

FAC 7388 EXCHANGE WAREHOUSE

FY22 SUC:	\$2.33 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 7388 EXCHANGE WAREHOUSE

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 45
Average Size 20111.54

SUC \$2.33

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
Refinish concrete block wall painted	4	200.00 C.S.F.	\$20,183.74	\$24,577.64	11.2500	11	11	\$270,354.02	\$270,354.02
Replace fluorescent light fixture ballast, 80 W	10	194.47 Ea.	\$24,244.04	\$29,410.82	4.5000	4	2	\$117,643.29	\$58,821.64
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	194.47 Ea.	\$44,229.25	\$53,948.41	2.2500	2	2	\$107,896.81	\$107,896.81
Total BUR roof replacement	28	156.10 Sq.	\$121,707.17	\$143,925.94	1.6071	1	1	\$143,925.94	\$143,925.94
Replace emergency lighting fixture	20	50.00 Ea.	\$30,118.41	\$35,488.07	2.2500	2	2	\$70,976.15	\$70,976.15
Minor BUR membrane replacement, 25% of roof area	15	38.98 Sq.	\$31,372.28	\$37,240.05	3.0000	3	3	\$111,720.14	\$111,720.14
Replace lamp emergency lighting fixture	2	50.00 Ea.	\$2,734.47	\$3,293.78	22.5000	22	22	\$72,463.23	\$72,463.23
Refinish concrete floor finished	25	155.90 C.S.F.	\$65,762.88	\$78,991.45	1.8000	1	1	\$78,991.45	\$78,991.45
Minor BUR membrane repairs, 2% of roof area	1	3.09 Sq.	\$1,497.82	\$1,777.43	45.0000	45	45	\$79,984.20	\$79,984.20
Replace pipe, 4" pipe and fittings, PVC	30	600.00 L.F.	\$48,953.38	\$60,230.50	1.5000	1	1	\$60,230.50	\$60,230.50
Debris removal and visual inspection of built-up roofing	0.5	15.56 M.S.F.	\$585.89	\$714.61	90.0000	90	90	\$64,314.72	\$64,314.72
Replace carpet	8	138.78 S.Y.	\$7,635.14	\$8,817.62	5.6250	5	5	\$44,088.11	\$44,088.11
Replace lamps (2 lamps), 4', 34 W energy saver	10	194.47 Ea.	\$4,903.32	\$6,141.10	4.5000	4	4	\$24,564.39	\$24,564.39
Replace smoke detector	15	35.00 Ea.	\$9,948.31	\$11,881.17	3.0000	3	3	\$35,643.50	\$35,643.50
Replace single zone rooftop unit, 5 ton	15	1.00 Ea.	\$8,500.58	\$10,094.10	3.0000	3	3	\$30,282.30	\$30,282.30
Replace sprinkler head	20	164.00 Ea.	\$14,025.74	\$17,251.08	2.2500	2	2	\$34,502.16	\$34,502.16
Point and refinish painted concrete block wall, 2nd floor	25	52.24 C.S.F.	\$28,747.66	\$35,500.94	1.8000	1	1	\$35,500.94	\$35,500.94
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$14,632.58	\$16,736.89	3.0000	3	3	\$50,210.67	\$50,210.67
Point and refinish painted concrete block wall, 1st floor	25	56.41 C.S.F.	\$26,501.73	\$32,708.80	1.8000	1	1	\$32,708.80	\$32,708.80
Check operation smoke detector	1	35.00 Ea.	\$566.80	\$710.12	45.0000	45	45	\$31,955.21	\$31,955.21
Replace receptacle/plug receptacles and plugs	20	117.00 Ea.	\$8,418.80	\$10,377.51	2.2500	2	2	\$20,755.01	\$20,755.01
Replace lighting fixture exit light	20	50.00 Ea.	\$9,551.74	\$11,488.04	2.2500	2	2	\$22,976.07	\$22,976.07
Non-destructive moisture inspection of built-up roofing	5	15.56 M.S.F.	\$1,817.97	\$2,217.39	9.0000	9	9	\$19,956.48	\$19,956.48
Repair 12' x 12' steel roll-up door	10	4.00 Ea.	\$2,703.58	\$3,208.87	4.5000	4	4	\$12,835.47	\$12,835.47
Replace 12' x 12' steel roll-up door	35	4.00 Ea.	\$10,814.33	\$12,835.47	1.2857	1	1	\$12,835.47	\$12,835.47
Maintenance and inspection motor starter, up to 600 V	0.5	3.00 Ea.	\$161.94	\$202.89	90.0000	90	90	\$18,260.12	\$18,260.12
Maintenance and inspection standard suspended heater	0.5	2.00 Ea.	\$157.70	\$197.57	90.0000	90	90	\$17,781.26	\$17,781.26
Replace acoustic tile ceiling, fire-rated	20	14.10 C.S.F.	\$7,391.62	\$8,712.19	2.2500	2	2	\$17,424.39	\$17,424.39
Unplug clogged line tankless water closet	5	6.00 Ea.	\$1,310.37	\$1,638.76	9.0000	9	9	\$14,748.85	\$14,748.85
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,822.30	\$4,402.23	3.0000	3	3	\$13,206.68	\$13,206.68

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair single zone rooftop unit, 5 ton	10	1.00 Ea.	\$2,372.90	\$2,849.79	4.5000	4	4	\$11,399.16	\$11,399.16
Maintenance and repair receptacles and plugs	20	117.00 Ea.	\$4,942.48	\$6,170.42	2.2500	2	2	\$12,340.83	\$12,340.83
Replace vinyl tile flooring	18	73.50 S.Y.	\$3,631.16	\$4,459.25	2.5000	2	2	\$8,918.50	\$8,918.50
General maintenance & repair drain: roof, scupper, area	1	5.00 Ea.	\$184.94	\$231.28	45.0000	45	45	\$10,407.82	\$10,407.82
Replace lamp exit light	5	50.00 Ea.	\$842.33	\$998.17	9.0000	9	9	\$8,983.56	\$8,983.56
Replace wax ring gasket for tankless water closet	5	6.00 Ea.	\$849.12	\$1,060.96	9.0000	9	9	\$9,548.63	\$9,548.63
Repair solid core wood door, interior	11	9.00 Ea.	\$2,641.07	\$3,074.08	4.0909	4	4	\$12,296.30	\$12,296.30
Repair smoke detector	10	35.00 Ea.	\$1,973.57	\$2,439.99	4.5000	4	3	\$9,759.97	\$7,319.98
Refinish 12' x 12' steel roll-up door	5	4.00 Ea.	\$813.79	\$996.76	9.0000	9	9	\$8,970.81	\$8,970.81
Repair failed breaker, enclosed, 600 V, 3 pole	4	1.00 Ea.	\$737.25	\$857.61	11.2500	11	11	\$9,433.70	\$9,433.70
Maintenance and repair motor starter, up to 600 V	5	3.00 Ea.	\$838.92	\$1,012.79	9.0000	9	9	\$9,115.15	\$9,115.15
Replace wiring devices, switches	15	30.00 Ea.	\$1,961.33	\$2,436.66	3.0000	3	3	\$7,309.97	\$7,309.97
Replace heater standard suspended heater	15	2.00 Ea.	\$1,242.95	\$1,444.53	3.0000	3	3	\$4,333.60	\$4,333.60
Maintenance and repair exit light	20	50.00 Ea.	\$1,860.08	\$2,300.16	2.2500	2	2	\$4,600.31	\$4,600.31
Maintenance and repair standard suspended heater	2	2.00 Ea.	\$219.09	\$258.56	22.5000	22	22	\$5,688.24	\$5,688.24
Maintenance and repair wiring devices, switches	10	30.00 Ea.	\$1,267.30	\$1,582.16	4.5000	4	4	\$6,328.63	\$6,328.63
Replace tankless water closet	35	6.00 Ea.	\$7,717.33	\$8,930.97	1.2857	1	1	\$8,930.97	\$8,930.97
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	9.00 Ea.	\$390.28	\$479.25	11.2500	11	10	\$5,271.72	\$4,792.47
Clean out strainer and P trap lavatory, vitreous china	2	6.00 Ea.	\$209.22	\$261.65	22.5000	22	22	\$5,756.24	\$5,756.24
Repair steel, painted, door	14	2.00 Ea.	\$1,250.15	\$1,488.01	3.2143	3	3	\$4,464.03	\$4,464.03
Replace 3'-0" x 7'-0" solid core wood door, interior	40	9.00 Ea.	\$4,404.85	\$5,092.29	1.1250	1	1	\$5,092.29	\$5,092.29
Maintenance and inspection circuit breaker, enclosed, 600 V, 3 pole	0.33	1.00 Ea.	\$32.39	\$40.58	136.3636	136	136	\$5,518.61	\$5,518.61
Replace lavatory, vitreous china	35	6.00 Ea.	\$4,035.45	\$4,849.33	1.2857	1	1	\$4,849.33	\$4,849.33
Replace starter motor starter, up to 600 V	18	3.00 Ea.	\$2,415.93	\$2,874.22	2.5000	2	2	\$5,748.45	\$5,748.45
Replace faucets lavatory, vitreous china	10	6.00 Ea.	\$1,090.36	\$1,312.53	4.5000	4	4	\$5,250.13	\$5,250.13
Unplug line urinal	5	3.00 Ea.	\$435.22	\$544.28	9.0000	9	9	\$4,898.55	\$4,898.55
Refinish 3'-0" x 7'-0" steel painted interior door	4	5.00 Ea.	\$262.93	\$323.93	11.2500	11	11	\$3,563.25	\$3,563.25
Repair 8" concrete block wall - (2% of walls) painted	25	2.90 C.S.F.	\$3,160.00	\$3,794.23	1.8000	1	1	\$3,794.23	\$3,794.23
Repair steel painted interior door	14	5.00 Ea.	\$1,467.26	\$1,707.82	3.2143	3	3	\$5,123.46	\$5,123.46
Replace wall-hung urinal	35	3.00 Ea.	\$2,906.59	\$3,507.32	1.2857	1	1	\$3,507.32	\$3,507.32
Replace drain: roof, scupper, area	40	5.00 Ea.	\$3,934.66	\$4,561.80	1.1250	1	1	\$4,561.80	\$4,561.80
Replace gypsum board ceiling, up to 12' high	40	5.83 C.S.F.	\$2,166.18	\$2,660.06	1.1250	1	1	\$2,660.06	\$2,660.06
Replace manual pull station	15	4.00 Ea.	\$813.87	\$979.76	3.0000	3	3	\$2,939.29	\$2,939.29
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	7.00 Ea.	\$1,013.16	\$1,208.26	2.2500	2	2	\$2,416.53	\$2,416.53

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Rebuild flush valve tankless water closet	20	6.00 Ea.	\$1,082.60	\$1,304.74	2.2500	2	2	\$2,609.49	\$2,609.49
Replace pipe insulation, fiberglass 3/4"	5	0.03 M.L.F.	\$226.70	\$278.33	9.0000	9	9	\$2,504.98	\$2,504.98
Replace pipe and fittings, copper 3/4"	20	32.00 L.F.	\$833.73	\$1,004.24	2.2500	2	2	\$2,008.49	\$2,008.49
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$294.38	\$368.15	6.4286	6	6	\$2,208.92	\$2,208.92
Replace washer in faucet lavatory, vitreous china	2	6.00 Ea.	\$77.31	\$96.31	22.5000	22	22	\$2,118.84	\$2,118.84
Replace fire alarm bell, 6"	20	4.00 Ea.	\$779.85	\$941.10	2.2500	2	2	\$1,882.20	\$1,882.20
Replace tankless flush valve	25	6.00 Ea.	\$1,513.29	\$1,776.66	1.8000	1	1	\$1,776.66	\$1,776.66
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	45.0000	45	45	\$1,931.79	\$1,931.79
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,410.13	\$1,639.46	1.0000	1	1	\$1,639.46	\$1,639.46
Check and repair manual pull station	10	4.00 Ea.	\$350.79	\$431.32	4.5000	4	3	\$1,725.28	\$1,293.96
Repair joint pipe and fittings, PVC	10	2.00 Ea.	\$302.58	\$376.00	4.5000	4	4	\$1,504.00	\$1,504.00
Maintenance and inspection lighting panel, indoor	3	1.77 Ea.	\$71.85	\$90.02	15.0000	15	15	\$1,350.35	\$1,350.35
Rebuild flush valve for a urinal	20	3.00 Ea.	\$541.30	\$652.37	2.2500	2	2	\$1,304.74	\$1,304.74
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$983.75	\$1,170.32	1.8000	1	1	\$1,170.32	\$1,170.32
BUR flashing repairs, 2 S.F. per sq. repaired	1	6.19 S.F.	\$21.65	\$26.29	45.0000	45	45	\$1,183.08	\$1,183.08
Unstop sink, iron enamel	2	1.00 Ea.	\$41.82	\$52.30	22.5000	22	22	\$1,150.65	\$1,150.65
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$98.13	\$115.73	9.0000	9	6	\$1,041.58	\$694.39
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$82.80	\$101.73	11.2500	11	11	\$1,119.06	\$1,119.06
Replace pipe insulation, fiberglass 2"	5	0.01 M.L.F.	\$97.98	\$119.27	9.0000	9	9	\$1,073.42	\$1,073.42
Repair damaged pipe insulation, fiberglass 3/4"	5	4.00 Ea.	\$75.76	\$93.26	9.0000	9	9	\$839.38	\$839.38
Replace flush valve diaphragm tankless water closet	10	6.00 Ea.	\$157.32	\$195.22	4.5000	4	4	\$780.86	\$780.86
Replace faucets sink, iron enamel	10	1.00 Ea.	\$181.73	\$218.76	4.5000	4	4	\$875.02	\$875.02
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$636.70	\$757.51	1.2857	1	1	\$757.51	\$757.51
Replace washer in spud connection lavatory, vitreous china	7	6.00 Ea.	\$98.78	\$120.48	6.4286	6	6	\$722.88	\$722.88
Acoustic tile repairs - (2% of ceilings)	9	0.18 C.S.F.	\$160.47	\$186.50	5.0000	5	5	\$932.49	\$932.49
Replace flush valve diaphragm for a urinal	7	3.00 Ea.	\$78.66	\$97.61	6.4286	6	6	\$585.65	\$585.65
Repair damaged pipe insulation, fiberglass 2"	5	2.00 Ea.	\$48.01	\$58.68	9.0000	9	9	\$528.09	\$528.09
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$12.78	\$15.92	22.5000	22	22	\$350.15	\$350.15
Repair 5/8" drywall - (2% of walls)	20	53.13 S.F.	\$89.00	\$108.29	2.2500	2	2	\$216.59	\$216.59
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	15.00 S.F.	\$180.87	\$212.57	45.0000	45	45	\$9,565.84	\$9,565.84
Clean trap sink, iron enamel	3	1.00 Ea.	\$8.57	\$10.72	15.0000	15	15	\$160.78	\$160.78
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.2500	2	2	\$119.55	\$119.55
Repair gypsum board ceiling - (2% of ceilings)	20	0.09 C.S.F.	\$32.01	\$39.30	2.2500	2	2	\$78.60	\$78.60

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	15.0000	15	15	\$48.50	\$48.50	
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	7.00 Ea.	\$3,416.92	\$4,049.67	0.9000	0	0	\$0.00	\$0.00	
Replace 3'-0" x 7'-0" steel painted interior door	60	5.00 Ea.	\$6,090.17	\$7,060.42	0.7500	0	0	\$0.00	\$0.00	
Replace 8" concrete block wall painted	75	147.30 C.S.F.	\$170,641.94	\$205,279.22	0.6000	0	0	\$0.00	\$0.00	
Replace 5/8" drywall	75	2,658.03 S.F.	\$6,194.82	\$7,581.24	0.6000	0	0	\$0.00	\$0.00	
Replace circuit breaker enclosed, 600 V, 3 pole circuit breaker	50	1.00 Ea.	\$1,276.28	\$1,493.30	0.9000	0	0	\$0.00	\$0.00	
			\$815,361.74	\$979,739.84				MR Subtotal	\$1,877,863.57	
									MR Per Year	\$41,730.30
									PM Total	\$5,217.75
									Subtotal	\$46,948.05
									Total Per Unit	\$2.33

FAC 7388 EXCHANGE WAREHOUSE

Release 2021 Qtr 3

Zip Code Prefix 222

Type PM

UM SF

Design Life 45

Average Size 20111.54

SUC \$2.33

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	6.00	24.42	\$245.76	\$1,012.87	\$0.00	\$1,258.63	\$1,587.06	\$1,927.79
Fire doors, swinging, annualized	14.00	5.49	\$200.50	\$203.81	\$0.00	\$404.30	\$485.49	\$576.71
Urinals, annualized	3.00	0.68	\$18.96	\$34.36	\$0.00	\$53.32	\$65.52	\$78.67
Toilet (vacuum breaker type), annualized	6.00	1.06	\$50.65	\$53.39	\$0.00	\$104.04	\$125.12	\$148.74
Lavatories, annualized	6.00	2.09	\$35.79	\$124.22	\$0.00	\$160.01	\$200.86	\$243.49
Drink fountain, annualized	2.00	1.24	\$41.45	\$62.55	\$0.00	\$104.00	\$126.91	\$151.90
VAV Boxes, annualized	2.00	1.87	\$19.21	\$112.77	\$0.00	\$131.98	\$167.73	\$204.44
Panelboard, 225 A and above, annualized	2.00	0.88	\$46.39	\$58.02	\$0.00	\$104.41	\$126.46	\$150.82
Light, emergency, hardwired system, annualized	50.00	12.50	\$386.62	\$738.15	\$0.00	\$1,124.78	\$1,384.88	\$1,664.32
						\$3,496.14	\$4,330.08	\$5,217.75

FAC 7388 EXCHANGE WAREHOUSE

Modeled Component List

CostWorks Release 2021 Qtr 3

C10 Interior Construction

Concrete Block, Painted	200.0 C.S.F.
Solid Core Interior Doors	9.0 Ea.
Steel Painted Interior Doors	5.0 Ea.
Fire Doors, Swinging, annualized	14.0 Each

D50 Electrical

Fluorescent Lighting Fixture	194.4681258790436 Ea.
Emergency Lighting Fixture	50.0 Ea.
Smoke Detector	35.0 Ea.
Exit Light	50.0 Ea.
Motor Starter, Up To 600 V	3.0 Ea.
Manual Pull Station	4.0 Ea.
Fire Alarm Bell	4.0 Ea.
Load Center, 100 A, maintenance & inspection	1.767892053445851 Ea.
Circuit Breaker, enclosed, 600 V, 3 pole	1.0 Ea.

B30 Roofing

Built-Up Roofing	156.10486831926866 Sq.
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C30 Interior Finishes

Concrete, Finished	155.9 C.S.F.
Carpet	138.7795261954993 S.Y.
Acoustic Tile, fire-rated	14.1 C.S.F.
Vinyl	73.5 S.Y.
Gypsum Wall Board	5.834043776371308 C.S.F.
Drywall	2658.025702355837 S.F.

D30 HVAC

Single Zone Air Conditioner, 5 ton	1.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.	1.0 Ea.
Standard Suspended Heater	2.0 Ea.
VAV Box	2.0 Each

D40 Fire Protection

Sprinkler System, Fire Suppression, sprinkler head	164.0 Ea.
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D20 Plumbing

Water Heater, Electric, 120 Gallon	1.0 Ea.
Tankless Water Closet	6.0 Ea.
Lavatory, Vitreous China	6.0 Ea.
Urinal	3.0 Ea.
Drain: Roof, Scupper, Area	5.0 Ea.
Sink, Iron Enamel	1.0 Ea.

B20 Exterior Enclosure

Steel Single, Roll-Up	4.0 Ea.
Steel, Painted	2.0 Ea.
Aluminum Window, Fixed, 1st floor	7.0 Ea.

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Sustainment by Year
CostWorks Release 2021 Qtr 3

