

FAC 5303 MORGUE

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| FY21 SUC: | \$5.94 / SF |
| Source: | Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices |

FAC 5303 MORGUE

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 50
Average Size 10588.0

SUC \$5.94

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 |
|---|-----------|---------------|----------------|---------------|-----------------------|----------------------------|----------------------|--------------|---------------|
| Minor repairs to concrete floor unfinished | 15 | 150.00 S.F. | \$5,908.26 | \$7,166.06 | 3.3333 | 3 | 3 | \$21,498.19 | \$21,498.19 |
| Repair concrete stairs | 30 | 165.00 S.F. | \$5,445.72 | \$6,297.34 | 1.6667 | 1 | 1 | \$6,297.34 | \$6,297.34 |
| Metal floor grating repairs - (2% of grating) | 10 | 240.00 S.F. | \$8,029.01 | \$9,666.68 | 5.0000 | 5 | 5 | \$48,333.40 | \$48,333.40 |
| Repair 8" concrete block wall, 1st floor | 25 | 1,728.00 S.F. | \$41,843.21 | \$51,188.94 | 2.0000 | 2 | 2 | \$102,377.88 | \$102,377.88 |
| Waterproof concrete block wall, 1st floor | 10 | 1.50 C.S.F. | \$340.50 | \$405.01 | 5.0000 | 5 | 5 | \$2,025.06 | \$2,025.06 |
| Repair clay brick wall, 1st floor | 25 | 960.00 S.F. | \$41,257.55 | \$50,634.69 | 2.0000 | 2 | 2 | \$101,269.38 | \$101,269.38 |
| Waterproof clay brick wall, 1st floor | 10 | 1.10 C.S.F. | \$249.70 | \$297.01 | 5.0000 | 5 | 5 | \$1,485.05 | \$1,485.05 |
| Refinish steel louver, 1st floor | 5 | 2.00 Ea. | \$194.07 | \$240.81 | 10.0000 | 10 | 10 | \$2,408.12 | \$2,408.12 |
| Replace glass - 1st floor (1% of glass) - alum. window fixed | 1 | 27.00 S.F. | \$325.56 | \$382.63 | 50.0000 | 50 | 50 | \$19,131.67 | \$19,131.67 |
| Repair 2'-0" x 3'-0" aluminum window - 1st floor | 20 | 12.00 Ea. | \$1,736.84 | \$2,071.31 | 2.5000 | 2 | 2 | \$4,142.61 | \$4,142.61 |
| Repair aluminum storefront door | 12 | 2.00 Ea. | \$926.84 | \$1,109.03 | 4.1667 | 4 | 4 | \$4,436.12 | \$4,436.12 |
| Replace insulating glass - (3% of glass) aluminum storefront door | 1 | 4.10 S.F. | \$212.76 | \$248.87 | 50.0000 | 50 | 50 | \$12,443.29 | \$12,443.29 |
| Repair steel, painted, door | 14 | 4.00 Ea. | \$2,500.30 | \$2,976.02 | 3.5714 | 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 | 12.5000 | 12 | 12 | \$2,441.58 | \$2,441.58 |
| Replace door panic device | 25 | 2.00 Ea. | \$2,394.81 | \$2,749.41 | 2.0000 | 2 | 2 | \$5,498.82 | \$5,498.82 |
| Debris removal and visual inspection of built-up roofing | 0.5 | 3.40 M.S.F. | \$128.04 | \$156.17 | 100.0000 | 100 | 100 | \$15,617.39 | \$15,617.39 |
| Non-destructive moisture inspection of built-up roofing | 5 | 3.40 M.S.F. | \$397.31 | \$484.60 | 10.0000 | 10 | 10 | \$4,845.98 | \$4,845.98 |
| Minor BUR membrane repairs, 2% of roof area | 1 | 0.68 Sq. | \$329.21 | \$390.67 | 50.0000 | 50 | 50 | \$19,533.35 | \$19,533.35 |
| BUR flashing repairs, 2 S.F. per sq. repaired | 1 | 2.00 S.F. | \$7.00 | \$8.50 | 50.0000 | 50 | 50 | \$424.89 | \$424.89 |
| Minor BUR membrane replacement, 25% of roof area | 15 | 0.85 Sq. | \$684.07 | \$812.02 | 3.3333 | 3 | 3 | \$2,436.05 | \$2,436.05 |
| Total BUR roof replacement | 28 | 3.40 Sq. | \$2,650.81 | \$3,134.74 | 1.7857 | 1 | 1 | \$3,134.74 | \$3,134.74 |
| Replace Roof edges, aluminum, duranodic, .050" thick, 6" face | 25 | 256.00 L.F. | \$9,567.55 | \$11,192.80 | 2.0000 | 2 | 2 | \$22,385.61 | \$22,385.61 |
| Replace aluminum downspout, 3" x 4", .024" thick | 25 | 48.00 L.F. | \$380.05 | \$460.11 | 2.0000 | 2 | 2 | \$920.23 | \$920.23 |
| Repair 8" concrete block wall - (2% of walls) painted | 25 | 0.64 C.S.F. | \$697.38 | \$837.35 | 2.0000 | 2 | 2 | \$1,674.69 | \$1,674.69 |
| Refinish concrete block wall painted | 4 | 3.08 C.S.F. | \$310.83 | \$378.50 | 12.5000 | 12 | 12 | \$4,541.95 | \$4,541.95 |
| Repair plate glass interior wall - (2% of total) | 25 | 0.80 C.S.F. | \$9,251.03 | \$10,625.39 | 2.0000 | 2 | 2 | \$21,250.79 | \$21,250.79 |
| Repair steel painted interior door | 14 | 1.00 Ea. | \$293.45 | \$341.56 | 3.5714 | 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 | 12.5000 | 12 | 12 | \$777.44 | \$777.44 |
| Repair aluminum interior door | 12 | 5.00 Ea. | \$1,467.26 | \$1,707.82 | 4.1667 | 4 | 4 | \$6,831.28 | \$6,831.28 |
| Repair solid core wood door, interior | 11 | 2.00 Ea. | \$586.90 | \$683.13 | 4.5455 | 4 | 4 | \$2,732.51 | \$2,732.51 |

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| Refinish 3'-0" x 7'-0" solid core wood door, interior | 4 | 2.00 Ea. | \$86.73 | \$106.50 | 12.5000 | 12 | 12 | \$1,277.99 | \$1,277.99 |
| Replace toilet partitions, painted metal-overhead braced, per stall | 20 | 3.00 Ea. | \$1,883.64 | \$2,216.73 | 2.5000 | 2 | 2 | \$4,433.46 | \$4,433.46 |
| Replace metal lockers, single tier | 20 | 8.00 Ea. | \$2,717.24 | \$3,143.49 | 2.5000 | 2 | 2 | \$6,286.99 | \$6,286.99 |
| Repair medium weight vinyl wall covering - (2% of walls) | 1 | 0.50 C.S.F. | \$135.94 | \$161.76 | 50.0000 | 50 | 50 | \$8,087.80 | \$8,087.80 |
| Replace medium weight vinyl wall covering | 15 | 25.90 C.S.F. | \$8,790.81 | \$10,554.16 | 3.3333 | 3 | 3 | \$31,662.47 | \$31,662.47 |
| Repair 5/8" drywall - (2% of walls) | 20 | 54.00 S.F. | \$90.47 | \$110.08 | 2.5000 | 2 | 2 | \$220.16 | \$220.16 |
| Refinish drywall | 4 | 2,700.00 S.F. | \$1,676.65 | \$2,062.56 | 12.5000 | 12 | 12 | \$24,750.69 | \$24,750.69 |
| Office painting, 10' x 12', 10' high walls | 5 | 2.00 Ea. | \$441.97 | \$542.13 | 10.0000 | 10 | 10 | \$5,421.26 | \$5,421.26 |
| Refinish concrete floor finished | 25 | 1.40 C.S.F. | \$590.56 | \$709.35 | 2.0000 | 2 | 2 | \$1,418.70 | \$1,418.70 |
| Replace epoxy flooring | 15 | 1.40 C.S.F. | \$1,572.97 | \$1,882.25 | 3.3333 | 3 | 3 | \$5,646.75 | \$5,646.75 |
| Replace vinyl sheet flooring | 18 | 67.00 S.Y. | \$6,118.16 | \$7,324.48 | 2.7778 | 2 | 2 | \$14,648.96 | \$14,648.96 |
| Replace rubber cove base | 9 | 3,540.00 L.F. | \$12,286.30 | \$14,641.81 | 5.5556 | 5 | 5 | \$73,209.05 | \$73,209.05 |
| Terrazzo floor repairs - (2% of floors) | 15 | 72.00 S.F. | \$1,171.04 | \$1,402.27 | 3.3333 | 3 | 3 | \$4,206.81 | \$4,206.81 |
| Replace carpet | 8 | 16.00 S.Y. | \$880.26 | \$1,016.59 | 6.2500 | 6 | 6 | \$6,099.54 | \$6,099.54 |
| Acoustic tile repairs - (2% of ceilings) | 9 | 3.20 C.S.F. | \$2,904.65 | \$3,375.75 | 5.5556 | 5 | 5 | \$16,878.74 | \$16,878.74 |
| Replace acoustic tile ceiling, fire-rated | 20 | 0.20 C.S.F. | \$104.85 | \$123.58 | 2.5000 | 2 | 2 | \$247.15 | \$247.15 |
| Replace flush valve diaphragm tankless water closet | 10 | 3.00 Ea. | \$78.66 | \$97.61 | 5.0000 | 5 | 5 | \$488.04 | \$488.04 |
| Unplug clogged line tankless water closet | 5 | 3.00 Ea. | \$655.19 | \$819.38 | 10.0000 | 10 | 10 | \$8,193.80 | \$8,193.80 |
| Replace flush valve diaphragm for a urinal | 7 | 2.00 Ea. | \$52.44 | \$65.07 | 7.1429 | 7 | 7 | \$455.50 | \$455.50 |
| Rebuild flush valve for a urinal | 20 | 2.00 Ea. | \$360.87 | \$434.91 | 2.5000 | 2 | 2 | \$869.83 | \$869.83 |
| Unplug line urinal | 5 | 2.00 Ea. | \$290.14 | \$362.86 | 10.0000 | 10 | 10 | \$3,628.56 | \$3,628.56 |
| Replace washer in spud connection lavatory, vitreous china | 7 | 4.00 Ea. | \$65.85 | \$80.32 | 7.1429 | 7 | 7 | \$562.24 | \$562.24 |
| Replace washer in faucet lavatory, vitreous china | 2 | 4.00 Ea. | \$51.54 | \$64.21 | 25.0000 | 25 | 25 | \$1,605.18 | \$1,605.18 |
| Replace faucets lavatory, vitreous china | 10 | 4.00 Ea. | \$726.90 | \$875.02 | 5.0000 | 5 | 5 | \$4,375.11 | \$4,375.11 |
| Replace faucet washer sink, stainless steel | 2 | 2.00 Ea. | \$25.55 | \$31.83 | 25.0000 | 25 | 25 | \$795.80 | \$795.80 |
| Clean trap sink, stainless steel | 3 | 2.00 Ea. | \$17.14 | \$21.44 | 16.6667 | 16 | 16 | \$342.99 | \$342.99 |
| Replace faucet washer sink, laboratory | 2 | 4.00 Ea. | \$51.11 | \$63.66 | 25.0000 | 25 | 25 | \$1,591.60 | \$1,591.60 |
| Replace faucets sink, laboratory | 10 | 4.00 Ea. | \$726.90 | \$875.02 | 5.0000 | 5 | 5 | \$4,375.11 | \$4,375.11 |
| Replace sink and fittings, polyethylene lab. | 15 | 4.00 Ea. | \$9,001.57 | \$10,495.13 | 3.3333 | 3 | 3 | \$31,485.38 | \$31,485.38 |
| Replace group wash fountain, 54" diameter | 20 | 2.00 Ea. | \$26,526.24 | \$30,387.19 | 2.5000 | 2 | 2 | \$60,774.38 | \$60,774.38 |
| Inspect / clean shower head fiberglass | 3 | 2.00 Ea. | \$98.79 | \$123.54 | 16.6667 | 16 | 16 | \$1,976.67 | \$1,976.67 |
| Replace mixing valve barrel shower, fiberglass | 2 | 2.00 Ea. | \$565.18 | \$664.64 | 25.0000 | 25 | 25 | \$16,615.97 | \$16,615.97 |
| Replace mixing valve shower, fiberglass | 10 | 2.00 Ea. | \$551.76 | \$671.11 | 5.0000 | 5 | 5 | \$3,355.55 | \$3,355.55 |
| Check / minor repairs drinking fountain | 1 | 2.00 Ea. | \$97.76 | \$122.27 | 50.0000 | 50 | 50 | \$6,113.26 | \$6,113.26 |

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| Repair internal leaks drinking fountain | 4 | 2.00 Ea. | \$90.16 | \$112.76 | 12.5000 | 12 | 12 | \$1,353.07 | \$1,353.07 |
| Replace refrigerant drinking fountain | 2 | 2.00 Ea. | \$65.37 | \$76.54 | 25.0000 | 25 | 25 | \$1,913.46 | \$1,913.46 |
| Repair drain leak drinking fountain | 4 | 2.00 Ea. | \$67.83 | \$81.07 | 12.5000 | 12 | 12 | \$972.83 | \$972.83 |
| Inspect and clean shower head emergency shower station | 3 | 2.00 Ea. | \$98.79 | \$123.54 | 16.6667 | 16 | 16 | \$1,976.67 | \$1,976.67 |
| Replace shower emergency shower station | 25 | 2.00 Ea. | \$1,883.93 | \$2,258.23 | 2.0000 | 2 | 2 | \$4,516.46 | \$4,516.46 |
| Inspect and clean spray heads, emergency eye wash | 3 | 2.00 Ea. | \$98.79 | \$123.54 | 16.6667 | 16 | 16 | \$1,976.67 | \$1,976.67 |
| Replace eye wash station, emergency eye wash | 25 | 2.00 Ea. | \$2,228.68 | \$2,649.99 | 2.0000 | 2 | 2 | \$5,299.99 | \$5,299.99 |
| Resolder joint pipe & fittings, copper | 10 | 17.00 Ea. | \$758.08 | \$939.75 | 5.0000 | 5 | 5 | \$4,698.75 | \$4,698.75 |
| Replace pipe and fittings, copper 3/4" | 20 | 145.00 L.F. | \$3,777.82 | \$4,550.48 | 2.5000 | 2 | 2 | \$9,100.95 | \$9,100.95 |
| Replace pipe and fittings, copper 2" | 25 | 56.00 L.F. | \$3,443.14 | \$4,096.12 | 2.0000 | 2 | 2 | \$8,192.25 | \$8,192.25 |
| Replace old valve, non-drain, 2" | 10 | 32.00 Ea. | \$26,520.85 | \$30,524.53 | 5.0000 | 5 | 5 | \$152,622.63 | \$152,622.63 |
| Remove old insulation & replace with new, pipe 3/4", wall 1" | 15 | 56.00 L.F. | \$468.07 | \$578.04 | 3.3333 | 3 | 3 | \$1,734.12 | \$1,734.12 |
| 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 | 3.3333 | 3 | 3 | \$122,515.51 | \$122,515.51 |
| Minor repairs, adjustments water heater, gas / oil, 1150 GPH | 2 | 1.00 Ea. | \$98.31 | \$122.94 | 25.0000 | 25 | 23 | \$3,073.61 | \$2,827.72 |
| Clean & service water heater, gas / oil, 1150 GPH | 2 | 1.00 Ea. | \$586.59 | \$733.59 | 25.0000 | 25 | 25 | \$18,339.78 | \$18,339.78 |
| Replace water heater, gas / oil, 1150 GPH | 20 | 1.00 Ea. | \$41,525.47 | \$47,777.51 | 2.5000 | 2 | 2 | \$95,555.02 | \$95,555.02 |
| Overhaul water meter | 13 | 1.00 Ea. | \$24.50 | \$30.39 | 3.8462 | 3 | 3 | \$91.17 | \$91.17 |
| Replace water softener | 15 | 1.00 Ea. | \$1,533.35 | \$1,807.72 | 3.3333 | 3 | 3 | \$5,423.15 | \$5,423.15 |
| Unclog floor drain, PVC | 20 | 6.00 Ea. | \$286.78 | \$358.64 | 2.5000 | 2 | 2 | \$717.29 | \$717.29 |
| Repair joint pipe and fittings, PVC | 10 | 8.00 Ea. | \$1,210.33 | \$1,504.00 | 5.0000 | 5 | 5 | \$7,519.98 | \$7,519.98 |
| General maintenance & repair distribution: gutters, pipe | 1 | 0.30 M.L.F. | \$90.61 | \$113.32 | 50.0000 | 50 | 50 | \$5,665.97 | \$5,665.97 |
| Replace pipe or gutter distribution | 20 | 300.00 L.F. | \$13,451.08 | \$16,539.98 | 2.5000 | 2 | 2 | \$33,079.96 | \$33,079.96 |
| General maintenance & repair drain: roof, scupper, area | 1 | 4.00 Ea. | \$147.95 | \$185.03 | 50.0000 | 50 | 50 | \$9,251.40 | \$9,251.40 |
| Insp/chk pump/mtr oper, lub, chk align, rainwater sump pump | 1 | 1.00 Ea. | \$11.95 | \$14.94 | 50.0000 | 50 | 50 | \$747.18 | \$747.18 |
| Replace rainwater sump pump / motor assembly | 20 | 1.00 Ea. | \$632.43 | \$747.09 | 2.5000 | 2 | 2 | \$1,494.18 | \$1,494.18 |
| General maintenance pipe & fittings, industrial gas | 2 | 0.35 M.L.F. | \$12.93 | \$16.17 | 25.0000 | 25 | 25 | \$404.15 | \$404.15 |
| General maintenance pipe & fittings, compressed air | 2 | 0.35 M.L.F. | \$12.93 | \$16.17 | 25.0000 | 25 | 25 | \$404.15 | \$404.15 |
| Check and adjust 10 H.P. compressor | 1 | 1.00 Ea. | \$84.66 | \$105.88 | 50.0000 | 50 | 50 | \$5,294.08 | \$5,294.08 |
| Replace 10 H.P. compressor | 25 | 1.00 Ea. | \$10,426.70 | \$12,245.64 | 2.0000 | 2 | 2 | \$24,491.29 | \$24,491.29 |
| Replace 275 gallon fuel oil storage tank | 30 | 1.00 Ea. | \$945.38 | \$1,121.95 | 1.6667 | 1 | 1 | \$1,121.95 | \$1,121.95 |
| Preventive maintenance oil filter | 1 | 1.00 Ea. | \$6.19 | \$7.48 | 50.0000 | 50 | 50 | \$373.83 | \$373.83 |
| Install 10' sect. 5/8" type L copper per M.L.F. fuel oil storage | 20 | 1.00 Ea. | \$212.41 | \$257.95 | 2.5000 | 2 | 2 | \$515.91 | \$515.91 |

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| Install new 2" gasket, 1 per M.L.F. natural gas, steel/iron | 30 | 1.00 Ea. | \$128.83 | \$159.96 | 1.6667 | 1 | 1 | \$159.96 | \$159.96 |
| Replace metal flue, all fuel SS, 10" diameter metal flue / chimney | 15 | 84.00 L.F. | \$12,181.21 | \$14,137.07 | 3.3333 | 3 | 3 | \$42,411.22 | \$42,411.22 |
| Repair fan, induced draft, 2000 CFM | 10 | 1.00 Ea. | \$302.74 | \$369.53 | 5.0000 | 5 | 5 | \$1,847.65 | \$1,847.65 |
| Repair single zone rooftop unit, 7.5 ton | 10 | 2.00 Ea. | \$6,851.44 | \$8,134.08 | 5.0000 | 5 | 5 | \$40,670.38 | \$40,670.38 |
| Replace single zone rooftop unit, 7.5 ton | 15 | 2.00 Ea. | \$22,189.29 | \$26,269.95 | 3.3333 | 3 | 3 | \$78,809.86 | \$78,809.86 |
| Repair furnace, gas, 25 MBH residential | 10 | 1.00 Ea. | \$2,996.51 | \$3,495.64 | 5.0000 | 5 | 5 | \$17,478.22 | \$17,478.22 |
| Replace furnace, gas, 25 MBH residential | 15 | 1.00 Ea. | \$1,184.37 | \$1,389.48 | 3.3333 | 3 | 3 | \$4,168.44 | \$4,168.44 |
| Rebuild 4" diameter reduced pressure backflow preventer | 10 | 2.00 Ea. | \$1,329.34 | \$1,559.57 | 5.0000 | 5 | 5 | \$7,797.83 | \$7,797.83 |
| Inspect sprinkler system | 1 | 1.00 Ea. | \$34.33 | \$42.93 | 50.0000 | 50 | 50 | \$2,146.43 | \$2,146.43 |
| Replace sprinkler head | 20 | 14.00 Ea. | \$1,197.32 | \$1,472.65 | 2.5000 | 2 | 2 | \$2,945.31 | \$2,945.31 |
| Repair switchgear 1200 A mainframe | 5 | 1.00 Ea. | \$1,904.54 | \$2,227.57 | 10.0000 | 10 | 10 | \$22,275.75 | \$22,275.75 |
| Maintenance and inspection switchgear, mainframe | 1 | 1.00 Ea. | \$64.78 | \$81.16 | 50.0000 | 50 | 50 | \$4,057.80 | \$4,057.80 |
| Replace switchgear, 225 A | 30 | 1.00 Ea. | \$5,947.52 | \$6,922.93 | 1.6667 | 1 | 1 | \$6,922.93 | \$6,922.93 |
| Maintenance and repair - (5% of total fuses) switchgear, indoor, 600 V | 10 | 2.00 Ea. | \$826.33 | \$949.40 | 5.0000 | 5 | 5 | \$4,746.98 | \$4,746.98 |
| Maintenance and repair secondary transformer, dry | 10 | 2.00 Ea. | \$464.88 | \$556.53 | 5.0000 | 5 | 5 | \$2,782.66 | \$2,782.66 |
| Maintenance and inspection lighting panel, indoor | 3 | 2.00 Ea. | \$81.29 | \$101.84 | 16.6667 | 16 | 16 | \$1,629.49 | \$1,629.49 |
| Replace wireway, 8" x 8" | 20 | 223.00 L.F. | \$15,491.47 | \$18,760.42 | 2.5000 | 2 | 2 | \$37,520.83 | \$37,520.83 |
| Maintenance and repair breaker, enclosed, 240 V, 1 pole | 25 | 8.00 Ea. | \$574.10 | \$719.27 | 2.0000 | 2 | 2 | \$1,438.53 | \$1,438.53 |
| Maintenance and repair breaker, enclosed, 240 V, 2 pole | 25 | 6.00 Ea. | \$430.58 | \$539.45 | 2.0000 | 2 | 2 | \$1,078.90 | \$1,078.90 |
| Maintenance and repair safety switch, 3 pole safety switch, heavy duty | 8 | 5.00 Ea. | \$203.22 | \$254.61 | 6.2500 | 6 | 6 | \$1,527.64 | \$1,527.64 |
| Replace receptacle/plug receptacles and plugs | 20 | 44.00 Ea. | \$3,166.05 | \$3,902.65 | 2.5000 | 2 | 2 | \$7,805.30 | \$7,805.30 |
| Replace wiring devices, switches | 15 | 16.00 Ea. | \$1,046.04 | \$1,299.55 | 3.3333 | 3 | 3 | \$3,898.65 | \$3,898.65 |
| Maintenance and repair incandescent lighting fixtures | 10 | 24.00 Ea. | \$1,652.78 | \$1,967.64 | 5.0000 | 5 | 5 | \$9,838.20 | \$9,838.20 |
| Replace incandescent lighting fixture lamp, 200 W | 5 | 12.00 Ea. | \$116.59 | \$142.36 | 10.0000 | 10 | 10 | \$1,423.59 | \$1,423.59 |
| Replace fluorescent light fixture ballast, 80 W | 10 | 12.00 Ea. | \$1,496.02 | \$1,814.85 | 5.0000 | 5 | 5 | \$9,074.23 | \$9,074.23 |
| Replace lamps (2 lamps), 4', 34 W energy saver | 10 | 24.00 Ea. | \$605.14 | \$757.89 | 5.0000 | 5 | 5 | \$3,789.47 | \$3,789.47 |
| Replace metal halide ballast, 175 W | 10 | 4.00 Ea. | \$593.94 | \$713.20 | 5.0000 | 5 | 5 | \$3,566.02 | \$3,566.02 |
| Replace metal halide fixture lamp, 175 W | 5 | 4.00 Ea. | \$199.95 | \$244.61 | 10.0000 | 10 | 10 | \$2,446.15 | \$2,446.15 |
| Maintenance and repair TV cable outlet | 10 | 7.00 Ea. | \$359.05 | \$448.41 | 5.0000 | 5 | 5 | \$2,242.03 | \$2,242.03 |
| Repair smoke detector | 10 | 9.00 Ea. | \$507.49 | \$627.43 | 5.0000 | 5 | 4 | \$3,137.13 | \$2,509.71 |
| Replace smoke detector | 15 | 9.00 Ea. | \$2,558.14 | \$3,055.16 | 3.3333 | 3 | 3 | \$9,165.47 | \$9,165.47 |

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| Repair heat detector | 10 | 9.00 Ea. | \$552.40 | \$678.46 | 5.0000 | 5 | 5 | \$3,392.31 | \$3,392.31 | |
| Replace heat detector | 15 | 9.00 Ea. | \$1,538.68 | \$1,881.37 | 3.3333 | 3 | 3 | \$5,644.10 | \$5,644.10 | |
| Check and repair manual pull station | 10 | 5.00 Ea. | \$438.48 | \$539.15 | 5.0000 | 5 | 5 | \$2,695.76 | \$2,695.76 | |
| Minor repairs to fire alarm control panel | 5 | 1.00 Ea. | \$149.71 | \$182.27 | 10.0000 | 10 | 10 | \$1,822.75 | \$1,822.75 | |
| Maintenance and inspection fire alarm control panel | 0.5 | 1.00 Ea. | \$43.18 | \$54.10 | 100.0000 | 100 | 100 | \$5,410.41 | \$5,410.41 | |
| Minor repairs to annunciation panel | 5 | 1.00 Ea. | \$149.71 | \$182.27 | 10.0000 | 10 | 10 | \$1,822.75 | \$1,822.75 | |
| Replace fire alarm bell, 6" | 20 | 2.00 Ea. | \$389.92 | \$470.55 | 2.5000 | 2 | 2 | \$941.10 | \$941.10 | |
| Replace EMS, Mech, BTU, 3 Meters, 3 Duct Sensors, 3 Space Sensors | 20 | 1.00 Ea. | \$17,137.72 | \$20,030.68 | 2.5000 | 2 | 2 | \$40,061.35 | \$40,061.35 | |
| Replace EMS, Three Phase, 5 Meters | 15 | 1.00 Ea. | \$15,802.46 | \$18,399.79 | 3.3333 | 3 | 3 | \$55,199.37 | \$55,199.37 | |
| Maintenance and repair electrical service ground | 25 | 0.08 M.L.F. | \$7.03 | \$8.78 | 2.0000 | 2 | 2 | \$17.57 | \$17.57 | |
| Maintenance and repair building structure ground | 7 | 0.60 M.L.F. | \$52.73 | \$65.87 | 7.1429 | 7 | 7 | \$461.11 | \$461.11 | |
| Maintenance and repair of general wiring lightning protection system | 1 | 0.60 M.L.F. | \$58.03 | \$71.90 | 50.0000 | 50 | 50 | \$3,594.80 | \$3,594.80 | |
| Maintenance and repair lightning ground rod | 1 | 3.00 Ea. | \$263.67 | \$329.36 | 50.0000 | 50 | 50 | \$16,468.07 | \$16,468.07 | |
| Maintenance and inspection generator, diesel, 750 KW | 0.08 | 1.00 Ea. | \$64.78 | \$81.16 | 625.0000 | 625 | 625 | \$50,722.56 | \$50,722.56 | |
| Maintenance and repair transfer switch | 5 | 1.00 Ea. | \$357.05 | \$430.82 | 10.0000 | 10 | 10 | \$4,308.18 | \$4,308.18 | |
| Maintenance and inspection transfer switch | 0.5 | 1.00 Ea. | \$40.64 | \$50.92 | 100.0000 | 100 | 100 | \$5,092.15 | \$5,092.15 | |
| Replace lamp emergency lighting fixture | 2 | 4.00 Ea. | \$218.76 | \$263.50 | 25.0000 | 25 | 25 | \$6,587.57 | \$6,587.57 | |
| Replace emergency lighting fixture | 20 | 4.00 Ea. | \$2,409.47 | \$2,839.05 | 2.5000 | 2 | 2 | \$5,678.09 | \$5,678.09 | |
| Maintenance and repair exit light | 20 | 4.00 Ea. | \$148.81 | \$184.01 | 2.5000 | 2 | 2 | \$368.03 | \$368.03 | |
| Replace lamp exit light | 5 | 4.00 Ea. | \$67.39 | \$79.85 | 10.0000 | 10 | 10 | \$798.54 | \$798.54 | |
| Maintenance and inspection battery, dry | 0.08 | 4.00 Ea. | \$162.58 | \$203.69 | 625.0000 | 625 | 625 | \$127,303.68 | \$127,303.68 | |
| Replace battery, dry | 5 | 4.00 Ea. | \$808.49 | \$933.65 | 10.0000 | 10 | 10 | \$9,336.53 | \$9,336.53 | |
| Maintenance and repair voice/data outlet | 10 | 6.00 Ea. | \$307.76 | \$384.35 | 5.0000 | 5 | 5 | \$1,921.74 | \$1,921.74 | |
| Replace commercial dishwasher, **ilo utns strlzlz 4to1 | 10 | 4.00 Ea. | \$21,158.11 | \$24,444.27 | 5.0000 | 5 | 5 | \$122,221.36 | \$122,221.36 | |
| Remove and replace dishwasher pump **ilo utns strlzlz 4to1 | 15 | 4.00 Ea. | \$5,194.62 | \$5,943.42 | 3.3333 | 3 | 3 | \$17,830.25 | \$17,830.25 | |
| | | | \$518,391.39 | \$615,054.62 | | | | MR Subtotal | \$2,161,016.97 | |
| | | | | | | | | | MR Per Year | \$43,220.34 |
| | | | | | | | | | PM Total | \$19,724.18 |
| | | | | | | | | | Subtotal | \$62,944.52 |
| | | | | | | | | | Total Per Unit | \$5.94 |

FAC 5303 MORGUE

SUC \$5.94

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 50

Type PM

Average Size 10588.0

| Description | Qty | Labor Hours | Bare Mat | Bare Labor | Bare Equip | Bare Total | Total In-House | Total Incl OP |
|--|------|-------------|------------|------------|------------|-------------|----------------|---------------|
| Fire doors, swinging, annualized | 2.00 | 0.78 | \$28.64 | \$29.12 | \$0.00 | \$57.76 | \$69.36 | \$82.39 |
| Fire doors, sliding, annualized | 2.00 | 3.32 | \$61.30 | \$117.11 | \$0.00 | \$178.41 | \$219.67 | \$264.00 |
| Urinals, annualized | 2.00 | 0.46 | \$12.64 | \$22.91 | \$0.00 | \$35.54 | \$43.68 | \$52.45 |
| Toilet (vacuum breaker type), annualized | 3.00 | 0.53 | \$25.33 | \$26.69 | \$0.00 | \$52.02 | \$62.56 | \$74.37 |
| Lavatories, annualized | 4.00 | 1.39 | \$23.86 | \$82.81 | \$0.00 | \$106.67 | \$133.90 | \$162.33 |
| Showers, annualized | 2.00 | 0.46 | \$25.78 | \$27.22 | \$0.00 | \$53.00 | \$63.75 | \$75.78 |
| Drink fountain, annualized | 2.00 | 1.24 | \$41.45 | \$62.55 | \$0.00 | \$104.00 | \$126.91 | \$151.90 |
| Duplex sump, annualized | 4.00 | 6.62 | \$93.01 | \$333.02 | \$0.00 | \$426.03 | \$535.24 | \$649.09 |
| Compressor, DX Refrigeration, to 25 tons, annualized | 2.00 | 4.88 | \$64.70 | \$294.25 | \$0.00 | \$358.96 | \$453.70 | \$551.69 |
| Fan coil unit, annualized | 2.00 | 6.68 | \$226.46 | \$336.54 | \$0.00 | \$563.01 | \$686.62 | \$821.55 |
| Air filter, electrostatic, annualized | 4.00 | 30.41 | \$40.64 | \$1,532.94 | \$0.00 | \$1,573.58 | \$2,037.53 | \$2,503.51 |
| VAV Boxes, annualized | 6.00 | 5.60 | \$57.63 | \$338.30 | \$0.00 | \$395.93 | \$503.18 | \$613.32 |
| Fire dampers, annualized | 2.00 | 2.31 | \$18.30 | \$139.20 | \$0.00 | \$157.50 | \$201.09 | \$245.59 |
| Hood and blower, annualized | 2.00 | 4.64 | \$108.18 | \$232.58 | \$0.00 | \$340.76 | \$421.35 | \$507.36 |
| Controls, central system, electro/pneumatic, annualized | 1.00 | 1.92 | \$70.77 | \$115.41 | \$0.00 | \$186.18 | \$227.88 | \$273.12 |
| Air compressor, centrifugal, to 40 H.P., annualized | 1.00 | 3.41 | \$61.67 | \$206.15 | \$0.00 | \$267.82 | \$335.84 | \$406.94 |
| 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 | 1.00 | 11.34 | \$68.24 | \$678.37 | \$0.00 | \$746.61 | \$956.95 | \$1,170.70 |
| Switchboard, annualized | 2.00 | 1.40 | \$7.98 | \$92.20 | \$0.00 | \$100.18 | \$128.64 | \$157.50 |
| Panelboard, 225 A and above, annualized | 2.00 | 0.88 | \$46.39 | \$58.02 | \$0.00 | \$104.41 | \$126.46 | \$150.82 |
| Emergency diesel or gas generator, over 15 KVA, annualized | 1.00 | 16.15 | \$86.09 | \$953.12 | \$0.00 | \$1,039.21 | \$1,333.75 | \$1,632.60 |
| Light, emergency, hardwired system, annualized | 4.00 | 1.00 | \$30.93 | \$59.05 | \$0.00 | \$89.98 | \$110.79 | \$133.15 |
| Oven, gas / electric, annualized **ilo autoclave 4to1 | 4.00 | 44.97 | \$165.02 | \$1,530.88 | \$0.00 | \$1,695.90 | \$2,171.67 | \$2,655.69 |
| Refrigerator freezer, walk-in box w/external condenser, annualized | 8.00 | 11.73 | \$1,659.41 | \$401.86 | \$0.00 | \$2,061.26 | \$2,347.76 | \$2,717.23 |
| Vacuum, annualized | 1.00 | 1.23 | \$20.51 | \$41.86 | \$0.00 | \$62.37 | \$76.98 | \$92.62 |
| 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 | 1.00 | 5.44 | \$94.08 | \$263.50 | \$0.00 | \$357.58 | \$446.04 | \$539.20 |
| 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 |
| | | | | | | \$13,323.94 | \$16,410.19 | \$19,724.18 |

FAC 5303 MORGUE
Modeled Component List
CostWorks Release 2021 Qtr 3

| | |
|--|-------------|
| B20 Exterior Enclosure | |
| Clay Brick, 1st floor | 1.1 C.S.F. |
| B30 Roofing | |
| Built-Up Roofing | 3.4 Sq. |
| C10 Interior Construction | |
| Concrete Block, Painted | 3.08 C.S.F. |
| Toilet Partitions, painted metal | 3.0 Ea. |
| Metal Lockers | 8.0 Ea. |
| Fire Doors, Swinging, annualized | 2.0 Each |
| C30 Interior Finishes | |
| Vinyl Wall Covering | 25.9 C.S.F. |
| Concrete, Finished | 1.4 C.S.F. |
| Epoxy Flooring | 1.4 C.S.F. |
| Vinyl Sheet | 67.0 S.Y. |
| Rubber / Vinyl Trim | 3540.0 L.F. |
| Carpet | 16.0 S.Y. |
| Acoustic Tile, fire-rated | 0.2 C.S.F. |
| D20 Plumbing | |
| Emergency Shower Station | 2.0 Ea. |
| Emergency Eye Wash | 2.0 Ea. |
| Valve, Non-Drain, 2" | 32.0 Ea. |
| Water Heater, Gas / Oil, 1150 GPH | 1.0 Ea. |
| Water Meter | 1.0 Ea. |
| Rainwater Sump Pump | 1.0 Ea. |
| Compressed Air Systems, Compressors, 10 H.P. | 1.0 Ea. |
| D30 HVAC | |
| Fuel Oil Storage Tank, 275 Gallon | 1.0 Ea. |
| Single Zone Air Conditioner, 7.5ton | 2.0 Ea. |
| Residential Gas Furnace, 25 MBH | 1.0 Ea. |
| VAV Box | 6.0 Each |
| D40 Fire Protection | |
| Backflow Preventer | 2.0 Ea. |
| Sprinkler System, Fire Suppression, sprinkler head | 14.0 Ea. |
| D50 Electrical | |
| Switchgear, Indoor, Less Than 600 V | 1.0 Ea. |
| Load Center, 100 A, maintenance & inspection | 2.0 Ea. |
| Smoke Detector | 9.0 Ea. |
| Heat Detector | 9.0 Ea. |
| Fire Alarm Bell | 2.0 Ea. |
| Emergency Lighting Fixture | 4.0 Ea. |
| E10 Equipment | |
| Dishwasher | 4.0 Ea. |
| Refrigerator freezer, walk-in, annualized | 8.0 Each |
| G30 Site Mechanical Utilities | |
| Ejector Pump, annualized | 2.0 Each |
| Fuel Oil Storage Tank, annualized | 1.0 Each |

FAC 5303 MORGUE
Sustainment by Year
CostWorks Release 2021 Qtr 3

