

**FAC 1732 Training Aids Support Building**

FY25 SUC:           \$2.93 / SF  
Source:             Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

## FAC 1732 Training Aids Support Building

FY25 SUC: \$2.93

Release: 2024 Qtr 3  
Zip Code Prefix: 222  
Type: MRUM: SF  
Expected Service Life: 40  
Model Size: 8369

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	220.00 S.F.	\$8,950.56	\$10,901.08	2.6667	2	2	\$21,802.15	\$21,802.15
Repair concrete stairs	30	84.00 S.F.	\$2,677.69	\$3,099.10	1.3333	1	1	\$3,099.10	\$3,099.10
Refinish concrete steps	3	84.00 S.F.	\$146.84	\$180.62	13.3333	13	13	\$2,348.11	\$2,348.11
Replace metal hand rail	30	22.00 L.F.	\$1,355.95	\$1,576.59	1.3333	1	1	\$1,576.59	\$1,576.59
Repair 8" concrete block wall, 1st floor	25	928.00 S.F.	\$24,792.17	\$30,329.34	1.6000	1	1	\$30,329.34	\$30,329.34
Point and refinish painted concrete block wall, 1st floor	25	24.00 C.S.F.	\$13,157.39	\$16,170.45	1.6000	1	1	\$16,170.45	\$16,170.45
Repair 3'-9" x 5'-5" steel frame window - 1st floor	20	24.00 Ea.	\$8,233.82	\$9,657.84	2.0000	2	2	\$19,315.69	\$19,315.69
Replace 3'-9" x 5'-5" steel frame window - 1st floor.	45	24.00 Ea.	\$45,783.93	\$52,688.67	0.8889	0	0	\$0.00	\$0.00
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	1	0.60 S.F.	\$8.19	\$9.62	40.0000	40	40	\$384.70	\$384.70
Replace glass - 1st floor (1% of glass) - alum. window fixed	20	6.00 Ea.	\$1,275.78	\$1,536.36	2.0000	2	2	\$3,072.71	\$3,072.71
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	50	6.00 Ea.	\$5,237.38	\$6,142.30	0.8000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	3.00 Ea.	\$2,332.68	\$2,762.30	2.8571	2	2	\$5,524.61	\$5,524.61
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$143.98	\$176.26	10.0000	10	10	\$1,762.58	\$1,762.58
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,207.58	\$2,569.71	0.8889	0	0	\$0.00	\$0.00
Repair 12' x 12' steel roll-up door	10	2.00 Ea.	\$1,804.34	\$2,126.24	4.0000	4	4	\$8,504.98	\$8,504.98
Replace 12' x 12' steel roll-up door	35	2.00 Ea.	\$7,217.35	\$8,504.98	1.1429	1	1	\$8,504.98	\$8,504.98
Non-destructive moisture inspection of built-up roofing	5	8.40 M.S.F.	\$1,061.83	\$1,296.78	8.0000	8	8	\$10,374.24	\$10,374.24
Minor BUR membrane repairs, 2% of roof area	1	1.68 Sq.	\$981.25	\$1,159.94	40.0000	40	40	\$46,397.75	\$46,397.75
BUR flashing repairs, 2 S.F. per sq. repaired	1	2.10 S.F.	\$8.06	\$9.79	40.0000	40	40	\$391.67	\$391.67
Total BUR roof replacement	28	84.00 Sq.	\$81,676.89	\$96,126.71	1.4286	1	1	\$96,126.71	\$96,126.71
Repair 8" concrete block wall - (2% of walls) painted	25	11.60 C.S.F.	\$14,104.89	\$16,942.07	1.6000	1	1	\$16,942.07	\$16,942.07
Refinish concrete block wall painted	4	11.60 C.S.F.	\$1,590.97	\$1,912.69	10.0000	10	10	\$19,126.86	\$19,126.86
Repair steel painted interior door	14	2.00 Ea.	\$593.70	\$692.64	2.8571	2	2	\$1,385.29	\$1,385.29
Replace 3'-0" x 7'-0" steel painted interior door	60	2.00 Ea.	\$2,819.04	\$3,265.60	0.6667	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	5.00 Ea.	\$1,484.25	\$1,731.61	3.6364	3	3	\$5,194.83	\$5,194.83
Replace 3'-0" x 7'-0" solid core wood door, interior	40	5.00 Ea.	\$3,218.89	\$3,711.50	1.0000	1	1	\$3,711.50	\$3,711.50
Repair 5/8" drywall - (2% of walls)	20	28.00 S.F.	\$52.30	\$63.62	2.0000	2	2	\$127.24	\$127.24
Replace 5/8" drywall	75	1,404.00 S.F.	\$3,620.94	\$4,431.82	0.5333	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	147.00 C.S.F.	\$67,401.35	\$80,978.46	1.6000	1	1	\$80,978.46	\$80,978.46
Replace vinyl tile flooring	18	23.10 S.Y.	\$1,306.50	\$1,599.19	2.2222	2	2	\$3,198.38	\$3,198.38
Repair gypsum board ceiling - (2% of ceilings)	20	2.55 C.S.F.	\$1,042.06	\$1,277.73	2.0000	2	2	\$2,555.46	\$2,555.46
Refinish gypsum board ceiling, up to 12' high	20	2.80 C.S.F.	\$425.98	\$523.72	2.0000	2	2	\$1,047.45	\$1,047.45
Acoustic tile repairs - (2% of ceilings)	9	14.80 C.S.F.	\$16,800.40	\$19,471.81	4.4444	4	4	\$77,887.24	\$77,887.24
Replace acoustic tile ceiling, fire-rated	20	5.60 C.S.F.	\$3,498.28	\$4,113.96	2.0000	2	2	\$8,227.92	\$8,227.92
Replace flush valve diaphragm tankless water closet	10	3.00 Ea.	\$82.77	\$102.83	4.0000	4	4	\$411.31	\$411.31
Rebuild flush valve tankless water closet	20	3.00 Ea.	\$579.81	\$698.86	2.0000	2	2	\$1,397.72	\$1,397.72
Replace tankless water closet	35	3.00 Ea.	\$4,129.97	\$4,779.59	1.1429	1	1	\$4,779.59	\$4,779.59
Replace wax ring gasket for tankless water closet	5	3.00 Ea.	\$449.26	\$562.15	8.0000	8	8	\$4,497.17	\$4,497.17
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$55.18	\$68.96	5.7143	5	5	\$342.76	\$342.76
Rebuild flush valve for a urinal	20	2.00 Ea.	\$366.54	\$465.91	2.0000	2	2	\$931.82	\$931.82
Replace wall-hung urinal	35	2.00 Ea.	\$2,184.58	\$2,628.78	1.1429	1	1	\$2,628.78	\$2,628.78
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$69.57	\$84.93	5.7143	5	5	\$424.67	\$424.67
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$54.39	\$67.85	20.0000	20	20	\$1,357.03	\$1,357.03
Replace faucets lavatory, vitreous china	10	4.00 Ea.	\$794.49	\$955.13	4.0000	4	4	\$3,620.54	\$3,620.54
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$148.35	\$185.86	20.0000	20	20	\$3,716.08	\$3,716.08
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.50	\$16.85	20.0000	20	20	\$336.92	\$336.92
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.02	\$11.29	13.3333	13	13	\$146.82	\$146.82
Replace faucets sink, iron enamel	10	1.00 Ea.	\$198.62	\$238.78	4.0000	4	4	\$955.13	\$955.13
Unstop sink, iron enamel	2	1.00 Ea.	\$44.15	\$55.30	20.0000	20	20	\$1,105.98	\$1,105.98
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$910.17	\$1,070.70	4.0000	4	4	\$4,282.81	\$4,282.81
Inspect and clean spray heads, emergency eye wash	3	1.00 Ea.	\$52.08	\$65.20	13.3333	13	13	\$847.61	\$847.61
Replace eye wash station, emergency eye wash	25	1.00 Ea.	\$790.45	\$961.55	1.6000	1	1	\$961.55	\$961.55
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$310.63	\$389.04	5.7143	5	5	\$1,945.22	\$1,945.22
Check operation water heater, electric, 120 gallon	3	1.00 Ea.	\$2.72	\$3.41	13.3333	13	13	\$44.32	\$44.32
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$15,946.05	\$18,237.49	2.6667	2	2	\$36,474.98	\$36,474.98
Undoog floor drain, PVC	20	1.00 S.F.	\$50.39	\$63.11	2.0000	2	2	\$126.21	\$126.21
Repair joint pipe and fittings, PVC	10	2.00 Ea.	\$10.41	\$12.91	4.0000	4	4	\$1,567.29	\$1,567.29
Replace pipe, 4" pipe and fittings, PVC	30	300.00 L.F.	\$28,109.55	\$34,400.96	1.3333	1	1	\$34,400.96	\$34,400.96
General maintenance & repair drain: roof, scupper, area	1	8.00 Ea.	\$313.74	\$392.95	40.0000	40	40	\$15,717.87	\$15,717.87
Replace drain: roof, scupper, area	40	8.00 Ea.	\$8,770.86	\$10,121.72	1.0000	1	1	\$10,121.72	\$10,121.72
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$4,344.36	\$5,039.65	2.0000	2	2	\$10,079.30	\$10,079.30
Repair damaged pipe insulation, fiberglass 3/4"	5	4.00 Ea.	\$91.82	\$111.96	8.0000	8	8	\$595.65	\$595.65
Repair damaged pipe insulation, fiberglass 2"	5	2.00 Ea.	\$54.95	\$68.69	8.0000	8	8	\$535.12	\$535.12
Replace pipe insulation, fiberglass 3/4"	5	0.03 M.L.F.	\$284.00	\$344.73	8.0000	8	8	\$2,757.86	\$2,757.86
Replace pipe insulation, fiberglass 2"	5	0.01 M.L.F.	\$114.07	\$138.06	8.0000	8	8	\$1,104.51	\$1,104.51
Maintenance and repair infrared heater suspended, commercial	1	4.00 Ea.	\$181.95	\$228.26	40.0000	40	40	\$9,130.30	\$9,130.30
Maintenance and inspection infrared heater suspended, commercial	0.5	4.00 Ea.	\$339.09	\$425.39	80.0000	80	80	\$34,031.13	\$34,031.13
Repair single zone rooftop unit, 5 ton	10	1.00 Ea.	\$2,912.53	\$3,474.76	4.0000	4	4	\$13,899.02	\$13,899.02
Replace single zone rooftop unit, 5 ton	15	1.00 Ea.	\$6,648.69	\$10,289.33	2.6667	2	2	\$20,578.66	\$20,578.66
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	40.0000	40	40	\$1,816.40	\$1,816.40
Replace sprinkler head	20	45.00 Ea.	\$4,126.08	\$5,084.88	2.0000	2	2	\$10,169.75	\$10,169.75
Replace fuse	25	14.00 Ea.	\$8,507.95	\$9,747.23	1.6000	1	1	\$9,747.23	\$9,747.23
Repair switchboard meter	10	1.00 Ea.	\$1,321.89	\$1,553.91	4.0000	4	4	\$6,215.64	\$6,215.64
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$295.51	\$351.26	4.0000	4	4	\$1,405.05	\$1,405.05
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$87.63	\$109.93	13.3333	13	13	\$1,429.15	\$1,429.15
Maintenance and repair breaker, enclosed, 240 V, 3 pole	25	6.00 Ea.	\$463.72	\$581.74	1.6000	1	1	\$581.74	\$581.74
Maintenance and inspection circuit breaker, enclosed, 240 V, 3 pole	1	6.00 Ea.	\$208.13	\$261.09	40.0000	40	40	\$10,443.78	\$10,443.78
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1.00 Ea.	\$43.82	\$54.97	5.0000	5	5	\$274.84	\$274.84
Maintenance and inspection safety switch, 3 pole, heavy duty	1	1.00 Ea.	\$43.82	\$54.97	40.0000	40	40	\$2,198.69	\$2,198.69
Replace safety switch, heavy duty 30 A	25	1.00 Ea.	\$767.57	\$911.04	1.6000	1	1	\$911.04	\$911.04
Maintenance and repair receptacles and plugs	20	74.00 Ea.	\$3,386.18	\$4,230.97	2.0000	2	2	\$8,461.95	\$8,461.95
Replace receptacle/plug receptacles and plugs	20	74.00 Ea.	\$5,974.99	\$7,349.76	2.0000	2	2	\$14,699.52	\$14,699.52
Maintenance and repair wiring devices, switches	10	19.00 Ea.	\$869.42	\$1,086.33	4.0000	4	4	\$4,345.32	\$4,345.32
Replace wiring devices, switches	15	19.00 Ea.	\$1,321.16	\$1,645.10	2.6667	2	2	\$3,290.20	\$3,290.20
Replace fluorescent light fixture ballast, 80 W	10	64.00 Ea.	\$6,971.65	\$8,596.95	4.0000	4	4	\$34,387.79	\$34,387.79
Replace lamps (2 lamps), 4', 34 W energy saver	10	64.00 Ea.	\$1,737.70	\$2,178.95	4.0000	4	4	\$8,715.82	\$8,715.82
Replace metal halide ballast, 175 W	10	6.00 Ea.	\$1,029.37	\$1,232.98	4.0000	4	4	\$4,931.93	\$4,931.93
Replace metal halide fixture lamp, 175 W	5	6.00 Ea.	\$365.03	\$443.54	8.0000	8	8	\$3,548.33	\$3,548.33
Repair smoke detector	10	15.00 Ea.	\$911.48	\$1,128.08	4.0000	4	3	\$4,512.31	\$3,384.23
Check operation smoke detector	1	15.00 Ea.	\$261.98	\$328.66	40.0000	40	40	\$13,146.33	\$13,146.33
Replace smoke detector	15	15.00 Ea.	\$5,061.32	\$6,022.61	2.6667	2	2	\$12,045.22	\$12,045.22
Check and repair manual pull station	10	3.00 Ea.	\$284.97	\$350.72	4.0000	4	3	\$1,402.88	\$1,052.16
Replace manual pull station	15	3.00 Ea.	\$690.23	\$829.51	2.6667	2	2	\$1,659.03	\$1,659.03
Replace fire alarm bell, 6"	20	2.00 Ea.	\$400.87	\$485.64	2.0000	2	2	\$971.29	\$971.29
Maintenance and repair of general wiring lightning protection system	1	1.20 M.L.F.	\$133.59	\$164.83	40.0000	40	40	\$6,593.25	\$6,593.25
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$190.92	\$238.67	40.0000	40	40	\$9,546.63	\$9,546.63
Maintenance and repair exit light	20	5.00 Ea.	\$199.58	\$247.03	2.0000	2	2	\$494.06	\$494.06
Replace lamp exit light	5	5.00 Ea.	\$91.49	\$108.45	8.0000	8	8	\$867.63	\$867.63
Maintenance and repair voice/data outlet	10	7.00 Ea.	\$389.86	\$487.30	4.0000	4	4	\$1,949.21	\$1,949.21
Replace voice/data outlet	20	7.00 Ea.	\$198.22	\$241.40	2.0000	2	2	\$482.81	\$482.81
Replace patch panel	15	1.00 Ea.	\$947.18	\$1,138.31	2.6667	2	2	\$2,276.61	\$2,276.61

\$456,075.51

\$542,172.90

MR Subtotal: \$904,466.12  
MR Per Year: \$22,611.65  
PM Total: \$1,947.90  
Subtotal: \$24,559.55  
Total Per Unit: \$2.93

FAC 1732 Training Aids Support Building

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$2.93

UM: SF

Expected Service Life: 40

Model Size: 8369

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2	0.52	\$31.64	\$23.47	\$0.0000	55.11	65.32	77.10
Door, overhead, manual, up to 24' high x 25' wide, annualized	3	6.59	\$45.68	\$297.26	\$0.0000	342.94	436.68	532.71
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	3	0.53	\$27.55	\$28.68	\$0.0000	56.23	67.59	80.33
Lavatories, annualized	4	1.39	\$30.87	\$87.98	\$0.0000	118.86	148.34	179.37
Unit heater, gas radiant, annually	4	4.04	\$6.92	\$216.58	\$0.0000	223.49	289.16	355.17
Package unit, air cooled, 3 thru 24 ton, annualized	1	2.40	\$165.11	\$153.97	\$0.0000	319.09	381.79	452.75
Panelboard, 225 A and above, annualized	1	0.44	\$25.95	\$31.37	\$0.0000	57.32	69.33	82.63
						\$1,302.94	\$1,615.66	\$1,947.90