

FAC 2144 Vehicle Maintenance Shop, Reserve

FY25 SUC: \$5.43 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 2144 Vehicle Maintenance Shop, Reserve

FY25 SUC: \$5.43

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

UM: SF
Expected Service Life: 50
Model Size: 7857

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	128.00 S.F.	\$5,207.60	\$6,342.44	3.3333	3	3	\$19,027.33	\$19,027.33
Replace metal floor grating	30	14.00 S.F.	\$402.78	\$464.73	1.6667	1	1	\$464.73	\$464.73
Point and refinish painted concrete block wall, 1st floor	25	32.90 C.S.F.	\$18,036.59	\$22,167.00	2.0000	2	2	\$44,333.99	\$44,333.99
Waterproof clay brick wall, 1st floor	10	46.00 C.S.F.	\$8,925.98	\$10,755.99	5.0000	5	5	\$53,779.96	\$53,779.96
Repair painted clay brick wall, 1st floor	25	336.00 S.F.	\$16,393.80	\$20,095.97	2.0000	2	2	\$40,191.94	\$40,191.94
Point painted clay brick wall - 1st floor	25	36.00 C.S.F.	\$32,998.82	\$40,561.13	2.0000	2	2	\$81,122.27	\$81,122.27
Repair 3'-9" x 5'-5" steel frame window - 1st floor.	20	8.00 Ea.	\$2,744.61	\$3,219.28	2.5000	2	2	\$6,438.56	\$6,438.56
Replace 3'-0" x 5'-5" steel frame window - 1st floor.	45	8.00 Ea.	\$15,261.31	\$17,562.89	1.1111	1	1	\$17,562.89	\$17,562.89
Replace glass - 2nd floor (1% of glass) - steel frame window	1	1.80 S.F.	\$208.65	\$257.83	50.0000	50	50	\$12,891.28	\$12,891.28
Repair 2'-0" x 3'-0" steel frame window - 2nd floor.	20	12.00 Ea.	\$2,551.56	\$3,072.71	2.5000	2	2	\$6,145.43	\$6,145.43
Replace 2'-0" x 3'-0" steel frame window - 2nd floor.	45	12.00 Ea.	\$10,675.15	\$12,527.58	1.1111	1	1	\$12,527.58	\$12,527.58
Repair steel, painted, door	14	4.00 Ea.	\$3,110.24	\$3,683.07	3.5714	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	12.5000	12	12	\$2,820.12	\$2,820.12
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$2,943.44	\$3,426.28	1.1111	1	1	\$3,426.28	\$3,426.28
Replace tempered glass - (3% of glass) steel painted door	1	5.04 S.F.	\$166.06	\$196.02	50.0000	50	50	\$9,801.25	\$9,801.25
Repair 12" x 12" aluminum single roll-up door	10	6.00 Ea.	\$6,630.10	\$7,710.62	5.0000	5	5	\$38,553.08	\$38,553.08
Refinish 12" x 12" aluminum single roll-up door	5	6.00 Ea.	\$1,536.29	\$1,863.86	10.0000	10	10	\$18,638.61	\$18,638.61
Replace 12" x 12" aluminum single roll-up door	35	6.00 Ea.	\$25,732.75	\$29,808.65	1.4286	1	1	\$29,808.65	\$29,808.65
Debris removal, by hand and visual inspection, metal panel roofing	1	7.90 M.S.F.	\$194.15	\$237.11	50.0000	50	50	\$11,855.27	\$11,855.27
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	158.00 S.F.	\$766.02	\$909.07	10.0000	10	10	\$9,090.65	\$9,090.65
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	1.58 S.F.	\$44.65	\$53.13	50.0000	50	50	\$2,656.64	\$2,656.64
Minor metal roof panel replacement, 2.5% of roof area	20	198.00 S.F.	\$2,738.49	\$3,239.29	2.5000	2	2	\$6,478.59	\$6,478.59
Total metal roof panel replacement	30	79.00 Sq.	\$75,936.00	\$89,796.39	1.6667	1	1	\$89,796.39	\$89,796.39
Repair fully glazed wood door	10	2.00 Ea.	\$593.70	\$692.64	5.0000	5	5	\$3,463.22	\$3,463.22
Refinish 3'-0" x 7'-0" fully glazed wood door	4	2.00 Ea.	\$161.48	\$199.55	12.5000	12	12	\$2,394.55	\$2,394.55
Replace 3'-0" x 7'-0" fully glazed wood door	40	2.00 Ea.	\$11,195.38	\$12,788.22	1.2500	1	1	\$12,788.22	\$12,788.22
Repair steel painted interior door	14	5.00 Ea.	\$1,484.25	\$1,731.61	3.5714	3	3	\$5,194.83	\$5,194.83
Refinish 3'-0" x 7'-0" steel painted interior door	4	5.00 Ea.	\$301.02	\$370.12	12.5000	12	12	\$4,441.47	\$4,441.47
Safety glass replacement, (3% of glass) steel painted interior door	1	6.30 S.F.	\$161.77	\$190.83	50.0000	50	50	\$9,541.63	\$9,541.63
Repair concrete steps	15	33.00 S.F.	\$1,017.86	\$1,174.16	3.3333	3	3	\$3,522.48	\$3,522.48
Repair 5/8" drywall - (2% of walls)	20	1,240.00 S.F.	\$2,316.33	\$2,817.45	2.5000	2	2	\$5,634.91	\$5,634.91
Office painting, 10' x 12', 10' high walls	5	4.00 Ea.	\$1,042.71	\$1,273.82	10.0000	10	10	\$12,738.21	\$12,738.21
Refinish concrete floor finished	25	48.60 C.S.F.	\$22,237.86	\$26,717.38	2.0000	2	2	\$53,434.77	\$53,434.77
Replace vinyl sheet flooring	18	14.50 S.Y.	\$1,156.71	\$1,402.68	2.7778	2	2	\$2,805.36	\$2,805.36
Replace acoustic tile ceiling, fire-rated	20	6.96 C.S.F.	\$4,347.86	\$5,113.06	2.5000	2	2	\$10,226.13	\$10,226.13
Replace flush valve diaphragm tankless water closet	10	4.00 Ea.	\$110.36	\$137.10	5.0000	5	5	\$685.52	\$685.52
Rebuild flush valve tankless water closet	20	4.00 Ea.	\$773.08	\$931.82	2.5000	2	2	\$1,863.63	\$1,863.63
Replace tankless water closet	35	4.00 Ea.	\$5,506.63	\$6,372.78	1.4286	1	1	\$6,372.78	\$6,372.78
Replace tankless flush valve	25	4.00 Ea.	\$1,090.62	\$1,290.11	2.0000	2	2	\$2,560.22	\$2,560.22
Replace wax ring gasket for tankless water closet	5	4.00 Ea.	\$599.02	\$749.53	10.0000	10	10	\$7,495.28	\$7,495.28
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$55.18	\$68.55	7.1429	7	7	\$479.87	\$479.87
Rebuild flush valve for a urinal	20	2.00 Ea.	\$386.54	\$465.91	2.5000	2	2	\$931.82	\$931.82
Replace wall-hung urinal	35	2.00 Ea.	\$2,184.58	\$2,628.78	1.4286	1	1	\$2,628.78	\$2,628.78
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$69.57	\$84.93	7.1429	7	7	\$594.54	\$594.54
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$54.39	\$66.87	25.0000	25	25	\$1,696.29	\$1,696.29
Replace faucets lavatory, vitreous china	10	4.00 Ea.	\$794.49	\$965.13	5.0000	5	5	\$4,775.67	\$4,775.67
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$148.35	\$185.80	25.0000	25	25	\$4,645.10	\$4,645.10
Replace lavatory, vitreous china	35	4.00 Ea.	\$3,005.50	\$3,603.54	1.4286	1	1	\$3,603.54	\$3,603.54
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.50	\$16.85	25.0000	25	25	\$421.14	\$421.14
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.02	\$11.29	16.6667	16	16	\$180.70	\$180.70
Replace faucets sink, iron enamel	10	1.00 Ea.	\$198.62	\$238.76	5.0000	5	5	\$1,193.92	\$1,193.92
Unstop sink, iron enamel	2	1.00 Ea.	\$44.15	\$55.30	25.0000	25	25	\$1,382.47	\$1,382.47
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$910.17	\$1,070.70	5.0000	5	5	\$5,353.51	\$5,353.51
Inspect and clean spray heads, emergency eye wash	3	2.00 Ea.	\$104.12	\$130.40	16.6667	16	16	\$2,086.42	\$2,086.42
Replace eye wash station, emergency eye wash	25	2.00 Ea.	\$1,580.90	\$1,923.10	2.0000	2	2	\$3,846.19	\$3,846.19
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$173.21	\$216.94	10.0000	10	10	\$2,169.40	\$2,169.40
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$4,826.85	\$5,266.51	3.3333	3	3	\$15,799.52	\$15,799.52
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$5,470.45	\$6,302.52	1.1667	1	1	\$6,302.52	\$6,302.52
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.83	\$61.15	5.0000	5	5	\$305.77	\$305.77
Replace pipe & fittings, cast iron, 4"	40	16.00 L.F.	\$975.43	\$1,182.15	1.2500	1	1	\$1,182.15	\$1,182.15
Unclog floor drain, PVC	20	1.00 Ea.	\$50.39	\$63.11	2.5000	2	2	\$126.21	\$126.21
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$157.21	\$195.91	5.0000	5	5	\$979.56	\$979.56
Replace pipe, 4" pipe and fittings, PVC	30	16.00 L.F.	\$1,499.18	\$1,834.72	1.6667	1	1	\$1,834.72	\$1,834.72
Replace pipe or gutter distribution	20	98.00 L.F.	\$5,625.74	\$6,830.75	2.5000	2	2	\$13,661.50	\$13,661.50
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$156.87	\$196.47	50.0000	50	50	\$9,823.67	\$9,823.67
Replace drain: roof, scupper, area	40	4.00 Ea.	\$4,385.43	\$5,060.86	1.2500	1	1	\$5,060.86	\$5,060.86
Check and adjust 10 HP. compressor	1	1.00 Ea.	\$89.20	\$111.72	50.0000	50	50	\$5,585.83	\$5,585.83
Replace 10 HP. compressor	25	1.00 Ea.	\$15,913.66	\$18,508.80	2.0000	2	2	\$37,017.59	\$37,017.59
Replace fan & motor, propeller exhaust, 4700 CFM exhaust fan	15	2.00 Ea.	\$4,826.85	\$5,266.51	3.3333	3	3	\$15,799.52	\$15,799.52
Maintenance and repair standard suspended heater	2	4.00 Ea.	\$475.76	\$561.54	25.0000	25	25	\$14,038.50	\$14,038.50
Replace heater standard suspended heater	15	4.00 Ea.	\$3,667.05	\$4,237.21	3.3333	3	3	\$12,711.62	\$12,711.62
Repair single zone rooftop unit, 10 ton	10	1.00 Ea.	\$24,855.18	\$28,715.89	5.0000	5	5	\$143,579.47	\$143,579.47
Replace single zone rooftop unit, 10 ton	15	1.00 Ea.	\$14,838.99	\$17,558.91	3.3333	3	3	\$52,676.73	\$52,676.73
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	50.0000	50	50	\$2,270.50	\$2,270.50
Replace sprinkler head	20	20.00 Ea.	\$1,833.81	\$2,259.94	2.5000	2	2	\$4,519.89	\$4,519.89
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$753.40	\$903.05	50.0000	50	50	\$45,152.64	\$45,152.64
Replace fuse	25	22.00 Ea.	\$13,369.63	\$15,317.08	2.0000	2	2	\$30,634.16	\$30,634.16
Maintenance and repair motor starter, up to 600 V	5	2.00 Ea.	\$699.10	\$837.86	10.0000	10	10	\$8,378.59	\$8,378.59
Maintenance and inspection motor starter, up to 600 V	0.5	2.00 Ea.	\$116.84	\$146.58	100.0000	100	100	\$14,657.93	\$14,657.93
Replace starter motor starter, up to 600 V	18	2.00 Ea.	\$1,637.91	\$1,954.90	2.7778	2	2	\$3,909.80	\$3,909.80
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$87.63	\$109.93	16.6667	16	16	\$1,758.95	\$1,758.95
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	9.00 Ea.	\$695.58	\$872.61	2.5000	2	2	\$1,745.21	\$1,745.21
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	26.00 Ea.	\$2,009.45	\$2,520.86	2.0000	2	2	\$5,041.72	\$5,041.72
Maintenance and repair safety switch general, 2 pole	8	1.00 Ea.	\$43.82	\$54.97	6.2500	6	6	\$329.80	\$329.80
Maintenance and inspection safety switch, 2 pole	1	1.00 Ea.	\$43.82	\$54.97	50.0000	50	50	\$2,748.36	\$2,748.36
Maintenance and repair receptacles and plugs	20	26.00 Ea.	\$1,169.74	\$1,486.56	2.5000	2	2	\$2,973.12	\$2,973.12
Maintenance and repair contactors and relays	3	12.00 Ea.	\$3,283.06	\$4,051.68	16.6667	16	16	\$94,826.87	\$94,826.87
Maintenance and repair wiring devices, switches	10	22.00 Ea.	\$1,006.70	\$1,257.86	5.0000	5	5	\$6,289.29	\$6,289.29
Replace fluorescent light fixture ballast, 80 W	10	18.00 Ea.	\$1,960.78	\$2,417.89	5.0000	5	5	\$12,089.46	\$12,089.46
Replace lamps (2 lamps), 4', 34 W energy saver	10	18.00 Ea.	\$488.73	\$612.83	5.0000	5	5	\$3,064.16	\$3,064.16
Replace metal halide ballast, 175 W	10	12.00 Ea.	\$2,058.74	\$2,465.97	5.0000	5	5	\$12,329.83	\$12,329.83
Replace metal halide fixture lamp, 175 W	5	12.00 Ea.	\$730.07	\$887.08	10.0000	10	10	\$8,870.81	\$8,870.81
Check and repair manual pull station	10	3.00 Ea.	\$284.97	\$356.22	5.0000	5	4	\$1,753.60	\$1,402.88
Replace manual pull station	15	3.00 Ea.	\$690.23	\$829.51	3.3333	3	3	\$2,488.54	\$2,488.54
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$160.28	\$195.43	10.0000	10	10	\$1,954.25	\$1,954.25
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$46.25	\$58.02	100.0000	100	100	\$5,802.10	\$5,802.10
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	3.3333	3	3	\$8,524.19	\$8,524.19
Replace fire alarm bell, 6"	20	2.00 Ea.	\$400.87	\$485.64	2.5000	2	2	\$971.29	\$971.29
Maintenance and repair electrical service ground	25	1.20 M.L.F.	\$114.55	\$143.20	2.0000	2	2	\$286.40	\$286.40
Remove and replace vehicle lift hydraulic pump	15	1.00 Ea.	\$4,914.37	\$5,605.41	3.3333	3	3	\$16,816.22	\$16,816.22

\$421,159.75

\$499,567.27

MR Subtotal: \$1,331,990.44
MR Per Year: \$26,639.81
PM Total: \$15,994.62
Subtotal: \$42,634.43
Total Per Unit: \$5.43

FAC 2144 Vehicle Maintenance Shop, Reserve

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$5.43

UM: SF

Expected Service Life: 50

Model Size: 7857

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, electric, roll up, to 24' high x 25' wide, annualized	6	24.42	\$495.72	\$1,104.09	\$0.0000	1,599.81	1,980.61	2,386.19
Fire doors, swinging, annualized	2	0.78	\$28.98	\$32.15	\$0.0000	61.13	73.67	87.66
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	4	1.39	\$30.87	\$87.98	\$0.0000	118.86	148.34	179.37
Drink fountain, annualized	2	1.24	\$72.30	\$66.83	\$0.0000	139.13	166.41	197.31
Water heater, gas, to 120 gal., annualized	1	1.72	\$88.42	\$92.21	\$0.0000	180.63	217.14	258.07
VAV Boxes, annualized	4	3.74	\$38.10	\$238.57	\$0.0000	276.68	352.06	429.34
Unit heater, gas infrared, annualized	4	6.02	\$265.74	\$323.17	\$0.0000	588.92	712.44	849.26
Package unit, air cooled, 3 thru 24 ton, annualized	1	2.40	\$165.11	\$153.97	\$0.0000	319.09	381.79	452.75
Controls, central system, electro/pneumatic, annualized	8	15.37	\$1,438.14	\$981.36	\$0.0000	2,419.50	2,857.73	3,367.86
Air compressor, centrifugal, to 40 HP., annualized	1	3.41	\$68.39	\$218.27	\$0.0000	286.66	358.98	434.72
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	\$714.67	\$0.0000	769.58	989.51	1,212.18
Extinguishing system, foam pump electric, annualized	1	17.72	\$356.60	\$951.75	\$0.0000	1,308.36	1,629.54	1,968.56
Switchboard, annualized	2	1.40	\$9.50	\$100.60	\$0.0000	110.10	141.23	172.83
Circuit breaker, high voltage air, annualized	8	3.76	\$132.14	\$266.93	\$0.0000	399.06	492.36	592.25
Switch, interrupt, high voltage, w/ aux fuses, air, annualized	2	0.73	\$33.03	\$51.79	\$0.0000	84.83	103.67	124.16
Motor control center, over 400 A, annualized	2	0.78	\$51.90	\$55.78	\$0.0000	107.67	129.59	154.11
Hydraulic lift, annualized	1	1.55	\$701.95	\$58.70	\$0.0000	760.65	848.46	971.36
Crane, electric bridge, over 15 tons, annualized	1	8.27	\$464.60	\$320.46	\$0.0000	785.06	927.66	1,093.49
Hoist, pneumatic, annualized	2	2.62	\$454.50	\$102.43	\$0.0000	556.93	633.11	732.01
						\$11,104.21	\$13,422.84	\$15,994.62