

FAC 5500 DISPENSARY AND CLINIC

FY22 SUC: \$9.93 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

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	34.00 Ea.	\$9,977.38	\$11,613.18	2.7273	2	2	\$23,226.35	\$23,226.35
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	34.00 Ea.	\$1,474.40	\$1,810.49	7.5000	7	7	\$12,673.42	\$12,673.42
Replace toilet partitions, painted metal-overhead braced, per stall	20	36.00 Ea.	\$22,603.73	\$26,600.74	1.5000	1	1	\$26,600.74	\$26,600.74
Replace urinal screen, stainless steel	30	6.00 Ea.	\$4,416.28	\$5,113.48	1.0000	1	1	\$5,113.48	\$5,113.48
Replace metal lockers, single tier	20	105.00 Ea.	\$35,663.73	\$41,258.36	1.5000	1	1	\$41,258.36	\$41,258.36
Repair concrete steps	15	220.00 S.F.	\$5,027.01	\$5,819.15	2.0000	2	2	\$11,638.29	\$11,638.29
Replace medium weight vinyl wall covering	15	13.30 C.S.F.	\$4,514.20	\$5,419.70	2.0000	2	2	\$10,839.40	\$10,839.40
Repair acoustical tile - (2% of walls)	25	126.00 C.S.F.	\$106,950.37	\$123,705.51	1.2000	1	1	\$123,705.51	\$123,705.51
Refinish acoustical tile	10	126.00 C.S.F.	\$21,935.82	\$26,650.72	3.0000	3	3	\$79,952.16	\$79,952.16
Repair 5/8" drywall - (2% of walls)	20	1,254.00 S.F.	\$2,100.88	\$2,556.26	1.5000	1	1	\$2,556.26	\$2,556.26
Refinish drywall	4	6,250.00 S.F.	\$3,881.13	\$4,774.44	7.5000	7	7	\$33,421.07	\$33,421.07
Office painting, 10' x 15', 10' high walls	5	24.00 Ea.	\$6,028.83	\$7,395.01	6.0000	6	6	\$44,370.06	\$44,370.06
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	39.40 C.S.F.	\$32,345.06	\$38,976.87	3.0000	3	3	\$116,930.61	\$116,930.61
Refinish concrete floor finished	25	61.00 C.S.F.	\$25,731.47	\$30,907.50	1.2000	1	1	\$30,907.50	\$30,907.50
Replace vinyl tile flooring	18	1,333.00 S.Y.	\$65,854.84	\$80,873.17	1.6667	1	1	\$80,873.17	\$80,873.17
Replace rubber tile floor	18	43.00 S.Y.	\$8,343.09	\$9,845.56	1.6667	1	1	\$9,845.56	\$9,845.56
Ceramic tile floor repairs - (2% of floors)	15	32.00 C.S.F.	\$20,249.93	\$25,248.18	2.0000	2	2	\$50,496.36	\$50,496.36
Terrazzo floor repairs - (2% of floors)	15	1,850.00 S.F.	\$30,089.35	\$36,030.56	2.0000	2	2	\$72,061.11	\$72,061.11
Replace carpet	8	1,333.00 S.Y.	\$73,336.78	\$84,694.69	3.7500	3	3	\$254,084.07	\$254,084.07
Repair gypsum board ceiling - (2% of ceilings)	20	5.80 C.S.F.	\$2,100.62	\$2,578.82	1.5000	1	1	\$2,578.82	\$2,578.82
Refinish acoustic tile ceiling and grid (occupied area)	5	240.00 C.S.F.	\$5,893.26	\$7,328.10	6.0000	6	6	\$43,968.60	\$43,968.60
Replace acoustic tile ceiling, fire-rated	20	125.00 C.S.F.	\$65,528.57	\$77,235.76	1.5000	1	1	\$77,235.76	\$77,235.76
Unplug clogged line flush-tank water closet	5	36.00 Ea.	\$7,862.23	\$9,832.57	6.0000	6	6	\$58,995.39	\$58,995.39
Replace washer / diaphragm in ball cock flush-tank water closet	5	36.00 Ea.	\$669.91	\$826.13	6.0000	6	6	\$4,956.77	\$4,956.77
Replace valve and ball cock assembly flush-tank water closet	15	36.00 Ea.	\$3,370.25	\$4,160.44	2.0000	2	2	\$8,320.88	\$8,320.88
Install gasket between tank and bowl flush-tank water closet	20	36.00 Ea.	\$1,498.88	\$1,861.29	1.5000	1	1	\$1,861.29	\$1,861.29
Replace flush valve diaphragm for a urinal	7	12.00 Ea.	\$314.64	\$390.43	4.2857	4	4	\$1,561.72	\$1,561.72
Rebuild flush valve for a urinal	20	12.00 Ea.	\$2,165.21	\$2,609.49	1.5000	1	1	\$2,609.49	\$2,609.49
Replace washer in spud connection lavatory, vitreous china	7	32.00 Ea.	\$526.80	\$642.56	4.2857	4	4	\$2,570.24	\$2,570.24
Replace washer in faucet lavatory, vitreous china	2	32.00 Ea.	\$412.32	\$513.66	15.0000	15	15	\$7,704.87	\$7,704.87

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Replace faucets lavatory, vitreous china	10	32.00 Ea.	\$5,815.23	\$7,000.17	3.0000	3	3	\$21,000.52	\$21,000.52
Replace faucet washer sink, stainless steel	2	32.00 Ea.	\$408.84	\$509.31	15.0000	15	15	\$7,639.67	\$7,639.67
Replace faucets sink, stainless steel	10	32.00 Ea.	\$5,815.23	\$7,000.17	3.0000	3	3	\$21,000.52	\$21,000.52
Unstop sink, stainless steel	2	32.00 Ea.	\$1,338.29	\$1,673.67	15.0000	15	15	\$25,105.12	\$25,105.12
Replace washer in faucet laundry sink, plastic	2	14.00 Ea.	\$178.87	\$222.82	15.0000	15	15	\$3,342.35	\$3,342.35
Replace faucets laundry sink, plastic	10	14.00 Ea.	\$2,544.16	\$3,062.58	3.0000	3	3	\$9,187.73	\$9,187.73
Clean out strainer and P trap laundry sink, plastic	2	14.00 Ea.	\$488.17	\$610.51	15.0000	15	15	\$9,157.66	\$9,157.66
Replace group wash fountain, 54" diameter	20	4.00 Ea.	\$53,052.48	\$60,774.38	1.5000	1	1	\$60,774.38	\$60,774.38
Inspect / clean shower head bathtub, fiberglass	3	7.00 Ea.	\$345.75	\$432.40	10.0000	10	10	\$4,323.98	\$4,323.98
Replace mixing valve barrel bathtub, fiberglass	2	7.00 Ea.	\$1,978.13	\$2,326.24	15.0000	15	15	\$34,893.53	\$34,893.53
Replace mixing valve bathtub, fiberglass	10	7.00 Ea.	\$1,931.18	\$2,348.89	3.0000	3	3	\$7,046.66	\$7,046.66
Inspect / clean shower head fiberglass	3	7.00 Ea.	\$345.75	\$432.40	10.0000	10	10	\$4,323.98	\$4,323.98
Replace mixing valve barrel shower, fiberglass	2	7.00 Ea.	\$1,978.13	\$2,326.24	15.0000	15	15	\$34,893.53	\$34,893.53
Inspect for leaks steam converter, domestic hot water	1	16.00 Ea.	\$108.28	\$135.42	30.0000	30	30	\$4,062.46	\$4,062.46
Inspect/check pump/motor operation, lubricate circulation pump, bronze 1 HP	0.5	6.00 Ea.	\$48.17	\$60.24	60.0000	60	60	\$3,614.16	\$3,614.16
Replace pump / motor assembly circulation pump, bronze 1 HP	20	6.00 Ea.	\$34,610.88	\$39,682.74	1.5000	1	1	\$39,682.74	\$39,682.74
Replace water softener	15	2.00 Ea.	\$3,066.69	\$3,615.43	2.0000	2	2	\$7,230.86	\$7,230.86
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	3.0000	3	3	\$173.21	\$173.21
Repair joint pipe and fittings, PVC	10	13.00 Ea.	\$1,966.79	\$2,443.99	3.0000	3	3	\$7,331.98	\$7,331.98
Unclog 4" - 12" diameter main drain per L.F.	10	305.00 L.F.	\$1,156.28	\$1,446.06	3.0000	3	3	\$4,338.17	\$4,338.17
Clean floor drain w/o bucket	4	15.00 Ea.	\$1,759.76	\$2,200.77	7.5000	7	7	\$15,405.41	\$15,405.41
General maintenance & repair distribution: gutters, pipe	1	0.20 M.L.F.	\$60.41	\$75.55	30.0000	30	30	\$2,266.39	\$2,266.39
General maintenance & repair drain: roof, scupper, area	1	16.00 Ea.	\$591.80	\$740.11	30.0000	30	30	\$22,203.36	\$22,203.36
Insp/chk pump/mtr oper, lub, chk align, rainwater sump pump	1	2.00 Ea.	\$23.90	\$29.89	30.0000	30	30	\$896.61	\$896.61
Resolder joint pipe & fittings, anesthesia	12	14.00 Ea.	\$767.11	\$945.75	2.5000	2	2	\$1,891.50	\$1,891.50
Replace pipe and fittings, anesthesia	25	1,459.00 L.F.	\$37,822.47	\$45,549.37	1.2000	1	1	\$45,549.37	\$45,549.37
Resolder joint pipe & fittings, oxygen	12	68.00 Ea.	\$4,903.40	\$6,066.14	2.5000	2	2	\$12,132.29	\$12,132.29
Replace pipe and fittings, oxygen	25	1,459.00 L.F.	\$37,822.47	\$45,549.37	1.2000	1	1	\$45,549.37	\$45,549.37
General maintenance pipe & fittings, compressed air	2	0.20 M.L.F.	\$7.39	\$9.24	15.0000	15	15	\$138.57	\$138.57
Check and adjust 10 H.P. compressor	1	2.00 Ea.	\$169.33	\$211.76	30.0000	30	30	\$6,352.90	\$6,352.90
Replace 10 H.P. compressor	25	2.00 Ea.	\$20,853.40	\$24,491.29	1.2000	1	1	\$24,491.29	\$24,491.29

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Replace 275 gallon fuel oil storage tank	30	1.00 Ea.	\$945.38	\$1,121.95	1.0000	1	1	\$1,121.95	\$1,121.95
Install 10' sect. 3/8" type L copper per M.L.F. fuel oil storage	20	1.30 Ea.	\$208.58	\$257.34	1.5000	1	1	\$257.34	\$257.34
Install new 2" gasket, 1 per M.L.F. natural gas, steel/iron	30	4.00 Ea.	\$515.31	\$639.85	1.0000	1	1	\$639.85	\$639.85
Replace 10' of hung 2" diam steel pipe/M.L.F. natural gas	12	1.80 Ea.	\$989.18	\$1,219.69	2.5000	2	2	\$2,439.38	\$2,439.38
Repair boiler, gas, 2000 MBH	7	1.00 Ea.	\$5,785.82	\$6,733.75	4.2857	4	4	\$26,934.98	\$26,934.98
Replace boiler, gas, 2000 MBH	30	1.00 Ea.	\$39,838.14	\$46,620.21	1.0000	1	1	\$46,620.21	\$46,620.21
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
Repair deaerator	10	2.00 Ea.	\$148.82	\$186.11	3.0000	3	3	\$558.34	\$558.34
Replace metal flue, all fuel SS, 10" diameter metal flue / chimney	15	24.00 L.F.	\$3,480.35	\$4,039.16	2.0000	2	2	\$8,078.33	\$8,078.33
Replace fan coil, DX 3 ton, with heat	15	5.00 Ea.	\$11,496.14	\$13,505.59	2.0000	2	2	\$27,011.18	\$27,011.18
Repair fan, induced draft, 6700 CFM	10	6.00 Ea.	\$1,816.47	\$2,217.18	3.0000	3	3	\$6,651.55	\$6,651.55
Replace fan, induced draft, 6700 CFM	20	6.00 Ea.	\$31,307.28	\$36,168.46	1.5000	1	1	\$36,168.46	\$36,168.46
Minor repairs to concrete floor unfinished	15	600.00 S.F.	\$23,633.06	\$28,664.25	2.0000	2	2	\$57,328.50	\$57,328.50
Repair metal stairs	15	660.00 S.F.	\$66,479.13	\$76,486.99	2.0000	2	2	\$152,973.99	\$152,973.99
Replace metal hand rail	30	82.00 L.F.	\$6,206.04	\$7,180.96	1.0000	1	1	\$7,180.96	\$7,180.96
Refinish metal hand rail	7	580.00 L.F.	\$1,196.51	\$1,474.81	4.2857	4	4	\$5,899.24	\$5,899.24
Metal floor grating repairs - (2% of grating)	10	46.00 S.F.	\$1,538.89	\$1,852.78	3.0000	3	3	\$5,558.34	\$5,558.34
Replace metal floor grating	30	890.00 S.F.	\$35,113.97	\$40,332.77	1.0000	1	1	\$40,332.77	\$40,332.77
Repair 8" concrete block wall, 1st floor	25	6,920.00 S.F.	\$167,566.54	\$204,992.75	1.2000	1	1	\$204,992.75	\$204,992.75
Waterproof concrete block wall, 1st floor	10	69.20 C.S.F.	\$15,708.58	\$18,684.58	3.0000	3	3	\$56,053.74	\$56,053.74
Repair claybrick wall, 1st floor	25	2,078.00 S.F.	\$89,305.40	\$109,603.00	1.2000	1	1	\$109,603.00	\$109,603.00
Replace aluminum siding, 1st floor	35	150.00 C.S.F.	\$87,651.84	\$105,550.92	0.8571	0	0	\$0.00	\$0.00
Recaulk expansion and control joints	20	2,310.00 L.F.	\$25,530.87	\$31,475.50	1.5000	1	1	\$31,475.50	\$31,475.50
Refinish steel louver, 1st floor	5	16.00 Ea.	\$1,552.60	\$1,926.49	6.0000	6	6	\$11,558.95	\$11,558.95
Replace glass - 1st floor. (1% of glass) - alum. window	1	12.60 S.F.	\$151.93	\$178.56	30.0000	30	30	\$5,356.87	\$5,356.87
Repair 3' x 4' aluminum window - 1st floor	20	54.00 Ea.	\$14,142.46	\$16,648.28	1.5000	1	1	\$16,648.28	\$16,648.28
Refinish steel shutter - 1st floor	5	77.00 Ea.	\$7,471.87	\$9,271.24	6.0000	6	6	\$55,627.47	\$55,627.47
Repair aluminum storefront door	12	6.00 Ea.	\$2,780.51	\$3,327.09	2.5000	2	2	\$6,654.17	\$6,654.17
Repair steel, painted, door	14	37.00 Ea.	\$23,127.75	\$27,528.21	2.1429	2	2	\$55,056.42	\$55,056.42
Repair 12' x 12' aluminum single roll-up door	10	2.00 Ea.	\$2,421.95	\$2,805.69	3.0000	3	3	\$8,417.06	\$8,417.06
Refinish 12' x 12' aluminum single roll-up door	5	2.00 Ea.	\$406.90	\$498.38	6.0000	6	6	\$2,990.27	\$2,990.27
BUR flashing repairs, 2 S.F. per sq. repaired	1	31.90 S.F.	\$111.63	\$135.54	30.0000	30	30	\$4,066.20	\$4,066.20
Minor BUR membrane replacement, 25% of roof area	15	75.00 Sq.	\$60,359.13	\$71,648.51	2.0000	2	2	\$143,297.01	\$143,297.01
Place new BUR membrane over existing	20	300.00 Sq.	\$145,497.84	\$171,536.92	1.5000	1	1	\$171,536.92	\$171,536.92
Total BUR roof replacement	28	300.00 Sq.	\$233,895.01	\$276,594.71	1.0714	1	1	\$276,594.71	\$276,594.71

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Replace aluminum downspout, 3" x 4", .024" thick	25	14.00 L.F.	\$110.85	\$134.20	1.2000	1	1	\$134.20	\$134.20
Repair 8" concrete block wall - (2% of walls) painted	25	2.60 C.S.F.	\$2,833.10	\$3,401.72	1.2000	1	1	\$3,401.72	\$3,401.72
Refinish concrete block wall painted	4	192.00 C.S.F.	\$19,376.39	\$23,594.53	7.5000	7	7	\$165,161.73	\$165,161.73
Repair 4" glazed C.M.U. wall - (2% of walls)	25	51.60 C.S.F.	\$107,115.84	\$126,005.45	1.2000	1	1	\$126,005.45	\$126,005.45
Repair plate glass interior wall - (2% of total)	25	13.00 C.S.F.	\$150,329.20	\$172,662.64	1.2000	1	1	\$172,662.64	\$172,662.64
Repair fully glazed wood door	10	8.00 Ea.	\$2,347.62	\$2,732.51	3.0000	3	3	\$8,197.54	\$8,197.54
Refinish 3'-0" x 7'-0" fully glazed wood door	4	8.00 Ea.	\$562.85	\$697.50	7.5000	7	7	\$4,882.52	\$4,882.52
Repair steel painted interior door	14	16.00 Ea.	\$4,695.24	\$5,465.02	2.1429	2	2	\$10,930.05	\$10,930.05
Refinish 3'-0" x 7'-0" steel painted interior door	4	16.00 Ea.	\$841.36	\$1,036.58	7.5000	7	7	\$7,256.07	\$7,256.07
Repair steel unpainted door steel	14	12.00 Ea.	\$3,521.43	\$4,098.77	2.1429	2	2	\$8,197.54	\$8,197.54
Repair 2'-6" x 6'-8" bi-fold louvered door	15	86.00 Ea.	\$6,241.02	\$7,710.66	2.0000	2	2	\$15,421.31	\$15,421.31
Refinish 2'-6" x 6'-8" louvered door	8	86.00 Ea.	\$7,483.48	\$9,247.78	3.7500	3	3	\$27,743.34	\$27,743.34
Replace 2'-6" x 6'-8" wood louver bi-fold door and frame	24	86.00 Ea.	\$51,808.05	\$60,114.18	1.2500	1	1	\$60,114.18	\$60,114.18
Repair aluminum interior door	12	25.00 Ea.	\$7,336.31	\$8,539.10	2.5000	2	2	\$17,078.20	\$17,078.20
Replace fan & motor, propeller exhaust, 1000 CFM exhaust fan	15	2.00 Ea.	\$1,708.75	\$2,014.11	2.0000	2	2	\$4,028.22	\$4,028.22
Replace roof mounted exhaust fan, 2000 CFM exhaust fan	20	4.00 Ea.	\$10,682.89	\$12,429.01	1.5000	1	1	\$12,429.01	\$12,429.01
Replace axial flow fan, 6400 CFM exhaust fan	10	4.00 Ea.	\$12,548.55	\$14,671.75	3.0000	3	3	\$44,015.26	\$44,015.26
Repair flash tank 24 gallon	5	3.00 Ea.	\$1,319.82	\$1,650.58	6.0000	6	6	\$9,903.48	\$9,903.48
Replace steam trap, 15 PSIG, 3/4" threaded	7	15.00 Ea.	\$4,269.72	\$4,975.75	4.2857	4	4	\$19,903.00	\$19,903.00
Repair circulator pump, 1/12 - 3/4 H.P.	5	4.00 Ea.	\$392.53	\$462.93	6.0000	6	6	\$2,777.55	\$2,777.55
Repair circulator pump, 1 H.P.	5	4.00 Ea.	\$393.44	\$464.07	6.0000	6	6	\$2,784.40	\$2,784.40
Refill expansion tank	5	3.00 Ea.	\$44.48	\$55.63	6.0000	6	6	\$333.78	\$333.78
Repair damaged pipe insulation, fiberglass 2"	5	58.00 Ea.	\$1,392.21	\$1,701.61	6.0000	6	6	\$10,209.65	\$10,209.65
Repair multi-zone variable volume, 90 ton	10	2.00 Ea.	\$154,520.98	\$180,480.36	3.0000	3	3	\$541,441.07	\$541,441.07
Replace multi-zone variable volume, 90 ton	15	2.00 Ea.	\$445,851.87	\$517,818.93	2.0000	2	2	\$1,035,637.86	\$1,035,637.86
Repair central station A.H.U., 1900 CFM	10	2.00 Ea.	\$1,107.00	\$1,319.88	3.0000	3	2	\$3,959.63	\$2,639.75
Replace central station A.H.U., 1900 CFM	15	2.00 Ea.	\$27,834.18	\$32,065.34	2.0000	2	2	\$64,130.68	\$64,130.68
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	320.00 Ea.	\$27,367.30	\$33,660.64	1.5000	1	1	\$33,660.64	\$33,660.64
Rebuild double check 6" backflow preventer sprinkler system	1	2.00 Ea.	\$1,730.05	\$2,074.67	30.0000	30	30	\$62,240.18	\$62,240.18
Replace fire pump / electric motor assembly 100 H.P.	25	1.00 Ea.	\$44,139.08	\$50,910.34	1.2000	1	1	\$50,910.34	\$50,910.34
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

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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
Repair switchgear, - (5% of total C.B.), indoor, less than 600 V	10	4.00 Ea.	\$2,156.22	\$2,508.55	3.0000	3	3	\$7,525.64	\$7,525.64
Maintenance and repair motor starter, up to 600 V	5	12.00 Ea.	\$3,355.67	\$4,051.18	6.0000	6	6	\$24,307.06	\$24,307.06
Replace starter motor starter, up to 600 V	18	64.00 Ea.	\$51,539.90	\$61,316.75	1.6667	1	1	\$61,316.75	\$61,316.75
Maintenance and repair secondary transformer, dry	10	3.00 Ea.	\$697.32	\$834.80	3.0000	3	3	\$2,504.40	\$2,504.40
Replace transformer 112.5 KVA	30	3.00 Ea.	\$26,841.57	\$31,284.29	1.0000	1	1	\$31,284.29	\$31,284.29
Maintenance and inspection lighting panel, indoor	3	4.00 Ea.	\$162.58	\$203.69	10.0000	10	10	\$2,036.86	\$2,036.86
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	10.00 Ea.	\$717.63	\$899.08	1.5000	1	1	\$899.08	\$899.08
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	24.00 Ea.	\$975.46	\$1,222.12	3.7500	3	3	\$3,666.35	\$3,666.35
Replace receptacle/plug receptacles and plugs	20	364.00 Ea.	\$26,191.83	\$32,285.58	1.5000	1	1	\$32,285.58	\$32,285.58
Maintenance and repair contactors and relays	3	16.00 Ea.	\$4,052.85	\$4,997.31	10.0000	10	10	\$49,973.12	\$49,973.12
Maintenance and inspection contactors and relays	0.5	16.00 Ea.	\$324.14	\$406.10	60.0000	60	60	\$24,365.92	\$24,365.92
Replace wiring devices, switches	15	364.00 Ea.	\$23,797.52	\$29,564.77	2.0000	2	2	\$59,129.54	\$59,129.54
Replace incandescent lighting fixture lamp, 200 W	5	424.00 Ea.	\$4,119.48	\$5,030.03	6.0000	6	6	\$30,180.19	\$30,180.19
Replace fluorescent light fixture ballast, 80 W	10	212.00 Ea.	\$26,429.71	\$32,062.29	3.0000	3	3	\$96,186.88	\$96,186.88
Replace lamps (2 lamps), 4', 34 W energy saver	10	212.00 Ea.	\$5,345.37	\$6,694.73	3.0000	3	3	\$20,084.20	\$20,084.20
Replace metal halide ballast, 175 W	10	36.00 Ea.	\$5,345.44	\$6,418.84	3.0000	3	3	\$19,256.51	\$19,256.51
Replace metal halide fixture lamp, 175 W	5	36.00 Ea.	\$1,799.54	\$2,201.53	6.0000	6	6	\$13,209.19	\$13,209.19
Replace high pressure sodium ballast, 250 W	10	16.00 Ea.	\$3,101.58	\$3,677.62	3.0000	3	2	\$11,032.85	\$7,355.23
Replace high pressure sodium fixture lamp, 250 W	10	16.00 Ea.	\$890.52	\$1,081.56	3.0000	3	3	\$3,244.68	\$3,244.68
Replace high pressure sodium fixture, 250 W	20	16.00 Ea.	\$19,506.14	\$22,705.05	1.5000	1	1	\$22,705.05	\$22,705.05
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
Replace master clock program bell	15	1.00 Ea.	\$234.44	\$282.09	2.0000	2	2	\$564.17	\$564.17
Maintenance and repair TV cable outlet	10	72.00 Ea.	\$3,693.11	\$4,612.18	3.0000	3	3	\$13,836.55	\$13,836.55
Inspect intercom master station	0.5	3.00 Ea.	\$518.22	\$649.25	60.0000	60	60	\$38,954.93	\$38,954.93
Inspect intercom remote station	1	26.00 Ea.	\$676.98	\$848.16	30.0000	30	30	\$25,444.82	\$25,444.82
Repair smoke detector	10	85.00 Ea.	\$4,792.94	\$5,925.70	3.0000	3	3	\$17,777.09	\$17,777.09
Check operation smoke detector	1	85.00 Ea.	\$1,376.51	\$1,724.57	30.0000	30	30	\$51,737.01	\$51,737.01
Check and repair manual pull station	10	14.00 Ea.	\$1,227.76	\$1,509.62	3.0000	3	3	\$4,528.87	\$4,528.87

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 fire alarm control panel	5	1.00 Ea.	\$149.71	\$182.27	6.0000	6	6	\$1,093.65	\$1,093.65	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$43.18	\$54.10	60.0000	60	60	\$3,246.24	\$3,246.24	
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.71	\$182.27	6.0000	6	6	\$1,093.65	\$1,093.65	
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$43.18	\$54.10	60.0000	60	60	\$3,246.24	\$3,246.24	
Maintenance and repair electrical service ground	25	1.80 M.L.F.	\$158.20	\$197.62	1.2000	1	1	\$197.62	\$197.62	
Maintenance and repair building structure ground	7	1.80 M.L.F.	\$158.20	\$197.62	4.2857	4	4	\$790.47	\$790.47	
Maintenance and repair of general wiring lightning protection system	1	1.80 M.L.F.	\$174.10	\$215.69	30.0000	30	30	\$6,470.63	\$6,470.63	
Maintenance and repair lightning ground rod	1	3.60 Ea.	\$316.40	\$395.23	30.0000	30	30	\$11,857.01	\$11,857.01	
Maintenance and inspection generator, diesel, 750 KW	0.08	1.00 Ea.	\$64.78	\$81.16	375.0000	375	375	\$30,433.54	\$30,433.54	
Maintenance and repair transfer switch	5	1.00 Ea.	\$357.05	\$430.82	6.0000	6	6	\$2,584.91	\$2,584.91	
Maintenance and inspection transfer switch	0.5	1.00 Ea.	\$40.64	\$50.92	60.0000	60	60	\$3,055.29	\$3,055.29	
Replace lamp emergency lighting fixture	2	18.00 Ea.	\$984.41	\$1,185.76	15.0000	15	15	\$17,786.43	\$17,786.43	
Replace emergency lighting fixture	20	18.00 Ea.	\$10,842.63	\$12,775.71	1.5000	1	1	\$12,775.71	\$12,775.71	
Maintenance and repair exit light	20	8.00 Ea.	\$297.61	\$368.03	1.5000	1	1	\$368.03	\$368.03	
Replace lamp exit light	5	8.00 Ea.	\$134.77	\$159.71	6.0000	6	6	\$958.25	\$958.25	
Replace lighting fixture with exit light L.E.D. w/battery unit	20	8.00 Ea.	\$5,190.21	\$6,074.54	1.5000	1	1	\$6,074.54	\$6,074.54	
Replace battery, dry	5	8.00 Ea.	\$1,616.98	\$1,867.31	6.0000	6	6	\$11,203.83	\$11,203.83	
Replace glove box gloves	5	1.00 Ea.	\$380.94	\$444.49	6.0000	6	6	\$2,666.91	\$2,666.91	
Replace fume hood sash	20	2.00 Ea.	\$2,492.02	\$2,859.68	1.5000	1	1	\$2,859.68	\$2,859.68	
Remove and replace waste compactor hydraulic cylinder	15	2.00 Ea.	\$13,205.80	\$15,043.71	2.0000	2	2	\$30,087.42	\$30,087.42	
Raise MH or catch basin frame and cover	10	4.00 Ea.	\$1,477.67	\$1,804.93	3.0000	3	3	\$5,414.79	\$5,414.79	
Refinish metal handicap ramp	3	1.00 S.F.	\$1.92	\$2.34	10.0000	10	10	\$23.40	\$23.40	
			\$3,276,360.32	\$3,872,016.14				MR Subtotal	\$6,734,741.06	
									MR Per Year	\$224,266.91
									PM Total	\$73,766.26
									Subtotal	\$298,033.17
									Total Per Unit	\$9.93

FAC 5500 DISPENSARY AND CLINIC

SUC \$9.93

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 30

Type PM

Average Size 30000.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, sliding, electric, annualized	6.00	14.69	\$141.31	\$608.63	\$0.00	\$749.94	\$946.66	\$1,150.44
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	12.00	4.70	\$171.85	\$174.69	\$0.00	\$346.54	\$416.14	\$494.32
Wheelchair lift, annualized	2.00	2.42	\$52.72	\$203.39	\$0.00	\$256.11	\$322.40	\$391.33
Urinals, annualized	6.00	1.37	\$37.91	\$68.72	\$0.00	\$106.63	\$131.04	\$157.34
Toilet (vacuum breaker type), annualized	36.00	6.37	\$303.91	\$320.33	\$0.00	\$624.24	\$750.73	\$892.41
Lavatories, annualized	32.00	11.14	\$190.88	\$662.51	\$0.00	\$853.39	\$1,071.23	\$1,298.62
Showers, annualized	14.00	3.19	\$180.46	\$190.56	\$0.00	\$371.02	\$446.24	\$530.48
Drink fountain, annualized	4.00	2.48	\$82.90	\$125.10	\$0.00	\$208.00	\$253.82	\$303.79
Valve, butterfly, above 4", annualized	6.00	1.00	\$35.18	\$50.22	\$0.00	\$85.40	\$103.98	\$124.33
Valve, diaphragm, above 4", annualized	14.00	1.71	\$82.09	\$85.72	\$0.00	\$167.81	\$201.74	\$239.77
Water heater, gas, to 120 gal., annualized	4.00	6.88	\$234.55	\$347.11	\$0.00	\$581.67	\$709.26	\$848.57
Valve, pressure relief, above 4", annualized	3.00	0.44	\$16.83	\$22.33	\$0.00	\$39.17	\$47.55	\$56.77
Valve, sediment strainer, above 4", annually	3.00	0.94	\$16.83	\$47.31	\$0.00	\$64.14	\$80.02	\$96.74
Submersible, 1 H.P. and over, annually	2.00	3.85	\$29.32	\$193.82	\$0.00	\$223.14	\$284.22	\$346.76
Boiler, steam, oil, gas, or comb. fired, over 1000 MBH, annualized	1.00	22.45	\$88.97	\$1,343.53	\$0.00	\$1,432.49	\$1,844.45	\$2,260.85
Deaerator tank, annualized	3.00	4.52	\$74.31	\$272.23	\$0.00	\$346.54	\$435.64	\$528.45
Pump, boiler fuel oil, annualized	2.00	2.46	\$194.11	\$148.01	\$0.00	\$342.12	\$405.93	\$479.45
Pump, condensate return unit, 2 pumps, annualized	3.00	3.43	\$207.76	\$206.15	\$0.00	\$413.91	\$496.54	\$589.55
Compressor, DX refrigeration, 25 to 100 tons, annualized	2.00	6.51	\$64.70	\$392.93	\$0.00	\$457.63	\$581.98	\$709.56
Air handling unit, over 50 tons, annualized	2.00	6.55	\$798.69	\$329.49	\$0.00	\$1,128.18	\$1,306.90	\$1,525.55
Fan coil unit, annually	14.00	20.45	\$594.47	\$1,029.89	\$0.00	\$1,624.36	\$1,992.77	\$2,390.91
Air filter, electrostatic, annualized	8.00	60.82	\$81.28	\$3,065.88	\$0.00	\$3,147.16	\$4,075.06	\$5,007.01
VAV Boxes, annually	18.00	8.41	\$86.62	\$507.46	\$0.00	\$594.08	\$754.98	\$920.21
Fire dampers, annualized	4.00	4.63	\$36.60	\$278.40	\$0.00	\$314.99	\$402.17	\$491.18
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
Hood and blower, annualized	2.00	4.64	\$108.18	\$232.58	\$0.00	\$340.76	\$421.35	\$507.36
Centrifugal, over 1 HP, annualized	6.00	7.18	\$70.37	\$359.45	\$0.00	\$429.81	\$544.68	\$663.07
Heat exchanger, steam, annualized	10.00	9.24	\$227.47	\$466.93	\$0.00	\$694.40	\$857.23	\$1,031.43
Package unit, air cooled, 25 thru 50 ton, annualized	4.00	13.00	\$707.70	\$782.33	\$0.00	\$1,490.03	\$1,795.50	\$2,136.35
Controls, central system, electro/pneumatic, annualized	2.00	3.84	\$141.54	\$230.82	\$0.00	\$372.36	\$455.76	\$546.24
Air compressor, reciprocating, 5 to 40 H.P., annualized	3.00	14.57	\$291.17	\$872.19	\$0.00	\$1,163.36	\$1,454.13	\$1,759.46
Steam humidification system, annualized	1.00	2.54	\$25.78	\$152.41	\$0.00	\$178.19	\$226.50	\$276.09
Dehumidifier, desiccant wheel, annually	1.00	0.94	\$68.75	\$47.13	\$0.00	\$115.88	\$136.90	\$161.35
Backflow prevention device, over 4", annualized	4.00	1.97	\$53.58	\$118.05	\$0.00	\$171.64	\$212.41	\$255.87
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
Fire pump, electric motor driven, annualized	1.00	47.75	\$53.08	\$2,841.22	\$0.00	\$2,894.30	\$3,751.98	\$4,612.31
Switchboard, with air circuit breaker, annualized	4.00	53.27	\$68.66	\$3,501.68	\$0.00	\$3,570.34	\$4,627.72	\$5,688.52
Circuit breaker, high voltage air, annually	4.00	1.88	\$60.62	\$124.32	\$0.00	\$184.94	\$228.30	\$274.69
Switch, selector, high voltage, air, annualized	2.00	0.82	\$30.31	\$53.87	\$0.00	\$84.18	\$103.38	\$124.08
Transformer, dry type 500 KVA and over, annualized	6.00	4.61	\$90.93	\$304.58	\$0.00	\$395.52	\$495.99	\$601.00
Panelboard, 225 A and above, annualized	16.00	7.06	\$371.16	\$464.13	\$0.00	\$835.29	\$1,011.64	\$1,206.55
Motor control center, over 400 A, annualized	1.00	0.39	\$23.20	\$25.90	\$0.00	\$49.10	\$59.19	\$70.44
Central clock systems, annualized	1.00	1.32	\$12.11	\$78.22	\$0.00	\$90.33	\$115.01	\$140.29
Fire alarm annunciator system, annualized	1.00	11.05	\$179.39	\$652.68	\$0.00	\$832.07	\$1,045.82	\$1,268.53
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
Uninterrupted power system, 200 KVA to 800 KVA, annualized	1.00	78.06	\$289.71	\$4,610.20	\$0.00	\$4,899.91	\$6,311.94	\$7,738.46
Battery system and charger, annualized	4.00	34.93	\$79.80	\$2,072.00	\$0.00	\$2,151.80	\$2,781.38	\$3,414.95
Light, emergency, hardwired system, annualized	8.00	2.00	\$61.86	\$118.10	\$0.00	\$179.96	\$221.58	\$266.29

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Light, emergency, wet cell, annualized	8.00	3.12	\$272.18	\$182.34	\$0.00	\$454.52	\$536.44	\$631.97
Hoist / winch, chain / cable, electric, annualized	1.00	1.65	\$153.56	\$58.01	\$0.00	\$211.57	\$244.33	\$284.76
Dishwasher, electric, annualized **ilo utensil sterilizer 4to1	8.00	37.70	\$916.80	\$1,286.90	\$0.00	\$2,203.70	\$2,681.44	\$3,205.03
Ice machine, flake or cube, annualized	5.00	17.92	\$1,535.64	\$609.96	\$0.00	\$2,145.60	\$2,482.15	\$2,895.49
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, annually	4.00	2.93	\$414.85	\$100.46	\$0.00	\$515.32	\$586.94	\$679.31
Water flow meter, turbine, annualized	2.00	1.18	\$37.93	\$56.95	\$0.00	\$94.88	\$115.75	\$138.53
Pump, centrifugal ejector, annualized	1.00	1.20	\$17.05	\$57.80	\$0.00	\$74.85	\$93.90	\$113.80
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	2.00	10.87	\$188.16	\$527.00	\$0.00	\$715.16	\$892.08	\$1,078.40
Fuel oil storage tank, above ground, annualized	1.00	3.28	\$20.29	\$158.95	\$0.00	\$179.24	\$228.95	\$279.68
						\$48,769.50	\$60,963.24	\$73,766.26

FAC 5500 DISPENSARY AND CLINIC
Modeled Component List
CostWorks Release 2021 Qtr 3

C10 Interior Construction		
Toilet Partitions, painted metal	36.0 Ea.	
Urinal Screen	6.0 Ea.	
Metal Lockers	105.0 Ea.	
Concrete Block, Painted	192.0 C.S.F.	
Fire Doors, Swinging, annualized	12.0 Each	
C30 Interior Finishes		
Vinyl Wall Covering	13.3 C.S.F.	
Concrete, Finished	61.0 C.S.F.	
Vinyl	1333.0 S.Y.	
Rubber Tile	43.0 S.Y.	
Carpet	1333.0 S.Y.	
Acoustic Tile, fire-rated	125.0 C.S.F.	
D20 Plumbing		
Circulation Pump, Bronze 1 HP	6.0 Ea.	
Compressed Air Systems, Compressors, 10 H.P.	2.0 Ea.	
D30 HVAC		
Fuel Oil Storage Tank, 275 Gallon	1.0 Ea.	
Boiler, Gas, 2000 MBH	1.0 Ea.	
Draft Fan, 6700 CFM	6.0 Ea.	
Exhaust Fan, propeller exh., 4700 CFM	2.0 Ea.	
Exhaust Fan, roof mounted exhaust fan, 2000 CFM exhaust	4.0 Ea.	
Exhaust Fan, axial flow, 6400 CFM	4.0 Ea.	
Central Station Air Conditioning Air Handling Unit, 1900 CFM	2.0 Ea.	
B10 Superstructure		
Railing, Metal	82.0 L.F.	
B20 Exterior Enclosure		
Aluminum Siding, 1st floor	150.0 C.S.F.	
B30 Roofing		
Built-Up Roofing	300.0 Sq.	
D40 Fire Protection		
Sprinkler System, Fire Suppression, sprinkler head	320.0 Ea.	
Sprinkler System, Fire Suppression , 6" backflow preventer	2.0 Ea.	
Fire Pump Electric Motor	1.0 Ea.	
Fire Pump, Electric, annualized	1.0 Each	
D50 Electrical		
Motor Starter, Up To 600 V	64.0 Ea.	
Secondary Transformer, Dry, 112.5 KVA	3.0 Ea.	
Load Center, 100 A, maintenance & inspection	4.0 Ea.	
H.P. Sodium Fixture, 250 W	16.0 Ea.	
Emergency Lighting Fixture	18.0 Ea.	
UPS, 200 KVA to 800 KVA, annualized	1.0 Each	
D10 Conveying		
Wheelchair lift, annualized	2.0 Each	
E10 Equipment		
Hoist/Winch, Chain/Cable, annualized	1.0 Each	
G30 Site Mechanical Utilities		
Water Flow Meter, Turbine, annualized	2.0 Each	
Fuel Oil Storage Tank, annualized	1.0 Each	

FAC 5500 DISPENSARY AND CLINIC
Sustainment by Year
CostWorks Release 2021 Qtr 3

