

FAC 8910 UTILITY BUILDING

FY24 SUC:	\$7.01 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 8910 UTILITY BUILDING

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 55
Average Size 1373.808576

SUC \$7.01

Adjusted Occurences 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 metal hand rail	30	8.00 L.F.	\$484.32	\$562.99	1.8333	1	1	\$562.99	\$562.99
Replace steel decking	30	16.00 S.F.	\$94.47	\$109.77	1.8333	1	1	\$109.77	\$109.77
Point and refinish painted concrete block wall, 1st floor	25	14.00 C.S.F.	\$7,237.02	\$8,919.58	2.2000	2	2	\$17,839.15	\$17,839.15
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	6.00 S.F.	\$78.90	\$92.64	55.0000	55	55	\$5,095.37	\$5,095.37
Replace 8" concrete block wall painted	75	2.10 C.S.F.	\$2,557.96	\$3,082.55	0.7333	0	0	\$0.00	\$0.00
Repair steel painted interior door	14	1.00 Ea.	\$278.99	\$325.68	3.9286	3	3	\$977.05	\$977.05
Refinish 3'-0" x 7'-0" steel painted interior door	4	1.00 Ea.	\$57.65	\$70.88	13.7500	13	13	\$921.40	\$921.40
Replace 3'-0" x 7'-0" steel painted interior door	60	1.00 Ea.	\$1,279.55	\$1,483.92	0.9167	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	3.00 Ea.	\$836.97	\$977.05	5.0000	5	5	\$4,885.23	\$4,885.23
Replace washer in spud connection lavatory, vitreous china	7	2.00 Ea.	\$34.64	\$42.28	7.8571	7	7	\$295.97	\$295.97
Replace washer in faucet lavatory, vitreous china	2	2.00 Ea.	\$27.13	\$33.83	27.5000	27	27	\$913.53	\$913.53
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	2.00 Ea.	\$312.63	\$372.54	2.7500	2	2	\$745.09	\$745.09
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	3.00 Ea.	\$132.04	\$162.71	13.7500	13	12	\$2,115.27	\$1,952.56
Replace faucets lavatory, vitreous china	10	2.00 Ea.	\$390.94	\$470.24	5.5000	5	5	\$2,351.21	\$2,351.21
Clean out strainer and P trap lavatory, vitreous china	2	2.00 Ea.	\$73.64	\$92.18	27.5000	27	27	\$2,488.90	\$2,488.90
Rebuild flush valve tankless water closet	20	1.00 Ea.	\$191.88	\$231.27	2.7500	2	2	\$462.54	\$462.54
Replace faucet washer sink, service/utility	2	2.00 Ea.	\$26.90	\$33.54	27.5000	27	27	\$905.55	\$905.55
Unstop sink	2	1.00 Ea.	\$44.01	\$55.09	27.5000	27	27	\$1,487.53	\$1,487.53
Replace sink, P.E.C.I. service/utility	35	1.00 Ea.	\$1,674.37	\$1,957.84	1.5714	1	1	\$1,957.84	\$1,957.84
Unclog floor drain, PVC	20	2.00 Ea.	\$100.90	\$126.31	2.7500	2	2	\$252.63	\$252.63
Unclog 4" - 12" diameter PVC main drain per L.F.	10	1.00 L.F.	\$3.99	\$5.00	5.5000	5	5	\$24.99	\$24.99
General maintenance & repair drain: roof, scupper, area	1	2.00 Ea.	\$78.36	\$98.09	55.0000	55	55	\$5,395.16	\$5,395.16
Minor repairs to concrete floor unfinished	15	25.00 S.F.	\$953.35	\$1,163.42	3.6667	3	3	\$3,490.27	\$3,490.27
Repair concrete stairs	30	12.00 S.F.	\$392.95	\$454.36	1.8333	1	1	\$454.36	\$454.36
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	2.00 Ea.	\$1,355.08	\$1,590.61	1.1000	1	1	\$1,590.61	\$1,590.61
Repair steel, painted, door	14	4.00 Ea.	\$2,809.34	\$3,336.77	3.9286	3	3	\$10,010.31	\$10,010.31
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.00 Ea.	\$46.05	\$56.40	13.7500	13	13	\$733.15	\$733.15
Replace 3'-0" x 7'-0" solid core wood door, interior	40	3.00 Ea.	\$1,699.65	\$1,962.29	1.3750	1	1	\$1,962.29	\$1,962.29
Refinish concrete floor finished	25	4.93 C.S.F.	\$2,053.73	\$2,477.91	2.2000	2	2	\$4,955.82	\$4,955.82
Replace flush valve diaphragm tankless water closet	10	1.00 Ea.	\$27.26	\$33.86	5.5000	5	5	\$169.28	\$169.28

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace 3'-0" x 7'-0" steel, painted, door	45	1.00 Ea.	\$917.11	\$1,061.93	1.2222	1	1	\$1,061.93	\$1,061.93
Repair 12' x 12' steel roll-up door	10	1.00 Ea.	\$701.12	\$833.22	5.5000	5	5	\$4,166.12	\$4,166.12
Replace 12' x 12' steel roll-up door	35	1.00 Ea.	\$2,804.46	\$3,332.89	1.5714	1	1	\$3,332.89	\$3,332.89
Unplug clogged line tankless water closet	5	1.00 Ea.	\$229.93	\$287.83	11.0000	11	11	\$3,166.15	\$3,166.15
Clean trap	3	2.00 Ea.	\$18.01	\$22.55	18.3333	18	18	\$405.87	\$405.87
Total EPDM roof replacement	25	1.50 Sq.	\$1,096.62	\$1,295.03	2.2000	2	2	\$2,590.07	\$2,590.07
Replace tankless flush valve	25	1.00 Ea.	\$270.24	\$317.22	2.2000	2	2	\$634.44	\$634.44
Replace faucets sink, service/utility	10	2.00 Ea.	\$390.94	\$470.24	5.5000	5	5	\$2,351.21	\$2,351.21
Repair 8" concrete block wall - (2% of walls) painted	25	2.10 C.S.F.	\$2,404.32	\$2,891.89	2.2000	2	2	\$5,783.79	\$5,783.79
Replace wax ring gasket for tankless water closet	5	1.00 Ea.	\$149.16	\$186.55	11.0000	11	11	\$2,052.09	\$2,052.09
Replace flush valve diaphragm for a urinal	7	1.00 Ea.	\$27.26	\$33.86	7.8571	7	7	\$236.99	\$236.99
Rebuild flush valve for a urinal	20	2.00 Ea.	\$383.76	\$462.54	2.7500	2	2	\$925.08	\$925.08
Unplug line urinal	5	2.00 Ea.	\$305.28	\$382.16	11.0000	11	11	\$4,203.79	\$4,203.79
Replace drain: roof, scupper, area	40	2.00 Ea.	\$2,260.75	\$2,607.70	1.3750	1	1	\$2,607.70	\$2,607.70
Maintenance and repair explosionproof industrial heater	2	2.00 Ea.	\$424.73	\$496.34	27.5000	27	27	\$13,401.16	\$13,401.16
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$921.17	\$1,072.81	5.5000	5	5	\$5,364.06	\$5,364.06
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	55.0000	55	55	\$2,490.64	\$2,490.64
Replace sprinkler head	20	12.00 Ea.	\$1,051.77	\$1,297.82	2.7500	2	2	\$2,595.65	\$2,595.65
Replace fuse	25	9.00 Ea.	\$4,112.05	\$4,722.02	2.2000	2	2	\$9,444.04	\$9,444.04
Maintenance and inspection switchgear, indoor, less than 600 V	3	1.00 Ea.	\$42.34	\$53.05	18.3333	18	18	\$954.92	\$954.92
Replace switchgear, 225 A	30	1.00 Ea.	\$2,044.58	\$2,496.54	1.8333	1	1	\$2,496.54	\$2,496.54
Repair switchboard meter	10	1.00 Ea.	\$1,218.62	\$1,434.12	5.5000	5	5	\$7,170.62	\$7,170.62
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$254.10	\$303.63	5.5000	5	5	\$1,518.13	\$1,518.13
Maintenance and inspection secondary transformer, dry	0.5	2.00 Ea.	\$170.64	\$213.79	110.0000	110	110	\$23,516.70	\$23,516.70
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	18.3333	18	18	\$954.92	\$954.92
Replace EMT conduit, 1" diameter	50	0.20 M.L.F.	\$2,251.75	\$2,712.34	1.1000	1	1	\$2,712.34	\$2,712.34
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	4.00 Ea.	\$303.36	\$380.07	2.7500	2	2	\$760.14	\$760.14
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	4.00 Ea.	\$3,153.70	\$3,649.65	1.1000	1	1	\$3,649.65	\$3,649.65
Repair failed breaker, molded case, 600 V, 3 pole	10	1.00 Ea.	\$363.58	\$433.99	5.5000	5	5	\$2,169.95	\$2,169.95
Replace circuit breaker molded case, 600 V, 3 pole circuit breaker	50	1.00 Ea.	\$4,684.58	\$5,368.54	1.1000	1	1	\$5,368.54	\$5,368.54
Maintenance and repair safety switch general, 2 pole	8	3.00 Ea.	\$127.03	\$159.15	6.8750	6	6	\$954.92	\$954.92
Replace safety switch, 240 V, 2 pole	25	3.00 Ea.	\$1,344.93	\$1,630.80	2.2000	2	2	\$3,261.60	\$3,261.60
Maintenance and repair receptacles and plugs	20	32.00 Ea.	\$1,409.38	\$1,759.42	2.7500	2	2	\$3,518.84	\$3,518.84
Replace receptacle/plug receptacles and plugs	20	32.00 Ea.	\$2,394.58	\$2,952.56	2.7500	2	2	\$5,905.12	\$5,905.12
Repair 4-pin receptacle cover	10	12.00 Ea.	\$728.45	\$901.12	5.5000	5	5	\$4,505.58	\$4,505.58
Replace 4-pin receptacle	20	12.00 Ea.	\$1,835.11	\$2,182.45	2.7500	2	2	\$4,364.90	\$4,364.90

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace wiring devices, switches	15	15.00 Ea.	\$1,000.22	\$1,245.10	3.6667	3	3	\$3,735.31	\$3,735.31	
Replace fluorescent light fixture ballast, 80 W	10	12.00 Ea.	\$1,255.27	\$1,547.89	5.5000	5	5	\$7,739.45	\$7,739.45	
Replace lamps (2 lamps), 4', 34 W energy saver	10	12.00 Ea.	\$317.83	\$398.03	5.5000	5	5	\$1,990.14	\$1,990.14	
Replace metal halide ballast, 175 W	10	6.00 Ea.	\$1,001.32	\$1,198.59	5.5000	5	5	\$5,992.93	\$5,992.93	
Replace metal halide fixture lamp, 175 W	5	6.00 Ea.	\$342.58	\$416.95	11.0000	11	11	\$4,586.44	\$4,586.44	
Repair smoke detector	10	5.00 Ea.	\$290.05	\$359.16	5.5000	5	4	\$1,795.81	\$1,436.65	
Check operation smoke detector	1	5.00 Ea.	\$85.00	\$106.50	55.0000	55	55	\$5,857.40	\$5,857.40	
Replace smoke detector	15	5.00 Ea.	\$1,512.76	\$1,806.09	3.6667	3	3	\$5,418.28	\$5,418.28	
Repair heat detector	10	4.00 Ea.	\$250.41	\$308.21	5.5000	5	5	\$1,541.04	\$1,541.04	
Check operation heat detector	1	4.00 Ea.	\$68.00	\$85.20	55.0000	55	55	\$4,685.92	\$4,685.92	
Check and repair manual pull station	10	4.00 Ea.	\$359.53	\$442.99	5.5000	5	4	\$2,214.94	\$1,771.95	
Replace manual pull station	15	4.00 Ea.	\$835.03	\$1,007.05	3.6667	3	3	\$3,021.15	\$3,021.15	
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	11.0000	11	11	\$2,008.55	\$2,008.55	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	110.0000	110	110	\$6,271.12	\$6,271.12	
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.42	\$182.60	11.0000	11	11	\$2,008.55	\$2,008.55	
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$45.50	\$57.01	110.0000	110	110	\$6,271.12	\$6,271.12	
Maintenance and repair electrical service ground	25	0.10 M.L.F.	\$9.23	\$11.53	2.2000	2	2	\$23.06	\$23.06	
Replace electrical service ground	50	0.10 M.L.F.	\$450.42	\$549.00	1.1000	1	1	\$549.00	\$549.00	
Replace lamp emergency lighting fixture	2	3.00 Ea.	\$163.48	\$197.57	27.5000	27	27	\$5,334.26	\$5,334.26	
Replace lamp with exit light L.E.D. retrofit kits	15	4.00 Ea.	\$436.25	\$501.92	3.6667	3	3	\$1,505.75	\$1,505.75	
Maintenance and repair voice/data outlet	10	4.00 Ea.	\$217.29	\$271.37	5.5000	5	5	\$1,356.83	\$1,356.83	
Replace voice/data outlet	20	4.00 Ea.	\$106.38	\$129.77	2.7500	2	2	\$259.55	\$259.55	
Maintenance and inspection patch panel	0.5	2.00 Ea.	\$182.02	\$228.04	110.0000	110	110	\$25,084.48	\$25,084.48	
Replace patch panel	15	1.00 Ea.	\$886.40	\$1,066.81	3.6667	3	3	\$3,200.42	\$3,200.42	
Remove and replace hydraulic dock leveler lift cylinder	15	2.00 Ea.	\$15,961.66	\$18,177.33	3.6667	3	3	\$54,531.99	\$54,531.99	
			\$92,329.63	\$109,420.07				MR Subtotal	\$369,768.94	
									MR Per Year	\$6,723.07
									PM Total	\$2,907.62
									Subtotal	\$9,630.69
									Total Per Unit	\$7.01

FAC 8910 UTILITY BUILDING

SUC \$7.01

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 55

Type PM

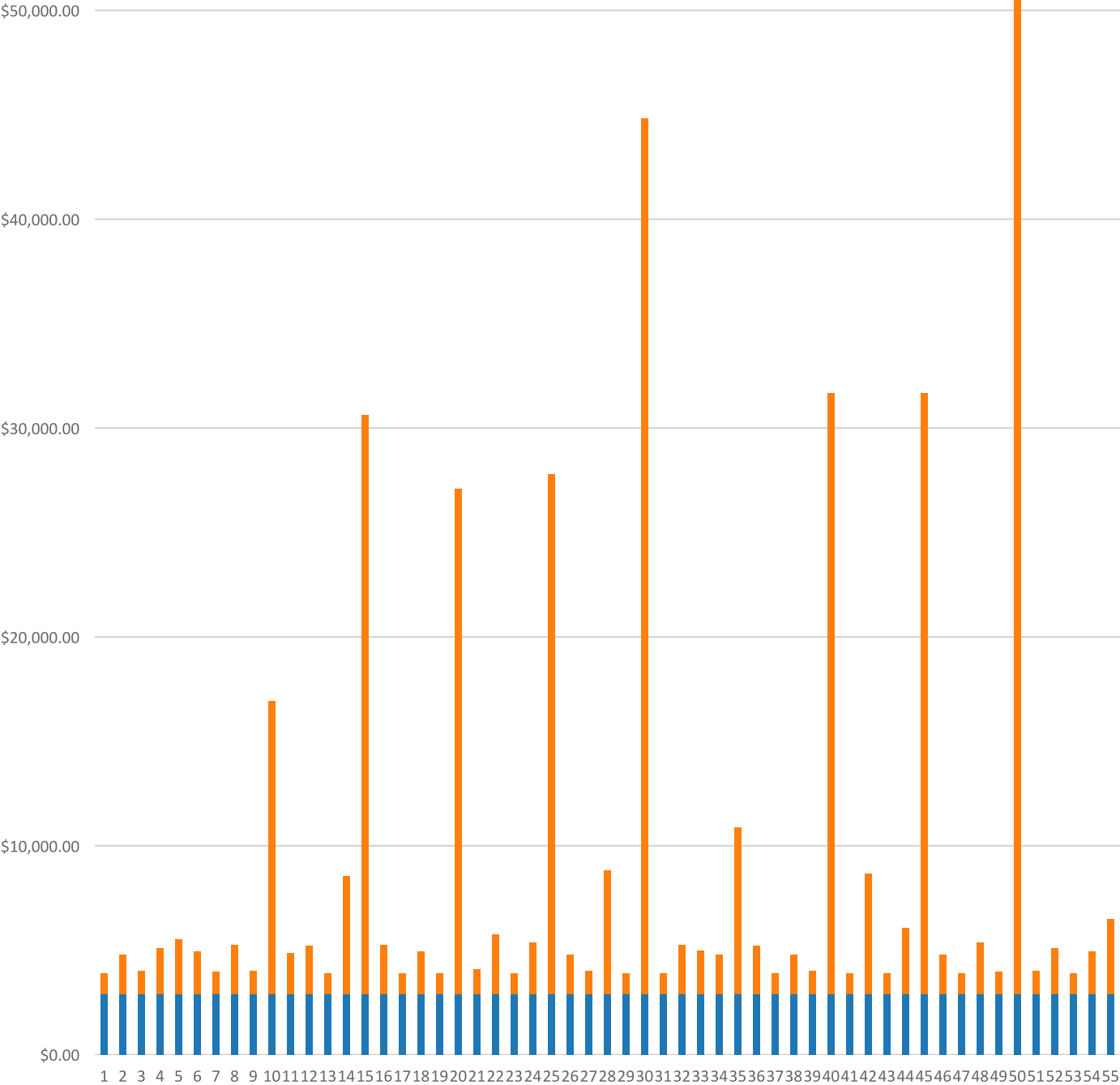
Average Size 1373.808576

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
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	1.00	4.07	\$43.08	\$179.97	\$0.00	\$223.04	\$281.34	\$341.79
Urinals, annualized	1.00	0.23	\$6.63	\$12.16	\$0.00	\$18.79	\$23.11	\$27.75
Toilet (vacuum breaker type), annualized	2.00	0.35	\$17.71	\$18.92	\$0.00	\$36.63	\$44.08	\$52.41
Lavatories, annualized	2.00	0.70	\$15.58	\$43.60	\$0.00	\$59.18	\$73.82	\$89.24
Unit heater, gas radiant, annualized	2.00	2.02	\$2.06	\$108.13	\$0.00	\$110.19	\$142.84	\$175.59
Backflow prevention device, up to 4", annually	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
Switchboard, annualized	1.00	0.70	\$3.98	\$48.97	\$0.00	\$52.95	\$68.04	\$83.33
Circuit breaker, high voltage air, annualized	2.00	0.94	\$27.66	\$64.95	\$0.00	\$92.61	\$114.86	\$138.50
Transformer, oil pad mounted, annualized	1.00	1.08	\$0.84	\$75.26	\$0.00	\$76.11	\$98.77	\$121.48
Panelboard, 225 A and above, annualized	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
Light, emergency, hardwired system, annualized	2.00	0.50	\$17.96	\$31.55	\$0.00	\$49.51	\$60.77	\$72.93
Hydraulic lift, loading dock, annually	1.00	0.82	\$16.26	\$29.45	\$0.00	\$45.71	\$56.18	\$67.45
Hoist / winch, chain / cable, electric, annually	1.00	1.65	\$187.40	\$61.26	\$0.00	\$248.66	\$285.78	\$332.26
						\$1,917.52	\$2,401.11	\$2,907.62

FAC 8910 UTILITY BUILDING
Modeled Component List
CostWorks Release 2023 Qtr 4

B10 Superstructure		
Railing, Metal	8.0 L.F.	
Steel Decking	16.0 S.F.	
C10 Interior Construction		
Steel Painted Interior Doors	1.0 Ea.	
Solid Core Interior Doors	3.0 Ea.	
D20 Plumbing		
Service/Utility Sink	1.0 Ea.	
Drain: Roof, Scupper, Area	2.0 Ea.	
B20 Exterior Enclosure		
Aluminum Window, Fixed, 1st floor	2.0 Ea.	
Steel, Painted	1.0 Ea.	
Steel Single, Roll-Up	1.0 Ea.	
C30 Interior Finishes		
Concrete, Finished	4.93 C.S.F.	
B30 Roofing		
EPDM Roof	1.5 Sq.	
D40 Fire Protection		
Backflow Preventer	1.0 Ea.	
Sprinkler System, Fire Supression, sprinkler head	12.0 Ea.	
D50 Electrical		
Switchgear, Indoor, Less Than 600 V	1.0 Ea.	
Load Center, 100 A, maintenance & inspection	1.0 Ea.	
Circuit Breaker, molded case, 480 V, 1 pole	4.0 Ea.	
Circuit Breaker, molded case, 600 V, 3 pole	1.0 Ea.	
Safety Switch, General Duty, 240 V, 2 pole	3.0 Ea.	
Smoke Detector	5.0 Ea.	
Manual Pull Station	4.0 Ea.	
Electrical Service Ground	0.1 M.L.F.	

FAC 8910 UTILITY BUILDING
Sustainment by Year
CostWorks Release 2023 Qtr 4



PM Cost
MR Cost