoustic Tile, fire-rated	0.2 C.S.F.
D20 Plumbing	
Emergency Shower Station	2.0 Ea.
Emergency Eye Wash	2.0 Ea.
Valve, Non-Drain, 2"	30.0 Ea.
Water Heater, Gas / Oil, 1150 GPH	1.0 Ea.
Water Meter	1.0 Ea.
Rainwater Sump Pump	1.0 Ea.
Compressed Air Systems, Compressors, 10 H.P.	1.0 Ea.
D30 HVAC	
Fuel Oil Storage Tank, 275 Gallon	1.0 Ea.
Single Zone Air Conditioner, 7.5ton	2.0 Ea.
Residential Gas Furnace, 25 MBH	1.0 Ea.
VAV Box	6.0 Each
D40 Fire Protection	
Backflow Preventer	2.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head	14.0 Ea.
D50 Electrical	
Switchgear, Indoor, Less Than 600 V	1.0 Ea.
Load Center, 100 A, maintenance & inspection	2.0 Ea.
Smoke Detector	9.0 Ea.
Heat Detector	9.0 Ea.
Fire Alarm Bell	2.0 Ea.
Emergency Lighting Fixture	4.0 Ea.
E10 Equipment	
Dishwasher	4.0 Ea.
Refrigerator freezer, walk-in, annualized	8.0 Each
G30 Site Mechanical Utilities	
Ejector Pump, annualized	2.0 Each
Fuel Oil Storage Tank, annualized	1.0 Each

FAC 5303 MORGUE  
Sustainment by Year  
CostWorks Release 2023 Qtr 4

