

**FAC 7412 Automobile Craft Center**

FY25 SUC:           \$3.83 / SF  
Source:             Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 7412 Automobile Craft Center

7412 Automobile Craft Center			FY25 SUC: \$3.83						
Release: 2024 Qtr 3			UM: SF						
Zip Code Prefix: 222			Expected Service Life: 40		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.				
Type: MR			Model Size: 7114						
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	226.00 S.F.	\$9,194.67	\$11,198.38	2.6667	2	2	\$22,396.75	\$22,396.75
Replace aluminum siding, 1st floor	35	20.79 C.S.F.	\$13,235.00	\$15,942.46	1.1429	1	1	\$15,942.46	\$15,942.46
Refinish aluminum siding, 1st floor	20	20.79 C.S.F.	\$4,412.08	\$5,417.14	2.0000	2	2	\$10,834.28	\$10,834.28
Replace steel tower, 1st floor	40	2.00 Ea.	\$1,288.25	\$1,505.87	1.0000	1	1	\$1,505.87	\$1,505.87
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	7.92 S.F.	\$108.12	\$126.95	40.0000	40	40	\$5,078.04	\$5,078.04
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	32.00 Ea.	\$5,167.94	\$6,158.59	2.0000	2	2	\$12,317.18	\$12,317.18
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	32.00 Ea.	\$26,296.44	\$30,723.63	0.8000	0	0	\$0.00	\$0.00
Repair aluminum storefront door	12	4.00 Ea.	\$2,198.35	\$2,621.34	3.3333	3	3	\$7,864.02	\$7,864.02
Replace 3'-0" x 7'-0" aluminum storefront doors	50	4.00 Ea.	\$11,457.85	\$13,436.85	0.8000	0	0	\$0.00	\$0.00
Replace insulating glass - (3% of glass) aluminum storefront door	1	2.52 S.F.	\$170.36	\$198.39	40.0000	40	40	\$7,935.55	\$7,935.55
Repair steel, painted, door	14	5.00 Ea.	\$3,887.79	\$4,603.84	2.8571	2	2	\$9,207.68	\$9,207.68
Refinish 3'-0" x 7'-0" steel, painted, door	4	5.00 Ea.	\$239.96	\$293.76	10.0000	10	10	\$2,937.63	\$2,937.63
Replace 3'-0" x 7'-0" steel, painted, door	45	5.00 Ea.	\$3,679.29	\$4,282.84	0.8889	0	0	\$0.00	\$0.00
Repair 12' x 12' steel roll-up door	10	6.00 Ea.	\$5,413.01	\$6,378.73	4.0000	4	4	\$25,514.93	\$25,514.93
Refinish 12' x 12' steel roll-up door	5	6.00 Ea.	\$1,536.29	\$1,863.86	8.0000	8	8	\$14,910.89	\$14,910.89
Replace 12' x 12' steel roll-up door	35	6.00 Ea.	\$21,652.04	\$25,514.93	1.1429	1	1	\$25,514.93	\$25,514.93
Debris removal and visual inspection of built-up roofing	0.5	7.10 M.S.F.	\$288.70	\$352.58	80.0000	80	80	\$28,206.66	\$28,206.66
Minor BUR membrane repairs, 2% of roof area	1	1.42 Sq.	\$829.39	\$980.43	40.0000	40	40	\$39,217.15	\$39,217.15
Minor BUR membrane replacement, 25% of roof area	15	17.80 Sq.	\$17,923.85	\$21,158.43	2.6667	2	2	\$42,316.87	\$42,316.87
Total BUR roof replacement	28	72.00 Sq.	\$70,008.76	\$82,394.33	1.4286	1	1	\$82,394.33	\$82,394.33
Repair steel painted interior door	14	4.00 Ea.	\$1,187.40	\$1,385.29	2.8571	2	2	\$2,770.57	\$2,770.57
Refinish 3'-0" x 7'-0" steel painted interior door	4	4.00 Ea.	\$240.81	\$296.10	10.0000	10	10	\$2,960.98	\$2,960.98
Replace 3'-0" x 7'-0" steel painted interior door	60	4.00 Ea.	\$5,638.07	\$6,531.20	0.6667	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	38.50 C.S.F.	\$17,652.74	\$21,208.64	1.6000	1	1	\$21,208.64	\$21,208.64
Replace vinyl tile flooring	18	95.56 S.Y.	\$5,404.71	\$6,615.53	2.2222	2	2	\$13,231.06	\$13,231.06
Unplug clogged line flush-tank water closet	5	4.00 Ea.	\$919.12	\$1,151.15	8.0000	8	8	\$9,209.21	\$9,209.21
Replace washer / diaphragm in ball cock flush-tank water closet	5	4.00 Ea.	\$79.00	\$97.50	8.0000	8	8	\$779.96	\$779.96
Replace valve and ball cock assembly flush-tank water closet	15	4.00 Ea.	\$388.71	\$480.90	2.6667	2	2	\$961.80	\$961.80
Install gasket between tank and bowl flush-tank water closet	20	4.00 Ea.	\$175.71	\$218.44	2.0000	2	2	\$436.87	\$436.87
Replace one piece water closet flush-tank	35	4.00 Ea.	\$5,007.86	\$5,825.46	1.1429	1	1	\$5,825.46	\$5,825.46
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$55.18	\$68.55	5.7143	5	5	\$342.76	\$342.76
Rebuild flush valve for a urinal	20	2.00 Ea.	\$386.54	\$465.91	2.0000	2	2	\$931.82	\$931.82
Unplug line urinal	5	2.00 Ea.	\$305.81	\$383.01	8.0000	8	8	\$3,064.05	\$3,064.05
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 faucets lavatory, vitreous china	10	4.00 Ea.	\$794.49	\$985.13	4.0000	4	4	\$3,820.54	\$3,820.54
Replace lavatory, vitreous china	35	4.00 Ea.	\$3,005.50	\$3,603.54	1.1429	1	1	\$3,603.54	\$3,603.54
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$27.01	\$33.69	20.0000	20	20	\$673.83	\$673.83
Clean trap sink, iron enamel	3	2.00 Ea.	\$18.04	\$22.59	13.3333	13	13	\$293.64	\$293.64
Replace faucets sink, iron enamel	10	2.00 Ea.	\$397.25	\$477.57	4.0000	4	4	\$1,910.27	\$1,910.27
Unstop sink, iron enamel	2	2.00 Ea.	\$88.31	\$110.61	20.0000	20	20	\$2,211.95	\$2,211.95
Inspect and clean spray heads, emergency eye wash	3	3.00 Ea.	\$156.18	\$195.60	13.3333	13	13	\$2,542.82	\$2,542.82
Replace eye wash station, emergency eye wash	25	3.00 Ea.	\$2,371.34	\$2,884.64	1.6000	1	1	\$2,884.64	\$2,884.64
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$101.81	\$125.57	4.0000	4	4	\$502.29	\$502.29
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$165.02	\$201.61	2.6667	2	2	\$403.21	\$403.21
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.83	\$61.15	4.0000	4	4	\$244.62	\$244.62
Unclog floor drain, PVC	20	4.00 Ea.	\$201.54	\$252.42	2.0000	2	2	\$504.85	\$504.85
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$157.21	\$195.91	4.0000	4	4	\$783.64	\$783.64
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$156.87	\$196.47	40.0000	40	40	\$7,858.93	\$7,858.93
Replace drain: roof, scupper, area	40	4.00 Ea.	\$4,385.43	\$5,060.86	1.0000	1	1	\$5,060.86	\$5,060.86
Replace fan & motor, propeller exhaust, 4700 CFM exhaust fan	15	1.00 Ea.	\$2,262.92	\$2,633.25	2.6667	2	2	\$5,266.51	\$5,266.51
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
Maintenance and repair standard suspended heater	2	6.00 Ea.	\$713.63	\$842.31	20.0000	20	20	\$16,846.20	\$16,846.20
Replace heater standard suspended heater	15	6.00 Ea.	\$5,500.58	\$6,355.81	2.6667	2	2	\$12,711.62	\$12,711.62
Maintenance and repair explosionproof industrial heater	2	2.00 Ea.	\$440.91	\$515.28	20.0000	20	19	\$10,305.66	\$9,790.37
Maintenance and inspection explosionproof industrial heater	0.5	2.00 Ea.	\$169.55	\$212.69	80.0000	80	80	\$17,015.56	\$17,015.56
Replace heater explosionproof industrial heater	15	2.00 Ea.	\$12,612.52	\$14,413.14	2.6667	2	2	\$28,826.28	\$28,826.28
Repair single zone rooftop unit, 7.5 ton	10	1.00 Ea.	\$3,864.50	\$4,579.16	4.0000	4	4	\$18,316.62	\$18,316.62
Replace single zone rooftop unit, 7.5 ton	15	1.00 Ea.	\$12,096.40	\$14,267.24	2.6667	2	2	\$28,534.48	\$28,534.48
Repair central station A.H.U., 1300 CFM	10	1.00 Ea.	\$601.37	\$713.88	4.0000	4	3	\$2,855.54	\$2,141.65
Replace central station A.H.U., 1300 CFM	15	1.00 Ea.	\$10,673.04	\$12,341.31	2.6667	2	2	\$24,682.61	\$24,682.61
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	38.00 Ea.	\$3,484.24	\$4,293.90	2.0000	2	2	\$8,587.79	\$8,587.79
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$753.40	\$903.05	40.0000	40	40	\$36,122.11	\$36,122.11
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 motor starter, up to 600 V	5	2.00 Ea.	\$699.10	\$837.86	8.0000	8	8	\$6,702.87	\$6,702.87
Maintenance and inspection motor starter, up to 600 V	0.5	2.00 Ea.	\$116.84	\$146.58	80.0000	80	80	\$11,726.35	\$11,726.35
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 safety switch general, 2 pole	8	2.00 Ea.	\$87.63	\$109.93	5.0000	5	5	\$549.67	\$549.67
Maintenance and inspection safety switch, 2 pole	1	2.00 Ea.	\$87.63	\$109.93	40.0000	40	40	\$4,397.38	\$4,397.38
Replace safety switch, 240 V, 2 pole	25	7.00 Ea.	\$3,429.65	\$4,145.44	1.6000	1	1	\$4,145.44	\$4,145.44
Repair 4-pin receptacle cover	10	12.00 Ea.	\$761.20	\$940.92	4.0000	4	4	\$3,763.67	\$3,763.67
Replace 4-pin receptacle	20	12.00 Ea.	\$1,919.28	\$2,281.68	2.0000	2	2	\$4,563.37	\$4,563.37
Maintenance and repair wiring devices, switches	10	17.00 Ea.	\$777.91	\$971.98	4.0000	4	4	\$3,887.92	\$3,887.92
Replace wiring devices, switches	15	17.00 Ea.	\$1,182.09	\$1,471.93	2.6667	2	2	\$2,943.86	\$2,943.86
Replace fluorescent light fixture ballast, 80 W	10	11.00 Ea.	\$1,198.25	\$1,477.60	4.0000	4	4	\$5,910.40	\$5,910.40
Replace lamps (2 lamps), 4', 34 W energy saver	10	11.00 Ea.	\$298.67	\$374.51	4.0000	4	4	\$1,498.03	\$1,498.03
Replace metal halide ballast, 400 W	10	8.00 Ea.	\$1,681.69	\$2,002.81	4.0000	4	4	\$8,011.26	\$8,011.26
Replace metal halide fixture lamp, 400 W	5	8.00 Ea.	\$580.39	\$698.01	8.0000	8	8	\$5,584.08	\$5,584.08
Replace metal halide fixture, 400 W	20	8.00 Ea.	\$6,343.78	\$7,584.77	2.0000	2	2	\$15,169.53	\$15,169.53
Repair smoke detector	10	8.00 Ea.	\$486.12	\$601.64	4.0000	4	4	\$2,406.57	\$2,406.57
Check operation smoke detector	1	8.00 Ea.	\$139.72	\$175.28	40.0000	40	40	\$7,011.38	\$7,011.38
Repair heat detector	10	10.00 Ea.	\$662.54	\$814.43	4.0000	4	4	\$3,257.71	\$3,257.71
Check operation heat detector	1	10.00 Ea.	\$174.66	\$219.11	40.0000	40	40	\$8,764.22	\$8,764.22
Replace heat detector	15	10.00 Ea.	\$1,898.03	\$2,318.18	2.6667	2	2	\$4,636.37	\$4,636.37
Check and repair manual pull station	10	3.00 Ea.	\$284.97	\$350.72	4.0000	4	3	\$1,052.88	\$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
Maintenance and repair electrical service ground	25	0.20 M.L.F.	\$19.09	\$23.87	1.6000	1	1	\$23.87	\$23.87
Replace electrical service ground	50	0.20 M.L.F.	\$967.86	\$1,177.26	0.8000	0	0	\$0.00	\$0.00
Remove and replace vehicle lift hydraulic pump	15	2.00 Ea.	\$9,828.73	\$11,210.81	2.6667	2	2	\$22,421.63	\$22,421.63
Automotive equipment, compressor, electric, 5 HP, remove and replace motor	10	1.00 Ea.	\$715.72	\$825.69	4.0000	4	4	\$3,302.75	\$3,302.75
			\$353,221.71	\$417,239.64					
								MR Subtotal:	\$823,690.52
								MR Per Year:	\$20,592.26
								PM Total:	\$6,883.82
								Subtotal:	\$27,276.08
								Total Per Unit:	\$3.83

FAC 7412 Automobile Craft Center

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$3.83

UM: SF

Expected Service Life: 40

Model Size: 7114

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
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	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 (tank type), annualized	4	1.55	\$33.22	\$82.91	\$0.0000	116.13	144.32	174.18
Lavatories, annualized	4	1.39	\$30.87	\$87.98	\$0.0000	118.86	148.34	179.37
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	3	4.52	\$199.31	\$242.38	\$0.0000	441.69	534.33	636.94
Package unit, air cooled, 3 thru 24 ton, annualized	1	2.40	\$165.11	\$153.97	\$0.0000	319.09	381.79	452.75
Air compressor, reciprocating, less than 5 H.P., annualized	1	4.80	\$65.46	\$308.79	\$0.0000	374.25	473.43	575.89
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
Hydraulic lift, annualized	2	3.09	\$1,403.90	\$117.40	\$0.0000	1,521.30	1,696.92	1,942.72
						\$4,643.05	\$5,610.20	\$6,683.82