

FAC 1404 Emergency Operations Center

FY25 SUC: \$6.26 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 1404 Emergency Operations Center

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

FY25 SUC: \$6.26
 UM: SF
 Expected Service Life: 45
 Model Size: 12444

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
Minor repairs to concrete floor unfinished	15	350.00 S.F.	\$14,239.53	\$17,342.62	3,0000	3	3	\$52,027.86	\$52,027.86
Replace hardboard panels, 1st floor	12	20.00 C.S.F.	\$7,810.51	\$9,424.23	3,7500	3	3	\$28,272.69	\$28,272.69
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	7.00 S.F.	\$95.56	\$112.20	45,0000	45	45	\$5,049.19	\$5,049.19
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	36.00 Ea.	\$5,813.93	\$6,928.41	2,2500	2	2	\$13,856.82	\$13,856.82
Repair steel, painted, door	14	3.00 Ea.	\$2,332.88	\$2,762.30	3,2143	3	3	\$8,286.91	\$8,286.91
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$143.98	\$176.26	11,2500	11	11	\$1,938.83	\$1,938.83
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,207.58	\$2,569.71	1,0000	1	1	\$2,569.71	\$2,569.71
Replace tempered glass - (3% of glass) steel painted door	1	0.10 S.F.	\$3.29	\$3.89	45,0000	45	45	\$175.02	\$175.02
Prepare and refinish 3'-0" x 7'-0" steel painted, door	4	2.00 Ea.	\$179.33	\$221.31	11,2500	11	11	\$2,434.38	\$2,434.38
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	2.00 Ea.	\$3,355.87	\$3,892.63	1,0000	1	1	\$3,892.63	\$3,892.63
Non - destructive moisture inspection, thermostat	5	1.00 M.S.F.	\$126.41	\$154.38	9,0000	9	9	\$1,389.41	\$1,389.41
Minor membrane repairs, 2% of roof area, thermost	1	0.03 Sq.	\$9.73	\$11.59	45,0000	45	45	\$521.62	\$521.62
Total EPDM roof replacement	25	124.00 Sq.	\$101,692.06	\$119,677.53	1,8000	1	1	\$119,677.53	\$119,677.53
Repair 8" concrete block wall - (2% of walls) painted	25	5.30 C.S.F.	\$6,444.47	\$7,740.77	1,8000	1	1	\$7,740.77	\$7,740.77
Refinish concrete block wall painted	4	53.00 C.S.F.	\$7,269.11	\$8,739.01	11,2500	11	11	\$96,129.08	\$96,129.08
Repair steel painted interior door	14	4.00 Ea.	\$1,187.40	\$1,385.29	3,2143	3	3	\$4,155.86	\$4,155.86
Refinish 3'-0" x 7'-0" steel painted interior door	4	4.00 Ea.	\$230.81	\$296.10	11,2500	11	11	\$3,257.08	\$3,257.08
Repair solid core wood door, interior	11	13.00 Ea.	\$3,859.05	\$4,502.18	4,0909	4	4	\$18,008.73	\$18,008.73
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	13.00 Ea.	\$710.86	\$864.79	11,2500	11	10	\$9,512.65	\$8,647.87
Replace 3'-0" x 7'-0" solid core wood door, interior	40	13.00 Ea.	\$8,369.11	\$9,649.91	1,1250	1	1	\$9,649.91	\$9,649.91
Repair fabric wall finish fabric interior	9	125.00 S.Y.	\$4,812.27	\$5,736.36	5,0000	5	5	\$28,681.80	\$28,681.80
Repair 5/8" drywall - (2% of walls)	20	418.80 S.F.	\$762.52	\$951.57	2,2500	2	2	\$1,903.15	\$1,903.15
Refinish drywall	4	9,600.00 S.F.	\$6,931.75	\$8,499.88	11,2500	11	11	\$99,498.86	\$99,498.86
Office painting, 10' x 12', 10' high walls	5	14.00 Ea.	\$3,649.48	\$4,458.37	9,0000	9	9	\$40,125.35	\$40,125.35
Replace vinyl tile flooring	18	19.10 S.Y.	\$1,080.26	\$1,322.28	2,5000	2	2	\$2,644.55	\$2,644.55
Replace rubber cove base	9	1,200.00 L.F.	\$4,475.20	\$5,338.73	5,0000	5	5	\$26,693.66	\$26,693.66
Terrazzo floor repairs - (2% of floors)	15	18.50 S.F.	\$345.55	\$412.88	3,0000	3	3	\$1,238.04	\$1,238.04
Replace carpet	8	260.00 S.Y.	\$14,481.61	\$16,746.81	5,6250	5	5	\$83,734.06	\$83,734.06
Replace gypsum board ceiling, up to 12' high	40	6.20 C.S.F.	\$2,596.99	\$3,185.42	1,1250	1	1	\$3,185.42	\$3,185.42
Acoustic tile repairs - (2% of ceilings)	9	2.64 C.S.F.	\$3,037.88	\$3,520.93	5,0000	5	5	\$17,604.65	\$17,604.65
Replace acoustic tile ceiling, fire-rated	20	90.00 C.S.F.	\$56,222.34	\$66,117.21	2,2500	2	2	\$132,234.42	\$132,234.42
Replace flush valve diaphragm tankless water closet	10	10.00 Ea.	\$275.90	\$342.76	4,5000	4	4	\$1,371.05	\$1,371.05
Rebuild flush valve tankless water closet	20	10.00 Ea.	\$1,932.71	\$2,329.54	2,2500	2	2	\$4,659.08	\$4,659.08
Unplug clogged line tankless water closet	5	10.00 Ea.	\$2,297.81	\$2,877.88	9,0000	9	9	\$25,900.91	\$25,900.91
Replace tankless water closet	35	10.00 Ea.	\$15,376.57	\$15,931.96	1,2857	1	1	\$15,931.96	\$15,931.96
Replace tankless flush valve	25	10.00 Ea.	\$2,726.55	\$3,200.28	1,8000	1	1	\$3,200.28	\$3,200.28
Replace wax ring gasket for tankless water closet	5	10.00 Ea.	\$1,497.55	\$1,873.82	9,0000	9	9	\$16,864.38	\$16,864.38
Replace flush valve diaphragm for a urinal	7	3.00 Ea.	\$82.77	\$102.83	6,4286	6	6	\$616.97	\$616.97
Rebuild flush valve for a urinal	20	3.00 Ea.	\$579.81	\$698.86	2,2500	2	2	\$1,397.72	\$1,397.72
Unplug line urinal	5	3.00 Ea.	\$458.71	\$574.51	9,0000	9	9	\$5,170.58	\$5,170.58
Replace wall-hung urinal	35	3.00 Ea.	\$3,276.87	\$3,945.16	1,2857	1	1	\$3,945.16	\$3,945.16
Replace washer in spud connection lavatory, vitreous china	7	12.00 Ea.	\$208.72	\$254.80	6,4286	6	6	\$1,528.83	\$1,528.83
Replace washer in faucet lavatory, vitreous china	2	12.00 Ea.	\$163.17	\$203.55	22,5000	22	22	\$4,478.19	\$4,478.19
Replace faucets lavatory, vitreous china	10	12.00 Ea.	\$2,383.47	\$2,865.40	4,5000	4	4	\$11,461.61	\$11,461.61
Clean out strainer and P trap lavatory, vitreous china	2	12.00 Ea.	\$445.06	\$557.41	22,5000	22	22	\$12,263.06	\$12,263.06
Replace lavatory, vitreous china	35	12.00 Ea.	\$9,016.51	\$10,810.62	1,2857	1	1	\$10,810.62	\$10,810.62
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.89	\$130.11	45,0000	45	45	\$5,855.17	\$5,855.17
Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.58	\$119.71	11,2500	4	4	\$1,316.76	\$1,316.76
Correct water pressure drinking fountain	2	2.00 Ea.	\$88.31	\$110.60	22,5000	22	22	\$2,433.15	\$2,433.15
Replace refrigerant drinking fountain	2	2.00 Ea.	\$73.54	\$85.99	22,5000	22	22	\$1,891.88	\$1,891.88
Repair drain leak drinking fountain	4	2.00 Ea.	\$61.02	\$73.62	11,2500	11	9	\$809.79	\$662.55
Replace fountain drinking fountain	10	2.00 Ea.	\$3,046.79	\$3,588.88	4,5000	4	4	\$14,355.52	\$14,355.52
Drain and flush water heater, electric, 120 gallon	7	2.00 Ea.	\$621.26	\$778.09	6,4286	6	6	\$4,668.52	\$4,668.52
Check operation water heater, electric, 120 gallon	3	2.00 Ea.	\$5.44	\$6.82	11,2500	15	15	\$102.27	\$102.27
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$15,946.05	\$18,237.49	3,0000	3	3	\$54,712.47	\$54,712.47
Unclog floor drain, PVC	20	4.00 Ea.	\$201.54	\$252.42	2,2500	2	2	\$504.85	\$504.85
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$39.22	\$49.12	45,0000	45	45	\$2,210.33	\$2,210.33
Replace drain: roof, scupper, area	40	1.00 Ea.	\$1,096.36	\$1,265.22	1,1250	1	1	\$1,265.22	\$1,265.22
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,552.63	\$2,899.56	6,4286	6	5	\$17,897.36	\$14,947.80
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$1,636.25	\$2,049.31	1,5000	1	1	\$2,049.31	\$2,049.31
Repair fan coil unit, 20 ton	10	2.00 Ea.	\$3,522.95	\$4,075.46	4,5000	4	3	\$16,301.85	\$12,226.38
Replace fan coil unit, 20 ton	15	2.00 Ea.	\$18,926.39	\$22,213.46	3,0000	3	3	\$66,640.38	\$66,640.38
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$4,344.36	\$5,039.65	2,2500	2	2	\$10,079.30	\$10,079.30
Repair circulator pump, 1/12 - 3/4 HP	5	1.00 Ea.	\$104.83	\$123.65	9,0000	9	6	\$1,112.82	\$741.88
Replace circulator pump, 1/12 - 3/4 HP	15	1.00 Ea.	\$3,687.87	\$4,253.96	3,0000	3	3	\$12,761.87	\$12,761.87
Repair computer room air conditioner, air cooled, 5 ton	10	1.00 Ea.	\$4,758.71	\$5,661.71	4,5000	4	4	\$22,646.84	\$22,646.84
Replace computer room air conditioner, air cooled, 5 ton	20	1.00 Ea.	\$40,439.57	\$46,356.83	2,2500	2	2	\$92,713.67	\$92,713.67
Replace multi-zone variable volume, 50 ton	15	1.00 Ea.	\$141,742.49	\$164,363.22	3,0000	3	3	\$493,089.65	\$493,089.65
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	45,0000	45	45	\$2,043.45	\$2,043.45
Replace sprinkler head	20	90.00 Ea.	\$8,252.16	\$10,169.75	2,2500	2	2	\$20,339.50	\$20,339.50
Repair switchgear 1200 A mainframe	5	1.00 Ea.	\$2,068.68	\$2,420.08	9,0000	9	7	\$21,780.68	\$16,940.53
Maintenance and inspection switchgear, mainframe	1	1.00 Ea.	\$69.98	\$87.79	45,0000	45	45	\$3,950.77	\$3,950.77
Replace switchgear 1200 A mainframe	20	1.00 Ea.	\$4,508.06	\$5,431.65	2,2500	2	2	\$10,863.30	\$10,863.30
Maintenance and repair motor starter, up to 600 V	5	2.00 Ea.	\$699.10	\$837.86	9,0000	9	9	\$7,540.73	\$7,540.73
Maintenance and inspection motor starter, up to 600 V	0.5	2.00 Ea.	\$116.84	\$146.58	90,0000	90	90	\$13,192.14	\$13,192.14
Replace starter motor starter, up to 600 V	18	2.00 Ea.	\$1,637.91	\$1,954.90	2,5000	2	2	\$3,909.80	\$3,909.80
Maintenance and inspection lighting panel, indoor	3	4.00 Ea.	\$175.26	\$219.87	15,0000	15	15	\$3,298.03	\$3,298.03
Repair failed breaker, enclosed, 600 V, 3 pole	4	8.00 Ea.	\$9,637.90	\$11,125.86	11,2500	11	11	\$122,384.42	\$122,384.42
Maintenance and inspection circuit breaker, enclosed, 600 V, 3 pole	0.33	8.00 Ea.	\$277.50	\$348.13	136,3636	136	136	\$47,345.12	\$47,345.12
Maintenance and repair receptacles and plugs	20	68.00 Ea.	\$3,111.62	\$3,887.92	2,2500	2	2	\$7,775.84	\$7,775.84
Maintenance and repair wiring devices, switches	10	68.00 Ea.	\$3,111.62	\$3,887.92	4,5000	4	4	\$15,551.69	\$15,551.69
Replace wiring devices, switches	15	42.00 Ea.	\$2,920.45	\$3,636.53	3,0000	3	3	\$10,909.60	\$10,909.60
Maintenance and repair incandescent lighting fixtures	10	10.00 Ea.	\$743.31	\$885.15	4,5000	4	2	\$3,540.60	\$1,770.30
Replace incandescent lighting fixture lamp	5	10.00 Ea.	\$136.33	\$163.89	9,0000	9	9	\$1,475.00	\$1,475.00
Replace incandescent lighting fixture	20	10.00 Ea.	\$1,478.87	\$1,791.70	2,2500	2	2	\$3,583.39	\$3,583.39
Replace fluorescent light fixture ballast, 80 W	10	90.00 Ea.	\$9,803.88	\$12,089.46	4,5000	4	4	\$48,357.83	\$48,357.83
Replace lamps (2 lamps), 4', 34 W energy saver	10	90.00 Ea.	\$2,443.65	\$3,064.16	4,5000	4	4	\$12,256.62	\$12,256.62
Repair smoke detector	10	23.00 Ea.	\$1,397.60	\$1,729.72	4,5000	4	3	\$6,918.88	\$5,189.16
Check operation smoke detector	1	23.00 Ea.	\$401.71	\$503.94	45,0000	45	45	\$22,677.43	\$22,677.43
Replace smoke detector	15	23.00 Ea.	\$7,760.69	\$9,234.67	3,0000	3	3	\$27,704.00	\$27,704.00
Check and repair manual pull station	10	6.00 Ea.	\$559.93	\$701.44	4,5000	4	3	\$2,805.76	\$2,104.32
Replace manual pull station	15	6.00 Ea.	\$1,380.46	\$1,659.03	3,0000	3	3	\$4,977.08	\$4,977.08
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$160.28	\$195.43	9,0000	9	9	\$1,758.83	\$1,758.83
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$46.25	\$58.02	90,0000	90	90	\$5,221.89	\$5,221.89
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	3,0000	3	3	\$8,524.19	\$8,524.19
Replace fire alarm bell, 6"	20	4.00 Ea.	\$801.74	\$979.29	2,2500	2	2	\$1,942.57	\$1,942.57
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$111.32	\$137.36	45,0000	45	45	\$6,181.17	\$6,181.17
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$13,424.28	\$15,895.64	1,8000	1	1	\$15,895.64	\$15,895.64
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$381.84	\$477.33	45,0000	45	44	\$21,479.92	\$21,002.59
Replace lightning ground rod	25	4.00 Ea.	\$1,031.13	\$1,274.23	1,8000	1	1	\$1,274.23	\$1,274.23
Maintenance and repair computer ground system	4	1.00 Ea.	\$23.25	\$29.16	11,2500	11	11	\$320.79	\$320.79
Maintenance and inspection generator, diesel, 750 KW	0.08	1.00 Ea.	\$69.98	\$87.79	562,5000	562	562	\$49,340.74	\$49,340.74
Replace diesel generator component, 750 KW	25	1.00 Ea.	\$267,089.75	\$305,754.14	1,8000	1	1	\$305,754.14	\$305,754.14
Replace lamp with exit light L.E.D. retrofit kits	15	4.00 Ea.	\$412.07	\$474.66	3,0000	3	3	\$1,423.98	\$1,423.98
Maintenance and inspection UPS battery	0.17	1.00 Ea.	\$69.98	\$87.79	264,7059	264	264	\$23,177.86	\$23,177.86
Replace motor generator UPS battery	15	1.00 Ea.	\$1,195.58	\$1,413.61	3,0000	3	3	\$4,240.84	\$4,240.84
Maintenance and repair voice/data outlet	10	24.00 Ea.	\$1,336.65	\$1,670.76	4,5000	4	4	\$6,683.02	\$6,683.02
Maintenance and inspection patch panel	0.5	4.00							

FAC 1404 Emergency Operations Center

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$6.26

UM: SF

Expected Service Life: 45

Model Size: 12444

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
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	10	1.77	\$91.84	\$95.60	\$0.0000	187.44	225.30	267.75
Lavatories, annualized	12	4.18	\$92.62	\$263.95	\$0.0000	356.57	445.02	538.10
Drink fountain, annualized	2	1.24	\$72.30	\$66.83	\$0.0000	139.13	166.41	197.31
Air handling unit, computer room, annualized	1	3.42	\$97.70	\$183.58	\$0.0000	281.28	346.13	415.86
Fan coil unit, annualized	2	6.68	\$171.95	\$358.70	\$0.0000	530.66	655.46	788.87
VAV Boxes, annualized	14	13.08	\$133.36	\$835.00	\$0.0000	968.36	1,232.20	1,502.70
Fan, axial, up to 5,000 CFM, annually	1	0.62	\$6.89	\$33.42	\$0.0000	40.30	51.02	62.08
Package unit, air cooled, 25 thru 50 ton, annualized	1	3.25	\$165.11	\$208.12	\$0.0000	373.23	452.18	539.38
Package unit, computer room, annually	1	1.41	\$76.21	\$90.52	\$0.0000	166.73	201.51	240.09
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	2	0.94	\$33.03	\$66.73	\$0.0000	99.77	123.09	148.06
Switch, automatic transfer, annualized	1	5.32	\$16.52	\$378.46	\$0.0000	395.00	510.19	626.21
Panelboard, 225 A and above, annualized	4	1.76	\$103.79	\$125.50	\$0.0000	229.29	277.32	330.53
Fire alarm annunciator system, annualized	1	11.05	\$195.61	\$697.20	\$0.0000	892.81	1,121.53	1,360.03
Emergency diesel or gas generator, over 15 KVA, annually	1	2.11	\$88.82	\$133.46	\$0.0000	222.29	271.21	324.57
Power stabilizer, annualized	2	1.25	\$21.96	\$78.68	\$0.0000	100.64	126.44	153.34
Uninterrupted power system, 200 KVA to 800 KVA, annualized	1	78.06	\$264.47	\$4,930.20	\$0.0000	5,194.67	6,700.18	8,218.91
Battery system and charger, annualized	1	8.73	\$21.96	\$552.78	\$0.0000	574.74	742.77	911.89
Light, emergency, wet cell, annualized	1	0.30	\$37.42	\$24.50	\$0.0000	62.32	73.54	86.62
						\$11,844.04	\$15,022.56	\$18,294.71