

FAC 1443 Operations Supply Building

FY25 SUC: \$3.58 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 1443 Operations Supply Building

FY25 SUC: \$3.58

Release: 2024 Qtr 3
Zip Code Prefix: 222
Type: MR

FT253UC:	\$3.58
UM:	SF
Expected Service Life:	45
Model Size:	9221

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	436.00 S.F.	\$17,738.39	\$21,603.95	3,000.00	3	3	\$64,811.85	\$64,811.85
Repair 8" concrete block wall, 1st floor	25	1,773.00 S.F.	\$47,469.24	\$58,071.19	1,800.00	1	1	\$58,071.19	\$58,071.19
Waterproof concrete block wall, 1st floor	10	98.00 C.S.F.	\$18,434.08	\$22,133.46	4,500.00	4	4	\$22,133.46	\$22,133.46
Waterproof concrete block wall, 2nd floor	10	21.50 C.S.F.	\$17,355.54	\$20,708.59	4,500.00	4	4	\$20,708.59	\$20,708.59
Replace steel louver, 1st floor	40	2.00 Ea.	\$1,288.25	\$1,505.87	1,125.00	1	1	\$1,505.87	\$1,505.87
Replace glass - 1st floor (1% of glass) - alarm window fixed	1	1.32 S.F.	\$18.02	\$22.16	45,000.00	45	45	\$952.13	\$952.13
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	12.00 Ea.	\$1,937.98	\$2,309.47	2,250.00	2	2	\$4,618.94	\$4,618.94
Replace glass - 3rd floor (1% of glass) - alarm window fixed	1	36.10 S.F.	\$1,002.14	\$1,212.20	45,000.00	45	45	\$54,549.19	\$54,549.19
Repair 2'-0" x 3'-0" aluminum window - 3rd floor	20	32.00 Ea.	\$6,410.11	\$7,691.53	4,500.00	4	4	\$20,539.06	\$20,539.06
Replace 2'-0" x 3'-0" aluminum window - 3rd floor	50	32.00 Ea.	\$29,538.61	\$34,756.57	9,000.00	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	4.00 Ea.	\$3,310.24	\$3,683.07	3,214.3	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	11,250.00	11	11	\$2,585.11	\$2,585.11
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$2,943.44	\$3,426.28	1,000.00	1	1	\$3,426.28	\$3,426.28
Replace tempered glass - (3% of glass) steel painted door	1	1.26 S.F.	\$41.51	\$49.01	45,000.00	45	45	\$2,205.28	\$2,205.28
Repair 12' x 12' steel roll-up door	10	6.00 Ea.	\$6,410.11	\$7,691.53	4,500.00	4	4	\$25,514.93	\$25,514.93
Replace 12' x 12' steel roll-up door	35	6.00 Ea.	\$21,652.04	\$25,514.93	1,285.7	1	1	\$25,514.93	\$25,514.93
Debris removal and visual inspection of built-up roofing	0.5	92.00 M.S.F.	\$1,074.71	\$1,270.41	90,000.00	90	90	\$41,118.16	\$41,118.16
Non-destructive moisture inspection of built-up roofing	5	8.40 M.S.F.	\$1,061.83	\$1,296.78	9,000.00	9	9	\$11,671.02	\$11,671.02
Minor BUR membrane repairs, 2% of roof area	1	1.84 Sq.	\$1,074.71	\$1,270.41	45,000.00	45	45	\$57,168.66	\$57,168.66
Total BUR roof replacement	28	92.00 Sq.	\$89,455.64	\$105,281.64	1,607.1	1	1	\$105,281.64	\$105,281.64
Replace roof hatch and structure single unit	20	3.00 Ea.	\$1,898.95	\$2,184.17	1,125.00	1	1	\$2,184.17	\$2,184.17
Repair steel painted interior door	14	3.00 Ea.	\$890.55	\$1,038.97	3,214.3	3	3	\$3,116.90	\$3,116.90
Refinish 3'-0" x 7'-0" steel painted interior door	4	3.00 Ea.	\$180.61	\$222.07	11,250.00	11	11	\$2,442.81	\$2,442.81
Safety glass replacement, (3% of glass) steel painted interior door	1	1.89 S.F.	\$48.53	\$57.25	45,000.00	45	45	\$2,576.24	\$2,576.24
Repair solid core wood door, interior	11	3.00 Ea.	\$890.55	\$1,038.97	4,009.9	4	4	\$4,155.86	\$4,155.86
Replace 3'-0" x 7'-0" solid core wood door, interior	10	3.00 Ea.	\$1,931.33	\$2,226.90	4,009.9	2	2	\$2,226.90	\$2,226.90
Repair 5/8" drywall - (2% of walls)	20	1,918.00 S.F.	\$3,582.84	\$4,357.97	2,250.00	2	2	\$8,715.93	\$8,715.93
Refinish concrete floor finished	25	67.00 C.S.F.	\$30,720.34	\$36,908.55	1,800.00	1	1	\$36,908.55	\$36,908.55
Replace vinyl tile flooring	18	37.00 S.Y.	\$2,092.66	\$2,561.48	2,500.00	2	2	\$5,122.95	\$5,122.95
Repair gypsum board ceiling - (2% of ceilings)	20	0.05 C.S.F.	\$20.43	\$25.05	2,250.00	2	2	\$50.11	\$50.11
Refinish gypsum board ceiling, up to 12' high	20	2.31 C.S.F.	\$351.44	\$432.07	2,250.00	2	2	\$864.14	\$864.07
Replace gypsum board ceiling, up to 12' high	40	2.31 C.S.F.	\$907.59	\$1,186.83	1,125.00	1	1	\$1,186.83	\$1,186.83
Replace acoustic tile ceiling, fire-rated	20	8.29 C.S.F.	\$5,178.70	\$6,090.13	2,250.00	2	2	\$12,180.26	\$12,180.26
Replace flush valve waterproof tankless water closet	10	4.00 Ea.	\$110.36	\$137.10	4,500.00	4	4	\$548.42	\$548.42
Rebuild flush valve tankless water closet	20	4.00 Ea.	\$773.08	\$931.82	2,250.00	2	2	\$1,863.63	\$1,863.63
Replace tankless water closet	35	4.00 Ea.	\$5,506.63	\$6,372.78	1,285.7	1	1	\$6,372.78	\$6,372.78
Replace tankless flush valve	20	1.00 Ea.	\$1,090.62	\$1,285.71	4,500.00	1	1	\$1,285.71	\$1,285.71
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$55.18	\$68.55	6,428.6	6	6	\$411.31	\$411.31
Rebuild flush valve for a urinal	2	2.00 Ea.	\$386.54	\$465.91	2,250.00	2	2	\$931.82	\$931.82
Unplug line urinal	5	2.00 Ea.	\$305.81	\$383.01	9,000.00	9	9	\$3,447.05	\$3,447.05
Replace wall-hung urinal	35	2.00 Ea.	\$2,184.58	\$2,628.78	1,285.7	1	1	\$2,628.78	\$2,628.78
Replace washer in spud connection lavatory, vitreous china	7	6.00 Ea.	\$104.36	\$127.40	6,428.6	6	6	\$764.41	\$764.41
Replace washer in faucet lavatory, vitreous china	22	6.00 Ea.	\$81.59	\$101.78	22,500.00	22	22	\$2,250.00	\$2,250.00
Replace faucets lavatory, vitreous china	10	6.00 Ea.	\$1,191.74	\$1,432.70	4,500.00	4	4	\$5,730.80	\$5,730.80
Replace lavatory, vitreous china	35	6.00 Ea.	\$4,508.25	\$5,405.31	1,285.7	1	1	\$5,405.31	\$5,405.31
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.50	\$16.85	22,500.00	22	22	\$370.61	\$370.61
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.02	\$11.29	15,000.00	15	15	\$169.41	\$169.41
Replace faucets sink, iron enamel	2	1.00 Ea.	\$198.62	\$238.78	4,500.00	4	4	\$955.13	\$955.13
Unstop sink, iron enamel	2	1.00 Ea.	\$44.15	\$55.30	2,250.00	2	2	\$1,216.57	\$1,216.57
Replace sink, P.E.C.I. sink, iron enamel kitchen	3	1.00 Ea.	\$910.17	\$1,070.70	4,500.00	4	4	\$4,282.81	\$4,282.81
Inspect and clean spray heads, emergency eye wash	3	1.00 Ea.	\$52.06	\$65.20	15,000.00	15	15	\$978.01	\$978.01
Replace eye wash station, emergency eye wash	25	1.00 Ea.	\$790.45	\$961.55	1,800.00	1	1	\$961.55	\$961.55
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$101.81	\$125.57	4,500.00	4	4	\$502.29	\$502.29
Replace pipe and fittings, copper 3/4"	20	2.00 L.F.	\$385.58	\$469.54	2,250.00	2	2	\$691.28	\$691.28
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$604.99	\$1,084.54	1,800.00	1	1	\$1,084.54	\$1,084.54
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$165.02	\$201.61	3,000.00	3	3	\$604.82	\$604.82
Remove old insulation & replace with new, pipe 1-1/2", wall 1"	15	16.00 L.F.	\$184.99	\$225.37	3,000.00	3	3	\$676.10	\$676.10
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$208.74	\$258.93	45,000.00	45	45	\$11,651.78	\$11,651.78
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$5,470.45	\$6,302.52	3,750.00	3	3	\$18,907.56	\$18,907.56
Unclog main drain pipe & fittings, cast iron	1	1.00 Ea.	\$48.83	\$61.15	4,500.00	4	4	\$244.62	\$244.62
Replace pipe & fittings, cast iron, 4"	40	16.00 L.F.	\$975.43	\$1,182.15	1,125.00	1	1	\$1,182.15	\$1,182.15
Unclog floor drain, PVC	20	1.00 Ea.	\$50.39	\$63.11	2,250.00	2	2	\$126.21	\$126.21
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$157.21	\$195.91	4,500.00	4	4	\$783.64	\$783.64
Replace pipe, 4" pipe and fittings, PVC	30	16.00 L.F.	\$1,499.18	\$1,834.72	1,500.00	1	1	\$1,834.72	\$1,834.72
General maintenance & repair distribution: gutters, pipe	1	0.04 M.L.F.	\$13.38	\$16.76	45,000.00	45	45	\$734.35	\$734.35
General maintenance & repair: drain, roof, scupper, area	5	4.00 Ea.	\$156.87	\$196.47	45,000.00	45	45	\$8,841.30	\$8,841.30
Replace drain: roof, scupper, area	40	4.00 Ea.	\$4,385.43	\$5,060.86	1,125.00	1	1	\$5,060.86	\$5,060.86
Repair fan coil unit, 1 ton	10	2.00 Ea.	\$910.96	\$1,090.77	4,500.00	4	4	\$4,363.09	\$3,272.32
Replace fan coil unit, 1 ton	15	2.00 Ea.	\$2,712.98	\$3,168.31	3,000.00	3	3	\$9,504.94	\$9,504.94
Replace fan & motor, propeller exhaust, 4700 CFM exhaust fan	2	2.00 Ea.	\$4,525.85	\$5,266.51	3,000.00	3	3	\$15,799.52	\$15,799.52
Maintenance and repair standard suspended heater	2	2.00 Ea.	\$713.63	\$842.31	2,250.00	2	2	\$1,693.82	\$1,693.82
Replace heater standard suspended heater	15	6.00 Ea.	\$5,500.58	\$6,355.81	3,000.00	3	3	\$19,067.43	\$19,067.43
Repair single zone rooftop unit, 5 ton	10	1.00 Ea.	\$2,912.53	\$3,474.76	4,500.00	4	4	\$13,899.02	\$13,899.02
Replace single zone rooftop unit, 5 ton	15	1.00 Ea.	\$8,648.69	\$10,289.33	3,000.00	3	3	\$30,867.99	\$30,867.99
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	45,000.00	45	45	\$2,043.45	\$2,043.45
Replace sprinkler head	20	45.00 Ea.	\$4,126.08	\$5,064.88	2,250.00	2	2	\$10,169.75	\$10,169.75
Replace fuse	24	20.00 Ea.	\$14,585.05	\$16,709.54	1,800.00	1	1	\$16,709.54	\$16,709.54
Repair switchboard meter	10	1.00 Ea.	\$1,321.89	\$1,553.91	4,500.00	4	4	\$6,215.64	\$6,215.64
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$295.51	\$351.26	4,500.00	4	4	\$1,405.05	\$1,405.05
Maintenance and inspection secondary transformer, dry	0.5	1.00 Ea.	\$87.02	\$109.17	90,000.00	90	90	\$9,825.40	\$9,825.40
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$87.63	\$109.93	15,000.00	15	15	\$1,649.02	\$1,649.02
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	2.00 Ea.	\$154.57	\$193.91	2,250.00	2	2	\$387.82	\$387.82
Maintenance and repair breaker, molded case, 480 V, 3 pole	20	2.00 Ea.	\$231.86	\$290.87	2,250.00	2	2	\$488.14	\$488.14
Maintenance and inspection circuit breaker, molded case, 480 V, 3 pole	5	3.00 Ea.	\$104.06	\$130.55	90,000.00	90	90	\$11,749.25	\$11,749.25
Maintenance and repair breaker, enclosed, 240 V, 3 pole	25	4.00 Ea.	\$309.15	\$387.82	1,800.00	1	1	\$387.82	\$387.82
Maintenance and inspection circuit breaker, enclosed, 240 V, 3 pole	1	4.00 Ea.	\$138.75	\$174.06	45,000.00	45	45	\$7,832.83	\$7,832.83
Maintenance and repair safety switch general, 2 pole	8	6.00 Ea.	\$262.90	\$329.80	5,625.00	5	5	\$1,649.02	\$1,649.02
Maintenance and inspection safety switch, 2 pole	1	6.00 Ea.	\$262.90	\$329.80	45,000.00	45	45	\$1,641.16	\$1,641.16
Maintenance and repair receptacles and plugs	20	45.00 Ea.	\$2,059.16	\$2,572.89	2,250.00	2	2	\$5,145.78	\$5,145.78
Replace receptacle/plug receptacles and plugs	20	45.00 Ea.	\$3,634.44	\$4,469.45	2,250.00	2	2	\$8,938.90	\$8,938.90
Maintenance and repair wiring devices, switches	10	23.00 Ea.	\$1,052.46	\$1,315.03	4,500.00	4	4	\$5,260.13	\$5,260.13
Replace wiring devices, switches	15	23.00 Ea.	\$1,591.30	\$1,991.43	3,000.00	3	3	\$5,974.30	\$5,974.30
Replace fluorescent light fixture ballast, 80 W	10	8.00 Ea.	\$971.46	\$1,074.62	4,500.00	4	4	\$4,296.47	\$4,296.47
Replace lamps (2 lamps), 4', 34 W energy star	10	8.00 Ea.	\$705.94	\$885.20	4,500.00	4	4	\$3,540.80	\$3,540.80
Replace metal halide ballast, 175 W	10	8.00 Ea.	\$1,372.49	\$1,643.98	4,500.00	4	4	\$6,575.91	\$6,575.91
Replace metal halide fixture lamp, 175 W	5	8.00 Ea.	\$486.71	\$591.39	9,000.00	9	9	\$5,322.49	\$5,322.49
Repair smoke detector	10	12.00 Ea.	\$729.18	\$902.46	4,500.00	4	4	\$3,609.85	\$3,207.39
Replace smoke detector	15	12.00 Ea.	\$4,049.06	\$4,818.09	3,000.00	3	3	\$14,454.26	\$14,454.26
Check and repair manual pull station	10	3.00 Ea.	\$284.97	\$350.72	4,500.00	4	4	\$1,402.88	\$1,402.88
Replace manual pull station	15	3.00 Ea.	\$690.23	\$852.51	3,000.00	3	3	\$2,485.54	\$2,485.54
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$160.28	\$195.43	9,000.00	9	9	\$1,758.83	\$1,758.83
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$46.25	\$58.02	90,000.00	90	90	\$5,221.89	\$5,221.89
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	3,000.00	3	3	\$8,524.19	\$8,524.19
Replace fire alarm bell, 6"	20	2.00 Ea.	\$400.87	\$495.64	2,250.00	2	2	\$971.29	\$971.29
Remove and replace hydraulic dock leveler lift cylinder	15	1.00 Ea.	\$16,605.83	\$19,912.65	3,000.00	3	3	\$76,736.19	\$76,736.19
Remove and replace hydraulic dock leveler hydraulic pump	20	2.00 Ea.	\$4,350.90	\$4,976.29	2,250.00	2	2	\$9,952.59	\$9,952.59
			\$439,631.01	\$522,752.68				MR Subtotal:	\$1,182,478.69

MR Subtotal:	\$1,182,478.69
MR Per Year:	\$26,277.30
PM Total:	\$6,763.97
Subtotal:	\$33,041.27
Total Per Unit:	\$3.58

FAC 1443 Operations Supply Building

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$3.58

UM: SF

Expected Service Life: 45

Model Size: 9221

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
Door, overhead, manual, up to 24' high x 25' wide, annualized	6	13.18	\$91.37	\$594.51	\$0.0000	685.88	873.37	1,065.43
Fire doors, swinging, annualized	3	1.18	\$43.47	\$48.22	\$0.0000	91.69	110.51	131.49
Urinals, annualized	2	0.46	\$13.68	\$24.53	\$0.0000	38.21	46.94	56.35
Toilet (vacuum breaker type), annualized	4	0.71	\$36.74	\$38.24	\$0.0000	74.97	90.12	107.10
Lavatories, annualized	6	2.09	\$46.31	\$131.98	\$0.0000	178.29	222.51	269.05
VAV Boxes, annualized	2	1.87	\$19.05	\$119.29	\$0.0000	138.34	176.03	214.67
Fire dampers, annualized	2	2.31	\$16.80	\$148.05	\$0.0000	164.85	210.95	257.89
Fan, axial, up to 5,000 CFM, annualized	1	1.24	\$13.78	\$66.83	\$0.0000	80.61	102.04	124.15
Package unit, air cooled, 3 thru 24 ton, annualized	1	2.40	\$165.11	\$153.97	\$0.0000	319.09	381.79	452.75
Backflow prevention device, up to 4", annualized	1	0.33	\$14.56	\$21.15	\$0.0000	35.71	43.51	52.04
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, annualized	12	5.64	\$198.20	\$400.39	\$0.0000	598.59	738.53	888.38
Panelboard, 225 A and above, annualized	1	0.44	\$25.95	\$31.37	\$0.0000	57.32	69.33	82.63
Light, emergency, dry cell, annualized	8	2.85	\$303.39	\$179.28	\$0.0000	482.67	566.80	666.09
Hydraulic lift, loading dock, annualized	2	3.26	\$93.93	\$124.59	\$0.0000	218.52	265.29	316.76
Hoist, pneumatic, annualized	1	1.31	\$227.25	\$51.21	\$0.0000	278.46	316.55	366.01
Hoist / winch, chain / cable, electric, annualized	1	1.65	\$226.24	\$64.09	\$0.0000	290.33	332.18	385.35
						\$4,585.78	\$5,633.93	\$6,763.97