

**FAC 7343 CLOTHING SALES STORE**

FY22 SUC:	\$3.97 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

**FAC 7343 CLOTHING SALES STORE****SUC \$3.97**Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MRUM SF  
Design Life 50  
Average Size 7809.0

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
Repair clay brick wall, 1st floor	25	404.00 S.F.	\$17,362.55	\$21,308.76	2.0000	2	2	\$42,617.53	\$42,617.53
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	5.00 S.F.	\$60.29	\$70.86	50.0000	50	50	\$3,542.90	\$3,542.90
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	28.00 Ea.	\$4,052.63	\$4,833.05	2.5000	2	2	\$9,666.10	\$9,666.10
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	28.00 Ea.	\$13,667.69	\$16,198.68	1.0000	1	1	\$16,198.68	\$16,198.68
Repair aluminum storefront door	12	2.00 Ea.	\$926.84	\$1,109.03	4.1667	4	4	\$4,436.12	\$4,436.12
Replace 3'-0" x 7'-0" aluminum storefront doors	50	2.00 Ea.	\$4,091.53	\$4,838.20	1.0000	1	1	\$4,838.20	\$4,838.20
Repair steel, painted, door	14	2.00 Ea.	\$1,250.15	\$1,488.01	3.5714	3	3	\$4,464.03	\$4,464.03
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$82.80	\$101.73	12.5000	12	12	\$1,220.79	\$1,220.79
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,410.13	\$1,639.46	1.1111	1	1	\$1,639.46	\$1,639.46
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$664.67	\$779.78	5.0000	5	5	\$3,898.92	\$3,898.92
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	65.00 Ea.	\$5,558.98	\$6,837.32	2.5000	2	2	\$13,674.64	\$13,674.64
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$81.29	\$101.84	16.6667	16	16	\$1,629.49	\$1,629.49
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	24.00 Ea.	\$1,722.30	\$2,157.80	2.0000	2	2	\$4,315.59	\$4,315.59
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1.00 Ea.	\$40.64	\$50.92	6.2500	6	6	\$305.53	\$305.53
Maintenance and inspection safety switch, 3 pole, heavy duty	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	56.00 Ea.	\$2,365.63	\$2,953.36	2.5000	2	2	\$5,906.72	\$5,906.72
Replace fluorescent light fixture ballast, 80 W	10	58.00 Ea.	\$7,230.77	\$8,771.76	5.0000	5	5	\$43,858.80	\$43,858.80
Replace lamps (2 lamps), 4', 34 W energy saver	10	58.00 Ea.	\$1,462.41	\$1,831.58	5.0000	5	5	\$9,157.89	\$9,157.89
Repair smoke detector	10	12.00 Ea.	\$676.65	\$836.57	5.0000	5	4	\$4,182.84	\$3,346.28
Check operation smoke detector	1	12.00 Ea.	\$194.33	\$243.47	50.0000	50	50	\$12,173.41	\$12,173.41
Replace smoke detector	15	12.00 Ea.	\$3,410.85	\$4,073.54	3.3333	3	3	\$12,220.63	\$12,220.63
Check and repair manual pull station	10	4.00 Ea.	\$350.79	\$431.32	5.0000	5	4	\$2,156.61	\$1,725.28
Replace manual pull station	15	4.00 Ea.	\$813.87	\$979.76	3.3333	3	3	\$2,939.29	\$2,939.29
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
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.71	\$182.27	10.0000	10	10	\$1,822.75	\$1,822.75
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$43.18	\$54.10	100.0000	100	100	\$5,410.41	\$5,410.41
Replace annunciation panel	15	1.00 Ea.	\$1,126.52	\$1,354.55	3.3333	3	3	\$4,063.66	\$4,063.66
Replace fire alarm bell, 6"	20	2.00 Ea.	\$389.92	\$470.55	2.5000	2	2	\$941.10	\$941.10

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace lamp emergency lighting fixture	2	4.00 Ea.	\$218.76	\$263.50	25.0000	25	25	\$6,587.57	\$6,587.57
Replace emergency lighting fixture	20	4.00 Ea.	\$2,409.47	\$2,839.05	2.5000	2	2	\$5,678.09	\$5,678.09
Maintenance and repair exit light	20	4.00 Ea.	\$148.81	\$184.01	2.5000	2	2	\$368.03	\$368.03
Replace lamp exit light	5	4.00 Ea.	\$67.39	\$79.85	10.0000	10	10	\$798.54	\$798.54
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	10	1.00 Ea.	\$636.70	\$757.51	5.0000	5	5	\$3,787.55	\$3,787.55
Check / minor repairs drinking fountain	1	2.00 Ea.	\$97.76	\$122.27	50.0000	50	50	\$6,113.26	\$6,113.26
Repair internal leaks drinking fountain	4	2.00 Ea.	\$90.16	\$112.76	12.5000	12	12	\$1,353.07	\$1,353.07
Correct water pressure drinking fountain	2	2.00 Ea.	\$83.64	\$104.60	25.0000	25	25	\$2,615.12	\$2,615.12
Overhaul water heater, gas / oil, 30 gallon	5	1.00 Ea.	\$116.88	\$146.17	10.0000	10	10	\$1,461.75	\$1,461.75
Clean and service water heater, gas / oil, 30 gallon	1	1.00 Ea.	\$196.62	\$245.89	50.0000	50	50	\$12,294.44	\$12,294.44
Replace water heater, gas / oil, 30 gallon	10	1.00 Ea.	\$3,061.72	\$3,546.32	5.0000	5	5	\$17,731.59	\$17,731.59
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.5000	2	2	\$119.55	\$119.55
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
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,031.05	\$2,390.45	7.1429	7	7	\$16,733.15	\$16,733.15
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,398.04	\$11,210.13	1.6667	1	1	\$11,210.13	\$11,210.13
Replace fan coil, DX 5 ton, with heat	10	2.00 Ea.	\$5,851.99	\$6,873.86	5.0000	5	5	\$34,369.31	\$34,369.31
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$3,939.83	\$4,573.41	2.5000	2	2	\$9,146.83	\$9,146.83
Repair terminal reheat, 18" x 24" coil	10	2.00 Ea.	\$207.48	\$259.47	5.0000	5	5	\$1,297.37	\$1,297.37
Replace terminal reheat, 18" x 24" coil	15	2.00 Ea.	\$4,018.01	\$4,624.74	3.3333	3	3	\$13,874.23	\$13,874.23
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
Replace tempered glass - (3% of glass) steel painted door	1	0.06 S.F.	\$1.36	\$1.62	50.0000	50	50	\$81.00	\$81.00
Prepare and refinish 3'-0" x 7'-0" steel painted. door	4	1.00 Ea.	\$80.08	\$99.00	12.5000	12	12	\$1,188.02	\$1,188.02
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	1.00 Ea.	\$1,164.36	\$1,359.11	1.1111	1	1	\$1,359.11	\$1,359.11
Repair 12' x 12' steel roll-up door	10	1.00 Ea.	\$675.90	\$802.22	5.0000	5	5	\$4,011.08	\$4,011.08
Refinish 12' x 12' steel roll-up door	5	1.00 Ea.	\$203.45	\$249.19	10.0000	10	10	\$2,491.89	\$2,491.89
Replace 12' x 12' steel roll-up door	35	1.00 Ea.	\$2,703.58	\$3,208.87	1.4286	1	1	\$3,208.87	\$3,208.87
Minor BUR membrane replacement, 25% of roof area	15	14.00 Sq.	\$11,267.04	\$13,374.39	3.3333	3	3	\$40,123.16	\$40,123.16
Total BUR roof replacement	28	78.00 Sq.	\$60,812.70	\$71,914.63	1.7857	1	1	\$71,914.63	\$71,914.63
Repair steel painted interior door	14	1.00 Ea.	\$293.45	\$341.56	3.5714	3	3	\$1,024.69	\$1,024.69
Refinish 3'-0" x 7'-0" steel painted interior door	4	1.00 Ea.	\$52.59	\$64.79	12.5000	12	12	\$777.44	\$777.44
Repair solid core wood door, interior	11	10.00 Ea.	\$2,934.52	\$3,415.64	4.5455	4	4	\$13,662.56	\$13,662.56

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	10.00 Ea.	\$433.65	\$532.50	12.5000	12	11	\$6,389.96	\$5,857.46
Replace 3'-0" x 7'-0" solid core wood door, interior	40	10.00 Ea.	\$4,894.27	\$5,658.10	1.2500	1	1	\$5,658.10	\$5,658.10
Repair 5/8" drywall - (2% of walls)	20	280.00 S.F.	\$469.09	\$570.78	2.5000	2	2	\$1,141.55	\$1,141.55
Refinish concrete floor finished	25	2.80 C.S.F.	\$1,181.12	\$1,418.70	2.0000	2	2	\$2,837.41	\$2,837.41
Replace vinyl tile flooring	18	185.00 S.Y.	\$9,139.64	\$11,223.96	2.7778	2	2	\$22,447.92	\$22,447.92
Replace carpet	8	146.00 S.Y.	\$8,032.39	\$9,276.39	6.2500	6	6	\$55,658.33	\$55,658.33
Repair gypsum board ceiling - (2% of ceilings)	20	0.20 C.S.F.	\$72.44	\$88.92	2.5000	2	2	\$177.85	\$177.85
Replace gypsum board ceiling, up to 12' high	40	11.40 C.S.F.	\$4,232.82	\$5,197.88	1.2500	1	1	\$5,197.88	\$5,197.88
Replace flush valve diaphragm tankless water closet	10	6.00 Ea.	\$157.32	\$195.22	5.0000	5	5	\$976.08	\$976.08
Rebuild flush valve tankless water closet	20	6.00 Ea.	\$1,082.60	\$1,304.74	2.5000	2	2	\$2,609.49	\$2,609.49
Unplug clogged line tankless water closet	5	6.00 Ea.	\$1,310.37	\$1,638.76	10.0000	10	10	\$16,387.61	\$16,387.61
Replace tankless water closet	35	6.00 Ea.	\$7,717.33	\$8,930.97	1.4286	1	1	\$8,930.97	\$8,930.97
Replace tankless flush valve	25	6.00 Ea.	\$1,513.29	\$1,776.66	2.0000	2	2	\$3,553.33	\$3,553.33
Replace wax ring gasket for tankless water closet	5	6.00 Ea.	\$849.12	\$1,060.96	10.0000	10	10	\$10,609.59	\$10,609.59
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	6.00 Ea.	\$98.78	\$120.48	7.1429	7	7	\$843.36	\$843.36
Replace washer in faucet lavatory, vitreous china	2	6.00 Ea.	\$77.31	\$96.31	25.0000	25	25	\$2,407.77	\$2,407.77
Replace faucets lavatory, vitreous china	10	6.00 Ea.	\$1,090.36	\$1,312.53	5.0000	5	5	\$6,562.66	\$6,562.66
Clean out strainer and P trap lavatory, vitreous china	2	6.00 Ea.	\$209.22	\$261.65	25.0000	25	25	\$6,541.19	\$6,541.19
Replace lavatory, vitreous china	35	6.00 Ea.	\$4,035.45	\$4,849.33	1.4286	1	1	\$4,849.33	\$4,849.33
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$12.78	\$15.92	25.0000	25	25	\$397.90	\$397.90
Replace faucets sink, iron enamel	10	1.00 Ea.	\$181.73	\$218.76	5.0000	5	5	\$1,093.78	\$1,093.78
			\$334,082.05	\$394,774.40					
							MR Subtotal	\$1,097,538.02	
							MR Per Year	\$21,902.95	
							PM Total	\$9,067.82	
							Subtotal	\$30,970.77	
							Total Per Unit	\$3.97	

FAC 7343 CLOTHING SALES STORE

SUC \$3.97

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 50

Type PM

Average Size 7809.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	3.00	0.78	\$43.78	\$32.25	\$0.00	\$76.02	\$90.08	\$106.32
Urinals, annualized	2.00	0.46	\$12.64	\$22.91	\$0.00	\$35.54	\$43.68	\$52.45
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	1.00	0.62	\$20.73	\$31.28	\$0.00	\$52.00	\$63.46	\$75.95
Boiler, hot water, oil, gas, or comb. fired, 120 - 500 MBH, annualized	1.00	15.88	\$77.34	\$947.08	\$0.00	\$1,024.42	\$1,316.27	\$1,612.00
Fan coil unit, annualized	4.00	13.35	\$452.93	\$673.08	\$0.00	\$1,126.01	\$1,373.23	\$1,643.09
Package unit, air cooled, 25 thru 50 ton, annualized	1.00	3.25	\$176.92	\$195.58	\$0.00	\$372.51	\$448.87	\$534.09
Extinguishing system, wet pipe, annualized	1.00	11.34	\$68.24	\$678.37	\$0.00	\$746.61	\$956.95	\$1,170.70
Switchboard, with air circuit breaker and tie switch, annualized	2.00	26.72	\$42.27	\$1,761.20	\$0.00	\$1,803.47	\$2,336.06	\$2,870.76
Panelboard, 225 A and above, annualized	4.00	1.76	\$92.79	\$116.03	\$0.00	\$208.82	\$252.91	\$301.64
Light, emergency, dry cell, annualized	4.00	1.42	\$138.15	\$84.95	\$0.00	\$223.11	\$262.41	\$308.62
						\$5,932.57	\$7,469.89	\$9,067.82



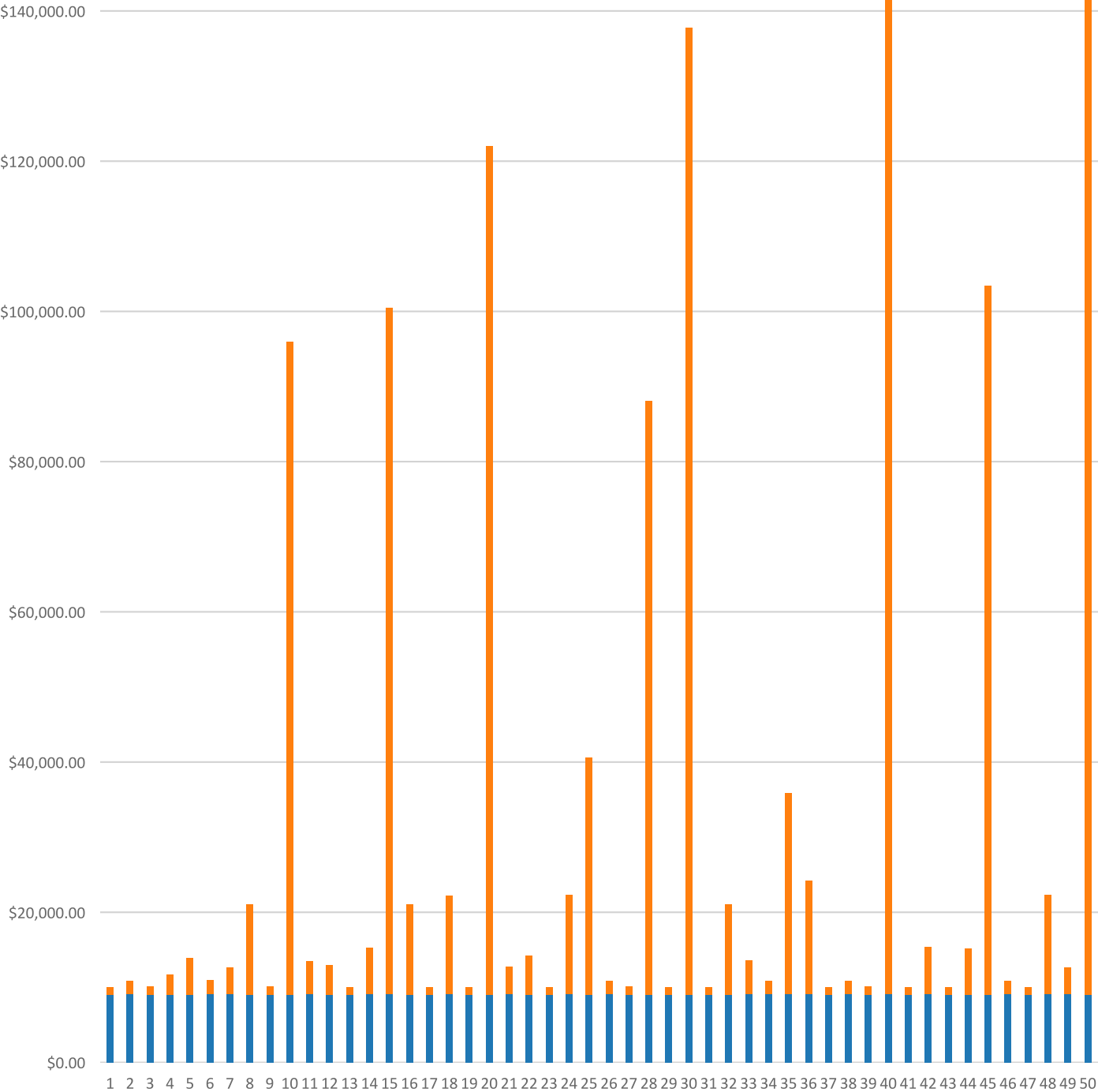
# FAC 7343 CLOTHING SALES STORE

## Modeled Component List

### CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Aluminum Window, Fixed, 1st floor	28.0 Ea.
Glazed Aluminum	2.0 Ea.
Steel, Painted	2.0 Ea.
Steel, Painted, w/ wire glass	1.0 Ea.
Steel Single, Roll-Up	1.0 Ea.
D40 Fire Protection	
Backflow Preventer	1.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head	65.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	2.0 Ea.
Smoke Detector	12.0 Ea.
Manual Pull Station	4.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Annunciation Panel	1.0 Ea.
Fire Alarm Bell	2.0 Ea.
Emergency Lighting Fixture	4.0 Ea.
D20 Plumbing	
Sink, Iron Enamel	1.0 Ea.
Water Heater, Gas / Oil, 30 Gallon	1.0 Ea.
Drain: Roof, Scupper, Area	2.0 Ea.
Tankless Water Closet	6.0 Ea.
Urinal	2.0 Ea.
Lavatory, Vitreous China	6.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	1.0 Ea.
Fan Coil, DX Air Conditioner W/ Heat, 5 ton	2.0 Ea.
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	1.0 Ea.
Terminal Reheat Coil, 18" x 24"	2.0 Ea.
Single Zone Air Conditioner, 25 ton	1.0 Ea.
B30 Roofing	
Built-Up Roofing	78.0 Sq.
C10 Interior Construction	
Solid Core Interior Doors	10.0 Ea.
C30 Interior Finishes	
Concrete, Finished	2.8 C.S.F.
Vinyl	185.0 S.Y.
Carpet	146.0 S.Y.
Gypsum Wall Board	11.4 C.S.F.

FAC 7343 CLOTHING SALES STORE  
Sustainment by Year  
CostWorks Release 2021 Qtr 3



PM Cost  
MR Cost