

FAC 8910 UTILITY BUILDING

FY22 SUC: \$4.70 SF

Source: Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 8910 UTILITY BUILDING

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 55
Average Size 1394.0

SUC \$4.70

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	25.00 S.F.	\$984.71	\$1,194.34	3.6667	3	3	\$3,583.03	\$3,583.03
Waterproof clay brick wall, 1st floor	10	1.60 C.S.F.	\$363.20	\$432.01	5.5000	5	5	\$2,160.07	\$2,160.07
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	6.00 S.F.	\$72.35	\$85.03	55.0000	55	55	\$4,676.63	\$4,676.63
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	2.00 Ea.	\$289.47	\$345.22	2.7500	2	2	\$690.44	\$690.44
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	2.00 Ea.	\$976.26	\$1,157.05	1.1000	1	1	\$1,157.05	\$1,157.05
Repair steel, painted, door	14	1.00 Ea.	\$625.07	\$744.01	3.9286	3	3	\$2,232.02	\$2,232.02
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.00 Ea.	\$41.40	\$50.87	13.7500	13	13	\$661.26	\$661.26
Replace 3'-0" x 7'-0" steel, painted, door	45	1.00 Ea.	\$705.06	\$819.73	1.2222	1	1	\$819.73	\$819.73
Repair 12' x 12' steel roll-up door	10	2.00 Ea.	\$1,351.79	\$1,604.43	5.5000	5	5	\$8,022.17	\$8,022.17
Replace 12' x 12' steel roll-up door	35	2.00 Ea.	\$5,407.17	\$6,417.73	1.5714	1	1	\$6,417.73	\$6,417.73
Total EPDM roof replacement	25	13.00 Sq.	\$7,857.92	\$9,320.93	2.2000	2	2	\$18,641.85	\$18,641.85
Repair steel painted interior door	14	1.00 Ea.	\$293.45	\$341.56	3.9286	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	13.7500	13	13	\$842.22	\$842.22
Replace 3'-0" x 7'-0" steel painted interior door	60	1.00 Ea.	\$1,218.03	\$1,412.08	0.9167	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	3.00 Ea.	\$880.36	\$1,024.69	5.0000	5	5	\$5,123.46	\$5,123.46
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	3.00 Ea.	\$130.09	\$159.75	13.7500	13	12	\$2,076.74	\$1,916.99
Replace 3'-0" x 7'-0" solid core wood door, interior	40	3.00 Ea.	\$1,468.28	\$1,697.43	1.3750	1	1	\$1,697.43	\$1,697.43
Refinish concrete floor finished	25	8.93 C.S.F.	\$3,766.92	\$4,524.65	2.2000	2	2	\$9,049.31	\$9,049.31
Replace flush valve diaphragm tankless water closet	10	1.00 Ea.	\$26.22	\$32.54	5.5000	5	5	\$162.68	\$162.68
Rebuild flush valve tankless water closet	20	1.00 Ea.	\$180.43	\$217.46	2.7500	2	2	\$434.91	\$434.91
Unplug clogged line tankless water closet	5	1.00 Ea.	\$218.40	\$273.13	11.0000	11	11	\$3,004.40	\$3,004.40
Replace tankless flush valve	25	1.00 Ea.	\$252.22	\$296.11	2.2000	2	2	\$592.22	\$592.22
Replace wax ring gasket for tankless water closet	5	1.00 Ea.	\$141.52	\$176.83	11.0000	11	11	\$1,945.09	\$1,945.09
Replace flush valve diaphragm for a urinal	7	1.00 Ea.	\$26.22	\$32.54	7.8571	7	7	\$227.75	\$227.75
Rebuild flush valve for a urinal	20	2.00 Ea.	\$360.87	\$434.91	2.7500	2	2	\$869.83	\$869.83
Unplug line urinal	5	1.00 Ea.	\$145.07	\$181.43	11.0000	11	11	\$1,995.71	\$1,995.71
Replace washer in spud connection lavatory, vitreous china	7	1.00 Ea.	\$16.46	\$20.08	7.8571	7	7	\$140.56	\$140.56
Replace washer in faucet lavatory, vitreous china	2	1.00 Ea.	\$12.88	\$16.05	27.5000	27	27	\$433.40	\$433.40
Replace faucets lavatory, vitreous china	10	1.00 Ea.	\$181.73	\$218.76	5.5000	5	5	\$1,093.78	\$1,093.78
Clean out strainer and P trap lavatory, vitreous china	2	1.00 Ea.	\$34.87	\$43.61	27.5000	27	27	\$1,177.41	\$1,177.41

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace faucet washer sink, service/utility	2	1.00 Ea.	\$12.78	\$15.92	27.5000	27	27	\$429.73	\$429.73	
Clean trap	3	1.00 Ea.	\$8.57	\$10.72	18.3333	18	18	\$192.93	\$192.93	
Replace faucets sink, service/utility	10	1.00 Ea.	\$181.73	\$218.76	5.5000	5	5	\$1,093.78	\$1,093.78	
Unstop sink	2	1.00 Ea.	\$41.82	\$52.30	27.5000	27	27	\$1,412.16	\$1,412.16	
Replace sink, P.E.C.I. service/utility	35	1.00 Ea.	\$1,567.25	\$1,832.96	1.5714	1	1	\$1,832.96	\$1,832.96	
Unclog floor drain, PVC	20	2.00 Ea.	\$95.59	\$119.55	2.7500	2	2	\$239.10	\$239.10	
Unclog 4" - 12" diameter PVC main drain per L.F.	10	1.00 L.F.	\$3.79	\$4.74	5.5000	5	5	\$23.71	\$23.71	
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$36.99	\$46.26	55.0000	55	55	\$2,544.13	\$2,544.13	
Replace drain: roof, scupper, area	40	1.00 Ea.	\$786.93	\$912.36	1.3750	1	1	\$912.36	\$912.36	
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$664.67	\$779.78	5.5000	5	5	\$3,898.92	\$3,898.92	
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	55.0000	55	55	\$2,361.08	\$2,361.08	
Replace sprinkler head	20	6.00 Ea.	\$513.14	\$631.14	2.7500	2	2	\$1,262.27	\$1,262.27	
Maintenance and inspection switchgear, indoor, less than 600 V	3	1.00 Ea.	\$40.64	\$50.92	18.3333	18	18	\$916.59	\$916.59	
Replace switchgear, 225 A	30	1.00 Ea.	\$5,947.52	\$6,922.93	1.8333	1	1	\$6,922.93	\$6,922.93	
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$40.64	\$50.92	18.3333	18	18	\$916.59	\$916.59	
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	6.00 Ea.	\$430.58	\$539.45	2.7500	2	2	\$1,078.90	\$1,078.90	
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	6.00 Ea.	\$3,289.73	\$3,832.23	1.1000	1	1	\$3,832.23	\$3,832.23	
Repair failed breaker, molded case, 600 V, 3 pole	10	1.00 Ea.	\$372.07	\$442.63	5.5000	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	1.1000	1	1	\$5,939.49	\$5,939.49	
Replace metal halide ballast, 175 W	10	6.00 Ea.	\$890.91	\$1,069.81	5.5000	5	5	\$5,349.03	\$5,349.03	
Replace metal halide fixture lamp, 175 W	5	6.00 Ea.	\$299.92	\$366.92	11.0000	11	11	\$4,036.14	\$4,036.14	
Repair smoke detector	10	5.00 Ea.	\$281.94	\$348.57	5.5000	5	4	\$1,742.85	\$1,394.28	
Check operation smoke detector	1	5.00 Ea.	\$80.97	\$101.45	55.0000	55	55	\$5,579.48	\$5,579.48	
Replace smoke detector	15	5.00 Ea.	\$1,421.19	\$1,697.31	3.6667	3	3	\$5,091.93	\$5,091.93	
Check and repair manual pull station	10	1.00 Ea.	\$87.70	\$107.83	5.5000	5	4	\$539.15	\$431.32	
Replace manual pull station	15	1.00 Ea.	\$203.47	\$244.94	3.6667	3	3	\$734.82	\$734.82	
Remove and replace post indicator valve	35	1.00 Ea.	\$7,612.79	\$8,758.80	1.5714	1	1	\$8,758.80	\$8,758.80	
Remove and replace steel guard rail	7	20.00 L.F.	\$1,340.93	\$1,551.94	7.8571	7	7	\$10,863.56	\$10,863.56	
Remove and replace 50 HP pump motor	25	1.00 Ea.	\$6,597.04	\$7,549.25	2.2000	2	2	\$15,098.50	\$15,098.50	
Remove and replace hydraulic dock leveler lift cylinder	15	1.00 Ea.	\$8,493.80	\$9,670.61	3.6667	3	3	\$29,011.82	\$29,011.82	
			\$74,649.36	\$87,253.14				MR Subtotal	\$205,166.51	
									MR Per Year	\$3,730.30
									PM Total	\$2,827.03
									Subtotal	\$6,557.33
									Total Per Unit	\$4.70

FAC 8910 UTILITY BUILDING

Release 2021 Qtr 3

Zip Code Prefix 222

Type PM

UM SF

Design Life 55

Average Size 1394.0

SUC \$4.70

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
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
Urinals, annualized	2.00	0.46	\$12.64	\$22.91	\$0.00	\$35.54	\$43.68	\$52.45
Toilet (vacuum breaker type), annualized	1.00	0.18	\$8.44	\$8.90	\$0.00	\$17.34	\$20.85	\$24.79
Lavatories, annualized	1.00	0.35	\$5.96	\$20.70	\$0.00	\$26.67	\$33.48	\$40.58
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
Circuit breaker, high voltage air, annualized	4.00	1.88	\$60.62	\$124.32	\$0.00	\$184.94	\$228.30	\$274.69
Transformer, oil pad mounted, annualized	1.00	1.08	\$0.08	\$71.48	\$0.00	\$71.57	\$93.02	\$114.48
Panelboard, 225 A and above, annualized	1.00	0.44	\$23.20	\$29.01	\$0.00	\$52.21	\$63.23	\$75.41
Light, emergency, hardwired system, annualized	1.00	0.25	\$7.73	\$14.76	\$0.00	\$22.50	\$27.70	\$33.29
Hydraulic lift, loading dock, annually	1.00	0.82	\$16.27	\$27.81	\$0.00	\$44.08	\$54.05	\$64.83
Hoist / winch, chain / cable, electric, annually	1.00	1.65	\$153.56	\$58.01	\$0.00	\$211.57	\$244.33	\$284.76
						\$1,865.79	\$2,335.11	\$2,827.03

FAC 8910 UTILITY BUILDING
Modeled Component List
CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Clay Brick, 1st floor	1.6 C.S.F.
Aluminum Window, Fixed, 1st floor	2.0 Ea.
Steel, Painted	1.0 Ea.
Steel Single, Roll-Up	2.0 Ea.
B30 Roofing	
EPDM Roof	13.0 Sq.
C10 Interior Construction	
Steel Painted Interior Doors	1.0 Ea.
Solid Core Interior Doors	3.0 Ea.
C30 Interior Finishes	
Concrete, Finished	8.93 C.S.F.
D20 Plumbing	
Service/Utility Sink	1.0 Ea.
Drain: Roof, Scupper, Area	1.0 Ea.
D40 Fire Protection	
Backflow Preventer	1.0 Ea.
Sprinkler System, Fire Supression, sprinkler head	6.0 Ea.
D50 Electrical	
Switchgear, Indoor, Less Than 600 V	1.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Circuit Breaker, molded case, 480 V, 1 pole	6.0 Ea.
Circuit Breaker, molded case, 600 V, 3 pole	1.0 Ea.
Smoke Detector	5.0 Ea.
Manual Pull Station	1.0 Ea.
G30 Site Mechanical Utilities	
Post Indicator Valve	1.0 Ea.

FAC 8910 UTILITY BUILDING
Sustainment by Year
CostWorks Release 2021 Qtr 3

