

**FAC 6103 PRINTING AND REPRODUCTION PLANT**

FY22 SUC:	\$4.80 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 6103 PRINTING AND REPRODUCTION PLANT

SUC \$4.80

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 45  
Average Size 7124.781

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	645.33 S.F.	\$27,734.28	\$34,037.81	1.8000	1	1	\$34,037.81	\$34,037.81
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	75.00 Ea.	\$10,855.25	\$12,945.67	2.2500	2	2	\$25,891.34	\$25,891.34
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	75.00 Ea.	\$36,609.87	\$43,389.32	0.9000	0	0	\$0.00	\$0.00
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	5.00 S.F.	\$60.29	\$70.86	45.0000	45	45	\$3,188.61	\$3,188.61
Repair 3'-9" x 5'-5" steel frame window - 2nd floor.	20	9.00 Ea.	\$3,103.98	\$3,674.39	2.2500	2	2	\$7,348.77	\$7,348.77
Refinish 3'-9" x 5'-5" steel frame window - 2nd floor.	5	86.00 Ea.	\$12,746.37	\$15,829.91	9.0000	9	9	\$142,469.21	\$142,469.21
Replace 3'-9" x 5'-5" steel frame window - 2nd floor.	45	86.00 Ea.	\$146,495.92	\$169,043.12	1.0000	1	1	\$169,043.12	\$169,043.12
Finish new 3'-9" x 5'-5" steel frame window - 2nd floor.	45	86.00 Ea.	\$11,834.75	\$14,696.29	1.0000	1	1	\$14,696.29	\$14,696.29
Replace glass - 2nd floor (1% of glass) - steel frame window	1	21.00 S.F.	\$2,230.07	\$2,752.48	45.0000	45	45	\$123,861.70	\$123,861.70
Repair 12' x 12' steel roll-up door	10	1.00 Ea.	\$675.90	\$802.22	4.5000	4	4	\$3,208.87	\$3,208.87
Refinish 12' x 12' steel roll-up door	5	2.00 Ea.	\$406.90	\$498.38	9.0000	9	9	\$4,485.40	\$4,485.40
Replace 12' x 12' steel roll-up door	35	2.00 Ea.	\$5,407.17	\$6,417.73	1.2857	1	1	\$6,417.73	\$6,417.73
Repair steel, painted, door	14	0.20 Ea.	\$125.01	\$148.80	3.2143	3	3	\$446.40	\$446.40
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$82.80	\$101.73	11.2500	11	11	\$1,119.06	\$1,119.06
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,410.13	\$1,639.46	1.0000	1	1	\$1,639.46	\$1,639.46
Repair steel painted interior door	14	0.20 Ea.	\$58.69	\$68.31	3.2143	3	3	\$204.94	\$204.94
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$105.17	\$129.57	11.2500	11	11	\$1,425.30	\$1,425.30
Replace 3'-0" x 7'-0" steel painted interior door	60	2.00 Ea.	\$2,436.07	\$2,824.17	0.7500	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	1.00 Ea.	\$293.45	\$341.56	4.0909	4	4	\$1,366.26	\$1,366.26
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	5.00 Ea.	\$216.82	\$266.25	11.2500	11	10	\$2,928.73	\$2,662.48
Replace 3'-0" x 7'-0" solid core wood door, interior	40	5.00 Ea.	\$2,447.14	\$2,829.05	1.1250	1	1	\$2,829.05	\$2,829.05
Refinish concrete floor finished	25	62.43 C.S.F.	\$26,334.68	\$31,632.05	1.8000	1	1	\$31,632.05	\$31,632.05
Replace vinyl tile flooring	18	8.60 S.Y.	\$424.87	\$521.76	2.5000	2	2	\$1,043.52	\$1,043.52
Replace acoustic tile ceiling, fire-rated	20	9.15 C.S.F.	\$4,796.69	\$5,653.66	2.2500	2	2	\$11,307.32	\$11,307.32
Check / minor repairs drinking fountain	1	2.00 Ea.	\$97.76	\$122.27	45.0000	45	45	\$5,501.93	\$5,501.93
Repair internal leaks drinking fountain	4	2.00 Ea.	\$90.16	\$112.76	11.2500	11	11	\$1,240.31	\$1,240.31
Correct water pressure drinking fountain	2	2.00 Ea.	\$83.64	\$104.60	22.5000	22	22	\$2,301.30	\$2,301.30
Replace refrigerant drinking fountain	2	2.00 Ea.	\$65.37	\$76.54	22.5000	22	22	\$1,683.85	\$1,683.85
Repair drain leak drinking fountain	4	2.00 Ea.	\$67.83	\$81.07	11.2500	11	9	\$891.76	\$729.62

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace fountain drinking fountain	10	2.00 Ea.	\$2,562.31	\$3,029.12	4.5000	4	4	\$12,116.47	\$12,116.47
Replace washer in spud connection lavatory, vitreous china	7	8.00 Ea.	\$131.70	\$160.64	6.4286	6	6	\$963.84	\$963.84
Replace washer in faucet lavatory, vitreous china	2	8.00 Ea.	\$103.08	\$128.41	22.5000	22	22	\$2,825.12	\$2,825.12
Replace faucets lavatory, vitreous china	10	8.00 Ea.	\$1,453.81	\$1,750.04	4.5000	4	4	\$7,000.17	\$7,000.17
Clean out strainer and P trap lavatory, vitreous china	2	8.00 Ea.	\$278.95	\$348.86	22.5000	22	22	\$7,674.99	\$7,674.99
Replace lavatory, vitreous china	35	8.00 Ea.	\$5,380.60	\$6,465.77	1.2857	1	1	\$6,465.77	\$6,465.77
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$12.78	\$15.92	22.5000	22	22	\$350.15	\$350.15
Clean trap sink, iron enamel	3	1.00 Ea.	\$8.57	\$10.72	15.0000	15	15	\$160.78	\$160.78
Replace faucets sink, iron enamel	10	1.00 Ea.	\$181.73	\$218.76	4.5000	4	4	\$875.02	\$875.02
Unstop sink, iron enamel	2	1.00 Ea.	\$41.82	\$52.30	22.5000	22	22	\$1,150.65	\$1,150.65
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$636.70	\$757.51	1.2857	1	1	\$757.51	\$757.51
Replace flush valve diaphragm tankless water closet	10	7.00 Ea.	\$183.54	\$227.75	4.5000	4	4	\$911.00	\$911.00
Rebuild flush valve tankless water closet	20	7.00 Ea.	\$1,263.04	\$1,522.20	2.2500	2	2	\$3,044.40	\$3,044.40
Unplug clogged line tankless water closet	5	7.00 Ea.	\$1,528.77	\$1,911.89	9.0000	9	9	\$17,206.99	\$17,206.99
Replace tankless water closet	35	7.00 Ea.	\$9,003.55	\$10,419.47	1.2857	1	1	\$10,419.47	\$10,419.47
Replace tankless flush valve	25	7.00 Ea.	\$1,765.51	\$2,072.77	1.8000	1	1	\$2,072.77	\$2,072.77
Replace wax ring gasket for tankless water closet	5	7.00 Ea.	\$990.64	\$1,237.79	9.0000	9	9	\$11,140.07	\$11,140.07
Replace flush valve diaphragm for a urinal	7	3.00 Ea.	\$78.66	\$97.61	6.4286	6	6	\$585.65	\$585.65
Rebuild flush valve for a urinal	20	3.00 Ea.	\$541.30	\$652.37	2.2500	2	2	\$1,304.74	\$1,304.74
Unplug line urinal	5	3.00 Ea.	\$435.22	\$544.28	9.0000	9	9	\$4,898.55	\$4,898.55
Replace wall-hung urinal	35	3.00 Ea.	\$2,906.59	\$3,507.32	1.2857	1	1	\$3,507.32	\$3,507.32
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.03	\$10.04	90.0000	90	90	\$903.54	\$903.54
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,100.58	\$1,290.00	4.5000	4	4	\$5,159.98	\$5,159.98
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$294.38	\$368.15	6.4286	6	6	\$2,208.92	\$2,208.92
Check operation water heater, electric, 120 gallon	3	1.00 Ea.	\$2.59	\$3.23	15.0000	15	15	\$48.50	\$48.50
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$14,632.58	\$16,736.89	3.0000	3	3	\$50,210.67	\$50,210.67
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	4.5000	4	4	\$230.95	\$230.95
General maintenance & repair drain: roof, scupper, area	1	2.00 Ea.	\$73.98	\$92.51	45.0000	45	45	\$4,163.13	\$4,163.13
Replace drain: roof, scupper, area	40	2.00 Ea.	\$1,573.86	\$1,824.72	1.1250	1	1	\$1,824.72	\$1,824.72
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	1.00 Ea.	\$210.95	\$261.69	1.5000	1	1	\$261.69	\$261.69
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	1.00 Ea.	\$930.64	\$1,130.78	3.7500	3	3	\$3,392.35	\$3,392.35
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	2.00 Ea.	\$7,879.67	\$9,146.83	2.2500	2	2	\$18,293.66	\$18,293.66

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, 25 ton	15	1.00 Ea.	\$51,343.17	\$59,585.52	3.0000	3	3	\$178,756.56	\$178,756.56	
Repair single zone rooftop unit, 25 ton	10	1.00 Ea.	\$47,397.42	\$54,623.55	4.5000	4	3	\$218,494.20	\$163,870.65	
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.71	\$182.27	9.0000	9	9	\$1,640.47	\$1,640.47	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$43.18	\$54.10	90.0000	90	90	\$4,869.37	\$4,869.37	
Replace fire alarm control panel	15	1.00 Ea.	\$1,953.46	\$2,391.92	3.0000	3	3	\$7,175.76	\$7,175.76	
Replace sprinkler head	20	75.00 Ea.	\$6,414.21	\$7,889.21	2.2500	2	2	\$15,778.43	\$15,778.43	
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	45.0000	45	45	\$1,931.79	\$1,931.79	
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$710.41	\$851.09	45.0000	45	45	\$38,299.22	\$38,299.22	
Replace fire alarm bell, 6"	20	2.00 Ea.	\$389.92	\$470.55	2.2500	2	2	\$941.10	\$941.10	
Maintenance and inspection lighting panel, indoor	3	2.60 Ea.	\$105.57	\$132.27	15.0000	15	15	\$1,983.98	\$1,983.98	
Replace fluorescent light fixture ballast, 80 W	10	75.33 Ea.	\$9,390.75	\$11,392.06	4.5000	4	4	\$45,568.26	\$45,568.26	
Replace lamps (2 lamps), 4', 34 W energy saver	10	75.33 Ea.	\$1,899.27	\$2,378.71	4.5000	4	4	\$9,514.83	\$9,514.83	
Check and repair manual pull station	10	4.00 Ea.	\$350.79	\$431.32	4.5000	4	3	\$1,725.28	\$1,293.96	
Replace manual pull station	15	4.00 Ea.	\$813.87	\$979.76	3.0000	3	3	\$2,939.29	\$2,939.29	
Repair smoke detector	10	16.00 Ea.	\$902.20	\$1,115.43	4.5000	4	3	\$4,461.70	\$3,346.28	
Check operation smoke detector	1	16.00 Ea.	\$259.11	\$324.62	45.0000	45	45	\$14,608.10	\$14,608.10	
Replace smoke detector	15	16.00 Ea.	\$4,547.80	\$5,431.39	3.0000	3	3	\$16,294.17	\$16,294.17	
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,031.05	\$2,390.45	6.4286	6	6	\$14,342.70	\$14,342.70	
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,398.04	\$11,210.13	1.5000	1	1	\$11,210.13	\$11,210.13	
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$129.05	\$149.45	3.0000	3	3	\$448.36	\$448.36	
Repair terminal reheat, 18" x 24" coil	10	1.00 Ea.	\$103.74	\$129.74	4.5000	4	4	\$518.95	\$518.95	
Replace terminal reheat, 18" x 24" coil	15	1.00 Ea.	\$2,009.00	\$2,312.37	3.0000	3	3	\$6,937.11	\$6,937.11	
			\$493,915.35	\$581,334.72				MR Subtotal	\$1,326,180.73	
									MR Per Year	\$29,417.56
									PM Total	\$4,770.62
									Subtotal	\$34,188.18
									Total Per Unit	\$4.80

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SUC \$4.80

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 7124.781

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2.00	0.52	\$29.18	\$21.50	\$0.00	\$50.68	\$60.05	\$70.88
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	1.00	4.07	\$40.96	\$168.81	\$0.00	\$209.77	\$264.51	\$321.30
Urinals, annualized	3.00	0.68	\$18.96	\$34.36	\$0.00	\$53.32	\$65.52	\$78.67
Toilet (vacuum breaker type), annualized	7.00	1.24	\$59.09	\$62.29	\$0.00	\$121.38	\$145.97	\$173.52
Lavatories, annualized	8.00	2.78	\$47.72	\$165.63	\$0.00	\$213.35	\$267.81	\$324.65
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, up to 120 MBH, annualized	1.00	12.53	\$77.34	\$753.25	\$0.00	\$830.60	\$1,064.31	\$1,301.88
Fan coil unit, annualized	1.00	3.34	\$113.23	\$168.27	\$0.00	\$281.50	\$343.31	\$410.77
Fan, axial, up to 5,000 CFM, annualized	1.00	1.24	\$11.73	\$62.55	\$0.00	\$74.28	\$94.22	\$114.74
Package unit, air cooled, 3 thru 24 ton, annualized	1.00	2.40	\$176.92	\$144.48	\$0.00	\$321.41	\$382.45	\$452.33
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
Panelboard, 225 A and above, annualized	2.00	0.88	\$46.39	\$58.02	\$0.00	\$104.41	\$126.46	\$150.82
						\$3,144.53	\$3,938.96	\$4,770.62



# FAC 6103 PRINTING AND REPRODUCTION PLANT

## Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure		
Aluminum Window, Fixed, 1st floor		75.0 Ea.
Steel Frame, Operating, 2nd floor		86.0 Ea.
Steel Single, Roll-Up		2.0 Ea.
Steel, Painted		2.0 Ea.
C10 Interior Construction		
Steel Painted Interior Doors		2.0 Ea.
Solid Core Interior Doors		5.0 Ea.
C30 Interior Finishes		
Concrete, Finished		62.43 C.S.F.
Vinyl		8.6 S.Y.
Acoustic Tile, fire-rated		9.15 C.S.F.
D20 Plumbing		
Drinking Fountain		2.0 Ea.
Lavatory, Vitreous China		8.0 Ea.
Sink, Iron Enamel		1.0 Ea.
Tankless Water Closet		7.0 Ea.
Urinal		3.0 Ea.
Circulation Pump, 1/12 HP		1.0 Ea.
Water Heater, Electric, 120 Gallon		1.0 Ea.
Drain: Roof, Scupper, Area		2.0 Ea.
D30 HVAC		
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust		2.0 Ea.
Single Zone Air Conditioner, 25 ton		1.0 Ea.
Boiler, Gas, 250 MBH		1.0 Ea.
Metal Flue / Chimney, 6" diameter		1.0 L.F.
Terminal Reheat Coil, 18" x 24"		1.0 Ea.
D50 Electrical		
Fire Alarm Control Panel		1.0 Ea.
Fire Alarm Bell		2.0 Ea.
Load Center, 100 A, maintenance & inspection	2.5974411228581844	Ea.
Manual Pull Station		4.0 Ea.
Smoke Detector		16.0 Ea.
D40 Fire Protection		
Sprinkler System, Fire Suppression, sprinkler head		75.0 Ea.
Sprinkler System, Fire Suppression, 3" backflow preventer		1.0 Ea.

FAC 6103 PRINTING AND REPRODUCTION PLANT  
Sustainment by Year  
CostWorks Release 2021 Qtr 3

