

FAC 2241 TANK-AUTOMOTIVE PRODUCTION PLANT

FY22 SUC: \$2.59 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3
component prices

FAC 2241 TANK-AUTOMOTIVE PRODUCTION PLANT

SUC \$2.59

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 55

Type MR

Average Size 61549.607

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
Replace EMS, Mech, BTU, 3 Meters, 3 Duct Sensors, 3 Space Sensors	20	1.00 Ea.	\$17,137.72	\$20,030.68	2.7500	2	2	\$40,061.35	\$40,061.35
Replace EMS, Three Phase, 5 Meters	15	6.00 Ea.	\$94,814.77	\$110,398.74	3.6667	3	3	\$331,196.22	\$331,196.22
Repair clay brick wall, 1st floor	25	800.00 S.F.	\$34,381.29	\$42,195.57	2.2000	2	2	\$84,391.15	\$84,391.15
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	7.00 S.F.	\$84.40	\$99.20	55.0000	55	55	\$5,456.07	\$5,456.07
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	120.00 Ea.	\$17,368.40	\$20,713.07	2.7500	2	2	\$41,426.15	\$41,426.15
Repair steel, painted, door	14	5.00 Ea.	\$3,125.37	\$3,720.03	3.9286	3	3	\$11,160.09	\$11,160.09
Refinish 3'-0" x 7'-0" steel, painted, door	4	5.00 Ea.	\$207.00	\$254.33	13.7500	13	13	\$3,306.31	\$3,306.31
Replace 3'-0" x 7'-0" steel, painted, door	45	5.00 Ea.	\$3,525.32	\$4,098.66	1.2222	1	1	\$4,098.66	\$4,098.66
Total EPDM roof replacement	25	500.00 Sq.	\$302,227.52	\$358,497.12	2.2000	2	2	\$716,994.24	\$716,994.24
Repair 8" concrete block wall - (2% of walls) painted	25	2.00 C.S.F.	\$2,179.31	\$2,616.71	2.2000	2	2	\$5,233.42	\$5,233.42
Refinish concrete block wall painted	4	70.00 C.S.F.	\$7,064.31	\$8,602.17	13.7500	13	13	\$111,828.26	\$111,828.26
Repair steel painted interior door	14	6.00 Ea.	\$1,760.71	\$2,049.38	3.9286	3	3	\$6,148.15	\$6,148.15
Refinish 3'-0" x 7'-0" steel painted interior door	4	6.00 Ea.	\$315.51	\$388.72	13.7500	13	13	\$5,053.33	\$5,053.33
Replace 3'-0" x 7'-0" steel painted interior door	60	6.00 Ea.	\$7,308.21	\$8,472.50	0.9167	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	12.00 Ea.	\$3,521.43	\$4,098.77	5.0000	5	5	\$20,493.84	\$20,493.84
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	12.00 Ea.	\$520.38	\$639.00	13.7500	13	12	\$8,306.95	\$7,667.95
Replace 3'-0" x 7'-0" solid core wood door, interior	40	12.00 Ea.	\$5,873.13	\$6,789.72	1.3750	1	1	\$6,789.72	\$6,789.72
Office painting, 10' x 12', 10' high walls	5	10.00 Ea.	\$2,209.86	\$2,710.63	11.0000	11	11	\$29,816.95	\$29,816.95
Refinish concrete floor finished	25	275.00 C.S.F.	\$116,002.51	\$139,337.07	2.2000	2	2	\$278,674.14	\$278,674.14
Acoustic tile repairs - (2% of ceilings)	9	12.00 C.S.F.	\$10,892.44	\$12,659.06	6.1111	6	6	\$75,954.34	\$75,954.34
Replace flush valve diaphragm tankless water closet	10	16.00 Ea.	\$419.52	\$520.57	5.5000	5	5	\$2,602.87	\$2,602.87
Rebuild flush valve tankless water closet	20	16.00 Ea.	\$2,886.94	\$3,479.31	2.7500	2	2	\$6,958.63	\$6,958.63
Unplug clogged line tankless water closet	5	16.00 Ea.	\$3,494.32	\$4,370.03	11.0000	11	11	\$48,070.32	\$48,070.32
Replace tankless water closet	35	16.00 Ea.	\$20,579.54	\$23,815.92	1.5714	1	1	\$23,815.92	\$23,815.92
Replace tankless flush valve	25	16.00 Ea.	\$4,035.44	\$4,737.77	2.2000	2	2	\$9,475.54	\$9,475.54
Replace wax ring gasket for tankless water closet	5	16.00 Ea.	\$2,264.31	\$2,829.22	11.0000	11	11	\$31,121.45	\$31,121.45
Replace flush valve diaphragm for a urinal	7	9.00 Ea.	\$235.98	\$292.82	7.8571	7	7	\$2,049.76	\$2,049.76
Rebuild flush valve for a urinal	20	9.00 Ea.	\$1,623.90	\$1,957.11	2.7500	2	2	\$3,914.23	\$3,914.23
Unplug line urinal	5	9.00 Ea.	\$1,305.65	\$1,632.85	11.0000	11	11	\$17,961.37	\$17,961.37
Replace wall-hung urinal	35	9.00 Ea.	\$8,719.77	\$10,521.95	1.5714	1	1	\$10,521.95	\$10,521.95

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace washer in spud connection lavatory, vitreous china	7	20.00 Ea.	\$329.25	\$401.60	7.8571	7	7	\$2,811.20	\$2,811.20
Replace washer in faucet lavatory, vitreous china	2	20.00 Ea.	\$257.70	\$321.04	27.5000	27	27	\$8,667.98	\$8,667.98
Replace faucets lavatory, vitreous china	10	20.00 Ea.	\$3,634.52	\$4,375.11	5.5000	5	5	\$21,875.54	\$21,875.54
Clean out strainer and P trap lavatory, vitreous china	2	20.00 Ea.	\$697.39	\$872.16	27.5000	27	27	\$23,548.27	\$23,548.27
Replace lavatory, vitreous china	35	20.00 Ea.	\$13,451.49	\$16,164.42	1.5714	1	1	\$16,164.42	\$16,164.42
Replace faucet washer sink, iron enamel	2	4.00 Ea.	\$51.11	\$63.66	27.5000	27	27	\$1,718.92	\$1,718.92
Clean trap sink, iron enamel	3	4.00 Ea.	\$34.28	\$42.87	18.3333	18	18	\$771.74	\$771.74
Replace faucets sink, iron enamel	10	4.00 Ea.	\$726.90	\$875.02	5.5000	5	5	\$4,375.11	\$4,375.11
Unstop sink, iron enamel	2	4.00 Ea.	\$167.29	\$209.21	27.5000	27	27	\$5,648.65	\$5,648.65
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	4.00 Ea.	\$2,546.80	\$3,030.04	1.5714	1	1	\$3,030.04	\$3,030.04
Inspect / clean shower head fiberglass	3	20.00 Ea.	\$987.86	\$1,235.42	18.3333	18	18	\$22,237.59	\$22,237.59
Replace mixing valve barrel shower, fiberglass	2	20.00 Ea.	\$5,651.81	\$6,646.39	27.5000	27	27	\$179,452.47	\$179,452.47
Replace mixing valve shower, fiberglass	10	20.00 Ea.	\$5,517.64	\$6,711.10	5.5000	5	5	\$33,555.52	\$33,555.52
Replace shower and fittings, fiberglass	20	20.00 Ea.	\$19,332.77	\$23,123.19	2.7500	2	2	\$46,246.39	\$46,246.39
Check / minor repairs drinking fountain	1	8.00 Ea.	\$391.06	\$489.06	55.0000	55	55	\$26,898.34	\$26,898.34
Repair internal leaks drinking fountain	4	8.00 Ea.	\$360.64	\$451.02	13.7500	13	13	\$5,863.29	\$5,863.29
Correct water pressure drinking fountain	2	8.00 Ea.	\$334.57	\$418.42	27.5000	27	27	\$11,297.30	\$11,297.30
Replace refrigerant drinking fountain	2	8.00 Ea.	\$261.47	\$306.15	27.5000	27	27	\$8,266.16	\$8,266.16
Repair drain leak drinking fountain	4	8.00 Ea.	\$271.32	\$324.28	13.7500	13	11	\$4,215.60	\$3,567.05
Replace fountain drinking fountain	10	8.00 Ea.	\$10,249.25	\$12,116.47	5.5000	5	5	\$60,582.36	\$60,582.36
Inspect and clean shower head emergency shower station	3	2.00 Ea.	\$98.79	\$123.54	18.3333	18	18	\$2,223.76	\$2,223.76
Replace shower emergency shower station	25	2.00 Ea.	\$1,883.93	\$2,258.23	2.2000	2	2	\$4,516.46	\$4,516.46
Inspect and clean spray heads, emergency eye wash	3	2.00 Ea.	\$98.79	\$123.54	18.3333	18	18	\$2,223.76	\$2,223.76
Replace eye wash station, emergency eye wash	25	2.00 Ea.	\$2,228.68	\$2,649.99	2.2000	2	2	\$5,299.99	\$5,299.99
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.03	\$10.04	110.0000	110	110	\$1,104.33	\$1,104.33
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,100.58	\$1,290.00	5.5000	5	5	\$6,449.98	\$6,449.98
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	5.5000	5	5	\$288.68	\$288.68
General maintenance & repair drain: roof, scupper, area	1	22.00 Ea.	\$813.73	\$1,017.65	55.0000	55	55	\$55,970.96	\$55,970.96
Replace drain: roof, scupper, area	40	22.00 Ea.	\$17,312.51	\$20,071.92	1.3750	1	1	\$20,071.92	\$20,071.92
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	1.00 Ea.	\$210.95	\$261.69	1.8333	1	1	\$261.69	\$261.69

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	1.00 Ea.	\$930.64	\$1,130.78	4.5833	4	4	\$4,523.14	\$4,523.14
Repair boiler, gas, 2000 MBH	7	2.00 Ea.	\$11,571.63	\$13,467.49	7.8571	7	7	\$94,272.44	\$94,272.44
Replace boiler, gas, 2000 MBH	30	2.00 Ea.	\$79,676.28	\$93,240.42	1.8333	1	1	\$93,240.42	\$93,240.42
Replace metal flue, all fuel SS, 10" diameter metal flue / chimney	15	1.00 L.F.	\$145.01	\$168.30	3.6667	3	3	\$504.90	\$504.90
Repair cooling tower, 100 ton	10	2.00 Ea.	\$9,218.47	\$10,943.18	5.5000	5	4	\$54,715.92	\$43,772.74
Replace cooling tower, 100 ton	15	2.00 Ea.	\$44,865.41	\$51,662.26	3.6667	3	3	\$154,986.77	\$154,986.77
Repair hermetic centrifugal chiller, 100 ton	10	3.00 Ea.	\$141,709.66	\$165,352.60	5.5000	5	3	\$826,762.99	\$496,057.79
Replace hermetic centrifugal chiller, 100 ton	20	3.00 Ea.	\$388,235.17	\$449,320.44	2.7500	2	2	\$898,640.89	\$898,640.89
Replace fan coil, DX 20 ton, with heat	10	4.00 Ea.	\$53,092.52	\$63,320.75	5.5000	5	5	\$316,603.77	\$316,603.77
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	250.00 Ea.	\$21,380.70	\$26,297.38	2.7500	2	2	\$52,594.75	\$52,594.75
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$710.41	\$851.09	55.0000	55	55	\$46,810.15	\$46,810.15
Replace fire pump / electric motor assembly 100 H.P.	25	2.00 Ea.	\$88,278.17	\$101,820.68	2.2000	2	2	\$203,641.36	\$203,641.36
Maintenance and repair motor starter, up to 600 V	5	3.00 Ea.	\$838.92	\$1,012.79	11.0000	11	11	\$11,140.74	\$11,140.74
Maintenance and inspection motor starter, up to 600 V	0.5	3.00 Ea.	\$161.94	\$202.89	110.0000	110	110	\$22,317.93	\$22,317.93
Replace starter motor starter, up to 600 V	18	3.00 Ea.	\$2,415.93	\$2,874.22	3.0556	3	3	\$8,622.67	\$8,622.67
Maintenance and inspection lighting panel, indoor	3	3.00 Ea.	\$121.93	\$152.76	18.3333	18	18	\$2,749.76	\$2,749.76
Maintenance and repair safety switch general, 2 pole	8	12.00 Ea.	\$487.73	\$611.06	6.8750	6	6	\$3,666.35	\$3,666.35
Maintenance and inspection safety switch, 2 pole	1	12.00 Ea.	\$487.73	\$611.06	55.0000	55	55	\$33,608.17	\$33,608.17
Replace safety switch, 240 V, 2 pole	25	12.00 Ea.	\$4,699.25	\$5,728.31	2.2000	2	2	\$11,456.62	\$11,456.62
Replace fluorescent light fixture ballast, 80 W	10	68.00 Ea.	\$8,477.45	\$10,284.13	5.5000	5	5	\$51,420.66	\$51,420.66
Replace lamps (2 lamps), 4', 34 W energy saver	10	68.00 Ea.	\$1,714.55	\$2,147.37	5.5000	5	5	\$10,736.84	\$10,736.84
Replace metal halide ballast, 175 W	10	150.00 Ea.	\$22,272.68	\$26,745.15	5.5000	5	5	\$133,725.74	\$133,725.74
Replace metal halide fixture lamp, 175 W	5	150.00 Ea.	\$7,498.08	\$9,173.05	11.0000	11	11	\$100,903.55	\$100,903.55
Repair smoke detector	10	190.00 Ea.	\$10,713.64	\$13,245.67	5.5000	5	4	\$66,228.36	\$52,982.69
Check operation smoke detector	1	190.00 Ea.	\$3,076.90	\$3,854.91	55.0000	55	55	\$212,020.30	\$212,020.30
Replace smoke detector	15	190.00 Ea.	\$54,005.09	\$64,497.76	3.6667	3	3	\$193,493.29	\$193,493.29
Check and repair manual pull station	10	3.00 Ea.	\$263.09	\$323.49	5.5000	5	4	\$1,617.45	\$1,293.96
Replace manual pull station	15	3.00 Ea.	\$610.40	\$734.82	3.6667	3	3	\$2,204.47	\$2,204.47
Minor repairs to fire alarm control panel	5	0.50 Ea.	\$74.85	\$91.14	11.0000	11	11	\$1,002.51	\$1,002.51
Maintenance and inspection fire alarm control panel	0.5	0.50 Ea.	\$21.59	\$27.05	110.0000	110	110	\$2,975.72	\$2,975.72
Replace fire alarm control panel	15	0.50 Ea.	\$976.73	\$1,195.96	3.6667	3	3	\$3,587.88	\$3,587.88
Replace fire alarm bell, 6"	20	15.00 Ea.	\$2,924.43	\$3,529.13	2.7500	2	2	\$7,058.26	\$7,058.26
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$11,009.12	\$13,095.99	2.2000	2	2	\$26,191.98	\$26,191.98

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 repair lightning ground rod	1	6.00 Ea.	\$527.33	\$658.72	55.0000	55	53	\$36,229.76	\$34,912.32	
Replace lightning ground rod	25	6.00 Ea.	\$1,356.54	\$1,681.74	2.2000	2	2	\$3,363.49	\$3,363.49	
Maintenance and repair transfer switch	5	1.00 Ea.	\$357.05	\$430.82	11.0000	11	11	\$4,739.00	\$4,739.00	
Replace transfer switch	18	1.00 Ea.	\$26,292.51	\$30,100.27	3.0556	3	3	\$90,300.82	\$90,300.82	
			\$1,766,376.12	\$2,079,198.28				MR Subtotal	\$5,961,718.13	
									MR Per Year	\$108,150.01
									PM Total	\$51,511.31
									Subtotal	\$159,661.32
									Total Per Unit	\$2.59

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SUC \$2.59

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 61549.607

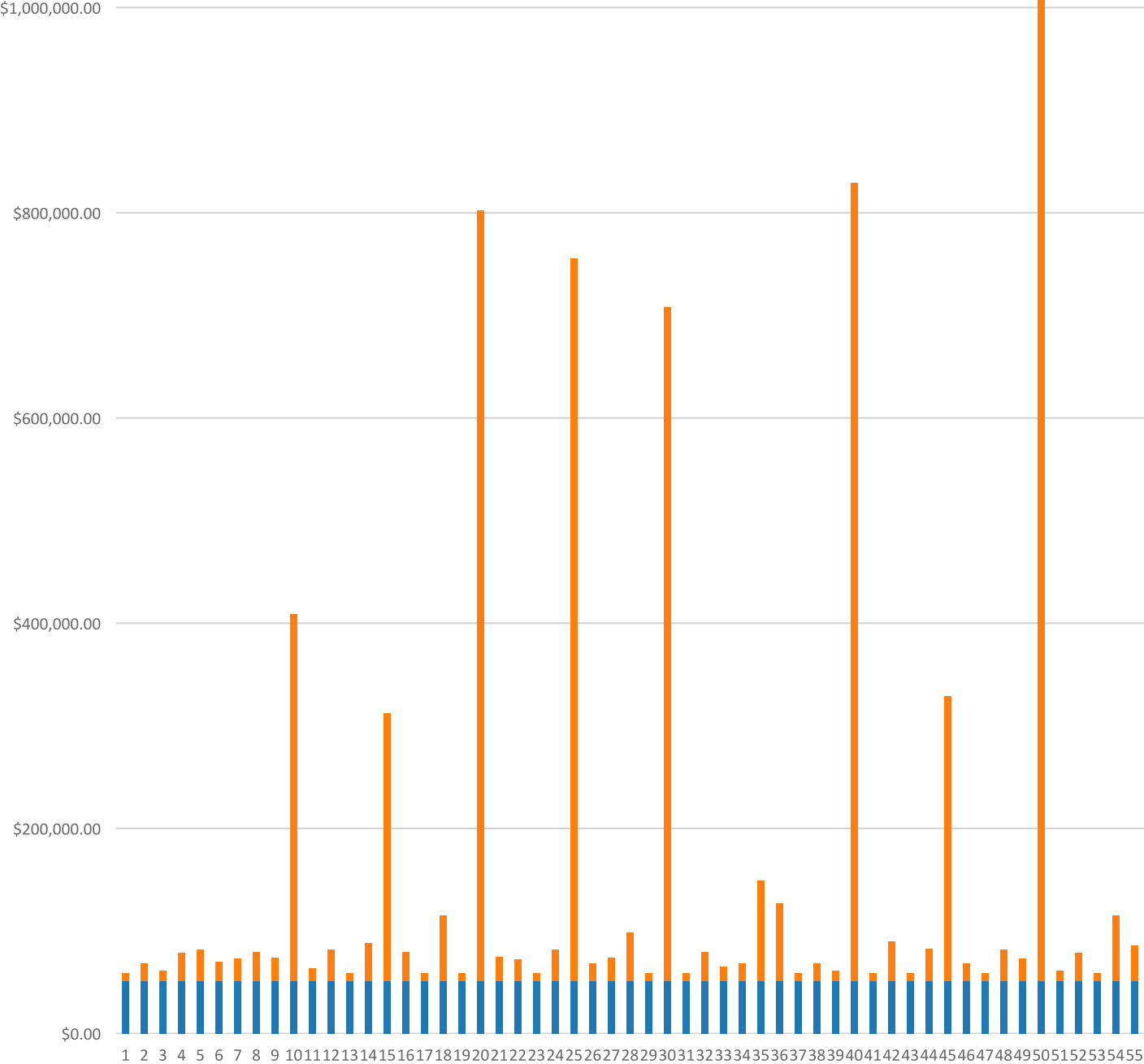
Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Controls, central system, electro/pneumatic, annually	1.00	1.92	\$70.77	\$115.41	\$0.00	\$186.18	\$227.88	\$273.12
Boiler, hot water, oil, gas, or comb. fired, over 1000 MBH, annualized	2.00	39.40	\$154.68	\$2,378.70	\$0.00	\$2,533.38	\$3,262.46	\$3,999.27
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, up to 100 tons, annualized	3.00	80.31	\$250.22	\$4,823.47	\$0.00	\$5,073.70	\$6,545.76	\$8,030.34
Fan coil unit, annualized	4.00	13.35	\$452.93	\$673.08	\$0.00	\$1,126.01	\$1,373.23	\$1,643.09
Fan, axial, over 10,000 CFM, annualized	10.00	13.90	\$358.90	\$695.99	\$0.00	\$1,054.89	\$1,299.58	\$1,562.22
Backflow prevention device, up to 4", annualized	1.00	0.33	\$13.40	\$19.82	\$0.00	\$33.22	\$40.50	\$48.46
Extinguishing system, wet pipe, annualized	1.00	11.34	\$68.24	\$678.37	\$0.00	\$746.61	\$956.95	\$1,170.70
Fire pump, motor/engine driven, annualized	2.00	139.73	\$384.18	\$8,369.50	\$0.00	\$8,753.68	\$11,302.95	\$13,871.43
Circuit breaker, high voltage oil, annualized	4.00	3.42	\$0.49	\$225.85	\$0.00	\$226.34	\$294.15	\$361.98
Switch, automatic transfer, annualized	2.00	10.63	\$30.31	\$704.48	\$0.00	\$734.79	\$949.17	\$1,165.06
Transformer, oil pad mounted, annualized	2.00	2.16	\$0.16	\$142.97	\$0.00	\$143.13	\$186.04	\$228.96
Panelboard, 225 A and above, annualized	4.00	1.76	\$92.79	\$116.03	\$0.00	\$208.82	\$252.91	\$301.64
Motor control center, over 400 A, annualized	10.00	3.89	\$231.97	\$259.00	\$0.00	\$490.97	\$591.87	\$704.37
Power stablizer, annualized	1.00	0.62	\$9.28	\$36.78	\$0.00	\$46.06	\$58.02	\$70.44
Light, emergency, hardwired system, annualized	150.00	37.50	\$1,159.87	\$2,214.45	\$0.00	\$3,374.32	\$4,154.65	\$4,992.96
Crane, electric bridge, 5 to 15 ton, annualized	4.00	30.67	\$1,696.08	\$1,076.40	\$0.00	\$2,772.48	\$3,265.01	\$3,842.34
Crane, electric bridge, over 15 tons, annualized	2.00	16.53	\$648.64	\$580.06	\$0.00	\$1,228.70	\$1,467.58	\$1,738.89
Door, emergency egress, swinging, annualized	8.00	2.08	\$116.74	\$86.00	\$0.00	\$202.73	\$240.20	\$283.51
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	4.00	16.28	\$163.84	\$675.24	\$0.00	\$839.08	\$1,058.04	\$1,285.19
Fire doors, swinging, annualized	2.00	0.78	\$28.64	\$29.12	\$0.00	\$57.76	\$69.36	\$82.39
Urinals, annualized	9.00	2.05	\$56.87	\$103.08	\$0.00	\$159.95	\$196.56	\$236.01
Toilet (vacuum breaker type), annualized	21.00	3.72	\$177.28	\$186.86	\$0.00	\$364.14	\$437.92	\$520.57
Lavatories, annualized	20.00	6.96	\$119.30	\$414.07	\$0.00	\$533.37	\$669.52	\$811.63
Drink fountain, annualized	8.00	4.96	\$165.80	\$250.20	\$0.00	\$416.01	\$507.65	\$607.58
Water heater, gas, to 120 gal., annualized	1.00	1.72	\$58.64	\$86.78	\$0.00	\$145.42	\$177.31	\$212.14
						\$33,722.14	\$42,442.14	\$51,511.31

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Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Steel, Painted	5.0 Ea.
B30 Roofing	
EPDM Roof	500.0 Sq.
C10 Interior Construction	
Concrete Block, Painted	70.0 C.S.F.
Steel Painted Interior Doors	6.0 Ea.
Solid Core Interior Doors	12.0 Ea.
Fire Doors, Swinging, annualized	2.0 Each
C30 Interior Finishes	
Concrete, Finished	275.0 C.S.F.
D20 Plumbing	
Tankless Water Closet	16.0 Ea.
Urinal	9.0 Ea.
Lavatory, Vitreous China	20.0 Ea.
Sink, Iron Enamel	4.0 Ea.
Shower, Fiberglass	20.0 Ea.
Drinking Fountain	8.0 Ea.
Emergency Shower Station	2.0 Ea.
Emergency Eye Wash	2.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.
Drain: Roof, Scupper, Area	22.0 Ea.
D30 HVAC	
Boiler, Gas, 2000 MBH	2.0 Ea.
Cooling Tower, 100 ton	2.0 Ea.
Chiller, Hermetic Centrifugal, 100 ton	3.0 Ea.
Fan Coil, DX Air Conditioner W/ Heat, 20 ton	4.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	250.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.
Fire Pump Electric Motor	2.0 Ea.
Fire Pump, Engine, annualized	2.0 Each
D50 Electrical	
Motor Starter, Up To 600 V	3.0 Ea.
Load Center, 100 A, maintenance & inspection	3.0 Ea.
Safety Switch, General Duty, 240 V, 2 pole	12.0 Ea.
Smoke Detector	190.0 Ea.
Manual Pull Station	3.0 Ea.
Fire Alarm Control Panel	0.5 Ea.
Fire Alarm Bell	15.0 Ea.
Lightning Protection System	1.0 M.L.F.
Lightning Ground Rod	6.0 Ea.
Transfer Switch	1.0 Ea.
E10 Equipment	
Crane, Electric, 5 to 15 ton, annualized	4.0 Each
Crane, Electric, over 15 ton, annualized	2.0 Each

FAC 2241 TANK-AUTOMOTIVE PRODUCTION PLANT
Sustainment by Year
CostWorks Release 2021 Qtr 3



PM Cost
MR Cost