

**FAC 1405 Secure Operational, Storage, and Information Technology Building**

FY25 SUC:           \$8.63 / SF  
Source:             Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

## FAC 1405 Secure Operational, Storage, and Information Technology Building

FY25 SUC: \$8.63

Release: 2024 Qtr 3  
Zip Code Prefix: 222  
Type: MRUM: SF  
Expected Service Life: 45  
Model Size: 11033Adjusted Occurences are the occurrences remaining after subtracting Repair/Replacement Overlaps. Overlap  
reduces the number of occurrences and 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
Repair 8" concrete block wall, 1st floor	25	4,300.00 S.F.	\$115,125.61	\$140,838.20	1,800.00	1	1	\$140,838.20	\$140,838.20
Waterproof concrete block wall, 1st floor	10	43.00 C.S.F.	\$8,343.85	\$10,054.51	4,500.00	4	4	\$40,218.05	\$40,218.05
Replace hardboard panels, 1st floor	12	20.00 C.S.F.	\$7,810.51	\$9,404.23	3,750.00	3	3	\$28,272.69	\$28,272.69
Refinish synthetic veneer plaster, 1st floor	10	225.00 C.S.F.	\$80,834.09	\$95,676.77	4,500.00	4	4	\$382,707.09	\$382,707.09
Refinish aluminum louver, 1st floor	5	2.00 Ea.	\$220.87	\$273.43	9,000.00	9	9	\$2,460.90	\$2,460.90
Repair steel, painted, door	14	3.00 Ea.	\$2,332.68	\$2,762.30	3,214.3	3	3	\$8,286.91	\$8,286.91
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$143.98	\$176.26	11,250.00	11	11	\$1,938.83	\$1,938.83
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,207.58	\$2,559.71	1,000.00	1	1	\$2,569.71	\$2,569.71
Replace door panic device	25	3.00 Ea.	\$7,112.86	\$8,129.08	1,800.00	1	1	\$8,129.08	\$8,129.08
Non - destructive moisture inspection, thermosetting	5	4.30 M.S.F.	\$543.56	\$663.83	9,000.00	9	9	\$5,974.45	\$5,974.45
Minor membrane repairs, 2% of roof area, thermoset	1	0.86 Sq.	\$321.92	\$383.41	45,000.00	45	45	\$17,253.46	\$17,253.46
Total EPDM roof replacement	25	110.00 Sq.	\$90,210.69	\$106,165.55	1,800.00	1	1	\$106,165.55	\$106,165.55
Repair 8" concrete block wall - (2% of walls) painted	25	10.60 C.S.F.	\$12,888.95	\$15,481.55	1,800.00	1	1	\$15,481.55	\$15,481.55
Refinish concrete block wall painted	4	230.00 C.S.F.	\$31,545.19	\$37,923.99	11,250.00	11	11	\$417,163.92	\$417,163.92
Repair steel painted interior door	14	9.00 Ea.	\$2,671.65	\$3,116.90	3,214.3	3	3	\$9,350.69	\$9,350.69
Refinish 3'-0" x 7'-0" steel painted interior door	4	9.00 Ea.	\$541.83	\$666.22	11,250.00	11	11	\$7,328.42	\$7,328.42
Repair solid core wood door, interior	11	4.00 Ea.	\$1,187.40	\$1,385.29	4,090.9	4	4	\$5,541.15	\$5,541.15
Replace 3'-0" x 7'-0" solid core wood door, interior	40	4.00 Ea.	\$2,575.11	\$2,969.20	1,250.00	1	1	\$2,969.20	\$2,969.20
Repair fabric wall finish fabric interior	9	125.00 S.Y.	\$4,812.27	\$5,736.36	5,000.00	5	5	\$28,681.80	\$28,681.80
Repair 5/8" drywall - (2% of walls)	20	212.00 S.F.	\$396.02	\$481.69	2,250.00	2	2	\$963.39	\$963.39
Refinish drywall	4	9,600.00 S.F.	\$6,931.75	\$8,499.88	11,250.00	11	11	\$93,498.66	\$93,498.66
Office painting, 10' x 12', 10' high walls	5	14.00 Ea.	\$3,649.48	\$4,458.37	9,000.00	9	9	\$40,125.35	\$40,125.35
Replace vinyl tile flooring	16	19.10 S.Y.	\$1,080.26	\$1,302.28	2,500.00	2	2	\$2,644.55	\$2,644.55
Replace rubber cove base	9	1,200.00 L.F.	\$4,475.20	\$5,338.73	2,500.00	5	5	\$26,693.66	\$26,693.66
Terrazzo floor repairs - (2% of floors)	15	18.50 S.F.	\$345.55	\$412.68	3,000.00	3	3	\$1,238.04	\$1,238.04
Replace carpet	8	480.00 S.Y.	\$26,735.29	\$30,917.19	5,625.00	5	5	\$154,585.95	\$154,585.95
Replace gypsum board ceiling, up to 12' high	40	6.20 C.S.F.	\$2,596.99	\$3,185.42	1,125.00	1	1	\$3,185.42	\$3,185.42
Acoustic tile repairs - (2% of ceilings)	9	2.64 C.S.F.	\$3,037.88	\$3,520.93	5,000.00	5	5	\$17,604.65	\$17,604.65
Replace acoustic tile ceiling, fire-rated	20	90.00 C.S.F.	\$56,222.34	\$66,117.21	2,500.00	2	2	\$132,234.42	\$132,234.42
Replace flush valve diaphragm tankless water closet	10	9.00 Ea.	\$248.31	\$308.49	4,500.00	4	4	\$1,233.94	\$1,233.94
Rebuild flush valve tankless water closet	20	9.00 Ea.	\$1,739.44	\$2,096.59	2,250.00	2	2	\$4,193.17	\$4,193.17
Unplug clogged line tankless water closet	5	9.00 Ea.	\$2,068.03	\$2,500.09	9,000.00	9	9	\$23,310.82	\$23,310.82
Replace wax ring gasket for tankless water closet	5	9.00 Ea.	\$1,347.79	\$1,686.44	9,000.00	9	9	\$15,177.94	\$15,177.94
Replace flush valve diaphragm for a urinal	7	3.00 Ea.	\$82.77	\$102.83	6,428.6	6	6	\$616.97	\$616.97
Rebuild flush valve for a urinal	20	3.00 Ea.	\$579.81	\$698.86	2,250.00	2	2	\$1,397.72	\$1,397.72
Unplug line urinal	5	3.00 Ea.	\$458.71	\$574.51	9,000.00	9	9	\$5,170.58	\$5,170.58
Replace wall-hung urinal	35	3.00 Ea.	\$3,276.87	\$3,943.16	1,285.7	1	1	\$3,943.16	\$3,943.16
Replace washer in spud connection lavatory, vitreous china	7	10.00 Ea.	\$173.93	\$212.34	6,428.6	6	6	\$1,274.02	\$1,274.02
Replace faucets lavatory, vitreous china	10	10.00 Ea.	\$1,982.63	\$2,387.83	4,500.00	4	4	\$9,544.54	\$9,544.54
Clean out strainer and P trap lavatory, vitreous china	2	10.00 Ea.	\$370.88	\$464.51	22,500.00	22	22	\$10,219.22	\$10,219.22
Replace lavatory, vitreous china	35	10.00 Ea.	\$7,513.76	\$9,008.85	1,285.7	1	1	\$9,008.85	\$9,008.85
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.89	\$130.11	45,000.00	45	45	\$5,855.17	\$5,855.17
Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.58	\$119.71	11,250.00	11	11	\$1,316.76	\$1,316.76
Correct water pressure drinking fountain	2	2.00 Ea.	\$88.31	\$110.60	22,500.00	22	22	\$2,433.15	\$2,433.15
Replace refrigerant drinking fountain	2	2.00 Ea.	\$73.54	\$85.99	22,500.00	22	22	\$1,891.88	\$1,891.88
Replace fountain drinking fountain	10	2.00 Ea.	\$3,046.79	\$3,588.88	4,500.00	4	4	\$14,355.52	\$14,355.52
Drain and flush water heater, electric, 120 gallon	7	2.00 Ea.	\$621.26	\$778.09	6,428.6	6	6	\$4,668.52	\$4,668.52
Check operation water heater, electric, 120 gallon	3	2.00 Ea.	\$5.44	\$6.82	15,000.00	15	15	\$102.27	\$102.27
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$15,846.05	\$18,237.49	3,000.00	3	3	\$54,712.47	\$54,712.47
Unplug floor drain, PVC	20	4.00 Ea.	\$201.54	\$252.42	2,250.00	2	2	\$504.85	\$504.85
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$39.22	\$49.12	45,000.00	45	45	\$2,210.33	\$2,210.33
Replace drain: roof, scupper, area	40	1.00 Ea.	\$1,096.36	\$1,265.22	1,125.00	1	1	\$1,265.22	\$1,265.22
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,552.63	\$2,989.56	6,428.6	6	6	\$17,937.36	\$17,937.36
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$1,636.25	\$2,049.31	1,500.00	1	1	\$2,049.31	\$2,049.31
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$4,344.36	\$5,039.65	2,250.00	2	2	\$10,079.30	\$10,079.30
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$104.83	\$123.65	9,000.00	9	9	\$1,112.82	\$1,112.82
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,687.87	\$4,253.96	3,000.00	3	3	\$12,761.87	\$12,761.87
Repair computer room air conditioner, air cooled, 5 ton	10	1.00 Ea.	\$4,758.71	\$5,661.71	4,500.00	4	4	\$22,646.84	\$22,646.84
Replace computer room air conditioner, air cooled, 5 ton	20	1.00 Ea.	\$40,439.57	\$46,356.83	2,250.00	2	2	\$92,713.67	\$92,713.67
Replace multi-zone variable volume, 50 ton	15	1.00 Ea.	\$141,742.49	\$164,963.22	3,000.00	3	3	\$493,089.65	\$493,089.65
Repair central station A.H.U., 1300 CFM	10	1.00 Ea.	\$601.37	\$713.88	4,500.00	4	4	\$2,855.54	\$2,855.54
Replace central station A.H.U., 1300 CFM	15	1.00 Ea.	\$10,673.04	\$12,341.31	3,000.00	3	3	\$37,023.92	\$37,023.92
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	45,000.00	45	45	\$2,043.45	\$2,043.45
Replace sprinkler head	20	90.00 Ea.	\$8,252.16	\$10,169.75	2,250.00	2	2	\$20,339.50	\$20,339.50
Repair switchgear 1200 A mainframe	5	1.00 Ea.	\$2,068.68	\$2,420.68	9,000.00	9	9	\$16,940.83	\$16,940.83
Maintenance and inspection switchgear, mainframe	1	1.00 Ea.	\$69.98	\$87.79	45,000.00	45	45	\$3,950.77	\$3,950.77
Replace switchgear 1200 A mainframe	20	1.00 Ea.	\$4,508.06	\$5,431.65	2,250.00	2	2	\$10,863.30	\$10,863.30
Maintenance and inspection lighting panel, indoor	3	4.00 Ea.	\$175.26	\$219.87	15,000.00	15	15	\$3,298.03	\$3,298.03
Replace wireway, 8" x 8"	20	320.00 L.F.	\$26,352.75	\$31,752.26	2,250.00	2	2	\$63,504.52	\$63,504.52
Repair failed breaker, enclosed, 600 V, 3 pole	4	4.00 Ea.	\$4,818.95	\$5,562.93	11,250.00	11	11	\$61,192.21	\$61,192.21
Maintenance and inspection circuit breaker, enclosed, 600 V, 3 pole	0.33	4.00 Ea.	\$138.75	\$174.06	136,363.6	136	136	\$23,672.56	\$23,672.56
Maintenance and repair receptacles and plugs	20	84.00 Ea.	\$3,843.77	\$4,802.73	2,250.00	2	2	\$9,605.45	\$9,605.45
Maintenance and repair wiring devices, switches	10	84.00 Ea.	\$3,843.77	\$4,802.73	4,500.00	4	4	\$19,210.91	\$19,210.91
Replace wiring devices, switches	15	42.00 Ea.	\$2,920.45	\$3,636.53	3,000.00	3	3	\$10,909.60	\$10,909.60
Maintenance and repair incandescent lighting fixtures	10	10.00 Ea.	\$743.31	\$885.15	4,500.00	4	4	\$3,540.60	\$3,540.60
Replace incandescent lighting fixture lamp	5	10.00 Ea.	\$136.33	\$163.89	9,000.00	9	9	\$1,475.00	\$1,475.00
Replace fluorescent light fixture ballast, 80 W	10	68.00 Ea.	\$7,407.38	\$9,134.26	4,500.00	4	4	\$36,537.03	\$36,537.03
Replace lamps (2 lamps), 4', 34 W energy saver	10	68.00 Ea.	\$1,846.31	\$2,315.14	4,500.00	4	4	\$9,260.56	\$9,260.56
Inspect intercom master station	0.5	1.00 Ea.	\$185.00	\$232.08	90,000.00	90	90	\$20,887.55	\$20,887.55
Replace intercom master station	15	1.00 Ea.	\$3,301.15	\$3,849.50	3,000.00	3	3	\$11,548.49	\$11,548.49
Inspect intercom remote station	1	2.00 Ea.	\$55.99	\$70.24	45,000.00	45	45	\$3,160.62	\$3,160.62
Replace intercom remote station	15	2.00 Ea.	\$1,374.18	\$1,589.03	3,000.00	3	3	\$4,767.10	\$4,767.10
Repair smoke detector	10	23.00 Ea.	\$1,397.60	\$1,729.72	4,500.00	4	4	\$6,918.88	\$6,918.88
Replace smoke detector	15	23.00 Ea.	\$7,760.69	\$9,234.67	3,000.00	3	3	\$27,704.00	\$27,704.00
Check and repair manual pull station	10	4.00 Ea.	\$379.95	\$467.63	4,500.00	4	4	\$1,870.51	\$1,870.51
Replace manual pull station	15	4.00 Ea.	\$920.30	\$1,106.02	3,000.00	3	3	\$3,318.05	\$3,318.05
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$160.28	\$195.43	9,000.00	9	9	\$1,758.83	\$1,758.83
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$46.25	\$58.02	90,000.00	90	90	\$5,221.89	\$5,221.89
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	3,000.00	3	3	\$8,524.19	\$8,524.19
Replace fire alarm bell, 6"	20	4.00 Ea.	\$801.74	\$971.29	2,250.00	2	2	\$1,942.57	\$1,942.57
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$111.32	\$137.36	45,000.00	45	45	\$6,181.17	\$6,181.17
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$13,424.28	\$15,895.64	1,800.00	1	1	\$15,895.64	\$15,895.64
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$381.84	\$477.33	45,000.00	45	44	\$21,479.92	\$21,002.59
Replace lightning ground rod	25	4.00 Ea.	\$1,031.13	\$1,274.23	1,800.00	1	1	\$1,274.23	\$1,274.23
Maintenance and repair computer ground system	4	1.00 Ea.	\$23.25	\$29.16	11,250.00	11	11	\$320.79	\$320.79
Maintenance and inspection generator, diesel, 750 KW	0.08	1.00 Ea.	\$69.98	\$87.79	562,500.00	562	562	\$49,340.74	\$49,340.74
Replace diesel generator component, 750 KW	25	1.00 Ea.	\$267,089.75	\$305,754.14	1,800.00	1	1	\$305,754.14	\$305,754.14
Replace lamp with exit light L.E.D. retrofit kits	15	4.00 Ea.	\$412.07	\$474.66	3,000.00	3	3	\$1,423.98	\$1,423.98
Maintenance and inspection UPS battery	0.17	2.00 Ea.	\$139.97	\$175.59	264,705.9	264	264	\$46,355.71	\$46,355.71
Replace motor generator UPS battery	15	2.00 Ea.	\$2,391.16	\$2,827.23	3,000.00	3	3	\$8,481.69	\$8,481.69
Maintenance and repair voice/data outlet	10	84.00 Ea.	\$4,676.27	\$5,847.64	4,500.00	4	4	\$23,390.58	\$23,390.58
Maintenance and inspection patch panel	0.5	4.00 Ea.	\$370.00	\$464.17	90,000.00	90	90	\$41,775.11	\$41,775.11
Replace patch panel	15	4.00 Ea.	\$3,788.72	\$4,553.23	3,000.00	3	3	\$13,659.68	\$13,659.68

MR Subtotal: \$3,493,340.90  
MR Per Year: \$77,629.80  
PM Total: \$17,572.25  
Subtotal: \$95,202.05  
Total Per Unit: \$8.63

FAC 1405 Secure Operational, Storage, and Information Technology Building

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$8.63

UM: SF

Expected Service Life: 45

Model Size: 11033

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
Fire doors, swinging, annualized	3	1.18	\$43.47	\$48.22	\$0.0000	91.69	110.51	131.49
Urinals, annualized	3	0.68	\$20.52	\$36.80	\$0.0000	57.32	70.41	84.53
Toilet (vacuum breaker type), annualized	9	1.59	\$82.65	\$86.04	\$0.0000	168.69	202.77	240.98
Lavatories, annualized	8	2.78	\$61.75	\$175.97	\$0.0000	237.71	296.68	358.73
Drink fountain, annualized	2	1.24	\$72.30	\$66.83	\$0.0000	139.13	166.41	197.31
Air handling unit, computer room, annualized	1	3.42	\$97.70	\$183.58	\$0.0000	281.28	346.13	415.86
VAV Boxes, annualized	8	7.47	\$76.21	\$477.14	\$0.0000	553.35	704.11	858.69
Fan, axial, up to 5,000 CFM, annually	1	0.62	\$6.89	\$33.42	\$0.0000	40.30	51.02	62.08
Package unit, air cooled, 25 thru 50 ton, annualized	1	3.25	\$165.11	\$208.12	\$0.0000	373.23	452.18	539.38
Package unit, computer room, annually	1	1.41	\$76.21	\$90.52	\$0.0000	166.73	201.51	240.09
Extinguishing system, wet pipe, annualized	1	11.34	\$54.71	\$714.87	\$0.0000	769.58	989.51	1,212.18
Extinguishing system, dry chemical, annualized	1	5.61	\$4.18	\$300.33	\$0.0000	304.51	395.03	485.75
Circuit breaker, high voltage air, annualized	6	2.62	\$99.10	\$200.20	\$0.0000	299.30	369.27	444.19
Switch, automatic transfer, annualized	1	5.32	\$16.52	\$378.48	\$0.0000	395.00	510.19	626.21
Panelboard, 225 A and above, annualized	4	1.76	\$103.79	\$125.50	\$0.0000	229.29	277.32	330.53
Fire alarm annunciator system, annualized	1	11.05	\$195.61	\$697.20	\$0.0000	892.81	1,121.53	1,360.03
Emergency diesel or gas generator, over 15 KVA, annually	1	2.11	\$88.82	\$133.46	\$0.0000	222.29	271.21	324.57
Power stabilizer, annualized	2	1.25	\$21.96	\$78.68	\$0.0000	100.64	126.44	153.34
Uninterrupted power system, 200 KVA to 800 KVA, annualized	1	78.06	\$264.47	\$4,930.20	\$0.0000	5,194.67	6,700.18	8,218.91
Battery system and charger, annualized	1	8.73	\$21.96	\$552.78	\$0.0000	574.74	742.77	911.89
Light, emergency, wet cell, annualized	3	1.17	\$112.28	\$74.70	\$0.0000	186.98	220.61	259.86
						\$11,361.91	\$14,423.76	\$17,572.25