

**FAC 7347 BANK AND CREDIT UNION**

FY22 SUC: \$3.43 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3  
component prices

FAC 7347 BANK AND CREDIT UNION

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 55  
Average Size 2794.4030000000002

SUC \$3.43

Adjusted Occurences 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
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
Replace tempered glass - (3% of glass) steel painted door	1	3.10 S.F.	\$70.05	\$83.70	55.0000	55	55	\$4,603.65	\$4,603.65
Prepare and refinish 3'-0" x 7'-0" steel painted. door	4	1.00 Ea.	\$80.08	\$99.00	13.7500	13	13	\$1,287.02	\$1,287.02
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	1.00 Ea.	\$1,164.36	\$1,359.11	1.2222	1	1	\$1,359.11	\$1,359.11
Minor thermoplastic membrane repairs, 2% of roof area	1	0.06 Sq.	\$18.14	\$21.59	55.0000	55	55	\$1,187.19	\$1,187.19
Flashing repairs, 2 S.F. per sq. repaired, modified bitumen/thermoplastic	1	2.54 S.F.	\$9.79	\$11.72	55.0000	55	55	\$644.62	\$644.62
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	6.99 Sq.	\$5,476.49	\$6,539.83	2.7500	2	2	\$13,079.66	\$13,079.66
Total roof replacement, modified bituminous / thermoplastic	25	27.96 Sq.	\$17,716.99	\$21,025.41	2.2000	2	2	\$42,050.82	\$42,050.82
Repair 8" concrete block wall - (2% of walls) painted	25	0.10 C.S.F.	\$108.97	\$130.84	2.2000	2	2	\$261.67	\$261.67
Refinish concrete block wall painted	4	7.30 C.S.F.	\$736.71	\$897.08	13.7500	13	13	\$11,662.09	\$11,662.09
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	5.00 Ea.	\$1,467.26	\$1,707.82	5.0000	5	5	\$8,539.10	\$8,539.10
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	5.00 Ea.	\$216.82	\$266.25	13.7500	13	12	\$3,461.23	\$3,194.98
Replace 3'-0" x 7'-0" solid core wood door, interior	40	5.00 Ea.	\$2,447.14	\$2,829.05	1.3750	1	1	\$2,829.05	\$2,829.05
Replace flush valve diaphragm tankless water closet	10	2.00 Ea.	\$52.44	\$65.07	5.5000	5	5	\$325.36	\$325.36
Rebuild flush valve tankless water closet	20	2.00 Ea.	\$360.87	\$434.91	2.7500	2	2	\$869.83	\$869.83
Unplug clogged line tankless water closet	5	2.00 Ea.	\$436.79	\$546.25	11.0000	11	11	\$6,008.79	\$6,008.79
Replace tankless flush valve	25	2.00 Ea.	\$504.43	\$592.22	2.2000	2	2	\$1,184.44	\$1,184.44
Repair clay brick wall, 1st floor	25	25.42 S.F.	\$1,092.26	\$1,340.51	2.2000	2	2	\$2,681.02	\$2,681.02
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	4.00 S.F.	\$48.23	\$56.69	55.0000	55	55	\$3,117.75	\$3,117.75
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	8.00 Ea.	\$1,157.89	\$1,380.87	2.7500	2	2	\$2,761.74	\$2,761.74
Repair steel, painted, door	14	1.00 Ea.	\$625.07	\$744.01	3.9286	3	3	\$2,232.02	\$2,232.02
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	1.00 Ea.	\$180.43	\$217.46	2.7500	2	2	\$434.91	\$434.91
Unplug line urinal	5	1.00 Ea.	\$145.07	\$181.43	11.0000	11	11	\$1,995.71	\$1,995.71

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace washer in spud connection lavatory, vitreous china	7	2.00 Ea.	\$32.93	\$40.16	7.8571	7	7	\$281.12	\$281.12
Replace washer in faucet lavatory, vitreous china	2	2.00 Ea.	\$25.77	\$32.10	27.5000	27	27	\$866.80	\$866.80
Replace faucets lavatory, vitreous china	10	2.00 Ea.	\$363.45	\$437.51	5.5000	5	5	\$2,187.55	\$2,187.55
Clean out strainer and P trap lavatory, vitreous china	2	2.00 Ea.	\$69.74	\$87.22	27.5000	27	27	\$2,354.83	\$2,354.83
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
Check / minor repairs drinking fountain	1	2.00 Ea.	\$97.76	\$122.27	55.0000	55	55	\$6,724.58	\$6,724.58
Repair internal leaks drinking fountain	4	2.00 Ea.	\$90.16	\$112.76	13.7500	13	13	\$1,465.82	\$1,465.82
Correct water pressure drinking fountain	2	2.00 Ea.	\$83.64	\$104.60	27.5000	27	27	\$2,824.33	\$2,824.33
Replace refrigerant drinking fountain	2	2.00 Ea.	\$65.37	\$76.54	27.5000	27	27	\$2,066.54	\$2,066.54
Repair drain leak drinking fountain	4	2.00 Ea.	\$67.83	\$81.07	13.7500	13	11	\$1,053.90	\$891.76
Replace fountain drinking fountain	10	2.00 Ea.	\$2,562.31	\$3,029.12	5.5000	5	5	\$15,145.59	\$15,145.59
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$294.38	\$368.15	7.8571	7	7	\$2,577.08	\$2,577.08
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.7500	2	2	\$119.55	\$119.55
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
Repair fan coil unit, 1 ton	10	1.00 Ea.	\$385.03	\$463.10	5.5000	5	4	\$2,315.48	\$1,852.38
Replace fan coil unit, 1 ton	15	1.00 Ea.	\$1,220.61	\$1,426.76	3.6667	3	3	\$4,280.29	\$4,280.29
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$98.13	\$115.73	11.0000	11	8	\$1,273.04	\$925.85
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,822.30	\$4,402.23	3.6667	3	3	\$13,206.68	\$13,206.68
Repair single zone rooftop unit, 5 ton	10	1.00 Ea.	\$2,372.90	\$2,849.79	5.5000	5	5	\$14,248.95	\$14,248.95
Replace single zone rooftop unit, 5 ton	15	1.00 Ea.	\$8,500.58	\$10,094.10	3.6667	3	3	\$30,282.30	\$30,282.30
Repair furnace, gas, 100 MBH residential	10	1.00 Ea.	\$4,432.73	\$5,141.36	5.5000	5	5	\$25,706.80	\$25,706.80
Replace furnace, gas, 100 MBH residential	15	1.00 Ea.	\$1,567.47	\$1,852.17	3.6667	3	3	\$5,556.50	\$5,556.50
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	8.00 Ea.	\$684.18	\$841.52	2.7500	2	2	\$1,683.03	\$1,683.03
Maintenance and inspection lighting panel, indoor	3	1.27 Ea.	\$51.65	\$64.71	18.3333	18	18	\$1,164.76	\$1,164.76
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	10.00 Ea.	\$717.63	\$899.08	2.7500	2	2	\$1,798.16	\$1,798.16
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	10.00 Ea.	\$5,482.89	\$6,387.05	1.1000	1	1	\$6,387.05	\$6,387.05
Replace fluorescent light fixture ballast, 80 W	10	25.42 Ea.	\$3,168.48	\$3,843.73	5.5000	5	5	\$19,218.64	\$19,218.64

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	25.42 Ea.	\$640.82	\$802.59	5.5000	5	5	\$4,012.93	\$4,012.93
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	3.00 Ea.	\$263.09	\$323.49	5.5000	5	4	\$1,617.45	\$1,293.96
Replace manual pull station	15	3.00 Ea.	\$610.40	\$734.82	3.6667	3	3	\$2,204.47	\$2,204.47
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
Replace fire alarm bell, 6"	20	1.00 Ea.	\$194.96	\$235.28	2.7500	2	2	\$470.55	\$470.55
Replace lamp emergency lighting fixture	2	6.00 Ea.	\$328.14	\$395.25	27.5000	27	27	\$10,671.86	\$10,671.86
Replace emergency lighting fixture	20	6.00 Ea.	\$3,614.21	\$4,258.57	2.7500	2	2	\$8,517.14	\$8,517.14
Maintenance and repair exit light	20	6.00 Ea.	\$223.21	\$276.02	2.7500	2	2	\$552.04	\$552.04
Replace lamp exit light	5	6.00 Ea.	\$101.08	\$119.78	11.0000	11	11	\$1,317.59	\$1,317.59
Replace lighting fixture exit light	20	6.00 Ea.	\$1,146.21	\$1,378.56	2.7500	2	2	\$2,757.13	\$2,757.13
			\$85,579.13	\$101,563.98				MR Subtotal	\$351,543.82
								MR Per Year	\$6,391.71
								PM Total	\$3,188.42
								Subtotal	\$9,580.13
								Total Per Unit	\$3.43

FAC 7347 BANK AND CREDIT UNION

SUC \$3.43

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 2794.4030000000002

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
Urinals, annualized	1.00	0.23	\$6.32	\$11.45	\$0.00	\$17.77	\$21.84	\$26.22
Toilet (tank type), annualized	3.00	1.16	\$22.90	\$58.15	\$0.00	\$81.05	\$100.78	\$121.66
Lavatories, annualized	2.00	0.70	\$11.93	\$41.41	\$0.00	\$53.34	\$66.95	\$81.16
Fan coil unit, annualized	1.00	3.34	\$113.23	\$168.27	\$0.00	\$281.50	\$343.31	\$410.77
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
Light, emergency, hardwired system, annualized	6.00	1.50	\$46.39	\$88.58	\$0.00	\$134.97	\$166.19	\$199.72
Forced air heater, oil or gas fired, up to 120 MBH, annualized	1.00	5.63	\$51.06	\$339.19	\$0.00	\$390.24	\$497.10	\$606.52
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
						\$2,110.79	\$2,636.12	\$3,188.42

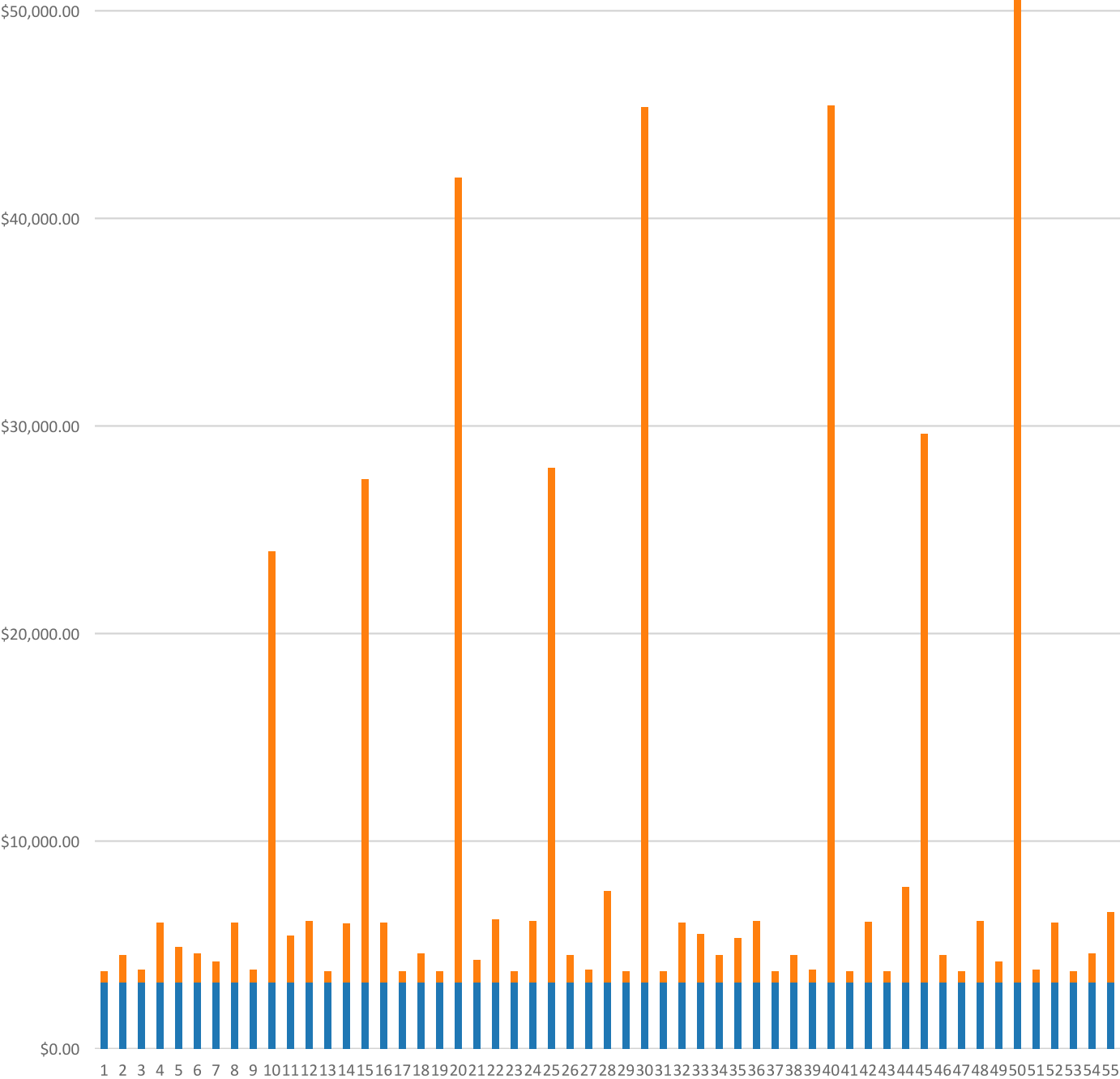


# FAC 7347 BANK AND CREDIT UNION

## Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure		
Steel, Painted		1.0 Ea.
Steel, Painted, w/ wire glass		1.0 Ea.
B30 Roofing		
Modified Bituminous / Thermoplastic	27.95673760800364	Sq.
C10 Interior Construction		
Concrete Block, Painted		7.3 C.S.F.
Steel Painted Interior Doors		1.0 Ea.
Solid Core Interior Doors		5.0 Ea.
D20 Plumbing		
Drinking Fountain		2.0 Ea.
Drain: Roof, Scupper, Area		1.0 Ea.
D30 HVAC		
Fan Coil, 1 ton		1.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.		1.0 Ea.
Single Zone Air Conditioner, 5 ton		1.0 Ea.
Residential Gas Furnace, 100 MBH		1.0 Ea.
D40 Fire Protection		
Backflow Preventer		1.0 Ea.
Sprinkler System, Fire Supression, sprinkler head		8.0 Ea.
D50 Electrical		
Load Center, 100 A, maintenance & inspection	1.2707608003638018	Ea.
Circuit Breaker, molded case, 480 V, 1 pole		10.0 Ea.
Smoke Detector		5.0 Ea.
Manual Pull Station		3.0 Ea.
Fire Alarm Control Panel		1.0 Ea.
Fire Alarm Bell		1.0 Ea.
Emergency Lighting Fixture		6.0 Ea.
Exit Light		6.0 Ea.

FAC 7347 BANK AND CREDIT UNION  
Sustainment by Year  
CostWorks Release 2021 Qtr 3



PM Cost  
MR Cost