

**FAC 2144 VEHICLE MAINTENANCE SHOP, RESERVE**

FY22 SUC: \$5.39 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 2144 VEHICLE MAINTENANCE SHOP, RESERVE

SUC \$5.39

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 50  
Average Size 7404.0

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 refrigerant drinking fountain	2	1.00 Ea.	\$32.68	\$38.27	25.0000	25	25	\$956.73	\$956.73
Repair drain leak drinking fountain	4	1.00 Ea.	\$33.92	\$40.53	12.5000	12	10	\$486.42	\$405.35
Replace fountain drinking fountain	10	1.00 Ea.	\$1,281.16	\$1,514.56	5.0000	5	5	\$7,572.79	\$7,572.79
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
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$163.70	\$204.73	10.0000	10	10	\$2,047.26	\$2,047.26
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$196.62	\$245.89	50.0000	50	50	\$12,294.44	\$12,294.44
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$3,315.17	\$3,847.40	4.1667	4	4	\$15,389.62	\$15,389.62
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	5.0000	5	5	\$288.68	\$288.68
Replace pipe & fittings, cast iron, 4"	40	16.00 L.F.	\$1,071.15	\$1,285.72	1.2500	1	1	\$1,285.72	\$1,285.72
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.5000	2	2	\$119.55	\$119.55
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$151.29	\$188.00	5.0000	5	5	\$940.00	\$940.00
Replace pipe, 4" pipe and fittings, PVC	30	16.00 L.F.	\$1,305.42	\$1,606.15	1.6667	1	1	\$1,606.15	\$1,606.15
General maintenance & repair drain: roof, scupper, area	1	2.00 Ea.	\$73.98	\$92.51	50.0000	50	50	\$4,625.70	\$4,625.70
Replace drain: roof, scupper, area	40	2.00 Ea.	\$1,573.86	\$1,824.72	1.2500	1	1	\$1,824.72	\$1,824.72
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 fan & motor, propeller exhaust, 4700 CFM exhaust fan	15	3.00 Ea.	\$6,119.57	\$7,126.93	3.3333	3	3	\$21,380.80	\$21,380.80
Maintenance and repair standard suspended heater	2	4.00 Ea.	\$438.18	\$517.11	25.0000	25	25	\$12,927.82	\$12,927.82
Replace heater standard suspended heater	15	4.00 Ea.	\$2,485.91	\$2,889.07	3.3333	3	3	\$8,667.20	\$8,667.20
Repair single zone rooftop unit, 25 ton	10	1.00 Ea.	\$47,397.42	\$54,623.55	5.0000	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	3.3333	3	3	\$178,756.56	\$178,756.56
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	20.00 Ea.	\$1,710.46	\$2,103.79	2.5000	2	2	\$4,207.58	\$4,207.58
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$710.41	\$851.09	50.0000	50	50	\$42,554.69	\$42,554.69
Maintenance and repair motor starter, up to 600 V	5	2.00 Ea.	\$559.28	\$675.20	10.0000	10	10	\$6,751.96	\$6,751.96
Maintenance and inspection motor starter, up to 600 V	0.5	2.00 Ea.	\$107.96	\$135.26	100.0000	100	100	\$13,526.02	\$13,526.02
Replace starter motor starter, up to 600 V	18	4.00 Ea.	\$3,221.24	\$3,832.30	2.7778	2	2	\$7,664.59	\$7,664.59
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$81.29	\$101.84	16.6667	16	16	\$1,629.49	\$1,629.49

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 breaker, molded case, 480 V, 2 pole	20	9.00 Ea.	\$645.86	\$809.17	2.5000	2	2	\$1,618.35	\$1,618.35
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	26.00 Ea.	\$1,865.83	\$2,337.61	2.0000	2	2	\$4,675.23	\$4,675.23
Maintenance and repair safety switch general, 2 pole	8	1.00 Ea.	\$40.64	\$50.92	6.2500	6	6	\$305.53	\$305.53
Maintenance and inspection safety switch, 2 pole	1	1.00 Ea.	\$40.64	\$50.92	50.0000	50	50	\$2,546.07	\$2,546.07
Maintenance and repair receptacles and plugs	20	16.00 Ea.	\$675.89	\$843.82	2.5000	2	2	\$1,687.64	\$1,687.64
Maintenance and repair contactors and relays	3	12.00 Ea.	\$3,039.64	\$3,747.98	16.6667	16	16	\$59,967.74	\$59,967.74
Maintenance and repair wiring devices, switches	10	26.00 Ea.	\$1,098.33	\$1,371.20	5.0000	5	5	\$6,856.02	\$6,856.02
Replace fluourescent 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	12.00 Ea.	\$302.57	\$378.95	5.0000	5	5	\$1,894.74	\$1,894.74
Replace metal halide ballast, 175 W	10	22.00 Ea.	\$3,266.66	\$3,922.62	5.0000	5	5	\$19,613.11	\$19,613.11
Replace metal halide fixture lamp, 175 W	5	22.00 Ea.	\$1,099.72	\$1,345.38	10.0000	10	10	\$13,453.81	\$13,453.81
Check and repair manual pull station	10	3.00 Ea.	\$263.09	\$323.49	5.0000	5	4	\$1,617.45	\$1,293.96
Replace manual pull station	15	3.00 Ea.	\$610.40	\$734.82	3.3333	3	3	\$2,204.47	\$2,204.47
Point and refinish painted concrete block wall, 1st floor	25	32.90 C.S.F.	\$15,455.66	\$19,075.59	2.0000	2	2	\$38,151.18	\$38,151.18
Replace aluminum siding, 2nd floor	35	26.19 C.S.F.	\$18,750.52	\$22,709.10	1.4286	1	1	\$22,709.10	\$22,709.10
Refinish aluminum siding, 2nd floor	20	26.19 C.S.F.	\$7,353.53	\$9,100.00	2.5000	2	2	\$18,200.01	\$18,200.01
Repair 3'-9" x 5'-5" steel frame window - 1st floor.	20	8.00 Ea.	\$2,386.43	\$2,803.34	2.5000	2	2	\$5,606.69	\$5,606.69
Replace 3'-9" x 5'-5" steel frame window - 1st floor.	45	8.00 Ea.	\$13,254.87	\$15,262.17	1.1111	1	1	\$15,262.17	\$15,262.17
Replace glass - 2nd floor (1% of glass) - steel frame window	1	1.80 S.F.	\$191.15	\$235.93	50.0000	50	50	\$11,796.35	\$11,796.35
Repair 2'-0" x 3'-0" steel frame window - 2nd floor.	20	18.00 Ea.	\$3,443.75	\$4,148.21	2.5000	2	2	\$8,296.41	\$8,296.41
Replace 2'-0" x 3'-0" steel frame window - 2nd floor.	45	18.00 Ea.	\$9,879.86	\$11,765.12	1.1111	1	1	\$11,765.12	\$11,765.12
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 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$2,820.26	\$3,278.92	1.1111	1	1	\$3,278.92	\$3,278.92
Replace tempered glass - (3% of glass) steel painted door	1	5.04 S.F.	\$113.89	\$136.08	50.0000	50	50	\$6,804.22	\$6,804.22
Repair 12' x 12' aluminum single roll-up door	10	6.00 Ea.	\$7,265.86	\$8,417.06	5.0000	5	5	\$42,085.32	\$42,085.32
Refinish 12' x 12' aluminum single roll-up door	5	6.00 Ea.	\$1,220.69	\$1,495.13	10.0000	10	10	\$14,951.35	\$14,951.35
Replace 12' x 12' aluminum single roll-up door	35	6.00 Ea.	\$28,108.39	\$32,456.62	1.4286	1	1	\$32,456.62	\$32,456.62
Debris removal, by hand and visual inspection, metal panel roofing	1	5.80 M.S.F.	\$132.15	\$161.18	50.0000	50	50	\$8,059.03	\$8,059.03

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	117.00 S.F.	\$408.69	\$490.34	10.0000	10	10	\$4,903.43	\$4,903.43
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	5.26 S.F.	\$96.26	\$116.63	50.0000	50	50	\$5,831.36	\$5,831.36
Minor metal roof panel replacement, 2.5% of roof area	20	146.00 S.F.	\$1,668.43	\$1,981.52	2.5000	2	2	\$3,963.05	\$3,963.05
Total metal roof panel replacement	30	74.00 Sq.	\$62,540.85	\$74,075.20	1.6667	1	1	\$74,075.20	\$74,075.20
Replace insulating glass (3% of glass) fully glazed wooden doors	1	7.94 S.F.	\$449.19	\$522.19	50.0000	50	50	\$26,109.40	\$26,109.40
Repair fully glazed wood door	10	2.00 Ea.	\$586.90	\$683.13	5.0000	5	5	\$3,415.64	\$3,415.64
Refinish 3'-0" x 7'-0" fully glazed wood door	4	2.00 Ea.	\$140.71	\$174.38	12.5000	12	12	\$2,092.51	\$2,092.51
Replace 3'-0" x 7'-0" fully glazed wood door	40	2.00 Ea.	\$2,277.72	\$2,647.81	1.2500	1	1	\$2,647.81	\$2,647.81
Repair steel painted interior door	14	5.00 Ea.	\$1,467.26	\$1,707.82	3.5714	3	3	\$5,123.46	\$5,123.46
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
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$139.48	\$174.43	25.0000	25	25	\$4,360.79	\$4,360.79
Replace lavatory, vitreous china	35	4.00 Ea.	\$2,690.30	\$3,232.88	1.4286	1	1	\$3,232.88	\$3,232.88
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$12.78	\$15.92	25.0000	25	25	\$397.90	\$397.90
Clean trap sink, iron enamel	3	1.00 Ea.	\$8.57	\$10.72	16.6667	16	16	\$171.50	\$171.50
Replace faucets sink, iron enamel	10	1.00 Ea.	\$181.73	\$218.76	5.0000	5	5	\$1,093.78	\$1,093.78
Unstop sink, iron enamel	2	1.00 Ea.	\$41.82	\$52.30	25.0000	25	25	\$1,307.56	\$1,307.56
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$636.70	\$757.51	1.4286	1	1	\$757.51	\$757.51
Check / minor repairs drinking fountain	1	1.00 Ea.	\$48.88	\$61.13	50.0000	50	50	\$3,056.63	\$3,056.63
Correct water pressure drinking fountain	2	1.00 Ea.	\$41.82	\$52.30	25.0000	25	25	\$1,307.56	\$1,307.56
Refinish 3'-0" x 7'-0" steel painted interior door	4	5.00 Ea.	\$262.93	\$323.93	12.5000	12	12	\$3,887.18	\$3,887.18
Safety glass replacement, (3% of glass) steel painted interior door	1	6.30 S.F.	\$113.51	\$135.31	50.0000	50	50	\$6,765.32	\$6,765.32
Repair concrete steps	15	33.00 S.F.	\$754.05	\$872.87	3.3333	3	3	\$2,618.62	\$2,618.62
Repair 5/8" drywall - (2% of walls)	20	1,240.00 S.F.	\$2,077.42	\$2,527.72	2.5000	2	2	\$5,055.45	\$5,055.45
Office painting, 10' x 12', 10' high walls	5	4.00 Ea.	\$883.94	\$1,084.25	10.0000	10	10	\$10,842.53	\$10,842.53
Refinish concrete floor finished	25	59.97 C.S.F.	\$25,296.98	\$30,385.61	2.0000	2	2	\$60,771.23	\$60,771.23
Replace vinyl sheet flooring	18	7.70 S.Y.	\$703.13	\$841.77	2.7778	2	2	\$1,683.54	\$1,683.54
Replace acoustic tile ceiling, fire-rated	20	13.96 C.S.F.	\$7,318.23	\$8,625.69	2.5000	2	2	\$17,251.38	\$17,251.38
Replace flush valve diaphragm tankless water closet	10	4.00 Ea.	\$104.88	\$130.14	5.0000	5	5	\$650.72	\$650.72
Rebuild flush valve tankless water closet	20	4.00 Ea.	\$721.74	\$869.83	2.5000	2	2	\$1,739.66	\$1,739.66
Unplug clogged line tankless water closet	5	4.00 Ea.	\$873.58	\$1,092.51	10.0000	10	10	\$10,925.07	\$10,925.07
Replace tankless water closet	35	4.00 Ea.	\$5,144.88	\$5,953.98	1.4286	1	1	\$5,953.98	\$5,953.98
Replace tankless flush valve	25	4.00 Ea.	\$1,008.86	\$1,184.44	2.0000	2	2	\$2,368.88	\$2,368.88

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace wax ring gasket for tankless water closet	5	4.00 Ea.	\$566.08	\$707.31	10.0000	10	10	\$7,073.06	\$7,073.06	
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 wall-hung urinal	35	2.00 Ea.	\$1,937.73	\$2,338.21	1.4286	1	1	\$2,338.21	\$2,338.21	
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$65.85	\$80.32	7.1429	7	7	\$562.24	\$562.24	
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	
Replace fire alarm control panel	15	1.00 Ea.	\$1,953.46	\$2,391.92	3.3333	3	3	\$7,175.76	\$7,175.76	
Replace fire alarm bell, 6"	20	2.00 Ea.	\$389.92	\$470.55	2.5000	2	2	\$941.10	\$941.10	
Maintenance and repair electrical service ground	25	1.20 M.L.F.	\$105.47	\$131.74	2.0000	2	2	\$263.49	\$263.49	
Remove and replace vehicle lift hydraulic pump	15	5.00 Ea.	\$20,881.22	\$23,821.46	3.3333	3	3	\$71,464.39	\$71,464.39	
			\$410,105.91	\$483,554.34				MR Subtotal	\$1,363,456.20	
									MR Per Year	\$27,269.12
									PM Total	\$12,641.97
									Subtotal	\$39,911.09
									Total Per Unit	\$5.39

## FAC 2144 VEHICLE MAINTENANCE SHOP, RESERVE

SUC \$5.39

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 50

Type PM

Average Size 7404.0

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
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	6.00	24.42	\$245.76	\$1,012.87	\$0.00	\$1,258.63	\$1,587.06	\$1,927.79
Fire doors, swinging, annualized	2.00	0.78	\$28.64	\$29.12	\$0.00	\$57.76	\$69.36	\$82.39
Urinals, annualized	2.00	0.46	\$12.64	\$22.91	\$0.00	\$35.54	\$43.68	\$52.45
Toilet (vacuum breaker type), annualized	4.00	0.71	\$33.77	\$35.59	\$0.00	\$69.36	\$83.41	\$99.16
Lavatories, annualized	4.00	1.39	\$23.86	\$82.81	\$0.00	\$106.67	\$133.90	\$162.33
Drink fountain, annualized	2.00	1.24	\$41.45	\$62.55	\$0.00	\$104.00	\$126.91	\$151.90
Water heater, gas, to 120 gal., annualized	1.00	1.72	\$58.64	\$86.78	\$0.00	\$145.42	\$177.31	\$212.14
Unit heater, gas infrared, annualized	5.00	7.52	\$361.43	\$378.83	\$0.00	\$740.26	\$890.05	\$1,057.92
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
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	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
Extinguishing system, foam pump electric, annualized	1.00	17.72	\$328.57	\$881.00	\$0.00	\$1,209.58	\$1,506.73	\$1,820.32
Switchboard, annualized	2.00	1.40	\$7.98	\$92.20	\$0.00	\$100.18	\$128.64	\$157.50
Circuit breaker, high voltage air, annualized	2.00	0.94	\$30.31	\$62.16	\$0.00	\$92.47	\$114.15	\$137.35
Switch, interrupt, high voltage, w/ aux fuses, air, annualized	2.00	0.73	\$30.31	\$47.66	\$0.00	\$77.97	\$95.30	\$114.14
Motor control center, over 400 A, annualized	1.00	0.39	\$23.20	\$25.90	\$0.00	\$49.10	\$59.19	\$70.44
Hydraulic lift, annualized	3.00	4.64	\$1,959.66	\$157.87	\$0.00	\$2,117.53	\$2,360.86	\$2,702.17
Crane, electric bridge, over 15 tons, annualized	1.00	8.27	\$324.32	\$290.03	\$0.00	\$614.35	\$733.79	\$869.45
Hoist, pneumatic, annualized	2.00	2.62	\$307.13	\$92.09	\$0.00	\$399.22	\$457.56	\$531.26
						\$8,834.65	\$10,631.63	\$12,641.97



# FAC 2144 VEHICLE MAINTENANCE SHOP, RESERVE

## Modeled Component List CostWorks Release 2021 Qtr 3

### D20 Plumbing

Drinking Fountain	1.0 Ea.
Emergency Eye Wash	2.0 Ea.
Water Heater, Gas / Oil, 70 Gallon	1.0 Ea.
Drain: Roof, Scupper, Area	2.0 Ea.
Compressed Air Systems, Compressors, 10 H.P.	1.0 Ea.
Lavatory, Vitreous China	4.0 Ea.
Sink, Iron Enamel	1.0 Ea.
Tankless Water Closet	4.0 Ea.
Urinal	2.0 Ea.

### D30 HVAC

Exhaust Fan, propeller exh., 4700 CFM	3.0 Ea.
Standard Suspended Heater	4.0 Ea.
Single Zone Air Conditioner, 25 ton	1.0 Ea.

### D40 Fire Protection

Sprinkler System, Fire Supression, sprinkler head	20.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.

### D50 Electrical

Motor Starter, Up To 600 V	4.0 Ea.
Load Center, 100 A, maintenance & inspection	2.0 Ea.
Manual Pull Station	3.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Fire Alarm Bell	2.0 Ea.

### B20 Exterior Enclosure

Aluminum Siding, 2nd floor	26.19 C.S.F.
Steel Frame, Operating, 1st floor	8.0 Ea.
Steel Frame, Fixed, 2nd floor	18.0 Ea.
Steel, Painted	4.0 Ea.
Aluminum Single, Roll-Up	6.0 Ea.

### B30 Roofing

Metal Steep Roofing	74.0 Sq.
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### C10 Interior Construction

Fully Glazed Wooden Doors	2.0 Ea.
Fire Doors, Swinging, annualized	2.0 Each

### C30 Interior Finishes

Concrete, Finished	59.97 C.S.F.
Vinyl Sheet	7.7 S.Y.
Acoustic Tile, fire-rated	13.96 C.S.F.

### E10 Equipment

Hydraulic Pump, Vehicle Lift	5.0 Ea.
Hydraulic Lift, annualized	3.0 Each
Crane, Electric, over 15 ton, annualized	1.0 Each
Hoist, pneumatic, annualized	2.0 Each



FAC 2144 VEHICLE MAINTENANCE SHOP, RESERVE  
Sustainment by Year  
CostWorks Release 2021 Qtr 3

