

FAC 6102 LARGE UNIT HEADQUARTERS BUILDING

FY22 SUC: \$5.23 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 6102 LARGE UNIT HEADQUARTERS BUILDING

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 55
Average Size 12047.0

SUC \$5.23

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
Repair concrete stairs	30	253.00 S.F.	\$8,350.10	\$9,655.91	1.8333	1	1	\$9,655.91	\$9,655.91
Repair clay brick wall, 1st floor	25	1,880.00 S.F.	\$80,796.03	\$99,159.60	2.2000	2	2	\$198,319.19	\$198,319.19
Waterproof clay brick wall, 2nd floor	10	68.00 C.S.F.	\$52,111.03	\$62,172.37	5.5000	5	5	\$310,861.83	\$310,861.83
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	3.30 S.F.	\$39.79	\$46.77	55.0000	55	55	\$2,572.15	\$2,572.15
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	28.00 Ea.	\$4,052.63	\$4,833.05	2.7500	2	2	\$9,666.10	\$9,666.10
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	28.00 Ea.	\$13,667.69	\$16,198.68	1.1000	1	1	\$16,198.68	\$16,198.68
Replace glass - 2nd floor (1% of glass) - alum. window fixed	1	4.00 S.F.	\$424.77	\$524.28	55.0000	55	55	\$28,835.53	\$28,835.53
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	30.00 Ea.	\$5,739.58	\$6,913.68	2.7500	2	2	\$13,827.35	\$13,827.35
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	30.00 Ea.	\$16,041.43	\$19,091.13	1.1000	1	1	\$19,091.13	\$19,091.13
Repair steel, painted, door	14	4.00 Ea.	\$2,500.30	\$2,976.02	3.9286	3	3	\$8,928.07	\$8,928.07
Refinish 3'-0" x 7'-0" steel, painted, door	4	4.00 Ea.	\$165.60	\$203.46	13.7500	13	13	\$2,645.04	\$2,645.04
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$2,820.26	\$3,278.92	1.2222	1	1	\$3,278.92	\$3,278.92
Prepare and refinish 3'-0" x 7'-0" steel painted. door	4	2.00 Ea.	\$160.16	\$198.00	13.7500	13	13	\$2,574.05	\$2,574.05
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	2.00 Ea.	\$2,328.72	\$2,718.22	1.2222	1	1	\$2,718.22	\$2,718.22
Debris removal, by hand and visual inspection, metal panel roofing	1	1.00 M.S.F.	\$22.78	\$27.79	55.0000	55	55	\$1,528.44	\$1,528.44
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	114.00 S.F.	\$398.21	\$477.77	11.0000	11	11	\$5,255.47	\$5,255.47
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	28.00 S.F.	\$512.39	\$620.83	55.0000	55	55	\$34,145.61	\$34,145.61
Minor metal roof panel replacement, 2.5% of roof area	20	228.00 S.F.	\$2,605.49	\$3,094.43	2.7500	2	2	\$6,188.87	\$6,188.87
Total metal roof panel replacement	30	118.00 Sq.	\$99,727.30	\$118,119.92	1.8333	1	1	\$118,119.92	\$118,119.92
Repair 8" concrete block wall - (2% of walls) painted	25	0.10 C.S.F.	\$108.97	\$130.84	2.2000	2	2	\$261.67	\$261.67
Refinish concrete block wall painted	4	5.60 C.S.F.	\$565.14	\$688.17	13.7500	13	13	\$8,946.26	\$8,946.26
Repair steel painted interior door	14	1.00 Ea.	\$293.45	\$341.56	3.9286	3	3	\$1,024.69	\$1,024.69
Refinish 3'-0" x 7'-0" steel painted interior door	4	1.00 Ea.	\$52.59	\$64.79	13.7500	13	13	\$842.22	\$842.22
Replace insulating glass (3% of glass) fully glazed aluminum door	1	4.00 S.F.	\$226.35	\$263.13	55.0000	55	55	\$14,472.33	\$14,472.33
Repair 3'-0" x 7'-0" fully glazed aluminum door	12	2.00 Ea.	\$586.90	\$683.13	4.5833	4	4	\$2,732.51	\$2,732.51
Replace 3'-0" x 7'-0" fully glazed aluminum door	50	2.00 Ea.	\$3,951.48	\$4,668.79	1.1000	1	1	\$4,668.79	\$4,668.79
Repair solid core wood door, interior	11	36.00 Ea.	\$10,564.28	\$12,296.30	5.0000	5	5	\$61,481.52	\$61,481.52

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" solid core wood door, interior	4	36.00 Ea.	\$1,561.13	\$1,916.99	13.7500	13	12	\$24,920.85	\$23,003.86
Replace 3'-0" x 7'-0" solid core wood door, interior	40	36.00 Ea.	\$17,619.38	\$20,369.17	1.3750	1	1	\$20,369.17	\$20,369.17
Repair concrete steps	15	320.00 S.F.	\$7,312.02	\$8,464.21	3.6667	3	3	\$25,392.64	\$25,392.64
Refinish metal stair railing, interior	7	160.00 S.F.	\$233.84	\$288.33	7.8571	7	7	\$2,018.28	\$2,018.28
Replace metal stair railing, interior	45	160.00 L.F.	\$6,872.91	\$8,044.78	1.2222	1	1	\$8,044.78	\$8,044.78
Repair 5/8" drywall - (2% of walls)	20	170.20 S.F.	\$285.14	\$346.95	2.7500	2	2	\$693.90	\$693.90
Refinish drywall	4	6,500.00 S.F.	\$4,036.38	\$4,965.42	13.7500	13	13	\$64,550.41	\$64,550.41
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.20 C.S.F.	\$164.19	\$197.85	5.5000	5	5	\$989.26	\$989.26
Repair plywood paneling - (2% of walls)	10	0.30 C.S.F.	\$126.56	\$152.26	5.5000	5	5	\$761.31	\$761.31
Refinish plywood paneling	10	16.20 C.S.F.	\$1,664.35	\$2,054.30	5.5000	5	5	\$10,271.52	\$10,271.52
Replace plywood paneling	30	16.20 C.S.F.	\$7,935.88	\$9,590.48	1.8333	1	1	\$9,590.48	\$9,590.48
Refinish concrete floor finished	25	1.80 C.S.F.	\$759.29	\$912.02	2.2000	2	2	\$1,824.05	\$1,824.05
Replace vinyl tile flooring	18	232.40 S.Y.	\$11,481.37	\$14,099.72	3.0556	3	3	\$42,299.15	\$42,299.15
Terrazzo floor repairs - (2% of floors)	15	125.50 S.F.	\$2,041.20	\$2,444.23	3.6667	3	3	\$7,332.70	\$7,332.70
Replace carpet	8	358.00 S.Y.	\$19,695.85	\$22,746.21	6.8750	6	6	\$136,477.27	\$136,477.27
Repair gypsum board ceiling - (2% of ceilings)	20	0.19 C.S.F.	\$69.54	\$85.37	2.7500	2	2	\$170.74	\$170.74
Refinish gypsum board ceiling, up to 12' high	20	9.60 C.S.F.	\$1,239.30	\$1,532.00	2.7500	2	1	\$3,064.00	\$1,532.00
Replace gypsum board ceiling, up to 12' high	40	15.00 C.S.F.	\$5,569.49	\$6,839.32	1.3750	1	1	\$6,839.32	\$6,839.32
Acoustic tile repairs - (2% of ceilings)	9	0.90 C.S.F.	\$816.93	\$949.43	6.1111	6	6	\$5,696.58	\$5,696.58
Replace acoustic tile ceiling, fire-rated	20	36.90 C.S.F.	\$19,344.03	\$22,800.00	2.7500	2	2	\$45,599.99	\$45,599.99
Replace flush valve diaphragm tankless water closet	10	12.00 Ea.	\$314.64	\$390.43	5.5000	5	5	\$1,952.15	\$1,952.15
Rebuild flush valve tankless water closet	20	12.00 Ea.	\$2,165.21	\$2,609.49	2.7500	2	2	\$5,218.97	\$5,218.97
Unplug clogged line tankless water closet	5	12.00 Ea.	\$2,620.74	\$3,277.52	11.0000	11	11	\$36,052.74	\$36,052.74
Replace tankless water closet	35	12.00 Ea.	\$15,434.65	\$17,861.94	1.5714	1	1	\$17,861.94	\$17,861.94
Replace tankless flush valve	25	12.00 Ea.	\$3,026.58	\$3,553.33	2.2000	2	2	\$7,106.65	\$7,106.65
Replace wax ring gasket for tankless water closet	5	12.00 Ea.	\$1,698.23	\$2,121.92	11.0000	11	11	\$23,341.09	\$23,341.09
Replace flush valve diaphragm for a urinal	7	6.00 Ea.	\$157.32	\$195.22	7.8571	7	7	\$1,366.51	\$1,366.51
Rebuild flush valve for a urinal	20	6.00 Ea.	\$1,082.60	\$1,304.74	2.7500	2	2	\$2,609.49	\$2,609.49
Unplug line urinal	5	6.00 Ea.	\$870.43	\$1,088.57	11.0000	11	11	\$11,974.24	\$11,974.24
Replace wall-hung urinal	35	6.00 Ea.	\$5,813.18	\$7,014.64	1.5714	1	1	\$7,014.64	\$7,014.64
Replace washer in spud connection lavatory, vitreous china	7	6.00 Ea.	\$98.78	\$120.48	7.8571	7	7	\$843.36	\$843.36
Replace washer in faucet lavatory, vitreous china	2	6.00 Ea.	\$77.31	\$96.31	27.5000	27	27	\$2,600.39	\$2,600.39
Replace faucets lavatory, vitreous china	10	6.00 Ea.	\$1,090.36	\$1,312.53	5.5000	5	5	\$6,562.66	\$6,562.66
Clean out strainer and P trap lavatory, vitreous china	2	6.00 Ea.	\$209.22	\$261.65	27.5000	27	27	\$7,064.48	\$7,064.48
Replace lavatory, vitreous china	35	6.00 Ea.	\$4,035.45	\$4,849.33	1.5714	1	1	\$4,849.33	\$4,849.33

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Unstop sink enameled steel	2	1.00 Ea.	\$41.82	\$52.30	27.5000	27	27	\$1,412.16	\$1,412.16
Replace sink, enameled steel	35	1.00 Ea.	\$897.71	\$1,061.70	1.5714	1	1	\$1,061.70	\$1,061.70
Check / minor repairs drinking fountain	1	1.00 Ea.	\$48.88	\$61.13	55.0000	55	55	\$3,362.29	\$3,362.29
Repair internal leaks drinking fountain	4	1.00 Ea.	\$45.08	\$56.38	13.7500	13	13	\$732.91	\$732.91
Correct water pressure drinking fountain	2	1.00 Ea.	\$41.82	\$52.30	27.5000	27	27	\$1,412.16	\$1,412.16
Replace refrigerant drinking fountain	2	1.00 Ea.	\$32.68	\$38.27	27.5000	27	27	\$1,033.27	\$1,033.27
Repair drain leak drinking fountain	4	1.00 Ea.	\$33.92	\$40.53	13.7500	13	11	\$526.95	\$445.88
Replace fountain drinking fountain	10	1.00 Ea.	\$1,281.16	\$1,514.56	5.5000	5	5	\$7,572.79	\$7,572.79
Overhaul water heater, gas / oil, 70 gallon	5	2.00 Ea.	\$327.40	\$409.45	11.0000	11	11	\$4,503.98	\$4,503.98
Clean & service water heater, gas / oil, 70 gallon	1	2.00 Ea.	\$393.23	\$491.78	55.0000	55	55	\$27,047.77	\$27,047.77
Replace water heater, gas / oil, 70 gallon	12	2.00 Ea.	\$6,630.33	\$7,694.81	4.5833	4	4	\$30,779.24	\$30,779.24
Inspect / check pump / motor operation, lubricate circulation pump, 1/6 HP	1	1.00 Ea.	\$8.03	\$10.04	55.0000	55	55	\$552.16	\$552.16
Replace pump / motor assembly circulation pump, 1/6 HP	20	1.00 Ea.	\$2,401.97	\$2,778.41	2.7500	2	2	\$5,556.81	\$5,556.81
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	2.00 Ea.	\$73.98	\$92.51	55.0000	55	55	\$5,088.27	\$5,088.27
Replace drain: roof, scupper, area	40	2.00 Ea.	\$1,573.86	\$1,824.72	1.3750	1	1	\$1,824.72	\$1,824.72
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,031.05	\$2,390.45	7.8571	7	7	\$16,733.15	\$16,733.15
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,398.04	\$11,210.13	1.8333	1	1	\$11,210.13	\$11,210.13
Replace fan & motor, propeller exhaust, 375 CFM exhaust fan	15	4.00 Ea.	\$2,329.20	\$2,762.57	3.6667	3	3	\$8,287.70	\$8,287.70
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$3,939.83	\$4,573.41	2.7500	2	2	\$9,146.83	\$9,146.83
Repair circulator pump, 1 H.P.	5	1.00 Ea.	\$98.36	\$116.02	11.0000	11	8	\$1,276.18	\$928.13
Replace circulator. pump, 1 H.P.	15	1.00 Ea.	\$5,768.48	\$6,613.79	3.6667	3	3	\$19,841.37	\$19,841.37
Repair terminal reheat, 36" x 36" coil	10	6.00 Ea.	\$977.65	\$1,222.65	5.5000	5	5	\$6,113.26	\$6,113.26
Replace terminal reheat, 36" x 36" coil	15	6.00 Ea.	\$20,654.80	\$24,001.52	3.6667	3	3	\$72,004.56	\$72,004.56
Repair computer room air conditioner, air cooled, 5 ton	10	1.00 Ea.	\$4,277.08	\$5,096.24	5.5000	5	5	\$25,481.19	\$25,481.19
Replace computer room air conditioner, air cooled, 5 ton	20	1.00 Ea.	\$38,211.35	\$43,798.01	2.7500	2	2	\$87,596.02	\$87,596.02
Repair single zone rooftop unit, 25 ton	10	1.00 Ea.	\$47,397.42	\$54,623.55	5.5000	5	4	\$273,117.75	\$218,494.20
Replace single zone rooftop unit, 25 ton	15	1.00 Ea.	\$51,343.17	\$59,585.52	3.6667	3	3	\$178,756.56	\$178,756.56
Repair central station A.H.U., 8000 CFM	10	1.00 Ea.	\$1,302.07	\$1,515.31	5.5000	5	4	\$7,576.53	\$6,061.23
Replace central station A.H.U., 8000 CFM	15	1.00 Ea.	\$36,431.80	\$42,017.17	3.6667	3	3	\$126,051.52	\$126,051.52
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$664.67	\$779.78	5.5000	5	5	\$3,898.92	\$3,898.92
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	55.0000	55	55	\$2,361.08	\$2,361.08

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace sprinkler head	20	50.00 Ea.	\$4,276.14	\$5,259.48	2.7500	2	2	\$10,518.95	\$10,518.95
Replace fire pump / electric motor assembly 100 H.P.	25	1.00 Ea.	\$44,139.08	\$50,910.34	2.2000	2	2	\$101,820.68	\$101,820.68
Replace fuse	25	24.00 Ea.	\$9,915.94	\$11,392.76	2.2000	2	2	\$22,785.52	\$22,785.52
Maintenance and inspection motor starter, up to 600 V	0.5	2.00 Ea.	\$107.96	\$135.26	110.0000	110	110	\$14,878.62	\$14,878.62
Replace starter motor starter, up to 600 V	18	2.00 Ea.	\$1,610.62	\$1,916.15	3.0556	3	3	\$5,748.45	\$5,748.45
Maintenance and repair motor starter, 600 V	3	2.00 Ea.	\$1,377.57	\$1,692.07	18.3333	18	18	\$30,457.25	\$30,457.25
Maintenance and repair secondary transformer, dry	10	2.00 Ea.	\$464.88	\$556.53	5.5000	5	5	\$2,782.66	\$2,782.66
Maintenance and inspection secondary transformer, dry	0.5	2.00 Ea.	\$161.31	\$202.09	110.0000	110	110	\$22,230.41	\$22,230.41
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$81.29	\$101.84	18.3333	18	18	\$1,833.17	\$1,833.17
Replace circuit breaker molded case, 600 V, 2 pole circuit breaker	50	2.00 Ea.	\$1,856.60	\$2,152.98	1.1000	1	1	\$2,152.98	\$2,152.98
Replace circuit breaker molded case, 600 V, 3 pole circuit breaker	50	2.00 Ea.	\$10,377.85	\$11,878.98	1.1000	1	1	\$11,878.98	\$11,878.98
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
Replace fluorescent light fixture ballast, 80 W	10	84.00 Ea.	\$10,472.15	\$12,703.93	5.5000	5	3	\$63,519.64	\$38,111.78
Replace lamps (2 lamps), 4', 34 W energy saver	10	84.00 Ea.	\$2,117.98	\$2,652.63	5.5000	5	5	\$13,263.15	\$13,263.15
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	84.00 Ea.	\$19,104.71	\$23,302.87	2.7500	2	2	\$46,605.75	\$46,605.75
Repair smoke detector	10	30.00 Ea.	\$1,691.63	\$2,091.42	5.5000	5	4	\$10,457.11	\$8,365.69
Check operation smoke detector	1	30.00 Ea.	\$485.83	\$608.67	55.0000	55	55	\$33,476.89	\$33,476.89
Replace smoke detector	15	30.00 Ea.	\$8,527.12	\$10,183.86	3.6667	3	3	\$30,551.57	\$30,551.57
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	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	2.00 Ea.	\$389.92	\$470.55	2.7500	2	2	\$941.10	\$941.10
Maintenance and repair of general wiring lightning protection system	1	2.00 M.L.F.	\$193.45	\$239.65	55.0000	55	55	\$13,180.92	\$13,180.92
Replace lightning protection general wiring system	25	2.00 M.L.F.	\$22,018.24	\$26,191.98	2.2000	2	2	\$52,383.96	\$52,383.96
Maintenance and repair lightning ground rod	1	8.00 Ea.	\$703.11	\$878.30	55.0000	55	53	\$48,306.35	\$46,549.75
Replace lightning ground rod	25	8.00 Ea.	\$1,808.72	\$2,242.32	2.2000	2	2	\$4,484.65	\$4,484.65
Maintenance and repair computer ground system	4	1.00 Ea.	\$21.59	\$27.05	13.7500	13	13	\$351.68	\$351.68
Replace computer ground system	50	1.00 M.L.F.	\$1,865.81	\$2,278.85	1.1000	1	1	\$2,278.85	\$2,278.85
Maintenance and repair voice/data outlet	10	2.00 Ea.	\$102.59	\$128.12	5.5000	5	5	\$640.58	\$640.58

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 inspection patch panel	0.5	2.00 Ea.	\$172.74	\$216.42	110.0000	110	110	\$23,805.79	\$23,805.79	
Replace patch panel	15	2.00 Ea.	\$1,647.06	\$1,985.05	3.6667	3	3	\$5,955.16	\$5,955.16	
			\$845,094.69	\$998,511.00				MR Subtotal	\$2,899,252.04	
									MR Per Year	\$52,670.21
									PM Total	\$10,350.66
									Subtotal	\$63,020.87
									Total Per Unit	\$5.23

FAC 6102 LARGE UNIT HEADQUARTERS BUILDING

SUC \$5.23

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 12047.0

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
Elevator, hydraulic, passenger / freight, annualized	1.00	10.22	\$1,489.80	\$863.03	\$0.00	\$2,352.82	\$2,760.71	\$3,243.09
Urinals, annualized	6.00	1.37	\$37.91	\$68.72	\$0.00	\$106.63	\$131.04	\$157.34
Toilet (vacuum breaker type), annualized	12.00	2.12	\$101.30	\$106.78	\$0.00	\$208.08	\$250.24	\$297.47
Lavatories, annualized	12.00	4.18	\$71.58	\$248.44	\$0.00	\$320.02	\$401.71	\$486.98
Drink fountain, annualized	1.00	0.62	\$20.73	\$31.28	\$0.00	\$52.00	\$63.46	\$75.95
Chiller, recip., air cooled, up to 25 tons, annualized	1.00	9.72	\$99.58	\$585.87	\$0.00	\$685.45	\$871.17	\$1,061.86
Air handling unit, 3 thru 24 tons, annualized	2.00	4.12	\$448.88	\$207.92	\$0.00	\$656.80	\$764.06	\$893.77
Air handling unit, computer room, annualized	2.00	6.83	\$254.77	\$343.59	\$0.00	\$598.36	\$726.92	\$868.21
VAV Boxes, annualized	8.00	7.47	\$76.84	\$451.07	\$0.00	\$527.91	\$670.91	\$817.76
Fan, centrifugal, 5,000 to 10,000 CFM, annualized	1.00	1.14	\$35.89	\$56.82	\$0.00	\$92.72	\$113.35	\$135.78
Package unit, air cooled, 3 thru 24 ton, annualized	1.00	2.40	\$176.92	\$144.48	\$0.00	\$321.41	\$382.45	\$452.33
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
Switchboard, annually	2.00	1.40	\$7.98	\$92.20	\$0.00	\$100.18	\$128.64	\$157.50
Panelboard, 225 A and above, annualized	1.00	0.44	\$23.20	\$29.01	\$0.00	\$52.21	\$63.23	\$75.41
Light, emergency, hardwired system, annualized	8.00	2.00	\$61.86	\$118.10	\$0.00	\$179.96	\$221.58	\$266.29
						\$7,135.75	\$8,667.02	\$10,350.66

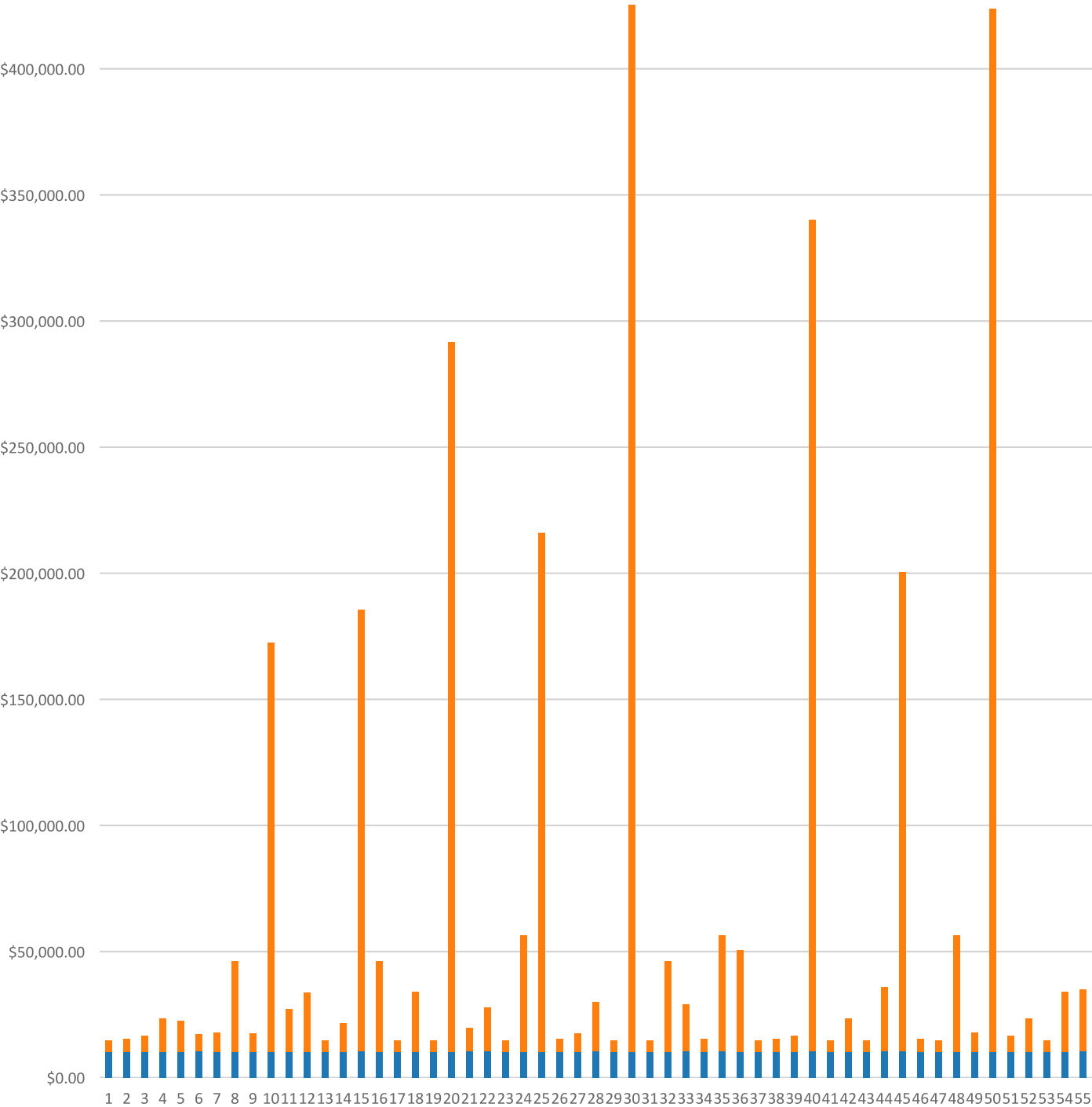
FAC 6102 LARGE UNIT HEADQUARTERS BUILDING

Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Clay Brick, 2nd floor	68.0 C.S.F.
Aluminum Window, Fixed, 1st floor	28.0 Ea.
Aluminum Window, Fixed, 2nd floor	30.0 Ea.
Steel, Painted	4.0 Ea.
Steel, Painted, w/ wire glass	2.0 Ea.
B30 Roofing	
Metal Steep Roofing	118.0 Sq.
C10 Interior Construction	
Concrete Block, Painted	5.6 C.S.F.
Fully Glazed Aluminum Doors	2.0 Ea.
Solid Core Interior Doors	36.0 Ea.
C20 Stairs	
Metal Interior Stair Railing	160.0 L.F.
C30 Interior Finishes	
Plywood Paneling	16.2 C.S.F.
Concrete, Finished	1.8 C.S.F.
Vinyl	232.4 S.Y.
Carpet	358.0 S.Y.
Gypsum Wall Board	15.0 C.S.F.
Acoustic Tile, fire-rated	36.9 C.S.F.
D20 Plumbing	
Tankless Water Closet	12.0 Ea.
Urinal	6.0 Ea.
Lavatory, Vitreous China	6.0 Ea.
Sink, Enameled Steel	1.0 Ea.
Drinking Fountain	1.0 Ea.
Water Heater, Gas / Oil, 70 Gallon	2.0 Ea.
Circulation Pump, 1/6 HP	1.0 Ea.
Drain: Roof, Scupper, Area	2.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	1.0 Ea.
Exhaust Fan, propeller exh., 4700 CFM	4.0 Ea.
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	1.0 Ea.
Circulator Pump, 1 H.P.	1.0 Ea.
Terminal Reheat Coil, 36" x 36"	6.0 Ea.
Computer Room A/C Units, Air Cooled, 5 ton	1.0 Ea.
Single Zone Air Conditioner, 25 ton	1.0 Ea.
Central Station Air Conditioning Air Handling Unit, 8000 CFM	1.0 Ea.
VAV Box	8.0 Each
D40 Fire Protection	
Backflow Preventer	1.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head	50.0 Ea.
Fire Pump Electric Motor	1.0 Ea.
D50 Electrical	
Motor Starter, Up To 600 V	2.0 Ea.
Load Center, 100 A, maintenance & inspection	2.0 Ea.
Circuit Breaker, molded case, 600 V, 2 pole	2.0 Ea.
Circuit Breaker, molded case, 600 V, 3 pole	2.0 Ea.
Circuit Breaker, enclosed, 600 V, 3 pole	1.0 Ea.
Fluorescent Lighting Fixture	84.0 Ea.
Smoke Detector	30.0 Ea.

Manual Pull Station	3.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Fire Alarm Bell	2.0 Ea.
Lightning Protection System	2.0 M.L.F.
Lightning Ground Rod	8.0 Ea.
Computer Ground System	1.0 M.L.F.
D10 Conveying	
Elevator, hydraulic annualized	1.0 Each

FAC 6102 LARGE UNIT HEADQUARTERS BUILDING
Sustainment by Year
CostWorks Release 2021 Qtr 3



PM Cost
MR Cost