

**FAC 7340 THRIFT SHOP**

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

FAC 7340 THRIFT SHOP

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 38  
Average Size 4737.0

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 clay brick wall, 1st floor                            | 25        | 250.00 S.F.   | \$10,744.15    | \$13,186.12   | 1.5200                | 1                          | 1                    | \$13,186.12 | \$13,186.12   |
| Repair 2'-0" x 3'-0" aluminum window - 1st floor             | 20        | 68.00 Ea.     | \$9,842.09     | \$11,737.41   | 1.9000                | 1                          | 1                    | \$11,737.41 | \$11,737.41   |
| Replace 2'-0" x 3'-0" aluminum window - 1st floor            | 50        | 68.00 Ea.     | \$33,192.95    | \$39,339.65   | 0.7600                | 0                          | 0                    | \$0.00      | \$0.00        |
| Replace glass - 1st floor (1% of glass) - alum. window fixed | 1         | 4.08 S.F.     | \$49.20        | \$57.82       | 38.0000               | 38                         | 38                   | \$2,197.17  | \$2,197.17    |
| Repair aluminum storefront door                              | 12        | 2.00 Ea.      | \$926.84       | \$1,109.03    | 3.1667                | 3                          | 3                    | \$3,327.09  | \$3,327.09    |
| Replace 3'-0" x 7'-0" aluminum storefront doors              | 50        | 2.00 Ea.      | \$4,091.53     | \$4,838.20    | 0.7600                | 0                          | 0                    | \$0.00      | \$0.00        |
| Repair 12' x 12' steel roll-up door                          | 10        | 1.00 Ea.      | \$675.90       | \$802.22      | 3.8000                | 3                          | 3                    | \$2,406.65  | \$2,406.65    |
| Refinish 12' x 12' steel roll-up door                        | 5         | 1.00 Ea.      | \$203.45       | \$249.19      | 7.6000                | 7                          | 7                    | \$1,744.32  | \$1,744.32    |
| Replace 12' x 12' steel roll-up door                         | 35        | 1.00 Ea.      | \$2,703.58     | \$3,208.87    | 1.0857                | 1                          | 1                    | \$3,208.87  | \$3,208.87    |
| Prepare and refinish 3'-0" x 7'-0" steel painted. door       | 4         | 1.00 Ea.      | \$80.08        | \$99.00       | 9.5000                | 9                          | 9                    | \$891.02    | \$891.02      |
| Replace 3'-0" x 7'-0" steel, with wire glass, door           | 45        | 1.00 Ea.      | \$1,164.36     | \$1,359.11    | 0.8444                | 0                          | 0                    | \$0.00      | \$0.00        |
| Replace tempered glass - (3% of glass) steel painted door    | 1         | 0.63 S.F.     | \$14.24        | \$17.01       | 38.0000               | 38                         | 38                   | \$646.40    | \$646.40      |
| Replace 3'-0" x 7'-0" steel, painted, door                   | 45        | 2.00 Ea.      | \$1,410.13     | \$1,639.46    | 0.8444                | 0                          | 0                    | \$0.00      | \$0.00        |
| Refinish 3'-0" x 7'-0" steel, painted, door                  | 4         | 2.00 Ea.      | \$82.80        | \$101.73      | 9.5000                | 9                          | 9                    | \$915.59    | \$915.59      |
| Repair steel, painted, door                                  | 14        | 2.00 Ea.      | \$1,250.15     | \$1,488.01    | 2.7143                | 2                          | 2                    | \$2,976.02  | \$2,976.02    |
| Debris removal and visual inspection of built-up roofing     | 0.5       | 4.72 M.S.F.   | \$177.75       | \$216.81      | 76.0000               | 76                         | 76                   | \$16,477.26 | \$16,477.26   |
| Non-destructive moisture inspection of built-up roofing      | 5         | 4.72 M.S.F.   | \$551.56       | \$672.74      | 7.6000                | 7                          | 7                    | \$4,709.16  | \$4,709.16    |
| Total BUR roof replacement                                   | 28        | 47.00 Sq.     | \$36,643.55    | \$43,333.17   | 1.3571                | 1                          | 1                    | \$43,333.17 | \$43,333.17   |
| Minor BUR membrane repairs, 2% of roof area                  | 1         | 0.80 Sq.      | \$389.25       | \$461.91      | 38.0000               | 38                         | 38                   | \$17,552.44 | \$17,552.44   |
| BUR flashing repairs, 2 S.F. per sq. repaired                | 1         | 1.61 S.F.     | \$5.63         | \$6.83        | 38.0000               | 38                         | 38                   | \$259.63    | \$259.63      |
| Minor BUR membrane replacement, 25% of roof area             | 15        | 10.05 Sq.     | \$8,088.12     | \$9,600.90    | 2.5333                | 2                          | 2                    | \$19,201.80 | \$19,201.80   |
| Repair steel painted interior door                           | 14        | 1.00 Ea.      | \$293.45       | \$341.56      | 2.7143                | 2                          | 2                    | \$683.13    | \$683.13      |
| Refinish 3'-0" x 7'-0" steel painted interior door           | 4         | 1.00 Ea.      | \$52.59        | \$64.79       | 9.5000                | 9                          | 9                    | \$583.08    | \$583.08      |
| Replace 3'-0" x 7'-0" steel painted interior door            | 60        | 1.00 Ea.      | \$1,218.03     | \$1,412.08    | 0.6333                | 0                          | 0                    | \$0.00      | \$0.00        |
| Repair solid core wood door, interior                        | 11        | 10.00 Ea.     | \$2,934.52     | \$3,415.64    | 3.4545                | 3                          | 3                    | \$10,246.92 | \$10,246.92   |
| Refinish 3'-0" x 7'-0" solid core wood door, interior        | 4         | 10.00 Ea.     | \$433.65       | \$532.50      | 9.5000                | 9                          | 9                    | \$4,792.47  | \$4,792.47    |
| Replace 3'-0" x 7'-0" solid core wood door, interior         | 40        | 10.00 Ea.     | \$4,894.27     | \$5,658.10    | 0.9500                | 0                          | 0                    | \$0.00      | \$0.00        |
| Refinish drywall   | 4         | 3,000.00 S.F. | \$1,862.94     | \$2,291.73    | 9.5000                | 9                          | 9                    | \$20,625.57 | \$20,625.57   |
| Replace 5/8" drywall   | 75        | 3,000.00 S.F. | \$6,991.82     | \$8,556.62    | 0.5067                | 0                          | 0                    | \$0.00      | \$0.00        |
| Repair 5/8" drywall - (2% of walls)                          | 20        | 60.00 S.F.    | \$100.52       | \$122.31      | 1.9000                | 1                          | 1                    | \$122.31    | \$122.31      |
| Refinish concrete floor finished                             | 25        | 2.00 C.S.F.   | \$843.65       | \$1,013.36    | 1.5200                | 1                          | 1                    | \$1,013.36  | \$1,013.36    |
| Replace vinyl tile flooring                                  | 18        | 424.40 S.Y.   | \$20,966.84    | \$25,748.37   | 2.1111                | 2                          | 2                    | \$51,496.73 | \$51,496.73   |

| Description  | Frequency | Qty Unit     | Total In-House | Total Incl OP | Design Life/Frequency | Occurrences in Design Life | Adjusted Occurrences | Life Cost   | Adjusted Cost |
|--|-----------|--------------|----------------|---------------|-----------------------|----------------------------|----------------------|-------------|---------------|
| Replace acoustic tile ceiling, fire-rated                    | 20        | 47.00 C.S.F. | \$24,638.74    | \$29,040.65   | 1.9000                | 1                          | 1                    | \$29,040.65 | \$29,040.65   |
| Check / minor repairs drinking fountain                      | 1         | 1.00 Ea.     | \$48.88        | \$61.13       | 38.0000               | 38                         | 38                   | \$2,323.04  | \$2,323.04    |
| Repair internal leaks drinking fountain                      | 4         | 1.00 Ea.     | \$45.08        | \$56.38       | 9.5000                | 9                          | 9                    | \$507.40    | \$507.40      |
| Correct water pressure drinking fountain                     | 2         | 1.00 Ea.     | \$41.82        | \$52.30       | 19.0000               | 19                         | 19                   | \$993.74    | \$993.74      |
| Replace refrigerant drinking fountain                        | 2         | 1.00 Ea.     | \$32.68        | \$38.27       | 19.0000               | 19                         | 19                   | \$727.12    | \$727.12      |
| Repair drain leak drinking fountain                          | 4         | 1.00 Ea.     | \$33.92        | \$40.53       | 9.5000                | 9                          | 8                    | \$364.81    | \$324.28      |
| Replace fountain drinking fountain                           | 10        | 1.00 Ea.     | \$1,281.16     | \$1,514.56    | 3.8000                | 3                          | 3                    | \$4,543.68  | \$4,543.68    |
| Replace washer in spud connection lavatory, vitreous china   | 7         | 5.00 Ea.     | \$82.31        | \$100.40      | 5.4286                | 5                          | 5                    | \$502.00    | \$502.00      |
| Replace washer in faucet lavatory, vitreous china            | 2         | 5.00 Ea.     | \$64.42        | \$80.26       | 19.0000               | 19                         | 19                   | \$1,524.92  | \$1,524.92    |
| Replace faucets lavatory, vitreous china                     | 10        | 5.00 Ea.     | \$908.63       | \$1,093.78    | 3.8000                | 3                          | 3                    | \$3,281.33  | \$3,281.33    |
| Clean out strainer and P trap lavatory, vitreous china       | 2         | 5.00 Ea.     | \$174.35       | \$218.04      | 19.0000               | 19                         | 19                   | \$4,142.75  | \$4,142.75    |
| Replace lavatory, vitreous china                             | 35        | 5.00 Ea.     | \$3,362.87     | \$4,041.10    | 1.0857                | 1                          | 1                    | \$4,041.10  | \$4,041.10    |
| Replace faucet washer sink, iron enamel                      | 2         | 1.00 Ea.     | \$12.78        | \$15.92       | 19.0000               | 19                         | 19                   | \$302.40    | \$302.40      |
| Clean trap sink, iron enamel                                 | 3         | 1.00 Ea.     | \$8.57         | \$10.72       | 12.6667               | 12                         | 12                   | \$128.62    | \$128.62      |
| Replace faucets sink, iron enamel                            | 10        | 1.00 Ea.     | \$181.73       | \$218.76      | 3.8000                | 3                          | 3                    | \$656.27    | \$656.27      |
| Unstop sink, iron enamel                                     | 2         | 1.00 Ea.     | \$41.82        | \$52.30       | 19.0000               | 19                         | 19                   | \$993.74    | \$993.74      |
| Replace sink, P.E.C.I. sink, iron enamel kitchen             | 35        | 1.00 Ea.     | \$636.70       | \$757.51      | 1.0857                | 1                          | 1                    | \$757.51    | \$757.51      |
| Replace flush valve diaphragm tankless water closet          | 10        | 5.00 Ea.     | \$131.10       | \$162.68      | 3.8000                | 3                          | 3                    | \$488.04    | \$488.04      |
| Rebuild flush valve tankless water closet                    | 20        | 5.00 Ea.     | \$902.17       | \$1,087.29    | 1.9000                | 1                          | 1                    | \$1,087.29  | \$1,087.29    |
| Unplug clogged line tankless water closet                    | 5         | 5.00 Ea.     | \$1,091.98     | \$1,365.63    | 7.6000                | 7                          | 7                    | \$9,559.44  | \$9,559.44    |
| Replace tankless water closet                                | 35        | 5.00 Ea.     | \$6,431.11     | \$7,442.48    | 1.0857                | 1                          | 1                    | \$7,442.48  | \$7,442.48    |
| Replace tankless flush valve                                 | 25        | 5.00 Ea.     | \$1,261.08     | \$1,480.55    | 1.5200                | 1                          | 1                    | \$1,480.55  | \$1,480.55    |
| Replace wax ring gasket for tankless water closet            | 5         | 5.00 Ea.     | \$707.60       | \$884.13      | 7.6000                | 7                          | 7                    | \$6,188.93  | \$6,188.93    |
| Replace flush valve diaphragm for a urinal                   | 7         | 1.00 Ea.     | \$26.22        | \$32.54       | 5.4286                | 5                          | 5                    | \$162.68    | \$162.68      |
| Rebuild flush valve for a urinal                             | 20        | 1.00 Ea.     | \$180.43       | \$217.46      | 1.9000                | 1                          | 1                    | \$217.46    | \$217.46      |
| Unplug line urinal   | 5         | 1.00 Ea.     | \$145.07       | \$181.43      | 7.6000                | 7                          | 7                    | \$1,270.00  | \$1,270.00    |
| Replace wall-hung urinal                                     | 35        | 1.00 Ea.     | \$968.86       | \$1,169.11    | 1.0857                | 1                          | 1                    | \$1,169.11  | \$1,169.11    |
| Resolder joint pipe & fittings, copper                       | 10        | 2.00 Ea.     | \$89.19        | \$110.56      | 3.8000                | 3                          | 3                    | \$331.68    | \$331.68      |
| Replace pipe and fittings, copper 3/4"                       | 20        | 16.00 L.F.   | \$416.86       | \$502.12      | 1.9000                | 1                          | 1                    | \$502.12    | \$502.12      |
| Replace pipe and fittings, copper 2"                         | 25        | 16.00 L.F.   | \$983.75       | \$1,170.32    | 1.5200                | 1                          | 1                    | \$1,170.32  | \$1,170.32    |
| Remove old insulation & replace with new, pipe 3/4", wall 1" | 15        | 16.00 L.F.   | \$133.73       | \$165.15      | 2.5333                | 2                          | 2                    | \$330.31    | \$330.31      |
| Drain and flush water heater, electric, 120 gallon           | 7         | 1.00 Ea.     | \$294.38       | \$368.15      | 5.4286                | 5                          | 5                    | \$1,840.77  | \$1,840.77    |

| Description   | Frequency | Qty Unit   | Total In-House | Total Incl OP | Design Life/Frequency | Occurrences in Design Life | Adjusted Occurrences | Life Cost   | Adjusted Cost |
|---|-----------|------------|----------------|---------------|-----------------------|----------------------------|----------------------|-------------|---------------|
| Check operation water heater, electric, 120 gallon          | 3         | 1.00 Ea.   | \$2.59         | \$3.23        | 12.6667               | 12                         | 12                   | \$38.80     | \$38.80       |
| Replace water heater, electric, 120 gallon                  | 15        | 1.00 Ea.   | \$14,632.58    | \$16,736.89   | 2.5333                | 2                          | 2                    | \$33,473.78 | \$33,473.78   |
| Unclog main drain pipe & fittings, cast iron                | 10        | 1.00 Ea.   | \$46.17        | \$57.74       | 3.8000                | 3                          | 3                    | \$173.21    | \$173.21      |
| Replace pipe & fittings, cast iron, 4"                      | 40        | 16.00 L.F. | \$1,071.15     | \$1,285.72    | 0.9500                | 0                          | 0                    | \$0.00      | \$0.00        |
| Unclog floor drain, PVC                                     | 20        | 1.00 Ea.   | \$47.80        | \$59.77       | 1.9000                | 1                          | 1                    | \$59.77     | \$59.77       |
| Repair joint pipe and fittings, PVC                         | 10        | 1.00 Ea.   | \$151.29       | \$188.00      | 3.8000                | 3                          | 3                    | \$564.00    | \$564.00      |
| Replace pipe, 4" pipe and fittings, PVC                     | 30        | 16.00 L.F. | \$1,305.42     | \$1,606.15    | 1.2667                | 1                          | 1                    | \$1,606.15  | \$1,606.15    |
| General maintenance & repair drain: roof, scupper, area     | 1         | 1.00 Ea.   | \$36.99        | \$46.26       | 38.0000               | 38                         | 38                   | \$1,757.77  | \$1,757.77    |
| Replace drain: roof, scupper, area                          | 40        | 1.00 Ea.   | \$786.93       | \$912.36      | 0.9500                | 0                          | 0                    | \$0.00      | \$0.00        |
| Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron | 30        | 1.00 Ea.   | \$210.95       | \$261.69      | 1.2667                | 1                          | 1                    | \$261.69    | \$261.69      |
| Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas | 12        | 1.00 Ea.   | \$930.64       | \$1,130.78    | 3.1667                | 3                          | 3                    | \$3,392.35  | \$3,392.35    |
| Replace roof mounted exhaust fan, 8500 CFM exhaust fan      | 20        | 1.00 Ea.   | \$3,939.83     | \$4,573.41    | 1.9000                | 1                          | 1                    | \$4,573.41  | \$4,573.41    |
| Minor repairs to fire alarm control panel                   | 5         | 1.00 Ea.   | \$149.71       | \$182.27      | 7.6000                | 7                          | 7                    | \$1,275.92  | \$1,275.92    |
| Maintenance and inspection fire alarm control panel         | 0.5       | 1.00 Ea.   | \$43.18        | \$54.10       | 76.0000               | 76                         | 76                   | \$4,111.91  | \$4,111.91    |
| Replace fire alarm control panel                            | 15        | 1.00 Ea.   | \$1,953.46     | \$2,391.92    | 2.5333                | 2                          | 2                    | \$4,783.84  | \$4,783.84    |
| Replace sprinkler head                                      | 20        | 50.00 Ea.  | \$4,276.14     | \$5,259.48    | 1.9000                | 1                          | 1                    | \$5,259.48  | \$5,259.48    |
| Inspect sprinkler system                                    | 1         | 1.00 Ea.   | \$34.33        | \$42.93       | 38.0000               | 38                         | 38                   | \$1,631.29  | \$1,631.29    |
| Rebuild double check 3" backflow preventer sprinkler system | 1         | 1.00 Ea.   | \$710.41       | \$851.09      | 38.0000               | 38                         | 38                   | \$32,341.56 | \$32,341.56   |
| Replace fire alarm bell, 6"                                 | 20        | 2.00 Ea.   | \$389.92       | \$470.55      | 1.9000                | 1                          | 1                    | \$470.55    | \$470.55      |
| Maintenance and inspection lighting panel, indoor           | 3         | 1.00 Ea.   | \$40.64        | \$50.92       | 12.6667               | 12                         | 12                   | \$611.06    | \$611.06      |
| Maintenance and repair safety switch general, 2 pole        | 8         | 1.00 Ea.   | \$40.64        | \$50.92       | 4.7500                | 4                          | 4                    | \$203.69    | \$203.69      |
| Maintenance and inspection safety switch, 2 pole            | 1         | 1.00 Ea.   | \$40.64        | \$50.92       | 38.0000               | 38                         | 38                   | \$1,935.02  | \$1,935.02    |
| Replace safety switch, 240 V, 2 pole                        | 25        | 1.00 Ea.   | \$391.60       | \$477.36      | 1.5200                | 1                          | 1                    | \$477.36    | \$477.36      |
| Replace lamp emergency lighting fixture                     | 2         | 4.00 Ea.   | \$218.76       | \$263.50      | 19.0000               | 19                         | 19                   | \$5,006.55  | \$5,006.55    |
| Replace emergency lighting fixture                          | 20        | 4.00 Ea.   | \$2,409.47     | \$2,839.05    | 1.9000                | 1                          | 1                    | \$2,839.05  | \$2,839.05    |
| Maintenance and repair exit light                           | 20        | 4.00 Ea.   | \$148.81       | \$184.01      | 1.9000                | 1                          | 1                    | \$184.01    | \$184.01      |
| Replace lamp exit light                                     | 5         | 4.00 Ea.   | \$67.39        | \$79.85       | 7.6000                | 7                          | 7                    | \$558.98    | \$558.98      |
| Replace fluorescent light fixture ballast, 80 W             | 10        | 63.00 Ea.  | \$7,854.11     | \$9,527.95    | 3.8000                | 3                          | 3                    | \$28,583.84 | \$28,583.84   |
| Replace lamps (2 lamps), 4', 34 W energy saver              | 10        | 63.00 Ea.  | \$1,588.48     | \$1,989.47    | 3.8000                | 3                          | 3                    | \$5,968.42  | \$5,968.42    |
| Maintenance and repair receptacles and plugs                | 20        | 86.00 Ea.  | \$3,632.94     | \$4,535.52    | 1.9000                | 1                          | 1                    | \$4,535.52  | \$4,535.52    |
| Replace receptacle/plug receptacles and plugs               | 20        | 86.00 Ea.  | \$6,188.18     | \$7,627.91    | 1.9000                | 1                          | 1                    | \$7,627.91  | \$7,627.91    |
| Maintenance and repair wiring devices, switches             | 10        | 21.00 Ea.  | \$887.11       | \$1,107.51    | 3.8000                | 3                          | 3                    | \$3,322.53  | \$3,322.53    |
| Replace wiring devices, switches                            | 15        | 21.00 Ea.  | \$1,372.93     | \$1,705.66    | 2.5333                | 2                          | 2                    | \$3,411.32  | \$3,411.32    |
| Minor repairs to annunciation panel                         | 5         | 1.00 Ea.   | \$149.71       | \$182.27      | 7.6000                | 7                          | 7                    | \$1,275.92  | \$1,275.92    |

| 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 annunciation panel | 0.5       | 1.00 Ea. | \$43.18        | \$54.10       | 76.0000               | 76                         | 76                   | \$4,111.91   | \$4,111.91     |             |
| Replace annunciation panel                    | 15        | 1.00 Ea. | \$1,126.52     | \$1,354.55    | 2.5333                | 2                          | 2                    | \$2,709.11   | \$2,709.11     |             |
| Check and repair manual pull station          | 10        | 2.00 Ea. | \$175.39       | \$215.66      | 3.8000                | 3                          | 2                    | \$646.98     | \$431.32       |             |
| Replace manual pull station                   | 15        | 2.00 Ea. | \$406.94       | \$489.88      | 2.5333                | 2                          | 2                    | \$979.76     | \$979.76       |             |
| Repair smoke detector                         | 10        | 8.00 Ea. | \$451.10       | \$557.71      | 3.8000                | 3                          | 2                    | \$1,673.14   | \$1,115.43     |             |
| Check operation smoke detector                | 1         | 8.00 Ea. | \$129.55       | \$162.31      | 38.0000               | 38                         | 38                   | \$6,167.86   | \$6,167.86     |             |
| Replace smoke detector                        | 15        | 8.00 Ea. | \$2,273.90     | \$2,715.70    | 2.5333                | 2                          | 2                    | \$5,431.39   | \$5,431.39     |             |
| Repair furnace, gas, 200 MBH residential      | 10        | 1.00 Ea. | \$11,436.88    | \$13,148.54   | 3.8000                | 3                          | 3                    | \$39,445.62  | \$39,445.62    |             |
| Replace furnace, gas, 200 MBH residential     | 15        | 1.00 Ea. | \$4,585.18     | \$5,297.40    | 2.5333                | 2                          | 2                    | \$10,594.80  | \$10,594.80    |             |
| Repair single zone rooftop unit, 15 ton       | 10        | 1.00 Ea. | \$31,902.03    | \$36,862.57   | 3.8000                | 3                          | 3                    | \$110,587.72 | \$110,587.72   |             |
| Replace single zone rooftop unit, 15 ton      | 15        | 1.00 Ea. | \$22,261.64    | \$26,138.10   | 2.5333                | 2                          | 2                    | \$52,276.20  | \$52,276.20    |             |
| Repair central station A.H.U., 5400 CFM       | 10        | 1.00 Ea. | \$827.08       | \$970.82      | 3.8000                | 3                          | 2                    | \$2,912.46   | \$1,941.64     |             |
| Replace central station A.H.U., 5400 CFM      | 15        | 1.00 Ea. | \$23,424.06    | \$27,083.63   | 2.5333                | 2                          | 2                    | \$54,167.26  | \$54,167.26    |             |
|   |           |          | \$353,033.96   | \$418,252.61  |                       |                            |                      | MR Subtotal  | \$774,642.06   |             |
|   |           |          |                |               |                       |                            |                      |              | MR Per Year    | \$20,385.32 |
|   |           |          |                |               |                       |                            |                      |              | PM Total       | \$4,393.52  |
|   |           |          |                |               |                       |                            |                      |              | Subtotal       | \$24,778.84 |
|   |           |          |                |               |                       |                            |                      |              | Total Per Unit | \$5.23      |

FAC 7340 THRIFT SHOP

SUC \$5.23

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 38

Type PM

Average Size 4737.0

| Description   | Qty  | Labor Hours | Bare Mat | Bare Labor | Bare Equip | Bare Total | Total In-House | Total Incl OP |
|---|------|-------------|----------|------------|------------|------------|----------------|---------------|
| Door, emergency egress, swinging, annualized                          | 2.00 | 0.52        | \$29.18  | \$21.50    | \$0.00     | \$50.68    | \$60.05        | \$70.88       |
| Door, overhead, electric, roll up, to 24' high x 25' wide, annualized | 1.00 | 4.07        | \$40.96  | \$168.81   | \$0.00     | \$209.77   | \$264.51       | \$321.30      |
| Fire doors, swinging, annualized                                      | 1.00 | 0.39        | \$14.32  | \$14.56    | \$0.00     | \$28.88    | \$34.68        | \$41.19       |
| Urinals, annualized   | 1.00 | 0.23        | \$6.32   | \$11.45    | \$0.00     | \$17.77    | \$21.84        | \$26.22       |
| Toilet (vacuum breaker type), annualized                              | 5.00 | 0.89        | \$42.21  | \$44.49    | \$0.00     | \$86.70    | \$104.27       | \$123.95      |
| Lavatories, annualized  | 5.00 | 1.74        | \$29.82  | \$103.52   | \$0.00     | \$133.34   | \$167.38       | \$202.91      |
| Drink fountain, annualized  | 1.00 | 0.62        | \$20.73  | \$31.28    | \$0.00     | \$52.00    | \$63.46        | \$75.95       |
| Air handling unit, 3 thru 24 tons, annualized                         | 1.00 | 2.06        | \$224.44 | \$103.96   | \$0.00     | \$328.40   | \$382.03       | \$446.89      |
| Forced air heater, oil or gas fired, up to 120 MBH, annualized        | 2.00 | 11.26       | \$102.11 | \$678.37   | \$0.00     | \$780.48   | \$994.20       | \$1,213.03    |
| Package unit, water 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    |
| Light, emergency, hardwired system, annualized                        | 6.00 | 1.50        | \$46.39  | \$88.58    | \$0.00     | \$134.97   | \$166.19       | \$199.72      |
|   |      |             |          |            |            | \$2,924.24 | \$3,638.50     | \$4,393.52    |



**FAC 7340 THRIFT SHOP**  
**Modeled Component List**  
**CostWorks Release 2021 Qtr 3**

|  |             |  |
|--|-------------|--|
| <b>B20 Exterior Enclosure</b>                                |             |  |
| Aluminum Window, Fixed, 1st floor                            | 68.0 Ea.    |  |
| Glazed Aluminum  | 2.0 Ea.     |  |
| Steel Single, Roll-Up  | 1.0 Ea.     |  |
| Steel, Painted, w/ wire glass                                | 1.0 Ea.     |  |
| Steel, Painted   | 2.0 Ea.     |  |
| <b>B30 Roofing</b>   |             |  |
| Built-Up Roofing   | 47.0 Sq.    |  |
| <b>C10 Interior Construction</b>                             |             |  |
| Steel Painted Interior Doors                                 | 1.0 Ea.     |  |
| Solid Core Interior Doors                                    | 10.0 Ea.    |  |
| Fire Doors, Swinging, annualized                             | 1.0 Each    |  |
| <b>C30 Interior Finishes</b>                                 |             |  |
| Drywall  | 3000.0 S.F. |  |
| Concrete, Finished   | 2.0 C.S.F.  |  |
| Vinyl  | 424.4 S.Y.  |  |
| Acoustic Tile, fire-rated                                    | 47.0 C.S.F. |  |
| <b>D20 Plumbing</b>  |             |  |
| Drinking Fountain  | 1.0 Ea.     |  |
| Lavatory, Vitreous China                                     | 5.0 Ea.     |  |
| Sink, Iron Enamel  | 1.0 Ea.     |  |
| Tankless Water Closet  | 5.0 Ea.     |  |
| Urinal   | 1.0 Ea.     |  |
| Water Heater, Electric, 120 Gallon                           | 1.0 Ea.     |  |
| Drain: Roof, Scupper, Area                                   | 1.0 Ea.     |  |
| <b>D30 HVAC</b>  |             |  |
| Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust      | 1.0 Ea.     |  |
| Residential Gas Furnace, 200 MBH                             | 1.0 Ea.     |  |
| Single Zone Air Conditioner, 15 ton                          | 1.0 Ea.     |  |
| Central Station Air Conditioning Air Handling Unit, 5400 CFM | 1.0 Ea.     |  |
| <b>D50 Electrical</b>  |             |  |
| Fire Alarm Control Panel                                     | 1.0 Ea.     |  |
| Fire Alarm Bell  | 2.0 Ea.     |  |
| Load Center, 100 A, maintenance & inspection                 | 1.0 Ea.     |  |
| Safety Switch, General Duty, 240 V, 2 pole                   | 1.0 Ea.     |  |
| Emergency Lighting Fixture                                   | 4.0 Ea.     |  |
| Annunciation Panel   | 1.0 Ea.     |  |
| Manual Pull Station  | 2.0 Ea.     |  |
| Smoke Detector   | 8.0 Ea.     |  |
| <b>D40 Fire Protection</b>                                   |             |  |
| Sprinkler System, Fire Suppression, sprinkler head           | 50.0 Ea.    |  |
| Sprinkler System, Fire Suppression, 3" backflow preventer    | 1.0 Ea.     |  |



FAC 7340 THRIFT SHOP  
Sustainment by Year  
CostWorks Release 2021 Qtr 3

