

FAC 7311 FIRE STATION FACILITY

FY22 SUC:	\$6.23 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 7311 FIRE STATION FACILITY

SUC \$6.23

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 45
 Average Size 7965.0

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair 8" concrete block wall, 1st floor	25	111.00 S.F.	\$2,687.84	\$3,288.18	1.8000	1	1	\$3,288.18	\$3,288.18
Repair clay brick wall, 1st floor	25	112.00 S.F.	\$4,813.38	\$5,907.38	1.8000	1	1	\$5,907.38	\$5,907.38
Point clay brick wall, 1st floor	25	8.93 C.S.F.	\$7,216.46	\$8,904.88	1.8000	1	1	\$8,904.88	\$8,904.88
Waterproof clay brick wall, 1st floor	10	8.93 C.S.F.	\$2,027.13	\$2,411.17	4.5000	4	4	\$9,644.70	\$9,644.70
Replace aluminum siding, 2nd floor	35	8.93 C.S.F.	\$6,393.36	\$7,743.12	1.2857	1	1	\$7,743.12	\$7,743.12
Refinish aluminum siding, 2nd floor	20	8.93 C.S.F.	\$2,507.33	\$3,102.83	2.2500	2	2	\$6,205.65	\$6,205.65
Replace glass - 2nd floor (1% of glass) - steel frame window	1	0.20 S.F.	\$21.24	\$26.21	45.0000	45	45	\$1,179.64	\$1,179.64
Repair 3'-9" x 5'-5" steel frame window - 2nd floor.	20	1.00 Ea.	\$344.89	\$408.27	2.2500	2	2	\$816.53	\$816.53
Refinish 3'-9" x 5'-5" steel frame window - 2nd floor.	5	2.00 Ea.	\$296.43	\$368.14	9.0000	9	9	\$3,313.24	\$3,313.24
Replace 3'-9" x 5'-5" steel frame window - 2nd floor.	45	2.00 Ea.	\$3,406.88	\$3,931.24	1.0000	1	1	\$3,931.24	\$3,931.24
Replace glass - 1st floor. (1% of glass) - alum. window	1	0.60 S.F.	\$7.23	\$8.50	45.0000	45	45	\$382.63	\$382.63
Repair 3' x 4' aluminum window - 1st floor	20	0.50 Ea.	\$130.95	\$154.15	2.2500	2	2	\$308.30	\$308.30
Replace glass - 2nd floor. (1% of glass) - alum. window	1	1.20 S.F.	\$20.13	\$24.03	45.0000	45	45	\$1,081.54	\$1,081.54
Repair 3' x 4' aluminum window - 2nd floor	20	1.00 Ea.	\$308.48	\$366.15	2.2500	2	2	\$732.30	\$732.30
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	1.00 S.F.	\$12.06	\$14.17	45.0000	45	45	\$637.72	\$637.72
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	9.00 Ea.	\$1,302.63	\$1,553.48	2.2500	2	2	\$3,106.96	\$3,106.96
Replace glass - 2nd floor (1% of glass) - alum. window fixed	1	1.00 S.F.	\$106.19	\$131.07	45.0000	45	45	\$5,898.18	\$5,898.18
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	9.00 Ea.	\$1,721.87	\$2,074.10	2.2500	2	2	\$4,148.21	\$4,148.21
Repair steel, painted, door	14	1.00 Ea.	\$625.07	\$744.01	3.2143	3	3	\$2,232.02	\$2,232.02
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
Replace tempered glass - (3% of glass) steel painted door	1	1.26 S.F.	\$28.47	\$34.02	45.0000	45	45	\$1,530.95	\$1,530.95
Replace wire glass - (3% of glass) steel unpainted door	1	0.63 S.F.	\$28.15	\$32.74	45.0000	45	45	\$1,473.48	\$1,473.48
Repair steel, with safety glass, unpainted. door	14	1.00 Ea.	\$581.61	\$693.68	3.2143	3	3	\$2,081.04	\$2,081.04
Replace 3'-0" x 7'-0" steel, with safety glass, unpainted door	45	1.00 Ea.	\$1,358.60	\$1,580.94	1.0000	1	1	\$1,580.94	\$1,580.94
Refinish 12' x 24' steel double roll-up door	5	6.00 Ea.	\$2,447.15	\$2,997.46	9.0000	9	9	\$26,977.13	\$26,977.13
Replace 12' x 24' steel double roll-up door	35	6.00 Ea.	\$32,442.99	\$38,506.41	1.2857	1	1	\$38,506.41	\$38,506.41

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Debris removal, by hand and visual inspection, metal panel roofing	1	4.00 M.S.F.	\$91.14	\$111.16	45.0000	45	45	\$5,002.16	\$5,002.16
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	72.50 S.F.	\$253.25	\$303.84	9.0000	9	9	\$2,734.60	\$2,734.60
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	3.58 S.F.	\$65.51	\$79.38	45.0000	45	45	\$3,571.99	\$3,571.99
Minor metal roof panel replacement, 2.5% of roof area	20	90.30 S.F.	\$1,031.91	\$1,225.56	2.2500	2	2	\$2,451.12	\$2,451.12
Total metal roof panel replacement	30	82.60 Sq.	\$69,809.11	\$82,683.94	1.5000	1	1	\$82,683.94	\$82,683.94
Repair 8" concrete block wall - (2% of walls) painted	25	2.64 C.S.F.	\$2,876.69	\$3,454.06	1.8000	1	1	\$3,454.06	\$3,454.06
Replace insulating glass (3% of glass) fully glazed wooden doors	1	1.67 S.F.	\$94.50	\$109.86	45.0000	45	45	\$4,943.62	\$4,943.62
Repair fully glazed wood door	10	1.00 Ea.	\$293.45	\$341.56	4.5000	4	4	\$1,366.26	\$1,366.26
Refinish 3'-0" x 7'-0" fully glazed wood door	4	1.00 Ea.	\$70.36	\$87.19	11.2500	11	11	\$959.07	\$959.07
Replace 3'-0" x 7'-0" fully glazed wood door	40	1.00 Ea.	\$1,138.86	\$1,323.90	1.1250	1	1	\$1,323.90	\$1,323.90
Repair steel painted interior door	14	0.40 Ea.	\$117.38	\$136.63	3.2143	3	3	\$409.88	\$409.88
Refinish 3'-0" x 7'-0" steel painted interior door	4	4.00 Ea.	\$210.34	\$259.15	11.2500	11	11	\$2,850.60	\$2,850.60
Safety glass replacement, (3% of glass) steel painted interior door	1	2.52 S.F.	\$45.41	\$54.12	45.0000	45	45	\$2,435.51	\$2,435.51
Repair hollow core wood door, interior	7	1.00 Ea.	\$293.45	\$341.56	6.4286	6	6	\$2,049.38	\$2,049.38
Refinish 3'-0" x 7'-0" hollow core wood door, interior	4	8.00 Ea.	\$346.92	\$426.00	11.2500	11	11	\$4,685.97	\$4,685.97
Replace 3'-0" x 7'-0" hollow core wood door, interior	30	8.00 Ea.	\$2,415.90	\$2,847.15	1.5000	1	1	\$2,847.15	\$2,847.15
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	10.00 Ea.	\$433.65	\$532.50	11.2500	11	10	\$5,857.46	\$5,324.97
Replace 3'-0" x 7'-0" solid core wood door, interior	40	10.00 Ea.	\$4,894.27	\$5,658.10	1.1250	1	1	\$5,658.10	\$5,658.10
Repair concrete steps	15	4.90 S.F.	\$111.97	\$129.61	3.0000	3	3	\$388.82	\$388.82
Replace metal stair railing, interior	45	37.00 L.F.	\$1,589.36	\$1,860.35	1.0000	1	1	\$1,860.35	\$1,860.35
Repair 5/8" drywall - (2% of walls)	20	66.00 S.F.	\$110.57	\$134.54	2.2500	2	2	\$269.08	\$269.08
Refinish drywall	4	3,308.00 S.F.	\$2,054.21	\$2,527.01	11.2500	11	11	\$27,797.16	\$27,797.16
Refinish concrete floor finished	25	56.00 C.S.F.	\$23,622.33	\$28,374.09	1.8000	1	1	\$28,374.09	\$28,374.09
Replace vinyl tile flooring	18	110.00 S.Y.	\$5,434.38	\$6,673.70	2.5000	2	2	\$13,347.41	\$13,347.41
Ceramic tile floor repairs - (2% of floors)	15	0.16 C.S.F.	\$98.72	\$123.08	3.0000	3	3	\$369.25	\$369.25
Replace carpet	8	66.00 S.Y.	\$3,631.08	\$4,193.44	5.6250	5	5	\$20,967.18	\$20,967.18
Replace acoustic tile ceiling, fire-rated	20	23.40 C.S.F.	\$12,266.95	\$14,458.53	2.2500	2	2	\$28,917.07	\$28,917.07
Rebuild flush valve tankless water closet	20	6.00 Ea.	\$1,082.60	\$1,304.74	2.2500	2	2	\$2,609.49	\$2,609.49
Unplug clogged line tankless water closet	5	6.00 Ea.	\$1,310.37	\$1,638.76	9.0000	9	9	\$14,748.85	\$14,748.85
Replace tankless water closet	35	6.00 Ea.	\$7,717.33	\$8,930.97	1.2857	1	1	\$8,930.97	\$8,930.97
Replace tankless flush valve	25	6.00 Ea.	\$1,513.29	\$1,776.66	1.8000	1	1	\$1,776.66	\$1,776.66

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace wax ring gasket for tankless water closet	5	6.00 Ea.	\$849.12	\$1,060.96	9.0000	9	9	\$9,548.63	\$9,548.63
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$52.44	\$65.07	6.4286	6	6	\$390.43	\$390.43
Rebuild flush valve for a urinal	20	2.00 Ea.	\$360.87	\$434.91	2.2500	2	2	\$869.83	\$869.83
Unplug line urinal	5	2.00 Ea.	\$290.14	\$362.86	9.0000	9	9	\$3,265.70	\$3,265.70
Replace wall-hung urinal	35	2.00 Ea.	\$1,937.73	\$2,338.21	1.2857	1	1	\$2,338.21	\$2,338.21
Replace washer in spud connection lavatory, vitreous china	7	7.00 Ea.	\$115.24	\$140.56	6.4286	6	6	\$843.36	\$843.36
Replace washer in faucet lavatory, vitreous china	2	7.00 Ea.	\$90.19	\$112.36	22.5000	22	22	\$2,471.98	\$2,471.98
Replace faucets lavatory, vitreous china	10	7.00 Ea.	\$1,272.08	\$1,531.29	4.5000	4	4	\$6,125.15	\$6,125.15
Clean out strainer and P trap lavatory, vitreous china	2	7.00 Ea.	\$244.09	\$305.26	22.5000	22	22	\$6,715.62	\$6,715.62
Replace lavatory, vitreous china	35	7.00 Ea.	\$4,708.02	\$5,657.55	1.2857	1	1	\$5,657.55	\$5,657.55
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$25.55	\$31.83	22.5000	22	22	\$700.30	\$700.30
Clean trap sink, iron enamel	3	2.00 Ea.	\$17.14	\$21.44	15.0000	15	15	\$321.56	\$321.56
Replace faucets sink, iron enamel	10	2.00 Ea.	\$363.45	\$437.51	4.5000	4	4	\$1,750.04	\$1,750.04
Unstop sink, iron enamel	2	2.00 Ea.	\$83.64	\$104.60	22.5000	22	22	\$2,301.30	\$2,301.30
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$636.70	\$757.51	4.5000	4	4	\$3,030.04	\$3,030.04
Replace sink, P.E.C.I. sink, iron enamel laundry	35	1.00 Ea.	\$973.02	\$1,138.09	1.2857	1	1	\$1,138.09	\$1,138.09
Inspect / clean shower head fiberglass	3	6.00 Ea.	\$296.36	\$370.63	15.0000	15	15	\$5,559.40	\$5,559.40
Replace mixing valve barrel shower, fiberglass	2	6.00 Ea.	\$1,695.54	\$1,993.92	22.5000	22	22	\$43,866.16	\$43,866.16
Replace mixing valve shower, fiberglass	10	6.00 Ea.	\$1,655.29	\$2,013.33	4.5000	4	4	\$8,053.32	\$8,053.32
Replace shower and fittings, fiberglass	20	6.00 Ea.	\$5,799.83	\$6,936.96	2.2500	2	2	\$13,873.92	\$13,873.92
Check / minor repairs drinking fountain	1	1.00 Ea.	\$48.88	\$61.13	45.0000	45	45	\$2,750.97	\$2,750.97
Repair internal leaks drinking fountain	4	1.00 Ea.	\$45.08	\$56.38	11.2500	11	11	\$620.16	\$620.16
Correct water pressure drinking fountain	2	1.00 Ea.	\$41.82	\$52.30	22.5000	22	22	\$1,150.65	\$1,150.65
Replace refrigerant drinking fountain	2	1.00 Ea.	\$32.68	\$38.27	22.5000	22	22	\$841.92	\$841.92
Repair drain leak drinking fountain	4	1.00 Ea.	\$33.92	\$40.53	11.2500	11	9	\$445.88	\$364.81
Replace fountain drinking fountain	10	1.00 Ea.	\$1,281.16	\$1,514.56	4.5000	4	4	\$6,058.24	\$6,058.24
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$89.19	\$110.56	4.5000	4	4	\$442.24	\$442.24
Replace pipe and fittings, copper 3/4"	20	16.00 L.F.	\$416.86	\$502.12	2.2500	2	2	\$1,004.24	\$1,004.24
Replace pipe and fittings, copper 2"	25	8.00 L.F.	\$491.88	\$585.16	1.8000	1	1	\$585.16	\$585.16
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$133.73	\$165.15	3.0000	3	3	\$495.46	\$495.46
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

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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
Inspect/check pump/motor operation, lubricate circulation pump, bronze 1 HP	0.5	1.00 Ea.	\$8.03	\$10.04	90.0000	90	90	\$903.54	\$903.54
Replace pump / motor assembly circulation pump, bronze 1 HP	20	1.00 Ea.	\$5,768.48	\$6,613.79	2.2500	2	2	\$13,227.58	\$13,227.58
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	4.5000	4	4	\$230.95	\$230.95
Replace pipe & fittings, cast iron, 4"	40	8.00 L.F.	\$535.58	\$642.86	1.1250	1	1	\$642.86	\$642.86
Unclog floor drain, PVC	20	3.00 Ea.	\$143.39	\$179.32	2.2500	2	2	\$358.64	\$358.64
Replace floor drain with bucket	40	3.00 Ea.	\$6,482.14	\$7,439.60	1.1250	1	1	\$7,439.60	\$7,439.60
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$36.99	\$46.26	45.0000	45	45	\$2,081.56	\$2,081.56
Replace drain: roof, scupper, area	40	1.00 Ea.	\$786.93	\$912.36	1.1250	1	1	\$912.36	\$912.36
Check and adjust 25 H.P. compressor	1	1.00 Ea.	\$84.66	\$105.88	45.0000	45	45	\$4,764.67	\$4,764.67
Replace 25 H.P. compressor	25	1.00 Ea.	\$24,977.17	\$29,000.55	1.8000	1	1	\$29,000.55	\$29,000.55
Check operation compressed air systems	1	1.00 Ea.	\$23.90	\$29.89	45.0000	45	45	\$1,344.92	\$1,344.92
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
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$98.13	\$115.73	9.0000	9	6	\$1,041.58	\$694.39
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,822.30	\$4,402.23	3.0000	3	3	\$13,206.68	\$13,206.68
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
Repair single zone rooftop unit, 10 ton	10	1.00 Ea.	\$21,550.07	\$24,925.75	4.5000	4	4	\$99,702.99	\$99,702.99
Replace single zone rooftop unit, 10 ton	15	1.00 Ea.	\$16,240.73	\$19,103.80	3.0000	3	3	\$57,311.39	\$57,311.39
Repair central station A.H.U., 8000 CFM	10	1.00 Ea.	\$1,302.07	\$1,515.31	4.5000	4	3	\$6,061.23	\$4,545.92
Replace central station A.H.U., 8000 CFM	15	1.00 Ea.	\$36,431.80	\$42,017.17	3.0000	3	3	\$126,051.52	\$126,051.52
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	45.0000	45	45	\$1,931.79	\$1,931.79
Replace sprinkler head	20	50.00 Ea.	\$4,276.14	\$5,259.48	2.2500	2	2	\$10,518.95	\$10,518.95
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 pump / electric motor assembly 100 H.P.	25	2.00 Ea.	\$88,278.17	\$101,820.68	1.8000	1	1	\$101,820.68	\$101,820.68
Maintenance and repair motor starter, 600 V	3	2.00 Ea.	\$1,377.57	\$1,692.07	15.0000	15	15	\$25,381.04	\$25,381.04
Maintenance and inspection motor starter, 600 V	0.25	2.00 Ea.	\$107.96	\$135.26	180.0000	180	180	\$24,346.83	\$24,346.83
Replace starter motor starter, 600 V	18	2.00 Ea.	\$8,682.33	\$10,184.10	2.5000	2	2	\$20,368.21	\$20,368.21
Maintenance and inspection lighting panel, indoor	3	3.00 Ea.	\$121.93	\$152.76	15.0000	15	15	\$2,291.47	\$2,291.47
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	42.00 Ea.	\$3,014.03	\$3,776.15	2.2500	2	2	\$7,552.29	\$7,552.29

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Maintenance and inspection circuit breaker, molded case, 480 V, 1 pole	0.5	42.00 Ea.	\$1,360.32	\$1,704.28	90.0000	90	90	\$153,385.02	\$153,385.02
Maintenance and repair safety switch general, 2 pole	8	1.00 Ea.	\$40.64	\$50.92	5.6250	5	5	\$254.61	\$254.61
Maintenance and inspection safety switch, 2 pole	1	1.00 Ea.	\$40.64	\$50.92	45.0000	45	45	\$2,291.47	\$2,291.47
Replace fluorescent light fixture ballast, 80 W	10	57.00 Ea.	\$7,106.10	\$8,620.52	4.5000	4	4	\$34,482.09	\$34,482.09
Replace lamps (2 lamps), 4', 34 W energy saver	10	57.00 Ea.	\$1,437.20	\$1,800.00	4.5000	4	4	\$7,200.00	\$7,200.00
Replace metal halide ballast, 175 W	10	6.00 Ea.	\$890.91	\$1,069.81	4.5000	4	4	\$4,279.22	\$4,279.22
Replace metal halide fixture lamp, 175 W	5	12.00 Ea.	\$599.85	\$733.84	9.0000	9	9	\$6,604.60	\$6,604.60
Maintenance and repair TV cable outlet	10	12.00 Ea.	\$615.52	\$768.70	4.5000	4	4	\$3,074.79	\$3,074.79
Replace speaker	20	2.00 Ea.	\$546.16	\$647.79	2.2500	2	2	\$1,295.59	\$1,295.59
Inspect monitor panel	0.5	2.00 Ea.	\$86.37	\$108.21	90.0000	90	90	\$9,738.73	\$9,738.73
Replace monitor panel	15	2.00 Ea.	\$1,649.27	\$1,946.07	3.0000	3	3	\$5,838.21	\$5,838.21
Replace amplifier	15	2.00 Ea.	\$4,812.95	\$5,653.40	3.0000	3	3	\$16,960.20	\$16,960.20
Inspect intercom master station	0.5	1.00 Ea.	\$172.74	\$216.42	90.0000	90	90	\$19,477.46	\$19,477.46
Replace intercom master station	15	1.00 Ea.	\$3,349.75	\$3,896.20	3.0000	3	3	\$11,688.60	\$11,688.60
Repair smoke detector	10	10.00 Ea.	\$563.88	\$697.14	4.5000	4	3	\$2,788.56	\$2,091.42
Check operation smoke detector	1	10.00 Ea.	\$161.94	\$202.89	45.0000	45	45	\$9,130.06	\$9,130.06
Replace smoke detector	15	10.00 Ea.	\$2,842.37	\$3,394.62	3.0000	3	3	\$10,183.86	\$10,183.86
Check and repair manual pull station	10	6.00 Ea.	\$526.18	\$646.98	4.5000	4	3	\$2,587.93	\$1,940.95
Replace manual pull station	15	6.00 Ea.	\$1,220.81	\$1,469.65	3.0000	3	3	\$4,408.94	\$4,408.94
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
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.71	\$182.27	9.0000	9	9	\$1,640.47	\$1,640.47
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$43.18	\$54.10	90.0000	90	90	\$4,869.37	\$4,869.37
Replace annunciation panel	15	1.00 Ea.	\$1,126.52	\$1,354.55	3.0000	3	3	\$4,063.66	\$4,063.66
Replace fire alarm bell, 6"	20	3.00 Ea.	\$584.89	\$705.83	2.2500	2	2	\$1,411.65	\$1,411.65
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$96.72	\$119.83	45.0000	45	45	\$5,392.19	\$5,392.19
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$11,009.12	\$13,095.99	1.8000	1	1	\$13,095.99	\$13,095.99
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$351.56	\$439.15	45.0000	45	44	\$19,761.69	\$19,322.54
Replace lightning ground rod	25	4.00 Ea.	\$904.36	\$1,121.16	1.8000	1	1	\$1,121.16	\$1,121.16
Maintenance and inspection generator, gasoline, 175 KW	0.08	1.00 Ea.	\$64.78	\$81.16	562.5000	562	562	\$45,609.73	\$45,609.73
Replace generator component gasoline, 175 KW	25	1.00 Ea.	\$90,918.17	\$104,263.04	1.8000	1	1	\$104,263.04	\$104,263.04
Replace lamp emergency lighting fixture	2	6.00 Ea.	\$328.14	\$395.25	22.5000	22	22	\$8,695.59	\$8,695.59
Replace emergency lighting fixture	20	6.00 Ea.	\$3,614.21	\$4,258.57	2.2500	2	2	\$8,517.14	\$8,517.14
Maintenance and repair exit light	20	6.00 Ea.	\$223.21	\$276.02	2.2500	2	2	\$552.04	\$552.04

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace lamp exit light	5	6.00 Ea.	\$101.08	\$119.78	9.0000	9	9	\$1,078.03	\$1,078.03	
Replace lighting fixture exit light	20	6.00 Ea.	\$1,146.21	\$1,378.56	2.2500	2	2	\$2,757.13	\$2,757.13	
			\$635,974.40	\$746,466.95				MR Subtotal	\$1,784,788.96	
									MR Per Year	\$39,608.86
									PM Total	\$10,044.90
									Subtotal	\$49,653.76
									Total Per Unit	\$6.23

FAC 7311 FIRE STATION FACILITY
 Release 2021 Qtr 3
 Zip Code Prefix 222
 Type PM

SUC \$6.23
 UM SF
 Design Life 45
 Average Size 7965.0

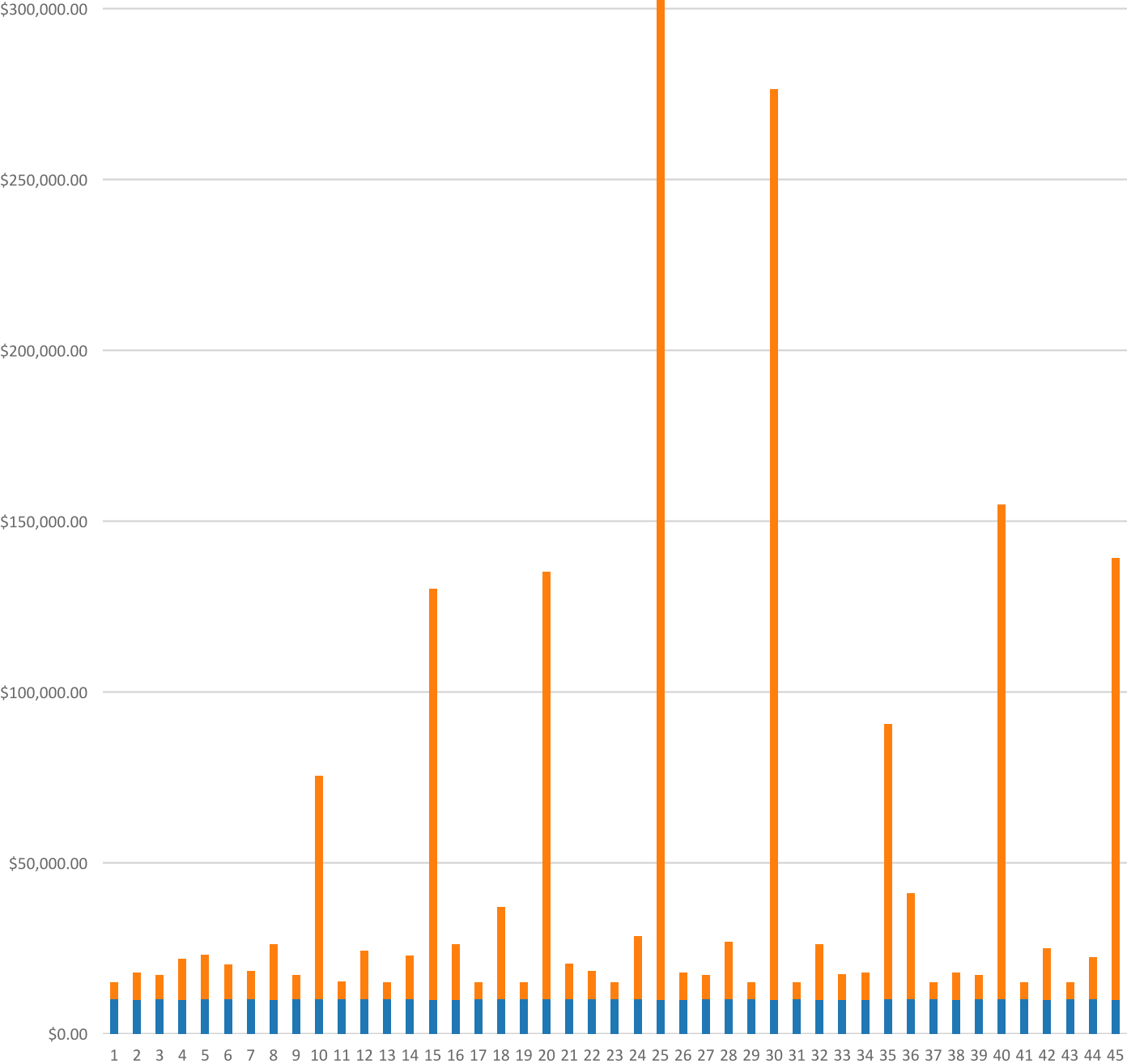
Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2.00	0.52	\$29.18	\$21.50	\$0.00	\$50.68	\$60.05	\$70.88
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	6.00	24.42	\$245.76	\$1,012.87	\$0.00	\$1,258.63	\$1,587.06	\$1,927.79
Fire doors, swinging, annualized	2.00	0.78	\$28.64	\$29.12	\$0.00	\$57.76	\$69.36	\$82.39
Urinals, annualized	2.00	0.46	\$12.64	\$22.91	\$0.00	\$35.54	\$43.68	\$52.45
Toilet (vacuum breaker type), annualized	8.00	1.42	\$67.53	\$71.18	\$0.00	\$138.72	\$166.83	\$198.31
Lavatories, annualized	9.00	3.13	\$53.68	\$186.33	\$0.00	\$240.02	\$301.28	\$365.24
Showers, annualized	6.00	1.37	\$77.34	\$81.67	\$0.00	\$159.01	\$191.24	\$227.35
Drink fountain, annualized	1.00	0.62	\$20.73	\$31.28	\$0.00	\$52.00	\$63.46	\$75.95
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
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$224.44	\$103.96	\$0.00	\$328.40	\$382.03	\$446.89
Controls, central system, electro/pneumatic, annualized	1.00	1.92	\$70.77	\$115.41	\$0.00	\$186.18	\$227.88	\$273.12
Air compressor, reciprocating, over 40 H.P., annualized	1.00	5.72	\$122.33	\$343.59	\$0.00	\$465.92	\$581.23	\$702.66
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
Fire alarm annunciator system, annualized	1.00	11.05	\$179.39	\$652.68	\$0.00	\$832.07	\$1,045.82	\$1,268.53
Emergency diesel or gas generator, over 15 KVA, annualized	1.00	16.15	\$86.09	\$953.12	\$0.00	\$1,039.21	\$1,333.75	\$1,632.60
Light, emergency, hardwired system, annualized	6.00	1.50	\$46.39	\$88.58	\$0.00	\$134.97	\$166.19	\$199.72
						\$6,589.54	\$8,281.62	\$10,044.90

FAC 7311 FIRE STATION FACILITY
Modeled Component List
CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Clay Brick, 1st floor	8.93 C.S.F.
Aluminum Siding, 2nd floor	8.93 C.S.F.
Steel Frame, Operating, 2nd floor	2.0 Ea.
Steel, Painted	2.0 Ea.
Steel, Unpainted, w/ safety glass	1.0 Ea.
Steel Double, Roll-Up	6.0 Ea.
B30 Roofing	
Metal Steep Roofing	82.6 Sq.
C10 Interior Construction	
Fully Glazed Wooden Doors	1.0 Ea.
Hollow Core Interior Doors	8.0 Ea.
Solid Core Interior Doors	10.0 Ea.
Fire Doors, Swinging, annualized	2.0 Each
C20 Stairs	
Metal Interior Stair Railing	37.0 L.F.
C30 Interior Finishes	
Concrete, Finished	56.0 C.S.F.
Vinyl	110.0 S.Y.
Carpet	66.0 S.Y.
Acoustic Tile, fire-rated	23.4 C.S.F.
D20 Plumbing	
Tankless Water Closet	6.0 Ea.
Urinal	2.0 Ea.
Lavatory, Vitreous China	7.0 Ea.
Sink, Iron Enamel	1.0 Ea.
Shower, Fiberglass	6.0 Ea.
Drinking Fountain	1.0 Ea.
Water Heater, Electric, 120 Gallon	1.0 Ea.
Circulation Pump, Bronze 1 HP	1.0 Ea.
Floor Drain With Bucekt	3.0 Ea.
Drain: Roof, Scupper, Area	1.0 Ea.
Compressed Air Systems, Compressors, 25 H.P.	1.0 Ea.
Compressed Air Systems, Compressors, Check operation	1.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	1.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.	1.0 Ea.
Terminal Reheat Coil, 18" x 24"	1.0 Ea.
Single Zone Air Conditioner, 10 ton	1.0 Ea.
Central Station Air Conditioning Air Handling Unit, 8000 CFM	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	50.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.
Fire Pump Electric Motor	2.0 Ea.
D50 Electrical	
Motor Starter, 600 V	2.0 Ea.
Load Center, 100 A, maintenance & inspection	3.0 Ea.
Smoke Detector	10.0 Ea.
Manual Pull Station	6.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Annunciation Panel	1.0 Ea.
Fire Alarm Bell	3.0 Ea.

Lightning Protection System	1.0 M.L.F.
Lightning Ground Rod	4.0 Ea.
Generator, Gasoline, 175 KW	1.0 Ea.
Emergency Lighting Fixture	6.0 Ea.
Exit Light	6.0 Ea.

FAC 7311 FIRE STATION FACILITY
Sustainment by Year
CostWorks Release 2021 Qtr 3



PM Cost
MR Cost