

FAC 6100 GENERAL ADMINISTRATIVE BUILDING

FY22 SUC:	\$4.54 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 6100 GENERAL ADMINISTRATIVE BUILDING

SUC \$4.54

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 55
Average Size 9704.0

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 concrete stairs	30	334.00 S.F.	\$11,023.45	\$12,747.33	1.8333	1	1	\$12,747.33	\$12,747.33
Repair 8" concrete block wall, 1st floor	25	120.00 S.F.	\$2,905.78	\$3,554.79	2.2000	2	2	\$7,109.57	\$7,109.57
Waterproof concrete block wall, 1st floor	10	11.00 C.S.F.	\$2,497.03	\$2,970.09	5.5000	5	5	\$14,850.46	\$14,850.46
Waterproof concrete block wall, 2nd floor	10	11.00 C.S.F.	\$8,429.72	\$10,057.29	5.5000	5	5	\$50,286.47	\$50,286.47
Repair clay brick wall, 1st floor	25	25.00 S.F.	\$1,074.42	\$1,318.61	2.2000	2	2	\$2,637.22	\$2,637.22
Waterproof clay brick wall, 1st floor	10	25.00 C.S.F.	\$5,675.06	\$6,750.21	5.5000	5	5	\$33,751.05	\$33,751.05
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	3.24 S.F.	\$39.07	\$45.92	55.0000	55	55	\$2,525.38	\$2,525.38
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	44.00 Ea.	\$6,368.41	\$7,594.79	2.7500	2	2	\$15,189.59	\$15,189.59
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	44.00 Ea.	\$21,477.79	\$25,455.07	1.1000	1	1	\$25,455.07	\$25,455.07
Repair aluminum storefront door	12	2.00 Ea.	\$926.84	\$1,109.03	4.5833	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	1.1000	1	1	\$4,838.20	\$4,838.20
Replace insulating glass - (3% of glass) aluminum storefront door	1	2.00 S.F.	\$103.78	\$121.40	55.0000	55	55	\$6,676.89	\$6,676.89
Repair steel, painted, door	14	4.00 Ea.	\$2,500.30	\$2,976.02	3.9286	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	13.7500	13	13	\$2,645.04	\$2,645.04
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$2,820.26	\$3,278.92	1.2222	1	1	\$3,278.92	\$3,278.92
Debris removal, by hand and visual inspection, metal panel roofing	1	5.10 M.S.F.	\$116.20	\$141.73	55.0000	55	55	\$7,795.03	\$7,795.03
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	102.00 S.F.	\$356.30	\$427.48	11.0000	11	11	\$4,702.26	\$4,702.26
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	4.60 S.F.	\$84.18	\$101.99	55.0000	55	55	\$5,609.64	\$5,609.64
Minor metal roof panel replacement, 2.5% of roof area	20	194.00 S.F.	\$2,216.96	\$2,632.98	2.7500	2	2	\$5,265.97	\$5,265.97
Total metal roof panel replacement	30	97.30 Sq.	\$82,232.77	\$97,398.88	1.8333	1	1	\$97,398.88	\$97,398.88
Repair steel painted interior door	14	2.00 Ea.	\$586.90	\$683.13	3.9286	3	3	\$2,049.38	\$2,049.38
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$105.17	\$129.57	13.7500	13	13	\$1,684.44	\$1,684.44
Replace 3'-0" x 7'-0" steel painted interior door	60	2.00 Ea.	\$2,436.07	\$2,824.17	0.9167	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	18.00 Ea.	\$5,282.14	\$6,148.15	5.0000	5	5	\$30,740.76	\$30,740.76
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	18.00 Ea.	\$780.57	\$958.49	13.7500	13	12	\$12,460.42	\$11,501.93
Replace 3'-0" x 7'-0" solid core wood door, interior	40	18.00 Ea.	\$8,809.69	\$10,184.58	1.3750	1	1	\$10,184.58	\$10,184.58
Replace toilet partitions, painted metal-overhead braced, per stall	20	7.00 Ea.	\$4,395.17	\$5,172.37	2.7500	2	2	\$10,344.73	\$10,344.73

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair 5/8" drywall - (2% of walls)	20	230.00 S.F.	\$385.33	\$468.85	2.7500	2	2	\$937.70	\$937.70
Office painting, 10' x 12', 10' high walls	5	20.00 Ea.	\$4,419.72	\$5,421.26	11.0000	11	11	\$59,633.89	\$59,633.89
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	1.70 C.S.F.	\$1,395.60	\$1,681.74	5.5000	5	5	\$8,408.72	\$8,408.72
Refinish concrete floor finished	25	1.50 C.S.F.	\$632.74	\$760.02	2.2000	2	2	\$1,520.04	\$1,520.04
Replace vinyl tile flooring	18	238.00 S.Y.	\$11,758.03	\$14,439.47	3.0556	3	3	\$43,318.41	\$43,318.41
Terrazzo floor repairs - (2% of floors)	15	42.00 S.F.	\$683.11	\$817.99	3.6667	3	3	\$2,453.97	\$2,453.97
Replace carpet	8	180.00 S.Y.	\$9,902.94	\$11,436.64	6.8750	6	6	\$68,619.85	\$68,619.85
Acoustic tile repairs - (2% of ceilings)	9	1.68 C.S.F.	\$1,524.94	\$1,772.27	6.1111	6	6	\$10,633.61	\$10,633.61
Replace acoustic tile ceiling, fire-rated	20	1.68 C.S.F.	\$880.70	\$1,038.05	2.7500	2	2	\$2,076.10	\$2,076.10
Replace flush valve diaphragm tankless water closet	10	5.00 Ea.	\$131.10	\$162.68	5.5000	5	5	\$813.40	\$813.40
Rebuild flush valve tankless water closet	20	5.00 Ea.	\$902.17	\$1,087.29	2.7500	2	2	\$2,174.57	\$2,174.57
Unplug clogged line tankless water closet	5	5.00 Ea.	\$1,091.98	\$1,365.63	11.0000	11	11	\$15,021.98	\$15,021.98
Replace tankless flush valve	25	5.00 Ea.	\$1,261.08	\$1,480.55	2.2000	2	2	\$2,961.10	\$2,961.10
Replace wax ring gasket for tankless water closet	5	5.00 Ea.	\$707.60	\$884.13	11.0000	11	11	\$9,725.45	\$9,725.45
Replace flush valve diaphragm for a urinal	7	3.00 Ea.	\$78.66	\$97.61	7.8571	7	7	\$683.25	\$683.25
Rebuild flush valve for a urinal	20	3.00 Ea.	\$541.30	\$652.37	2.7500	2	2	\$1,304.74	\$1,304.74
Unplug line urinal	5	3.00 Ea.	\$435.22	\$544.28	11.0000	11	11	\$5,987.12	\$5,987.12
Replace washer in spud connection lavatory, vitreous china	7	5.00 Ea.	\$82.31	\$100.40	7.8571	7	7	\$702.80	\$702.80
Replace washer in faucet lavatory, vitreous china	2	5.00 Ea.	\$64.42	\$80.26	27.5000	27	27	\$2,167.00	\$2,167.00
Replace faucets lavatory, vitreous china	10	5.00 Ea.	\$908.63	\$1,093.78	5.5000	5	5	\$5,468.88	\$5,468.88
Clean out strainer and P trap lavatory, vitreous china	2	5.00 Ea.	\$174.35	\$218.04	27.5000	27	27	\$5,887.07	\$5,887.07
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$12.78	\$15.92	27.5000	27	27	\$429.73	\$429.73
Clean trap sink, iron enamel	3	1.00 Ea.	\$8.57	\$10.72	18.3333	18	18	\$192.93	\$192.93
Replace faucets sink, iron enamel	10	1.00 Ea.	\$181.73	\$218.76	5.5000	5	5	\$1,093.78	\$1,093.78
Unstop sink, iron enamel	2	1.00 Ea.	\$41.82	\$52.30	27.5000	27	27	\$1,412.16	\$1,412.16
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$636.70	\$757.51	5.5000	5	5	\$3,787.55	\$3,787.55
Resolder joint pipe & fittings, copper	10	25.00 Ea.	\$1,114.83	\$1,381.99	5.5000	5	5	\$6,909.93	\$6,909.93
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$163.70	\$204.73	11.0000	11	11	\$2,251.99	\$2,251.99
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$196.62	\$245.89	55.0000	55	55	\$13,523.89	\$13,523.89
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$3,315.17	\$3,847.40	4.5833	4	4	\$15,389.62	\$15,389.62
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.03	\$10.04	110.0000	110	110	\$1,104.33	\$1,104.33
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,100.58	\$1,290.00	5.5000	5	5	\$6,449.98	\$6,449.98

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	5.5000	5	5	\$288.68	\$288.68
Replace pipe & fittings, cast iron, 4"	40	20.00 L.F.	\$1,338.94	\$1,607.15	1.3750	1	1	\$1,607.15	\$1,607.15
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.7500	2	2	\$119.55	\$119.55
Unclog 4" - 12" diameter PVC main drain per L.F.	10	0.35 L.F.	\$1.33	\$1.66	5.5000	5	5	\$8.30	\$8.30
General maintenance & repair distribution: gutters, pipe	1	0.28 M.L.F.	\$84.57	\$105.76	55.0000	55	55	\$5,817.06	\$5,817.06
Replace pipe or gutter distribution	20	0.28 L.F.	\$12.55	\$15.44	2.7500	2	2	\$30.87	\$30.87
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,031.05	\$2,390.45	7.8571	7	7	\$16,733.15	\$16,733.15
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,398.04	\$11,210.13	1.8333	1	1	\$11,210.13	\$11,210.13
Repair evaporative condenser, 20 ton	10	1.00 Ea.	\$10,836.85	\$12,893.10	5.5000	5	5	\$64,465.50	\$64,465.50
Replace fan coil, DX 1-1/2 ton, with heat	15	6.00 Ea.	\$10,065.19	\$11,840.55	3.6667	3	3	\$35,521.64	\$35,521.64
Repair fan, induced draft, 2000 CFM	10	1.00 Ea.	\$302.74	\$369.53	5.5000	5	5	\$1,847.65	\$1,847.65
Replace fan, induced draft, 2000 CFM	20	1.00 Ea.	\$4,142.23	\$4,775.57	2.7500	2	2	\$9,551.14	\$9,551.14
Repair single zone rooftop unit, 15 ton	10	1.00 Ea.	\$31,902.03	\$36,862.57	5.5000	5	5	\$184,312.87	\$184,312.87
Replace single zone rooftop unit, 15 ton	15	1.00 Ea.	\$22,261.64	\$26,138.10	3.6667	3	3	\$78,414.30	\$78,414.30
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	55.00 Ea.	\$4,703.75	\$5,785.42	2.7500	2	2	\$11,570.85	\$11,570.85
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$710.41	\$851.09	55.0000	55	55	\$46,810.15	\$46,810.15
Repair 15 KV primary transformer, dry	15	1.00 Ea.	\$257.71	\$311.64	3.6667	3	3	\$934.92	\$934.92
Maintenance and repair motor starter, up to 600 V	5	1.00 Ea.	\$279.64	\$337.60	11.0000	11	11	\$3,713.58	\$3,713.58
Maintenance and inspection motor starter, up to 600 V	0.5	1.00 Ea.	\$53.98	\$67.63	110.0000	110	110	\$7,439.31	\$7,439.31
Replace starter motor starter, up to 600 V	18	1.00 Ea.	\$805.31	\$958.07	3.0556	3	3	\$2,874.22	\$2,874.22
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$81.29	\$101.84	18.3333	18	18	\$1,833.17	\$1,833.17
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	4.00 Ea.	\$287.05	\$359.63	2.7500	2	2	\$719.27	\$719.27
Maintenance and repair breaker, molded case, 480 V, 3 pole	20	8.00 Ea.	\$574.10	\$719.27	2.7500	2	2	\$1,438.53	\$1,438.53
Maintenance and repair breaker, enclosed, 240 V, 3 pole	25	16.00 Ea.	\$1,148.20	\$1,438.53	2.2000	2	2	\$2,877.06	\$2,877.06
Repair failed breaker, enclosed, 600 V, 2 pole	4	4.00 Ea.	\$3,311.90	\$3,842.83	13.7500	13	13	\$49,956.85	\$49,956.85
Replace receptacle/plug receptacles and plugs	20	225.00 Ea.	\$16,190.00	\$19,956.74	2.7500	2	2	\$39,913.49	\$39,913.49
Maintenance and repair wiring devices, switches	10	44.00 Ea.	\$1,858.71	\$2,320.50	5.5000	5	5	\$11,602.49	\$11,602.49
Maintenance and repair incandescent lighting fixtures	10	10.00 Ea.	\$688.66	\$819.85	5.5000	5	3	\$4,099.25	\$2,459.55
Replace incandescent lighting fixture lamp	5	10.00 Ea.	\$114.82	\$138.68	11.0000	11	11	\$1,525.44	\$1,525.44
Replace incandescent lighting fixture	20	10.00 Ea.	\$1,404.59	\$1,697.66	2.7500	2	2	\$3,395.32	\$3,395.32

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace lamps (2 lamps), 4', 34 W energy saver	10	75.00 Ea.	\$1,891.05	\$2,368.42	5.5000	5	5	\$11,842.10	\$11,842.10
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	75.00 Ea.	\$17,057.78	\$20,806.14	2.7500	2	2	\$41,612.27	\$41,612.27
Maintenance and repair master clock control	10	1.00 Ea.	\$191.92	\$230.28	5.5000	5	5	\$1,151.38	\$1,151.38
Check operation master clock control	1	1.00 Ea.	\$43.18	\$54.10	55.0000	55	55	\$2,975.72	\$2,975.72
Replace time control clock master clock	15	1.00 Ea.	\$303.15	\$359.86	3.6667	3	3	\$1,079.57	\$1,079.57
Maintenance and repair TV cable outlet	10	4.00 Ea.	\$205.17	\$256.23	5.5000	5	5	\$1,281.16	\$1,281.16
Replace TV cable outlet	20	4.00 Ea.	\$284.87	\$354.35	2.7500	2	2	\$708.70	\$708.70
Repair smoke detector	10	20.00 Ea.	\$1,127.75	\$1,394.28	5.5000	5	4	\$6,971.41	\$5,577.13
Check operation smoke detector	1	20.00 Ea.	\$323.88	\$405.78	55.0000	55	55	\$22,317.93	\$22,317.93
Replace smoke detector	15	20.00 Ea.	\$5,684.75	\$6,789.24	3.6667	3	3	\$20,367.72	\$20,367.72
Repair heat detector	10	16.00 Ea.	\$982.04	\$1,206.15	5.5000	5	5	\$6,030.77	\$6,030.77
Check operation heat detector	1	16.00 Ea.	\$259.11	\$324.62	55.0000	55	55	\$17,854.34	\$17,854.34
Replace heat detector	15	6.00 Ea.	\$1,025.78	\$1,254.24	3.6667	3	3	\$3,762.73	\$3,762.73
Check and repair manual pull station	10	8.00 Ea.	\$701.57	\$862.64	5.5000	5	4	\$4,313.21	\$3,450.57
Replace manual pull station	15	8.00 Ea.	\$1,627.74	\$1,959.53	3.6667	3	3	\$5,878.59	\$5,878.59
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.71	\$182.27	11.0000	11	11	\$2,005.02	\$2,005.02
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$43.18	\$54.10	110.0000	110	110	\$5,951.45	\$5,951.45
Replace fire alarm control panel	15	1.00 Ea.	\$1,953.46	\$2,391.92	3.6667	3	3	\$7,175.76	\$7,175.76
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.71	\$182.27	11.0000	11	11	\$2,005.02	\$2,005.02
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$43.18	\$54.10	110.0000	110	110	\$5,951.45	\$5,951.45
Replace annunciation panel	15	1.00 Ea.	\$1,126.52	\$1,354.55	3.6667	3	3	\$4,063.66	\$4,063.66
Replace fire alarm bell, 6"	20	2.00 Ea.	\$389.92	\$470.55	2.7500	2	2	\$941.10	\$941.10
Maintenance and repair of general wiring lightning protection system	1	2.00 M.L.F.	\$193.45	\$239.65	55.0000	55	55	\$13,180.92	\$13,180.92
Replace lightning protection general wiring system	25	2.00 M.L.F.	\$22,018.24	\$26,191.98	2.2000	2	2	\$52,383.96	\$52,383.96
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$351.56	\$439.15	55.0000	55	53	\$24,153.17	\$23,274.88
Replace lightning ground rod	25	4.00 Ea.	\$904.36	\$1,121.16	2.2000	2	2	\$2,242.32	\$2,242.32
Maintenance and repair computer ground system	4	1.00 Ea.	\$21.59	\$27.05	13.7500	13	13	\$351.68	\$351.68
Replace lamp emergency lighting fixture	2	8.00 Ea.	\$437.52	\$527.01	27.5000	27	27	\$14,229.14	\$14,229.14
Replace emergency lighting fixture	20	8.00 Ea.	\$4,818.94	\$5,678.09	2.7500	2	2	\$11,356.18	\$11,356.18
Maintenance and repair exit light	20	8.00 Ea.	\$297.61	\$368.03	2.7500	2	2	\$736.05	\$736.05
Replace lamp exit light	5	8.00 Ea.	\$134.77	\$159.71	11.0000	11	11	\$1,756.79	\$1,756.79
Replace lamp with exit light L.E.D. retrofit kits	15	4.00 Ea.	\$288.46	\$333.65	3.6667	3	3	\$1,000.96	\$1,000.96
Maintenance and inspection patch panel	0.5	2.00 Ea.	\$172.74	\$216.42	110.0000	110	110	\$23,805.79	\$23,805.79
Replace patch panel	15	2.00 Ea.	\$1,647.06	\$1,985.05	3.6667	3	3	\$5,955.16	\$5,955.16
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	24.00 Ea.	\$4,591.67	\$5,530.94	2.7500	2	2	\$11,061.88	\$11,061.88
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	24.00 Ea.	\$12,833.15	\$15,272.91	1.1000	1	1	\$15,272.91	\$15,272.91

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
			\$431,495.76	\$512,947.13				MR Subtotal	\$1,637,624.60
								MR Per Year	\$29,731.53
								PM Total	\$14,353.24
								Subtotal	\$44,084.77
								Total Per Unit	\$4.54

FAC 6100 GENERAL ADMINISTRATIVE BUILDING

SUC \$4.54

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 9704.0

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
Fire doors, swinging, annualized	3.00	1.18	\$42.96	\$43.67	\$0.00	\$86.64	\$104.03	\$123.58
Elevator, cable, electric, passenger / freight, annualized	0.50	23.95	\$2,034.15	\$2,017.61	\$0.00	\$4,051.76	\$4,860.46	\$5,770.87
Urinals, annualized	3.00	0.68	\$18.96	\$34.36	\$0.00	\$53.32	\$65.52	\$78.67
Toilet (vacuum breaker type), annualized	5.00	0.89	\$42.21	\$44.49	\$0.00	\$86.70	\$104.27	\$123.95
Lavatories, annualized	5.00	1.74	\$29.82	\$103.52	\$0.00	\$133.34	\$167.38	\$202.91
Drink fountain, annualized	2.00	1.24	\$41.45	\$62.55	\$0.00	\$104.00	\$126.91	\$151.90
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
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$224.44	\$103.96	\$0.00	\$328.40	\$382.03	\$446.89
VAV Boxes, annually	6.00	2.80	\$28.87	\$169.15	\$0.00	\$198.03	\$251.66	\$306.74
Fan, centrifugal, up to 5,000 CFM, annualized	2.00	2.16	\$71.78	\$108.36	\$0.00	\$180.14	\$219.83	\$263.11
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
Package unit, computer room, annualized	1.00	4.34	\$148.62	\$260.78	\$0.00	\$409.39	\$502.49	\$603.01
Controls, central system, electro/pneumatic, annually	1.00	1.92	\$70.77	\$115.41	\$0.00	\$186.18	\$227.88	\$273.12
Backflow prevention device, up to 4", annualized	2.00	0.67	\$26.79	\$39.65	\$0.00	\$66.44	\$81.01	\$96.92
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, annually	1.00	0.47	\$15.16	\$31.08	\$0.00	\$46.24	\$57.08	\$68.67
Switch, interrupt, high voltage, fused air, annualized	1.00	0.36	\$15.16	\$23.83	\$0.00	\$38.98	\$47.65	\$57.07
Panelboard, 225 A and above, annualized	3.00	1.32	\$69.59	\$87.02	\$0.00	\$156.62	\$189.68	\$226.23
Motor control center, over 400 A, annualized	1.00	0.39	\$23.20	\$25.90	\$0.00	\$49.10	\$59.19	\$70.44
Fire alarm annunciator system, annualized	1.00	11.05	\$179.39	\$652.68	\$0.00	\$832.07	\$1,045.82	\$1,268.53
Uninterrupted power system, up to 200 KVA, annually	1.00	3.01	\$196.92	\$178.19	\$0.00	\$375.11	\$448.26	\$531.26
Light, emergency, hardwired system, annualized	8.00	2.00	\$61.86	\$118.10	\$0.00	\$179.96	\$221.58	\$266.29
						\$9,781.98	\$11,974.90	\$14,353.24

FAC 6100 GENERAL ADMINISTRATIVE BUILDING

Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Clay Brick, 1st floor	25.0 C.S.F.
Aluminum Window, Fixed, 1st floor	44.0 Ea.
Glazed Aluminum	2.0 Ea.
Steel, Painted	4.0 Ea.
Aluminum Window, Fixed, 2nd floor	24.0 Ea.
B30 Roofing	
Metal Steep Roofing	97.3 Sq.
C10 Interior Construction	
Steel Painted Interior Doors	2.0 Ea.
Solid Core Interior Doors	18.0 Ea.
Toilet Partitions, painted metal	7.0 Ea.
Fire Doors, Swinging, annualized	3.0 Each
C30 Interior Finishes	
Concrete, Finished	1.5 C.S.F.
Vinyl	238.0 S.Y.
Carpet	180.0 S.Y.
Acoustic Tile, fire-rated	1.68 C.S.F.
D20 Plumbing	
Sink, Iron Enamel	1.0 Ea.
Water Heater, Gas / Oil, 70 Gallon	1.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	1.0 Ea.
Fan Coil, DX Air Conditioner W/ Heat, 1-1/2 ton	6.0 Ea.
Single Zone Air Conditioner, 15 ton	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	55.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.
D50 Electrical	
Motor Starter, Up To 600 V	1.0 Ea.
Load Center, 100 A, maintenance & inspection	2.0 Ea.
Incandescent Lighting Fixtures	10.0 Ea.
Fluorescent Lighting Fixture	75.0 Ea.
Master Clock Control	1.0 Ea.
TV Cable Outlet	4.0 Ea.
Smoke Detector	20.0 Ea.
Heat Detector	6.0 Ea.
Manual Pull Station	8.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Annunciation Panel	1.0 Ea.
Fire Alarm Bell	2.0 Ea.
Lightning Protection System	2.0 M.L.F.
Lightning Ground Rod	4.0 Ea.
Emergency Lighting Fixture	8.0 Ea.
D10 Conveying	
Elevator, cable annualized	0.5 Each

FAC 6100 GENERAL ADMINISTRATIVE BUILDING
Sustainment by Year
CostWorks Release 2021 Qtr 3

