

FAC 3151 Weapons RDT&E Facility

FY25 SUC: \$7.51 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 3151 Weapons RDT&E Facility

FY25 SUC: \$7.51

Release: 2024 Qtr 3
Zip Code Prefix: 222
Type: MRUM: SF
Expected Service Life: 55
Model Size: 10713

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 OPI	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Minor repairs to concrete floor unfinished	15	455.00 S.F.	\$18,511.39	\$22,545.41	3.6667	3	3	\$67,636.22	\$67,636.22
Metal floor grating repairs - (2% of grating)	10	26.00 S.F.	\$898.95	\$1,082.55	5.5000	5	5	\$5,412.76	\$5,412.76
Replace metal floor grating	30	26.00 S.F.	\$748.03	\$963.08	1.8333	1	1	\$963.08	\$963.08
Repair 8" concrete block wall, 1st floor	25	1,233.00 S.F.	\$33,011.60	\$40,384.54	2.2000	2	2	\$80,769.07	\$80,769.07
Replace 8" concrete block wall, 1st floor	60	12.30 C.S.F.	\$16,575.12	\$20,004.22	0.9167	0	0	\$0.00	\$0.00
Waterproof concrete block wall, 1st floor	10	62.50 C.S.F.	\$12,127.68	\$14,614.12	5.5000	5	5	\$73,070.59	\$73,070.59
Replace 8" concrete block wall, 2nd floor	60	62.50 C.S.F.	\$89,663.70	\$108,401.55	0.9167	0	0	\$0.00	\$0.00
Waterproof concrete block wall, 2nd floor	10	62.50 C.S.F.	\$50,394.01	\$60,199.38	5.5000	5	5	\$300,996.88	\$300,996.88
Replace glass - 1st floor (1% of glass) - steel frame window	1	17.04 S.F.	\$232.62	\$273.14	55.0000	55	55	\$15,022.54	\$15,022.54
Repair 2'-0" x 3'-0" steel frame window - 1st floor	20	22.00 Ea.	\$5,552.96	\$4,234.03	2.7500	2	2	\$8,468.06	\$8,468.06
Refinish 2'-0" x 3'-0" steel frame window - 1st floor	5	22.00 Ea.	\$1,999.23	\$2,472.56	11.0000	11	11	\$27,198.16	\$27,198.16
Repair 2'-0" x 3'-0" steel frame window - 2nd floor	20	35.00 Ea.	\$7,442.06	\$8,962.08	2.7500	2	2	\$17,924.17	\$17,924.17
Refinish 2'-0" x 3'-0" steel frame window - 2nd floor	5	35.00 Ea.	\$5,762.06	\$7,145.14	11.0000	11	11	\$78,596.59	\$78,596.59
Repair steel, painted, door	14	3.00 Ea.	\$2,332.68	\$2,762.30	3.9286	3	3	\$8,286.91	\$8,286.91
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,207.58	\$2,569.71	1.2222	1	1	\$2,569.71	\$2,569.71
Replace tempered glass - (3% of glass) steel painted door	1	1.89 S.F.	\$62.27	\$73.51	55.0000	55	55	\$4,043.02	\$4,043.02
Repair 12' x 12' steel roll-up door	10	4.00 Ea.	\$3,608.67	\$4,252.49	5.5000	5	5	\$21,262.45	\$21,262.45
Refinish 12' x 12' steel roll-up door	5	4.00 Ea.	\$1,024.19	\$1,242.57	11.0000	11	11	\$13,668.31	\$13,668.31
Replace 12' x 12' steel roll-up door	35	4.00 Ea.	\$14,434.69	\$17,009.96	1.5714	1	1	\$17,009.96	\$17,009.96
Repair 12' x 12' aluminum single roll-up door	10	6.00 Ea.	\$6,630.10	\$7,710.62	5.5000	5	5	\$38,553.08	\$38,553.08
Replace 12' x 12' aluminum single roll-up door	35	6.00 Ea.	\$25,732.75	\$29,808.65	1.5714	1	1	\$29,808.65	\$29,808.65
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	214.00 S.F.	\$1,037.53	\$1,231.27	11.0000	11	11	\$13,543.92	\$13,543.92
Metal roof flashing replacement, 2 SF/eq repaired, metal panel roofing	1	4.20 S.F.	\$118.69	\$141.24	55.0000	55	55	\$7,768.14	\$7,768.14
Minor metal roof panel replacement, 2.5% of roof area	20	267.00 S.F.	\$3,692.81	\$4,368.14	2.7500	2	2	\$8,736.28	\$8,736.28
Total metal roof panel replacement	30	108.00 Sq.	\$103,811.23	\$122,759.62	1.8333	1	1	\$122,759.62	\$122,759.62
Repair steel painted interior door	14	3.00 Ea.	\$890.55	\$1,038.97	3.9286	3	3	\$3,116.90	\$3,116.90
Refinish 3'-0" x 7'-0" steel painted interior door	4	3.00 Ea.	\$180.81	\$222.07	13.7500	13	13	\$2,886.95	\$2,886.95
Replace 3'-0" x 7'-0" steel painted interior door	60	3.00 Ea.	\$4,228.55	\$4,898.40	0.9167	0	0	\$0.00	\$0.00
Safety glass replacement, (3% of glass) steel painted interior door	1	1.89 S.F.	\$48.53	\$57.25	55.0000	55	55	\$3,148.74	\$3,148.74
Repair solid core wood door, interior	11	8.00 Ea.	\$2,374.80	\$2,770.57	5.0000	5	5	\$13,852.87	\$13,852.87
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	8.00 Ea.	\$437.45	\$532.18	13.7500	13	12	\$6,918.29	\$6,918.29
Replace 3'-0" x 7'-0" solid core wood door, interior	40	8.00 Ea.	\$5,150.22	\$5,938.40	1.3750	1	1	\$5,938.40	\$5,938.40
Repair 5/8" drywall - (2% of walls)	20	625.00 S.F.	\$1,167.50	\$1,420.09	2.7500	2	2	\$2,840.18	\$2,840.18
Refinish drywall	4	1,399.00 S.F.	\$1,010.16	\$1,238.69	13.7500	13	12	\$16,102.84	\$16,102.84
Replace 5/8" drywall	75	1,399.00 S.F.	\$3,608.04	\$4,416.04	0.7333	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	64.00 C.S.F.	\$29,344.81	\$35,255.93	2.2000	2	2	\$70,511.86	\$70,511.86
Replace vinyl tile flooring	18	35.78 S.Y.	\$2,023.65	\$2,477.02	3.0556	3	3	\$7,431.05	\$7,431.05
Replace carpet	8	81.78 S.Y.	\$4,555.02	\$5,267.52	6.8750	6	6	\$31,605.10	\$31,605.10
Replace acoustic tile ceiling, fire-rated	20	10.57 C.S.F.	\$6,603.00	\$7,765.10	2.7500	2	2	\$15,530.20	\$15,530.20
Replace flush valve diaphragm tankless water closet	10	7.00 Ea.	\$183.13	\$529.93	5.5000	5	5	\$1,190.67	\$1,190.67
Rebuild flush valve tankless water closet	20	7.00 Ea.	\$1,352.90	\$1,630.68	2.7500	2	2	\$3,261.36	\$3,261.36
Replace tankless water closet	35	7.00 Ea.	\$9,636.60	\$11,152.37	1.5714	1	1	\$11,152.37	\$11,152.37
Replace tankless flush valve	25	7.00 Ea.	\$1,908.59	\$2,240.20	2.2000	2	2	\$4,480.39	\$4,480.39
Replace wax ring gasket for tankless water closet	5	7.00 Ea.	\$1,048.28	\$1,311.67	11.0000	11	11	\$14,428.41	\$14,428.41
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 walk-hung urinal	35	4.00 Ea.	\$4,369.16	\$5,257.55	1.5714	1	1	\$5,257.55	\$5,257.55
Replace washer in spud connection lavatory, vitreous china	7	12.00 Ea.	\$208.72	\$254.80	7.8571	7	7	\$1,783.63	\$1,783.63
Replace washer in faucet lavatory, vitreous china	2	12.00 Ea.	\$163.17	\$203.55	27.5000	27	27	\$5,495.97	\$5,495.97
Replace faucets lavatory, vitreous china	10	12.00 Ea.	\$2,383.47	\$2,865.40	5.5000	5	5	\$14,327.01	\$14,327.01
Replace lavatory, vitreous china	35	12.00 Ea.	\$9,016.51	\$10,810.62	1.5714	1	1	\$10,810.62	\$10,810.62
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.50	\$16.65	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
Unstop sink, iron enamel	2	1.00 Ea.	\$44.15	\$55.30	27.5000	27	27	\$1,493.07	\$1,493.07
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
Inspect and clean shower head emergency shower station	3	4.00 Ea.	\$208.23	\$260.80	18.3333	18	18	\$4,694.44	\$4,694.44
Replace shower emergency shower station	25	4.00 Ea.	\$4,223.59	\$5,052.79	2.2000	2	2	\$10,105.57	\$10,105.57
Inspect and clean spray heads, emergency eye wash	3	4.00 Ea.	\$208.23	\$260.80	18.3333	18	18	\$4,694.44	\$4,694.44
Replace eye wash station, emergency eye wash	2	5.00 Ea.	\$3,161.79	\$3,846.19	2.2000	2	2	\$7,692.38	\$7,692.38
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	2.00 Ea.	\$413.48	\$517.86	55.0000	55	55	\$28,482.13	\$28,482.13
Replace water heater, gas / oil, 70 gallon	12	2.00 Ea.	\$10,940.89	\$12,605.04	4.5833	4	4	\$50,420.16	\$50,420.16
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$6.47	\$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	\$1,479.95	5.5000	5	5	\$7,399.75	\$7,399.75
General maintenance & repair drain: roof, scupper, area	1	10.00 Ea.	\$392.18	\$491.18	55.0000	55	55	\$27,015.09	\$27,015.09
Replace drain: roof, scupper, area	40	10.00 Ea.	\$10,963.57	\$12,652.16	1.3750	1	1	\$12,652.16	\$12,652.16
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	1.00 Ea.	\$221.12	\$274.79	1.8333	1	1	\$274.79	\$274.79
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	1.00 Ea.	\$914.79	\$1,117.74	4.5833	4	4	\$4,470.94	\$4,470.94
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,552.63	\$2,969.56	7.8571	7	6	\$23,929.92	\$17,937.36
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$1,636.25	\$2,049.31	1.8333	1	1	\$2,049.31	\$2,049.31
Repair recirculating chiller, air cooled, 50 ton	10	1.00 Ea.	\$66,267.78	\$77,438.92	5.5000	5	5	\$387,194.59	\$387,194.59
Replace chiller, air cooled, 50 ton	20	1.00 Ea.	\$67,003.25	\$78,054.47	2.7500	2	2	\$156,108.95	\$156,108.95
Replace roof mounted exhaust fan, 800 CFM exhaust fan	20	4.00 Ea.	\$6,902.29	\$8,090.51	2.7500	2	2	\$16,181.03	\$16,181.03
Replace roof mounted exhaust fan, 2000 CFM exhaust fan	20	4.00 Ea.	\$12,080.61	\$14,013.27	2.7500	2	2	\$28,026.55	\$28,026.55
Repair circulator pump, 1 HP	5	1.00 Ea.	\$1,055.05	\$1,233.93	11.0000	11	8	\$1,363.26	\$991.46
Replace circulator, pump, 1 HP	15	1.00 Ea.	\$5,461.13	\$6,269.02	3.6667	3	3	\$18,807.06	\$18,807.06
Repair terminal reheat, 36" x 36" coil	10	12.00 Ea.	\$2,069.46	\$2,591.89	5.5000	5	5	\$12,959.43	\$12,959.43
Replace terminal reheat, 36" x 36" CFM	15	12.00 Ea.	\$46,888.41	\$54,421.17	3.6667	3	3	\$163,263.50	\$163,263.50
Repair central station A.H.U., 16,000 CFM	10	3.00 Ea.	\$6,393.46	\$7,389.92	5.5000	5	4	\$36,949.62	\$29,559.70
Replace central station A.H.U., 16,000 CFM	15	3.00 Ea.	\$225,397.13	\$259,280.59	3.6667	3	3	\$777,841.76	\$777,841.76
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	1.00 Ea.	\$4,401.15	\$5,428.15	2.7500	2	2	\$10,847.74	\$10,847.74
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$753.40	\$903.05	55.0000	55	55	\$49,667.91	\$49,667.91
Repair switchgear 1200 A mainframe	5	2.00 Ea.	\$4,137.36	\$4,840.15	11.0000	11	9	\$53,241.66	\$43,561.36
Maintenance and inspection switchgear, mainframe	1	2.00 Ea.	\$139.97	\$175.59	55.0000	55	55	\$9,657.44	\$9,657.44
Replace switchgear 1200 A mainframe	20	2.00 Ea.	\$9,016.12	\$10,863.30	2.7500	2	2	\$21,726.60	\$21,726.60
Replace fuse	25	42.00 Ea.	\$25,523.84	\$29,241.70	2.2000	2	2	\$58,483.40	\$58,483.40
Repair switchboard meter	10	2.00 Ea.	\$2,643.78	\$3,107.82	5.5000	5	5	\$15,538.10	\$15,538.10
Maintenance and inspection lighting panel, indoor	3	3.00 Ea.	\$131.45	\$164.90	18.3333	18	18	\$2,968.23	\$2,968.23
Repair failed breaker, molded case, 600 V, 3 pole	10	5.00 Ea.	\$2,022.21	\$2,406.52	5.5000	5	5	\$12,032.61	\$12,032.61
Maintenance and inspection circuit breaker, enclosed, 240 V, 3 pole	1	12.00 Ea.	\$416.25	\$522.19	55.0000	55	55	\$28,720.39	\$28,720.39
Replace safety switch, heavy duty 100 A	25	4.00 Ea.	\$6,648.89	\$7,801.52	2.2000	2	2	\$15,603.04	\$15,603.04
Maintenance and repair safety switch general, 2 pole	8	3.00 Ea.	\$131.45	\$164.90	6.8750	6	6	\$989.41	\$989.41
Maintenance and inspection safety switch, 2 pole	1	3.00 Ea.	\$131.45	\$164.90	55.0000	55	55	\$9,069.60	\$9,069.60
Replace safety switch, 240 V, 2 pole	25	2.00 Ea.	\$979.90	\$1,184.41	2.2000	2	2	\$2,368.82	\$2,368.82
Replace fluorescent light fixture ballast, 80 W	10	48.00 Ea.	\$5,228.74	\$6,447.71	5.5000	5	5	\$32,238.56	\$32,238.56
Replace lamps (2 lamps), 4', 34 W energy saver	10	35.00 Ea.	\$950.31	\$1,191.62	5.5000	5	5	\$5,958.08	\$5,958.08
Replace metal halide ballast, 175 W	10	28.00 Ea.	\$4,803.72	\$5,753.92	5.5000	5	5	\$28,769.61	\$28,769.61
Replace metal halide fixture lamp, 175 W	5	28.00 Ea.	\$1,703.50	\$2,069.86	11.0000	11	11	\$22,768.42	\$22,768.42
Repair smoke detector	10	29.00 Ea.	\$1,762.19	\$2,130.95	5.5000	5	4	\$10,904.75	\$8,723.80
Replace smoke detector	15	29.00 Ea.	\$9,785.22	\$11,643.71	3.6667	3	3	\$34,931.14	\$34,931.14
Repair heat detector	10	34.00 Ea.	\$2,252.64	\$2,769.05	5.5000	5	5	\$13,845.26	\$13,845.26
Check operation heat detector	1	34.00 Ea.	\$593.83	\$744.96	55.0000	55	55	\$40,972.74	\$40,972.74
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	13.7500	13	11	\$2,149	

FAC 3151 Weapons RDT&E Facility

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$7.51

UM: SF

Expected Service Life: 55

Model Size: 10713

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	4	1.04	\$63.29	\$46.94	\$0.0000	110.22	130.63	154.21
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	7	28.49	\$578.34	\$1,288.10	\$0.0000	1,866.45	2,310.71	2,783.89
Fire doors, swinging, annualized	3	1.18	\$43.47	\$48.22	\$0.0000	91.69	110.51	131.49
Urinals, annualized	3	0.68	\$20.52	\$36.80	\$0.0000	57.32	70.41	84.53
Toilet (vacuum breaker type), annualized	7	1.24	\$64.29	\$66.92	\$0.0000	131.21	157.71	187.43
Lavatories, annualized	12	4.18	\$92.62	\$263.95	\$0.0000	356.57	445.02	538.10
Valve, globe, above 4", annualized	4	0.64	\$27.55	\$34.18	\$0.0000	61.73	74.74	89.12
Water heater, gas, to 120 gal., annualized	1	1.72	\$88.42	\$92.21	\$0.0000	180.63	217.14	258.07
Valve, pressure relief, above 4", annualized	2	0.30	\$12.21	\$15.90	\$0.0000	28.12	34.11	40.71
Boiler, hot water, oil, gas, or comb. fired, 120 - 500 MBH, annualized	1	15.88	\$90.37	\$1,015.20	\$0.0000	1,105.57	1,419.17	1,737.29
Pump, condensate return, over 1 HP., annualized	1	1.12	\$68.88	\$71.91	\$0.0000	140.79	169.25	201.15
Chiller, recip., air cooled, over 25 tons, annualized	1	12.89	\$98.68	\$824.85	\$0.0000	923.53	1,180.85	1,443.11
Air handling unit, 25 thru 50 tons, annualized	2	3.88	\$457.24	\$208.12	\$0.0000	665.35	773.51	904.53
VAV Boxes, annualized	12	11.21	\$114.31	\$715.72	\$0.0000	830.02	1,056.17	1,288.03
Fan, axial, up to 5,000 CFM, annualized	3	3.73	\$41.33	\$200.50	\$0.0000	241.83	306.11	372.46
Hood and blower, annualized	2	4.64	\$119.19	\$248.72	\$0.0000	367.92	454.45	546.95
Steam humidification system, annualized	1	2.54	\$28.33	\$162.43	\$0.0000	190.76	242.33	295.31
Backflow prevention device, up to 4", annualized	1	0.33	\$14.56	\$21.15	\$0.0000	35.71	43.51	52.04
Extinguishing system, deluge / preaction, annualized	1	11.59	\$54.71	\$731.79	\$0.0000	786.50	1,011.51	1,239.25
Switchboard, annualized	3	2.10	\$14.25	\$150.89	\$0.0000	165.15	211.84	259.24
Circuit breaker, high voltage air, annualized	7	3.29	\$115.62	\$233.56	\$0.0000	349.18	430.81	518.22
Transformer, dry type 500 KVA and over, annualized	2	1.54	\$33.03	\$109.56	\$0.0000	142.59	178.77	216.59
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
Light, emergency, hardwired system, annualized	12	3.00	\$108.98	\$189.44	\$0.0000	298.42	366.15	439.33
Crane, electric bridge, up to 5 ton, annualized	2	5.83	\$494.90	\$226.42	\$0.0000	721.32	838.74	980.90
Vacuum, annualized	1	1.23	\$26.26	\$46.72	\$0.0000	72.98	89.62	107.58
						\$10,090.04	\$12,527.23	\$15,111.86