

FAC 7314 DRUG AND ALCOHOL ABUSE CENTER

FY22 SUC: \$4.16 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3
component prices

FAC 7314 DRUG AND ALCOHOL ABUSE CENTER

SUC \$4.16

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.

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 55

Type MR

Average Size 4189.0

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace tempered glass - (3% of glass) steel painted door	1	0.06 S.F.	\$1.36	\$1.62	55.0000	55	55	\$89.10	\$89.10
Prepare and refinish 3'-0" x 7'-0" steel painted. door	4	1.00 Ea.	\$80.08	\$99.00	13.7500	13	13	\$1,287.02	\$1,287.02
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	1.00 Ea.	\$1,164.36	\$1,359.11	1.2222	1	1	\$1,359.11	\$1,359.11
Repair steel, painted, door	14	1.00 Ea.	\$625.07	\$744.01	3.9286	3	3	\$2,232.02	\$2,232.02
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.00 Ea.	\$41.40	\$50.87	13.7500	13	13	\$661.26	\$661.26
Replace 3'-0" x 7'-0" steel, painted, door	45	1.00 Ea.	\$705.06	\$819.73	1.2222	1	1	\$819.73	\$819.73
Debris removal by hand & visual inspection,modified bitum/thermoplastc	1	2.40 M.S.F.	\$90.38	\$110.24	55.0000	55	55	\$6,063.22	\$6,063.22
Non-destructive moisture inspection, modified bituminous/thermoplastic	5	2.40 M.S.F.	\$280.45	\$342.07	11.0000	11	11	\$3,762.76	\$3,762.76
Minor thermoplastic membrane repairs, 2% of roof area	1	0.40 Sq.	\$129.78	\$154.42	55.0000	55	55	\$8,493.05	\$8,493.05
Flashing repairs, 2 S.F. per sq. repaired, modified bitumen/thermoplastic	1	0.90 S.F.	\$3.47	\$4.15	55.0000	55	55	\$228.27	\$228.27
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	5.12 Sq.	\$4,011.86	\$4,790.82	2.7500	2	2	\$9,581.64	\$9,581.64
Total roof replacement, modified bituminous / thermoplastic	25	20.50 Sq.	\$12,991.44	\$15,417.43	2.2000	2	2	\$30,834.85	\$30,834.85
Repair steel painted interior door	14	2.00 Ea.	\$586.90	\$683.13	3.9286	3	3	\$2,049.38	\$2,049.38
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$105.17	\$129.57	13.7500	13	13	\$1,684.44	\$1,684.44
Replace 3'-0" x 7'-0" steel painted interior door	60	2.00 Ea.	\$2,436.07	\$2,824.17	0.9167	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	32.00 Ea.	\$9,390.47	\$10,930.05	5.0000	5	5	\$54,650.24	\$54,650.24
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	32.00 Ea.	\$1,387.67	\$1,703.99	13.7500	13	12	\$22,151.86	\$20,447.87
Replace 3'-0" x 7'-0" solid core wood door, interior	40	32.00 Ea.	\$15,661.67	\$18,105.92	1.3750	1	1	\$18,105.92	\$18,105.92
Repair concrete steps	15	25.00 S.F.	\$571.25	\$661.27	3.6667	3	3	\$1,983.80	\$1,983.80
Replace concrete steps	100	25.00 S.F.	\$1,336.47	\$1,629.81	0.5500	0	0	\$0.00	\$0.00
Refinish metal stair railing, interior	7	32.00 S.F.	\$46.77	\$57.67	7.8571	7	7	\$403.66	\$403.66
Replace metal stair railing, interior	45	32.00 L.F.	\$1,374.58	\$1,608.96	1.2222	1	1	\$1,608.96	\$1,608.96
Repair 8" concrete block wall - (2% of walls) painted	25	0.20 C.S.F.	\$217.93	\$261.67	2.2000	2	2	\$523.34	\$523.34
Refinish concrete block wall painted	4	14.90 C.S.F.	\$1,503.69	\$1,831.03	13.7500	13	13	\$23,803.44	\$23,803.44
Replace 8" concrete block wall painted	75	14.90 C.S.F.	\$17,261.13	\$20,764.84	0.7333	0	0	\$0.00	\$0.00
Repair fabric wall finish fabric interior	9	115.00 S.Y.	\$3,493.27	\$4,189.46	6.1111	6	6	\$25,136.75	\$25,136.75
Replace fabric wall finish fabric interior	50	115.00 S.Y.	\$16,905.27	\$20,867.55	1.1000	1	1	\$20,867.55	\$20,867.55

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair 5/8" drywall - (2% of walls)	20	350.10 S.F.	\$586.54	\$713.67	2.7500	2	2	\$1,427.35	\$1,427.35
Replace 5/8" drywall	75	17.00 S.F.	\$39.62	\$48.49	0.7333	0	0	\$0.00	\$0.00
Replace carpet	8	105.00 S.Y.	\$5,776.72	\$6,671.37	6.8750	6	6	\$40,028.25	\$40,028.25
Refinish concrete floor finished	25	4.30 C.S.F.	\$1,813.86	\$2,178.73	2.2000	2	2	\$4,357.45	\$4,357.45
Terrazzo floor repairs - (2% of floors)	15	13.00 S.F.	\$211.44	\$253.19	3.6667	3	3	\$759.56	\$759.56
Replace terrazzo floor	75	6.50 C.S.F.	\$10,114.31	\$12,077.07	0.7333	0	0	\$0.00	\$0.00
Replace vinyl tile flooring	18	13.30 S.Y.	\$657.07	\$806.91	3.0556	3	3	\$2,420.73	\$2,420.73
Acoustic tile repairs - (2% of ceilings)	9	0.80 C.S.F.	\$726.16	\$843.94	6.1111	6	6	\$5,063.62	\$5,063.62
Replace acoustic tile ceiling, fire-rated	20	18.50 C.S.F.	\$9,698.23	\$11,430.89	2.7500	2	2	\$22,861.79	\$22,861.79
Repair gypsum board ceiling - (2% of ceilings)	20	0.08 C.S.F.	\$28.97	\$35.57	2.7500	2	2	\$71.14	\$71.14
Refinish gypsum board ceiling, up to 12' high	20	4.30 C.S.F.	\$555.10	\$686.21	2.7500	2	1	\$1,372.42	\$686.21
Replace gypsum board ceiling, up to 12' high	40	4.30 C.S.F.	\$1,596.59	\$1,960.60	1.3750	1	1	\$1,960.60	\$1,960.60
Check / minor repairs drinking fountain	1	2.00 Ea.	\$97.76	\$122.27	55.0000	55	55	\$6,724.58	\$6,724.58
Repair internal leaks drinking fountain	4	2.00 Ea.	\$90.16	\$112.76	13.7500	13	13	\$1,465.82	\$1,465.82
Correct water pressure drinking fountain	2	2.00 Ea.	\$83.64	\$104.60	27.5000	27	27	\$2,824.33	\$2,824.33
Replace refrigerant drinking fountain	2	2.00 Ea.	\$65.37	\$76.54	27.5000	27	27	\$2,066.54	\$2,066.54
Repair drain leak drinking fountain	4	2.00 Ea.	\$67.83	\$81.07	13.7500	13	11	\$1,053.90	\$891.76
Replace fountain drinking fountain	10	2.00 Ea.	\$2,562.31	\$3,029.12	5.5000	5	5	\$15,145.59	\$15,145.59
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$65.85	\$80.32	7.8571	7	7	\$562.24	\$562.24
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$51.54	\$64.21	27.5000	27	27	\$1,733.60	\$1,733.60
Replace faucets lavatory, vitreous china	10	4.00 Ea.	\$726.90	\$875.02	5.5000	5	5	\$4,375.11	\$4,375.11
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$139.48	\$174.43	27.5000	27	27	\$4,709.65	\$4,709.65
Replace lavatory, vitreous china	35	4.00 Ea.	\$2,690.30	\$3,232.88	1.5714	1	1	\$3,232.88	\$3,232.88
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$12.78	\$15.92	27.5000	27	27	\$429.73	\$429.73
Clean trap sink, iron enamel	3	1.00 Ea.	\$8.57	\$10.72	18.3333	18	18	\$192.93	\$192.93
Replace faucets sink, iron enamel	10	1.00 Ea.	\$181.73	\$218.76	5.5000	5	5	\$1,093.78	\$1,093.78
Unstop sink, iron enamel	2	1.00 Ea.	\$41.82	\$52.30	27.5000	27	27	\$1,412.16	\$1,412.16
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$636.70	\$757.51	1.5714	1	1	\$757.51	\$757.51
Replace flush valve diaphragm tankless water closet	10	4.00 Ea.	\$104.88	\$130.14	5.5000	5	5	\$650.72	\$650.72
Rebuild flush valve tankless water closet	20	4.00 Ea.	\$721.74	\$869.83	2.7500	2	2	\$1,739.66	\$1,739.66
Unplug clogged line tankless water closet	5	4.00 Ea.	\$873.58	\$1,092.51	11.0000	11	11	\$12,017.58	\$12,017.58
Replace tankless water closet	35	4.00 Ea.	\$5,144.88	\$5,953.98	1.5714	1	1	\$5,953.98	\$5,953.98
Replace tankless flush valve	25	4.00 Ea.	\$1,008.86	\$1,184.44	2.2000	2	2	\$2,368.88	\$2,368.88
Replace wax ring gasket for tankless water closet	5	4.00 Ea.	\$566.08	\$707.31	11.0000	11	11	\$7,780.36	\$7,780.36
Replace flush valve diaphragm for a urinal	7	3.00 Ea.	\$78.66	\$97.61	7.8571	7	7	\$683.25	\$683.25
Rebuild flush valve for a urinal	20	3.00 Ea.	\$541.30	\$652.37	2.7500	2	2	\$1,304.74	\$1,304.74

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Unplug line urinal	5	3.00 Ea.	\$435.22	\$544.28	11.0000	11	11	\$5,987.12	\$5,987.12
Replace wall-hung urinal	35	3.00 Ea.	\$2,906.59	\$3,507.32	1.5714	1	1	\$3,507.32	\$3,507.32
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$98.13	\$115.73	11.0000	11	8	\$1,273.04	\$925.85
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,822.30	\$4,402.23	3.6667	3	3	\$13,206.68	\$13,206.68
Repair damaged pipe insulation, fiberglass 3/4"	5	4.00 Ea.	\$75.76	\$93.26	11.0000	11	11	\$1,025.90	\$1,025.90
Repair damaged pipe insulation, fiberglass 2"	5	2.00 Ea.	\$48.01	\$58.68	11.0000	11	11	\$645.44	\$645.44
Replace pipe insulation, fiberglass 3/4"	5	0.03 M.L.F.	\$226.70	\$278.33	11.0000	11	11	\$3,061.64	\$3,061.64
Replace pipe insulation, fiberglass 2"	5	0.01 M.L.F.	\$97.98	\$119.27	11.0000	11	11	\$1,311.95	\$1,311.95
Replace pipe and fittings, copper 3/4"	20	32.00 L.F.	\$833.73	\$1,004.24	2.7500	2	2	\$2,008.49	\$2,008.49
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$983.75	\$1,170.32	2.2000	2	2	\$2,340.64	\$2,340.64
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$294.38	\$368.15	7.8571	7	7	\$2,577.08	\$2,577.08
Check operation water heater, electric, 120 gallon	3	1.00 Ea.	\$2.59	\$3.23	18.3333	18	18	\$58.20	\$58.20
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$14,632.58	\$16,736.89	3.6667	3	3	\$50,210.67	\$50,210.67
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.7500	2	2	\$119.55	\$119.55
Repair joint pipe and fittings, PVC	10	2.00 Ea.	\$302.58	\$376.00	5.5000	5	5	\$1,880.00	\$1,880.00
Replace pipe, 4" pipe and fittings, PVC	30	100.00 L.F.	\$8,158.90	\$10,038.42	1.8333	1	1	\$10,038.42	\$10,038.42
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$36.99	\$46.26	55.0000	55	55	\$2,544.13	\$2,544.13
Replace drain: roof, scupper, area	40	1.00 Ea.	\$786.93	\$912.36	1.3750	1	1	\$912.36	\$912.36
Repair single zone rooftop unit, 5 ton	10	1.00 Ea.	\$2,372.90	\$2,849.79	5.5000	5	5	\$14,248.95	\$14,248.95
Replace single zone rooftop unit, 5 ton	15	1.00 Ea.	\$8,500.58	\$10,094.10	3.6667	3	3	\$30,282.30	\$30,282.30
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	55.0000	55	55	\$2,361.08	\$2,361.08
Replace sprinkler head	20	24.00 Ea.	\$2,052.55	\$2,524.55	2.7500	2	2	\$5,049.10	\$5,049.10
Replace fire alarm bell, 6"	20	1.00 Ea.	\$194.96	\$235.28	2.7500	2	2	\$470.55	\$470.55
Repair failed breaker, enclosed, 600 V, 3 pole	4	1.00 Ea.	\$737.25	\$857.61	13.7500	13	13	\$11,148.91	\$11,148.91
Maintenance and inspection circuit breaker, enclosed, 600 V, 3 pole	0.33	1.00 Ea.	\$32.39	\$40.58	166.6667	166	166	\$6,735.96	\$6,735.96
Replace circuit breaker enclosed, 600 V, 3 pole circuit breaker	50	1.00 Ea.	\$1,276.28	\$1,493.30	1.1000	1	1	\$1,493.30	\$1,493.30
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	18.3333	18	18	\$916.59	\$916.59
Maintenance and repair motor starter, up to 600 V	5	1.00 Ea.	\$279.64	\$337.60	11.0000	11	11	\$3,713.58	\$3,713.58
Maintenance and inspection motor starter, up to 600 V	0.5	1.00 Ea.	\$53.98	\$67.63	110.0000	110	110	\$7,439.31	\$7,439.31
Replace starter motor starter, up to 600 V	18	1.00 Ea.	\$805.31	\$958.07	3.0556	3	3	\$2,874.22	\$2,874.22
Replace fluorescent light fixture ballast, 80 W	10	76.00 Ea.	\$9,474.80	\$11,494.03	5.5000	5	3	\$57,470.15	\$34,482.09
Replace lamps (2 lamps), 4', 34 W energy saver	10	76.00 Ea.	\$1,916.27	\$2,400.00	5.5000	5	5	\$12,000.00	\$12,000.00

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	76.00 Ea.	\$17,285.21	\$21,083.55	2.7500	2	2	\$42,167.10	\$42,167.10	
Maintenance and repair incandescent lighting fixtures	10	8.00 Ea.	\$550.93	\$655.88	5.5000	5	3	\$3,279.40	\$1,967.64	
Replace incandescent lighting fixture lamp	5	8.00 Ea.	\$91.86	\$110.94	11.0000	11	11	\$1,220.36	\$1,220.36	
Replace incandescent lighting fixture	20	8.00 Ea.	\$1,123.68	\$1,358.13	2.7500	2	2	\$2,716.26	\$2,716.26	
Maintenance and repair receptacles and plugs	20	65.00 Ea.	\$2,745.82	\$3,428.01	2.7500	2	2	\$6,856.02	\$6,856.02	
Replace receptacle/plug receptacles and plugs	20	65.00 Ea.	\$4,677.11	\$5,765.28	2.7500	2	2	\$11,530.56	\$11,530.56	
Maintenance and repair wiring devices, switches	10	38.00 Ea.	\$1,605.25	\$2,004.07	5.5000	5	5	\$10,020.34	\$10,020.34	
Replace wiring devices, switches	15	38.00 Ea.	\$2,484.36	\$3,086.43	3.6667	3	3	\$9,259.30	\$9,259.30	
Check and repair manual pull station	10	2.00 Ea.	\$175.39	\$215.66	5.5000	5	4	\$1,078.30	\$862.64	
Replace manual pull station	15	2.00 Ea.	\$406.94	\$489.88	3.6667	3	3	\$1,469.65	\$1,469.65	
Repair smoke detector	10	10.00 Ea.	\$563.88	\$697.14	5.5000	5	4	\$3,485.70	\$2,788.56	
Check operation smoke detector	1	10.00 Ea.	\$161.94	\$202.89	55.0000	55	55	\$11,158.96	\$11,158.96	
Replace smoke detector	15	10.00 Ea.	\$2,842.37	\$3,394.62	3.6667	3	3	\$10,183.86	\$10,183.86	
Repair clay brick wall, 1st floor	25	1.00 S.F.	\$42.98	\$52.74	2.2000	2	2	\$105.49	\$105.49	
Replace clay brick wall, 2nd floor	75	16.50 C.S.F.	\$37,279.84	\$45,358.41	0.7333	0	0	\$0.00	\$0.00	
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	6.00 S.F.	\$72.35	\$85.03	55.0000	55	55	\$4,676.63	\$4,676.63	
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	16.00 Ea.	\$2,315.79	\$2,761.74	2.7500	2	2	\$5,523.49	\$5,523.49	
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	16.00 Ea.	\$7,810.11	\$9,256.39	1.1000	1	1	\$9,256.39	\$9,256.39	
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	16.00 Ea.	\$3,061.11	\$3,687.29	2.7500	2	2	\$7,374.59	\$7,374.59	
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	16.00 Ea.	\$8,555.43	\$10,181.94	1.1000	1	1	\$10,181.94	\$10,181.94	
Replace glass - 2nd floor (1% of glass) - alum. window fixed	1	1.50 S.F.	\$159.29	\$196.61	55.0000	55	55	\$10,813.32	\$10,813.32	
			\$296,344.76	\$354,899.55				MR Subtotal	\$792,141.97	
									MR Per Year	\$14,402.58
									PM Total	\$3,021.89
									Subtotal	\$17,424.47
									Total Per Unit	\$4.16

FAC 7314 DRUG AND ALCOHOL ABUSE CENTER

SUC \$4.16

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 4189.0

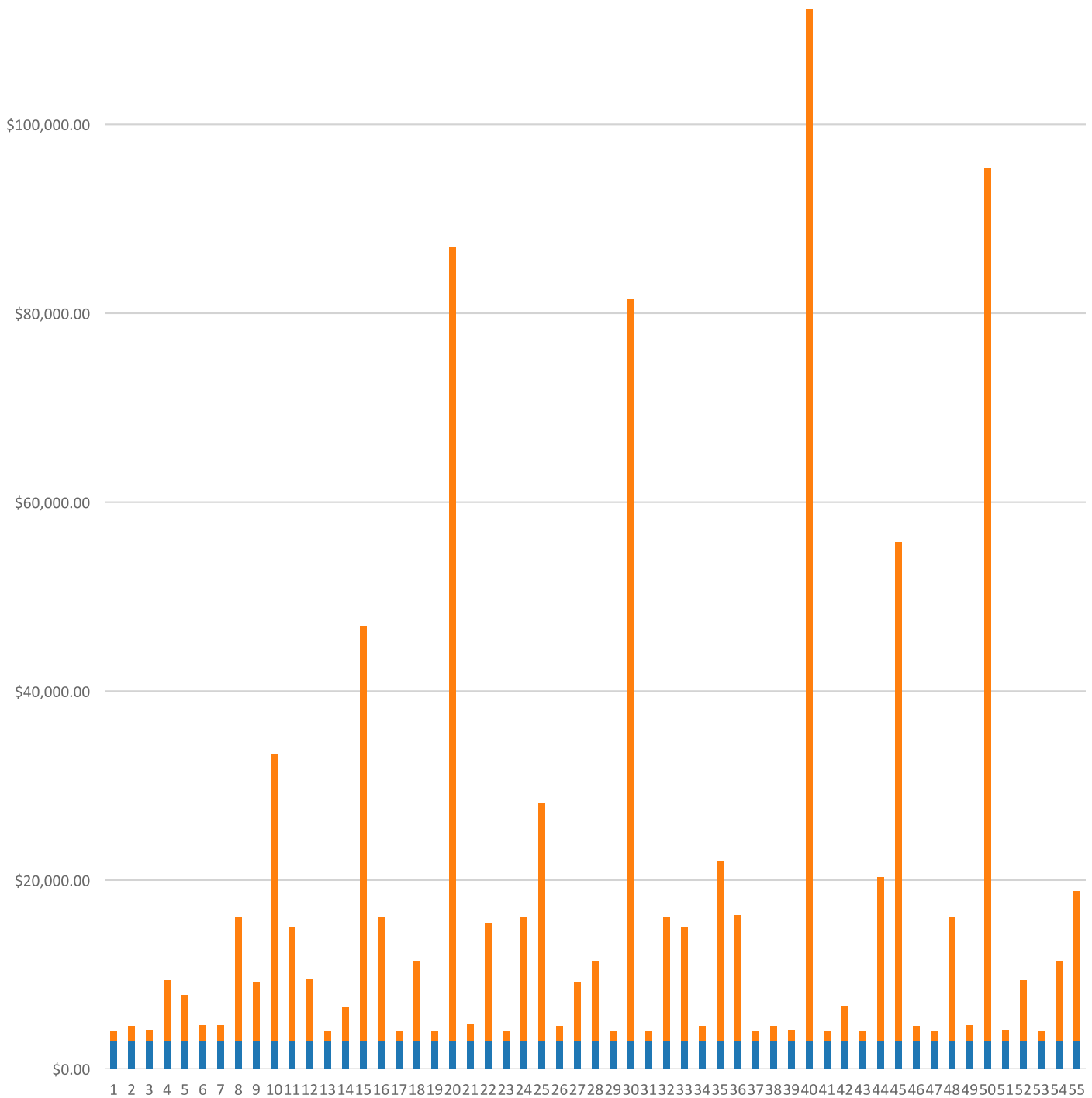
Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
VAV Boxes, annualized	2.00	1.87	\$19.21	\$112.77	\$0.00	\$131.98	\$167.73	\$204.44
Door, emergencyegress, swinging, annualized	2.00	0.52	\$29.18	\$21.50	\$0.00	\$50.68	\$60.05	\$70.88
Fire doors, swinging, annualized	46.00	18.03	\$658.78	\$669.64	\$0.00	\$1,328.42	\$1,595.19	\$1,894.90
Urinals, annualized	3.00	0.68	\$18.96	\$34.36	\$0.00	\$53.32	\$65.52	\$78.67
Toilet (vacuum breaker type), annualized	9.00	1.59	\$75.98	\$80.08	\$0.00	\$156.06	\$187.68	\$223.10
Lavatories, annualized	10.00	3.48	\$59.65	\$207.04	\$0.00	\$266.68	\$334.76	\$405.82
Circuit breaker, high voltage air, annualized	1.00	0.47	\$15.16	\$31.08	\$0.00	\$46.24	\$57.08	\$68.67
Panelboard, 225 A and above, annualized	1.00	0.44	\$23.20	\$29.01	\$0.00	\$52.21	\$63.23	\$75.41
						\$2,085.58	\$2,531.24	\$3,021.89

FAC 7314 DRUG AND ALCOHOL ABUSE CENTER

Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Steel, Painted, w/ wire glass	1.0 Ea.
Steel, Painted	1.0 Ea.
Aluminum Window, Fixed, 1st floor	16.0 Ea.
Aluminum Window, Fixed, 2nd floor	16.0 Ea.
B30 Roofing	
Modified Bituminous / Thermoplastic	20.5 Sq.
C10 Interior Construction	
Steel Painted Interior Doors	2.0 Ea.
Solid Core Interior Doors	32.0 Ea.
Concrete Block, Painted	14.9 C.S.F.
Fire Doors, Swinging, annualized	46.0 Each
C20 Stairs	
Concrete Steps	25.0 S.F.
Metal Interior Stair Railing	32.0 L.F.
C30 Interior Finishes	
Fabric Interior Wall Finish	115.0 S.Y.
Drywall	17.0 S.F.
Carpet	105.0 S.Y.
Concrete, Finished	4.3 C.S.F.
Terrazzo	6.5 C.S.F.
Vinyl	13.3 S.Y.
Acoustic Tile, fire-rated	18.5 C.S.F.
Gypsum Wall Board	4.3 C.S.F.
D20 Plumbing	
Drinking Fountain	2.0 Ea.
Lavatory, Vitreous China	4.0 Ea.
Sink, Iron Enamel	1.0 Ea.
Tankless Water Closet	4.0 Ea.
Urinal	3.0 Ea.
Water Heater, Electric, 120 Gallon	1.0 Ea.
Drain: Roof, Scupper, Area	1.0 Ea.
D30 HVAC	
Circulator Pump, 1/12 - 3/4 H.P.	1.0 Ea.
Single Zone Air Conditioner, 5 ton	1.0 Ea.
VAV Box	2.0 Each
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	24.0 Ea.
D50 Electrical	
Fire Alarm Bell	1.0 Ea.
Circuit Breaker, enclosed, 600 V, 3 pole	1.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Motor Starter, Up To 600 V	1.0 Ea.
Fluorescent Lighting Fixture	76.0 Ea.
Incandescent Lighting Fixtures	8.0 Ea.
Manual Pull Station	2.0 Ea.
Smoke Detector	10.0 Ea.

FAC 7314 DRUG AND ALCOHOL ABUSE CENTER
Sustainment by Year
CostWorks Release 2021 Qtr 3



PM Cost
MR Cost