

FAC 7212 ENLISTED UPH TRANSIENT

FY22 SUC:	\$6.49 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 7212 ENLISTED UPH TRANSIENT

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 55
Average Size 24095.0

SUC \$6.49

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 metal hand rail	30	91.00 L.F.	\$6,887.19	\$7,969.11	1.8333	1	1	\$7,969.11	\$7,969.11
Refinish metal hand rail	7	91.00 L.F.	\$187.73	\$231.39	7.8571	7	7	\$1,619.75	\$1,619.75
Repair clay brick wall, 1st floor	25	250.90 S.F.	\$10,782.83	\$13,233.59	2.2000	2	2	\$26,467.17	\$26,467.17
Point clay brick wall, 1st floor	25	25.10 C.S.F.	\$20,283.67	\$25,029.40	2.2000	2	2	\$50,058.80	\$50,058.80
Replace clay brick wall, 2nd floor	75	25.10 C.S.F.	\$56,710.55	\$68,999.77	0.7333	0	0	\$0.00	\$0.00
Point clay brick wall, 2nd floor	25	25.10 C.S.F.	\$21,269.42	\$26,250.76	2.2000	2	2	\$52,501.53	\$52,501.53
Replace glass - 1st floor. (1% of glass) - alum. window	1	6.20 S.F.	\$74.76	\$87.86	55.0000	55	55	\$4,832.52	\$4,832.52
Repair 3' x 4' aluminum window - 1st floor	20	52.00 Ea.	\$13,618.67	\$16,031.67	2.7500	2	2	\$32,063.34	\$32,063.34
Replace 3' x 4' aluminum window - 1st floor	50	52.00 Ea.	\$42,368.96	\$49,385.66	1.1000	1	1	\$49,385.66	\$49,385.66
Replace glass - 2nd floor. (1% of glass) - alum. window	1	8.20 S.F.	\$137.55	\$164.23	55.0000	55	55	\$9,032.90	\$9,032.90
Repair 3' x 4' aluminum window - 2nd floor	20	68.00 Ea.	\$20,976.65	\$24,898.08	2.7500	2	2	\$49,796.17	\$49,796.17
Replace 3' x 4' aluminum window - 2nd floor	50	68.00 Ea.	\$58,573.19	\$68,514.84	1.1000	1	1	\$68,514.84	\$68,514.84
Replace glass - 3rd floor (1% of glass) - alum. window	1	8.20 S.F.	\$206.30	\$249.62	55.0000	55	55	\$13,728.92	\$13,728.92
Repair 3' x 4' aluminum window - 3rd floor	20	68.00 Ea.	\$24,210.27	\$28,913.62	2.7500	2	2	\$57,827.25	\$57,827.25
Replace 3' x 4' aluminum window - 3rd floor	50	68.00 Ea.	\$61,806.81	\$72,530.38	1.1000	1	1	\$72,530.38	\$72,530.38
Repair aluminum storefront door	12	2.00 Ea.	\$926.84	\$1,109.03	4.5833	4	4	\$4,436.12	\$4,436.12
Replace 3'-0" x 7'-0" aluminum storefront doors	50	2.00 Ea.	\$4,091.53	\$4,838.20	1.1000	1	1	\$4,838.20	\$4,838.20
Replace insulating glass - (3% of glass) aluminum storefront door	1	1.30 S.F.	\$67.46	\$78.91	55.0000	55	55	\$4,339.98	\$4,339.98
Repair steel, painted, door	14	6.00 Ea.	\$3,750.45	\$4,464.03	3.9286	3	3	\$13,392.10	\$13,392.10
Refinish 3'-0" x 7'-0" steel, painted, door	4	6.00 Ea.	\$248.40	\$305.20	13.7500	13	13	\$3,967.57	\$3,967.57
Replace 3'-0" x 7'-0" steel, painted, door	45	6.00 Ea.	\$4,230.38	\$4,918.39	1.2222	1	1	\$4,918.39	\$4,918.39
Replace tempered glass - (3% of glass) steel painted door	1	3.80 S.F.	\$85.87	\$102.60	55.0000	55	55	\$5,643.18	\$5,643.18
Debris removal by hand & visual inspection,modified bitum/thermoplstc	1	12.00 M.S.F.	\$451.92	\$551.20	55.0000	55	55	\$30,316.10	\$30,316.10
Non-destructive moisture inspection, modified bituminous/thermoplastic	5	12.00 M.S.F.	\$1,402.27	\$1,710.35	11.0000	11	11	\$18,813.82	\$18,813.82
Minor thermoplastic membrane repairs, 2% of roof area	1	2.40 Sq.	\$778.66	\$926.51	55.0000	55	55	\$50,958.32	\$50,958.32
Flashing repairs, 2 S.F. per sq. repaired, modified bitumen/thermoplastic	1	60.00 S.F.	\$231.18	\$276.69	55.0000	55	55	\$15,218.02	\$15,218.02
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	30.00 Sq.	\$23,507.00	\$28,071.20	2.7500	2	2	\$56,142.41	\$56,142.41
Total roof replacement, modified bituminous / thermoplastic	25	120.50 Sq.	\$76,364.33	\$90,624.39	2.2000	2	2	\$181,248.77	\$181,248.77

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
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
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	259.00 S.F.	\$5,918.17	\$6,850.72	3.6667	3	3	\$20,552.17	\$20,552.17
Replace concrete steps	100	259.00 S.F.	\$13,845.84	\$16,884.78	0.5500	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	7.20 C.S.F.	\$3,037.16	\$3,648.10	2.2000	2	2	\$7,296.20	\$7,296.20
Ceramic tile floor repairs - (2% of floors)	15	0.80 C.S.F.	\$506.25	\$631.20	3.6667	3	3	\$1,893.61	\$1,893.61
Replace 2" x 2" thin set ceramic tile floor	50	11.50 C.S.F.	\$14,071.90	\$16,986.57	1.1000	1	1	\$16,986.57	\$16,986.57
Repair gypsum board ceiling - (2% of ceilings)	20	4.45 C.S.F.	\$1,611.68	\$1,978.58	2.7500	2	2	\$3,957.15	\$3,957.15
Refinish gypsum board ceiling, up to 12' high	20	122.00 C.S.F.	\$15,749.48	\$19,469.17	2.7500	2	1	\$38,938.34	\$19,469.17
Replace gypsum board ceiling, up to 12' high	40	122.00 C.S.F.	\$45,298.55	\$55,626.43	1.3750	1	1	\$55,626.43	\$55,626.43
Replace flush valve diaphragm tankless water closet	10	44.00 Ea.	\$1,153.69	\$1,431.58	5.5000	5	5	\$7,157.89	\$7,157.89
Rebuild flush valve tankless water closet	20	44.00 Ea.	\$7,939.09	\$9,568.12	2.7500	2	2	\$19,136.23	\$19,136.23
Unplug clogged line tankless water closet	5	44.00 Ea.	\$9,609.39	\$12,017.58	11.0000	11	11	\$132,193.38	\$132,193.38
Replace tankless water closet	35	44.00 Ea.	\$56,593.73	\$65,493.79	1.5714	1	1	\$65,493.79	\$65,493.79
Replace tankless flush valve	25	44.00 Ea.	\$11,097.47	\$13,028.86	2.2000	2	2	\$26,057.72	\$26,057.72
Replace wax ring gasket for tankless water closet	5	44.00 Ea.	\$6,226.85	\$7,780.36	11.0000	11	11	\$85,584.00	\$85,584.00
Rebuild flush valve for a urinal	20	32.00 Ea.	\$5,773.88	\$6,958.63	2.7500	2	2	\$13,917.26	\$13,917.26
Unplug line urinal	5	32.00 Ea.	\$4,642.30	\$5,805.69	11.0000	11	11	\$63,862.64	\$63,862.64
Replace wall-hung urinal	35	32.00 Ea.	\$31,003.62	\$37,411.39	1.5714	1	1	\$37,411.39	\$37,411.39
Replace washer in spud connection lavatory, vitreous china	7	68.00 Ea.	\$1,119.46	\$1,365.44	7.8571	7	7	\$9,558.10	\$9,558.10
Replace washer in faucet lavatory, vitreous china	2	68.00 Ea.	\$876.18	\$1,091.52	27.5000	27	27	\$29,471.14	\$29,471.14
Replace faucets lavatory, vitreous china	10	68.00 Ea.	\$12,357.36	\$14,875.37	5.5000	5	5	\$74,376.84	\$74,376.84
Clean out strainer and P trap lavatory, vitreous china	2	68.00 Ea.	\$2,371.12	\$2,965.34	27.5000	27	27	\$80,064.13	\$80,064.13
Replace lavatory, vitreous china	35	68.00 Ea.	\$45,735.07	\$54,959.03	1.5714	1	1	\$54,959.03	\$54,959.03
Replace faucet washer sink, service/utility	2	24.00 Ea.	\$306.63	\$381.98	27.5000	27	27	\$10,313.55	\$10,313.55
Clean trap	3	24.00 Ea.	\$205.70	\$257.25	18.3333	18	18	\$4,630.43	\$4,630.43
Replace faucets sink, service/utility	10	24.00 Ea.	\$4,361.42	\$5,250.13	5.5000	5	5	\$26,250.65	\$26,250.65
Unstop sink	2	24.00 Ea.	\$1,003.72	\$1,255.26	27.5000	27	27	\$33,891.91	\$33,891.91
Replace sink, P.E.C.I. service/utility	35	24.00 Ea.	\$37,613.96	\$43,991.10	1.5714	1	1	\$43,991.10	\$43,991.10
Inspect / clean shower head fiberglass	3	44.00 Ea.	\$2,173.28	\$2,717.93	18.3333	18	18	\$48,922.70	\$48,922.70
Replace mixing valve barrel shower, fiberglass	2	22.00 Ea.	\$6,216.99	\$7,311.03	27.5000	27	27	\$197,397.71	\$197,397.71
Replace mixing valve shower, fiberglass	10	44.00 Ea.	\$12,138.82	\$14,764.43	5.5000	5	5	\$73,822.14	\$73,822.14
Replace shower and fittings, fiberglass	20	44.00 Ea.	\$42,532.09	\$50,871.03	2.7500	2	2	\$101,742.05	\$101,742.05
Check / minor repairs drinking fountain	1	3.00 Ea.	\$146.65	\$183.40	55.0000	55	55	\$10,086.88	\$10,086.88

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair internal leaks drinking fountain	4	3.00 Ea.	\$135.24	\$169.13	13.7500	13	13	\$2,198.74	\$2,198.74
Correct water pressure drinking fountain	2	3.00 Ea.	\$125.46	\$156.91	27.5000	27	27	\$4,236.49	\$4,236.49
Replace refrigerant drinking fountain	2	3.00 Ea.	\$98.05	\$114.81	27.5000	27	27	\$3,099.81	\$3,099.81
Repair drain leak drinking fountain	4	3.00 Ea.	\$101.75	\$121.60	13.7500	13	11	\$1,580.85	\$1,337.64
Replace fountain drinking fountain	10	3.00 Ea.	\$3,843.47	\$4,543.68	5.5000	5	5	\$22,718.38	\$22,718.38
Resolder joint pipe & fittings, copper	10	4.00 Ea.	\$178.37	\$221.12	5.5000	5	5	\$1,105.59	\$1,105.59
Replace pipe and fittings, copper 3/4"	20	2,000.00 L.F.	\$52,107.82	\$62,765.20	2.7500	2	2	\$125,530.40	\$125,530.40
Replace pipe and fittings, copper 2"	25	1,500.00 L.F.	\$92,226.84	\$109,717.62	2.2000	2	2	\$219,435.23	\$219,435.23
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$98.31	\$122.94	27.5000	27	25	\$3,319.50	\$3,073.61
Clean & service water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$586.59	\$733.59	27.5000	27	27	\$19,806.96	\$19,806.96
Replace water heater, gas / oil, 1150 GPH	20	1.00 Ea.	\$41,525.47	\$47,777.51	2.7500	2	2	\$95,555.02	\$95,555.02
Insp./chk. pump/mtr. oper., lub., chk. align. circulation pump, 1/2 HP	1	2.00 Ea.	\$23.90	\$29.89	55.0000	55	55	\$1,643.79	\$1,643.79
Replace pump / motor assembly, partial circulation pump, 1/2 HP	20	2.00 Ea.	\$7,644.61	\$8,804.46	2.7500	2	2	\$17,608.91	\$17,608.91
Insp/chk pump/mtr oper, lub, chk align circulation pump, CI 1-1/2 HP	0.5	2.00 Ea.	\$23.90	\$29.89	110.0000	110	110	\$3,287.57	\$3,287.57
Replace pump / motor assembly circulation pump, CI 1-1/2 HP	20	2.00 Ea.	\$6,310.09	\$7,287.96	2.7500	2	2	\$14,575.91	\$14,575.91
Unclog main drain pipe & fittings, cast iron	10	2.00 Ea.	\$92.33	\$115.47	5.5000	5	5	\$577.36	\$577.36
Replace pipe & fittings, cast iron, 4"	40	700.00 L.F.	\$46,862.95	\$56,250.39	1.3750	1	1	\$56,250.39	\$56,250.39
Unclog floor drain, PVC	20	4.00 Ea.	\$191.18	\$239.10	2.7500	2	2	\$478.19	\$478.19
Repair joint pipe and fittings, PVC	10	12.00 Ea.	\$1,815.50	\$2,255.99	5.5000	5	5	\$11,279.97	\$11,279.97
Replace pipe, 4" pipe and fittings, PVC	30	200.00 L.F.	\$16,317.79	\$20,076.83	1.8333	1	1	\$20,076.83	\$20,076.83
General maintenance & repair drain: roof, scupper, area	1	8.00 Ea.	\$295.90	\$370.06	55.0000	55	55	\$20,353.08	\$20,353.08
Replace drain: roof, scupper, area	40	1.00 Ea.	\$786.93	\$912.36	1.3750	1	1	\$912.36	\$912.36
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
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	54.00 Ea.	\$50,254.45	\$61,062.34	4.5833	4	4	\$244,249.35	\$244,249.35
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
Repair boiler blowoff system	10	1.00 Ea.	\$74.41	\$93.06	5.5000	5	5	\$465.29	\$465.29
Replace boiler blowoff system	15	1.00 Ea.	\$8,423.19	\$9,635.23	3.6667	3	3	\$28,905.68	\$28,905.68
Repair feed water supply pump	15	1.00 Ea.	\$3,564.85	\$4,131.07	3.6667	3	3	\$12,393.21	\$12,393.21
Replace feed water pump	15	1.00 Ea.	\$24,968.01	\$28,633.35	3.6667	3	3	\$85,900.06	\$85,900.06
Repair deaerator	10	1.00 Ea.	\$74.41	\$93.06	5.5000	5	5	\$465.29	\$465.29
Replace deaerator	20	1.00 Ea.	\$51,805.18	\$60,455.53	2.7500	2	2	\$120,911.06	\$120,911.06
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$129.05	\$149.45	3.6667	3	3	\$448.36	\$448.36
Repair cooling tower, 100 ton	10	1.00 Ea.	\$4,609.24	\$5,471.59	5.5000	5	5	\$27,357.96	\$27,357.96

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair water cooled chiller, 50 ton, reciprocating	10	2.00 Ea.	\$91,041.79	\$105,264.10	5.5000	5	5	\$526,320.52	\$526,320.52
Replace chiller, water cooled 50 ton, reciprocating	20	2.00 Ea.	\$105,350.37	\$122,756.80	2.7500	2	2	\$245,513.60	\$245,513.60
Repair fan coil unit, 10 ton	10	4.00 Ea.	\$3,277.88	\$3,845.25	5.5000	5	4	\$19,226.23	\$15,380.99
Replace fan coil unit, 10 ton	15	4.00 Ea.	\$22,342.58	\$26,188.50	3.6667	3	3	\$78,565.51	\$78,565.51
Repair steam converter, commercial	5	1.00 Ea.	\$439.94	\$550.19	11.0000	11	11	\$6,052.13	\$6,052.13
Inspect for leaks steam converter, commercial	2	1.00 Ea.	\$6.85	\$8.57	27.5000	27	27	\$231.45	\$231.45
Replace steam converter, commercial	30	1.00 Ea.	\$5,115.75	\$5,861.01	1.8333	1	1	\$5,861.01	\$5,861.01
Replace steam regulator valve 1-1/2" diameter	6	2.00 Ea.	\$10,131.44	\$11,533.36	9.1667	9	9	\$103,800.21	\$103,800.21
Repair circulator pump, 1 H.P.	5	2.00 Ea.	\$196.72	\$232.03	11.0000	11	8	\$2,552.37	\$1,856.27
Replace circulator. pump, 1 H.P.	15	2.00 Ea.	\$11,536.96	\$13,227.58	3.6667	3	3	\$39,682.74	\$39,682.74
Refill expansion tank	5	1.00 Ea.	\$14.83	\$18.54	11.0000	11	11	\$203.98	\$203.98
Replace expansion tank, 60 gal capacity	50	1.00 Ea.	\$2,901.94	\$3,327.45	1.1000	1	1	\$3,327.45	\$3,327.45
Repair damaged pipe insulation, fiberglass 3/4"	5	2.00 Ea.	\$37.88	\$46.63	11.0000	11	11	\$512.95	\$512.95
Repair damaged pipe insulation, fiberglass 2"	5	1.00 Ea.	\$24.00	\$29.34	11.0000	11	11	\$322.72	\$322.72
Replace pipe insulation, fiberglass 3/4"	5	0.20 M.L.F.	\$1,511.32	\$1,855.54	11.0000	11	11	\$20,410.96	\$20,410.96
Replace pipe insulation, fiberglass 2"	5	0.20 M.L.F.	\$1,959.53	\$2,385.37	11.0000	11	11	\$26,239.05	\$26,239.05
Repair terminal reheat, 18" x 24" coil	10	6.00 Ea.	\$622.43	\$778.42	5.5000	5	5	\$3,892.11	\$3,892.11
Replace terminal reheat, 18" x 24" coil	15	6.00 Ea.	\$12,054.03	\$13,874.23	3.6667	3	3	\$41,622.68	\$41,622.68
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	120.00 Ea.	\$10,262.74	\$12,622.74	2.7500	2	2	\$25,245.48	\$25,245.48
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 repair secondary transformer, dry	10	3.00 Ea.	\$697.32	\$834.80	5.5000	5	4	\$4,173.99	\$3,339.20
Maintenance and inspection secondary transformer, dry	0.5	3.00 Ea.	\$241.96	\$303.14	110.0000	110	110	\$33,345.61	\$33,345.61
Replace transformer 500 KVA	30	1.00 Ea.	\$27,773.11	\$32,089.21	1.8333	1	1	\$32,089.21	\$32,089.21
Maintenance and inspection lighting panel, indoor	3	8.00 Ea.	\$325.15	\$407.37	18.3333	18	18	\$7,332.69	\$7,332.69
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	126.00 Ea.	\$9,042.10	\$11,328.44	2.7500	2	2	\$22,656.87	\$22,656.87
Maintenance and inspection circuit breaker, enclosed, 600 V, 3 pole	0.33	2.00 Ea.	\$64.78	\$81.16	166.6667	166	166	\$13,471.91	\$13,471.91
Replace circuit breaker enclosed, 600 V, 3 pole circuit breaker	50	2.00 Ea.	\$2,552.56	\$2,986.61	1.1000	1	1	\$2,986.61	\$2,986.61

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 receptacles and plugs	20	190.00 Ea.	\$8,026.25	\$10,020.34	2.7500	2	2	\$20,040.67	\$20,040.67	
Replace receptacle/plug receptacles and plugs	20	190.00 Ea.	\$13,671.56	\$16,852.36	2.7500	2	2	\$33,704.72	\$33,704.72	
Maintenance and repair wiring devices, switches	10	76.00 Ea.	\$3,210.50	\$4,008.13	5.5000	5	5	\$20,040.67	\$20,040.67	
Replace wiring devices, switches	15	76.00 Ea.	\$4,968.71	\$6,172.86	3.6667	3	3	\$18,518.59	\$18,518.59	
Replace fluorescent light fixture ballast, 80 W	10	240.00 Ea.	\$29,920.43	\$36,296.94	5.5000	5	3	\$181,484.68	\$108,890.81	
Replace lamps (2 lamps), 4', 34 W energy saver	10	240.00 Ea.	\$6,051.36	\$7,578.94	5.5000	5	5	\$37,894.72	\$37,894.72	
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	240.00 Ea.	\$54,584.89	\$66,579.64	2.7500	2	2	\$133,159.28	\$133,159.28	
Replace metal halide ballast, 175 W	10	14.00 Ea.	\$2,078.78	\$2,496.21	5.5000	5	3	\$12,481.07	\$7,488.64	
Replace metal halide fixture lamp, 175 W	5	14.00 Ea.	\$699.82	\$856.15	11.0000	11	11	\$9,417.66	\$9,417.66	
Replace metal halide fixture, 175 W	20	14.00 Ea.	\$10,898.57	\$12,803.52	2.7500	2	2	\$25,607.04	\$25,607.04	
Repair smoke detector	10	74.00 Ea.	\$4,172.68	\$5,158.84	5.5000	5	4	\$25,794.20	\$20,635.36	
Check operation smoke detector	1	74.00 Ea.	\$1,198.37	\$1,501.39	55.0000	55	55	\$82,576.33	\$82,576.33	
Replace smoke detector	15	74.00 Ea.	\$21,033.56	\$25,120.18	3.6667	3	3	\$75,360.55	\$75,360.55	
Check and repair manual pull station	10	22.00 Ea.	\$1,929.33	\$2,372.27	5.5000	5	4	\$11,861.33	\$9,489.07	
Replace manual pull station	15	22.00 Ea.	\$4,476.29	\$5,388.70	3.6667	3	3	\$16,166.11	\$16,166.11	
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.71	\$182.27	11.0000	11	11	\$2,005.02	\$2,005.02	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$43.18	\$54.10	110.0000	110	110	\$5,951.45	\$5,951.45	
Replace fire alarm control panel	15	1.00 Ea.	\$1,953.46	\$2,391.92	3.6667	3	3	\$7,175.76	\$7,175.76	
Replace fire alarm bell, 6"	20	12.00 Ea.	\$2,339.54	\$2,823.31	2.7500	2	2	\$5,646.61	\$5,646.61	
Replace lamp emergency lighting fixture	2	12.00 Ea.	\$656.27	\$790.51	27.5000	27	27	\$21,343.71	\$21,343.71	
Replace emergency lighting fixture	20	12.00 Ea.	\$7,228.42	\$8,517.14	2.7500	2	2	\$17,034.28	\$17,034.28	
Replace lamp with exit light L.E.D. retrofit kits	15	22.00 Ea.	\$1,586.52	\$1,835.09	3.6667	3	3	\$5,505.27	\$5,505.27	
Replace lighting fixture with exit light L.E.D. standard	20	22.00 Ea.	\$4,015.62	\$4,882.76	2.7500	2	2	\$9,765.53	\$9,765.53	
Replace lighting fixture with exit light L.E.D. w/battery unit	20	22.00 Ea.	\$14,273.09	\$16,704.98	2.7500	2	2	\$33,409.96	\$33,409.96	
			\$2,000,407.12	\$2,373,454.77				MR Subtotal	\$5,975,390.09	
									MR Per Year	\$108,398.59
									PM Total	\$47,944.80
									Subtotal	\$156,343.39
									Total Per Unit	\$6.49

FAC 7212 ENLISTED UPH TRANSIENT

SUC \$6.49

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 24095.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	6.00	1.56	\$87.55	\$64.50	\$0.00	\$152.05	\$180.15	\$212.63
Fire doors, swinging, annually	12.00	1.18	\$57.41	\$43.48	\$0.00	\$100.88	\$119.67	\$141.32
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, annually	32.00	1.82	\$202.20	\$91.62	\$0.00	\$293.82	\$341.53	\$399.35
Toilet (vacuum breaker type), annualized	44.00	7.79	\$371.44	\$391.52	\$0.00	\$762.96	\$917.56	\$1,090.73
Lavatories, annualized	68.00	23.66	\$405.61	\$1,407.84	\$0.00	\$1,813.45	\$2,276.36	\$2,759.56
Showers, annualized	44.00	10.03	\$567.17	\$598.90	\$0.00	\$1,166.07	\$1,402.46	\$1,667.21
Drink fountain, annualized	3.00	1.86	\$62.18	\$93.83	\$0.00	\$156.00	\$190.37	\$227.84
Water heater, steam 2500 gal., annualized	1.00	1.55	\$143.56	\$77.97	\$0.00	\$221.53	\$259.28	\$304.20
Boiler, steam, oil, gas, or comb. fired, 500 to 1000 MBH, annualized	1.00	20.70	\$88.97	\$1,255.42	\$0.00	\$1,344.39	\$1,729.92	\$2,119.89
Deaerator tank, annualized	1.00	1.51	\$24.77	\$90.74	\$0.00	\$115.51	\$145.21	\$176.15
Water cooling tower, 50 thru 500 tons, annualized	1.00	9.91	\$157.72	\$599.08	\$0.00	\$756.80	\$952.29	\$1,155.67
Chiller, recip., water cooled, up to 50 tons, annualized	2.00	15.89	\$54.59	\$960.29	\$0.00	\$1,014.88	\$1,308.43	\$1,604.71
Air handling unit, 3 thru 24 tons, annualized	6.00	12.37	\$1,346.65	\$623.75	\$0.00	\$1,970.40	\$2,292.19	\$2,681.31
VAV Boxes, annualized	44.00	41.10	\$422.60	\$2,480.90	\$0.00	\$2,903.49	\$3,690.02	\$4,497.68
Fan, axial, 5,000 to 10,000 CFM, annualized	6.00	7.74	\$215.34	\$388.52	\$0.00	\$603.86	\$741.95	\$890.81
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, electric motor driven, annualized	2.00	95.50	\$106.15	\$5,682.45	\$0.00	\$5,788.60	\$7,503.96	\$9,224.61
Extinguishing system, dry pipe, annualized	1.00	13.02	\$122.33	\$775.28	\$0.00	\$897.61	\$1,142.43	\$1,393.36
Circuit breaker, high voltage air, annualized	1.00	0.47	\$15.16	\$31.08	\$0.00	\$46.24	\$57.08	\$68.67
Transformer, oil pad mounted, annualized	1.00	1.08	\$0.08	\$71.48	\$0.00	\$71.57	\$93.02	\$114.48
Panelboard, 225 A and above, annualized	8.00	3.53	\$185.58	\$232.06	\$0.00	\$417.64	\$505.82	\$603.28
Motor control center, over 400 A, annualized	6.00	2.33	\$139.19	\$155.40	\$0.00	\$294.59	\$355.12	\$422.62
Light, emergency, hardwired system, annualized	60.00	15.00	\$463.95	\$885.78	\$0.00	\$1,349.73	\$1,661.86	\$1,997.19
						\$32,433.23	\$39,906.98	\$47,944.80

FAC 7212 ENLISTED UPH TRANSIENT
Modeled Component List
CostWorks Release 2021 Qtr 3

B10 Superstructure	
Railing, Metal	91.0 L.F.
B20 Exterior Enclosure	
Aluminum Window, Operating, 1st floor	52.0 Ea.
Aluminum Window, Operating, 2nd floor	68.0 Ea.
Aluminum Window, Operating, 3rd floor	68.0 Ea.
Glazed Aluminum	2.0 Ea.
Steel, Painted	6.0 Ea.
B30 Roofing	
Modified Bituminous / Thermoplastic	120.5 Sq.
C10 Interior Construction	
Solid Core Interior Doors	32.0 Ea.
C20 Stairs	
Concrete Steps	259.0 S.F.
C30 Interior Finishes	
Concrete, Finished	7.2 C.S.F.
Gypsum Wall Board	122.0 C.S.F.
D20 Plumbing	
Tankless Water Closet	44.0 Ea.
Urinal	32.0 Ea.
Lavatory, Vitreous China	68.0 Ea.
Service/Utility Sink	24.0 Ea.
Shower, Fiberglass	44.0 Ea.
Drinking Fountain	3.0 Ea.
Water Heater, Gas / Oil, 1150 GPH	1.0 Ea.
Circulation Pump, 1/2 HP	2.0 Ea.
Circulation Pump, C.I. 1-1/2 HP	2.0 Ea.
Drain: Roof, Scupper, Area	1.0 Ea.
D30 HVAC	
Boiler, Gas, 2000 MBH	2.0 Ea.
Blowoff System	1.0 Ea.
Feed Water Supply	1.0 Ea.
Deaerator	1.0 Ea.
Metal Flue / Chimney, 6" diameter	1.0 L.F.
Chiller, Water Cooled, Reciprocating, 50 ton	2.0 Ea.
Fan Coil, 10 ton	4.0 Ea.
Steam Converter, Commercial	1.0 Ea.
Steam Regulator	2.0 Ea.
Circulator Pump, 1 H.P.	2.0 Ea.
Expansion Tank	1.0 Ea.
Terminal Reheat Coil, 18" x 24"	6.0 Ea.
VAV Box	44.0 Each
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	120.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.
Fire Pump Electric Motor	2.0 Ea.
Fire Pump, Electric, annualized	2.0 Each
Extinguishing system, dry pipe, annualized	1.0 Each
D50 Electrical	
Motor Starter, Up To 600 V	3.0 Ea.
Secondary Transformer, Dry, 500 KVA	1.0 Ea.
Load Center, 100 A, maintenance & inspection	8.0 Ea.

Circuit Breaker, enclosed, 600 V, 3 pole	2.0 Ea.
Fluorescent Lighting Fixture	240.0 Ea.
Metal Halide Fixture	14.0 Ea.
Smoke Detector	74.0 Ea.
Manual Pull Station	22.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Fire Alarm Bell	12.0 Ea.
Emergency Lighting Fixture	12.0 Ea.
D10 Conveying	
Elevator, hydraulic annualized	4.0 Each

FAC 7212 ENLISTED UPH TRANSIENT
Sustainment by Year
CostWorks Release 2021 Qtr 3

