

FAC 6100 General Administrative Building

FY25 SUC: \$5.04 / SF

Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 6100 General Administrative Building

FY25 SUC: \$5.04

Release: 2024 Qtr 3

UM: SF

Zip Code Prefix: 222

Expected Service Life: 55

Model Size: 9783

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	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair concrete stairs	30	134.00 S.F.	\$4,271.56	\$4,943.80	1.8333	1	1	\$4,943.80	\$4,943.80
Repair 8" concrete block wall, 1st floor	25	12.00 S.F.	\$3,212.81	\$3,930.37	2.2000	2	2	\$7,860.74	\$7,860.74
Waterproof concrete block wall, 1st floor	10	8.80 C.S.F.	\$1,707.58	\$2,057.67	5.5000	5	5	\$10,288.34	\$10,288.34
Waterproof concrete block wall, 2nd floor	10	8.80 C.S.F.	\$7,095.48	\$8,476.07	5.5000	5	5	\$42,380.36	\$42,380.36
Repair clay brick wall, 1st floor	25	25.00 S.F.	\$1,190.77	\$1,460.94	2.2000	2	2	\$2,921.88	\$2,921.88
Waterproof clay brick wall, 1st floor	10	25.00 C.S.F.	\$4,851.07	\$5,845.65	5.5000	5	5	\$29,228.24	\$29,228.24
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	3.24 S.F.	\$44.23	\$51.93	55.0000	55	55	\$2,856.40	\$2,856.40
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	24.00 Ea.	\$3,875.95	\$4,618.94	2.7500	2	2	\$9,237.88	\$9,237.88
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	24.00 Ea.	\$19,722.33	\$23,042.72	1.1000	1	1	\$23,042.72	\$23,042.72
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	26.00 Ea.	\$5,528.39	\$6,657.55	2.7500	2	2	\$13,315.10	\$13,315.10
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	26.00 Ea.	\$22,695.30	\$26,616.64	1.1000	1	1	\$26,616.64	\$26,616.64
Repair aluminum storefront door	12	2.00 Ea.	\$1,099.17	\$1,310.67	4.5833	4	4	\$5,242.68	\$5,242.68
Replace 3'-0" x 7'-0" aluminum storefront doors	50	2.00 Ea.	\$5,728.92	\$6,718.40	1.1000	1	1	\$6,718.40	\$6,718.40
Replace insulating glass - (3% of glass) aluminum storefront door	1	2.00 S.F.	\$135.21	\$157.45	55.0000	55	55	\$8,659.83	\$8,659.83
Repair steel, painted, door	14	4.00 Ea.	\$3,110.24	\$3,683.07	3.9286	3	3	\$11,049.22	\$11,049.22
Refinish 3'-0" x 7'-0" steel, painted, door	4	4.00 Ea.	\$191.97	\$235.01	13.7500	13	13	\$3,055.13	\$3,055.13
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$2,943.44	\$3,426.28	1.2222	1	1	\$3,426.28	\$3,426.28
Debris removal, by hand and visual inspection, metal panel roofing	1	4.90 M.S.F.	\$120.42	\$147.07	55.0000	55	55	\$8,088.59	\$8,088.59
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	98.00 S.F.	\$475.13	\$563.85	11.0000	11	11	\$6,202.36	\$6,202.36
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	8.60 S.F.	\$243.02	\$289.20	55.0000	55	55	\$15,906.19	\$15,906.19
Total metal roof panel replacement	30	49.30 Sq.	\$47,387.91	\$56,037.49	1.8333	1	1	\$56,037.49	\$56,037.49
Repair steel painted interior door	14	2.00 Ea.	\$593.70	\$692.64	3.9286	3	3	\$2,077.93	\$2,077.93
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$120.41	\$148.05	13.7500	13	13	\$1,924.64	\$1,924.64
Repair solid core wood door, interior	11	18.00 Ea.	\$5,343.30	\$6,233.79	5.0000	5	5	\$31,168.96	\$31,168.96
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	18.00 Ea.	\$984.27	\$1,197.40	13.7500	13	12	\$15,566.16	\$14,368.77
Replace 3'-0" x 7'-0" solid core wood door, interior	40	18.00 Ea.	\$11,587.99	\$13,361.41	1.3750	1	1	\$13,361.41	\$13,361.41
Replace toilet partitions, painted metal-overhead braced, per stall	20	7.00 Ea.	\$7,553.56	\$8,781.69	2.7500	2	2	\$17,563.38	\$17,563.38
Repair concrete steps	15	104.00 S.F.	\$5,056.44	\$5,926.22	3.6667	3	3	\$17,508.65	\$17,508.65
Refinish metal stair railing, interior	7	28.00 S.F.	\$42.98	\$78.571	7	7	7	\$370.43	\$370.43
Repair 5/8" drywall - (2% of walls)	20	1,642.00 S.F.	\$3,067.27	\$3,730.86	2.7500	2	2	\$7,461.71	\$7,461.71
Office painting, 10' x 12', 10' high walls	5	12.00 Ea.	\$3,128.13	\$3,821.46	11.0000	11	11	\$42,036.08	\$42,036.08
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	1.70 C.S.F.	\$1,565.76	\$1,884.49	5.5000	5	5	\$9,422.44	\$9,422.44
Refinish concrete floor finished	25	1.50 C.S.F.	\$687.77	\$826.31	2.2000	2	2	\$1,652.62	\$1,652.62
Replace vinyl tile flooring	18	238.00 S.Y.	\$13,450.87	\$16,176.52	3.0556	3	3	\$49,429.55	\$49,429.55
Terrazzo floor repairs - (2% of floors)	15	42.00 S.F.	\$784.49	\$936.89	3.6667	3	3	\$2,810.68	\$2,810.68
Replace carpet	8	88.00 S.Y.	\$4,901.47	\$5,668.15	6.8750	6	6	\$34,008.91	\$34,008.91
Acoustic tile repairs - (2% of ceilings)	9	1.68 C.S.F.	\$1,933.20	\$2,240.59	6.1111	6	6	\$13,443.55	\$13,443.55
Replace acoustic tile ceiling, fire-rated	20	8.80 C.S.F.	\$5,497.30	\$6,464.79	2.7500	2	2	\$12,929.59	\$12,929.59
Replace flush valve diaphragm tankless water closet	10	8.00 Ea.	\$220.72	\$274.21	5.5000	5	5	\$1,371.05	\$1,371.05
Rebuild flush valve tankless water closet	20	8.00 Ea.	\$1,546.17	\$1,863.63	2.7500	2	2	\$3,727.27	\$3,727.27
Replace tankless flush valve	25	8.00 Ea.	\$2,181.24	\$2,560.22	2.2000	2	2	\$5,120.45	\$5,120.45
Replace wax ring gasket for tankless water closet	5	8.00 Ea.	\$1,108.04	\$1,499.06	11.0000	11	11	\$16,489.61	\$16,489.61
Replace flush valve diaphragm for a urinal	7	4.00 Ea.	\$110.36	\$137.10	7.8571	7	7	\$959.73	\$959.73
Rebuild flush valve for a urinal	20	4.00 Ea.	\$773.08	\$931.82	2.7500	2	2	\$1,863.63	\$1,863.63
Replace faucet washer in spud connection lavatory, vitreous china	7	8.00 Ea.	\$139.14	\$169.87	7.8571	7	7	\$1,189.09	\$1,189.09
Replace washer in faucet lavatory, vitreous china	2	8.00 Ea.	\$108.78	\$135.70	2.7500	27	27	\$3,653.98	\$3,653.98
Replace faucets lavatory, vitreous china	2	8.00 Ea.	\$1,688.98	\$1,910.27	5.5000	5	5	\$9,551.34	\$9,551.34
Clean out strainer and P trap lavatory, vitreous china	10	8.00 Ea.	\$296.71	\$371.61	27.5000	27	27	\$10,033.41	\$10,033.41
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.50	\$16.85	27.5000	27	27	\$454.84	\$454.84
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.02	\$11.29	18.3333	18	18	\$203.29	\$203.29
Replace faucets sink, iron enamel	10	1.00 Ea.	\$198.62	\$238.78	5.5000	5	5	\$1,193.92	\$1,193.92
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$910.17	\$1,070.70	5.5000	5	5	\$5,353.51	\$5,353.51
Resolder joint pipe & fittings, copper	10	25.00 Ea.	\$1,272.56	\$1,569.64	5.5000	5	5	\$7,848.22	\$7,848.22
Overhaul water heater, gas / oil, 70 gallon	5	2.00 Ea.	\$346.43	\$433.88	11.0000	11	11	\$4,772.69	\$4,772.69
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$206.74	\$258.93	55.0000	55	55	\$14,241.06	\$14,241.06
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$5,470.45	\$6,302.52	4.5833	4	4	\$25,210.08	\$25,210.08
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.47	\$10.60	110.0000	110	110	\$1,166.48	\$1,166.48
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,265.32	\$1,479.96	5.5000	5	5	\$7,396.75	\$7,396.75
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.83	\$61.15	5.5000	5	5	\$305.77	\$305.77
Replace pipe & fittings, cast iron, 4"	40	20.00 L.F.	\$1,219.29	\$1,477.69	1.3750	1	1	\$1,477.69	\$1,477.69
Unclog floor drain, PVC	20	1.00 Ea.	\$50.39	\$63.11	2.7500	2	2	\$126.21	\$126.21
Unclog 4" - 12" diameter PVC main drain per L.F.	10	0.35 L.F.	\$1.40	\$1.75	5.5000	5	5	\$8.77	\$8.77
General maintenance & repair distribution: gutters, pipe	1	0.28 M.L.F.	\$89.23	\$111.76	55.0000	55	55	\$6,146.56	\$6,146.56
Replace pipe or gutter distribution	20	0.28 L.F.	\$10.07	\$19.52	2.7500	2	2	\$39.03	\$39.03
Install new 2" gasket, 1 per M.L.F., natural gas, steel/iron	30	2.00 Ea.	\$275.53	\$342.35	1.8333	1	1	\$342.35	\$342.35
Check gas pressure natural gas, pressure reducing valve	5	1.00 Ea.	\$10.18	\$12.75	11.0000	11	11	\$140.26	\$140.26
Replace 10" steel pipe 1-1/2" diam. M.L.F. LPG distribution	12	1.00 Ea.	\$513.61	\$623.68	4.5833	4	4	\$2,494.71	\$2,494.71
Replace fan coil, DX 1-1/2 ton, with heat	15	8.00 Ea.	\$14,900.27	\$17,509.04	3.6667	3	3	\$52,527.13	\$52,527.13
Repair fan, induced draft, 2000 CFM	10	1.00 Ea.	\$320.21	\$391.19	5.5000	5	5	\$1,955.94	\$1,955.94
Replace fan, induced draft, 2000 CFM	20	1.00 Ea.	\$5,295.32	\$6,090.44	2.7500	2	2	\$12,180.87	\$12,180.87
Repair single zone rooftop unit, 5 ton	10	2.00 Ea.	\$6,825.07	\$8,949.51	5.5000	5	5	\$34,747.55	\$34,747.55
Replace single zone rooftop unit, 5 ton	15	2.00 Ea.	\$17,297.38	\$20,578.66	3.6667	3	3	\$61,735.97	\$61,735.97
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	55.0000	55	55	\$2,497.55	\$2,497.55
Replace sprinkler head	20	55.00 Ea.	\$5,042.99	\$6,214.85	2.7500	2	2	\$12,429.70	\$12,429.70
Repair 15 KV primary transformer, dry	15	1.00 Ea.	\$245.95	\$300.05	3.6667	3	3	\$900.16	\$900.16
Maintenance and repair motor starter, up to 600 V	5	1.00 Ea.	\$349.55	\$418.93	11.0000	11	11	\$4,608.23	\$4,608.23
Maintenance and inspection motor starter, up to 600 V	0.5	1.00 Ea.	\$58.42	\$73.29	110.0000	110	110	\$8,061.86	\$8,061.86
Replace starter motor starter, up to 600 V	18	1.00 Ea.	\$818.96	\$977.45	3.0556	3	3	\$2,932.35	\$2,932.35
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$87.63	\$109.93	18.3333	18	18	\$1,978.82	\$1,978.82
Replace load center, 100 A	20	4.00 Ea.	\$4,526.80	\$5,554.37	2.7500	2	2	\$11,108.73	\$11,108.73
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	12.00 Ea.	\$927.44	\$1,163.47	2.7500	2	2	\$2,326.95	\$2,326.95
Maintenance and repair breaker, molded case, 480 V, 3 pole	20	12.00 Ea.	\$927.44	\$1,163.47	2.7500	2	2	\$2,326.95	\$2,326.95
Maintenance and repair breaker, enclosed, 240 V, 3 pole	25	2.00 Ea.	\$618.29	\$751.65	2.7500	2	2	\$1,551.30	\$1,551.30
Repair failed breaker, enclosed, 600 V, 2 pole	4	2.00 Ea.	\$1,630.04	\$1,895.74	13.7500	13	13	\$24,644.61	\$24,644.61
Replace receptacle/plug receptacles and plugs	20	125.00 Ea.	\$10,092.90	\$12,415.13	2.7500	2	2	\$24,830.27	\$24,830.27
Maintenance and repair wiring devices, switches	10	44.00 Ea.	\$2,013.40	\$2,515.71	5.5000	5	5	\$12,578.57	\$12,578.57
Maintenance and repair incandescent lighting fixtures	10	10.00 Ea.	\$743.31	\$885.15	5.5000	5	3	\$4,425.75	\$2,655.45
Replace incandescent lighting fixture lamp	5	10.00 Ea.	\$136.33	\$163.89	11.0000	11	11	\$1,802.78	\$1,802.78
Replace incandescent lighting fixture	20	10.00 Ea.	\$1,478.87	\$1,791.70	2.7500	2	2	\$3,583.39	\$3,583.39
Replace lamps (2 lamps), 4", 34 W energy saver	10	64.00 Ea.	\$1,737.70	\$2,178.95	5.5000	5	5	\$10,894.77	\$10,894.77
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	64.00 Ea.	\$17,318.47	\$21,008.07	2.7500	2	2	\$42,016.14	\$42,016.14
Maintenance and repair master clock control	10	1.00 Ea.	\$208.09	\$249.77	5.5000	5	5	\$1,248.84	\$1,248.84
Check operation master clock control	1	1.00 Ea.	\$46.25	\$58.02	55.0000	55	55	\$3,191.15	\$3,191.15
Replace time control clock master clock	15	1.00 Ea.	\$307.56	\$366.25	3.6667	3	3	\$1,098.76	\$1,098.76
Maintenance and repair TV cable outlet	20	22.00 Ea.	\$1,225.26	\$1,531.53	5.5000	5	5	\$7,657.63	\$7,657.63
Replace TV cable outlet	20	22.00 Ea.	\$1,694.03	\$2,109.62	2.7500	2	2	\$4,219.23	\$4,219.23
Repair smoke detector	10	20.00 Ea.	\$1,215.30	\$1,504.10	5.5000	5	4	\$7,520.52	\$6,016.42
Check operation smoke detector	1	20.00 Ea.	\$349.31	\$438.21	55.0000	55	55	\$24,101.61	\$24,101.61
Replace smoke detector	15	20.00 Ea.	\$6,748.43	\$8,030.15	3.6667	3	3	\$24,090.44	\$24,090.44
Check and repair manual pull station	10	6.00 Ea.	\$569.93	\$701.44	5.5000	5	4	\$3,507.20	\$2,805.76
Replace manual pull station	15	6.00 Ea.	\$1,380.46	\$1,659.03	3.6667	3	3	\$4,977.08	\$4,977.08
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$160.28	\$195.43	11.0000	11	11	\$2,149.68	\$2,149.68
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$46.25	\$58.02	110.0000	110	110	\$6,382.31	\$6,382.31
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	3.6667	3	3	\$8,524.19	\$8,524.19
Minor repairs to annunciation panel	5	1.00 Ea.	\$160.28	\$195.43	11.0000	11	11	\$2,149.68	\$2,149.68
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$46.25	\$58.02	110.0000	110	110	\$6,382.31	\$6,382.31
Replace annunciation panel	15	1.00 Ea.	\$1,250.41	\$1,502.49	3.6667	3	3	\$4,507.48	\$4,507.48
Replace fire alarm bell, 6"	20	2.00 Ea.	\$400.87	\$485.64	2.7500	2	2	\$971.29	\$971.

FAC 6100 General Administrative Building

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$5.04

UM: SF

Expected Service Life: 55

Model Size: 9783

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	3	0.78	\$47.47	\$35.20	\$0.0000	82.67	97.97	115.65
Fire doors, swinging, annualized	3	1.18	\$43.47	\$48.22	\$0.0000	91.69	110.51	131.49
Elevator, cable, electric, passenger / freight, annualized	1	47.90	\$3,787.50	\$4,430.40	\$0.0000	8,217.90	9,925.77	11,823.02
Urinals, annualized	4	0.91	\$27.36	\$49.07	\$0.0000	76.42	93.88	112.70
Toilet (vacuum breaker type), annualized	8	1.42	\$73.47	\$76.48	\$0.0000	149.95	180.24	214.20
Lavatories, annualized	8	2.78	\$61.75	\$175.97	\$0.0000	237.71	296.68	358.73
Drink fountain, annualized	2	1.24	\$72.30	\$66.83	\$0.0000	139.13	166.41	197.31
Air handling unit, 3 thru 24 tons, annualized	2	4.12	\$326.32	\$221.55	\$0.0000	547.97	647.10	762.54
Fan coil unit, annualized	8	26.70	\$687.81	\$1,434.82	\$0.0000	2,122.62	2,621.85	3,155.47
Fan, centrifugal, up to 5,000 CFM, annualized	1	1.08	\$35.66	\$58.37	\$0.0000	94.03	115.11	137.97
Package unit, air cooled, 3 thru 24 ton, annualized	2	4.79	\$330.23	\$307.94	\$0.0000	638.17	763.58	905.49
Controls, central system, electro/pneumatic, annualized	4	7.68	\$719.07	\$490.68	\$0.0000	1,209.75	1,428.86	1,683.93
Backflow prevention device, up to 4", annualized	2	0.67	\$29.11	\$42.30	\$0.0000	71.41	87.02	104.07
Extinguishing system, wet pipe, annualized	1	11.34	\$54.71	\$714.87	\$0.0000	769.58	989.51	1,212.18
Circuit breaker, high voltage air, annually	28	13.16	\$462.47	\$934.25	\$0.0000	1,396.72	1,723.24	2,072.89
Switch, interrupt, high voltage, fused air, annualized	3	1.09	\$49.55	\$77.69	\$0.0000	127.24	155.50	186.24
Panelboard, 225 A and above, annualized	2	0.88	\$51.90	\$62.75	\$0.0000	114.64	138.66	165.27
Motor control center, over 400 A, annualized	1	0.39	\$25.95	\$27.89	\$0.0000	53.84	64.80	77.06
Fire alarm annunciator system, annualized	2	22.10	\$391.22	\$1,394.40	\$0.0000	1,785.62	2,243.06	2,720.06
Uninterrupted power system, up to 200 KVA, annually	1	3.01	\$201.60	\$191.23	\$0.0000	392.83	470.36	557.97
Light, emergency, hardwired system, annualized	8	2.00	\$72.65	\$126.29	\$0.0000	198.95	244.10	292.89
						\$18,518.84	\$22,564.21	\$26,587.13