

FAC 2173 ELECTRONIC AND COMMUNICATION MAINTENANCE FACILITY

FY22 SUC: \$13,488.85 / EA
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 2173 ELECTRONIC AND COMMUNICATION MAINTENANCE FACILITY

SUC \$13,488.85

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.

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM EA
Design Life 50
Average Size 1.0

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Minor repairs to concrete floor unfinished	15	420.00 S.F.	\$16,543.14	\$20,064.97	3.3333	3	3	\$60,194.92	\$60,194.92
Replace unfinished concrete floor	75	4.00 C.S.F.	\$2,236.65	\$2,659.08	0.6667	0	0	\$0.00	\$0.00
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	0.50 S.F.	\$6.03	\$7.09	50.0000	50	50	\$354.29	\$354.29
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	16.00 Ea.	\$2,315.79	\$2,761.74	2.5000	2	2	\$5,523.49	\$5,523.49
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	16.00 Ea.	\$7,810.11	\$9,256.39	1.0000	1	1	\$9,256.39	\$9,256.39
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
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
Replace 3'-0" x 7'-0" steel painted interior door	60	1.00 Ea.	\$1,218.03	\$1,412.08	0.8333	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	12.93 C.S.F.	\$5,454.23	\$6,551.38	2.0000	2	2	\$13,102.75	\$13,102.75
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$36.99	\$46.26	50.0000	50	50	\$2,312.85	\$2,312.85
Replace drain: roof, scupper, area	40	1.00 Ea.	\$786.93	\$912.36	1.2500	1	1	\$912.36	\$912.36
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
Replace fuse	25	1.00 Ea.	\$413.16	\$474.70	2.0000	2	2	\$949.40	\$949.40
Maintenance and inspection switchgear, indoor, less than 600 V	3	2.00 Ea.	\$81.29	\$101.84	16.6667	16	16	\$1,629.49	\$1,629.49
Replace switchgear, 225 A	30	3.00 Ea.	\$17,842.56	\$20,768.79	1.6667	1	1	\$20,768.79	\$20,768.79
Replace transformer 15 KVA	30	1.00 Ea.	\$3,370.89	\$4,008.55	1.6667	1	1	\$4,008.55	\$4,008.55
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	16.6667	16	16	\$814.74	\$814.74
Replace service cable	50	0.25 M.L.F.	\$777.98	\$952.40	1.0000	1	1	\$952.40	\$952.40
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	12.00 Ea.	\$861.15	\$1,078.90	2.5000	2	2	\$2,157.80	\$2,157.80
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	24.00 Ea.	\$13,158.93	\$15,328.92	1.0000	1	1	\$15,328.92	\$15,328.92
Repair failed breaker, molded case, 600 V, 3 pole	10	1.00 Ea.	\$372.07	\$442.63	5.0000	5	5	\$2,213.16	\$2,213.16
Replace circuit breaker molded case, 600 V, 3 pole circuit breaker	50	1.00 Ea.	\$5,188.92	\$5,939.49	1.0000	1	1	\$5,939.49	\$5,939.49
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 repair wiring devices, switches	10	2.00 Ea.	\$84.49	\$105.48	5.0000	5	5	\$527.39	\$527.39
Replace wiring devices, switches	15	22.00 Ea.	\$1,438.31	\$1,786.88	3.3333	3	3	\$5,360.64	\$5,360.64
Maintenance and repair electrical service ground	25	1.00 M.L.F.	\$87.89	\$109.79	2.0000	2	2	\$219.57	\$219.57

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace motor generator UPS battery	15	1.00 Ea.	\$1,100.97	\$1,301.40	3.3333	3	3	\$3,904.21	\$3,904.21	
Replace patch panel	15	2.00 Ea.	\$1,647.06	\$1,985.05	3.3333	3	3	\$5,955.16	\$5,955.16	
Maintenance and inspection battery, dry	0.08	2.00 Ea.	\$81.29	\$101.84	625.0000	625	625	\$63,651.84	\$63,651.84	
Replace battery, dry	5	2.00 Ea.	\$404.24	\$466.83	10.0000	10	10	\$4,668.26	\$4,668.26	
Maintenance and repair voice/data outlet	10	32.00 Ea.	\$1,641.38	\$2,049.86	5.0000	5	5	\$10,249.30	\$10,249.30	
Maintenance and repair lightning ground rod	1	3.00 Ea.	\$263.67	\$329.36	50.0000	50	48	\$16,468.07	\$15,809.35	
Replace lightning ground rod	25	3.00 Ea.	\$678.27	\$840.87	2.0000	2	2	\$1,681.74	\$1,681.74	
			\$92,480.56	\$109,591.32				MR Subtotal	\$279,102.40	
									MR Per Year	\$5,582.05
									PM Total	\$7,906.80
									Subtotal	\$13,488.85
									Total Per Unit	\$13,488.85

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Release 2021 Qtr 3

UM EA

Zip Code Prefix 222

Design Life 50

Type PM

Average Size 1.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Light, emergency, hardwired system, annualized	1.00	0.25	\$7.73	\$14.76	\$0.00	\$22.50	\$27.70	\$33.29
Transformer, dry type 500 KVA and over, annually	1.00	0.77	\$15.16	\$50.76	\$0.00	\$65.92	\$82.66	\$100.17
Circuit breaker, high voltage air, annually	1.00	0.47	\$15.16	\$31.08	\$0.00	\$46.24	\$57.08	\$68.67
Cathodic protection system, annually	2.00	1.46	\$25.72	\$79.05	\$0.00	\$104.77	\$131.06	\$158.64
Uninterrupted power system, up to 200 KVA, annualized	2.00	45.85	\$560.86	\$2,693.60	\$0.00	\$3,254.46	\$4,118.63	\$5,010.84
Switch, automatic transfer, annualized	2.00	10.63	\$30.31	\$704.48	\$0.00	\$734.79	\$949.17	\$1,165.06
Emergency diesel or gas generator, up to 15 KVA, annualized	1.00	13.16	\$101.55	\$777.00	\$0.00	\$878.55	\$1,121.81	\$1,370.14
						\$5,107.23	\$6,488.11	\$7,906.80

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Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Aluminum Window, Fixed, 1st floor	16.0 Ea.
Steel, Painted	4.0 Ea.
C10 Interior Construction	
Steel Painted Interior Doors	1.0 Ea.
C30 Interior Finishes	
Concrete, Finished	12.93 C.S.F.
D20 Plumbing	
Drain: Roof, Scupper, Area	1.0 Ea.
D40 Fire Protection	
Backflow Preventer	1.0 Ea.
D50 Electrical	
Switchgear, Indoor, Less Than 600 V	3.0 Ea.
Secondary Transformer, Dry, 15 KVA	1.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Cable, Service	0.25 M.L.F.
Circuit Breaker, molded case, 480 V, 1 pole	24.0 Ea.
Circuit Breaker, molded case, 600 V, 3 pole	1.0 Ea.
UPS Battery, replace motor	1.0 Ea.
Lightning Ground Rod	3.0 Ea.
UPS, up to 200 KVA, annualized	2.0 Each

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Sustainment by Year
CostWorks Release 2021 Qtr 3

