

FAC 1311 COMMUNICATIONS BUILDING

FY24 SUC:	\$9.03 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 1311 COMMUNICATIONS BUILDING

SUC \$9.03

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 50
Average Size 4872.0

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
Minor repairs to concrete floor unfinished	15	160.00 S.F.	\$6,101.41	\$7,445.91	3.3333	3	3	\$22,337.72	\$22,337.72
Repair 8" concrete block wall, 1st floor	25	163.00 S.F.	\$4,188.97	\$5,129.40	2.0000	2	2	\$10,258.81	\$10,258.81
Waterproof concrete block wall, 1st floor	10	16.30 C.S.F.	\$4,213.17	\$4,997.77	5.0000	5	5	\$24,988.84	\$24,988.84
Repair clay brick wall, 1st floor	25	88.20 S.F.	\$3,990.97	\$4,905.55	2.0000	2	2	\$9,811.09	\$9,811.09
Point clay brick wall, 1st floor	25	8.82 C.S.F.	\$7,532.65	\$9,313.40	2.0000	2	2	\$18,626.80	\$18,626.80
Waterproof clay brick wall, 1st floor	10	7.80 C.S.F.	\$2,016.12	\$2,391.57	5.0000	5	5	\$11,957.85	\$11,957.85
Replace aluminum louver, 1st floor	60	4.00 Ea.	\$2,416.59	\$2,828.01	0.8333	0	0	\$0.00	\$0.00
Replace wire glass - (3% of glass) aluminum door	1	6.00 S.F.	\$290.66	\$337.94	50.0000	50	50	\$16,896.83	\$16,896.83
Repair steel, painted, door	14	5.00 Ea.	\$3,511.67	\$4,170.96	3.5714	3	3	\$12,512.89	\$12,512.89
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,834.22	\$2,123.85	1.1111	1	1	\$2,123.85	\$2,123.85
Debris removal by hand & visual inspection,modified bitum/thermoplstc	1	3.90 M.S.F.	\$158.03	\$192.75	50.0000	50	50	\$9,637.49	\$9,637.49
Non-destructive moisture inspection, modified bituminous/thermoplastic	5	3.90 M.S.F.	\$492.37	\$600.54	10.0000	10	10	\$6,005.41	\$6,005.41
Minor thermoplastic membrane repairs, 2% of roof area	1	0.96 Sq.	\$311.57	\$372.06	50.0000	50	50	\$18,602.78	\$18,602.78
Total roof replacement, modified bituminous / thermoplastic	25	48.00 Sq.	\$32,734.04	\$38,856.96	2.0000	2	2	\$77,713.92	\$77,713.92
Flashing repairs, 2 S.F. per sq. repaired, thermoset	1	16.60 S.F.	\$44.06	\$53.57	50.0000	50	50	\$2,678.50	\$2,678.50
Replace Roof edges, aluminum, duranodic, .050" thick, 6" face	25	277.00 L.F.	\$13,139.46	\$15,304.20	2.0000	2	2	\$30,608.40	\$30,608.40
Replace aluminum gutter, enameled, 5" K type, .027 " thick	40	140.00 L.F.	\$1,444.87	\$1,745.52	1.2500	1	1	\$1,745.52	\$1,745.52
Repair 8" concrete block wall - (2% of walls) painted	25	1.20 C.S.F.	\$1,373.90	\$1,652.51	2.0000	2	2	\$3,305.02	\$3,305.02
Repair steel painted interior door	14	8.00 Ea.	\$2,231.91	\$2,605.46	3.5714	3	3	\$7,816.37	\$7,816.37
Refinish 3'-0" x 7'-0" steel painted interior door	4	8.00 Ea.	\$461.21	\$567.02	12.5000	12	12	\$6,804.22	\$6,804.22
Repair solid core wood door, interior	11	1.00 Ea.	\$278.99	\$325.68	4.5455	4	4	\$1,302.73	\$1,302.73
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	1.00 Ea.	\$44.01	\$54.24	12.5000	12	11	\$650.85	\$596.62
Replace 3'-0" x 7'-0" solid core wood door, interior	40	10.00 Ea.	\$5,665.50	\$6,540.98	1.2500	1	1	\$6,540.98	\$6,540.98
Repair 5/8" drywall - (2% of walls)	20	68.80 S.F.	\$114.96	\$140.49	2.5000	2	2	\$280.98	\$280.98
Replace vinyl tile flooring	18	133.00 S.Y.	\$6,794.86	\$8,361.93	2.7778	2	2	\$16,723.87	\$16,723.87
Repair internal leaks drinking fountain	4	1.00 Ea.	\$47.77	\$59.80	12.5000	12	12	\$717.56	\$717.56
Replace refrigerant drinking fountain	2	1.00 Ea.	\$35.41	\$41.43	25.0000	25	25	\$1,035.74	\$1,035.74
Repair drain leak drinking fountain	4	1.00 Ea.	\$29.10	\$35.19	12.5000	12	10	\$422.27	\$351.89
Replace fountain drinking fountain	10	1.00 Ea.	\$1,620.81	\$1,904.30	5.0000	5	5	\$9,521.51	\$9,521.51
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$3,214.32	\$3,737.78	4.1667	4	4	\$14,951.13	\$14,951.13

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.44	\$10.56	100.0000	100	100	\$1,056.19	\$1,056.19
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,218.91	\$1,426.89	5.0000	5	5	\$7,134.47	\$7,134.47
Unclog floor drain, PVC	20	9.00 Ea.	\$454.06	\$568.41	2.5000	2	2	\$1,136.81	\$1,136.81
Unclog 4" - 12" diameter PVC main drain per L.F.	10	1.00 L.F.	\$3.99	\$5.00	5.0000	5	5	\$24.99	\$24.99
Repair joint pipe and fittings, PVC	10	16.00 Ea.	\$2,690.58	\$3,331.64	5.0000	5	5	\$16,658.20	\$16,658.20
General maintenance & repair drain: roof, scupper, area	1	8.00 Ea.	\$313.44	\$392.38	50.0000	50	50	\$19,618.78	\$19,618.78
Replace drain: roof, scupper, area	40	8.00 Ea.	\$9,042.99	\$10,430.80	1.2500	1	1	\$10,430.80	\$10,430.80
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,758.88	\$3,222.41	7.1429	7	7	\$22,556.86	\$22,556.86
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,616.21	\$11,488.35	1.6667	1	1	\$11,488.35	\$11,488.35
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$165.38	\$190.91	3.3333	3	3	\$572.74	\$572.74
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$103.47	\$122.05	10.0000	10	7	\$1,220.52	\$854.36
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,796.05	\$4,376.03	3.3333	3	3	\$13,128.10	\$13,128.10
Repair terminal reheat, 36" x 36" coil	10	4.00 Ea.	\$687.00	\$860.00	5.0000	5	5	\$4,300.01	\$4,300.01
Replace terminal reheat, 36" x 36" coil	15	4.00 Ea.	\$15,495.55	\$17,983.88	3.3333	3	3	\$53,951.64	\$53,951.64
Repair computer room air conditioner, air cooled, 5 ton	10	1.00 Ea.	\$4,723.13	\$5,617.03	5.0000	5	5	\$28,085.15	\$28,085.15
Replace computer room air conditioner, air cooled, 5 ton	20	1.00 Ea.	\$40,509.91	\$46,431.23	2.5000	2	2	\$92,862.45	\$92,862.45
Repair multi-zone rooftop unit, 15 ton	10	1.00 Ea.	\$36,174.04	\$41,720.81	5.0000	5	4	\$208,604.05	\$166,883.24
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$172.87	\$216.40	10.0000	10	10	\$2,163.98	\$2,163.98
Replace multi-zone rooftop unit, 15 ton	15	1.00 Ea.	\$91,220.65	\$105,066.59	3.3333	3	3	\$315,199.76	\$315,199.76
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	50.0000	50	50	\$2,264.22	\$2,264.22
Replace sprinkler head	20	38.00 Ea.	\$3,330.62	\$4,109.77	2.5000	2	2	\$8,219.54	\$8,219.54
Repair switchgear 1200 A mainframe	5	1.00 Ea.	\$1,803.55	\$2,115.75	10.0000	10	10	\$21,157.52	\$21,157.52
Maintenance and inspection switchgear, mainframe	1	1.00 Ea.	\$68.26	\$85.52	50.0000	50	50	\$4,275.76	\$4,275.76
Repair switchboard meter	10	2.00 Ea.	\$2,437.24	\$2,868.25	5.0000	5	5	\$14,341.24	\$14,341.24
Maintenance and repair rectifier, up to 600 V	2	1.00 Ea.	\$670.93	\$802.03	25.0000	25	25	\$20,050.76	\$20,050.76
Maintenance and repair motor starter, up to 600 V	5	1.00 Ea.	\$262.82	\$319.49	10.0000	10	10	\$3,194.94	\$3,194.94
Maintenance and inspection motor starter, up to 600 V	0.5	1.00 Ea.	\$56.88	\$71.26	100.0000	100	100	\$7,126.27	\$7,126.27
Maintenance and inspection lighting panel, indoor	3	5.00 Ea.	\$211.72	\$265.26	16.6667	16	16	\$4,244.09	\$4,244.09
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	6.00 Ea.	\$455.04	\$570.10	2.0000	2	2	\$1,140.20	\$1,140.20
Maintenance and inspection circuit breaker, enclosed, 240 V, 2 pole	1	6.00 Ea.	\$204.77	\$256.55	50.0000	50	50	\$12,827.29	\$12,827.29
Repair failed breaker, enclosed, 600 V, 3 pole	4	2.00 Ea.	\$2,166.65	\$2,503.92	12.5000	12	12	\$30,047.06	\$30,047.06
Maintenance and inspection circuit breaker, enclosed, 600 V, 3 pole	0.33	2.00 Ea.	\$68.26	\$85.52	151.5152	151	151	\$12,912.80	\$12,912.80

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace circuit breaker enclosed, 600 V, 3 pole circuit breaker	50	6.00 Ea.	\$6,178.29	\$7,291.73	1.0000	1	1	\$7,291.73	\$7,291.73
Maintenance and repair receptacles and plugs	20	70.00 Ea.	\$3,083.03	\$3,848.73	2.5000	2	2	\$7,697.46	\$7,697.46
Replace receptacle/plug receptacles and plugs	20	70.00 Ea.	\$5,238.14	\$6,458.72	2.5000	2	2	\$12,917.45	\$12,917.45
Maintenance and repair wiring devices, switches	10	65.00 Ea.	\$2,862.81	\$3,573.82	5.0000	5	5	\$17,869.10	\$17,869.10
Replace wiring devices, switches	15	65.00 Ea.	\$4,334.28	\$5,395.44	3.3333	3	3	\$16,186.33	\$16,186.33
Maintenance and repair incandescent lighting fixtures	10	22.00 Ea.	\$1,481.35	\$1,769.85	5.0000	5	3	\$8,849.23	\$5,309.54
Replace incandescent lighting fixture lamp	5	22.00 Ea.	\$282.48	\$339.98	10.0000	10	10	\$3,399.82	\$3,399.82
Replace incandescent lighting fixture	20	22.00 Ea.	\$3,073.69	\$3,728.10	2.5000	2	2	\$7,456.21	\$7,456.21
Replace lamps (2 lamps), 4', 34 W energy saver	10	40.00 Ea.	\$1,059.43	\$1,326.76	5.0000	5	5	\$6,633.79	\$6,633.79
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	40.00 Ea.	\$9,904.97	\$12,055.07	2.5000	2	2	\$24,110.14	\$24,110.14
Repair telephone cable, #22-4 conductor	8	1.20 M.L.F.	\$69.66	\$85.68	6.2500	6	6	\$514.08	\$514.08
Repair smoke detector	10	18.00 Ea.	\$1,044.18	\$1,292.99	5.0000	5	4	\$6,464.93	\$5,171.94
Replace smoke detector	15	18.00 Ea.	\$5,445.94	\$6,501.93	3.3333	3	3	\$19,505.79	\$19,505.79
Repair heat detector	10	18.00 Ea.	\$1,126.86	\$1,386.94	5.0000	5	5	\$6,934.70	\$6,934.70
Replace heat detector	15	18.00 Ea.	\$3,187.92	\$3,902.86	3.3333	3	3	\$11,708.59	\$11,708.59
Check and repair manual pull station	10	8.00 Ea.	\$719.07	\$885.97	5.0000	5	4	\$4,429.87	\$3,543.90
Replace manual pull station	15	6.00 Ea.	\$1,252.55	\$1,510.58	3.3333	3	3	\$4,531.73	\$4,531.73
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	10.0000	10	10	\$1,825.95	\$1,825.95
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	100.0000	100	100	\$5,701.02	\$5,701.02
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.42	\$182.60	10.0000	10	10	\$1,825.95	\$1,825.95
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$45.50	\$57.01	100.0000	100	100	\$5,701.02	\$5,701.02
Replace annunciation panel	15	1.00 Ea.	\$1,125.25	\$1,357.42	3.3333	3	3	\$4,072.25	\$4,072.25
Replace fire alarm bell, 6"	20	2.00 Ea.	\$361.21	\$439.54	2.5000	2	2	\$879.09	\$879.09
Maintenance and repair of general wiring lightning protection system	1	0.60 M.L.F.	\$65.70	\$80.93	50.0000	50	50	\$4,046.60	\$4,046.60
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$184.57	\$230.64	50.0000	50	50	\$11,532.16	\$11,532.16
Maintenance and repair computer ground system	4	1.00 Ea.	\$22.69	\$28.43	12.5000	12	12	\$341.11	\$341.11
Replace computer ground system	50	0.60 M.L.F.	\$1,455.33	\$1,753.88	1.0000	1	1	\$1,753.88	\$1,753.88
Maintenance and inspection generator, diesel, 750 KW	0.08	1.00 Ea.	\$68.26	\$85.52	625.0000	625	625	\$53,447.04	\$53,447.04
Maintenance and repair transfer switch	5	1.00 Ea.	\$356.92	\$432.10	10.0000	10	10	\$4,320.98	\$4,320.98
Maintenance and inspection transfer switch	0.5	1.00 Ea.	\$42.34	\$53.05	100.0000	100	100	\$5,305.11	\$5,305.11
Replace lamp emergency lighting fixture	2	8.00 Ea.	\$435.94	\$526.84	25.0000	25	25	\$13,171.01	\$13,171.01
Maintenance and repair exit light	20	8.00 Ea.	\$307.92	\$381.36	2.5000	2	2	\$762.73	\$762.73
Replace lamp exit light	5	8.00 Ea.	\$130.77	\$155.51	10.0000	10	10	\$1,555.09	\$1,555.09
Maintenance and inspection UPS battery	0.17	1.00 Ea.	\$68.26	\$85.52	294.1176	294	294	\$25,141.49	\$25,141.49

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Maintenance and repair voice/data outlet	10	56.00 Ea.	\$3,042.10	\$3,799.13	5.0000	5	5	\$18,995.64	\$18,995.64
Replace voice/data outlet	20	56.00 Ea.	\$1,489.25	\$1,816.84	2.5000	2	2	\$3,633.68	\$3,633.68
Maintenance and inspection patch panel	0.5	2.00 Ea.	\$182.02	\$228.04	100.0000	100	100	\$22,804.07	\$22,804.07
Replace patch panel	15	2.00 Ea.	\$1,772.80	\$2,133.61	3.3333	3	3	\$6,400.84	\$6,400.84
Unclog main drain pipe & fittings, cast iron	10	2.00 Ea.	\$97.68	\$122.28	5.0000	5	5	\$611.41	\$611.41
Refinish drywall	4	143.00 S.F.	\$96.90	\$119.04	12.5000	12	12	\$1,428.53	\$1,428.53
Correct water pressure drinking fountain	2	1.00 Ea.	\$44.01	\$55.09	25.0000	25	25	\$1,377.35	\$1,377.35
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$206.10	\$258.00	50.0000	50	50	\$12,900.02	\$12,900.02
Terrazzo floor repairs - (2% of floors)	15	4.60 S.F.	\$78.66	\$94.29	3.3333	3	3	\$282.87	\$282.87
Replace carpet	8	21.00 S.Y.	\$1,133.93	\$1,311.29	6.2500	6	6	\$7,867.75	\$7,867.75
Acoustic tile repairs - (2% of ceilings)	9	1.10 C.S.F.	\$1,016.16	\$1,182.20	5.5556	5	5	\$5,911.02	\$5,911.02
Refinish acoustic tile ceiling and grid (unoccupied area)	5	1.10 C.S.F.	\$15.47	\$19.23	10.0000	10	10	\$192.33	\$192.33
Replace acoustic tile ceiling, fire-rated	20	11.80 C.S.F.	\$6,146.95	\$7,265.23	2.5000	2	2	\$14,530.46	\$14,530.46
Replace flush valve diaphragm tankless water closet	10	6.00 Ea.	\$163.58	\$203.14	5.0000	5	5	\$1,015.68	\$1,015.68
Rebuild flush valve tankless water closet	20	6.00 Ea.	\$1,151.29	\$1,387.61	2.5000	2	2	\$2,775.23	\$2,775.23
Unplug clogged line tankless water closet	5	6.00 Ea.	\$1,379.57	\$1,726.99	10.0000	10	10	\$17,269.90	\$17,269.90
Replace tankless water closet	35	6.00 Ea.	\$8,499.33	\$9,829.92	1.4286	1	1	\$9,829.92	\$9,829.92
Replace tankless flush valve	25	6.00 Ea.	\$1,621.46	\$1,903.31	2.0000	2	2	\$3,806.61	\$3,806.61
Replace wax ring gasket for tankless water closet	5	6.00 Ea.	\$894.99	\$1,119.32	10.0000	10	10	\$11,193.21	\$11,193.21
Replace flush valve diaphragm for a urinal	7	4.00 Ea.	\$109.06	\$135.42	7.1429	7	7	\$947.97	\$947.97
Rebuild flush valve for a urinal	20	4.00 Ea.	\$767.52	\$925.08	2.5000	2	2	\$1,850.15	\$1,850.15
Unplug line urinal	5	4.00 Ea.	\$610.57	\$764.33	10.0000	10	10	\$7,643.26	\$7,643.26
Replace wall-hung urinal	35	4.00 Ea.	\$4,350.08	\$5,232.19	1.4286	1	1	\$5,232.19	\$5,232.19
Replace washer in spud connection lavatory, vitreous china	7	6.00 Ea.	\$103.93	\$126.84	7.1429	7	7	\$887.91	\$887.91
Replace washer in faucet lavatory, vitreous china	2	6.00 Ea.	\$81.40	\$101.50	25.0000	25	25	\$2,537.58	\$2,537.58
Replace faucets lavatory, vitreous china	10	6.00 Ea.	\$1,172.83	\$1,410.73	5.0000	5	5	\$7,053.64	\$7,053.64
Clean out strainer and P trap lavatory, vitreous china	2	6.00 Ea.	\$220.91	\$276.54	25.0000	25	25	\$6,913.60	\$6,913.60
Replace lavatory, vitreous china	35	6.00 Ea.	\$4,312.34	\$5,180.44	1.4286	1	1	\$5,180.44	\$5,180.44
Replace faucet washer sink, iron enamel	2	6.00 Ea.	\$80.70	\$100.62	25.0000	25	25	\$2,515.41	\$2,515.41
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	16.6667	16	16	\$180.39	\$180.39
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	5.0000	5	5	\$1,175.61	\$1,175.61
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	25.0000	25	25	\$1,377.35	\$1,377.35
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$1,208.43	\$1,409.28	1.4286	1	1	\$1,409.28	\$1,409.28
Check / minor repairs drinking fountain	1	1.00 Ea.	\$51.52	\$64.50	50.0000	50	50	\$3,225.00	\$3,225.00

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
			\$434,971.70	\$512,405.46				MR Subtotal	\$1,749,484.99
								MR Per Year	\$34,925.25
								PM Total	\$9,063.60
								Subtotal	\$43,988.85
								Total Per Unit	\$9.03

FAC 1311 COMMUNICATIONS BUILDING

Release 2023 Qtr 4

Zip Code Prefix 222

Type PM

UM SF

Design Life 50

Average Size 4872.0

SUC \$9.03

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	\$33.53	\$22.97	\$0.00	\$56.49	\$66.74	\$78.66
Fire doors, swinging, annualized	7.00	2.74	\$109.66	\$108.19	\$0.00	\$217.85	\$261.27	\$310.18
Urinals, annualized	4.00	0.91	\$26.51	\$48.66	\$0.00	\$75.17	\$92.42	\$111.00
Toilet (vacuum breaker type), annualized	6.00	1.06	\$53.13	\$56.77	\$0.00	\$109.90	\$132.24	\$157.24
Lavatories, annualized	6.00	2.09	\$46.75	\$130.80	\$0.00	\$177.55	\$221.47	\$267.72
Drink fountain, annualized	2.00	1.24	\$74.89	\$66.27	\$0.00	\$141.16	\$168.53	\$199.65
VAV Boxes, annually	8.00	3.74	\$43.72	\$237.18	\$0.00	\$280.90	\$356.43	\$434.14
Fan, axial, up to 5,000 CFM, annualized	1.00	1.24	\$8.30	\$66.71	\$0.00	\$75.01	\$95.85	\$117.11
Package unit, air cooled, 3 thru 24 ton, annualized	2.00	4.79	\$333.96	\$303.46	\$0.00	\$637.42	\$761.85	\$902.98
Package unit, computer room, annualized	1.00	4.34	\$136.62	\$274.68	\$0.00	\$411.30	\$507.37	\$610.26
Controls, central system, electro/pneumatic, annualized	2.00	3.84	\$338.01	\$242.42	\$0.00	\$580.42	\$686.95	\$810.38
Backflow prevention device, up to 4", annualized	1.00	0.33	\$14.02	\$20.93	\$0.00	\$34.94	\$42.62	\$51.01
Extinguishing system, FM200, annualized	1.00	9.26	\$642.62	\$492.68	\$0.00	\$1,135.30	\$1,347.37	\$1,591.56
Switchboard, annualized	1.00	0.70	\$3.98	\$48.97	\$0.00	\$52.95	\$68.04	\$83.33
Switchboard, with air circuit breaker, annualized	1.00	13.32	\$15.98	\$927.90	\$0.00	\$943.88	\$1,223.85	\$1,504.62
Circuit breaker, high voltage air, annualized	8.00	3.76	\$110.63	\$259.81	\$0.00	\$370.45	\$459.45	\$553.99
Panelboard, 225 A and above, annualized	2.00	0.88	\$44.00	\$60.83	\$0.00	\$104.83	\$127.48	\$152.33
Motor control center, over 400 A, annualized	2.00	0.78	\$44.00	\$53.61	\$0.00	\$97.61	\$118.10	\$140.78
Emergency diesel or gas generator, over 15 KVA, annually	1.00	2.11	\$83.06	\$133.00	\$0.00	\$216.06	\$264.27	\$316.63
Power stablizer, annualized	1.00	0.62	\$9.16	\$39.69	\$0.00	\$48.85	\$61.68	\$74.96
Uninterrupted power system, up to 200 KVA, annually	1.00	3.01	\$169.72	\$190.73	\$0.00	\$360.46	\$434.65	\$517.33
Light, emergency, wet cell, annualized	1.00	0.39	\$30.53	\$24.74	\$0.00	\$55.28	\$65.75	\$77.76
						\$6,183.80	\$7,564.38	\$9,063.60

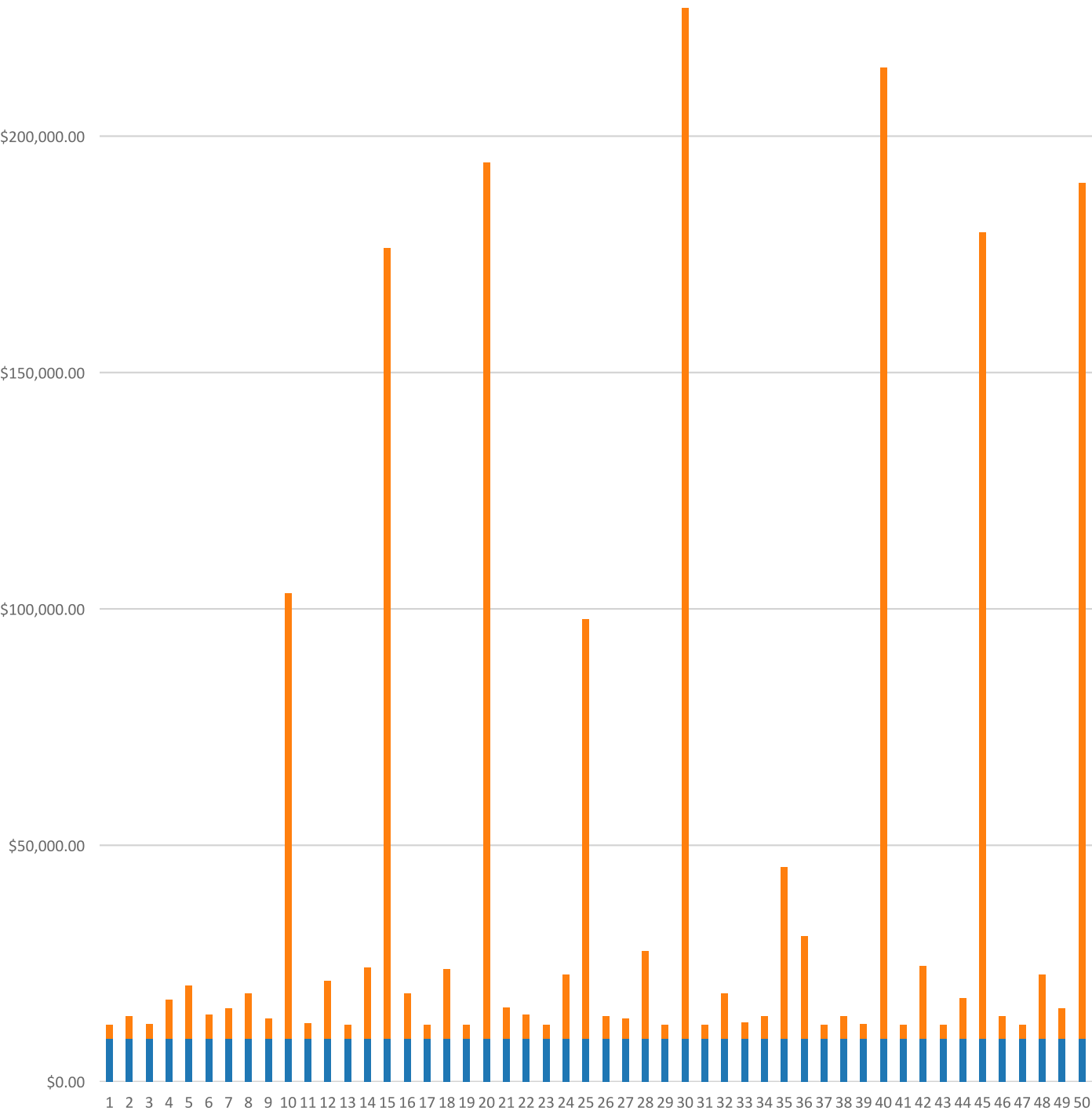
FAC 1311 COMMUNICATIONS BUILDING

Modeled Component List

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B20 Exterior Enclosure	
Clay Brick, 1st floor	7.8 C.S.F.
Steel, Painted	2.0 Ea.
B30 Roofing	
Modified Bituminous / Thermoplastic	48.0 Sq.
Aluminum Gutter	140.0 L.F.
C10 Interior Construction	
Solid Core Interior Doors	10.0 Ea.
Fire Doors, Swinging, annualized	7.0 Each
C30 Interior Finishes	
Vinyl	133.0 S.Y.
Carpet	21.0 S.Y.
Acoustic Tile, fire-rated	11.8 C.S.F.
D20 Plumbing	
Drinking Fountain	1.0 Ea.
Water Heater, Gas / Oil, 70 Gallon	1.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.
Drain: Roof, Scupper, Area	8.0 Ea.
Tankless Water Closet	6.0 Ea.
Urinal	4.0 Ea.
Lavatory, Vitreous China	6.0 Ea.
Sink, Iron Enamel	1.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	1.0 Ea.
Metal Flue / Chimney, 6" diameter	1.0 L.F.
Circulator Pump, 1/12 - 3/4 H.P.	1.0 Ea.
Terminal Reheat Coil, 36" x 36"	4.0 Ea.
Computer Room A/C Units, Air Cooled, 5 ton	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Suppression, sprinkler head	38.0 Ea.
Extinguishing system, FM200	1.0 Each
D50 Electrical	
Load Center, 100 A, maintenance & inspection	5.0 Ea.
Circuit Breaker, enclosed, 600 V, 3 pole	6.0 Ea.
Incandescent Lighting Fixtures	22.0 Ea.
Fluorescent Lighting Fixture	40.0 Ea.
Smoke Detector	18.0 Ea.
Heat Detector	18.0 Ea.
Manual Pull Station	6.0 Ea.
Annunciation Panel	1.0 Ea.
Fire Alarm Bell	2.0 Ea.
Computer Ground System	0.6 M.L.F.
UPS Battery, maintenance & inspection	1.0 Ea.

FAC 1311 COMMUNICATIONS BUILDING
Sustainment by Year
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PM Cost
MR Cost