

FAC 1441 PHOTO-TV PRODUCTION BUILDING

FY24 SUC: \$6.31 / SF
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 1441 PHOTO-TV PRODUCTION BUILDING

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 50
Average Size 5379.0

SUC \$6.31

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
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$138.16	\$169.19	12.5000	12	12	\$2,030.26	\$2,030.26
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,751.33	\$3,185.78	1.1111	1	1	\$3,185.78	\$3,185.78
Replace tempered glass - (3% of glass) steel painted door	1	0.03 S.F.	\$0.95	\$1.12	50.0000	50	50	\$56.20	\$56.20
Prepare and refinish 3'-0" x 7'-0" steel painted. door	4	1.00 Ea.	\$86.83	\$107.16	12.5000	12	12	\$1,285.92	\$1,285.92
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	1.00 Ea.	\$1,734.74	\$2,009.66	1.1111	1	1	\$2,009.66	\$2,009.66
Repair 12' x 12' steel roll-up door	10	1.00 Ea.	\$701.12	\$833.22	5.0000	5	5	\$4,166.12	\$4,166.12
Refinish 12' x 12' steel roll-up door	5	1.00 Ea.	\$230.37	\$280.95	10.0000	10	10	\$2,809.51	\$2,809.51
Replace 12' x 12' steel roll-up door	35	1.00 Ea.	\$2,804.46	\$3,332.89	1.4286	1	1	\$3,332.89	\$3,332.89
Total EPDM roof replacement	25	54.00 Sq.	\$39,478.49	\$46,621.26	2.0000	2	2	\$93,242.52	\$93,242.52
Repair 8" concrete block wall - (2% of walls) painted	25	0.50 C.S.F.	\$572.46	\$688.55	2.0000	2	2	\$1,377.09	\$1,377.09
Refinish concrete block wall painted	4	26.60 C.S.F.	\$3,157.17	\$3,816.92	12.5000	12	12	\$45,803.02	\$45,803.02
Repair steel painted interior door	14	2.00 Ea.	\$557.98	\$651.36	3.5714	3	3	\$1,954.09	\$1,954.09
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$115.30	\$141.75	12.5000	12	12	\$1,701.05	\$1,701.05
Replace 3'-0" x 7'-0" steel painted interior door	60	2.00 Ea.	\$2,559.10	\$2,967.83	0.8333	0	0	\$0.00	\$0.00
Replace clay brick wall, 2nd floor	75	20.00 C.S.F.	\$47,549.87	\$57,942.28	0.6667	0	0	\$0.00	\$0.00
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	10.00 Ea.	\$1,563.13	\$1,862.71	2.5000	2	2	\$3,725.43	\$3,725.43
Repair steel, painted, door	14	3.00 Ea.	\$2,107.00	\$2,502.58	3.5714	3	3	\$7,507.73	\$7,507.73
Replace smoke detector	15	14.00 Ea.	\$4,235.73	\$5,057.06	3.3333	3	3	\$15,171.17	\$15,171.17
Check and repair manual pull station	10	3.00 Ea.	\$269.65	\$332.24	5.0000	5	4	\$1,661.20	\$1,328.96
Replace manual pull station	15	3.00 Ea.	\$626.27	\$755.29	3.3333	3	3	\$2,265.87	\$2,265.87
Replace fire alarm bell, 6"	20	3.00 Ea.	\$541.82	\$659.31	2.5000	2	2	\$1,318.63	\$1,318.63
Repair solid core wood door, interior	11	34.00 Ea.	\$9,485.60	\$11,073.19	4.5455	4	4	\$44,292.78	\$44,292.78
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	34.00 Ea.	\$1,496.51	\$1,844.08	12.5000	12	11	\$22,129.02	\$20,284.93
Replace 3'-0" x 7'-0" solid core wood door, interior	40	34.00 Ea.	\$19,262.71	\$22,239.32	1.2500	1	1	\$22,239.32	\$22,239.32
Repair concrete steps	15	28.00 S.F.	\$875.69	\$1,009.40	3.3333	3	3	\$3,028.20	\$3,028.20
Replace concrete steps	100	28.00 S.F.	\$1,601.34	\$1,953.23	0.5000	0	0	\$0.00	\$0.00
Refinish metal stair railing, interior	7	29.00 S.F.	\$46.19	\$56.85	7.1429	7	7	\$397.96	\$397.96
Replace metal stair railing, interior	45	29.00 L.F.	\$1,352.59	\$1,582.84	1.1111	1	1	\$1,582.84	\$1,582.84
Repair 5/8" drywall - (2% of walls)	20	68.40 S.F.	\$114.29	\$139.67	2.5000	2	2	\$279.34	\$279.34
Replace 5/8" drywall	75	13,420.00 S.F.	\$31,709.00	\$38,939.12	0.6667	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	17.70 C.S.F.	\$7,373.42	\$8,896.35	2.0000	2	2	\$17,792.70	\$17,792.70
Replace vinyl tile flooring	18	17.70 S.Y.	\$904.28	\$1,112.83	2.7778	2	2	\$2,225.66	\$2,225.66
Terrazzo floor repairs - (2% of floors)	15	10.30 S.F.	\$176.14	\$211.13	3.3333	3	3	\$633.38	\$633.38
Replace terrazzo floor	75	5.10 C.S.F.	\$8,354.18	\$9,983.47	0.6667	0	0	\$0.00	\$0.00

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair gypsum board ceiling - (2% of ceilings)	20	0.06 C.S.F.	\$23.05	\$28.31	2.5000	2	2	\$56.62	\$56.62
Refinish gypsum board ceiling, up to 12' high	20	3.40 C.S.F.	\$493.37	\$606.99	2.5000	2	2	\$1,213.99	\$1,213.99
Replace flush valve diaphragm tankless water closet	10	8.00 Ea.	\$218.11	\$270.85	5.0000	5	5	\$1,354.24	\$1,354.24
Rebuild flush valve tankless water closet	20	8.00 Ea.	\$1,535.05	\$1,850.15	2.5000	2	2	\$3,700.30	\$3,700.30
Unplug clogged line tankless water closet	5	8.00 Ea.	\$1,839.43	\$2,302.65	10.0000	10	10	\$23,026.53	\$23,026.53
Replace tankless flush valve	25	8.00 Ea.	\$2,161.94	\$2,537.74	2.0000	2	2	\$5,075.48	\$5,075.48
Replace wax ring gasket for tankless water closet	5	8.00 Ea.	\$1,193.32	\$1,492.43	10.0000	10	10	\$14,924.28	\$14,924.28
Replace flush valve diaphragm for a urinal	7	3.00 Ea.	\$81.79	\$101.57	7.1429	7	7	\$710.98	\$710.98
Rebuild flush valve for a urinal	20	3.00 Ea.	\$575.64	\$693.81	2.5000	2	2	\$1,387.61	\$1,387.61
Unplug line urinal	5	3.00 Ea.	\$457.93	\$573.24	10.0000	10	10	\$5,732.45	\$5,732.45
Replace washer in spud connection lavatory, vitreous china	7	10.00 Ea.	\$173.21	\$211.41	7.1429	7	7	\$1,479.86	\$1,479.86
Replace washer in faucet lavatory, vitreous china	2	10.00 Ea.	\$135.67	\$169.17	25.0000	25	25	\$4,229.30	\$4,229.30
Replace faucets lavatory, vitreous china	10	10.00 Ea.	\$1,954.72	\$2,351.21	5.0000	5	5	\$11,756.07	\$11,756.07
Clean out strainer and P trap lavatory, vitreous china	2	10.00 Ea.	\$368.19	\$460.91	25.0000	25	25	\$11,522.67	\$11,522.67
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.45	\$16.77	25.0000	25	25	\$419.23	\$419.23
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	16.6667	16	16	\$180.39	\$180.39
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	5.0000	5	5	\$1,175.61	\$1,175.61
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	25.0000	25	25	\$1,377.35	\$1,377.35
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$1,208.43	\$1,409.28	1.4286	1	1	\$1,409.28	\$1,409.28
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.05	\$129.00	50.0000	50	50	\$6,450.01	\$6,450.01
Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.54	\$119.59	12.5000	12	12	\$1,435.13	\$1,435.13
Correct water pressure drinking fountain	2	2.00 Ea.	\$88.02	\$110.19	25.0000	25	25	\$2,754.69	\$2,754.69
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	10	\$844.54	\$703.79
Replace fountain drinking fountain	10	2.00 Ea.	\$3,241.63	\$3,808.60	5.0000	5	5	\$19,043.01	\$19,043.01
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$309.15	\$387.00	7.1429	7	7	\$2,709.00	\$2,709.00
Check operation water heater, electric, 120 gallon	3	1.00 Ea.	\$2.72	\$3.40	16.6667	16	16	\$54.40	\$54.40
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$16,477.14	\$18,839.91	3.3333	3	3	\$56,519.72	\$56,519.72
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	2.5000	2	2	\$126.31	\$126.31
Repair joint pipe and fittings, PVC	10	2.00 Ea.	\$336.32	\$416.45	5.0000	5	5	\$2,082.27	\$2,082.27
Replace pipe, 4" pipe and fittings, PVC	30	200.00 L.F.	\$16,588.53	\$20,475.49	1.6667	1	1	\$20,475.49	\$20,475.49
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$39.18	\$49.05	50.0000	50	50	\$2,452.35	\$2,452.35

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace drain: roof, scupper, area	40	1.00 Ea.	\$1,130.37	\$1,303.85	1.2500	1	1	\$1,303.85	\$1,303.85	
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,758.88	\$3,222.41	7.1429	7	7	\$22,556.86	\$22,556.86	
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,616.21	\$11,488.35	1.6667	1	1	\$11,488.35	\$11,488.35	
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$4,297.06	\$4,984.96	2.5000	2	2	\$9,969.92	\$9,969.92	
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$103.47	\$122.05	10.0000	10	7	\$1,220.52	\$854.36	
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,796.05	\$4,376.03	3.3333	3	3	\$13,128.10	\$13,128.10	
Repair terminal reheat, 18" x 24" coil	10	1.00 Ea.	\$109.49	\$137.06	5.0000	5	5	\$685.31	\$685.31	
Replace terminal reheat, 18" x 24" coil	15	1.00 Ea.	\$2,274.26	\$2,615.63	3.3333	3	3	\$7,846.88	\$7,846.88	
Repair single zone rooftop unit, 25 ton	10	1.00 Ea.	\$54,305.81	\$62,518.61	5.0000	5	4	\$312,593.03	\$250,074.42	
Replace single zone rooftop unit, 25 ton	15	1.00 Ea.	\$52,455.46	\$60,922.27	3.3333	3	3	\$182,766.81	\$182,766.81	
Repair central station A.H.U., 16,000 CFM	10	1.00 Ea.	\$2,244.53	\$2,591.25	5.0000	5	4	\$12,956.25	\$10,365.00	
Replace central station A.H.U., 16,000 CFM	15	1.00 Ea.	\$74,641.96	\$85,855.33	3.3333	3	3	\$257,565.99	\$257,565.99	
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	29.00 Ea.	\$2,541.79	\$3,136.40	2.5000	2	2	\$6,272.81	\$6,272.81	
Maintenance and repair motor starter, up to 600 V	5	5.00 Ea.	\$1,314.10	\$1,597.47	10.0000	10	10	\$15,974.71	\$15,974.71	
Maintenance and inspection motor starter, up to 600 V	0.5	5.00 Ea.	\$284.40	\$356.31	100.0000	100	100	\$35,631.36	\$35,631.36	
Replace starter motor starter, up to 600 V	18	5.00 Ea.	\$4,205.11	\$5,003.73	2.7778	2	2	\$10,007.46	\$10,007.46	
Maintenance and inspection lighting panel, indoor	3	3.00 Ea.	\$127.03	\$159.15	16.6667	16	16	\$2,546.45	\$2,546.45	
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1.00 Ea.	\$42.34	\$53.05	6.2500	6	6	\$318.31	\$318.31	
Maintenance and inspection safety switch, 3 pole, heavy duty	1	1.00 Ea.	\$42.34	\$53.05	50.0000	50	50	\$2,652.56	\$2,652.56	
Replace safety switch, heavy duty 30 A	25	1.00 Ea.	\$676.63	\$806.23	2.0000	2	2	\$1,612.47	\$1,612.47	
Replace fluorescent light fixture ballast, 80 W	10	134.00 Ea.	\$14,017.22	\$17,284.77	5.0000	5	5	\$86,423.84	\$86,423.84	
Replace lamps (2 lamps), 4', 34 W energy saver	10	134.00 Ea.	\$3,549.08	\$4,444.64	5.0000	5	5	\$22,223.18	\$22,223.18	
Repair smoke detector	10	14.00 Ea.	\$812.14	\$1,005.66	5.0000	5	4	\$5,028.28	\$4,022.62	
Check operation smoke detector	1	14.00 Ea.	\$238.01	\$298.19	50.0000	50	50	\$14,909.74	\$14,909.74	
			\$480,296.33	\$567,275.42				MR Subtotal	\$1,488,104.52	
									MR Per Year	\$29,697.64
									PM Total	\$4,220.64
									Subtotal	\$33,918.28
									Total Per Unit	\$6.31

FAC 1441 PHOTO-TV PRODUCTION BUILDING

SUC \$6.31

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 50

Type PM

Average Size 5379.0

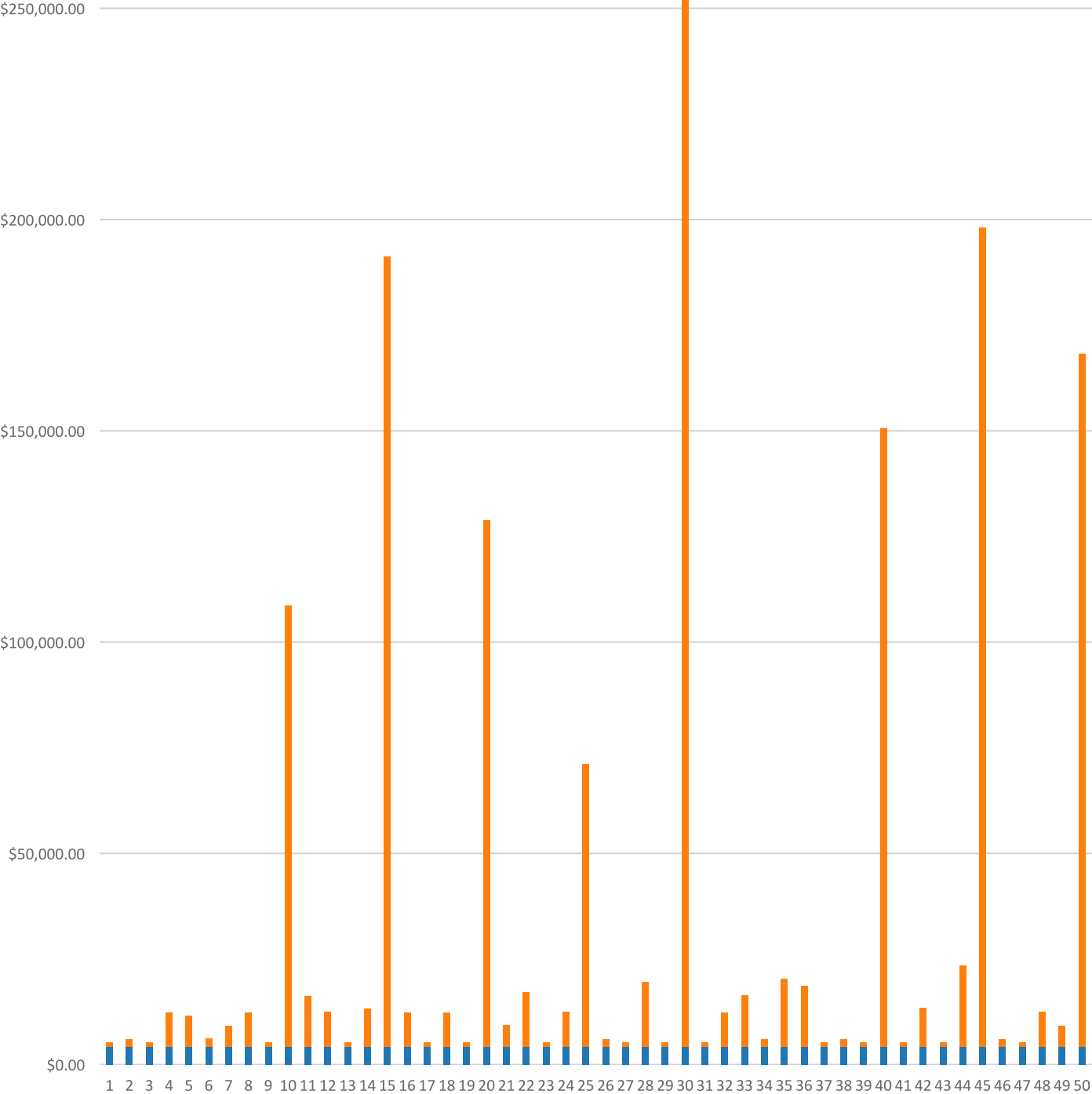
Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	4.00	1.04	\$67.05	\$45.93	\$0.00	\$112.99	\$133.47	\$157.31
Door, overhead, manual, up to 24' high x 25' wide, annualized	1.00	2.20	\$8.51	\$97.14	\$0.00	\$105.65	\$135.64	\$166.06
Fire doors, swinging, annualized	2.00	0.78	\$31.33	\$30.91	\$0.00	\$62.24	\$74.65	\$88.62
Toilet (vacuum breaker type), annualized	8.00	1.42	\$70.84	\$75.69	\$0.00	\$146.53	\$176.32	\$209.65
Lavatories, annualized	10.00	3.48	\$77.92	\$218.00	\$0.00	\$295.92	\$369.12	\$446.21
Drink fountain, annualized	2.00	1.24	\$74.89	\$66.27	\$0.00	\$141.16	\$168.53	\$199.65
Urinals, annualized	3.00	0.68	\$19.89	\$36.49	\$0.00	\$56.38	\$69.32	\$83.25
Boiler, hot water, oil, gas, or comb. fired, up to 120 MBH, annualized	1.00	12.53	\$88.55	\$793.52	\$0.00	\$882.07	\$1,128.98	\$1,380.32
Chiller, recip., air cooled, up to 25 tons, annualized	1.00	9.72	\$104.24	\$614.76	\$0.00	\$719.00	\$913.85	\$1,113.91
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$159.90	\$109.87	\$0.00	\$269.77	\$318.72	\$375.67
						\$2,791.71	\$3,488.59	\$4,220.64

FAC 1441 PHOTO-TV PRODUCTION BUILDING

Modeled Component List CostWorks Release 2023 Qtr 4

B20 Exterior Enclosure	
Steel, Painted	3.0 Ea.
Steel, Painted, w/ wire glass	1.0 Ea.
Steel Single, Roll-Up	1.0 Ea.
B30 Roofing	
EPDM Roof	54.0 Sq.
C10 Interior Construction	
Concrete Block, Painted	26.6 C.S.F.
Steel Painted Interior Doors	2.0 Ea.
Solid Core Interior Doors	34.0 Ea.
Fire Doors, Swinging, annualized	2.0 Each
D50 Electrical	
Smoke Detector	14.0 Ea.
Manual Pull Station	3.0 Ea.
Fire Alarm Bell	3.0 Ea.
Motor Starter, Up To 600 V	5.0 Ea.
Load Center, 100 A, maintenance & inspection	3.0 Ea.
Safety Switch, Heavy Duty	1.0 Ea.
C20 Stairs	
Concrete Steps	28.0 S.F.
Metal Interior Stair Railing	29.0 L.F.
C30 Interior Finishes	
Drywall	13420.0 S.F.
Concrete, Finished	17.7 C.S.F.
Vinyl	17.7 S.Y.
Terrazzo	5.1 C.S.F.
D20 Plumbing	
Sink, Iron Enamel	1.0 Ea.
Drinking Fountain	2.0 Ea.
Water Heater, Electric, 120 Gallon	1.0 Ea.
Drain: Roof, Scupper, Area	1.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	1.0 Ea.
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	1.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.	1.0 Ea.
Terminal Reheat Coil, 18" x 24"	1.0 Ea.
Single Zone Air Conditioner, 25 ton	1.0 Ea.
Central Station Air Conditioning Air Handling Unit, 16,000 CFM	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	29.0 Ea.

FAC 1441 PHOTO-TV PRODUCTION BUILDING
Sustainment by Year
CostWorks Release 2023 Qtr 4



PM Cost
MR Cost