

FAC 4414 CONTROLLED HUMIDITY STORAGE, DEPOT

FY24 SUC: \$2.58 / SF
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 4414 CONTROLLED HUMIDITY STORAGE, DEPOT

SUC \$2.58

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 45
Average Size 19492.0

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
Correct water pressure drinking fountain	2	4.00 Ea.	\$176.04	\$220.38	22.5000	22	22	\$4,848.26	\$4,848.26
Replace refrigerant drinking fountain	2	4.00 Ea.	\$141.62	\$165.72	22.5000	22	22	\$3,645.81	\$3,645.81
Repair drain leak drinking fountain	4	4.00 Ea.	\$116.38	\$140.76	11.2500	11	9	\$1,548.33	\$1,266.82
Replace fountain drinking fountain	10	4.00 Ea.	\$6,483.25	\$7,617.20	4.5000	4	4	\$30,468.82	\$30,468.82
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$309.15	\$387.00	6.4286	6	6	\$2,322.00	\$2,322.00
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$16,477.14	\$18,839.91	3.0000	3	3	\$56,519.72	\$56,519.72
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	2.2500	2	2	\$126.31	\$126.31
General maintenance & repair drain: roof, scupper, area	1	11.00 Ea.	\$430.98	\$539.52	45.0000	45	45	\$24,278.24	\$24,278.24
Replace drain: roof, scupper, area	40	11.00 Ea.	\$12,434.11	\$14,342.35	1.1250	1	1	\$14,342.35	\$14,342.35
Repair boiler, gas, 250 MBH	7	2.00 Ea.	\$5,517.76	\$6,444.82	6.4286	6	6	\$38,668.90	\$38,668.90
Replace boiler, gas, 250 MBH	30	2.00 Ea.	\$19,232.42	\$22,976.71	1.5000	1	1	\$22,976.71	\$22,976.71
Repair reciprocating chiller, air cooled, 50 ton	10	1.00 Ea.	\$65,382.68	\$76,404.48	4.5000	4	4	\$305,617.92	\$305,617.92
Replace chiller, air cooled, 50 ton	20	1.00 Ea.	\$68,387.09	\$79,593.44	2.2500	2	2	\$159,186.87	\$159,186.87
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	2.00 Ea.	\$8,594.12	\$9,969.92	2.2500	2	2	\$19,939.83	\$19,939.83
Repair circulator pump, 1/12 - 3/4 H.P.	5	2.00 Ea.	\$206.95	\$244.10	9.0000	9	6	\$2,196.93	\$1,464.62
Replace circulator pump, 1/12 - 3/4 H.P.	15	2.00 Ea.	\$7,592.09	\$8,752.06	3.0000	3	3	\$26,256.19	\$26,256.19
Repair circulator pump, 1 H.P.	5	1.00 Ea.	\$103.70	\$122.33	9.0000	9	9	\$1,101.01	\$1,101.01
Maintenance and repair standard suspended heater	2	3.00 Ea.	\$344.17	\$406.11	22.5000	22	22	\$8,934.36	\$8,934.36
Maintenance and inspection standard suspended heater	0.5	3.00 Ea.	\$246.96	\$309.40	90.0000	90	90	\$27,845.96	\$27,845.96
Replace heater standard suspended heater	15	3.00 Ea.	\$2,186.26	\$2,534.83	3.0000	3	3	\$7,604.49	\$7,604.49
Repair central station A.H.U., 16,000 CFM	10	1.00 Ea.	\$2,244.53	\$2,591.25	4.5000	4	3	\$10,365.00	\$7,773.75
Replace central station A.H.U., 16,000 CFM	15	1.00 Ea.	\$74,641.96	\$85,855.33	3.0000	3	3	\$257,565.99	\$257,565.99
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	45.0000	45	45	\$2,037.80	\$2,037.80
Replace sprinkler head	20	60.00 Ea.	\$5,258.87	\$6,489.11	2.2500	2	2	\$12,978.23	\$12,978.23
Maintenance and repair motor starter, up to 600 V	5	3.00 Ea.	\$788.46	\$958.48	9.0000	9	9	\$8,626.34	\$8,626.34
Maintenance and inspection motor starter, up to 600 V	0.5	3.00 Ea.	\$170.64	\$213.79	90.0000	90	90	\$19,240.93	\$19,240.93
Replace starter motor starter, up to 600 V	18	3.00 Ea.	\$2,523.07	\$3,002.24	2.5000	2	2	\$6,004.48	\$6,004.48
Maintenance and inspection lighting panel, indoor	3	4.00 Ea.	\$169.38	\$212.20	15.0000	15	15	\$3,183.07	\$3,183.07
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	2.00 Ea.	\$84.69	\$106.10	5.6250	5	5	\$530.51	\$530.51

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 inspection safety switch, 3 pole, heavy duty	1	2.00 Ea.	\$84.69	\$106.10	45.0000	45	45	\$4,774.60	\$4,774.60
Replace safety switch, heavy duty 30 A	25	2.00 Ea.	\$1,353.26	\$1,612.47	1.8000	1	1	\$1,612.47	\$1,612.47
Replace metal halide ballast, 400 W	10	44.00 Ea.	\$8,443.41	\$10,082.18	4.5000	4	4	\$40,328.72	\$40,328.72
Replace metal halide fixture lamp, 400 W	5	44.00 Ea.	\$2,854.66	\$3,447.37	9.0000	9	9	\$31,026.32	\$31,026.32
Repair smoke detector	10	48.00 Ea.	\$2,784.49	\$3,447.96	4.5000	4	3	\$13,791.85	\$10,343.89
Replace smoke detector	15	48.00 Ea.	\$14,522.52	\$17,338.48	3.0000	3	3	\$52,015.45	\$52,015.45
Check and repair manual pull station	10	10.00 Ea.	\$898.84	\$1,107.47	4.5000	4	3	\$4,429.87	\$3,322.41
Replace manual pull station	15	10.00 Ea.	\$2,087.58	\$2,517.63	3.0000	3	3	\$7,552.89	\$7,552.89
Repair steel painted interior door	14	7.00 Ea.	\$1,952.92	\$2,279.78	3.2143	3	3	\$6,839.33	\$6,839.33
Refinish 3'-0" x 7'-0" steel painted interior door	4	7.00 Ea.	\$403.56	\$496.14	11.2500	11	11	\$5,457.55	\$5,457.55
Repair 8" concrete block wall - (2% of walls) painted	25	4.30 C.S.F.	\$4,923.13	\$5,921.50	1.8000	1	1	\$5,921.50	\$5,921.50
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$26.90	\$33.54	22.5000	22	22	\$737.85	\$737.85
Clean trap sink, iron enamel	3	2.00 Ea.	\$18.01	\$22.55	15.0000	15	15	\$338.22	\$338.22
Replace faucets sink, iron enamel	10	2.00 Ea.	\$390.94	\$470.24	4.5000	4	4	\$1,880.97	\$1,880.97
Unstop sink, iron enamel	2	2.00 Ea.	\$88.02	\$110.19	22.5000	22	22	\$2,424.13	\$2,424.13
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	2.00 Ea.	\$2,416.86	\$2,818.55	1.2857	1	1	\$2,818.55	\$2,818.55
Check / minor repairs drinking fountain	1	4.00 Ea.	\$206.10	\$258.00	45.0000	45	45	\$11,610.02	\$11,610.02
Repair internal leaks drinking fountain	4	4.00 Ea.	\$191.07	\$239.19	11.2500	11	11	\$2,631.07	\$2,631.07
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	9.0000	9	9	\$1,643.36	\$1,643.36
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	90.0000	90	90	\$5,130.92	\$5,130.92
Replace fire alarm control panel	15	1.00 Ea.	\$2,196.12	\$2,675.47	3.0000	3	3	\$8,026.42	\$8,026.42
Replace fire alarm bell, 6"	20	6.00 Ea.	\$1,083.64	\$1,318.63	2.2500	2	2	\$2,637.26	\$2,637.26
Replace EMS, Three Phase, 5 Meters	15	1.00 Ea.	\$14,235.56	\$16,617.08	3.0000	3	3	\$49,851.25	\$49,851.25
Replace EMS, Mech, BTU, 3 Meters, 3 Duct Sensors, 3 Space Sensors	20	1.00 Ea.	\$15,519.60	\$18,189.23	2.2500	2	2	\$36,378.45	\$36,378.45
Point and refinish painted concrete block wall, 1st floor	25	50.00 C.S.F.	\$25,846.48	\$31,855.63	1.8000	1	1	\$31,855.63	\$31,855.63
Point and refinish painted concrete block wall, 2nd floor	25	50.00 C.S.F.	\$30,123.82	\$37,163.38	1.8000	1	1	\$37,163.38	\$37,163.38
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	0.70 S.F.	\$9.20	\$10.81	45.0000	45	45	\$486.38	\$486.38
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	12.00 Ea.	\$1,875.76	\$2,235.26	2.2500	2	2	\$4,470.51	\$4,470.51
Repair steel, painted, door	14	3.00 Ea.	\$2,107.00	\$2,502.58	3.2143	3	3	\$7,507.73	\$7,507.73
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$138.16	\$169.19	11.2500	11	11	\$1,861.08	\$1,861.08
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,751.33	\$3,185.78	1.0000	1	1	\$3,185.78	\$3,185.78
Repair 12' x 12' steel roll-up door	10	4.00 Ea.	\$2,804.46	\$3,332.89	4.5000	4	4	\$13,331.58	\$13,331.58
Replace 12' x 12' steel roll-up door	35	4.00 Ea.	\$11,217.86	\$13,331.58	1.2857	1	1	\$13,331.58	\$13,331.58
Debris removal, by hand and visual inspection, metal panel roofing	1	19.00 M.S.F.	\$466.28	\$568.72	45.0000	45	45	\$25,592.58	\$25,592.58

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	326.00 S.F.	\$1,506.79	\$1,790.71	9.0000	9	9	\$16,116.35	\$16,116.35	
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	22.00 S.F.	\$556.76	\$665.42	45.0000	45	45	\$29,943.85	\$29,943.85	
Minor metal roof panel replacement, 2.5% of roof area	20	487.00 S.F.	\$6,271.59	\$7,434.63	2.2500	2	2	\$14,869.27	\$14,869.27	
Total metal roof panel replacement	30	195.00 Sq.	\$172,562.92	\$204,571.01	1.5000	1	1	\$204,571.01	\$204,571.01	
Repair solid core wood door, interior	11	14.00 Ea.	\$3,905.84	\$4,559.55	4.0909	4	4	\$18,238.20	\$18,238.20	
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	14.00 Ea.	\$616.21	\$759.33	11.2500	11	10	\$8,352.62	\$7,593.29	
Replace 3'-0" x 7'-0" solid core wood door, interior	40	14.00 Ea.	\$7,931.70	\$9,157.37	1.1250	1	1	\$9,157.37	\$9,157.37	
Repair 5/8" drywall - (2% of walls)	20	89.30 S.F.	\$149.21	\$182.35	2.2500	2	2	\$364.70	\$364.70	
Acoustic tile repairs - (2% of ceilings)	9	0.06 C.S.F.	\$55.43	\$64.48	5.0000	5	5	\$322.42	\$322.42	
Replace acoustic tile ceiling, fire-rated	20	3.00 C.S.F.	\$1,562.78	\$1,847.09	2.2500	2	2	\$3,694.18	\$3,694.18	
Replace flush valve diaphragm tankless water closet	10	8.00 Ea.	\$218.11	\$270.85	4.5000	4	4	\$1,083.39	\$1,083.39	
Rebuild flush valve tankless water closet	20	8.00 Ea.	\$1,535.05	\$1,850.15	2.2500	2	2	\$3,700.30	\$3,700.30	
Unplug clogged line tankless water closet	5	8.00 Ea.	\$1,839.43	\$2,302.65	9.0000	9	9	\$20,723.88	\$20,723.88	
Replace tankless water closet	35	8.00 Ea.	\$11,332.44	\$13,106.57	1.2857	1	1	\$13,106.57	\$13,106.57	
Replace tankless flush valve	25	8.00 Ea.	\$2,161.94	\$2,537.74	1.8000	1	1	\$2,537.74	\$2,537.74	
Replace wax ring gasket for tankless water closet	5	8.00 Ea.	\$1,193.32	\$1,492.43	9.0000	9	9	\$13,431.85	\$13,431.85	
Replace flush valve diaphragm for a urinal	7	5.00 Ea.	\$136.32	\$169.28	6.4286	6	6	\$1,015.68	\$1,015.68	
Rebuild flush valve for a urinal	20	5.00 Ea.	\$959.41	\$1,156.34	2.2500	2	2	\$2,312.69	\$2,312.69	
Unplug line urinal	5	5.00 Ea.	\$763.21	\$955.41	9.0000	9	9	\$8,598.67	\$8,598.67	
Replace wall-hung urinal	35	5.00 Ea.	\$5,437.60	\$6,540.23	1.2857	1	1	\$6,540.23	\$6,540.23	
Replace washer in spud connection lavatory, vitreous china	7	8.00 Ea.	\$138.57	\$169.13	6.4286	6	6	\$1,014.76	\$1,014.76	
Replace washer in faucet lavatory, vitreous china	2	8.00 Ea.	\$108.54	\$135.34	22.5000	22	22	\$2,977.43	\$2,977.43	
Replace faucets lavatory, vitreous china	10	8.00 Ea.	\$1,563.78	\$1,880.97	4.5000	4	4	\$7,523.89	\$7,523.89	
Clean out strainer and P trap lavatory, vitreous china	2	8.00 Ea.	\$294.55	\$368.73	22.5000	22	22	\$8,111.96	\$8,111.96	
Replace lavatory, vitreous china	35	8.00 Ea.	\$5,749.78	\$6,907.25	1.2857	1	1	\$6,907.25	\$6,907.25	
			\$683,099.55	\$806,128.16				MR Subtotal	\$1,913,903.03	
									MR Per Year	\$42,387.96
									PM Total	\$7,854.79
									Subtotal	\$50,242.75
									Total Per Unit	\$2.58

FAC 4414 CONTROLLED HUMIDITY STORAGE, DEPOT

SUC \$2.58

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 19492.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	3.00	0.78	\$50.29	\$34.45	\$0.00	\$84.74	\$100.10	\$117.98
Door, overhead, manual, up to 24' high x 25' wide, annualized	4.00	8.78	\$34.05	\$388.55	\$0.00	\$422.59	\$542.56	\$664.23
Fire doors, swinging, annualized	4.00	1.57	\$62.66	\$61.82	\$0.00	\$124.49	\$149.30	\$177.25
Urinals, annualized	5.00	1.14	\$33.14	\$60.82	\$0.00	\$93.97	\$115.53	\$138.74
Toilet (vacuum breaker type), annualized	8.00	1.42	\$70.84	\$75.69	\$0.00	\$146.53	\$176.32	\$209.65
Lavatories, annualized	8.00	2.78	\$62.34	\$174.40	\$0.00	\$236.74	\$295.29	\$356.96
Drink fountain, annualized	4.00	2.48	\$149.78	\$132.54	\$0.00	\$282.32	\$337.06	\$399.29
Boiler, hot water, oil, gas, or comb. fired, 120 - 500 MBH, annualized	1.00	15.88	\$88.55	\$1,002.80	\$0.00	\$1,091.35	\$1,401.04	\$1,715.17
Chiller, recip., water cooled, over 50 tons, annualized	1.00	10.91	\$18.92	\$688.88	\$0.00	\$707.80	\$916.36	\$1,125.86
Controls, central system, electro/pneumatic, annualized	2.00	3.84	\$338.01	\$242.42	\$0.00	\$580.42	\$686.95	\$810.38
Steam humidification system, annualized	2.00	5.08	\$54.65	\$322.64	\$0.00	\$377.29	\$479.54	\$584.53
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, wet pipe, annualized	1.00	11.34	\$49.59	\$710.68	\$0.00	\$760.27	\$978.43	\$1,199.07
Panelboard, 225 A and above, annualized	4.00	1.76	\$88.00	\$121.66	\$0.00	\$209.66	\$254.96	\$304.66
						\$5,153.12	\$6,476.08	\$7,854.79

FAC 4414 CONTROLLED HUMIDITY STORAGE, DEPOT

Modeled Component List CostWorks Release 2023 Qtr 4

D20 Plumbing

Drinking Fountain	4.0 Ea.
Water Heater, Electric, 120 Gallon	1.0 Ea.
Drain: Roof, Scupper, Area	11.0 Ea.
Sink, Iron Enamel	2.0 Ea.
Tankless Water Closet	8.0 Ea.
Urinal	5.0 Ea.
Lavatory, Vitreous China	8.0 Ea.

D30 HVAC

Boiler, Gas, 250 MBH	2.0 Ea.
Chiller, Air Cooled, Reciprocating, 50 ton	1.0 Ea.
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	2.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.	2.0 Ea.
Standard Suspended Heater	3.0 Ea.
Central Station Air Conditioning Air Handling Unit, 16,000 CFM	1.0 Ea.

D40 Fire Protection

Sprinkler System, Fire Supression, sprinkler head	60.0 Ea.
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D50 Electrical

Motor Starter, Up To 600 V	3.0 Ea.
Load Center, 100 A, maintenance & inspection	4.0 Ea.
Safety Switch, Heavy Duty	2.0 Ea.
Smoke Detector	48.0 Ea.
Manual Pull Station	10.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Fire Alarm Bell	6.0 Ea.

B20 Exterior Enclosure

Steel, Painted	3.0 Ea.
Steel Single, Roll-Up	4.0 Ea.

B30 Roofing

Metal Steep Roofing	195.0 Sq.
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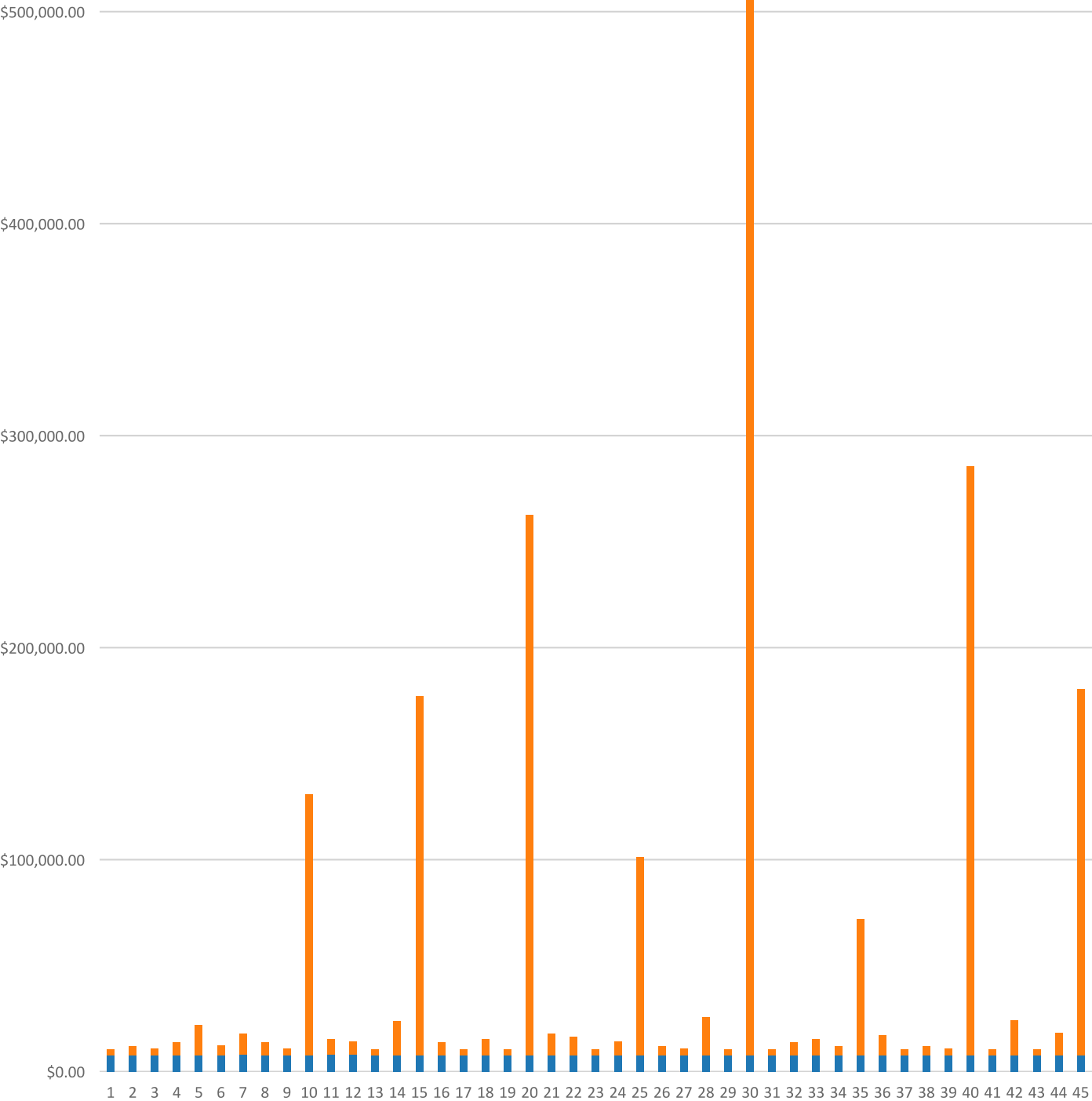
C10 Interior Construction

Solid Core Interior Doors	14.0 Ea.
Fire Doors, Swinging, annualized	4.0 Each

C30 Interior Finishes

Acoustic Tile, fire-rated	3.0 C.S.F.
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FAC 4414 CONTROLLED HUMIDITY STORAGE, DEPOT
Sustainment by Year
CostWorks Release 2023 Qtr 4



PM Cost
MR Cost