

**FAC 1404 EOC / RESTRICTED AREA**

FY24 SUC:	\$6.25 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 1404 EOC / RESTRICTED AREA

SUC \$6.25

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 45  
Average Size 13082.0

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
Replace hardboard panels, 1st floor	12	20.00 C.S.F.	\$7,615.49	\$9,187.74	3.7500	3	3	\$27,563.22	\$27,563.22
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	7.00 S.F.	\$92.04	\$108.08	45.0000	45	45	\$4,863.76	\$4,863.76
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	56.00 Ea.	\$8,753.54	\$10,431.20	2.2500	2	2	\$20,862.40	\$20,862.40
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
Replace tempered glass - (3% of glass) steel painted door	1	0.10 S.F.	\$3.17	\$3.75	45.0000	45	45	\$168.59	\$168.59
Prepare and refinish 3'-0" x 7'-0" steel painted. door	4	2.00 Ea.	\$173.66	\$214.32	11.2500	11	11	\$2,357.53	\$2,357.53
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	2.00 Ea.	\$3,469.48	\$4,019.33	1.0000	1	1	\$4,019.33	\$4,019.33
Non - destructive moisture inspection, thermosetting	5	1.00 M.S.F.	\$126.25	\$153.98	9.0000	9	9	\$1,385.86	\$1,385.86
Minor membrane repairs, 2% of roof area, thermoset	1	0.03 Sq.	\$9.06	\$10.81	45.0000	45	45	\$486.43	\$486.43
Total EPDM roof replacement	25	122.00 Sq.	\$89,192.15	\$105,329.51	1.8000	1	1	\$105,329.51	\$105,329.51
Repair 8" concrete block wall - (2% of walls) painted	25	0.40 C.S.F.	\$457.97	\$550.84	1.8000	1	1	\$550.84	\$550.84
Refinish concrete block wall painted	4	55.00 C.S.F.	\$6,527.98	\$7,892.13	11.2500	11	11	\$86,813.38	\$86,813.38
Repair steel painted interior door	14	4.00 Ea.	\$1,115.95	\$1,302.73	3.2143	3	3	\$3,908.19	\$3,908.19
Refinish 3'-0" x 7'-0" steel painted interior door	4	4.00 Ea.	\$230.61	\$283.51	11.2500	11	11	\$3,118.60	\$3,118.60
Repair solid core wood door, interior	11	13.00 Ea.	\$3,626.85	\$4,233.87	4.0909	4	4	\$16,935.47	\$16,935.47
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	13.00 Ea.	\$572.19	\$705.09	11.2500	11	10	\$7,756.00	\$7,050.91
Replace 3'-0" x 7'-0" solid core wood door, interior	40	13.00 Ea.	\$7,365.15	\$8,503.27	1.1250	1	1	\$8,503.27	\$8,503.27
Repair concrete steps	15	50.00 S.F.	\$1,563.73	\$1,802.50	3.0000	3	3	\$5,407.49	\$5,407.49
Replace concrete steps	100	50.00 S.F.	\$2,859.53	\$3,487.91	0.4500	0	0	\$0.00	\$0.00
Refinish metal stair railing, interior	7	46.00 S.F.	\$73.27	\$90.18	6.4286	6	6	\$541.07	\$541.07
Replace metal stair railing, interior	45	46.00 L.F.	\$2,145.49	\$2,510.71	1.0000	1	1	\$2,510.71	\$2,510.71
Repair fabric wall finish fabric interior	9	125.00 S.Y.	\$3,936.93	\$4,732.75	5.0000	5	5	\$23,663.74	\$23,663.74
Repair 5/8" drywall - (2% of walls)	20	418.80 S.F.	\$699.78	\$855.18	2.2500	2	2	\$1,710.37	\$1,710.37
Refinish drywall	4	9,600.00 S.F.	\$6,505.34	\$7,991.80	11.2500	11	11	\$87,909.75	\$87,909.75
Office painting, 10' x 12', 10' high walls	5	14.00 Ea.	\$3,414.99	\$4,181.41	9.0000	9	9	\$37,632.65	\$37,632.65
Replace vinyl tile flooring	18	19.10 S.Y.	\$975.80	\$1,200.85	2.5000	2	2	\$2,401.70	\$2,401.70
Replace rubber cove base	9	1,200.00 L.F.	\$3,446.23	\$4,161.81	5.0000	5	5	\$20,809.04	\$20,809.04
Terrazzo floor repairs - (2% of floors)	15	18.50 S.F.	\$316.37	\$379.21	3.0000	3	3	\$1,137.62	\$1,137.62
Replace carpet	8	260.00 S.Y.	\$14,039.11	\$16,235.04	5.6250	5	5	\$81,175.22	\$81,175.22

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace gypsum board ceiling, up to 12' high	40	6.20 C.S.F.	\$2,443.47	\$3,001.35	1.1250	1	1	\$3,001.35	\$3,001.35
Acoustic tile repairs - (2% of ceilings)	9	2.64 C.S.F.	\$2,438.80	\$2,837.29	5.0000	5	5	\$14,186.45	\$14,186.45
Replace acoustic tile ceiling, fire-rated	20	90.00 C.S.F.	\$46,883.51	\$55,412.76	2.2500	2	2	\$110,825.51	\$110,825.51
Replace flush valve diaphragm tankless water closet	10	10.00 Ea.	\$272.64	\$338.56	4.5000	4	4	\$1,354.24	\$1,354.24
Rebuild flush valve tankless water closet	20	10.00 Ea.	\$1,918.81	\$2,312.69	2.2500	2	2	\$4,625.38	\$4,625.38
Unplug clogged line tankless water closet	5	10.00 Ea.	\$2,299.29	\$2,878.32	9.0000	9	9	\$25,904.85	\$25,904.85
Replace tankless water closet	35	10.00 Ea.	\$14,165.54	\$16,383.21	1.2857	1	1	\$16,383.21	\$16,383.21
Replace tankless flush valve	25	10.00 Ea.	\$2,702.43	\$3,172.18	1.8000	1	1	\$3,172.18	\$3,172.18
Replace wax ring gasket for tankless water closet	5	10.00 Ea.	\$1,491.65	\$1,865.53	9.0000	9	9	\$16,789.81	\$16,789.81
Replace flush valve diaphragm for a urinal	7	3.00 Ea.	\$81.79	\$101.57	6.4286	6	6	\$609.41	\$609.41
Rebuild flush valve for a urinal	20	3.00 Ea.	\$575.64	\$693.81	2.2500	2	2	\$1,387.61	\$1,387.61
Unplug line urinal	5	3.00 Ea.	\$457.93	\$573.24	9.0000	9	9	\$5,159.20	\$5,159.20
Replace wall-hung urinal	35	3.00 Ea.	\$3,262.56	\$3,924.14	1.2857	1	1	\$3,924.14	\$3,924.14
Replace washer in spud connection lavatory, vitreous china	7	12.00 Ea.	\$207.86	\$253.69	6.4286	6	6	\$1,522.14	\$1,522.14
Replace washer in faucet lavatory, vitreous china	2	12.00 Ea.	\$162.81	\$203.01	22.5000	22	22	\$4,466.14	\$4,466.14
Replace faucets lavatory, vitreous china	10	12.00 Ea.	\$2,345.66	\$2,821.46	4.5000	4	4	\$11,285.83	\$11,285.83
Clean out strainer and P trap lavatory, vitreous china	2	12.00 Ea.	\$441.82	\$553.09	22.5000	22	22	\$12,167.94	\$12,167.94
Replace lavatory, vitreous china	35	12.00 Ea.	\$8,624.67	\$10,360.87	1.2857	1	1	\$10,360.87	\$10,360.87
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.45	\$16.77	22.5000	22	22	\$368.93	\$368.93
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	15.0000	15	15	\$169.11	\$169.11
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	4.5000	4	4	\$940.49	\$940.49
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	22.5000	22	22	\$1,212.06	\$1,212.06
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$1,208.43	\$1,409.28	4.5000	4	4	\$5,637.10	\$5,637.10
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.05	\$129.00	45.0000	45	45	\$5,805.01	\$5,805.01
Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.54	\$119.59	11.2500	11	11	\$1,315.53	\$1,315.53
Correct water pressure drinking fountain	2	2.00 Ea.	\$88.02	\$110.19	22.5000	22	22	\$2,424.13	\$2,424.13
Replace refrigerant drinking fountain	2	2.00 Ea.	\$70.81	\$82.86	22.5000	22	22	\$1,822.91	\$1,822.91
Repair drain leak drinking fountain	4	2.00 Ea.	\$58.19	\$70.38	11.2500	11	9	\$774.17	\$633.41
Replace fountain drinking fountain	10	2.00 Ea.	\$3,241.63	\$3,808.60	4.5000	4	4	\$15,234.41	\$15,234.41
Drain and flush water heater, electric, 120 gallon	7	2.00 Ea.	\$618.30	\$774.00	6.4286	6	6	\$4,644.01	\$4,644.01
Check operation water heater, electric, 120 gallon	3	2.00 Ea.	\$5.43	\$6.80	15.0000	15	15	\$101.99	\$101.99
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	4.00 Ea.	\$201.81	\$252.63	2.2500	2	2	\$505.25	\$505.25

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$39.18	\$49.05	45.0000	45	45	\$2,207.11	\$2,207.11
Replace drain: roof, scupper, area	40	1.00 Ea.	\$1,130.37	\$1,303.85	1.1250	1	1	\$1,303.85	\$1,303.85
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 condenser, air cooled, 100 ton	10	1.00 Ea.	\$6,332.40	\$7,383.37	4.5000	4	4	\$29,533.50	\$29,533.50
Repair fan coil unit, 20 ton	10	2.00 Ea.	\$3,557.54	\$4,112.81	4.5000	4	3	\$16,451.25	\$12,338.44
Replace fan coil unit, 20 ton	15	2.00 Ea.	\$18,691.12	\$21,939.20	3.0000	3	3	\$65,817.60	\$65,817.60
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$4,297.06	\$4,984.96	2.2500	2	2	\$9,969.92	\$9,969.92
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$103.47	\$122.05	9.0000	9	6	\$1,098.47	\$732.31
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,796.05	\$4,376.03	3.0000	3	3	\$13,128.10	\$13,128.10
Repair computer room air conditioner, air cooled, 5 ton	10	1.00 Ea.	\$4,723.13	\$5,617.03	4.5000	4	4	\$22,468.12	\$22,468.12
Replace computer room air conditioner, air cooled, 5 ton	20	1.00 Ea.	\$40,509.91	\$46,431.23	2.2500	2	2	\$92,862.45	\$92,862.45
Replace multi-zone variable volume, 50 ton	15	1.00 Ea.	\$143,232.78	\$165,999.43	3.0000	3	3	\$497,998.28	\$497,998.28
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	90.00 Ea.	\$7,888.31	\$9,733.67	2.2500	2	2	\$19,467.34	\$19,467.34
Repair switchgear 1200 A mainframe	5	1.00 Ea.	\$1,803.55	\$2,115.75	9.0000	9	7	\$19,041.77	\$14,810.27
Maintenance and inspection switchgear, mainframe	1	1.00 Ea.	\$68.26	\$85.52	45.0000	45	45	\$3,848.19	\$3,848.19
Replace switchgear 1200 A mainframe	20	1.00 Ea.	\$4,250.93	\$5,127.30	2.2500	2	2	\$10,254.60	\$10,254.60
Maintenance and repair motor starter, up to 600 V	5	4.00 Ea.	\$1,051.28	\$1,277.98	9.0000	9	9	\$11,501.79	\$11,501.79
Maintenance and inspection motor starter, up to 600 V	0.5	4.00 Ea.	\$227.52	\$285.05	90.0000	90	90	\$25,654.58	\$25,654.58
Replace starter motor starter, up to 600 V	18	2.00 Ea.	\$1,682.04	\$2,001.49	2.5000	2	2	\$4,002.99	\$4,002.99
Maintenance and inspection lighting panel, indoor	3	4.00 Ea.	\$169.38	\$212.20	15.0000	15	15	\$3,183.07	\$3,183.07
Repair failed breaker, enclosed, 600 V, 3 pole	4	8.00 Ea.	\$8,666.61	\$10,015.69	11.2500	11	11	\$110,172.57	\$110,172.57
Maintenance and inspection circuit breaker, enclosed, 600 V, 3 pole	0.33	8.00 Ea.	\$273.03	\$342.06	136.3636	136	136	\$46,520.30	\$46,520.30
Maintenance and repair receptacles and plugs	20	50.00 Ea.	\$2,202.16	\$2,749.09	2.2500	2	2	\$5,498.18	\$5,498.18
Maintenance and repair wiring devices, switches	10	50.00 Ea.	\$2,202.16	\$2,749.09	4.5000	4	4	\$10,996.37	\$10,996.37
Replace wiring devices, switches	15	50.00 Ea.	\$3,334.06	\$4,150.34	3.0000	3	3	\$12,451.03	\$12,451.03
Maintenance and repair incandescent lighting fixtures	10	10.00 Ea.	\$673.34	\$804.48	4.5000	4	2	\$3,217.90	\$1,608.95
Replace incandescent lighting fixture lamp	5	10.00 Ea.	\$128.40	\$154.54	9.0000	9	9	\$1,390.84	\$1,390.84
Replace incandescent lighting fixture	20	10.00 Ea.	\$1,397.13	\$1,694.59	2.2500	2	2	\$3,389.19	\$3,389.19
Replace fluorescent light fixture ballast, 80 W	10	90.00 Ea.	\$9,414.55	\$11,609.17	4.5000	4	4	\$46,436.69	\$46,436.69
Replace lamps (2 lamps), 4', 34 W energy saver	10	90.00 Ea.	\$2,383.71	\$2,985.20	4.5000	4	4	\$11,940.81	\$11,940.81

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Repair smoke detector	10	23.00 Ea.	\$1,334.23	\$1,652.15	4.5000	4	3	\$6,608.60	\$4,956.45	
Check operation smoke detector	1	23.00 Ea.	\$391.02	\$489.89	45.0000	45	45	\$22,045.12	\$22,045.12	
Replace smoke detector	15	23.00 Ea.	\$6,958.71	\$8,308.02	3.0000	3	3	\$24,924.07	\$24,924.07	
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	
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	4.00 Ea.	\$722.42	\$879.09	2.2500	2	2	\$1,758.17	\$1,758.17	
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$109.50	\$134.89	45.0000	45	45	\$6,069.90	\$6,069.90	
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$12,548.36	\$14,875.43	1.8000	1	1	\$14,875.43	\$14,875.43	
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$369.13	\$461.29	45.0000	45	44	\$20,757.88	\$20,296.59	
Replace lightning ground rod	25	4.00 Ea.	\$982.42	\$1,214.69	1.8000	1	1	\$1,214.69	\$1,214.69	
Maintenance and inspection generator, diesel, 750 KW	0.08	1.00 Ea.	\$68.26	\$85.52	562.5000	562	562	\$48,059.58	\$48,059.58	
Replace diesel generator component, 750 KW	25	1.00 Ea.	\$241,760.49	\$276,884.97	1.8000	1	1	\$276,884.97	\$276,884.97	
Replace lamp with exit light L.E.D. retrofit kits	15	4.00 Ea.	\$436.25	\$501.92	3.0000	3	3	\$1,505.75	\$1,505.75	
Maintenance and inspection UPS battery	0.17	2.00 Ea.	\$136.51	\$171.03	264.7059	264	264	\$45,152.06	\$45,152.06	
Replace motor generator UPS battery	15	2.00 Ea.	\$2,132.43	\$2,528.94	3.0000	3	3	\$7,586.81	\$7,586.81	
Maintenance and repair voice/data outlet	10	84.00 Ea.	\$4,563.15	\$5,698.69	4.5000	4	4	\$22,794.77	\$22,794.77	
Maintenance and inspection patch panel	0.5	4.00 Ea.	\$364.03	\$456.08	90.0000	90	90	\$41,047.33	\$41,047.33	
Replace patch panel	15	4.00 Ea.	\$3,545.61	\$4,267.22	3.0000	3	3	\$12,801.67	\$12,801.67	
Maintenance and repair computer ground system	4	1.00 Ea.	\$22.69	\$28.43	11.2500	11	11	\$312.68	\$312.68	
			\$868,350.23	\$1,015,082.72				MR Subtotal	\$2,648,964.40	
									MR Per Year	\$58,722.66
									PM Total	\$23,041.74
									Subtotal	\$81,764.40
									Total Per Unit	\$6.25

FAC 1404 EOC / RESTRICTED AREA

SUC \$6.25

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 13082.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	5.00	1.30	\$83.82	\$57.42	\$0.00	\$141.23	\$166.84	\$196.64
Fire doors, swinging, annualized	55.00	21.56	\$861.60	\$850.08	\$0.00	\$1,711.68	\$2,052.87	\$2,437.13
Urinals, annualized	3.00	0.68	\$19.89	\$36.49	\$0.00	\$56.38	\$69.32	\$83.25
Toilet (vacuum breaker type), annualized	10.00	1.77	\$88.55	\$94.61	\$0.00	\$183.16	\$220.40	\$262.07
Lavatories, annualized	12.00	4.18	\$93.51	\$261.60	\$0.00	\$355.11	\$442.94	\$535.45
Drink fountain, annualized	2.00	1.24	\$74.89	\$66.27	\$0.00	\$141.16	\$168.53	\$199.65
Air handling unit, computer room, annualized	1.00	3.42	\$92.60	\$182.25	\$0.00	\$274.85	\$338.78	\$407.34
Fan coil unit, annualized	5.00	16.69	\$409.86	\$893.80	\$0.00	\$1,303.66	\$1,612.79	\$1,942.41
VAV Boxes, annualized	20.00	18.68	\$217.58	\$1,177.20	\$0.00	\$1,394.78	\$1,769.70	\$2,155.50
Fan, axial, up to 5,000 CFM, annually	1.00	0.62	\$4.14	\$33.14	\$0.00	\$37.28	\$47.63	\$58.19
Hood and blower, annually	1.00	1.42	\$42.50	\$75.86	\$0.00	\$118.37	\$145.38	\$174.51
Package unit, air cooled, 25 thru 50 ton, annualized	1.00	3.25	\$166.98	\$204.92	\$0.00	\$371.90	\$450.07	\$536.60
Package unit, computer room, annually	1.00	1.41	\$81.97	\$88.94	\$0.00	\$170.92	\$205.80	\$244.78
Extinguishing system, wet pipe, annualized	1.00	11.34	\$49.59	\$710.68	\$0.00	\$760.27	\$978.43	\$1,199.07
Extinguishing system, dry chemical, annualized	1.00	5.61	\$4.33	\$300.84	\$0.00	\$305.17	\$395.86	\$486.76
Circuit breaker, high voltage air, annualized	2.00	0.94	\$27.66	\$64.95	\$0.00	\$92.61	\$114.86	\$138.50
Switch, automatic transfer, annualized	1.00	5.32	\$13.83	\$371.16	\$0.00	\$384.99	\$497.72	\$611.14
Panelboard, 225 A and above, annualized	4.00	1.76	\$88.00	\$121.66	\$0.00	\$209.66	\$254.96	\$304.66
Motor control center, over 400 A, annualized	2.00	0.78	\$44.00	\$53.61	\$0.00	\$97.61	\$118.10	\$140.78
Fire alarm annunciator system, annualized	1.00	11.05	\$163.44	\$695.92	\$0.00	\$859.36	\$1,084.48	\$1,317.78
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	2.00	1.25	\$18.32	\$79.39	\$0.00	\$97.71	\$123.35	\$149.92
Uninterrupted power system, 200 KVA to 800 KVA, annualized	1.00	78.06	\$226.30	\$4,923.02	\$0.00	\$5,149.32	\$6,648.86	\$8,159.71
Battery system and charger, annualized	1.00	8.73	\$18.41	\$551.58	\$0.00	\$569.99	\$737.31	\$905.55
Light, emergency, wet cell, annualized	1.00	0.39	\$30.53	\$24.74	\$0.00	\$55.28	\$65.75	\$77.76
						\$15,058.51	\$18,974.99	\$23,041.74



**FAC 1404 EOC / RESTRICTED AREA**  
**Modeled Component List**  
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B20 Exterior Enclosure	
Steel, Painted	3.0 Ea.
Steel, Painted, w/ wire glass	2.0 Ea.
B30 Roofing	
EPDM Roof	122.0 Sq.
C10 Interior Construction	
Concrete Block, Painted	55.0 C.S.F.
Solid Core Interior Doors	13.0 Ea.
Fire Doors, Swinging, annualized	55.0 Each
C20 Stairs	
Concrete Steps	50.0 S.F.
Metal Interior Stair Railing	46.0 L.F.
C30 Interior Finishes	
Vinyl	19.1 S.Y.
Rubber / Vinyl Trim	1200.0 L.F.
Carpet	260.0 S.Y.
Gypsum Wall Board	6.2 C.S.F.
Acoustic Tile, fire-rated	90.0 C.S.F.
D20 Plumbing	
Tankless Water Closet	10.0 Ea.
Urinal	3.0 Ea.
Lavatory, Vitreous China	12.0 Ea.
Sink, Iron Enamel	1.0 Ea.
Drinking Fountain	2.0 Ea.
Water Heater, Electric, 120 Gallon	1.0 Ea.
Drain: Roof, Scupper, Area	1.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	2.0 Ea.
Fan Coil, 20 ton	2.0 Ea.
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	1.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.	1.0 Ea.
Computer Room A/C Units, Air Cooled, 5 ton	1.0 Ea.
Multi-Zone Variable Volume	1.0 Ea.
VAV Box	20.0 Each
D40 Fire Protection	
Sprinkler System, Fire Suppression, sprinkler head	90.0 Ea.
Extinguishing system, dry chemical, annualized	1.0 Each
D50 Electrical	
Switchgear, Mainframe	1.0 Ea.
Motor Starter, Up To 600 V	2.0 Ea.
Load Center, 100 A, maintenance & inspection	4.0 Ea.
Incandescent Lighting Fixtures	10.0 Ea.
Smoke Detector	23.0 Ea.
Manual Pull Station	10.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Fire Alarm Bell	4.0 Ea.
Lightning Protection System	1.0 M.L.F.
Lightning Ground Rod	4.0 Ea.
Generator, Diesel, 750 KW	1.0 Ea.
UPS Battery, maintenance & inspection	2.0 Ea.
UPS Battery, replace motor	2.0 Ea.
UPS, 200 KVA to 800 KVA, annualized	1.0 Each



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Sustainment by Year  
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