

FAC 7210 Enlisted Unaccompanied Personnel Housing

FY25 SUC: \$6.14 / SF

Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 7210 Enlisted Unaccompanied Personnel Housing

FY25 SUC: \$6.14

Release: 2024 Qtr 3
Zip Code Prefix: 222
Type: MRUM: SF
Expected Service Life: 55
Model Size: 29967

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
Repair concrete stairs	30	340.00 S.F.	\$10,838.29	\$12,543.98	1.8333	1	1	\$12,543.98	\$12,543.98
Replace concrete stairs	75	340.00 S.F.	\$29,561.05	\$36,357.46	0.7333	0	0	\$0.00	\$0.00
Replace metal hand rail	30	60.00 L.F.	\$3,098.03	\$4,299.80	1.8333	1	1	\$4,299.80	\$4,299.80
Refinish metal hand rail	7	60.00 L.F.	\$125.76	\$155.20	7.8571	7	7	\$1,086.41	\$1,086.41
Repair clay brick wall, 1st floor	25	476.00 S.F.	\$22,672.20	\$27,816.27	2.2000	2	2	\$55,632.54	\$55,632.54
Waterproof clay brick wall, 1st floor	10	47.60 C.S.F.	\$9,236.44	\$11,130.11	5.5000	5	5	\$55,650.56	\$55,650.56
Waterproof clay brick wall, 2nd floor	10	47.60 C.S.F.	\$38,380.08	\$45,847.84	5.5000	5	5	\$229,239.22	\$229,239.22
Waterproof clay brick wall, 3rd floor	10	47.60 C.S.F.	\$38,725.94	\$46,244.25	5.5000	5	5	\$231,221.27	\$231,221.27
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	24.00 S.F.	\$327.63	\$384.70	55.0000	55	55	\$21,158.51	\$21,158.51
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	40.00 Ea.	\$6,450.92	\$7,689.24	2.7500	2	2	\$15,395.47	\$15,395.47
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	40.00 Ea.	\$34,915.84	\$40,948.68	1.1000	1	1	\$40,948.68	\$40,948.68
Repair 2'-0" x 3'-0" aluminum window - 3rd floor	20	40.00 Ea.	\$10,512.63	\$12,739.41	2.7500	2	2	\$25,478.83	\$25,478.83
Replace 2'-0" x 3'-0" aluminum window - 3rd floor	50	40.00 Ea.	\$36,923.26	\$43,445.71	1.1000	1	1	\$43,445.71	\$43,445.71
Repair aluminum storefront door	12	2.00 Ea.	\$1,099.17	\$1,310.67	4.5833	4	4	\$5,242.68	\$5,242.68
Replace 3'-0" x 7'-0" aluminum storefront doors	50	2.00 Ea.	\$5,728.92	\$6,718.40	1.1000	1	1	\$6,718.40	\$6,718.40
Repair steel, painted, door	14	4.00 Ea.	\$3,110.24	\$3,683.07	3.9286	3	3	\$11,049.22	\$11,049.22
Refinish 3'-0" x 7'-0" steel, painted, door	4	4.00 Ea.	\$1,191.97	\$235.01	13.7500	13	13	\$3,055.13	\$3,055.13
Replace 3'-0" x 7'-0" steel, painted, door	45	4.00 Ea.	\$2,943.44	\$3,426.28	1.2222	1	1	\$3,426.28	\$3,426.28
Debris removal, by hand and visual inspection, metal panel roofing	1	10.10 M.S.F.	\$248.21	\$303.13	55.0000	55	55	\$16,672.41	\$16,672.41
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	202.00 S.F.	\$979.35	\$1,162.22	11.0000	11	11	\$12,784.45	\$12,784.45
Metal roof flashing replacement, 2 SF/sg repaired, metal panel roofing	1	200.00 S.F.	\$5,651.73	\$6,725.66	55.0000	55	55	\$369,911.48	\$369,911.48
Minor metal roof panel replacement, 2.5% of roof area	20	252.00 S.F.	\$3,485.35	\$4,122.74	2.7500	2	2	\$8,245.48	\$8,245.48
Total metal roof panel replacement	30	10.10 Sq.	\$9,708.27	\$11,480.30	1.8333	1	1	\$11,480.30	\$11,480.30
Repair 8" concrete block wall - (2% of walls) painted	25	28.80 C.S.F.	\$35,019.03	\$42,063.08	2.2000	2	2	\$84,126.15	\$84,126.15
Refinish concrete block wall painted	4	62.00 C.S.F.	\$8,503.49	\$10,222.99	13.7500	13	13	\$132,898.86	\$132,898.86
Repair steel painted interior door	14	4.00 Ea.	\$1,187.40	\$1,385.29	3.9286	3	3	\$4,155.86	\$4,155.86
Refinish 3'-0" x 7'-0" steel painted interior door	4	4.00 Ea.	\$240.10	\$286.10	13.7500	13	13	\$3,849.27	\$3,849.27
Replace 3'-0" x 7'-0" hollow core wood door, interior	30	60.00 Ea.	\$20,623.09	\$24,284.32	1.8333	1	1	\$24,284.32	\$24,284.32
Repair solid core wood door, interior	11	60.00 Ea.	\$17,810.98	\$20,779.31	5.0000	5	5	\$103,896.53	\$103,896.53
Replace 3'-0" x 7'-0" solid core wood door, interior	40	60.00 Ea.	\$38,626.65	\$44,538.04	1.3750	1	1	\$44,538.04	\$44,538.04
Replace brass lockset interior	30	60.00 Ea.	\$17,598.83	\$20,494.35	1.8333	1	1	\$20,494.35	\$20,494.35
Repair concrete steps	15	720.00 S.F.	\$22,207.78	\$25,618.02	3.6667	3	3	\$76,854.06	\$76,854.06
Replace rubber steps	18	24.00 L.F.	\$1,137.24	\$1,317.84	3.0556	3	3	\$3,953.51	\$3,953.51
Repair 5/8" drywall - (2% of walls)	20	640.00 S.F.	\$1,195.52	\$1,454.17	2.7500	2	2	\$2,908.34	\$2,908.34
Office painting, 10' x 12', 10' high walls	5	60.00 Ea.	\$15,640.64	\$19,107.31	11.0000	11	11	\$210,180.41	\$210,180.41
Replace vinyl tile flooring	18	2,010.00 S.Y.	\$113,682.13	\$139,150.42	3.0556	3	3	\$417,451.27	\$417,451.27
Replace 2" x 2" thin set ceramic tile floor	50	11.75 C.S.F.	\$19,201.13	\$22,935.49	1.1000	1	1	\$22,935.49	\$22,935.49
Replace ceramic trim	50	893.00 L.F.	\$15,271.43	\$18,402.53	1.1000	1	1	\$18,402.53	\$18,402.53
Acoustic tile repairs - (2% of ceilings)	9	5.10 C.S.F.	\$5,868.63	\$6,801.80	6.1111	6	6	\$40,810.78	\$40,810.78
Replace acoustic tile ceiling, fire-rated	20	160.00 C.S.F.	\$99,950.83	\$117,541.71	2.7500	2	2	\$235,083.42	\$235,083.42
Replace flush valve diaphragm tankless water closet	10	60.00 Ea.	\$1,655.38	\$2,056.57	5.0000	5	5	\$10,282.87	\$10,282.87
Unplug clogged line tankless water closet	5	60.00 Ea.	\$13,786.87	\$17,267.27	11.0000	11	11	\$189,940.02	\$189,940.02
Replace tankless water closet	35	60.00 Ea.	\$82,599.39	\$95,591.75	1.5714	1	1	\$95,591.75	\$95,591.75
Replace washer in spud connection lavatory, vitreous china	7	60.00 Ea.	\$1,043.58	\$1,274.02	7.8571	7	7	\$8,918.15	\$8,918.15
Replace washer in faucet lavatory, vitreous china	2	60.00 Ea.	\$815.86	\$1,017.77	27.5000	27	27	\$27,479.83	\$27,479.83
Replace faucets lavatory, vitreous china	15	11,917.36	\$14,327.01	5.5000	5	5	\$71,635.04	\$71,635.04	
Replace lavatory, vitreous china	35	60.00 Ea.	\$45,082.53	\$54,053.12	1.5714	1	1	\$54,053.12	\$54,053.12
Replace faucet washer sink, service/utility	2	2.00 Ea.	\$27.01	\$33.69	27.5000	27	27	\$909.67	\$909.67
Replace faucets sink, service/utility	10	2.00 Ea.	\$397.25	\$477.57	5.5000	5	5	\$2,387.83	\$2,387.83
Replace sink, P.E.C.I. service/utility	35	2.00 Ea.	\$3,318.04	\$3,881.20	1.5714	1	1	\$3,881.20	\$3,881.20
Inspect / clean shower head bathtub, fiberglass	3	60.00 Ea.	\$3,123.52	\$3,912.03	18.3333	18	18	\$70,416.57	\$70,416.57
Replace mixing valve bathtub, fiberglass	10	60.00 Ea.	\$17,629.45	\$21,451.14	5.5000	5	5	\$107,255.68	\$107,255.68
Replace bathtub, fiberglass	20	60.00 Ea.	\$103,655.17	\$121,588.66	2.7500	2	2	\$243,177.32	\$243,177.32
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	3.00 Ea.	\$310.11	\$388.39	27.5000	27	25	\$10,486.60	\$9,709.82
Replace water heater, gas / oil, 1150 GPH	20	3.00 Ea.	\$117,599.23	\$135,534.83	2.7500	2	2	\$271,069.66	\$271,069.66
Insp./chk. pump/mtr. oper., lub., chk. align. circulation pump, 1/2 HP	1	3.00 Ea.	\$37.81	\$47.35	55.0000	55	55	\$2,604.18	\$2,604.18
Replace pump / motor assembly, partial circulation pump, 1/2 HP	20	3.00 Ea.	\$11,872.77	\$13,491.71	2.7500	2	2	\$27,363.43	\$27,363.43
Repair boiler, gas, 2000 MBH	7	1.00 Ea.	\$5,513.06	\$6,436.35	7.8571	7	6	\$45,054.48	\$38,618.11
Replace boiler, gas, 2000 MBH	30	1.00 Ea.	\$47,742.79	\$55,703.30	1.8333	1	1	\$55,703.30	\$55,703.30
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$185.43	\$213.70	3.6667	3	3	\$641.10	\$641.10
Repair roof mounted exhaust fan, 2000 CFM exhaust fan	20	2.00 Ea.	\$6,030.30	\$7,006.64	2.7500	2	2	\$14,013.27	\$14,013.27
Replace circulator pump, 1 HP	5	3.00 Ea.	\$315.16	\$371.80	11.0000	11	8	\$4,089.79	\$2,974.39
Replace circulator, pump, 1 HP	15	3.00 Ea.	\$16,383.39	\$19,807.06	3.6667	3	3	\$56,421.18	\$56,421.18
Repair single zone rooftop unit, 60 ton	10	3.00 Ea.	\$241,030.43	\$281,576.92	5.5000	5	4	\$1,407,884.59	\$1,126,307.67
Replace single zone rooftop unit, 60 ton	15	3.00 Ea.	\$286,021.56	\$334,647.86	3.6667	3	3	\$1,003,943.58	\$1,003,943.58
Repair central station A.H.U., 16,000 CFM	10	3.00 Ea.	\$6,393.46	\$7,389.92	5.5000	5	4	\$36,940.62	\$29,559.70
Replace central station A.H.U., 16,000 CFM	15	3.00 Ea.	\$225,397.13	\$259,280.59	3.6667	3	3	\$777,841.76	\$777,841.76
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$1,010.59	\$1,174.64	5.5000	5	5	\$5,873.21	\$5,873.21
Inspect sprinkler system, 1	1	1.00 Ea.	\$36.26	\$45.41	55.0000	55	55	\$2,497.55	\$2,497.55
Replace sprinkler head	20	88.00 Ea.	\$8,068.78	\$9,943.76	2.7500	2	2	\$19,887.51	\$19,887.51
Replace fire pump / electric motor assembly 100 H.P.	25	1.00 Ea.	\$46,050.08	\$53,152.38	2.2000	2	2	\$106,304.77	\$106,304.77
Replace fuse	25	84.00 Ea.	\$51,047.68	\$58,483.40	2.2000	2	2	\$116,966.79	\$116,966.79
Repair switchboard meter	10	1.00 Ea.	\$1,321.89	\$1,553.91	5.5000	5	5	\$7,769.55	\$7,769.55
Replace switchboard meter	20	1.00 Ea.	\$4,602.43	\$5,251.74	2.7500	2	2	\$10,503.49	\$10,503.49
Maintenance and repair motor starter, 600 V	3	2.00 Ea.	\$1,489.46	\$1,831.18	18.3333	18	18	\$32,961.25	\$32,961.25
Maintenance and inspection motor starter, 600 V	0.25	2.00 Ea.	\$116.84	\$146.58	220.0000	220	220	\$32,247.45	\$32,247.45
Maintenance and inspection lighting panel, indoor	3	5.00 Ea.	\$219.08	\$274.84	18.3333	18	18	\$4,947.05	\$4,947.05
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	28.00 Ea.	\$2,164.03	\$2,714.77	2.7500	2	2	\$5,429.54	\$5,429.54
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	12.00 Ea.	\$10,829.43	\$12,511.68	1.1000	1	1	\$12,511.68	\$12,511.68
Maintenance and repair receptacles and plugs	20	237.00 Ea.	\$10,844.92	\$13,550.55	2.7500	2	2	\$27,101.10	\$27,101.10
Maintenance and repair wiring devices, switches	10	94.00 Ea.	\$4,301.36	\$5,374.48	5.5000	5	5	\$26,872.40	\$26,872.40
Replace wiring devices, switches	15	94.00 Ea.	\$6,536.25	\$8,138.90	3.6667	3	3	\$24,416.71	\$24,416.71
Replace fluorescent light fixture ballast, 80 W	10	210.00 Ea.	\$22,875.72	\$28,208.74	5.5000	5	5	\$141,043.68	\$141,043.68
Replace lamps (2 lamps), 4', 34 W energy saver	10	210.00 Ea.	\$5,701.84	\$7,149.70	5.5000	5	5	\$35,748.48	\$35,748.48
Repair smoke detector	10	82.00 Ea.	\$4,982.73	\$6,166.83	5.5000	5	4	\$30,834.13	\$24,667.31
Replace smoke detector	15	82.00 Ea.	\$27,668.55	\$32,923.60	3.6667	3	3	\$98,770.80	\$98,770.80
Check and repair manual pull station	10	8.00 Ea.	\$759.91	\$935.25	5.5000	5	4	\$4,676.27	\$3,741.02
Replace manual pull station	15	8.00 Ea.	\$1,840.61	\$2,212.03	3.6667	3	3	\$6,636.10	\$6,636.10
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$160.28	\$195.43	11.0000	11	11	\$2,149.68	\$2,149.68
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$46.25	\$58.02	110.0000	110	110	\$6,382.31	\$6,382.31
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	3.6667	3	3	\$8,524.19	\$8,524.19
Minor repairs to annunciation panel	5	3.00 Ea.	\$480.83	\$586.28	11.0000	11	11	\$6,449.03	\$6,449.03
Maintenance and inspection annunciation panel	0.5	3.00 Ea.	\$138.75	\$174.06	110.0000	110	110	\$9,146.92	\$9,146.92
Replace fire alarm bell, 6"	20	6.00 Ea.	\$1,202.61	\$1,456.93	2.7500	2	2	\$2,913.86	\$2,913.86
Maintenance and repair building structure ground	7	0.80 M.L.F.	\$76.37	\$95.47	7.8571	7	7	\$668.26	\$668.26
Replace building structure ground	50	0.80 M.L.F.	\$4,662.74	\$5,639.58	1.1000	1	1	\$5,639.58	\$5,639.58
Maintenance and repair of general wiring lightning protection system	1	1.20 M.L.F.	\$133.59	\$164.83	55.0000	55	55	\$9,065.71	\$9,065.71
Replace lightning protection general wiring system	25	1.20 M.L.F.	\$16,109.13	\$19,074.77	2.2000	2	2	\$38,149.54	\$38,149.54
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$190.92	\$238.67	55.0000	55	53	\$13,126.62	\$12,649.29
Replace lightning ground rod	25	2.00 Ea.	\$515.56	\$637.11	2.2000	2	2	\$1,274.23	\$1,274.23
Replace lamp emergency lighting fixture	2	8.00 Ea.	\$458.52	\$553.43	27.5000	27	27	\$14,942.63	\$14,942.63
Replace emergency lighting fixture	20	8.00 Ea.	\$4,990.25	\$5,891.96	2.7500	2	2	\$11,783.91	\$11,783.91
Maintenance and repair exit light	20	8.00 Ea.	\$319.32	\$395.25	2.7500	2	2	\$790.50	\$790.50
Replace lamp exit light	5	8.00 Ea.	\$146.39	\$173.53	11.0000	11	11	\$1,908.79	\$1,908.79
Replace lighting fixture exit light	20	8.00 Ea.	\$1,491.53	\$1,806.28	2.7500	2	2	\$3,612.56	\$3,612.56
Maintenance and repair voice/data outlet	10	6.00 Ea.	\$334.16	\$417.69	5.5000	5	5	\$2,088.44	\$2,088.44
Maintenance and inspection patch panel	0.5	1.00 Ea.	\$92.						

FAC 7210 Enlisted Unaccompanied Personnel Housing

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$6.14

UM: SF

Expected Service Life: 55

Model Size: 29967

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
Fire doors, swinging, annualized	4	1.57	\$57.96	\$64.30	\$0.0000	122.26	147.34	175.32
Elevator, cable, electric, passenger / freight, annualized	1	47.90	\$3,787.50	\$4,430.40	\$0.0000	8,217.90	9,925.77	11,823.02
Toilet (vacuum breaker type), annualized	60	10.62	\$551.03	\$573.59	\$0.0000	1,124.62	1,351.80	1,606.53
Lavatories, annualized	60	20.88	\$463.10	\$1,319.76	\$0.0000	1,782.86	2,225.10	2,690.49
Showers, annualized	60	13.68	\$841.20	\$865.46	\$0.0000	1,706.65	2,050.41	2,436.23
Drink fountain, annualized	4	2.48	\$144.60	\$133.67	\$0.0000	278.26	332.82	394.61
Water heater, steam 2500 gal., annualized	3	4.65	\$466.03	\$249.99	\$0.0000	716.02	837.62	982.53
Boiler, hot water, oil, gas, or comb. fired, over 1000 MBH, annualized	1	19.70	\$90.37	\$1,269.00	\$0.0000	1,359.37	1,749.11	2,143.37
Deaerator tank, annualized	1	1.51	\$25.40	\$96.44	\$0.0000	121.85	153.32	186.06
Air handling unit, 3 thru 24 tons, annualized	3	6.18	\$489.48	\$332.48	\$0.0000	821.96	970.65	1,143.81
VAV Boxes, annualized	32	29.89	\$304.82	\$1,908.58	\$0.0000	2,213.40	2,816.46	3,434.75
Package unit, air cooled, 25 thru 50 ton, annualized	3	9.75	\$495.34	\$624.35	\$0.0000	1,119.69	1,356.53	1,618.13
Controls, central system, electro/pneumatic, annually	6	11.53	\$1,078.61	\$736.02	\$0.0000	1,814.63	2,143.29	2,525.89
Exdringuishing 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
Panelboard, 225 A and above, annualized	4	1.76	\$103.79	\$125.50	\$0.0000	229.29	277.32	330.53
Motor control center, over 400 A, annualized	2	0.78	\$51.90	\$55.78	\$0.0000	107.67	129.59	154.11
Fire alarm annuciator system, annualized	2	22.10	\$391.22	\$1,394.40	\$0.0000	1,785.62	2,243.06	2,720.06
Light, emergency, hardwired system, annualized	18	4.50	\$163.47	\$284.16	\$0.0000	447.63	549.23	658.99
						\$27,914.33	\$34,351.56	\$41,273.04