

**FAC 1711 GENERAL PURPOSE INSTRUCTION BUILDING**

FY22 SUC:	\$5.57 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

**FAC 1711 GENERAL PURPOSE INSTRUCTION BUILDING**

SUC \$5.57

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.

 Release 2021 Qtr 3  
 Zip Code Prefix 222  
 Type MR

 UM SF  
 Design Life 50  
 Average Size 12214.0

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace smoke detector	15	13.00 Ea.	\$3,695.09	\$4,413.00	3.3333	3	3	\$13,239.01	\$13,239.01
Check and repair manual pull station	10	4.00 Ea.	\$350.79	\$431.32	5.0000	5	4	\$2,156.61	\$1,725.28
Replace manual pull station	15	4.00 Ea.	\$813.87	\$979.76	3.3333	3	3	\$2,939.29	\$2,939.29
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.71	\$182.27	10.0000	10	10	\$1,822.75	\$1,822.75
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.71	\$182.27	10.0000	10	10	\$1,822.75	\$1,822.75
Replace fire alarm bell, 6"	20	3.00 Ea.	\$584.89	\$705.83	2.5000	2	2	\$1,411.65	\$1,411.65
Maintenance and repair building structure ground	7	1.00 M.L.F.	\$87.89	\$109.79	7.1429	7	7	\$768.51	\$768.51
Replace building structure ground	50	1.00 M.L.F.	\$4,337.42	\$5,318.61	1.0000	1	1	\$5,318.61	\$5,318.61
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$96.72	\$119.83	50.0000	50	50	\$5,991.33	\$5,991.33
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$11,009.12	\$13,095.99	2.0000	2	2	\$26,191.98	\$26,191.98
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$351.56	\$439.15	50.0000	50	48	\$21,957.43	\$21,079.13
Replace lightning ground rod	25	4.00 Ea.	\$904.36	\$1,121.16	2.0000	2	2	\$2,242.32	\$2,242.32
Maintenance and repair computer ground system	4	1.00 Ea.	\$21.59	\$27.05	12.5000	12	12	\$324.62	\$324.62
Replace lamp emergency lighting fixture	2	5.00 Ea.	\$273.45	\$329.38	25.0000	25	25	\$8,234.46	\$8,234.46
Replace emergency lighting fixture	20	5.00 Ea.	\$3,011.84	\$3,548.81	2.5000	2	2	\$7,097.61	\$7,097.61
Maintenance and repair exit light	20	5.00 Ea.	\$186.01	\$230.02	2.5000	2	2	\$460.03	\$460.03
Replace lamp exit light	5	5.00 Ea.	\$84.23	\$99.82	10.0000	10	10	\$998.17	\$998.17
Replace lighting fixture exit light	20	5.00 Ea.	\$955.17	\$1,148.80	2.5000	2	2	\$2,297.61	\$2,297.61
Maintenance and repair voice/data outlet	10	48.00 Ea.	\$2,462.07	\$3,074.79	5.0000	5	5	\$15,373.95	\$15,373.95
Automotive equipment, compressor, electric, 5 HP, remove and replace motor	10	1.00 Ea.	\$1,107.89	\$1,269.82	5.0000	5	5	\$6,349.08	\$6,349.08
Repair 8" concrete block wall - (2% of walls) painted	25	14.10 C.S.F.	\$15,364.12	\$18,447.81	2.0000	2	2	\$36,895.62	\$36,895.62
Refinish concrete block wall painted	4	14.10 C.S.F.	\$1,422.95	\$1,732.72	12.5000	12	12	\$20,792.68	\$20,792.68
Repair solid core wood door, interior	11	23.00 Ea.	\$6,749.40	\$7,855.97	4.5455	4	4	\$31,423.89	\$31,423.89
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	23.00 Ea.	\$997.39	\$1,224.74	12.5000	12	11	\$14,696.91	\$13,472.17
Replace 3'-0" x 7'-0" solid core wood door, interior	40	23.00 Ea.	\$11,256.83	\$13,013.63	1.2500	1	1	\$13,013.63	\$13,013.63
Repair concrete steps	15	25.00 S.F.	\$571.25	\$661.27	3.3333	3	3	\$1,983.80	\$1,983.80
Repair fabric wall finish fabric interior	9	105.00 S.Y.	\$3,189.50	\$3,825.16	5.5556	5	5	\$19,125.79	\$19,125.79
Replace fabric wall finish fabric interior	50	105.00 S.Y.	\$15,435.25	\$19,052.98	1.0000	1	1	\$19,052.98	\$19,052.98
Repair 5/8" drywall - (2% of walls)	20	452.00 S.F.	\$757.25	\$921.40	2.5000	2	2	\$1,842.79	\$1,842.79
Refinish drywall	4	12,400.00 S.F.	\$7,700.17	\$9,472.49	12.5000	12	12	\$113,669.83	\$113,669.83

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Office painting, 10' x 15', 10' high walls	5	8.00 Ea.	\$2,009.61	\$2,465.00	10.0000	10	10	\$24,650.03	\$24,650.03
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.37 C.S.F.	\$300.46	\$362.07	5.0000	5	5	\$1,810.35	\$1,810.35
Refinish concrete floor finished	25	5.60 C.S.F.	\$2,362.23	\$2,837.41	2.0000	2	2	\$5,674.82	\$5,674.82
Replace vinyl tile flooring	18	864.00 S.Y.	\$42,684.60	\$52,418.92	2.7778	2	2	\$104,837.83	\$104,837.83
Ceramic tile floor repairs - (2% of floors)	15	0.47 C.S.F.	\$297.42	\$370.83	3.3333	3	3	\$1,112.50	\$1,112.50
Replace 2" x 2" thin set ceramic tile floor	50	23.50 C.S.F.	\$28,755.61	\$34,711.69	1.0000	1	1	\$34,711.69	\$34,711.69
Replace carpet	8	220.00 S.Y.	\$12,103.60	\$13,978.12	6.2500	6	6	\$83,868.71	\$83,868.71
Repair gypsum board ceiling - (2% of ceilings)	20	0.08 C.S.F.	\$27.89	\$34.24	2.5000	2	2	\$68.47	\$68.47
Refinish gypsum board ceiling, up to 12' high	20	3.85 C.S.F.	\$497.01	\$614.40	2.5000	2	1	\$1,228.79	\$614.40
Replace gypsum board ceiling, up to 12' high	40	3.85 C.S.F.	\$1,429.50	\$1,755.42	1.2500	1	1	\$1,755.42	\$1,755.42
Acoustic tile repairs - (2% of ceilings)	9	1.29 C.S.F.	\$1,168.21	\$1,357.68	5.5556	5	5	\$6,788.42	\$6,788.42
Refinish acoustic tile ceiling and grid (unoccupied area)	5	0.01 C.S.F.	\$0.08	\$0.10	10.0000	10	10	\$0.99	\$0.99
Replace acoustic tile ceiling, fire-rated	20	64.35 C.S.F.	\$33,734.11	\$39,760.97	2.5000	2	2	\$79,521.94	\$79,521.94
Replace flush valve diaphragm tankless water closet	10	12.00 Ea.	\$314.64	\$390.43	5.0000	5	5	\$1,952.15	\$1,952.15
Rebuild flush valve tankless water closet	20	12.00 Ea.	\$2,165.21	\$2,609.49	2.5000	2	2	\$5,218.97	\$5,218.97
Unplug clogged line tankless water closet	5	12.00 Ea.	\$2,620.74	\$3,277.52	10.0000	10	10	\$32,775.22	\$32,775.22
Replace tankless water closet	35	12.00 Ea.	\$15,434.65	\$17,861.94	1.4286	1	1	\$17,861.94	\$17,861.94
Replace tankless flush valve	25	12.00 Ea.	\$3,026.58	\$3,553.33	2.0000	2	2	\$7,106.65	\$7,106.65
Replace wax ring gasket for tankless water closet	5	12.00 Ea.	\$1,698.23	\$2,121.92	10.0000	10	10	\$21,219.17	\$21,219.17
Replace flush valve diaphragm for a urinal	7	6.00 Ea.	\$157.32	\$195.22	7.1429	7	7	\$1,366.51	\$1,366.51
Rebuild flush valve for a urinal	20	6.00 Ea.	\$1,082.60	\$1,304.74	2.5000	2	2	\$2,609.49	\$2,609.49
Unplug line urinal	5	6.00 Ea.	\$870.43	\$1,088.57	10.0000	10	10	\$10,885.68	\$10,885.68
Replace wall-hung urinal	35	6.00 Ea.	\$5,813.18	\$7,014.64	1.4286	1	1	\$7,014.64	\$7,014.64
Replace washer in spud connection lavatory, vitreous china	7	10.00 Ea.	\$164.63	\$200.80	7.1429	7	7	\$1,405.60	\$1,405.60
Replace washer in faucet lavatory, vitreous china	2	10.00 Ea.	\$128.85	\$160.52	25.0000	25	25	\$4,012.96	\$4,012.96
Replace faucets lavatory, vitreous china	10	10.00 Ea.	\$1,817.26	\$2,187.55	5.0000	5	5	\$10,937.77	\$10,937.77
Clean out strainer and P trap lavatory, vitreous china	2	10.00 Ea.	\$348.69	\$436.08	25.0000	25	25	\$10,901.98	\$10,901.98
Replace lavatory, vitreous china	35	10.00 Ea.	\$6,725.75	\$8,082.21	1.4286	1	1	\$8,082.21	\$8,082.21
Replace faucet washer sink, service/utility	2	2.00 Ea.	\$25.55	\$31.83	25.0000	25	25	\$795.80	\$795.80
Clean trap	3	2.00 Ea.	\$17.14	\$21.44	16.6667	16	16	\$342.99	\$342.99
Replace faucets sink, service/utility	10	2.00 Ea.	\$363.45	\$437.51	5.0000	5	5	\$2,187.55	\$2,187.55
Unstop sink	2	2.00 Ea.	\$83.64	\$104.60	25.0000	25	25	\$2,615.12	\$2,615.12
Replace sink, P.E.C.I. service/utility	35	2.00 Ea.	\$3,134.50	\$3,665.92	1.4286	1	1	\$3,665.92	\$3,665.92

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Check / minor repairs drinking fountain	1	2.00 Ea.	\$97.76	\$122.27	50.0000	50	50	\$6,113.26	\$6,113.26
Repair internal leaks drinking fountain	4	2.00 Ea.	\$90.16	\$112.76	12.5000	12	12	\$1,353.07	\$1,353.07
Correct water pressure drinking fountain	2	2.00 Ea.	\$83.64	\$104.60	25.0000	25	25	\$2,615.12	\$2,615.12
Replace refrigerant drinking fountain	2	2.00 Ea.	\$65.37	\$76.54	25.0000	25	25	\$1,913.46	\$1,913.46
Repair drain leak drinking fountain	4	2.00 Ea.	\$67.83	\$81.07	12.5000	12	10	\$972.83	\$810.69
Replace fountain drinking fountain	10	2.00 Ea.	\$2,562.31	\$3,029.12	5.0000	5	5	\$15,145.59	\$15,145.59
Resolder joint pipe & fittings, copper	10	1.00 Ea.	\$44.59	\$55.28	5.0000	5	5	\$276.40	\$276.40
Drain and flush water heater, electric, 120 gallon	7	2.00 Ea.	\$588.76	\$736.31	7.1429	7	7	\$5,154.16	\$5,154.16
Check operation water heater, electric, 120 gallon	3	2.00 Ea.	\$5.17	\$6.47	16.6667	16	16	\$103.46	\$103.46
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$14,632.58	\$16,736.89	3.3333	3	3	\$50,210.67	\$50,210.67
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.03	\$10.04	100.0000	100	100	\$1,003.93	\$1,003.93
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,100.58	\$1,290.00	5.0000	5	5	\$6,449.98	\$6,449.98
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	5.0000	5	5	\$288.68	\$288.68
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.5000	2	2	\$119.55	\$119.55
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$151.29	\$188.00	5.0000	5	5	\$940.00	\$940.00
Replace pipe, 4" pipe and fittings, PVC	30	320.00 L.F.	\$26,108.47	\$32,122.94	1.6667	1	1	\$32,122.94	\$32,122.94
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$147.95	\$185.03	50.0000	50	50	\$9,251.40	\$9,251.40
Replace drain: roof, scupper, area	40	4.00 Ea.	\$3,147.73	\$3,649.44	1.2500	1	1	\$3,649.44	\$3,649.44
Repair boiler, gas, 250 MBH	7	2.00 Ea.	\$4,062.11	\$4,780.90	7.1429	7	7	\$33,466.31	\$33,466.31
Replace boiler, gas, 250 MBH	30	2.00 Ea.	\$18,796.09	\$22,420.25	1.6667	1	1	\$22,420.25	\$22,420.25
Repair cooling tower, 50 ton	10	1.00 Ea.	\$1,244.67	\$1,481.97	5.0000	5	4	\$7,409.84	\$5,927.87
Replace cooling tower, 50 ton	15	1.00 Ea.	\$16,033.09	\$18,465.51	3.3333	3	3	\$55,396.53	\$55,396.53
Repair water cooled chiller, 50 ton, reciprocating	10	1.00 Ea.	\$45,520.89	\$52,632.05	5.0000	5	5	\$263,160.26	\$263,160.26
Replace chiller, water cooled 50 ton, reciprocating	20	1.00 Ea.	\$52,675.18	\$61,378.40	2.5000	2	2	\$122,756.80	\$122,756.80
Repair fan coil unit, 20 ton	10	2.00 Ea.	\$2,559.61	\$2,974.92	5.0000	5	4	\$14,874.58	\$11,899.66
Replace fan coil unit, 20 ton	15	2.00 Ea.	\$17,068.96	\$20,057.01	3.3333	3	3	\$60,171.03	\$60,171.03
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$98.13	\$115.73	10.0000	10	7	\$1,157.31	\$810.12
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,822.30	\$4,402.23	3.3333	3	3	\$13,206.68	\$13,206.68
Repair terminal reheat, 36" x 36" coil	10	6.00 Ea.	\$977.65	\$1,222.65	5.0000	5	5	\$6,113.26	\$6,113.26
Replace terminal reheat, 36" x 36" coil	15	6.00 Ea.	\$20,654.80	\$24,001.52	3.3333	3	3	\$72,004.56	\$72,004.56
Repair central station A.H.U., 1300 CFM	10	1.00 Ea.	\$498.49	\$594.57	5.0000	5	4	\$2,972.86	\$2,378.29
Replace central station A.H.U., 1300 CFM	15	1.00 Ea.	\$9,533.60	\$11,033.44	3.3333	3	3	\$33,100.31	\$33,100.31

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$664.67	\$779.78	5.0000	5	5	\$3,898.92	\$3,898.92
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	50.0000	50	50	\$2,146.43	\$2,146.43
Replace sprinkler head	20	120.00 Ea.	\$10,262.74	\$12,622.74	2.5000	2	2	\$25,245.48	\$25,245.48
Replace fire pump / electric motor assembly 100 H.P.	25	1.00 Ea.	\$44,139.08	\$50,910.34	2.0000	2	2	\$101,820.68	\$101,820.68
Repair switchgear, - (5% of total C.B.), indoor, less than 600 V	10	2.00 Ea.	\$1,078.11	\$1,254.27	5.0000	5	5	\$6,271.36	\$6,271.36
Repair switchboard meter	10	2.00 Ea.	\$3,137.79	\$3,660.37	5.0000	5	5	\$18,301.83	\$18,301.83
Repair concrete stairs	30	700.00 S.F.	\$23,103.04	\$26,715.97	1.6667	1	1	\$26,715.97	\$26,715.97
Repair 8" concrete block wall, 1st floor	25	1,850.00 S.F.	\$44,797.41	\$54,802.97	2.0000	2	2	\$109,605.95	\$109,605.95
Waterproof concrete block wall, 1st floor	10	28.50 C.S.F.	\$6,469.57	\$7,695.24	5.0000	5	5	\$38,476.19	\$38,476.19
Repair clay brick wall, 1st floor	25	950.00 S.F.	\$40,827.78	\$50,107.24	2.0000	2	2	\$100,214.49	\$100,214.49
Replace glass - 1st floor. (1% of glass) - alum. window	1	1.92 S.F.	\$23.15	\$27.21	50.0000	50	50	\$1,360.47	\$1,360.47
Repair 3' x 4' aluminum window - 1st floor	20	88.00 Ea.	\$23,046.97	\$27,130.52	2.5000	2	2	\$54,261.05	\$54,261.05
Replace 3' x 4' aluminum window - 1st floor	50	88.00 Ea.	\$71,701.31	\$83,575.73	1.0000	1	1	\$83,575.73	\$83,575.73
Repair aluminum storefront door	12	2.00 Ea.	\$926.84	\$1,109.03	4.1667	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	1.0000	1	1	\$4,838.20	\$4,838.20
Replace insulating glass - (3% of glass) aluminum storefront door	1	0.72 S.F.	\$37.36	\$43.70	50.0000	50	50	\$2,185.16	\$2,185.16
Repair steel, painted, door	14	6.00 Ea.	\$3,750.45	\$4,464.03	3.5714	3	3	\$13,392.10	\$13,392.10
Refinish 3'-0" x 7'-0" steel, painted, door	4	6.00 Ea.	\$248.40	\$305.20	12.5000	12	12	\$3,662.37	\$3,662.37
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,115.19	\$2,459.19	1.1111	1	1	\$2,459.19	\$2,459.19
Replace tempered glass - (3% of glass) steel painted door	1	1.08 S.F.	\$24.41	\$29.16	50.0000	50	50	\$1,458.05	\$1,458.05
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	3.00 Ea.	\$3,493.09	\$4,077.33	1.1111	1	1	\$4,077.33	\$4,077.33
Debris removal, by hand and visual inspection, metal panel roofing	1	5.50 M.S.F.	\$125.31	\$152.84	50.0000	50	50	\$7,642.18	\$7,642.18
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	182.00 S.F.	\$635.74	\$762.76	10.0000	10	10	\$7,627.55	\$7,627.55
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	5.00 S.F.	\$91.50	\$110.86	50.0000	50	50	\$5,543.12	\$5,543.12
Minor metal roof panel replacement, 2.5% of roof area	20	227.00 S.F.	\$2,594.07	\$3,080.86	2.5000	2	2	\$6,161.72	\$6,161.72
Total metal roof panel replacement	30	122.00 Sq.	\$103,107.89	\$122,123.98	1.6667	1	1	\$122,123.98	\$122,123.98
Maintenance and repair motor starter, up to 600 V	5	4.00 Ea.	\$1,118.56	\$1,350.39	10.0000	10	10	\$13,503.92	\$13,503.92
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$81.29	\$101.84	16.6667	16	16	\$1,629.49	\$1,629.49
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	8.00 Ea.	\$574.10	\$719.27	2.5000	2	2	\$1,438.53	\$1,438.53
Maintenance and inspection circuit breaker, molded case, 480 V, 1 pole	0.5	8.00 Ea.	\$259.11	\$324.62	100.0000	100	100	\$32,462.44	\$32,462.44

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Repair failed breaker, enclosed, 600 V, 3 pole	4	4.00 Ea.	\$2,948.99	\$3,430.43	12.5000	12	12	\$41,165.22	\$41,165.22	
Maintenance and inspection circuit breaker, enclosed, 600 V, 3 pole	0.33	3.00 Ea.	\$97.17	\$121.73	151.5152	151	151	\$18,381.86	\$18,381.86	
Replace circuit breaker enclosed, 600 V, 3 pole circuit breaker	50	1.00 Ea.	\$1,276.28	\$1,493.30	1.0000	1	1	\$1,493.30	\$1,493.30	
Maintenance and repair receptacles and plugs	20	164.00 Ea.	\$6,927.92	\$8,649.13	2.5000	2	2	\$17,298.26	\$17,298.26	
Replace receptacle/plug receptacles and plugs	20	164.00 Ea.	\$11,800.71	\$14,546.25	2.5000	2	2	\$29,092.50	\$29,092.50	
Maintenance and repair wiring devices, switches	10	53.00 Ea.	\$2,238.90	\$2,795.15	5.0000	5	5	\$13,975.73	\$13,975.73	
Replace wiring devices, switches	15	53.00 Ea.	\$3,465.02	\$4,304.76	3.3333	3	3	\$12,914.28	\$12,914.28	
Minor repairs to light dimming panel	5	1.00 Ea.	\$205.84	\$246.07	10.0000	10	10	\$2,460.68	\$2,460.68	
Maintenance and inspection light dimming panel	1	1.00 Ea.	\$43.18	\$54.10	50.0000	50	50	\$2,705.20	\$2,705.20	
Replace light dimming panel	15	1.00 Ea.	\$1,613.49	\$1,925.69	3.3333	3	3	\$5,777.07	\$5,777.07	
Maintenance and repair incandescent lighting fixtures	10	26.00 Ea.	\$1,790.51	\$2,131.61	5.0000	5	3	\$10,658.05	\$6,394.83	
Replace incandescent lighting fixture lamp	5	26.00 Ea.	\$298.54	\$360.56	10.0000	10	10	\$3,605.60	\$3,605.60	
Replace incandescent lighting fixture	20	26.00 Ea.	\$3,651.95	\$4,413.92	2.5000	2	2	\$8,827.83	\$8,827.83	
Replace fluorescent light fixture ballast, 80 W	10	120.00 Ea.	\$14,960.21	\$18,148.47	5.0000	5	5	\$90,742.34	\$90,742.34	
Replace lamps (2 lamps), 4', 34 W energy saver	10	120.00 Ea.	\$3,025.68	\$3,789.47	5.0000	5	5	\$18,947.36	\$18,947.36	
Replace time control clock master clock	15	1.00 Ea.	\$303.15	\$359.86	3.3333	3	3	\$1,079.57	\$1,079.57	
Repair smoke detector	10	13.00 Ea.	\$733.04	\$906.28	5.0000	5	4	\$4,531.41	\$3,625.13	
Check operation smoke detector	1	13.00 Ea.	\$210.53	\$263.76	50.0000	50	50	\$13,187.87	\$13,187.87	
			\$956,134.56	\$1,135,953.29				MR Subtotal	\$2,833,879.61	
									MR Per Year	\$56,581.97
									PM Total	\$11,393.24
									Subtotal	\$67,975.21
									Total Per Unit	\$5.57

FAC 1711 GENERAL PURPOSE INSTRUCTION BUILDING

SUC \$5.57

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 50

Type PM

Average Size 12214.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	6.00	1.56	\$87.55	\$64.50	\$0.00	\$152.05	\$180.15	\$212.63
Fire doors, swinging, annualized	6.00	2.35	\$85.93	\$87.34	\$0.00	\$173.27	\$208.07	\$247.16
Urinals, annualized	6.00	1.37	\$37.91	\$68.72	\$0.00	\$106.63	\$131.04	\$157.34
Toilet (tank type), annualized	12.00	4.66	\$91.60	\$232.58	\$0.00	\$324.18	\$403.12	\$486.63
Lavatories, annualized	10.00	3.48	\$59.65	\$207.04	\$0.00	\$266.68	\$334.76	\$405.82
Drink fountain, annualized	2.00	1.24	\$41.45	\$62.55	\$0.00	\$104.00	\$126.91	\$151.90
Water heater, gas, to 120 gal., annualized	2.00	3.44	\$117.28	\$173.56	\$0.00	\$290.83	\$354.63	\$424.29
Water cooling tower, up to 50 tons, annualized	1.00	4.55	\$26.29	\$273.11	\$0.00	\$299.40	\$383.96	\$469.83
Chiller, recip., water cooled, up to 50 tons, annualized	1.00	7.94	\$27.30	\$480.14	\$0.00	\$507.44	\$654.22	\$802.35
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$224.44	\$103.96	\$0.00	\$328.40	\$382.03	\$446.89
Fan coil unit, annualized	6.00	20.03	\$679.39	\$1,009.63	\$0.00	\$1,689.02	\$2,059.84	\$2,464.64
VAV Boxes, annualized	6.00	5.60	\$57.63	\$338.30	\$0.00	\$395.93	\$503.18	\$613.32
Backflow prevention device, up to 4", annualized	1.00	0.33	\$13.40	\$19.82	\$0.00	\$33.22	\$40.50	\$48.46
Central clock systems, annualized	1.00	1.32	\$12.11	\$78.22	\$0.00	\$90.33	\$115.01	\$140.29
Fire alarm annunciator system, annualized	1.00	11.05	\$179.39	\$652.68	\$0.00	\$832.07	\$1,045.82	\$1,268.53
Light, emergency, hardwired system, annualized	5.00	1.25	\$38.66	\$73.81	\$0.00	\$112.48	\$138.49	\$166.43
Boiler, hot water, oil, gas, or comb. fired, 120 to 500 MBH, annually	2.00	9.06	\$135.47	\$546.22	\$0.00	\$681.69	\$859.11	\$1,043.29
Extinguishing system, wet pipe, annualized	1.00	11.34	\$68.24	\$678.37	\$0.00	\$746.61	\$956.95	\$1,170.70
Controls, central system, electro/pneumatic, annualized	1.00	1.92	\$70.77	\$115.41	\$0.00	\$186.18	\$227.88	\$273.12
Backflow prevention device, up to 4", annually	1.00	0.33	\$13.40	\$19.82	\$0.00	\$33.22	\$40.50	\$48.46
Transformer, dry type 500 KVA and over, annualized	2.00	1.54	\$30.31	\$101.53	\$0.00	\$131.84	\$165.33	\$200.33
Panelboard, 225 A and above, annually	2.00	0.88	\$46.39	\$58.02	\$0.00	\$104.41	\$126.46	\$150.82
						\$7,589.90	\$9,437.95	\$11,393.24





# FAC 1711 GENERAL PURPOSE INSTRUCTION BUILDING

## Modeled Component List CostWorks Release 2021 Qtr 3

### D50 Electrical

Smoke Detector	13.0 Ea.
Manual Pull Station	4.0 Ea.
Fire Alarm Bell	3.0 Ea.
Building Structure Ground	1.0 M.L.F.
Lightning Protection System	1.0 M.L.F.
Lightning Ground Rod	4.0 Ea.
Emergency Lighting Fixture	5.0 Ea.
Exit Light	5.0 Ea.
Load Center, 100 A, maintenance & inspection	2.0 Ea.
Circuit Breaker, enclosed, 600 V, 3 pole	1.0 Ea.
Light Dimming Panel	1.0 Ea.
Incandescent Lighting Fixtures	26.0 Ea.
Master Clock Control	1.0 Ea.

### E10 Equipment

Electric Compressor	1.0 Ea.
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### C10 Interior Construction

Concrete Block, Painted	14.1 C.S.F.
Solid Core Interior Doors	23.0 Ea.
Fire Doors, Swinging, annualized	6.0 Each

### C30 Interior Finishes

Fabric Interior Wall Finish	105.0 S.Y.
Concrete, Finished	5.6 C.S.F.
Vinyl	864.0 S.Y.
Carpet	220.0 S.Y.
Gypsum Wall Board	3.85 C.S.F.
Acoustic Tile, fire-rated	64.35 C.S.F.

### D20 Plumbing

Tankless Water Closet	12.0 Ea.
Urinal	6.0 Ea.
Lavatory, Vitreous China	10.0 Ea.
Service/Utility Sink	2.0 Ea.
Drinking Fountain	2.0 Ea.
Water Heater, Electric, 120 Gallon	1.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.
Drain: Roof, Scupper, Area	4.0 Ea.

### D30 HVAC

Boiler, Gas, 250 MBH	2.0 Ea.
Cooling Tower, 50 ton	1.0 Ea.
Chiller, Water Cooled, Reciprocating, 50 ton	1.0 Ea.
Fan Coil, 20 ton	2.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.	1.0 Ea.
Terminal Reheat Coil, 36" x 36"	6.0 Ea.
Central Station Air Conditioning Air Handling Unit, 1300 CFM	1.0 Ea.
VAV Box	6.0 Each

### D40 Fire Protection

Backflow Preventer	1.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head	120.0 Ea.
Fire Pump Electric Motor	1.0 Ea.

### B20 Exterior Enclosure

Aluminum Window, Operating, 1st floor	88.0 Ea.
Glazed Aluminum	2.0 Ea.

Steel, Painted

3.0 Ea.

Steel, Painted, w/ wire glass

3.0 Ea.

B30 Roofing

Metal Steep Roofing

122.0 Sq.

FAC 1711 GENERAL PURPOSE INSTRUCTION BUILDING  
Sustainment by Year  
CostWorks Release 2021 Qtr 3

