

FAC 2143 Vehicle Maintenance Shop, National Guard

FY25 SUC: \$5.07 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 2143 Vehicle Maintenance Shop, National Guard

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

FY25 SUC: \$5.07
UM: SF
Expected Service Life: 50
Model Size: 15974

Adjust 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	120.00 S.F.	\$4,882.12	\$5,946.04	3.3333	3	3	\$17,838.12	\$17,838.12
Repair 8" concrete block wall, 1st floor	25	3,860.00 S.F.	\$103,345.32	\$126,426.85	2.0000	2	2	\$252,853.70	\$252,853.70
Waterproof concrete block wall, 1st floor	10	86.00 C.S.F.	\$16,887.69	\$20,109.03	5.0000	5	5	\$100,545.13	\$100,545.13
Waterproof concrete block wall, 2nd floor	10	86.00 C.S.F.	\$69,342.16	\$82,834.34	5.0000	5	5	\$414,171.70	\$414,171.70
Replace glass - 1st floor (1% of glass) - steel frame window	1	1.68 S.F.	\$22.93	\$26.93	50.0000	50	50	\$1,346.45	\$1,346.45
Repair 3'-9" x 5'-5" steel frame window - 1st floor.	20	7.00 Ea.	\$2,401.53	\$2,816.87	2.5000	2	2	\$5,633.74	\$5,633.74
Replace 3'-9" x 5'-5" steel frame window - 1st floor.	45	7.00 Ea.	\$13,353.65	\$15,367.53	1.1111	1	1	\$15,367.53	\$15,367.53
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
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
Refinish 12' x 24' steel double roll-up door	5	12.00 Ea.	\$6,154.22	\$7,466.71	10.0000	10	10	\$74,667.08	\$74,667.08
Replace 12' x 24' steel double roll-up door	35	12.00 Ea.	\$86,008.17	\$102,059.74	1.4286	1	1	\$102,059.74	\$102,059.74
Debris removal and visual inspection of built-up roofing	0.5	16.10 M.S.F.	\$654.66	\$799.52	100.0000	100	100	\$79,951.99	\$79,951.99
Minor BUR membrane repairs, 2% of roof area	1	3.20 Sq.	\$1,869.06	\$2,209.42	50.0000	50	50	\$110,470.84	\$110,470.84
Total BUR roof replacement	28	180.00 Sq.	\$155,575.02	\$183,098.50	1.7857	1	1	\$183,098.50	\$183,098.50
Metal roof flashing replacement, 2 SF/lq repaired, metal panel roofing	1	11.00 S.F.	\$130.85	\$369.91	50.0000	50	50	\$18,495.57	\$18,495.57
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
Repair steel painted interior door	14	10.00 Ea.	\$2,968.50	\$3,463.22	3.5714	3	3	\$10,389.65	\$10,389.65
Refinish 3'-0" x 7'-0" steel painted interior door	4	10.00 Ea.	\$602.03	\$740.24	12.5000	12	12	\$8,882.94	\$8,882.94
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
Refinish concrete floor finished	25	103.70 C.S.F.	\$47,547.76	\$57,125.62	2.0000	2	2	\$114,251.24	\$114,251.24
Replace vinyl tile flooring	18	117.00 S.Y.	\$6,617.32	\$8,099.80	2.7778	2	2	\$16,199.60	\$16,199.60
Replace acoustic tile ceiling, fire-rated	20	14.00 C.S.F.	\$8,745.30	\$10,284.90	2.5000	2	2	\$20,569.80	\$20,569.80
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
Unplug clogged line tankless water closet	5	4.00 Ea.	\$919.12	\$1,151.15	10.0000	10	10	\$11,511.52	\$11,511.52
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	\$1,280.11	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	3.00 Ea.	\$82.77	\$102.83	7.1429	7	7	\$719.80	\$719.80
Rebuild flush valve for a urinal	20	3.00 Ea.	\$679.81	\$809.86	2.5000	2	2	\$1,897.72	\$1,897.72
Unplug line urinal	5	3.00 Ea.	\$458.71	\$574.51	10.0000	10	10	\$5,745.09	\$5,745.09
Replace wall-hung urinal	35	3.00 Ea.	\$3,276.87	\$3,943.16	1.4286	1	1	\$3,943.16	\$3,943.16
Replace washer in spud connection lavatory, vitreous china	7	6.00 Ea.	\$104.36	\$127.40	7.1429	7	7	\$891.82	\$891.82
Replace faucets lavatory, vitreous china	10	6.00 Ea.	\$1,191.74	\$1,432.70	5.0000	5	5	\$7,163.50	\$7,163.50
Clean out strainer and P trap lavatory, vitreous china	2	6.00 Ea.	\$222.53	\$278.71	25.0000	25	25	\$6,967.65	\$6,967.65
Replace lavatory, vitreous china	35	6.00 Ea.	\$4,508.25	\$5,405.31	1.4286	1	1	\$5,405.31	\$5,405.31
Replace faucet washer sink, iron enamel	2	4.00 Ea.	\$54.02	\$67.38	25.0000	25	25	\$1,684.58	\$1,684.58
Clean trap sink, iron enamel	3	4.00 Ea.	\$36.07	\$45.18	16.6667	16	16	\$722.81	\$722.81
Replace faucets sink, iron enamel	10	4.00 Ea.	\$794.49	\$955.13	5.0000	5	5	\$4,775.67	\$4,775.67
Unstop sink, iron enamel	2	4.00 Ea.	\$176.61	\$221.20	25.0000	25	25	\$5,529.88	\$5,529.88
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	4.00 Ea.	\$3,640.69	\$4,282.81	5.0000	5	5	\$21,414.03	\$21,414.03
Inspect / clean shower head fiberglass	3	2.00 Ea.	\$104.12	\$130.40	16.6667	16	16	\$2,086.42	\$2,086.42
Replace mixing valve barrel shower, fiberglass	2	2.00 Ea.	\$602.08	\$708.17	25.0000	25	25	\$17,704.16	\$17,704.16
Replace mixing valve shower, fiberglass	10	2.00 Ea.	\$587.65	\$715.04	5.0000	5	5	\$3,575.19	\$3,575.19
Replace shower and fittings, fiberglass	20	2.00 Ea.	\$2,377.03	\$2,824.90	2.5000	2	2	\$5,649.81	\$5,649.81
Check / minor repairs drinking fountain	1	1.00 Ea.	\$51.94	\$65.06	50.0000	50	50	\$3,252.87	\$3,252.87
Repair internal leaks drinking fountain	4	1.00 Ea.	\$47.79	\$59.85	12.5000	12	12	\$718.23	\$718.23
Replace refrigerant drinking fountain	2	1.00 Ea.	\$36.77	\$45.00	25.0000	25	25	\$1,074.93	\$1,074.93
Repair drain leak drinking fountain	4	1.00 Ea.	\$30.51	\$38.81	12.5000	12	12	\$368.08	\$368.08
Replace fountain drinking fountain	10	1.00 Ea.	\$1,523.39	\$1,794.44	5.0000	5	5	\$8,972.20	\$8,972.20
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
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$101.81	\$125.57	5.0000	5	5	\$627.86	\$627.86
Replace pipe and fittings, copper 3/4"	20	16.00 L.F.	\$385.58	\$469.84	2.5000	2	2	\$897.28	\$897.28
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$904.99	\$1,084.54	2.0000	2	2	\$2,169.09	\$2,169.09
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$165.02	\$201.61	3.3333	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	3.3333	3	3	\$676.10	\$676.10
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$206.74	\$258.93	50.0000	50	50	\$12,946.42	\$12,946.42
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$5,470.85	\$6,302.52	4.1667	4	4	\$25,210.08	\$25,210.08
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
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
Unclog floor drain	10	6.00 Ea.	\$2,050.55	\$2,547.24	5.0000	5	5	\$12,736.18	\$12,736.18
General maintenance & repair drain: roof, scupper, area	1	2.00 Ea.	\$78.44	\$98.24	50.0000	50	50	\$4,911.83	\$4,911.83
Replace drain: roof, scupper, area	40	2.00 Ea.	\$1,092.71	\$2,530.43	1.2500	1	1	\$2,530.43	\$2,530.43
Resolder joint pipe & fittings, oxygen	12	1.00 Ea.	\$83.56	\$102.73	4.1667	4	4	\$410.93	\$410.93
Replace pipe and fittings, oxygen	25	116.00 L.F.	\$2,783.38	\$3,382.58	2.0000	2	2	\$6,765.11	\$6,765.11
Check and adjust 10 H.P. compressor	1	1.00 Ea.	\$89.20	\$111.72	50.0000	50	50	\$5,585.83	\$5,585.83
Replace 10 H.P. compressor	25	1.00 Ea.	\$15,913.66	\$18,508.80	2.0000	2	2	\$37,017.59	\$37,017.59
Check and adjust 25 H.P. compressor	1	1.00 Ea.	\$89.20	\$111.72	50.0000	50	50	\$5,585.83	\$5,585.83
Replace 25 H.P. compressor	25	1.00 Ea.	\$27,745.23	\$32,191.94	2.0000	2	2	\$64,383.88	\$64,383.88
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	4.00 Ea.	\$17,377.45	\$20,158.61	2.5000	2	2	\$40,317.22	\$40,317.22
Maintenance and repair standard suspended heater	2	12.00 Ea.	\$1,427.27	\$1,684.62	25.0000	25	25	\$42,115.49	\$42,115.49
Maintenance and inspection standard suspended heater	0.5	12.00 Ea.	\$1,017.27	\$1,276.17	100.0000	100	100	\$127,616.73	\$127,616.73
Replace heater standard suspended heater	15	12.00 Ea.	\$11,001.15	\$12,711.62	3.3333	3	3	\$38,134.85	\$38,134.85
Repair single zone rooftop unit, 5 ton	10	1.00 Ea.	\$2,912.53	\$3,474.76	5.0000	5	5	\$17,373.78	\$17,373.78
Replace single zone rooftop unit, 5 ton	15	1.00 Ea.	\$8,648.69	\$10,289.33	3.3333	3	3	\$30,867.99	\$30,867.99
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$1,010.59	\$1,174.64	5.0000	5	5	\$5,873.21	\$5,873.21
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	124.00 Ea.	\$11,369.64	\$14,011.66	2.5000	2	2	\$28,023.32	\$28,023.32
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 fire pump / electric motor assembly 100 H.P.	25	1.00 Ea.	\$46,050.08	\$53,152.38	2.0000	2	2	\$106,304.77	\$106,304.77
Maintenance and repair motor starter, up to 600 V	5	4.00 Ea.	\$1,398.21	\$1,675.72	10.0000	10	10	\$16,757.18	\$16,757.18
Maintenance and inspection motor starter, up to 600 V	0.5	4.00 Ea.	\$233.69	\$293.16	100.0000	100	100	\$29,315.87	\$29,315.87
Replace starter motor starter, up to 600 V	18	4.00 Ea.	\$3,275.83	\$3,908.80	2.7778	2	2	\$7,819.61	\$7,819.61
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	14.00 Ea.	\$1,082.01	\$1,357.39	2.5000	2	2	\$2,714.77	\$2,714.77
Replace circuit breaker enclosed, 240 V, 2 pole circuit breaker	50	22.00 Ea.	\$20,170.52	\$23,592.01	1.0000	1	1	\$23,592.01	\$23,592.01
Replace safety switch, heavy duty 30 A	25	4.00 Ea.	\$3,070.28	\$3,644.18	2.0000	2	2	\$7,288.32	\$7,288.32
Replace safety switch, heavy duty 600 A	25	1.00 Ea.	\$8,417.44	\$9,751.06	2.0000	2	2	\$19,502.12	\$19,502.12
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
Replace receptacle/plug receptacles and plugs	20	29.00 Ea.	\$2,341.55	\$2,880.31	2.5000	2	2	\$5,760.62	\$5,760.62
Replace 4-pin receptacle	20	36.00 Ea.	\$5,757.85	\$6,845.05	2.5000	2	2	\$13,690.10	\$13,690.10
Replace wiring devices, switches	15	16.00 Ea.	\$1,112.55	\$1,385.35	3.3333	3	3	\$4,156.04	\$4,156.04
Replace fluorescent light fixture ballast, 80 W	10	47.00 Ea.	\$5,119.80	\$6,313.38	5.0000	5	5	\$31,566.92	\$31,566.92
Replace lamps (2 lamps), 4', 34 W energy saver	10	47.00 Ea.	\$1,276.13	\$1,600.17	5.0000	5	5	\$8,000.85	\$8,000.85
Replace metal halide ballast, 175 W	10	48.00 Ea.	\$8,234.95	\$9,863.87	5.0000	5	5	\$49,319.33	\$49,319.33
Replace metal halide fixture lamp, 175 W	5	48.00 Ea.	\$2,920.28	\$3,548.33	10.0000	10	10	\$35,483.26	\$35,483.26
Check and repair manual pull station	10	3.00 Ea.	\$284.97	\$350.72	5.0000	5	4	\$1,753.60	\$1,402.88
Replace manual pull station	15	3.00 Ea.	\$690.23	\$820.51	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

FAC 2143 Vehicle Maintenance Shop, National Guard

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$5.07

UM: SF

Expected Service Life: 50

Model Size: 15974

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	12	48.84	\$991.44	\$2,208.18	\$0.0000	3,199.62	3,961.22	4,772.39
Urinals, annualized	3	0.68	\$20.52	\$36.80	\$0.0000	57.32	70.41	84.53
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
Showers, annualized	2	0.46	\$28.04	\$28.85	\$0.0000	56.89	68.35	81.21
Drink fountain, annualized	1	0.62	\$36.15	\$33.42	\$0.0000	69.57	83.21	98.65
Water heater, gas, to 120 gal., annualized	1	1.72	\$98.42	\$92.21	\$0.0000	180.63	217.14	258.07
Fan coil unit, annualized	4	13.35	\$343.90	\$717.41	\$0.0000	1,061.31	1,310.92	1,577.73
Fan, axial, up to 5,000 CFM, annualized	2	2.49	\$27.55	\$133.67	\$0.0000	161.22	204.07	248.31
Unit heater, gas infrared, annualized	12	18.06	\$797.23	\$969.52	\$0.0000	1,766.75	2,137.33	2,547.77
Package unit, air cooled, 3 thru 24 ton, annually	1	1.00	\$115.29	\$63.87	\$0.0000	179.16	209.85	246.30
Air compressor, centrifugal, to 40 H.P., annualized	2	6.82	\$136.78	\$436.54	\$0.0000	573.32	717.95	869.43
Extinguishing system, wet pipe, annualized	1	11.34	\$54.71	\$714.87	\$0.0000	769.58	989.51	1,212.18
Fire pump, electric motor driven, annualized	1	47.75	\$61.55	\$3,003.30	\$0.0000	3,064.85	3,972.00	4,882.22
Extinguishing system, foam pump electric, annualized	1	17.72	\$356.60	\$951.75	\$0.0000	1,308.36	1,629.54	1,968.56
Circuit breaker, high voltage air, annualized	4	1.88	\$66.07	\$133.46	\$0.0000	199.53	246.18	296.13
Transformer, dry type 500 KVA and over, annualized	1	0.77	\$16.52	\$54.78	\$0.0000	71.30	89.38	108.29
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	4	1.56	\$103.79	\$111.55	\$0.0000	215.34	259.19	308.22
Hydraulic lift, annualized	4	6.18	\$2,807.80	\$234.81	\$0.0000	3,042.61	3,383.83	3,885.44
Crane, electric bridge, over 15 tons, annualized	2	16.53	\$929.20	\$640.93	\$0.0000	1,570.13	1,855.33	2,186.99
Hoist, pneumatic, annualized	2	2.62	\$454.50	\$102.43	\$0.0000	556.93	633.11	732.01
						\$18,582.54	\$22,630.44	\$27,060.06