

FAC 2125 Missile Maintenance/Assembly Building, Depot

FY25 SUC: \$4.95 / SF

Source: Calculated based on the FY24 SUC, with an inflation adjustment applied using ENR labor and material indices.

FAC 2125 Missile Maintenance/Assembly Building, Depot

FY25 SUC: \$4.95

UM: SF

Release: 2024 Qtr 3

Zip Code Prefix: 222

Expected Service Life: 31

Model Size: 24606

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	1,450.00 S.F.	\$58,992.34	\$71,847.99	2.0667	2	2	\$143,695.99	\$143,695.99
Repair concrete stairs	30	64.00 S.F.	\$2,040.15	\$2,361.22	1.0333	1	1	\$2,361.22	\$2,361.22
Refinish metal hand rail	7	46.00 L.F.	\$96.42	\$116.98	4.4286	4	4	\$475.95	\$475.95
Waterproof concrete block wall, 1st floor	10	65.00 C.S.F.	\$12,612.79	\$15,196.68	3.1000	3	3	\$45,596.05	\$45,596.05
Waterproof concrete block wall, 2nd floor	10	65.00 C.S.F.	\$52,409.77	\$62,607.35	3.1000	3	3	\$187,822.05	\$187,822.05
Point and refinish painted concrete block wall, 1st floor	25	65.00 C.S.F.	\$35,634.60	\$43,794.98	1.2400	1	1	\$43,794.98	\$43,794.98
Point and refinish painted concrete block wall, 2nd floor	25	65.00 C.S.F.	\$41,292.77	\$50,819.22	1.2400	1	1	\$50,819.22	\$50,819.22
Replace glass - 2nd floor (1% of glass) - steel frame window	1	6.60 S.F.	\$765.05	\$945.36	31.0000	31	31	\$29,306.17	\$29,306.17
Repair 3'-9" x 5'-5" steel frame window - 2nd floor	20	33.00 Ea.	\$13,008.87	\$15,378.46	1.5500	1	1	\$15,378.46	\$15,378.46
Refinish 3'-9" x 5'-5" steel frame window - 2nd floor	5	33.00 Ea.	\$5,432.80	\$6,736.85	6.2000	6	6	\$40,421.11	\$40,421.11
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	14.00 S.F.	\$191.12	\$224.41	31.0000	31	31	\$6,956.66	\$6,956.66
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	22.00 Ea.	\$3,552.96	\$4,234.03	1.5500	1	1	\$4,234.03	\$4,234.03
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	22.00 Ea.	\$18,078.80	\$21,122.49	0.6200	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	8.00 Ea.	\$6,220.47	\$7,366.14	2.2143	2	2	\$14,732.29	\$14,732.29
Refinish 3'-0" x 7'-0" steel, painted, door	4	8.00 Ea.	\$383.94	\$470.02	7.7500	7	7	\$3,290.14	\$3,290.14
Refinish 12' x 24' steel double roll-up door	5	4.00 Ea.	\$2,051.41	\$2,468.90	6.2000	6	6	\$14,933.42	\$14,933.42
Replace 12' x 24' steel double roll-up door	35	4.00 Ea.	\$28,869.39	\$34,019.91	0.8857	0	0	\$0.00	\$0.00
Debris removal, by hand and visual inspection, metal panel roofing	1	24.60 M.S.F.	\$604.56	\$738.33	31.0000	31	31	\$22,888.17	\$22,888.17
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	492.00 S.F.	\$2,385.34	\$2,830.76	6.2000	6	6	\$16,984.56	\$16,984.56
Metal roof flashing replacement, 2 SF/sq required, metal panel roofing	1	5.10 S.F.	\$144.12	\$171.50	31.0000	31	31	\$5,316.64	\$5,316.64
Minor metal roof panel replacement, 2.5% of roof area	30	615.00 S.F.	\$8,505.91	\$10,061.44	1.5500	1	1	\$10,061.44	\$10,061.44
Total metal roof panel replacement	30	246.00 Sq.	\$236,458.92	\$279,619.13	1.0333	1	1	\$279,619.13	\$279,619.13
Repair 8" concrete block wall - (2% of walls) painted	25	3.50 C.S.F.	\$4,255.79	\$5,111.83	1.2400	1	1	\$5,111.83	\$5,111.83
Refinish concrete block wall painted	4	175.00 C.S.F.	\$24,001.78	\$28,855.21	7.7500	7	7	\$201,986.48	\$201,986.48
Replace 8" concrete block wall painted	75	175.00 C.S.F.	\$225,937.12	\$271,913.80	0.4133	0	0	\$0.00	\$0.00
Replace insulating glass (3% of glass) fully glazed wooden doors	1	0.06 S.F.	\$3.66	\$4.26	31.0000	31	31	\$131.93	\$131.93
Repair fully glazed wood door	10	2.00 Ea.	\$993.70	\$692.64	3.1000	3	3	\$2,077.93	\$2,077.93
Refinish 3'-0" x 7'-0" fully glazed wood door	4	2.00 Ea.	\$161.48	\$199.55	7.7500	7	7	\$1,396.82	\$1,396.82
Replace 3'-0" x 7'-0" fully glazed wood door	40	2.00 Ea.	\$11,195.38	\$12,788.22	0.8857	0	0	\$0.00	\$0.00
Repair steel painted interior door	14	11.00 Ea.	\$3,265.35	\$3,809.54	2.2143	2	2	\$7,619.08	\$7,619.08
Refinish 3'-0" x 7'-0" steel painted interior door	4	11.00 Ea.	\$662.24	\$814.27	7.7500	7	7	\$5,699.88	\$5,699.88
Repair solid core wood door, interior	11	5.00 Ea.	\$1,484.25	\$1,731.61	2.8182	2	2	\$3,463.22	\$3,463.22
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	5.00 Ea.	\$273.41	\$332.61	7.7500	7	7	\$2,328.27	\$2,328.27
Replace 3'-0" x 7'-0" solid core wood door, interior	40	5.00 Ea.	\$3,218.89	\$3,711.50	0.7750	0	0	\$0.00	\$0.00
Repair 5/8" drywall - (2% of walls)	20	790.00 S.F.	\$1,475.72	\$1,794.99	1.5500	1	1	\$1,794.99	\$1,794.99
Replace 5/8" drywall	75	398.00 S.F.	\$1,026.45	\$1,256.31	0.4133	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	220.00 C.S.F.	\$100,872.77	\$121,192.25	1.2400	1	1	\$121,192.25	\$121,192.25
Replace vinyl tile flooring	18	11.50 S.F.	\$650.42	\$796.13	1.7222	1	1	\$796.13	\$796.13
Acoustic tile repairs - (2% of ceilings)	9	5.28 C.S.F.	\$6,075.76	\$7,041.86	3.4444	3	3	\$21,125.58	\$21,125.58
Replace acoustic tile ceiling, fire-rated	20	264.00 C.S.F.	\$164,918.88	\$193,943.82	1.5500	1	1	\$193,943.82	\$193,943.82
Replace flush valve diaphragm tankless water closet	10	8.00 Ea.	\$220.72	\$274.21	3.1000	3	3	\$822.63	\$822.63
Rebuild flush valve tankless water closet	20	8.00 Ea.	\$1,546.17	\$1,863.63	1.5500	1	1	\$1,863.63	\$1,863.63
Replace tankless water closet	35	8.00 Ea.	\$11,013.25	\$12,745.57	0.8857	0	0	\$0.00	\$0.00
Replace tankless flush valve	25	8.00 Ea.	\$2,181.24	\$2,560.22	1.2400	1	1	\$2,560.22	\$2,560.22
Replace wax ring gasket for tankless water closet	5	8.00 Ea.	\$1,198.04	\$1,499.06	6.2000	6	6	\$8,994.33	\$8,994.33
Replace flush valve diaphragm for a urinal	7	6.00 Ea.	\$165.54	\$205.66	4.4286	4	4	\$822.63	\$822.63
Rebuild flush valve for a urinal	20	6.00 Ea.	\$1,159.63	\$1,397.72	1.5500	1	1	\$1,397.72	\$1,397.72
Replace wall-hung urinal	35	6.00 Ea.	\$6,553.74	\$7,886.33	0.8857	0	0	\$0.00	\$0.00
Replace washer in spud connection lavatory, vitreous china	7	8.00 Ea.	\$138.14	\$169.87	4.4286	4	4	\$679.48	\$679.48
Replace washer in faucet lavatory, vitreous china	2	8.00 Ea.	\$108.78	\$135.70	15.5000	15	15	\$2,035.54	\$2,035.54
Replace faucets lavatory, vitreous china	10	8.00 Ea.	\$1,588.98	\$1,910.27	3.1000	3	3	\$5,730.80	\$5,730.80
Replace lavatory, vitreous china	35	8.00 Ea.	\$6,011.00	\$7,207.08	0.8857	0	0	\$0.00	\$0.00
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$27.01	\$33.69	15.5000	15	15	\$505.37	\$505.37
Clean trap sink, iron enamel	3	2.00 Ea.	\$18.04	\$22.59	10.3333	10	10	\$225.88	\$225.88
Replace faucets sink, iron enamel	10	2.00 Ea.	\$397.25	\$477.57	3.1000	3	3	\$1,432.70	\$1,432.70
Unstop sink, iron enamel	2	2.00 Ea.	\$88.31	\$110.60	15.5000	15	15	\$1,658.96	\$1,658.96
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	2.00 Ea.	\$1,820.34	\$2,141.40	3.1000	3	3	\$6,424.21	\$6,424.21
Inspect / clean shower head fiberglass	3	2.00 Ea.	\$104.12	\$130.40	10.3333	10	10	\$1,304.01	\$1,304.01
Replace mixing valve shower, fiberglass	10	2.00 Ea.	\$587.65	\$715.04	3.1000	3	3	\$2,145.11	\$2,145.11
Replace shower and fittings, fiberglass	20	2.00 Ea.	\$2,377.03	\$2,824.90	1.5500	1	1	\$2,824.90	\$2,824.90
Inspect and clean spray shower, emergency eye wash	3	4.00 Ea.	\$208.23	\$253.88	10.3333	10	10	\$2,608.02	\$2,608.02
Replace eye wash station, emergency eye wash	25	4.00 Ea.	\$3,161.79	\$3,846.19	1.2400	1	1	\$3,846.19	\$3,846.19
Replace pipe and fittings, copper 3/4"	20	132.00 L.F.	\$3,181.01	\$3,866.29	1.5500	1	1	\$3,866.29	\$3,866.29
Replace pipe and fittings, copper 2"	25	48.00 L.F.	\$2,714.97	\$3,253.63	1.2400	1	1	\$3,253.63	\$3,253.63
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$103.37	\$129.46	15.5000	15	14	\$1,941.96	\$1,812.50
Clean & service water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$618.14	\$774.18	15.5000	15	15	\$11,612.75	\$11,612.75
Replace water heater, gas / oil, 1150 GPH	20	1.00 Ea.	\$39,199.74	\$45,178.28	1.5500	1	1	\$45,178.28	\$45,178.28
Unclog floor drain, PVC	20	1.00 Ea.	\$50.39	\$63.11	1.5500	1	1	\$63.11	\$63.11
Repair joint pipe and fittings, PVC	10	2.00 Ea.	\$314.41	\$391.82	3.1000	3	3	\$1,175.47	\$1,175.47
Replace pipe, 4" pipe and fittings, PVC	30	300.00 L.F.	\$28,109.55	\$34,400.96	1.0333	1	1	\$34,400.96	\$34,400.96
General maintenance & repair drain: roof, scupper, area	1	12.00 Ea.	\$470.62	\$589.42	31.0000	31	31	\$18,272.02	\$18,272.02
Replace drain: roof, scupper, area	40	12.00 Ea.	\$13,156.28	\$15,162.59	0.7750	0	0	\$0.00	\$0.00
Inspect/pump/mtr oper, lub, chk align, rainwater sump pump	1	1.00 Ea.	\$12.60	\$15.78	31.0000	31	31	\$489.27	\$489.27
Replace rainwater sump pump / motor assembly	20	1.00 Ea.	\$632.57	\$749.22	1.5500	1	1	\$749.22	\$749.22
Replace pipe and fittings, oxygen	25	16.00 L.F.	\$383.91	\$466.56	1.2400	1	1	\$466.56	\$466.56
Repair boiler, gas, 2000 MBH	7	1.00 Ea.	\$6,513.06	\$7,846.35	4.4286	4	3	\$25,745.41	\$19,309.05
Replace boiler, gas, 2000 MBH	30	1.00 Ea.	\$47,742.79	\$55,703.30	1.0333	1	1	\$55,703.30	\$55,703.30
Replace metal flue, oil fuel, 3", 10" diameter metal flue / chimney	15	1.00 L.F.	\$275.91	\$337.24	2.0667	2	2	\$334.74	\$334.74
Repair condenser, air cooled, 20 ton	10	2.00 Ea.	\$2,564.43	\$3,054.61	3.1000	3	3	\$9,163.84	\$9,163.84
Replace condenser, air cooled, 20 ton	15	2.00 Ea.	\$45,909.08	\$52,683.14	2.0667	2	2	\$105,366.28	\$105,366.28
Replace fan coil, DX 10 ton, with heat	10	6.00 Ea.	\$34,378.48	\$40,358.74	3.1000	3	3	\$121,076.22	\$121,076.22
Repair fan, induced draft, 2000 CFM	10	1.00 Ea.	\$320.21	\$391.19	3.1000	3	3	\$1,173.57	\$1,173.57
Replace fan, induced draft, 2000 CFM	20	1.00 Ea.	\$5,295.32	\$6,090.44	1.5500	1	1	\$6,090.44	\$6,090.44
Repair roof mounted exhaust fan, 8500 CFM exhaust fan	20	4.00 Ea.	\$17,377.45	\$20,158.61	1.5500	1	1	\$20,158.61	\$20,158.61
Repair damaged pipe insulation, fiberglass 3/4"	5	4.00 Ea.	\$91.82	\$111.96	6.2000	6	6	\$671.74	\$671.74
Repair damaged pipe insulation, fiberglass 2"	5	2.00 Ea.	\$54.99	\$66.89	6.2000	6	6	\$401.34	\$401.34
Replace pipe insulation, fiberglass 3/4"	5	0.03 M.L.F.	\$284.00	\$344.73	6.2000	6	6	\$2,068.39	\$2,068.39
Replace pipe insulation, fiberglass 2"	5	0.01 M.L.F.	\$114.07	\$138.06	6.2000	6	6	\$828.38	\$828.38
Maintenance and repair explosionproof industrial heater	2	2.00 Ea.	\$440.91	\$532.28	15.5000	15	14	\$7,729.24	\$7,213.96
Maintenance and inspection explosionproof industrial heater	0.5	2.00 Ea.	\$169.55	\$212.69	62.0000	62	62	\$13,187.06	\$13,187.06
Replace heater explosionproof industrial heater	15	2.00 Ea.	\$12,612.52	\$14,413.14	2.0667	2	2	\$28,826.28	\$28,826.28
Repair terminal reheater, 36" x 36" case	10	6.00 Ea.	\$1						

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost	
Minor repairs to annunciation panel	5	2.00 Ea.	\$320.55	\$390.85	6.2000	6	6	\$2,345.10	\$2,345.10	
Maintenance and inspection annunciation panel	0.5	2.00 Ea.	\$92.50	\$116.04	62.0000	62	62	\$7,194.60	\$7,194.60	
Replace fire alarm bell, 6"	20	4.00 Ea.	\$801.74	\$971.29	1.5500	1	1	\$971.29	\$971.29	
Maintenance and repair electrical service ground	25	6.20 M.L.F.	\$591.85	\$739.86	1.2400	1	1	\$739.86	\$739.86	
Replace electrical service ground	50	6.20 M.L.F.	\$30,003.68	\$36,495.83	0.6200	0	0	\$0.00	\$0.00	
Replace building structure ground	50	1.00 M.L.F.	\$5,828.43	\$7,049.47	0.6200	0	0	\$0.00	\$0.00	
Maintenance and repair of general wiring lightning protection system	1	3.60 M.L.F.	\$400.76	\$494.49	31.0000	31	31	\$15,329.30	\$15,329.30	
Replace lightning protection general wiring system	25	0.60 M.L.F.	\$8,054.57	\$9,537.39	1.2400	1	1	\$9,537.39	\$9,537.39	
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$381.84	\$477.33	31.0000	31	30	\$14,797.28	\$14,319.95	
Replace lightning ground rod	25	1.00 Ea.	\$257.78	\$318.56	1.2400	1	1	\$318.56	\$318.56	
Maintenance and repair special ground system	4	4.00 Ea.	\$92.99	\$116.65	7.7500	7	7	\$816.57	\$816.57	
Replace special ground system	50	1.00 M.L.F.	\$2,658.64	\$3,194.88	0.6200	0	0	\$0.00	\$0.00	
Maintenance and repair transfer switch	5	1.00 Ea.	\$387.26	\$467.53	6.2000	6	6	\$2,805.18	\$2,805.18	
Maintenance and inspection transfer switch	0.5	1.00 Ea.	\$43.82	\$54.97	62.0000	62	62	\$3,407.97	\$3,407.97	
Replace lamp emergency lighting fixture	2	40.00 Ea.	\$2,292.62	\$2,767.15	15.5000	15	15	\$41,507.30	\$41,507.30	
Replace emergency lighting fixture	20	40.00 Ea.	\$24,951.27	\$29,459.78	1.5500	1	1	\$29,459.78	\$29,459.78	
Maintenance and repair exit light	20	40.00 Ea.	\$1,596.61	\$1,976.24	1.5500	1	1	\$1,976.24	\$1,976.24	
Replace lamp exit light	5	40.00 Ea.	\$731.93	\$867.63	6.2000	6	6	\$5,205.79	\$5,205.79	
Maintenance and inspection battery, wet	0.02	1.00 Ea.	\$43.82	\$54.97	1550.0000	1550	1550	\$85,199.23	\$85,199.23	
Replace battery, wet	10	1.00 Ea.	\$769.79	\$878.81	3.1000	3	3	\$2,636.42	\$2,636.42	
Maintenance and repair battery charger	2	1.00 Ea.	\$326.62	\$402.93	15.5000	15	15	\$6,043.97	\$6,043.97	
Maintenance and inspection battery charger	0.25	1.00 Ea.	\$139.97	\$175.59	124.0000	124	124	\$21,773.14	\$21,773.14	
Maintenance and inspection UPS battery	0.17	1.00 Ea.	\$69.98	\$87.79	182.3529	182	182	\$15,978.67	\$15,978.67	
Maintenance and repair voice/data outlet	10	26.00 Ea.	\$1,448.03	\$1,809.99	3.1000	3	3	\$5,429.96	\$5,429.96	
Replace voice/data outlet	20	26.00 Ea.	\$736.24	\$896.64	1.5500	1	1	\$896.64	\$896.64	
Maintenance and inspection patch panel	0.5	4.00 Ea.	\$370.00	\$464.17	62.0000	62	62	\$28,778.41	\$28,778.41	
Replace patch panel	15	4.00 Ea.	\$3,788.72	\$4,553.23	2.0667	2	2	\$9,106.45	\$9,106.45	
Remove and replace hydraulic dock leveler lift cylinder	15	2.00 Ea.	\$16,805.83	\$18,912.06	2.0667	2	2	\$37,824.13	\$37,824.13	
Remove and replace hydraulic dock leveler hydraulic pump	20	2.00 Ea.	\$4,350.90	\$4,976.29	1.5500	1	1	\$4,976.29	\$4,976.29	
Remove and replace 50 HP pump motor	25	2.00 Ea.	\$20,848.80	\$23,812.02	1.2400	1	1	\$23,812.02	\$23,812.02	
			\$1,809,744.35	\$2,150,042.41					MR Subtotal:	\$3,057,413.63
									MR Per Year:	\$98,626.25
									PM Total:	\$23,230.11
									Subtotal:	\$121,856.36
									Total Per Unit:	\$4.95

FAC 2125 Missile Maintenance/Assembly Building, Depot

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$4.95

UM: SF

Expected Service Life: 31

Model Size: 24606

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, annually	4	8.16	\$164.16	\$369.52	\$0.0000	533.68	660.95	796.43
Fire doors, swinging, annualized	14	5.49	\$202.84	\$225.05	\$0.0000	427.89	515.69	613.63
Urinals, annualized	6	1.37	\$41.03	\$73.60	\$0.0000	114.64	140.82	169.06
Toilet (vacuum breaker type), annualized	8	1.42	\$73.47	\$76.48	\$0.0000	149.95	180.24	214.20
Lavatories, annualized	8	2.78	\$61.75	\$175.97	\$0.0000	237.71	296.68	358.73
Showers, annualized	2	0.46	\$28.04	\$28.85	\$0.0000	56.89	68.35	81.21
Water heater, gas, to 120 gal., annualized	1	1.72	\$88.42	\$92.21	\$0.0000	180.63	217.14	258.07
Boiler, hot water, oil, gas, or comb. fired, 500 -1000 MBH, annualized	1	17.38	\$90.37	\$1,120.95	\$0.0000	1,211.32	1,556.64	1,906.49
Condenser, air cooled, 3 tons to 25 tons, annualized	2	3.42	\$108.45	\$218.27	\$0.0000	326.72	403.04	484.79
Fan coil unit, annualized	8	26.70	\$687.81	\$1,434.82	\$0.0000	2,122.62	2,621.85	3,155.47
VAV Boxes, annualized	26	24.28	\$247.67	\$1,550.72	\$0.0000	1,798.39	2,288.37	2,790.74
Fan, centrifugal, up to 5,000 CFM, annualized	2	2.16	\$71.32	\$116.75	\$0.0000	188.07	230.23	275.95
Controls, central system, electro/pneumatic, annualized	2	3.84	\$359.54	\$245.34	\$0.0000	604.88	714.43	841.96
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, FM200, annualized	1	9.26	\$664.36	\$499.14	\$0.0000	1,163.50	1,379.68	1,629.07
Panelboard, 225 A and above, annualized	3	1.32	\$77.84	\$94.12	\$0.0000	171.97	207.99	247.90
Uninterrupted power system, up to 200 KVA, annually	1	3.01	\$201.60	\$191.23	\$0.0000	392.83	470.36	557.97
Battery system and charger, annually	1	1.41	\$14.37	\$89.14	\$0.0000	103.51	131.69	160.59
Light, emergency, hardwired system, annualized	40	10.00	\$363.27	\$631.46	\$0.0000	994.74	1,220.50	1,464.43
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
						\$15,525.14	\$19,262.61	\$23,230.11