

**FAC 5302 MEDICAL LABORATORY**

FY22 SUC:	\$11.51 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 5302 MEDICAL LABORATORY

SUC \$11.51

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 30  
Average Size 180000.0

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 sliding painted door	4	54.00 Ea.	\$4,324.28	\$5,346.10	7.5000	7	7	\$37,422.70	\$37,422.70
Repair 12' x 12' steel roll-up door	10	3.00 Ea.	\$2,027.69	\$2,406.65	3.0000	3	3	\$7,219.95	\$7,219.95
Refinish 12' x 12' steel roll-up door	5	3.00 Ea.	\$610.34	\$747.57	6.0000	6	6	\$4,485.40	\$4,485.40
Replace door panic device	25	10.00 Ea.	\$11,974.03	\$13,747.05	1.2000	1	1	\$13,747.05	\$13,747.05
Debris removal and visual inspection of built-up roofing	0.5	90.00 M.S.F.	\$3,389.36	\$4,134.01	60.0000	60	60	\$248,040.85	\$248,040.85
Non-destructive moisture inspection of built-up roofing	5	90.00 M.S.F.	\$10,516.99	\$12,827.60	6.0000	6	6	\$76,965.62	\$76,965.62
Minor BUR membrane repairs, 2% of roof area	1	18.00 Sq.	\$8,714.45	\$10,341.19	30.0000	30	30	\$310,235.61	\$310,235.61
BUR flashing repairs, 2 S.F. per sq. repaired	1	1,445.00 S.F.	\$5,056.64	\$6,139.67	30.0000	30	30	\$184,190.06	\$184,190.06
Minor BUR membrane replacement, 25% of roof area	15	525.00 Sq.	\$422,513.89	\$501,539.54	2.0000	2	2	\$1,003,079.08	\$1,003,079.08
Total BUR roof replacement	28	900.00 Sq.	\$701,685.04	\$829,784.14	1.0714	1	1	\$829,784.14	\$829,784.14
Replace Roof edges, aluminum, duranodic, .050" thick, 6" face	25	1,200.00 L.F.	\$44,847.89	\$52,466.26	1.2000	1	1	\$52,466.26	\$52,466.26
Replace aluminum downspout, 3" x 4", .024" thick	25	192.00 L.F.	\$1,520.20	\$1,840.45	1.2000	1	1	\$1,840.45	\$1,840.45
Repair 8" concrete block wall - (2% of walls) painted	25	184.00 C.S.F.	\$200,496.38	\$240,737.39	1.2000	1	1	\$240,737.39	\$240,737.39
Refinish concrete block wall painted	4	1,184.00 C.S.F.	\$119,487.72	\$145,499.62	7.5000	7	7	\$1,018,497.34	\$1,018,497.34
Repair 4" glazed C.M.U. wall - (2% of walls)	25	694.00 C.S.F.	\$1,440,666.48	\$1,694,724.48	1.2000	1	1	\$1,694,724.48	\$1,694,724.48
Repair plate glass interior wall - (2% of total)	25	1,244.00 C.S.F.	\$14,385,347.67	\$16,522,486.07	1.2000	1	1	\$16,522,486.07	\$16,522,486.07
Repair steel painted interior door	14	74.00 Ea.	\$21,715.47	\$25,275.74	2.1429	2	2	\$50,551.48	\$50,551.48
Refinish 3'-0" x 7'-0" steel painted interior door	4	74.00 Ea.	\$3,891.29	\$4,794.19	7.5000	7	7	\$33,559.32	\$33,559.32
Repair aluminum interior door	12	65.00 Ea.	\$19,074.40	\$22,201.66	2.5000	2	2	\$44,403.32	\$44,403.32
Repair solid core wood door, interior	11	31.00 Ea.	\$9,097.02	\$10,588.48	2.7273	2	2	\$21,176.97	\$21,176.97
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	31.00 Ea.	\$1,344.31	\$1,650.74	7.5000	7	7	\$11,555.18	\$11,555.18
Replace toilet partitions, painted metal-overhead braced, per stall	20	76.00 Ea.	\$47,718.99	\$56,157.12	1.5000	1	1	\$56,157.12	\$56,157.12
Replace metal lockers, single tier	20	112.00 Ea.	\$38,041.32	\$44,008.92	1.5000	1	1	\$44,008.92	\$44,008.92
Repair concrete steps	15	136.00 S.F.	\$3,107.61	\$3,597.29	2.0000	2	2	\$7,194.58	\$7,194.58
Repair metal steps	15	136.00 S.F.	\$12,530.52	\$14,566.56	2.0000	2	2	\$29,133.12	\$29,133.12
Refinish metal steps	9	136.00 S.F.	\$332.72	\$407.13	3.3333	3	3	\$1,221.40	\$1,221.40
Refinish metal stair railing, interior	7	26.00 S.F.	\$38.00	\$46.85	4.2857	4	4	\$187.41	\$187.41
Replace rubber steps	18	342.00 L.F.	\$11,847.28	\$13,795.05	1.6667	1	1	\$13,795.05	\$13,795.05
Repair medium weight vinyl wall covering - (2% of walls)	1	119.40 C.S.F.	\$32,461.95	\$38,627.32	30.0000	30	30	\$1,158,819.68	\$1,158,819.68
Replace medium weight vinyl wall covering	15	119.40 C.S.F.	\$40,525.95	\$48,655.07	2.0000	2	2	\$97,310.14	\$97,310.14

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Repair acoustical tile - (2% of walls)	25	136.00 C.S.F.	\$115,438.49	\$133,523.40	1.2000	1	1	\$133,523.40	\$133,523.40
Refinish acoustical tile	10	136.00 C.S.F.	\$23,676.76	\$28,765.86	3.0000	3	3	\$86,297.57	\$86,297.57
Repair 5/8" drywall - (2% of walls)	20	122,471.00 S.F.	\$205,180.46	\$249,655.54	1.5000	1	1	\$249,655.54	\$249,655.54
Refinish drywall	4	122,471.00 S.F.	\$76,052.22	\$93,556.84	7.5000	7	7	\$654,897.89	\$654,897.89
Office painting, 10' x 12', 10' high walls	5	306.00 Ea.	\$67,621.77	\$82,945.32	6.0000	6	6	\$497,671.94	\$497,671.94
Refinish concrete floor finished	25	53.60 C.S.F.	\$22,609.94	\$27,158.06	1.2000	1	1	\$27,158.06	\$27,158.06
Replace epoxy flooring	15	453.00 C.S.F.	\$508,967.16	\$609,042.54	2.0000	2	2	\$1,218,085.08	\$1,218,085.08
Replace vinyl sheet flooring	18	98.70 S.Y.	\$9,012.88	\$10,789.95	1.6667	1	1	\$10,789.95	\$10,789.95
Replace rubber cove base	9	3,540.00 L.F.	\$12,286.30	\$14,641.81	3.3333	3	3	\$43,925.43	\$43,925.43
Terrazzo floor repairs - (2% of floors)	15	256.00 S.F.	\$4,163.72	\$4,985.85	2.0000	2	2	\$9,971.70	\$9,971.70
Quarry tile floor repairs - (2% of floors)	15	48.00 S.F.	\$303.75	\$378.72	2.0000	2	2	\$757.45	\$757.45
Replace carpet	8	2,667.00 S.Y.	\$146,728.58	\$169,452.92	3.7500	3	3	\$508,358.76	\$508,358.76
Repair gypsum board ceiling - (2% of ceilings)	20	502.50 C.S.F.	\$181,993.25	\$223,423.60	1.5000	1	1	\$223,423.60	\$223,423.60
Refinish gypsum board ceiling, up to 12' high	20	502.50 C.S.F.	\$64,869.80	\$80,190.63	1.5000	1	1	\$80,190.63	\$80,190.63
Acoustic tile repairs - (2% of ceilings)	9	24.50 C.S.F.	\$22,238.74	\$25,845.58	3.3333	3	3	\$77,536.73	\$77,536.73
Replace acoustic tile ceiling, fire-rated	20	1,227.00 C.S.F.	\$643,228.48	\$758,146.23	1.5000	1	1	\$758,146.23	\$758,146.23
Replace flush valve diaphragm tankless water closet	10	38.00 Ea.	\$996.37	\$1,236.36	3.0000	3	3	\$3,709.09	\$3,709.09
Rebuild flush valve tankless water closet	20	38.00 Ea.	\$6,856.48	\$8,263.37	1.5000	1	1	\$8,263.37	\$8,263.37
Unplug clogged line tankless water closet	5	38.00 Ea.	\$8,299.02	\$10,378.82	6.0000	6	6	\$62,272.92	\$62,272.92
Replace flush valve diaphragm for a urinal	7	32.00 Ea.	\$839.05	\$1,041.15	4.2857	4	4	\$4,164.59	\$4,164.59
Rebuild flush valve for a urinal	20	32.00 Ea.	\$5,773.88	\$6,958.63	1.5000	1	1	\$6,958.63	\$6,958.63
Unplug line urinal	5	32.00 Ea.	\$4,642.30	\$5,805.69	6.0000	6	6	\$34,834.16	\$34,834.16
Replace washer in spud connection lavatory, vitreous china	7	40.00 Ea.	\$658.50	\$803.20	4.2857	4	4	\$3,212.81	\$3,212.81
Replace washer in faucet lavatory, vitreous china	2	40.00 Ea.	\$515.40	\$642.07	15.0000	15	15	\$9,631.09	\$9,631.09
Replace faucets lavatory, vitreous china	10	40.00 Ea.	\$7,269.03	\$8,750.22	3.0000	3	3	\$26,250.65	\$26,250.65
Replace faucet washer sink, stainless steel	2	14.00 Ea.	\$178.87	\$222.82	15.0000	15	15	\$3,342.35	\$3,342.35
Clean trap sink, stainless steel	3	14.00 Ea.	\$119.99	\$150.06	10.0000	10	10	\$1,500.60	\$1,500.60
Replace faucet washer sink, laboratory	2	44.00 Ea.	\$562.16	\$700.30	15.0000	15	15	\$10,504.54	\$10,504.54
Replace faucets sink, laboratory	10	44.00 Ea.	\$7,995.94	\$9,625.24	3.0000	3	3	\$28,875.71	\$28,875.71
Replace sink and fittings, polyethylene lab.	15	44.00 Ea.	\$99,017.26	\$115,446.41	2.0000	2	2	\$230,892.82	\$230,892.82
Replace group wash fountain, 54" diameter	20	8.00 Ea.	\$106,104.97	\$121,548.76	1.5000	1	1	\$121,548.76	\$121,548.76
Inspect / clean shower head fiberglass	3	12.00 Ea.	\$592.71	\$741.25	10.0000	10	10	\$7,412.53	\$7,412.53
Replace mixing valve barrel shower, fiberglass	2	12.00 Ea.	\$3,391.09	\$3,987.83	15.0000	15	15	\$59,817.49	\$59,817.49

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Replace mixing valve shower, fiberglass	10	12.00 Ea.	\$3,310.59	\$4,026.66	3.0000	3	3	\$12,079.99	\$12,079.99
Check / minor repairs drinking fountain	1	18.00 Ea.	\$879.88	\$1,100.39	30.0000	30	30	\$33,011.60	\$33,011.60
Repair internal leaks drinking fountain	4	18.00 Ea.	\$811.45	\$1,014.80	7.5000	7	7	\$7,103.61	\$7,103.61
Replace refrigerant drinking fountain	2	18.00 Ea.	\$588.30	\$688.85	15.0000	15	15	\$10,332.70	\$10,332.70
Repair drain leak drinking fountain	4	18.00 Ea.	\$610.48	\$729.62	7.5000	7	7	\$5,107.36	\$5,107.36
Inspect and clean shower head emergency shower station	3	14.00 Ea.	\$691.50	\$864.80	10.0000	10	10	\$8,647.95	\$8,647.95
Replace shower emergency shower station	25	14.00 Ea.	\$13,187.52	\$15,807.61	1.2000	1	1	\$15,807.61	\$15,807.61
Inspect and clean spray heads, emergency eye wash	3	14.00 Ea.	\$691.50	\$864.80	10.0000	10	10	\$8,647.95	\$8,647.95
Replace eye wash station, emergency eye wash	25	14.00 Ea.	\$15,600.78	\$18,549.95	1.2000	1	1	\$18,549.95	\$18,549.95
Resolder joint pipe & fittings, copper	10	432.00 Ea.	\$19,264.25	\$23,880.72	3.0000	3	3	\$71,642.16	\$71,642.16
Replace pipe and fittings, copper 3/4"	20	1,145.00 L.F.	\$29,831.73	\$35,933.08	1.5000	1	1	\$35,933.08	\$35,933.08
Replace pipe and fittings, copper 2"	25	540.00 L.F.	\$33,201.66	\$39,498.34	1.2000	1	1	\$39,498.34	\$39,498.34
Replace old valve, non-drain, 2"	10	32.00 Ea.	\$26,520.85	\$30,524.53	3.0000	3	3	\$91,573.58	\$91,573.58
Replace old valve, non-drain, 4"	10	32.00 Ea.	\$80,320.37	\$94,350.85	3.0000	3	3	\$283,052.55	\$283,052.55
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	2,331.00 L.F.	\$19,483.23	\$24,060.85	2.0000	2	2	\$48,121.70	\$48,121.70
Remove old insulation & replace with new, pipe 1-1/2", wall 3/4"	15	2,331.00 L.F.	\$33,651.88	\$40,838.50	2.0000	2	2	\$81,677.01	\$81,677.01
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	3.00 Ea.	\$294.92	\$368.83	15.0000	15	14	\$5,532.50	\$5,163.67
Clean & service water heater, gas / oil, 1150 GPH	2	3.00 Ea.	\$1,759.76	\$2,200.77	15.0000	15	15	\$33,011.60	\$33,011.60
Replace water heater, gas / oil, 1150 GPH	20	3.00 Ea.	\$124,576.40	\$143,332.53	1.5000	1	1	\$143,332.53	\$143,332.53
Replace 1000 gallon solar storage tank	20	3.00 Ea.	\$24,585.23	\$28,458.81	1.5000	1	1	\$28,458.81	\$28,458.81
Refill expansion chamber	5	3.00 Ea.	\$8.60	\$10.76	6.0000	6	6	\$64.56	\$64.56
Insp./chk. pump/mtr. oper., lub., chk. align. circulation pump, 1/2 HP	1	6.00 Ea.	\$71.69	\$89.66	30.0000	30	30	\$2,689.83	\$2,689.83
Inspect/check pump/motor operation, lubricate circulation pump, bronze 1 HP	0.5	2.00 Ea.	\$16.06	\$20.08	60.0000	60	60	\$1,204.72	\$1,204.72
Replace pump / motor assembly circulation pump, bronze 1 HP	20	2.00 Ea.	\$11,536.96	\$13,227.58	1.5000	1	1	\$13,227.58	\$13,227.58
Overhaul water meter	13	2.00 Ea.	\$49.01	\$60.78	2.3077	2	2	\$121.56	\$121.56
Replace water softener	15	4.00 Ea.	\$6,133.38	\$7,230.86	2.0000	2	2	\$14,461.73	\$14,461.73
Unclog floor drain, PVC	20	54.00 Ea.	\$2,580.98	\$3,227.80	1.5000	1	1	\$3,227.80	\$3,227.80
Repair joint pipe and fittings, PVC	10	54.00 Ea.	\$8,169.75	\$10,151.98	3.0000	3	3	\$30,455.93	\$30,455.93
Clean floor drain w/o bucket	4	31.00 Ea.	\$3,636.84	\$4,548.26	7.5000	7	7	\$31,837.85	\$31,837.85
General maintenance & repair distribution: gutters, pipe	1	1.20 M.L.F.	\$362.45	\$453.28	30.0000	30	30	\$13,598.33	\$13,598.33
Replace pipe or gutter distribution	20	1,200.00 L.F.	\$53,804.33	\$66,159.92	1.5000	1	1	\$66,159.92	\$66,159.92

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General maintenance & repair drain: roof, scupper, area	1	6.00 Ea.	\$221.93	\$277.54	30.0000	30	30	\$8,326.26	\$8,326.26
Insp/chk pump/mtr oper, lub, chk align, rainwater sump pump	1	3.00 Ea.	\$35.85	\$44.83	30.0000	30	30	\$1,344.92	\$1,344.92
Replace rainwater sump pump / motor assembly	20	3.00 Ea.	\$1,897.29	\$2,241.27	1.5000	1	1	\$2,241.27	\$2,241.27
General maintenance pipe & fittings, industrial gas	2	3.20 M.L.F.	\$118.19	\$147.81	15.0000	15	15	\$2,217.08	\$2,217.08
General maintenance pipe & fittings, compressed air	2	3.20 M.L.F.	\$118.19	\$147.81	15.0000	15	15	\$2,217.08	\$2,217.08
Check and adjust 10 H.P. compressor	1	4.00 Ea.	\$338.66	\$423.53	30.0000	30	30	\$12,705.80	\$12,705.80
Replace 10 H.P. compressor	25	4.00 Ea.	\$41,706.79	\$48,982.58	1.2000	1	1	\$48,982.58	\$48,982.58
Replace 275 gallon fuel oil storage tank	30	2.00 Ea.	\$1,890.75	\$2,243.89	1.0000	1	1	\$2,243.89	\$2,243.89
Preventive maintenance oil filter	1	4.00 Ea.	\$24.77	\$29.91	30.0000	30	30	\$897.19	\$897.19
Install 10' sect. 5/8" type L copper per M.L.F. fuel oil storage	20	7.00 Ea.	\$1,486.86	\$1,805.67	1.5000	1	1	\$1,805.67	\$1,805.67
Install new 2" gasket, 1 per M.L.F. natural gas, steel/iron	30	5.00 Ea.	\$644.13	\$799.81	1.0000	1	1	\$799.81	\$799.81
Repair boiler, gas, 10,000 MBH	7	2.00 Ea.	\$35,350.17	\$40,784.29	4.2857	4	4	\$163,137.17	\$163,137.17
Replace boiler, gas, 10,000 MBH	30	2.00 Ea.	\$553,732.58	\$646,789.43	1.0000	1	1	\$646,789.43	\$646,789.43
Repair feed water supply pump	15	2.00 Ea.	\$7,129.69	\$8,262.14	2.0000	2	2	\$16,524.28	\$16,524.28
Replace feed water pump	15	3.00 Ea.	\$74,904.04	\$85,900.06	2.0000	2	2	\$171,800.13	\$171,800.13
Repair deaerator	10	2.00 Ea.	\$148.82	\$186.11	3.0000	3	3	\$558.34	\$558.34
Replace deaerator	20	2.00 Ea.	\$103,610.36	\$120,911.06	1.5000	1	1	\$120,911.06	\$120,911.06
Replace metal flue, all fuel SS, 10" diameter metal flue / chimney	15	84.00 L.F.	\$12,181.21	\$14,137.07	2.0000	2	2	\$28,274.14	\$28,274.14
Repair cooling tower, 300 ton	10	3.00 Ea.	\$23,114.36	\$27,348.23	3.0000	3	2	\$82,044.69	\$54,696.46
Replace cooling tower, 300 ton	15	3.00 Ea.	\$123,722.39	\$143,179.26	2.0000	2	2	\$286,358.53	\$286,358.53
Repair open centrifugal chiller, 300 ton	10	3.00 Ea.	\$242,859.33	\$285,043.50	3.0000	3	2	\$855,130.49	\$570,087.00
Replace open centrifugal chiller, 300 ton	20	3.00 Ea.	\$648,637.60	\$746,414.36	1.5000	1	1	\$746,414.36	\$746,414.36
Repair fan coil unit, 10 ton	10	24.00 Ea.	\$19,667.31	\$23,071.48	3.0000	3	3	\$69,214.44	\$69,214.44
Replace fan coil, DX 2 ton, with heat	15	44.00 Ea.	\$73,806.65	\$86,942.14	2.0000	2	2	\$173,884.28	\$173,884.28
Repair fan, induced draft, 2000 CFM	10	18.00 Ea.	\$5,449.40	\$6,651.55	3.0000	3	3	\$19,954.64	\$19,954.64
Repair fan, induced draft, 17,700 CFM	10	2.00 Ea.	\$656.98	\$801.30	3.0000	3	3	\$2,403.90	\$2,403.90
Replace roof mounted exhaust fan, 2000 CFM exhaust fan	20	16.00 Ea.	\$42,731.54	\$49,716.03	1.5000	1	1	\$49,716.03	\$49,716.03
Replace steam regulator valve 1-1/2" diameter	6	68.00 Ea.	\$344,469.09	\$392,134.13	5.0000	5	5	\$1,960,670.66	\$1,960,670.66
Repair condensate meter	15	16.00 Ea.	\$23,407.43	\$27,155.33	2.0000	2	2	\$54,310.66	\$54,310.66
Replace steam trap, 15 PSIG, 1" threaded	7	112.00 Ea.	\$32,801.75	\$38,261.57	4.2857	4	4	\$153,046.27	\$153,046.27
Repack gate valve gland, 3/8" - 1-1/2" valves	10	56.00 Ea.	\$1,559.28	\$1,865.39	3.0000	3	3	\$5,596.16	\$5,596.16
Repair circulator pump, 1/12 - 3/4 H.P.	5	14.00 Ea.	\$1,373.86	\$1,620.24	6.0000	6	6	\$9,721.43	\$9,721.43
Refill expansion tank	5	6.00 Ea.	\$88.97	\$111.26	6.0000	6	6	\$667.57	\$667.57
Repair damaged pipe insulation, fiberglass 1-1/2"	5	54.00 Ea.	\$1,144.58	\$1,406.88	6.0000	6	6	\$8,441.31	\$8,441.31

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Repair damaged pipe insulation, fiberglass 4"	5	35.00 Ea.	\$1,147.45	\$1,400.70	6.0000	6	6	\$8,404.20	\$8,404.20
Repair unit heater, 36 MBH, 2 PSI steam	10	46.00 Ea.	\$17,618.79	\$21,186.77	3.0000	3	3	\$63,560.31	\$63,560.31
Repair terminal reheat, 12" x 24" coil	10	72.00 Ea.	\$6,413.36	\$8,020.60	3.0000	3	3	\$24,061.79	\$24,061.79
Repair computer room air conditioner, air cooled, 5 ton	10	1.00 Ea.	\$4,277.08	\$5,096.24	3.0000	3	3	\$15,288.71	\$15,288.71
Replace computer room air conditioner, air cooled, 5 ton	20	1.00 Ea.	\$38,211.35	\$43,798.01	1.5000	1	1	\$43,798.01	\$43,798.01
Repair single zone rooftop unit, 7.5 ton	10	6.00 Ea.	\$20,554.31	\$24,402.23	3.0000	3	3	\$73,206.69	\$73,206.69
Replace single zone rooftop unit, 7.5 ton	15	6.00 Ea.	\$66,567.86	\$78,809.86	2.0000	2	2	\$157,619.73	\$157,619.73
Repair central station A.H.U., 8000 CFM	10	22.00 Ea.	\$28,645.59	\$33,336.75	3.0000	3	2	\$100,010.25	\$66,673.50
Replace central station A.H.U., 8000 CFM	15	22.00 Ea.	\$801,499.56	\$924,377.79	2.0000	2	2	\$1,848,755.59	\$1,848,755.59
Rebuild 4" diameter reduced pressure backflow preventer	10	19.00 Ea.	\$12,628.69	\$14,815.88	3.0000	3	3	\$44,447.65	\$44,447.65
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	30.0000	30	30	\$1,287.86	\$1,287.86
Replace sprinkler head	20	895.00 Ea.	\$76,542.90	\$94,144.61	1.5000	1	1	\$94,144.61	\$94,144.61
Replace fire pump / electric motor assembly 100 H.P.	25	2.00 Ea.	\$88,278.17	\$101,820.68	1.2000	1	1	\$101,820.68	\$101,820.68
Repair 500 kva transformer, primary, liquid filled	10	2.00 Ea.	\$5,631.46	\$6,474.10	3.0000	3	3	\$19,422.31	\$19,422.31
Maintenance and inspection primary transformer, liquid filled	0.5	2.00 Ea.	\$81.29	\$101.84	60.0000	60	60	\$6,110.58	\$6,110.58
Repair switchgear 1200 A mainframe	5	2.00 Ea.	\$3,809.08	\$4,455.15	6.0000	6	6	\$26,730.90	\$26,730.90
Maintenance and inspection switchgear, mainframe	1	2.00 Ea.	\$129.55	\$162.31	30.0000	30	30	\$4,869.37	\$4,869.37
Replace switchgear, 225 A	30	16.00 Ea.	\$95,160.34	\$110,766.88	1.0000	1	1	\$110,766.88	\$110,766.88
Maintenance and repair - (5% of total fuses) switchgear, indoor, 600 V	10	5.00 Ea.	\$2,065.82	\$2,373.49	3.0000	3	3	\$7,120.47	\$7,120.47
Maintenance and repair motor starter, up to 600 V	5	24.00 Ea.	\$6,711.33	\$8,102.35	6.0000	6	6	\$48,614.12	\$48,614.12
Replace starter motor starter, up to 600 V	18	24.00 Ea.	\$19,327.46	\$22,993.78	1.6667	1	1	\$22,993.78	\$22,993.78
Maintenance and repair secondary transformer, dry	10	14.00 Ea.	\$3,254.16	\$3,895.73	3.0000	3	3	\$11,687.18	\$11,687.18
Maintenance and inspection lighting panel, indoor	3	14.00 Ea.	\$569.02	\$712.90	10.0000	10	10	\$7,129.01	\$7,129.01
Replace wireway, 8" x 8"	20	994.00 L.F.	\$69,051.66	\$83,622.66	1.5000	1	1	\$83,622.66	\$83,622.66
Maintenance and repair breaker, molded case, 480 V, 3 pole	20	14.00 Ea.	\$1,004.68	\$1,258.72	1.5000	1	1	\$1,258.72	\$1,258.72
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	212.00 Ea.	\$15,213.69	\$19,060.54	1.2000	1	1	\$19,060.54	\$19,060.54
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	154.00 Ea.	\$11,051.45	\$13,845.87	1.2000	1	1	\$13,845.87	\$13,845.87
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	8.00 Ea.	\$325.15	\$407.37	3.7500	3	3	\$1,222.12	\$1,222.12
Maintenance and repair safety switch general, 2 pole	8	19.00 Ea.	\$772.24	\$967.51	3.7500	3	3	\$2,902.52	\$2,902.52

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace receptacle/plug receptacles and plugs	20	2,738.00 Ea.	\$197,014.35	\$242,851.40	1.5000	1	1	\$242,851.40	\$242,851.40
Replace contactor and relays	18	1,566.00 Ea.	\$1,251,318.44	\$1,475,654.99	1.6667	1	1	\$1,475,654.99	\$1,475,654.99
Replace wiring devices, switches	15	647.00 Ea.	\$42,299.43	\$52,550.56	2.0000	2	2	\$105,101.13	\$105,101.13
Maintenance and repair incandescent lighting fixtures	10	965.00 Ea.	\$66,455.38	\$79,115.56	3.0000	3	3	\$237,346.67	\$237,346.67
Replace incandescent lighting fixture lamp, 200 W	5	965.00 Ea.	\$9,375.70	\$11,448.07	6.0000	6	6	\$68,688.40	\$68,688.40
Replace fluorescent light fixture ballast, 80 W	10	1,281.00 Ea.	\$159,700.28	\$193,734.90	3.0000	3	3	\$581,204.70	\$581,204.70
Replace lamps (2 lamps), 4', 34 W energy saver	10	1,281.00 Ea.	\$32,299.16	\$40,452.62	3.0000	3	3	\$121,357.85	\$121,357.85
Replace metal halide ballast, 175 W	10	218.00 Ea.	\$32,369.63	\$38,869.62	3.0000	3	3	\$116,608.85	\$116,608.85
Replace metal halide fixture lamp, 175 W	5	218.00 Ea.	\$10,897.21	\$13,331.50	6.0000	6	6	\$79,988.99	\$79,988.99
Maintenance and repair master clock control	10	1.00 Ea.	\$191.92	\$230.28	3.0000	3	3	\$690.83	\$690.83
Check operation master clock control	1	1.00 Ea.	\$43.18	\$54.10	30.0000	30	30	\$1,623.12	\$1,623.12
Maintenance and repair TV cable outlet	10	98.00 Ea.	\$5,026.73	\$6,277.69	3.0000	3	3	\$18,833.08	\$18,833.08
Repair smoke detector	10	124.00 Ea.	\$6,992.06	\$8,644.54	3.0000	3	2	\$25,933.63	\$17,289.09
Replace smoke detector	15	124.00 Ea.	\$35,245.43	\$42,093.28	2.0000	2	2	\$84,186.56	\$84,186.56
Repair heat detector	10	124.00 Ea.	\$7,610.83	\$9,347.69	3.0000	3	3	\$28,043.06	\$28,043.06
Replace heat detector	15	124.00 Ea.	\$21,199.54	\$25,921.05	2.0000	2	2	\$51,842.11	\$51,842.11
Check and repair manual pull station	10	32.00 Ea.	\$2,806.30	\$3,450.57	3.0000	3	3	\$10,351.71	\$10,351.71
Minor repairs to fire alarm control panel	5	4.00 Ea.	\$598.82	\$729.10	6.0000	6	6	\$4,374.60	\$4,374.60
Maintenance and inspection fire alarm control panel	0.5	4.00 Ea.	\$172.74	\$216.42	60.0000	60	60	\$12,984.98	\$12,984.98
Minor repairs to annunciation panel	5	4.00 Ea.	\$598.82	\$729.10	6.0000	6	6	\$4,374.60	\$4,374.60
Replace fire alarm bell, 6"	20	15.00 Ea.	\$2,924.43	\$3,529.13	1.5000	1	1	\$3,529.13	\$3,529.13
Replace EMS, Three Phase, 5 Meters	15	5.00 Ea.	\$79,012.30	\$91,998.95	2.0000	2	2	\$183,997.90	\$183,997.90
Replace EMS, Mech, BTU, 3 Meters, 3 Duct Sensors, 3 Space Sensors	20	5.00 Ea.	\$85,688.60	\$100,153.38	1.5000	1	1	\$100,153.38	\$100,153.38
Maintenance and repair electrical service ground	25	1.20 M.L.F.	\$105.47	\$131.74	1.2000	1	1	\$131.74	\$131.74
Maintenance and repair building structure ground	7	1.20 M.L.F.	\$105.47	\$131.74	4.2857	4	4	\$526.98	\$526.98
Maintenance and repair of general wiring lightning protection system	1	1.20 M.L.F.	\$116.07	\$143.79	30.0000	30	30	\$4,313.75	\$4,313.75
Maintenance and repair lightning ground rod	1	17.00 Ea.	\$1,494.11	\$1,866.38	30.0000	30	30	\$55,991.45	\$55,991.45
Maintenance and inspection generator, diesel, 750 KW	0.08	4.00 Ea.	\$259.11	\$324.62	375.0000	375	375	\$121,734.14	\$121,734.14
Replace diesel generator component, 750 KW	25	4.00 Ea.	\$911,867.73	\$1,044,410.30	1.2000	1	1	\$1,044,410.30	\$1,044,410.30
Maintenance and repair transfer switch	5	4.00 Ea.	\$1,428.20	\$1,723.27	6.0000	6	6	\$10,339.64	\$10,339.64
Maintenance and inspection transfer switch	0.5	4.00 Ea.	\$162.58	\$203.69	60.0000	60	60	\$12,221.15	\$12,221.15

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace lamp emergency lighting fixture	2	36.00 Ea.	\$1,968.82	\$2,371.52	15.0000	15	15	\$35,572.86	\$35,572.86
Replace emergency lighting fixture	20	36.00 Ea.	\$21,685.25	\$25,551.41	1.5000	1	1	\$25,551.41	\$25,551.41
Maintenance and repair exit light	20	42.00 Ea.	\$1,562.47	\$1,932.13	1.5000	1	1	\$1,932.13	\$1,932.13
Replace lamp exit light	5	42.00 Ea.	\$707.55	\$838.47	6.0000	6	6	\$5,030.79	\$5,030.79
Maintenance and inspection battery, dry	0.08	18.00 Ea.	\$731.60	\$916.59	375.0000	375	375	\$343,719.94	\$343,719.94
Replace battery, dry	5	18.00 Ea.	\$3,638.20	\$4,201.44	6.0000	6	6	\$25,208.62	\$25,208.62
Maintenance and repair voice/data outlet	10	204.00 Ea.	\$10,463.80	\$13,067.85	3.0000	3	3	\$39,203.56	\$39,203.56
Replace glove box gloves	5	14.00 Ea.	\$5,333.14	\$6,222.80	6.0000	6	6	\$37,336.81	\$37,336.81
Replace fume hood sash	20	24.00 Ea.	\$29,904.24	\$34,316.19	1.5000	1	1	\$34,316.19	\$34,316.19
Remove and replace hydraulic dock leveler lift cylinder	15	4.00 Ea.	\$33,975.19	\$38,682.42	2.0000	2	2	\$77,364.84	\$77,364.84
Remove and replace hydraulic dock leveler hydraulic pump	20	4.00 Ea.	\$6,965.82	\$7,973.02	1.5000	1	1	\$7,973.02	\$7,973.02
Replace commercial dishwasher, **ilo utensil strlizr 4to1	10	8.00 Ea.	\$42,316.22	\$48,888.54	3.0000	3	3	\$146,665.63	\$146,665.63
Remove and replace dishwasher pump **ilo utensil strlizr 4to1	15	8.00 Ea.	\$10,389.25	\$11,886.83	2.0000	2	2	\$23,773.66	\$23,773.66
Minor repairs to concrete floor unfinished	15	3,756.00 S.F.	\$147,942.95	\$179,438.20	2.0000	2	2	\$358,876.40	\$358,876.40
Repair concrete stairs	30	386.00 S.F.	\$12,739.68	\$14,731.95	1.0000	1	1	\$14,731.95	\$14,731.95
Refinish fire escape stair and platform	7	2.00 Flight	\$1,125.61	\$1,359.52	4.2857	4	4	\$5,438.08	\$5,438.08
Replace fire escape stair and platform	25	2.00 Flight	\$13,769.23	\$16,698.75	1.2000	1	1	\$16,698.75	\$16,698.75
Metal floor grating repairs - (2% of grating)	10	240.00 S.F.	\$8,029.01	\$9,666.68	3.0000	3	3	\$29,000.04	\$29,000.04
Repair 8" concrete block wall, 1st floor	25	47,766.00 S.F.	\$1,156,645.00	\$1,414,983.16	1.2000	1	1	\$1,414,983.16	\$1,414,983.16
Waterproof concrete block wall, 1st floor	10	1,477.00 C.S.F.	\$335,282.75	\$398,802.35	3.0000	3	3	\$1,196,407.05	\$1,196,407.05
Waterproof concrete block wall, 2nd floor	10	1,477.00 C.S.F.	\$1,131,882.14	\$1,350,420.37	3.0000	3	3	\$4,051,261.11	\$4,051,261.11
Repair clay brick wall, 1st floor	25	27,766.00 S.F.	\$1,193,288.67	\$1,464,502.85	1.2000	1	1	\$1,464,502.85	\$1,464,502.85
Waterproof clay brick wall, 1st floor	10	32.00 C.S.F.	\$7,264.08	\$8,640.27	3.0000	3	3	\$25,920.80	\$25,920.80
Refinish steel louver, 1st floor	5	6.00 Ea.	\$582.22	\$722.43	6.0000	6	6	\$4,334.61	\$4,334.61
Refinish steel louver, 2nd floor	5	6.00 Ea.	\$825.07	\$1,024.41	6.0000	6	6	\$6,146.48	\$6,146.48
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	754.20 S.F.	\$9,093.90	\$10,688.23	30.0000	30	30	\$320,646.87	\$320,646.87
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	264.00 Ea.	\$38,210.48	\$45,568.76	1.5000	1	1	\$45,568.76	\$45,568.76
Replace glass - 2nd floor (1% of glass) - alum. window fixed	1	754.20 S.F.	\$80,091.25	\$98,853.43	30.0000	30	30	\$2,965,602.92	\$2,965,602.92
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	264.00 Ea.	\$50,508.33	\$60,840.35	1.5000	1	1	\$60,840.35	\$60,840.35
Repair aluminum storefront door	12	6.00 Ea.	\$2,780.51	\$3,327.09	2.5000	2	2	\$6,654.17	\$6,654.17
Replace insulating glass - (3% of glass) aluminum storefront door	1	4.10 S.F.	\$212.76	\$248.87	30.0000	30	30	\$7,465.98	\$7,465.98
Repair steel, painted, door	14	12.00 Ea.	\$7,500.89	\$8,928.07	2.1429	2	2	\$17,856.14	\$17,856.14
Refinish 3'-0" x 7'-0" steel, painted, door	4	12.00 Ea.	\$496.80	\$610.39	7.5000	7	7	\$4,272.76	\$4,272.76
Repair steel sliding painted door	14	54.00 Ea.	\$20,960.03	\$25,386.15	2.1429	2	2	\$50,772.31	\$50,772.31
			\$31,651,185.09	\$36,989,124.48				MR Subtotal	\$56,176,145.17



Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
								MR Per Year	\$1,872,538.17
								PM Total	\$198,850.59
								Subtotal	\$2,071,388.76
								Total Per Unit	\$11.51

## FAC 5302 MEDICAL LABORATORY

SUC \$11.51

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 30

Type PM

Average Size 180000.0

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	\$58.37	\$43.00	\$0.00	\$101.37	\$120.10	\$141.76
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	2.00	8.14	\$81.92	\$337.62	\$0.00	\$419.54	\$529.02	\$642.60
Fire doors, swinging, annualized	8.00	3.14	\$114.57	\$116.46	\$0.00	\$231.03	\$277.43	\$329.55
Fire doors, sliding, annualized	4.00	6.64	\$122.61	\$234.21	\$0.00	\$356.82	\$439.35	\$528.00
Elevator, hydraulic, passenger / freight, annualized	4.00	40.90	\$5,959.20	\$3,452.10	\$0.00	\$9,411.30	\$11,042.85	\$12,972.36
Urinals, annualized	32.00	7.30	\$202.20	\$366.50	\$0.00	\$568.70	\$698.86	\$839.14
Toilet (vacuum breaker type), annualized	38.00	6.73	\$320.79	\$338.13	\$0.00	\$658.92	\$792.44	\$941.99
Lavatories, annualized	40.00	13.92	\$238.60	\$828.14	\$0.00	\$1,066.74	\$1,339.04	\$1,623.27
Showers, annualized	18.00	4.10	\$232.02	\$245.01	\$0.00	\$477.03	\$573.73	\$682.04
Drink fountain, annualized	12.00	7.44	\$248.71	\$375.31	\$0.00	\$624.01	\$761.47	\$911.37
Valve, butterfly, above 4", annually	16.00	2.66	\$93.82	\$133.91	\$0.00	\$227.73	\$277.29	\$331.54
Valve, check, above 4", annually	33.00	8.48	\$193.51	\$427.37	\$0.00	\$620.88	\$768.44	\$925.68
Valve, motor operated, above 4", annually	28.00	14.00	\$328.37	\$703.04	\$0.00	\$1,031.41	\$1,275.16	\$1,535.33
Duplex sump, annualized	4.00	6.62	\$93.01	\$333.02	\$0.00	\$426.03	\$535.24	\$649.09
Boiler, hot water, oil, gas, or comb. fired, 500 to 1000 MBH, annually	4.00	21.31	\$270.95	\$1,286.26	\$0.00	\$1,557.21	\$1,970.18	\$2,396.70
Boiler, hot water, oil, gas, or comb. fired, over 1000 MBH, annualized	2.00	39.40	\$154.68	\$2,378.70	\$0.00	\$2,533.38	\$3,262.46	\$3,999.27
Deaerator tank, annualized	3.00	4.52	\$74.31	\$272.23	\$0.00	\$346.54	\$435.64	\$528.45
Water cooling tower, 50 thru 500 tons, annualized	3.00	29.74	\$473.15	\$1,797.24	\$0.00	\$2,270.39	\$2,856.87	\$3,467.02
Chiller, centrif., water cooled, over 100 tons, annualized	3.00	100.09	\$262.35	\$6,012.82	\$0.00	\$6,275.18	\$8,105.26	\$9,948.46
Compressor, DX Refrigeration, to 25 tons, annualized	4.00	9.76	\$129.41	\$588.51	\$0.00	\$717.92	\$907.41	\$1,103.37
Air handling unit, over 50 tons, annualized	16.00	52.42	\$6,389.52	\$2,635.95	\$0.00	\$9,025.47	\$10,455.21	\$12,204.42
Air handling unit, computer room, annualized	2.00	6.83	\$254.77	\$343.59	\$0.00	\$598.36	\$726.92	\$868.21
Fan coil unit, annualized	46.00	153.55	\$5,208.67	\$7,740.47	\$0.00	\$12,949.14	\$15,792.15	\$18,895.59
Air filter, electrostatic, annualized	46.00	349.69	\$467.39	\$17,628.81	\$0.00	\$18,096.20	\$23,431.58	\$28,790.33
VAV Boxes, annualized	64.00	59.78	\$614.69	\$3,608.58	\$0.00	\$4,223.26	\$5,367.31	\$6,542.08
Fire dampers, annualized	6.00	6.94	\$54.90	\$417.59	\$0.00	\$472.49	\$603.26	\$736.77
Fan, axial, 5,000 to 10,000 CFM, annualized	18.00	23.22	\$646.03	\$1,165.56	\$0.00	\$1,811.59	\$2,225.86	\$2,672.44
Hood and blower, annualized	42.00	97.36	\$2,271.72	\$4,884.26	\$0.00	\$7,155.98	\$8,848.43	\$10,654.47
Heat exchanger, steam, annualized	3.00	2.77	\$68.24	\$140.08	\$0.00	\$208.32	\$257.17	\$309.43
Package unit, computer room, annualized	2.00	8.67	\$297.23	\$521.55	\$0.00	\$818.79	\$1,004.98	\$1,206.03
Controls, central system, electro/pneumatic, annualized	2.00	3.84	\$141.54	\$230.82	\$0.00	\$372.36	\$455.76	\$546.24
Air compressor, centrifugal, to 40 H.P., annualized	4.00	13.65	\$246.68	\$824.62	\$0.00	\$1,071.30	\$1,343.35	\$1,627.74
Steam humidification system, annualized	1.00	2.54	\$25.78	\$152.41	\$0.00	\$178.19	\$226.50	\$276.09
Backflow prevention device, up to 4", annualized	2.00	0.67	\$26.79	\$39.65	\$0.00	\$66.44	\$81.01	\$96.92
Extinguishing system, wet pipe, annualized	2.00	22.68	\$136.48	\$1,356.74	\$0.00	\$1,493.22	\$1,913.90	\$2,341.39
Switchboard, annualized	12.00	8.41	\$47.88	\$553.22	\$0.00	\$601.10	\$771.86	\$945.01
Transformer, dry type 500 KVA and over, annualized	4.00	3.08	\$60.62	\$203.06	\$0.00	\$263.68	\$330.66	\$400.67
Panelboard, 225 A and above, annualized	24.00	10.58	\$556.74	\$696.19	\$0.00	\$1,252.93	\$1,517.46	\$1,809.83
Motor control center, over 400 A, annualized	14.00	5.45	\$324.76	\$362.60	\$0.00	\$687.37	\$828.62	\$986.12
Fire alarm annunciator system, annualized	2.00	22.10	\$358.79	\$1,305.36	\$0.00	\$1,664.15	\$2,091.63	\$2,537.06
Emergency diesel or gas generator, over 15 KVA, annualized	4.00	64.60	\$344.35	\$3,812.48	\$0.00	\$4,156.83	\$5,335.01	\$6,530.41
Uninterrupted power system, 200 KVA to 800 KVA, annualized	4.00	312.23	\$1,158.84	\$18,440.80	\$0.00	\$19,599.64	\$25,247.77	\$30,953.83
Light, emergency, hardwired system, annualized	60.00	15.00	\$463.95	\$885.78	\$0.00	\$1,349.73	\$1,661.86	\$1,997.19
Hydraulic lift, loading dock, annually	2.00	1.63	\$32.55	\$55.61	\$0.00	\$88.16	\$108.10	\$129.67
Oven, gas / electric, annualize**ilo autoclave4to1	12.00	134.90	\$495.07	\$4,592.64	\$0.00	\$5,087.71	\$6,515.01	\$7,967.06
Refrigerated unit, display case, freezer w/ ext. condenser annualized	16.00	47.87	\$3,318.82	\$1,636.13	\$0.00	\$4,954.94	\$5,777.66	\$6,766.32
Vacuum, annualized	5.00	6.16	\$102.57	\$209.30	\$0.00	\$311.87	\$384.91	\$463.09

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Pump, vacuum, annualized	4.00	4.95	\$132.30	\$239.70	\$0.00	\$372.00	\$457.14	\$548.89
De-ionization, annualized	1.00	4.01	\$1,124.55	\$195.50	\$0.00	\$1,320.05	\$1,491.16	\$1,718.49
Water softner, annualized	4.00	21.74	\$376.32	\$1,054.00	\$0.00	\$1,430.32	\$1,784.15	\$2,156.80
Ejector pump, sump type, annualized	2.00	3.30	\$111.72	\$159.80	\$0.00	\$271.52	\$330.63	\$395.33
Fuel oil storage tank, above ground, annualized	1.00	3.28	\$20.29	\$158.95	\$0.00	\$179.24	\$228.95	\$279.68
						\$132,054.48	\$164,564.21	\$198,850.59



**FAC 5302 MEDICAL LABORATORY**  
**Modeled Component List**  
**CostWorks Release 2021 Qtr 3**

B30 Roofing	
Built-Up Roofing	900.0 Sq.
C10 Interior Construction	
Concrete Block, Painted	1184.0 C.S.F.
Toilet Partitions, painted metal	76.0 Ea.
Metal Lockers	112.0 Ea.
Fire Doors, Swinging, annualized	8.0 Each
C30 Interior Finishes	
Vinyl Wall Covering	119.4 C.S.F.
Concrete, Finished	53.6 C.S.F.
Epoxy Flooring	453.0 C.S.F.
Vinyl Sheet	98.7 S.Y.
Rubber / Vinyl Trim	3540.0 L.F.
Carpet	2667.0 S.Y.
Acoustic Tile, fire-rated	1227.0 C.S.F.
D20 Plumbing	
Emergency Shower Station	14.0 Ea.
Emergency Eye Wash	14.0 Ea.
Valve, Non-Drain, 2"	32.0 Ea.
Valve, Non-Drain, 4"	32.0 Ea.
Water Heater, Gas / Oil, 1150 GPH	3.0 Ea.
Solar Storage Tank, 1000 Gallon	3.0 Ea.
Circulation Pump, Bronze 1 HP	2.0 Ea.
Water Meter	2.0 Ea.
Rainwater Sump Pump	3.0 Ea.
Compressed Air Systems, Compressors, 10 H.P.	4.0 Ea.
D30 HVAC	
Fuel Oil Storage Tank, 275 Gallon	2.0 Ea.
Boiler, Gas, 10,000 MBH	2.0 Ea.
Feed Water Supply	3.0 Ea.
Deaerator	2.0 Ea.
Cooling Tower, 300 ton	3.0 Ea.
Fan Coil, DX Air Conditioner W/ Heat, 2 ton	44.0 Ea.
Exhaust Fan, roof mounted exhaust fan, 2000 CFM exhaust	16.0 Ea.
Steam Regulator	68.0 Ea.
Computer Room A/C Units, Air Cooled, 5 ton	1.0 Ea.
Single Zone Air Conditioner, 7.5ton	6.0 Ea.
Central Station Air Conditioning Air Handling Unit, 8000 CFM	22.0 Ea.
VAV Box	64.0 Each
D40 Fire Protection	
Backflow Preventer	19.0 Ea.
Sprinkler System, Fire Supression, sprinkler head	895.0 Ea.
Fire Pump Electric Motor	2.0 Ea.
D50 Electrical	
Switchgear, Indoor, Less Than 600 V	16.0 Ea.
Motor Starter, Up To 600 V	24.0 Ea.
Load Center, 100 A, maintenance & inspection	14.0 Ea.
Smoke Detector	124.0 Ea.
Heat Detector	124.0 Ea.
Fire Alarm Bell	15.0 Ea.
Generator, Diesel, 750 KW	4.0 Ea.
Emergency Lighting Fixture	36.0 Ea.

UPS, 200 KVA to 800 KVA, annualized	4.0 Each
E10 Equipment	
Dishwasher	8.0 Ea.
B20 Exterior Enclosure	
Clay Brick, 1st floor	32.0 C.S.F.
D10 Conveying	
Elevator, hydraulic annualized	4.0 Each
G30 Site Mechanical Utilities	
Ejector Pump, annualized	2.0 Each
Fuel Oil Storage Tank, annualized	1.0 Each

FAC 5302 MEDICAL LABORATORY  
Sustainment by Year  
CostWorks Release 2021 Qtr 3

