

**FAC 5304 VETERINARY FACILITY**

FY22 SUC: \$4.64 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3  
component prices

FAC 5304 VETERINARY FACILITY

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 45  
Average Size 3498.0

SUC \$4.64

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
Waterproof concrete block wall, 1st floor	10	21.00 C.S.F.	\$4,767.05	\$5,670.18	4.5000	4	4	\$22,680.70	\$22,680.70
Point and refinish painted concrete block wall, 1st floor	25	21.00 C.S.F.	\$9,865.32	\$12,175.91	1.8000	1	1	\$12,175.91	\$12,175.91
Replace glass - 1st floor (1% of glass) - steel frame window	1	1.80 S.F.	\$21.70	\$25.51	45.0000	45	45	\$1,147.90	\$1,147.90
Repair 3'-9" x 5'-5" steel frame window - 1st floor.	20	12.00 Ea.	\$3,579.64	\$4,205.02	2.2500	2	2	\$8,410.03	\$8,410.03
Repair aluminum storefront door	12	2.00 Ea.	\$926.84	\$1,109.03	3.7500	3	3	\$3,327.09	\$3,327.09
Total EPDM roof replacement	25	23.00 Sq.	\$13,902.47	\$16,490.87	1.8000	1	1	\$16,490.87	\$16,490.87
Replace aluminum downspout, 2" x 3", .024" thick	25	60.00 L.F.	\$421.40	\$508.70	1.8000	1	1	\$508.70	\$508.70
Replace skylight and structure, double glazed, 10 to 20 S.F.	40	60.00 S.F.	\$2,755.36	\$3,184.84	1.1250	1	1	\$3,184.84	\$3,184.84
Refinish concrete block wall painted	4	23.00 C.S.F.	\$2,321.13	\$2,826.43	11.2500	11	11	\$31,090.71	\$31,090.71
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$105.17	\$129.57	11.2500	11	11	\$1,425.30	\$1,425.30
Replace 3'-0" x 7'-0" steel painted interior door	60	2.00 Ea.	\$2,436.07	\$2,824.17	0.7500	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	6.00 Ea.	\$1,760.71	\$2,049.38	4.0909	4	4	\$8,197.54	\$8,197.54
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	4.00 Ea.	\$173.46	\$213.00	11.2500	11	11	\$2,342.99	\$2,342.99
Prepare and refinish interior metal gate	5	10.00 Ea.	\$195.47	\$241.37	9.0000	9	9	\$2,172.29	\$2,172.29
Replace metal lockers, single tier	20	10.00 Ea.	\$3,396.55	\$3,929.37	2.2500	2	2	\$7,858.74	\$7,858.74
Refinish drywall	4	380.00 S.F.	\$235.97	\$290.29	11.2500	11	11	\$3,193.14	\$3,193.14
Refinish concrete floor finished	25	12.00 C.S.F.	\$5,061.93	\$6,080.16	1.8000	1	1	\$6,080.16	\$6,080.16
Replace epoxy flooring	15	8.00 C.S.F.	\$8,988.38	\$10,755.72	3.0000	3	3	\$32,267.15	\$32,267.15
Replace vinyl tile flooring	18	124.00 S.Y.	\$6,126.03	\$7,523.09	2.5000	2	2	\$15,046.17	\$15,046.17
Acoustic tile repairs - (2% of ceilings)	9	0.70 C.S.F.	\$635.39	\$738.45	5.0000	5	5	\$3,692.23	\$3,692.23
Refinish acoustic tile ceiling and grid (occupied area)	5	3.50 C.S.F.	\$85.94	\$106.87	9.0000	9	9	\$961.81	\$961.81
Unplug clogged line flush-tank water closet	5	3.00 Ea.	\$655.19	\$819.38	9.0000	9	9	\$7,374.42	\$7,374.42
Replace valve and ball cock assembly flush-tank water closet	15	3.00 Ea.	\$280.85	\$346.70	3.0000	3	3	\$1,040.11	\$1,040.11
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$52.44	\$65.07	6.4286	6	6	\$390.43	\$390.43
Rebuild flush valve for a urinal	20	2.00 Ea.	\$360.87	\$434.91	2.2500	2	2	\$869.83	\$869.83
Replace wall-hung urinal	35	2.00 Ea.	\$1,937.73	\$2,338.21	1.2857	1	1	\$2,338.21	\$2,338.21
Replace washer in spud connection lavatory, vitreous china	7	3.00 Ea.	\$49.39	\$60.24	6.4286	6	6	\$361.44	\$361.44
Replace faucet washer sink, stainless steel	2	6.00 Ea.	\$76.66	\$95.50	22.5000	22	22	\$2,100.91	\$2,100.91
Clean trap sink, stainless steel	3	6.00 Ea.	\$51.42	\$64.31	15.0000	15	15	\$964.67	\$964.67
Replace faucets sink, stainless steel	10	6.00 Ea.	\$1,090.36	\$1,312.53	4.5000	4	4	\$5,250.13	\$5,250.13
Unstop sink, stainless steel	2	6.00 Ea.	\$250.93	\$313.81	22.5000	22	22	\$6,903.91	\$6,903.91

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace faucet washer sink, laboratory	2	1.00 Ea.	\$12.78	\$15.92	22.5000	22	22	\$350.15	\$350.15
Replace sink and fittings, polyethylene lab.	15	3.00 Ea.	\$6,751.18	\$7,871.35	3.0000	3	3	\$23,614.04	\$23,614.04
Inspect and clean spray heads, emergency eye wash	3	2.00 Ea.	\$98.79	\$123.54	15.0000	15	15	\$1,853.13	\$1,853.13
Replace eye wash station, emergency eye wash	25	2.00 Ea.	\$2,228.68	\$2,649.99	1.8000	1	1	\$2,649.99	\$2,649.99
Overhaul water heater, gas / oil, 70 gallon	5	2.00 Ea.	\$327.40	\$409.45	9.0000	9	9	\$3,685.07	\$3,685.07
Clean & service water heater, gas / oil, 70 gallon	1	2.00 Ea.	\$393.23	\$491.78	45.0000	45	45	\$22,130.00	\$22,130.00
Replace water heater, gas / oil, 70 gallon	12	2.00 Ea.	\$6,630.33	\$7,694.81	3.7500	3	3	\$23,084.43	\$23,084.43
Replace old valve with new hose bibb	10	10.00 Ea.	\$623.05	\$762.80	4.5000	4	4	\$3,051.21	\$3,051.21
Clean out bucket floor drain with bucket	5	5.00 Ea.	\$1,471.90	\$1,840.77	9.0000	9	9	\$16,566.93	\$16,566.93
Replace floor drain with bucket	40	5.00 Ea.	\$10,803.57	\$12,399.33	1.1250	1	1	\$12,399.33	\$12,399.33
Repair fan coil unit, 10 ton	10	1.00 Ea.	\$819.47	\$961.31	4.5000	4	3	\$3,845.25	\$2,883.94
Replace fan coil unit, 10 ton	15	1.00 Ea.	\$5,585.64	\$6,547.13	3.0000	3	3	\$19,641.38	\$19,641.38
Replace fan & motor, propeller exhaust, 1000 CFM exhaust fan	15	2.00 Ea.	\$1,708.75	\$2,014.11	3.0000	3	3	\$6,042.32	\$6,042.32
Repair single zone rooftop unit, 7.5 ton	10	1.00 Ea.	\$3,425.72	\$4,067.04	4.5000	4	4	\$16,268.15	\$16,268.15
Replace single zone rooftop unit, 7.5 ton	15	1.00 Ea.	\$11,094.64	\$13,134.98	3.0000	3	3	\$39,404.93	\$39,404.93
Repair furnace, gas, 100 MBH residential	10	1.00 Ea.	\$4,432.73	\$5,141.36	4.5000	4	4	\$20,565.44	\$20,565.44
Replace furnace, gas, 100 MBH residential	15	1.00 Ea.	\$1,567.47	\$1,852.17	3.0000	3	3	\$5,556.50	\$5,556.50
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$664.67	\$779.78	4.5000	4	4	\$3,119.13	\$3,119.13
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	45.0000	45	45	\$1,931.79	\$1,931.79
Maintenance and repair motor starter, up to 600 V	5	1.00 Ea.	\$279.64	\$337.60	9.0000	9	9	\$3,038.38	\$3,038.38
Replace starter motor starter, up to 600 V	18	1.00 Ea.	\$805.31	\$958.07	2.5000	2	2	\$1,916.15	\$1,916.15
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	15.0000	15	15	\$763.82	\$763.82
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	22.00 Ea.	\$1,578.78	\$1,977.98	2.2500	2	2	\$3,955.96	\$3,955.96
Maintenance and repair safety switch general, 2 pole	8	1.00 Ea.	\$40.64	\$50.92	5.6250	5	5	\$254.61	\$254.61
Replace lamps (2 lamps), 4', 34 W energy saver	10	41.00 Ea.	\$1,033.77	\$1,294.74	4.5000	4	4	\$5,178.95	\$5,178.95
Check operation smoke detector	1	8.00 Ea.	\$129.55	\$162.31	45.0000	45	45	\$7,304.05	\$7,304.05
Replace smoke detector	15	8.00 Ea.	\$2,273.90	\$2,715.70	3.0000	3	3	\$8,147.09	\$8,147.09
Maintenance and repair of general wiring lightning protection system	1	1.20 M.L.F.	\$116.07	\$143.79	45.0000	45	45	\$6,470.63	\$6,470.63
Maintenance and repair exit light	20	3.00 Ea.	\$111.60	\$138.01	2.2500	2	2	\$276.02	\$276.02
Replace two piece water closet flush-tank	35	4.00 Ea.	\$1,949.30	\$2,340.74	1.2857	1	1	\$2,340.74	\$2,340.74
Replace tub bathtub, enameled steel	35	2.00 Ea.	\$1,950.60	\$2,302.22	1.2857	1	1	\$2,302.22	\$2,302.22
			\$141,551.97	\$168,202.12				MR Subtotal	\$476,594.82

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
								MR Per Year	\$10,591.00
								PM Total	\$5,650.84
								Subtotal	\$16,241.84
								Total Per Unit	\$4.64

FAC 5304 VETERINARY FACILITY

Release 2021 Qtr 3

Zip Code Prefix 222

Type PM

UM SF

Design Life 45

Average Size 3498.0

SUC \$4.64

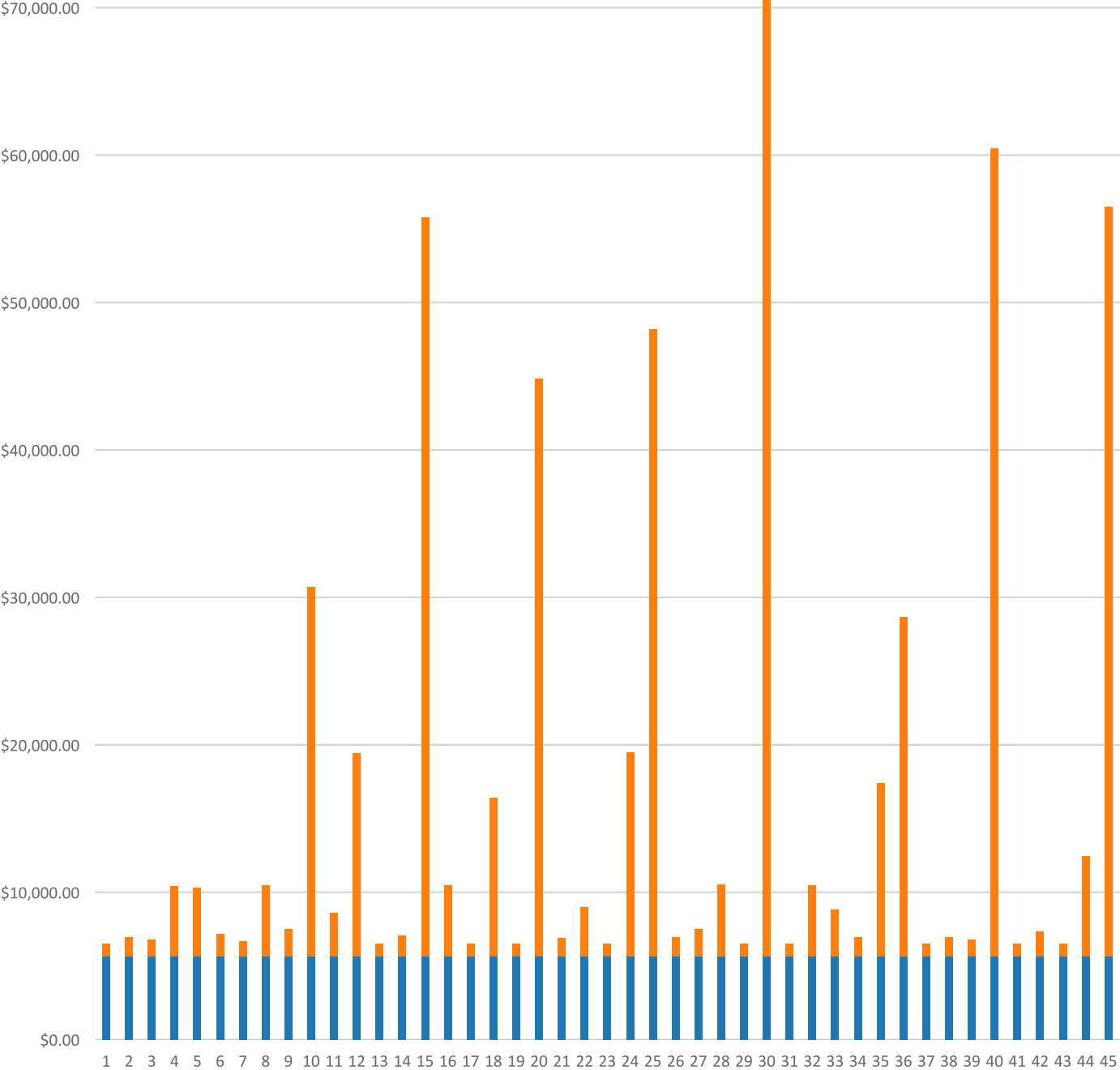
Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Toilet (tank type), annualized	4.00	1.55	\$30.53	\$77.53	\$0.00	\$108.06	\$134.37	\$162.21
Lavatories, annualized	4.00	1.39	\$23.86	\$82.81	\$0.00	\$106.67	\$133.90	\$162.33
Fan coil unit, annualized	2.00	6.68	\$226.46	\$336.54	\$0.00	\$563.01	\$686.62	\$821.55
Forced air heater, oil or gas fired, up to 120 MBH, annualized	3.00	16.88	\$153.17	\$1,017.55	\$0.00	\$1,170.72	\$1,491.30	\$1,819.55
Package unit, air cooled, 3 thru 24 ton, annualized	2.00	4.79	\$353.85	\$288.97	\$0.00	\$642.82	\$764.89	\$904.66
Fluid cooler, annualized	2.00	2.19	\$21.77	\$74.75	\$0.00	\$96.52	\$121.13	\$146.82
Refrigerator, domestic, annualized	4.00	0.94	\$21.82	\$31.93	\$0.00	\$53.75	\$65.51	\$78.37
Fire doors, swinging, annualized	2.00	0.78	\$28.64	\$29.12	\$0.00	\$57.76	\$69.36	\$82.39
Dishwasher, electric, annualized	2.00	9.42	\$229.20	\$321.72	\$0.00	\$550.92	\$670.36	\$801.26
Ice machine, flake or cube, annualized	1.00	3.58	\$307.13	\$121.99	\$0.00	\$429.12	\$496.43	\$579.10
Vacuum, annualized	1.00	1.23	\$20.51	\$41.86	\$0.00	\$62.37	\$76.98	\$92.62
						\$3,841.73	\$4,710.86	\$5,650.84



**FAC 5304 VETERINARY FACILITY**  
**Modeled Component List**  
**CostWorks Release 2021 Qtr 3**

B30 Roofing	
EPDM Roof	23.0 Sq.
C10 Interior Construction	
Concrete Block, Painted	23.0 C.S.F.
Steel Painted Interior Doors	2.0 Ea.
Metal Lockers	10.0 Ea.
Fire Doors, Swinging, annualized	2.0 Each
C30 Interior Finishes	
Concrete, Finished	12.0 C.S.F.
Epoxy Flooring	8.0 C.S.F.
Vinyl	124.0 S.Y.
D20 Plumbing	
Urinal	2.0 Ea.
Emergency Eye Wash	2.0 Ea.
Water Heater, Gas / Oil, 70 Gallon	2.0 Ea.
Hose Bibb	10.0 Ea.
Floor Drain With Bucekt	5.0 Ea.
Flush-Tank Water Closet	4.0 Ea.
Bathtub, Enameled Steel	2.0 Ea.
D30 HVAC	
Fan Coil, 10 ton	1.0 Ea.
Exhaust Fan, propeller exh., 4700 CFM	2.0 Ea.
Single Zone Air Conditioner, 7.5ton	1.0 Ea.
Residential Gas Furnace, 100 MBH	1.0 Ea.
D40 Fire Protection	
Backflow Preventer	1.0 Ea.
D50 Electrical	
Motor Starter, Up To 600 V	1.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Smoke Detector	8.0 Ea.

FAC 5304 VETERINARY FACILITY  
Sustainment by Year  
CostWorks Release 2021 Qtr 3



PM Cost  
MR Cost