

**FAC 3102 MEDICAL RESEARCH LABORATORY**

FY22 SUC: \$10.48 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 3102 MEDICAL RESEARCH LABORATORY

SUC \$10.48

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 30  
Average Size 31843.0

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
Minor repairs to concrete floor unfinished	15	847.00 S.F.	\$33,362.00	\$40,464.37	2.0000	2	2	\$80,928.73	\$80,928.73
Refinish fire escape stair and platform	7	2.00 Flight	\$1,125.61	\$1,359.52	4.2857	4	4	\$5,438.08	\$5,438.08
Replace fire escape stair and platform	25	2.00 Flight	\$13,769.23	\$16,698.75	1.2000	1	1	\$16,698.75	\$16,698.75
Refinish fire escape ladder	7	12.00 V.L.F.	\$50.02	\$60.87	4.2857	4	4	\$243.47	\$243.47
Replace fire escape ladder	25	12.00 V.L.F.	\$1,439.88	\$1,699.06	1.2000	1	1	\$1,699.06	\$1,699.06
Point and refinish painted concrete block wall, 1st floor	25	90.80 C.S.F.	\$42,655.75	\$52,646.31	1.2000	1	1	\$52,646.31	\$52,646.31
Point and refinish painted concrete block wall, 2nd floor	25	90.80 C.S.F.	\$49,966.06	\$61,703.88	1.2000	1	1	\$61,703.88	\$61,703.88
Repair clay brick wall, 1st floor	25	75.00 S.F.	\$3,223.25	\$3,955.83	1.2000	1	1	\$3,955.83	\$3,955.83
Replace aluminum siding, 1st floor	35	1.80 C.S.F.	\$1,051.82	\$1,266.61	0.8571	0	0	\$0.00	\$0.00
Refinish aluminum siding, 1st floor	20	90.00 C.S.F.	\$16,293.37	\$20,109.04	1.5000	1	1	\$20,109.04	\$20,109.04
Refinish aluminum siding, 2nd floor	20	90.00 C.S.F.	\$25,269.87	\$31,271.49	1.5000	1	1	\$31,271.49	\$31,271.49
Refinish steel louver, 1st floor	5	8.00 Ea.	\$776.30	\$963.25	6.0000	6	6	\$5,779.48	\$5,779.48
Refinish steel louver, 2nd floor	5	8.00 Ea.	\$1,100.09	\$1,365.89	6.0000	6	6	\$8,195.31	\$8,195.31
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	5.40 S.F.	\$65.11	\$76.53	30.0000	30	30	\$2,295.80	\$2,295.80
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	42.00 Ea.	\$6,078.94	\$7,249.58	1.5000	1	1	\$7,249.58	\$7,249.58
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	42.00 Ea.	\$20,501.53	\$24,298.02	0.6000	0	0	\$0.00	\$0.00
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	42.00 Ea.	\$8,035.42	\$9,679.15	1.5000	1	1	\$9,679.15	\$9,679.15
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	42.00 Ea.	\$22,458.00	\$26,727.59	0.6000	0	0	\$0.00	\$0.00
Replace 3'-0" x 7'-0" aluminum storefront doors	50	8.00 Ea.	\$16,366.12	\$19,352.80	0.6000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	14.00 Ea.	\$8,751.04	\$10,416.08	2.1429	2	2	\$20,832.16	\$20,832.16
Refinish 3'-0" x 7'-0" steel, painted, door	4	14.00 Ea.	\$579.60	\$712.13	7.5000	7	7	\$4,984.89	\$4,984.89
Replace 3'-0" x 7'-0" steel, painted, door	45	14.00 Ea.	\$9,870.89	\$11,476.23	0.6667	0	0	\$0.00	\$0.00
Repair 12' x 12' steel roll-up door	10	2.00 Ea.	\$1,351.79	\$1,604.43	3.0000	3	3	\$4,813.30	\$4,813.30
Refinish 12' x 12' steel roll-up door	5	2.00 Ea.	\$406.90	\$498.38	6.0000	6	6	\$2,990.27	\$2,990.27
Replace brass door weatherstripping exterior	20	14.00 Ea.	\$3,396.58	\$4,133.10	1.5000	1	1	\$4,133.10	\$4,133.10
Minor BUR membrane repairs, 2% of roof area	1	3.20 Sq.	\$1,549.23	\$1,838.43	30.0000	30	30	\$55,153.00	\$55,153.00
BUR flashing repairs, 2 S.F. per sq. repaired	1	79.50 S.F.	\$278.20	\$337.79	30.0000	30	30	\$10,133.64	\$10,133.64
Minor BUR membrane replacement, 25% of roof area	15	39.70 Sq.	\$31,950.10	\$37,925.94	2.0000	2	2	\$75,851.88	\$75,851.88
Total BUR roof replacement	28	159.00 Sq.	\$123,964.36	\$146,595.20	1.0714	1	1	\$146,595.20	\$146,595.20
Replace Roof edges, aluminum, duranodic, .050" thick, 6" face	25	504.00 L.F.	\$18,836.11	\$22,035.83	1.2000	1	1	\$22,035.83	\$22,035.83

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Replace galvanized steel gutter, 5" box type, 28 ga.	40	504.00 L.F.	\$4,625.93	\$5,604.13	0.7500	0	0	\$0.00	\$0.00
Replace copper downspouts, 2" x 3", 16 oz.	40	84.00 L.F.	\$1,329.47	\$1,551.14	0.7500	0	0	\$0.00	\$0.00
Replace roof hatch and structure single unit	40	6.00 Ea.	\$7,600.28	\$8,781.59	0.7500	0	0	\$0.00	\$0.00
Repair 8" concrete block wall - (2% of walls) painted	25	50.40 C.S.F.	\$54,918.57	\$65,941.11	1.2000	1	1	\$65,941.11	\$65,941.11
Refinish concrete block wall painted	4	126.00 C.S.F.	\$12,715.75	\$15,483.91	7.5000	7	7	\$108,387.39	\$108,387.39
Replace glass block wall	75	0.36 C.S.F.	\$2,002.33	\$2,372.65	0.4000	0	0	\$0.00	\$0.00
Remove and reinstall demountable partitions	5	1.20 C.L.F.	\$5,623.37	\$6,720.17	6.0000	6	6	\$40,321.05	\$40,321.05
Repair plate glass interior wall - (2% of total)	25	24.00 C.S.F.	\$277,530.82	\$318,761.79	1.2000	1	1	\$318,761.79	\$318,761.79
Repair steel painted interior door	14	42.00 Ea.	\$12,325.00	\$14,345.69	2.1429	2	2	\$28,691.38	\$28,691.38
Refinish 3'-0" x 7'-0" steel painted interior door	4	42.00 Ea.	\$2,208.57	\$2,721.03	7.5000	7	7	\$19,047.18	\$19,047.18
Replace 3'-0" x 7'-0" steel painted interior door	60	42.00 Ea.	\$51,157.45	\$59,307.49	0.5000	0	0	\$0.00	\$0.00
Safety glass replacement, (3% of glass) steel painted interior door	1	6.50 S.F.	\$117.12	\$139.60	30.0000	30	30	\$4,188.05	\$4,188.05
Repair solid core wood door, interior	11	24.00 Ea.	\$7,042.85	\$8,197.54	2.7273	2	2	\$16,395.07	\$16,395.07
Replace 3'-0" x 7'-0" solid core wood door, interior	40	24.00 Ea.	\$11,746.26	\$13,579.44	0.7500	0	0	\$0.00	\$0.00
Replace brass door closer	15	66.00 Ea.	\$15,038.11	\$17,689.68	2.0000	2	2	\$35,379.37	\$35,379.37
Replace urinal screen, stainless steel	30	12.00 Ea.	\$8,832.55	\$10,226.96	1.0000	1	1	\$10,226.96	\$10,226.96
Replace shower stall, fiberglass, per stall	30	8.00 Ea.	\$8,890.65	\$10,355.94	1.0000	1	1	\$10,355.94	\$10,355.94
Repair concrete steps	15	120.00 S.F.	\$2,742.01	\$3,174.08	2.0000	2	2	\$6,348.16	\$6,348.16
Refinish metal stair railing, interior	7	64.00 S.F.	\$93.54	\$115.33	4.2857	4	4	\$461.32	\$461.32
Repair medium weight vinyl wall covering - (2% of walls)	1	32.00 C.S.F.	\$8,700.02	\$10,352.38	30.0000	30	30	\$310,571.44	\$310,571.44
Repair fabric wall finish fabric interior	9	23.00 S.Y.	\$698.65	\$837.89	3.3333	3	3	\$2,513.67	\$2,513.67
Repair 5/8" drywall - (2% of walls)	20	384.00 S.F.	\$643.33	\$782.78	1.5000	1	1	\$782.78	\$782.78
Refinish drywall	4	19.00 S.F.	\$11.80	\$14.51	7.5000	7	7	\$101.60	\$101.60
Office painting, 10' x 12', 10' high walls	5	14.00 Ea.	\$3,093.81	\$3,794.88	6.0000	6	6	\$22,769.30	\$22,769.30
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	97.84 C.S.F.	\$80,320.83	\$96,789.26	3.0000	3	3	\$290,367.78	\$290,367.78
Replace epoxy flooring	15	24.50 C.S.F.	\$27,526.92	\$32,939.39	2.0000	2	2	\$65,878.77	\$65,878.77
Replace vinyl tile flooring	18	112.00 S.Y.	\$5,533.19	\$6,795.04	1.6667	1	1	\$6,795.04	\$6,795.04
Terrazzo floor repairs - (2% of floors)	15	496.00 S.F.	\$8,067.20	\$9,660.08	2.0000	2	2	\$19,320.17	\$19,320.17
Replace carpet	8	650.00 S.Y.	\$35,760.62	\$41,298.99	3.7500	3	3	\$123,896.96	\$123,896.96
Repair gypsum board ceiling - (2% of ceilings)	20	29.00 C.S.F.	\$10,503.09	\$12,894.10	1.5000	1	1	\$12,894.10	\$12,894.10
Refinish gypsum board ceiling, up to 12' high	20	254.00 C.S.F.	\$32,789.91	\$40,534.17	1.5000	1	1	\$40,534.17	\$40,534.17
Acoustic tile repairs - (2% of ceilings)	9	36.40 C.S.F.	\$33,040.41	\$38,399.14	3.3333	3	3	\$115,197.42	\$115,197.42
Replace acoustic tile ceiling, fire-rated	20	50.90 C.S.F.	\$26,683.24	\$31,450.40	1.5000	1	1	\$31,450.40	\$31,450.40

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace flush valve diaphragm tankless water closet	10	22.00 Ea.	\$576.85	\$715.79	3.0000	3	3	\$2,147.37	\$2,147.37
Rebuild flush valve tankless water closet	20	22.00 Ea.	\$3,969.54	\$4,784.06	1.5000	1	1	\$4,784.06	\$4,784.06
Unplug clogged line tankless water closet	5	22.00 Ea.	\$4,804.69	\$6,008.79	6.0000	6	6	\$36,052.74	\$36,052.74
Replace tankless water closet	35	22.00 Ea.	\$28,296.87	\$32,746.90	0.8571	0	0	\$0.00	\$0.00
Replace tankless flush valve	25	22.00 Ea.	\$5,548.73	\$6,514.43	1.2000	1	1	\$6,514.43	\$6,514.43
Replace flush valve diaphragm for a urinal	7	18.00 Ea.	\$471.96	\$585.65	4.2857	4	4	\$2,342.58	\$2,342.58
Rebuild flush valve for a urinal	20	18.00 Ea.	\$3,247.81	\$3,914.23	1.5000	1	1	\$3,914.23	\$3,914.23
Unplug line urinal	5	18.00 Ea.	\$2,611.29	\$3,265.70	6.0000	6	6	\$19,594.22	\$19,594.22
Replace wall-hung urinal	35	18.00 Ea.	\$17,439.54	\$21,043.91	0.8571	0	0	\$0.00	\$0.00
Replace washer in spud connection lavatory, vitreous china	7	26.00 Ea.	\$428.03	\$522.08	4.2857	4	4	\$2,088.32	\$2,088.32
Replace washer in faucet lavatory, vitreous china	2	26.00 Ea.	\$335.01	\$417.35	15.0000	15	15	\$6,260.21	\$6,260.21
Replace faucets lavatory, vitreous china	10	26.00 Ea.	\$4,724.87	\$5,687.64	3.0000	3	3	\$17,062.92	\$17,062.92
Clean out strainer and P trap lavatory, vitreous china	2	26.00 Ea.	\$906.60	\$1,133.81	15.0000	15	15	\$17,007.09	\$17,007.09
Replace lavatory, vitreous china	35	26.00 Ea.	\$17,486.94	\$21,013.74	0.8571	0	0	\$0.00	\$0.00
Replace faucet washer sink, iron enamel	2	6.00 Ea.	\$76.66	\$95.50	15.0000	15	15	\$1,432.44	\$1,432.44
Clean trap sink, iron enamel	3	6.00 Ea.	\$51.42	\$64.31	10.0000	10	10	\$643.11	\$643.11
Replace faucets sink, iron enamel	10	6.00 Ea.	\$1,090.36	\$1,312.53	3.0000	3	3	\$3,937.60	\$3,937.60
Unstop sink, iron enamel	2	6.00 Ea.	\$250.93	\$313.81	15.0000	15	15	\$4,707.21	\$4,707.21
Replace sink, P.E.C.I. sink, iron enamel laundry	35	6.00 Ea.	\$5,838.12	\$6,828.56	0.8571	0	0	\$0.00	\$0.00
Replace faucet washer sink, stainless steel	2	22.00 Ea.	\$281.08	\$350.15	15.0000	15	15	\$5,252.27	\$5,252.27
Clean trap sink, stainless steel	3	22.00 Ea.	\$188.56	\$235.81	10.0000	10	10	\$2,358.09	\$2,358.09
Replace faucets sink, stainless steel	10	22.00 Ea.	\$3,997.97	\$4,812.62	3.0000	3	3	\$14,437.86	\$14,437.86
Unstop sink, stainless steel	2	22.00 Ea.	\$920.07	\$1,150.65	15.0000	15	15	\$17,259.77	\$17,259.77
Replace sink, stainless steel	40	22.00 Ea.	\$24,770.86	\$29,036.03	0.7500	0	0	\$0.00	\$0.00
Replace faucet washer sink, laboratory	2	60.00 Ea.	\$766.58	\$954.96	15.0000	15	15	\$14,324.37	\$14,324.37
Replace faucets sink, laboratory	10	60.00 Ea.	\$10,903.55	\$13,125.32	3.0000	3	3	\$39,375.97	\$39,375.97
Replace sink and fittings, polyethylene lab.	15	60.00 Ea.	\$135,023.54	\$157,426.92	2.0000	2	2	\$314,853.85	\$314,853.85
Replace group wash fountain, 54" diameter	20	16.00 Ea.	\$212,209.93	\$243,097.52	1.5000	1	1	\$243,097.52	\$243,097.52
Inspect / clean shower head bathtub, cast iron enamel	3	14.00 Ea.	\$691.50	\$864.80	10.0000	10	10	\$8,647.95	\$8,647.95
Replace mixing valve barrel bathtub, cast iron enamel	2	14.00 Ea.	\$3,956.27	\$4,652.47	15.0000	15	15	\$69,787.07	\$69,787.07
Replace mixing valve bathtub, cast iron enamel	10	14.00 Ea.	\$3,862.35	\$4,697.77	3.0000	3	3	\$14,093.32	\$14,093.32
Replace tub bathtub, cast iron enamel	40	14.00 Ea.	\$22,762.27	\$26,465.63	0.7500	0	0	\$0.00	\$0.00
Inspect / clean shower head shower, terrazzo	3	6.00 Ea.	\$296.36	\$370.63	10.0000	10	10	\$3,706.27	\$3,706.27
Replace mixing valve barrel shower, terrazzo	2	6.00 Ea.	\$1,695.54	\$1,993.92	15.0000	15	15	\$29,908.74	\$29,908.74

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Replace mixing valve shower, terrazzo	10	6.00 Ea.	\$1,655.29	\$2,013.33	3.0000	3	3	\$6,039.99	\$6,039.99
Replace terrazzo shower surface	30	6.00 Ea.	\$7,764.26	\$9,348.72	1.0000	1	1	\$9,348.72	\$9,348.72
Check / minor repairs drinking fountain	1	10.00 Ea.	\$488.82	\$611.33	30.0000	30	30	\$18,339.78	\$18,339.78
Repair internal leaks drinking fountain	4	10.00 Ea.	\$450.80	\$563.78	7.5000	7	7	\$3,946.45	\$3,946.45
Correct water pressure drinking fountain	2	10.00 Ea.	\$418.22	\$523.02	15.0000	15	15	\$7,845.35	\$7,845.35
Replace refrigerant drinking fountain	2	10.00 Ea.	\$326.83	\$382.69	15.0000	15	15	\$5,740.39	\$5,740.39
Inspect and clean shower head emergency shower station	3	12.00 Ea.	\$592.71	\$741.25	10.0000	10	10	\$7,412.53	\$7,412.53
Replace shower emergency shower station	25	12.00 Ea.	\$11,303.59	\$13,549.38	1.2000	1	1	\$13,549.38	\$13,549.38
Inspect and clean spray heads, emergency eye wash	3	12.00 Ea.	\$592.71	\$741.25	10.0000	10	10	\$7,412.53	\$7,412.53
Replace eye wash station, emergency eye wash	25	12.00 Ea.	\$13,372.09	\$15,899.96	1.2000	1	1	\$15,899.96	\$15,899.96
Resolder joint pipe & fittings, copper	10	112.00 Ea.	\$4,994.44	\$6,191.30	3.0000	3	3	\$18,573.89	\$18,573.89
Replace pipe and fittings, copper 3/4"	20	1.00 L.F.	\$26.05	\$31.38	1.5000	1	1	\$31.38	\$31.38
Replace pipe and fittings, copper 1"	25	1.00 L.F.	\$30.47	\$36.56	1.2000	1	1	\$36.56	\$36.56
Replace threaded steel pipe and fittings, 3/4"	75	1.00 L.F.	\$19.60	\$24.10	0.4000	0	0	\$0.00	\$0.00
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	1.00 L.F.	\$8.36	\$10.32	2.0000	2	2	\$20.64	\$20.64
Drain and flush water heater, electric, 1000 gallon	7	1.00 Ea.	\$294.38	\$368.15	4.2857	4	4	\$1,472.62	\$1,472.62
Check operation water heater, electric, 1000 gallon	3	1.00 Ea.	\$2.59	\$3.23	10.0000	10	10	\$32.33	\$32.33
Replace water heater, electric, 1000 gallon	15	1.00 Ea.	\$133,037.05	\$151,702.80	2.0000	2	2	\$303,405.59	\$303,405.59
Refill expansion chamber	5	1.00 Ea.	\$2.87	\$3.59	6.0000	6	6	\$21.52	\$21.52
Remove old chamber, install new expansion chamber	10	2.00 Ea.	\$2,083.30	\$2,381.79	3.0000	3	3	\$7,145.36	\$7,145.36
Inspect/check pump/motor operation, lubricate circulation pump, bronze 1 HP	0.5	4.00 Ea.	\$32.11	\$40.16	60.0000	60	60	\$2,409.44	\$2,409.44
Replace pump / motor assembly circulation pump, bronze 1 HP	20	4.00 Ea.	\$23,073.92	\$26,455.16	1.5000	1	1	\$26,455.16	\$26,455.16
Replace old valve with new hose bibb	10	80.00 Ea.	\$4,984.40	\$6,102.42	3.0000	3	3	\$18,307.26	\$18,307.26
Overhaul water meter	13	2.00 Ea.	\$49.01	\$60.78	2.3077	2	2	\$121.56	\$121.56
Replace water softener	15	4.00 Ea.	\$6,133.38	\$7,230.86	2.0000	2	2	\$14,461.73	\$14,461.73
Unclog floor drain	10	80.00 Ea.	\$26,215.31	\$32,500.48	3.0000	3	3	\$97,501.45	\$97,501.45
Clean floor drain w/o bucket	4	80.00 Ea.	\$9,385.40	\$11,737.46	7.5000	7	7	\$82,162.20	\$82,162.20
General maintenance & repair distribution: gutters, pipe	1	0.19 M.L.F.	\$57.99	\$72.52	30.0000	30	30	\$2,175.73	\$2,175.73
Replace pipe or gutter distribution	20	192.00 L.F.	\$8,608.69	\$10,585.59	1.5000	1	1	\$10,585.59	\$10,585.59
General maintenance & repair drain: roof, scupper, area	1	8.00 Ea.	\$295.90	\$370.06	30.0000	30	30	\$11,101.68	\$11,101.68
Replace drain: roof, scupper, area	40	8.00 Ea.	\$6,295.46	\$7,298.88	0.7500	0	0	\$0.00	\$0.00

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Insp/chk pump/mtr oper, lub, chk align, rainwater sump pump	1	4.00 Ea.	\$47.80	\$59.77	30.0000	30	30	\$1,793.22	\$1,793.22
Replace rainwater sump pump / motor assembly	20	4.00 Ea.	\$2,529.72	\$2,988.36	1.5000	1	1	\$2,988.36	\$2,988.36
General maintenance pipe & fittings, industrial gas	2	1.70 M.L.F.	\$62.79	\$78.52	15.0000	15	15	\$1,177.82	\$1,177.82
Replace pipe and fittings, oxygen	25	1.00 L.F.	\$25.92	\$31.22	1.2000	1	1	\$31.22	\$31.22
General maintenance pipe & fittings, compressed air	2	1.70 M.L.F.	\$62.79	\$78.52	15.0000	15	15	\$1,177.82	\$1,177.82
Check and adjust 10 H.P. compressor	1	4.00 Ea.	\$338.66	\$423.53	30.0000	30	30	\$12,705.80	\$12,705.80
Replace 10 H.P. compressor	25	4.00 Ea.	\$41,706.79	\$48,982.58	1.2000	1	1	\$48,982.58	\$48,982.58
Replace 275 gallon fuel oil storage tank	30	2.00 Ea.	\$1,890.75	\$2,243.89	1.0000	1	1	\$2,243.89	\$2,243.89
Preventive maintenance fuel level meter	5	2.00 Ea.	\$73.87	\$92.38	6.0000	6	6	\$554.27	\$554.27
Preventive maintenance oil filter	1	4.00 Ea.	\$24.77	\$29.91	30.0000	30	30	\$897.19	\$897.19
Install new 2" gasket, 1 per M.L.F. natural gas, steel/iron	30	3.00 Ea.	\$386.48	\$479.89	1.0000	1	1	\$479.89	\$479.89
Check gas pressure natural gas, pressure reducing valve	5	6.00 Ea.	\$58.01	\$72.54	6.0000	6	6	\$435.26	\$435.26
Replace pressure regulator 1" diam. pipe natural gas	14	6.00 Ea.	\$1,098.04	\$1,290.12	2.1429	2	2	\$2,580.24	\$2,580.24
Repair boiler, gas, 2000 MBH	7	2.00 Ea.	\$11,571.63	\$13,467.49	4.2857	4	4	\$53,869.96	\$53,869.96
Replace boiler, gas, 2000 MBH	30	2.00 Ea.	\$79,676.28	\$93,240.42	1.0000	1	1	\$93,240.42	\$93,240.42
Repair feed water supply pump	15	1.00 Ea.	\$3,564.85	\$4,131.07	2.0000	2	2	\$8,262.14	\$8,262.14
Replace feed water pump	15	1.00 Ea.	\$24,968.01	\$28,633.35	2.0000	2	2	\$57,266.71	\$57,266.71
Repair deaerator	10	1.00 Ea.	\$74.41	\$93.06	3.0000	3	3	\$279.17	\$279.17
Replace deaerator	20	1.00 Ea.	\$51,805.18	\$60,455.53	1.5000	1	1	\$60,455.53	\$60,455.53
Replace metal flue, all fuel SS, 10" diameter metal flue / chimney	15	48.00 L.F.	\$6,960.69	\$8,078.33	2.0000	2	2	\$16,156.65	\$16,156.65
Repair cooling tower, 100 ton	10	2.00 Ea.	\$9,218.47	\$10,943.18	3.0000	3	2	\$32,829.55	\$21,886.37
Replace cooling tower, 100 ton	15	2.00 Ea.	\$44,865.41	\$51,662.26	2.0000	2	2	\$103,324.51	\$103,324.51
Repair water cooled chiller, 100 ton, reciprocating	10	2.00 Ea.	\$125,651.86	\$146,809.43	3.0000	3	2	\$440,428.28	\$293,618.85
Replace chiller, water cooled, 100 ton, reciprocating	20	2.00 Ea.	\$177,389.08	\$206,343.98	1.5000	1	1	\$206,343.98	\$206,343.98
Replace fan coil, DX 5 ton, with heat	10	16.00 Ea.	\$46,815.89	\$54,990.90	3.0000	3	3	\$164,972.70	\$164,972.70
Repair fan, induced draft, 6700 CFM	10	6.00 Ea.	\$1,816.47	\$2,217.18	3.0000	3	3	\$6,651.55	\$6,651.55
Replace fan, induced draft, 6700 CFM	20	6.00 Ea.	\$31,307.28	\$36,168.46	1.5000	1	1	\$36,168.46	\$36,168.46
Replace fan & motor, propeller exhaust, 375 CFM exhaust fan	15	40.00 Ea.	\$23,292.04	\$27,625.68	2.0000	2	2	\$55,251.37	\$55,251.37
Replace flanged steel pipe and fittings, 2"	75	560.00 L.F.	\$32,242.56	\$39,064.68	0.4000	0	0	\$0.00	\$0.00
Replace gate valve, partial, 3/8" - 1-1/2" valves	20	25.00 Ea.	\$9,912.46	\$11,548.54	1.5000	1	1	\$11,548.54	\$11,548.54
Replace pipe insulation, fiberglass 2"	5	1.30 M.L.F.	\$12,736.96	\$15,504.89	6.0000	6	6	\$93,029.36	\$93,029.36
Repair terminal reheat, 12" x 24" coil	10	12.00 Ea.	\$1,068.89	\$1,336.77	3.0000	3	2	\$4,010.30	\$2,673.53
Replace terminal reheat, 12" x 24" coil	15	12.00 Ea.	\$21,089.52	\$24,202.15	2.0000	2	2	\$48,404.29	\$48,404.29
Repair single zone rooftop unit, 10 ton	10	4.00 Ea.	\$86,200.28	\$99,702.99	3.0000	3	3	\$299,108.98	\$299,108.98

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace single zone rooftop unit, 10 ton	15	4.00 Ea.	\$64,962.91	\$76,415.19	2.0000	2	2	\$152,830.38	\$152,830.38
Repair central station A.H.U., 8000 CFM	10	4.00 Ea.	\$5,208.29	\$6,061.23	3.0000	3	2	\$18,183.68	\$12,122.45
Replace central station A.H.U., 8000 CFM	15	4.00 Ea.	\$145,727.19	\$168,068.69	2.0000	2	2	\$336,137.38	\$336,137.38
Rebuild 4" diameter reduced pressure backflow preventer	10	2.00 Ea.	\$1,329.34	\$1,559.57	3.0000	3	3	\$4,678.70	\$4,678.70
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	30.0000	30	30	\$1,287.86	\$1,287.86
Replace sprinkler head	20	210.00 Ea.	\$17,959.79	\$22,089.80	1.5000	1	1	\$22,089.80	\$22,089.80
Replace fire pump / electric motor assembly 100 H.P.	25	1.00 Ea.	\$44,139.08	\$50,910.34	1.2000	1	1	\$50,910.34	\$50,910.34
Repair 15 KV primary transformer, dry	15	2.00 Ea.	\$515.41	\$623.28	2.0000	2	2	\$1,246.55	\$1,246.55
Maintenance and inspection primary transformer, dry	0.5	2.00 Ea.	\$81.29	\$101.84	60.0000	60	60	\$6,110.58	\$6,110.58
Repair switchgear 1200 A mainframe	5	1.00 Ea.	\$1,904.54	\$2,227.57	6.0000	6	6	\$13,365.45	\$13,365.45
Maintenance and inspection switchgear, mainframe	1	1.00 Ea.	\$64.78	\$81.16	30.0000	30	30	\$2,434.68	\$2,434.68
Maintenance and inspection switchgear, indoor, less than 600 V	3	6.00 Ea.	\$243.87	\$305.53	10.0000	10	10	\$3,055.29	\$3,055.29
Repair switchboard meter	10	2.00 Ea.	\$3,137.79	\$3,660.37	3.0000	3	3	\$10,981.10	\$10,981.10
Maintenance and repair rectifier, up to 600 V	2	2.00 Ea.	\$1,373.59	\$1,636.36	15.0000	15	15	\$24,545.41	\$24,545.41
Maintenance and inspection lighting panel, indoor	3	8.00 Ea.	\$325.15	\$407.37	10.0000	10	10	\$4,073.72	\$4,073.72
Replace load center, 100 A	20	8.00 Ea.	\$8,753.31	\$10,695.01	1.5000	1	1	\$10,695.01	\$10,695.01
Replace wireway, 8" x 8"	20	600.00 L.F.	\$41,681.08	\$50,476.45	1.5000	1	1	\$50,476.45	\$50,476.45
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	14.00 Ea.	\$1,004.68	\$1,258.72	1.5000	1	1	\$1,258.72	\$1,258.72
Maintenance and inspection circuit breaker, molded case, 480 V, 1 pole	0.5	14.00 Ea.	\$453.44	\$568.09	60.0000	60	60	\$34,085.56	\$34,085.56
Maintenance and repair breaker, molded case, 480 V, 3 pole	20	6.00 Ea.	\$430.58	\$539.45	1.5000	1	1	\$539.45	\$539.45
Maintenance and inspection circuit breaker, molded case, 480 V, 3 pole	0.5	6.00 Ea.	\$194.33	\$243.47	60.0000	60	60	\$14,608.10	\$14,608.10
Maintenance and inspection circuit breaker, molded case, 600 V, 3 pole	0.33	4.00 Ea.	\$129.55	\$162.31	90.9091	90	90	\$14,608.10	\$14,608.10
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	46.00 Ea.	\$3,301.08	\$4,135.78	1.2000	1	1	\$4,135.78	\$4,135.78
Maintenance and inspection circuit breaker, enclosed, 240 V, 1 pole	1	46.00 Ea.	\$1,489.87	\$1,866.59	30.0000	30	30	\$55,997.71	\$55,997.71
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	4.00 Ea.	\$162.58	\$203.69	3.7500	3	3	\$611.06	\$611.06
Maintenance and repair safety switch general, 2 pole	8	12.00 Ea.	\$487.73	\$611.06	3.7500	3	3	\$1,833.17	\$1,833.17
Maintenance and repair receptacles and plugs	20	640.00 Ea.	\$27,035.80	\$33,752.71	1.5000	1	1	\$33,752.71	\$33,752.71
Repair 4-pin receptacle cover	10	160.00 Ea.	\$9,368.22	\$11,568.98	3.0000	3	3	\$34,706.93	\$34,706.93

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 wiring devices, switches	10	240.00 Ea.	\$10,138.42	\$12,657.27	3.0000	3	3	\$37,971.80	\$37,971.80
Replace fluorescent light fixture ballast, 80 W	10	250.00 Ea.	\$31,167.11	\$37,809.31	3.0000	3	3	\$113,427.93	\$113,427.93
Maintenance and repair TV cable outlet	10	80.00 Ea.	\$4,103.45	\$5,124.65	3.0000	3	3	\$15,373.95	\$15,373.95
Replace smoke detector	15	102.00 Ea.	\$28,992.21	\$34,625.12	2.0000	2	2	\$69,250.23	\$69,250.23
Repair heat detector	10	102.00 Ea.	\$6,260.52	\$7,689.23	3.0000	3	3	\$23,067.68	\$23,067.68
Check and repair manual pull station	10	12.00 Ea.	\$1,052.36	\$1,293.96	3.0000	3	3	\$3,881.89	\$3,881.89
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.71	\$182.27	6.0000	6	6	\$1,093.65	\$1,093.65
Replace fire alarm bell, 6"	20	8.00 Ea.	\$1,559.70	\$1,882.20	1.5000	1	1	\$1,882.20	\$1,882.20
Replace EMS, Three Phase, 5 Meters	15	2.00 Ea.	\$31,604.92	\$36,799.58	2.0000	2	2	\$73,599.16	\$73,599.16
Replace EMS, Mech, BTU, 3 Meters, 3 Duct Sensors, 3 Space Sensors	20	2.00 Ea.	\$34,275.44	\$40,061.35	1.5000	1	1	\$40,061.35	\$40,061.35
Maintenance and repair electrical service ground	25	1.10 M.L.F.	\$96.68	\$120.77	1.2000	1	1	\$120.77	\$120.77
Replace electrical service ground	50	1.10 M.L.F.	\$4,144.03	\$5,098.19	0.6000	0	0	\$0.00	\$0.00
Maintenance and repair of general wiring lightning protection system	1	1.10 M.L.F.	\$106.40	\$131.81	30.0000	30	30	\$3,954.28	\$3,954.28
Replace lightning protection general wiring system	25	1.10 M.L.F.	\$12,110.03	\$14,405.59	1.2000	1	1	\$14,405.59	\$14,405.59
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$351.56	\$439.15	30.0000	30	30	\$13,174.46	\$13,174.46
Maintenance and inspection generator, diesel, 750 KW	0.08	1.00 Ea.	\$64.78	\$81.16	375.0000	375	375	\$30,433.54	\$30,433.54
Replace diesel generator component, 750 KW	25	1.00 Ea.	\$227,966.93	\$261,102.57	1.2000	1	1	\$261,102.57	\$261,102.57
Replace lamp emergency lighting fixture	2	14.00 Ea.	\$765.65	\$922.26	15.0000	15	15	\$13,833.89	\$13,833.89
Maintenance and repair exit light	20	14.00 Ea.	\$520.82	\$644.04	1.5000	1	1	\$644.04	\$644.04
Maintenance and inspection UPS battery	0.17	1.00 Ea.	\$64.78	\$81.16	176.4706	176	176	\$14,283.47	\$14,283.47
Replace motor generator UPS battery	15	1.00 Ea.	\$1,100.97	\$1,301.40	2.0000	2	2	\$2,602.81	\$2,602.81
Maintenance and repair voice/data outlet	10	18.00 Ea.	\$923.28	\$1,153.05	3.0000	3	3	\$3,459.14	\$3,459.14
Replace glove box gloves	5	60.00 Ea.	\$22,856.32	\$26,669.15	6.0000	6	6	\$160,014.88	\$160,014.88
Replace fume hood sash	20	80.00 Ea.	\$99,680.80	\$114,387.31	1.5000	1	1	\$114,387.31	\$114,387.31
Replace commercial dishwasher, 10 to 12 racks per hour	10	12.00 Ea.	\$63,474.33	\$73,332.82	3.0000	3	3	\$219,998.45	\$219,998.45
Remove and replace dishwasher pump	15	12.00 Ea.	\$15,583.87	\$17,830.25	2.0000	2	2	\$35,660.49	\$35,660.49
Remove and replace darkroom dryer fan	10	8.00 Ea.	\$2,847.36	\$3,295.23	3.0000	3	3	\$9,885.69	\$9,885.69
Remove and replace darkroom dryer heating element	15	8.00 Ea.	\$1,371.20	\$1,607.68	2.0000	2	2	\$3,215.36	\$3,215.36
Remove and replace 50 HP pump motor	25	4.00 Ea.	\$26,388.18	\$30,197.00	1.2000	1	1	\$30,197.00	\$30,197.00
			\$3,869,271.49	\$4,538,191.25				MR Subtotal	\$7,882,866.59
								MR Per Year	\$262,313.30
								PM Total	\$71,348.59
								Subtotal	\$333,661.89
								Total Per Unit	\$10.48



## FAC 3102 MEDICAL RESEARCH LABORATORY

SUC \$10.48

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 30

Type PM

Average Size 31843.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Toilet (vacuum breaker type), annualized	22.00	3.89	\$185.72	\$195.76	\$0.00	\$381.48	\$458.78	\$545.36
Lavatories, annualized	26.00	9.05	\$155.09	\$538.29	\$0.00	\$693.38	\$870.37	\$1,055.12
Showers, annually	6.00	0.34	\$77.34	\$20.40	\$0.00	\$97.75	\$111.60	\$129.32
Drink fountain, annualized	10.00	6.20	\$207.25	\$312.75	\$0.00	\$520.01	\$634.56	\$759.48
Valve, check, above 4", annually	12.00	3.08	\$70.37	\$155.41	\$0.00	\$225.77	\$279.43	\$336.61
Valve, ball, above 4", annualized	14.00	2.32	\$82.09	\$117.17	\$0.00	\$199.27	\$242.63	\$290.09
Valve, pressure relief, above 4", annually	6.00	0.89	\$33.67	\$44.67	\$0.00	\$78.33	\$95.10	\$113.55
Boiler, steam, oil, gas, or comb. fired, over 1000 MBH, annually	2.00	12.43	\$150.64	\$748.85	\$0.00	\$899.49	\$1,139.21	\$1,386.46
Deaerator tank, annualized	2.00	3.01	\$49.54	\$181.49	\$0.00	\$231.02	\$290.42	\$352.30
Pump, condensate return, over 1 H.P., annually	4.00	2.25	\$274.99	\$135.67	\$0.00	\$410.67	\$478.87	\$560.82
Water cooling tower, 50 thru 500 tons, annualized	2.00	19.82	\$315.43	\$1,198.16	\$0.00	\$1,513.59	\$1,904.58	\$2,311.35
Chiller, recip., water cooled, over 50 tons, annualized	2.00	21.82	\$35.59	\$1,312.69	\$0.00	\$1,348.28	\$1,745.64	\$2,144.79
Air handling unit, over 50 tons, annualized	4.00	13.10	\$1,597.38	\$658.99	\$0.00	\$2,256.37	\$2,613.80	\$3,051.11
Fan coil unit, annualized	6.00	20.03	\$679.39	\$1,009.63	\$0.00	\$1,689.02	\$2,059.84	\$2,464.64
Air filter, electrostatic, annualized	12.00	91.22	\$121.93	\$4,598.82	\$0.00	\$4,720.75	\$6,112.59	\$7,510.52
VAV Boxes, annualized	26.00	24.28	\$249.72	\$1,465.98	\$0.00	\$1,715.70	\$2,180.47	\$2,657.72
Fire dampers, annualized	4.00	4.63	\$36.60	\$278.40	\$0.00	\$314.99	\$402.17	\$491.18
Fan, axial, 5,000 to 10,000 CFM, annually	4.00	2.59	\$99.08	\$130.39	\$0.00	\$229.47	\$278.49	\$332.47
Hood and blower, annualized	40.00	92.72	\$2,163.54	\$4,651.68	\$0.00	\$6,815.22	\$8,427.08	\$10,147.11
Heat exchanger, steam, annualized	2.00	1.85	\$45.49	\$93.39	\$0.00	\$138.88	\$171.45	\$206.29
Package unit, air cooled, 3 thru 24 ton, annually	4.00	4.00	\$432.71	\$239.63	\$0.00	\$672.34	\$787.50	\$924.30
Controls, central system, electro/pneumatic, annually	2.00	3.84	\$141.54	\$230.82	\$0.00	\$372.36	\$455.76	\$546.24
Air compressor, gas engine powered, annualized	4.00	66.30	\$683.44	\$3,964.50	\$0.00	\$4,647.94	\$5,905.63	\$7,197.50
Steam humidification system, annualized	4.00	10.16	\$103.12	\$609.65	\$0.00	\$712.77	\$905.98	\$1,104.35
Dehumidifier, desiccant wheel, annualized	4.00	20.24	\$293.19	\$1,014.91	\$0.00	\$1,308.10	\$1,641.89	\$1,990.35
Extinguishing system, wet pipe, annualized	1.00	11.34	\$68.24	\$678.37	\$0.00	\$746.61	\$956.95	\$1,170.70
Fire pump, electric motor driven, annually	1.00	1.41	\$17.59	\$84.14	\$0.00	\$101.73	\$128.73	\$156.61
Switchboard, annualized	8.00	5.61	\$31.92	\$368.82	\$0.00	\$400.74	\$514.57	\$630.01
Circuit breaker, high voltage air, annually	4.00	1.88	\$60.62	\$124.32	\$0.00	\$184.94	\$228.30	\$274.69
Switch, automatic transfer, annually	2.00	0.89	\$30.31	\$59.05	\$0.00	\$89.36	\$110.11	\$132.37
Transformer, dry type 500 KVA and over, annually	2.00	1.54	\$30.31	\$101.53	\$0.00	\$131.84	\$165.33	\$200.33
Panelboard, 225 A and above, annually	8.00	3.53	\$185.58	\$232.06	\$0.00	\$417.64	\$505.82	\$603.28
Motor control center, over 400 A, annualized	6.00	2.33	\$139.19	\$155.40	\$0.00	\$294.59	\$355.12	\$422.62
Emergency diesel or gas generator, over 15 KVA, annually	1.00	2.11	\$86.09	\$124.32	\$0.00	\$210.41	\$256.31	\$306.52
Uninterrupted power system, up to 200 KVA, annualized	1.00	22.92	\$280.43	\$1,346.80	\$0.00	\$1,627.23	\$2,059.32	\$2,505.42
Light, emergency, hardwired system, annually	14.00	1.75	\$82.27	\$103.70	\$0.00	\$185.98	\$225.32	\$268.77
Hydraulic lift, loading dock, annualized	1.00	1.63	\$24.64	\$55.61	\$0.00	\$80.25	\$99.40	\$119.78
Dishwasher, electric, annually (ilo Utensil sterilizer 4 to 1)	12.00	14.15	\$460.69	\$480.79	\$0.00	\$941.48	\$1,131.79	\$1,345.13
Oven, convection, gas / electric (ilo Autoclave 4 to 1)	8.00	89.94	\$330.05	\$3,061.76	\$0.00	\$3,391.81	\$4,343.34	\$5,311.38
Refrigerator display, walk-in w/ external condenser case, annualized	2.00	4.75	\$414.85	\$162.66	\$0.00	\$577.51	\$667.79	\$778.81
Refrigerated unit, display case, freezer w/ ext. condenser annualized	2.00	5.98	\$414.85	\$204.52	\$0.00	\$619.37	\$722.21	\$845.79
Vacuum, annualized	2.00	2.46	\$41.03	\$83.72	\$0.00	\$124.75	\$153.97	\$185.24
Door, emergency egress, swinging, annually	6.00	0.39	\$29.25	\$16.12	\$0.00	\$45.37	\$53.13	\$62.36
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	2.00	8.14	\$81.92	\$337.62	\$0.00	\$419.54	\$529.02	\$642.60
Fire doors, swinging, annualized	8.00	3.14	\$114.57	\$116.46	\$0.00	\$231.03	\$277.43	\$329.55
Elevator, cable, electric, passenger / freight, annually	2.00	16.22	\$3,036.90	\$1,362.18	\$0.00	\$4,399.08	\$5,111.42	\$5,975.61
Urinals, annualized	18.00	4.10	\$113.74	\$206.15	\$0.00	\$319.89	\$393.11	\$472.02
						\$47,734.09	\$59,182.34	\$71,348.59



# FAC 3102 MEDICAL RESEARCH LABORATORY

## Modeled Component List CostWorks Release 2021 Qtr 3

B10 Superstructure	
Metal Fire Escapes	12.0 V.L.F.
B20 Exterior Enclosure	
Aluminum Siding, 1st floor	1.8 C.S.F.
Aluminum Window, Fixed, 1st floor	42.0 Ea.
Aluminum Window, Fixed, 2nd floor	42.0 Ea.
Glazed Aluminum	8.0 Ea.
Steel, Painted	14.0 Ea.
B30 Roofing	
Built-Up Roofing	159.0 Sq.
Aluminum Roof Hatch	6.0 Ea.
C10 Interior Construction	
Concrete Block, Painted	126.0 C.S.F.
Steel Painted Interior Doors	42.0 Ea.
Solid Core Interior Doors	24.0 Ea.
Door Closer, Brass	66.0 Ea.
Urinal Screen	12.0 Ea.
Fire Doors, Swinging, annualized	8.0 Each
C30 Interior Finishes	
Epoxy Flooring	24.5 C.S.F.
Vinyl	112.0 S.Y.
Carpet	650.0 S.Y.
Acoustic Tile, fire-rated	50.9 C.S.F.
D20 Plumbing	
Tankless Water Closet	22.0 Ea.
Urinal	18.0 Ea.
Lavatory, Vitreous China	26.0 Ea.
Sink, Stainless Steel	22.0 Ea.
Shower, Terrazzo	6.0 Ea.
Emergency Shower Station	12.0 Ea.
Emergency Eye Wash	12.0 Ea.
Circulation Pump, Bronze 1 HP	4.0 Ea.
Hose Bibb	80.0 Ea.
Water Meter	2.0 Ea.
Drain: Roof, Scupper, Area	8.0 Ea.
Rainwater Sump Pump	4.0 Ea.
Compressed Air Systems, Compressors, 10 H.P.	4.0 Ea.
D30 HVAC	
Fuel Oil Storage Tank, 275 Gallon	2.0 Ea.
Boiler, Gas, 2000 MBH	2.0 Ea.
Feed Water Supply	1.0 Ea.
Deaerator	1.0 Ea.
Cooling Tower, 100 ton	2.0 Ea.
Chiller, Water Cooled, Reciprocating, 100 ton	2.0 Ea.
Fan Coil, DX Air Conditioner W/ Heat, 5 ton	16.0 Ea.
Draft Fan, 6700 CFM	6.0 Ea.
Exhaust Fan, propeller exh., 4700 CFM	40.0 Ea.
Terminal Reheat Coil, 12" x 24"	12.0 Ea.
Single Zone Air Conditioner, 10 ton	4.0 Ea.
Central Station Air Conditioning Air Handling Unit, 8000 CFM	4.0 Ea.
VAV Box	26.0 Each
D40 Fire Protection	

Backflow Preventer	2.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head	210.0 Ea.
Fire Pump Electric Motor	1.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	8.0 Ea.
Load Center, 100 A, replacement	8.0 Ea.
Smoke Detector	102.0 Ea.
Fire Alarm Bell	8.0 Ea.
Electrical Service Ground	1.1 M.L.F.
Lightning Protection System	1.1 M.L.F.
Generator, Diesel, 750 KW	1.0 Ea.
UPS Battery, maintenance & inspection	1.0 Ea.
UPS Battery, replace motor	1.0 Ea.
UPS, up to 200 KVA, annualized	1.0 Each
E10 Equipment	
Dishwasher	12.0 Ea.
Hydraulic Lift, Loading Dock, annualized	1.0 Each
Refrigerator display, walk-in, annualized	2.0 Each

FAC 3102 MEDICAL RESEARCH LABORATORY  
Sustainment by Year  
CostWorks Release 2021 Qtr 3

