

FAC 5100 Hospital

FY25 SUC: \$9.68 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 5100 Hospital

Release: 2024 Qtr 3
Zip Code Prefix: 222
Type: MR

FY25 SUC: \$9.68
UM: SF
Expected Service Life: 30
Model Size: 402128

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 metal stairs	15	660.00 S.F.	\$55,041.03	\$63,520.25	2.0000	2	2	\$127,040.51	\$127,040.51
Replace metal hand rail	30	82.00 L.F.	\$5,053.98	\$5,876.39	1.0000	1	1	\$5,876.39	\$5,876.39
Refinish metal hand rail	7	580.00 L.F.	\$1,215.69	\$1,500.28	4.2857	4	4	\$6,001.12	\$6,001.12
Refinish fire escape stair and platform	7	4.00 Flight	\$2,299.93	\$2,777.35	4.5000	1	1	\$11,109.42	\$11,109.42
Replace fire escape stair and platform	25	4.00 Flight	\$26,498.81	\$32,294.13	1.2000	1	1	\$32,294.13	\$32,294.13
Metal floor grating repairs - (2% of grating)	10	46.00 S.F.	\$1,590.44	\$1,915.29	3.0000	3	3	\$5,745.86	\$5,745.86
Replace metal floor grating	30	890.00 S.F.	\$25,605.52	\$29,543.75	1.0000	1	1	\$29,543.75	\$29,543.75
Repair 8" concrete block wall, 1st floor	25	44,262.00 S.F.	\$1,185,044.17	\$1,449,716.39	3.0000	1	1	\$1,449,716.39	\$1,449,716.39
Waterproof concrete block wall, 1st floor	10	5,442.00 C.S.F.	\$1,055,961.71	\$1,272,469.52	1.2000	3	3	\$3,817,441.56	\$3,817,441.56
Repair clay brick wall, 1st floor	25	38,426.00 S.F.	\$1,830,256.59	\$2,245,520.80	1.2000	1	1	\$2,245,520.80	\$2,245,520.80
Refinish steel louver, 1st floor	5	26.00 Ea.	\$2,872.62	\$3,554.63	6.0000	6	6	\$21,327.76	\$21,327.76
Replace glass - 1st floor. (1% of glass) - alum. window	1	416.00 S.F.	\$5,678.96	\$6,668.14	30.0000	30	30	\$200,044.09	\$200,044.09
Repair 3' x 4' aluminum window - 1st floor	20	2,596.00 Ea.	\$782,460.45	\$919,609.55	1.5000	1	1	\$919,609.55	\$919,609.55
Repair 3' x 4' aluminum window - 2nd floor	20	2,596.00 Ea.	\$915,199.98	\$1,084,724.57	1.5000	1	1	\$1,084,724.57	\$1,084,724.57
Refinish steel shutter - 1st floor	5	31.00 Ea.	\$3,326.05	\$4,238.26	6.0000	6	6	\$25,428.25	\$25,428.25
Refinish steel shutter - 2nd floor	5	31.00 Ea.	\$4,770.01	\$5,911.44	6.0000	6	6	\$35,468.65	\$35,468.65
Refinish steel shutter - 3rd floor	5	31.00 Ea.	\$6,114.97	\$7,584.67	6.0000	6	6	\$45,508.05	\$45,508.05
Repair aluminum storefront door	12	43.00 Ea.	\$23,632.25	\$28,179.40	2.5000	2	2	\$56,358.80	\$56,358.80
Repair steel, painted, door	14	37.00 Ea.	\$28,769.68	\$34,068.42	2.1429	2	2	\$68,136.83	\$68,136.83
Repair 12' x 12' steel roll-up door	10	8.00 Ea.	\$7,217.35	\$8,504.98	3.0000	3	3	\$25,514.93	\$25,514.93
Refinish 12' x 12' steel roll-up door	5	8.00 Ea.	\$2,048.39	\$2,485.19	3.0000	3	3	\$14,910.89	\$14,910.89
Repair 12' x 12' aluminum single roll-up door	10	5.00 Ea.	\$5,525.08	\$6,425.51	3.0000	3	3	\$19,276.54	\$19,276.54
Refinish 12' x 12' aluminum single roll-up door	5	5.00 Ea.	\$1,280.24	\$1,553.22	6.0000	6	6	\$9,319.30	\$9,319.30
Non-destructive moisture inspection of built-up roofing	5	277.00 M.S.F.	\$35,015.08	\$42,762.88	6.0000	6	6	\$256,577.29	\$256,577.29
BUR flashing repairs, 2 S.F. per sq. repaired	1	131.90 S.F.	\$506.31	\$615.02	30.0000	30	30	\$18,450.56	\$18,450.56
Minor BUR membrane replacement, 25% of roof area	15	442.00 Sq.	\$445,075.47	\$525,394.83	2.0000	2	2	\$1,050,789.66	\$1,050,789.66
Place new BUR membrane over existing	1	1,769.00 Sq.	\$1,050,615.37	\$1,233,837.60	1.0000	1	1	\$1,233,837.60	\$1,233,837.60
Total BUR roof replacement	28	1,769.00 Sq.	\$1,720,076.32	\$2,024,382.84	1.0714	1	1	\$2,024,382.84	\$2,024,382.84
Replace aluminum downspout, 3" x 4", .024" thick	25	63.00 L.F.	\$721.93	\$860.54	1.2000	1	1	\$860.54	\$860.54
Repair 8" concrete block wall - (2% of walls) painted	25	260.28 C.S.F.	\$316,484.49	\$380,145.04	1.2000	1	1	\$380,145.04	\$380,145.04
Refinish concrete block wall painted	4	1,260.28 C.S.F.	\$172,851.20	\$207,803.69	7.5000	7	7	\$1,454,625.86	\$1,454,625.86
Repair 4" glazed C.M.U. wall - (2% of walls)	25	51.60 C.S.F.	\$113,518.18	\$133,777.16	1.2000	1	1	\$133,777.16	\$133,777.16
Remove and reinstall demountable partitions	5	49.70 L.F.	\$259,744.58	\$355,939.32	6.0000	6	6	\$2,135,597.32	\$2,135,597.32
Repair plate glass interior wall - (2% of total)	25	76.00 C.S.F.	\$566,559.18	\$758,012.65	1.2000	1	1	\$758,012.65	\$758,012.65
Repair fully glazed wood door	10	8.00 Ea.	\$2,374.80	\$2,770.57	3.0000	3	3	\$8,311.72	\$8,311.72
Refinish 3'-0" x 7'-0" fully glazed wood door	4	8.00 Ea.	\$645.92	\$798.18	7.5000	7	7	\$5,587.28	\$5,587.28
Repair steel painted interior door	14	79.00 Ea.	\$23,451.13	\$27,359.42	2.1429	2	2	\$54,718.84	\$54,718.84
Refinish 3'-0" x 7'-0" steel painted interior door	4	39.00 Ea.	\$2,347.95	\$2,869.56	7.5000	7	7	\$20,208.68	\$20,208.68
Repair steel unpainted door steel	14	12.00 Ea.	\$3,562.20	\$4,155.86	2.1429	2	2	\$8,311.72	\$8,311.72
Repair 2'-6" x 6'-8" bi-fold louvered door	15	744.00 Ea.	\$60,216.19	\$74,389.52	2.0000	2	2	\$148,779.04	\$148,779.04
Refinish 2'-6" x 6'-8" louvered door	8	744.00 Ea.	\$76,415.98	\$93,946.99	3.7500	3	3	\$281,840.97	\$281,840.97
Replace 2'-6" x 6'-8" wood louver bi-fold door and frame	24	744.00 Ea.	\$867,721.47	\$998,011.72	1.2500	1	1	\$998,011.72	\$998,011.72
Repair aluminum interior door	12	45.00 Ea.	\$13,358.24	\$15,584.48	2.5000	2	2	\$31,168.96	\$31,168.96
Replace safety glass (3% of glass) aluminum interior door	1	420.14 S.F.	\$10,768.20	\$12,726.42	30.0000	30	30	\$381,792.56	\$381,792.56
Repair 3'-0" x 7'-0" aluminum sliding door, interior door	2	44.00 Ea.	\$2,778.88	\$3,342.73	2.1429	2	2	\$6,685.47	\$6,685.47
Replace 3'-0" x 7'-0" aluminum sliding door, interior door	50	44.00 Ea.	\$174,886.97	\$201,051.92	0.6000	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	616.00 Ea.	\$182,859.43	\$213,334.21	2.7273	2	2	\$426,668.42	\$426,668.42
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	616.00 Ea.	\$33,683.75	\$40,977.59	7.5000	7	7	\$286,843.13	\$286,843.13
Replace toilet partitions, painted metal-overhead braced, per stall	20	47.00 Ea.	\$50,716.78	\$58,962.78	1.5000	1	1	\$58,962.78	\$58,962.78
Replace urinal screen, stainless steel	16	14.37.00	\$14,371.07	\$17,246.10	1.5000	1	1	\$17,246.10	\$17,246.10
Replace metal lockers, single tier	20	335.00 Ea.	\$114,022.53	\$132,156.15	1.5000	1	1	\$132,156.15	\$132,156.15
Repair concrete steps	15	11,860.00 S.F.	\$365,811.47	\$421,985.73	2.0000	2	2	\$843,971.47	\$843,971.47
Repair metal steps	15	594.00 S.F.	\$63,121.86	\$73,316.80	2.0000	2	2	\$146,633.61	\$146,633.61
Refinish metal steps	9	594.00 S.F.	\$1,701.37	\$2,073.48	3.3333	3	3	\$6,220.44	\$6,220.44
Refinish metal stair railing, interior	7	66.00 S.F.	\$1,090.09	\$1,334.33	4.2857	4	4	\$537.32	\$537.32
Refinish wood stair railing, interior	7	1,444.00 L.F.	\$3,480.16	\$4,287.05	4.2857	4	4	\$17,176.18	\$17,176.18
Replace rubber steps	18	364.00 L.F.	\$17,248.11	\$19,987.20	1.6667	1	1	\$19,987.20	\$19,987.20
Repair medium weight vinyl wall covering - (2% of walls)	1	27.30 C.S.F.	\$14,446.78	\$16,859.64	30.0000	30	30	\$505,789.11	\$505,789.11
Replace medium weight vinyl wall covering	15	1,365.00 C.S.F.	\$823,454.93	\$968,777.49	2.0000	2	2	\$1,937,554.98	\$1,937,554.98
Repair acoustical tile - (2% of walls)	25	1,260.00 C.S.F.	\$1,369,062.64	\$1,579,893.64	1.2000	1	1	\$1,579,893.64	\$1,579,893.64
Refinish acoustical tile	10	1,260.00 C.S.F.	\$237,076.56	\$288,297.10	3.0000	3	3	\$864,891.31	\$864,891.31
Repair 5/8" drywall - (2% of walls)	20	900.280.00 S.F.	\$1,681,728.53	\$2,045,563.19	1.5000	1	1	\$2,045,563.19	\$2,045,563.19
Refinish drywall	4	900.280.00 S.F.	\$560,053.58	\$797,111.51	7.5000	7	7	\$5,579,780.59	\$5,579,780.59
Office painting, 10' x 15', 10' high walls	5	216.00 Ea.	\$64,002.68	\$78,188.81	6.0000	6	6	\$469,132.83	\$469,132.83
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	394.00 C.S.F.	\$362,888.77	\$436,758.00	3.0000	3	3	\$1,310,273.99	\$1,310,273.99
Refinish concrete floor finished	25	325.00 C.S.F.	\$149,016.60	\$179,034.01	1.2000	1	1	\$179,034.01	\$179,034.01
Replace epoxy flooring	15	1,161.00 C.S.F.	\$1,464,302.58	\$1,751,062.48	2.0000	2	2	\$3,502,124.96	\$3,502,124.96
Replace vinyl tile flooring	18	21,536.00 S.Y.	\$1,218,038.95	\$1,490,917.16	1.6667	1	1	\$1,490,917.16	\$1,490,917.16
Replace vinyl sheet flooring	18	3,120.00 S.Y.	\$248,892.35	\$301,818.00	1.6667	1	1	\$301,818.00	\$301,818.00
Replace rubber tile floor	18	1,990.00 S.Y.	\$229,537.85	\$279,371.16	1.6667	1	1	\$279,371.16	\$279,371.16
Ceramic tile floor repairs - (2% of floors)	15	252.00 C.S.F.	\$175,550.35	\$218,817.49	2.0000	2	2	\$437,742.98	\$437,742.98
Terrazzo floor repairs - (2% of floors)	15	8,475.00 S.F.	\$158,299.13	\$189,051.69	2.0000	2	2	\$378,103.39	\$378,103.39
Replace carpet	9	28,252.00 S.Y.	\$335,594.40	\$418,934.31	3.7500	3	3	\$5,459,202.94	\$5,459,202.94
Repair gypsum board ceiling - (2% of ceilings)	20	588.00 C.S.F.	\$240,287.92	\$294,629.69	1.5000	1	1	\$294,629.69	\$294,629.69
Refinish gypsum board ceiling, up to 12' high	20	3,208.00 C.S.F.	\$488,056.26	\$600,036.63	1.5000	1	1	\$600,036.63	\$600,036.63
Acoustic tile repairs - (2% of ceilings)	9	2,622.00 C.S.F.	\$3,017,166.90	\$3,496,923.67	3.3333	3	3	\$10,490,771.00	\$10,490,771.00
Refinish acoustic tile ceiling and grid (occupied area)	5	2,622.00 C.S.F.	\$7,463.98	\$87,659.46	6.0000	6	6	\$525,956.75	\$525,956.75
Replace acoustic tile ceiling, fire-rated	20	2,622.00 C.S.F.	\$1,637,944.29	\$1,926,214.76	1.5000	1	1	\$1,926,214.76	\$1,926,214.76
Unplug clogged line flush-tank water closet	1	168.00 Ea.	\$38,603.37	\$46,948.37	6.0000	6	6	\$280,090.22	\$280,090.22
Replace washer / diaphragm in ball cock flush-tank water closet	5	168.00 Ea.	\$3,217.81	\$4,094.80	6.0000	6	6	\$24,568.75	\$24,568.75
Replace valve and ball cock assembly flush-tank water closet	15	168.00 Ea.	\$16,325.87	\$20,197.82	2.0000	2	2	\$40,395.64	\$40,395.64
Install gasket between tank and bowl flush-tank water closet	20	168.00 Ea.	\$7,379.68	\$9,174.30	1.5000	1	1	\$9,174.30	\$9,174.30
Replace flush valve diaphragm for a urinal	7	117.00 Ea.	\$3,227.98	\$4,010.32	4.2857	4	4	\$16,041.27	\$16,041.27
Rebuild flush valve for a urinal	20	117.00 Ea.	\$22,612.71	\$27,255.63	1.5000	1	1	\$27,255.63	\$27,255.63
Replace washer in spray connection lavatory, vitreous china	7	378.00 Ea.	\$6,574.59	\$8,258.34	4.2857	4	4	\$34,593.35	\$34,593.35
Replace washer in faucet lavatory, vitreous china	2	378.00 Ea.	\$5,139.89	\$6,411.96	15.0000	15	15	\$96,179.41	\$96,179.41
Replace faucets lavatory, vitreous china	10	378.00 Ea.	\$75,079.35	\$90,260.15	3.0000	3	3	\$270,780.46	\$270,780.46
Replace faucet washer sink, stainless steel	2	264.00 Ea.	\$3,565.08	\$4,447.28	15.0000	15	15	\$66,709.19	\$66,709.19
Replace faucets sink, stainless steel	10	264.00 Ea.	\$52,436.37	\$63,038.84	3.0000	3	3	\$189,116.51	\$189,116.51
Unstop sink, stainless steel	2	264.00 Ea.	\$11,556.32	\$14,598.88	15.0000	15	15	\$218,983.21	\$218,983.21
Replace washer in faucet laundry sink, plastic	2	103.00 Ea.	\$1,390.92	\$1,735.11	15.0000	15	15	\$56,026.69	\$56,026.69
Replace faucets laundry sink, plastic	2	103.00 Ea.	\$20,458.13	\$24,594.70	3.0000	3	3	\$73,784.09	\$73,784.09
Clean out strainer and P trap laundry sink, plastic	2	103.00 Ea.	\$3,820.10	\$4,784.45	15.0000	15	15	\$71,766.77	\$71,766.77
Replace group wash fountain, 54" diameter	20	14.00 Ea.	\$196,017.03	\$224,577.00	1.5000	1	1	\$224,577.00	\$224,577.00
Inspect / clean shower head bathtub, fiberglass	3	104.00 Ea.	\$5,414.10	\$6,780.85	10.0000	10	10	\$67,808.55	\$67,808.55
Replace mixing valve barrel bathtub, fiberglass	2	104.00 Ea.	\$31,308.31	\$36,624.65	15.0000	15	15	\$552,369.71	\$552,369.71
Replace mixing valve bathtub, fiberglass	10	104.00 Ea.	\$30,657.71	\$37,181.97	3.0000	3	3	\$111,545.91	\$111,545.91
Inspect / clean shower head fiberglass	3	58.00 Ea.	\$3,019.40	\$3,781.63	10.0000	10	10	\$37,816.31	\$37,816.31
Replace mixing valve barrel shower, fiberglass	2	58.00 Ea.	\$17,460.40	\$20,536.82	15.0000	15	15	\$308,052.34	\$308,052.34
Inspect and clean spray heads, emergency eye wash	3	32.00 Ea.	\$1,665.88	\$2,086.42	10.0000	10	10	\$20,864.17	\$20,864.17
Replace eye wash station, emergency eye wash	25	32.00 Ea.	\$25,294.33	\$30,769.53	1.2000	1	1	\$30,769.53	\$30,769.53
Inspect for leaks steam converter, domestic hot water	1	16.00 Ea.	\$114.36	\$143.23	30.0000	30	30</		

	Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
	Replace metal flue, all fuel SS, 10" diameter metal flue / chimney	15	24.00 L.F.	\$6,621.88	\$7,613.73	2,000	2	2	\$15,227.45	\$15,227.45
	Repair cooling tower, 1000 ton	10	4.00 Ea.	\$102,762.25	\$119,503.26	3,000	3	2	\$358,509.77	\$239,006.51
	Replace cooling tower, 1000 ton	15	4.00 Ea.	\$465,625.52	\$539,756.25	2,000	2	2	\$1,079,512.51	\$1,079,512.51
	Repair open centrifugal chiller, 1000 ton	10	4.00 Ea.	\$707,049.29	\$824,191.94	3,000	3	2	\$2,472,575.83	\$1,648,383.89
	Replace open centrifugal chiller, 1000 ton	20	4.00 Ea.	\$2,365,803.65	\$2,710,264.77	1,500	1	1	\$2,710,264.77	\$2,710,264.77
	Replace fan coil, DX 1-1/2 ton, no heat	15	14.00 Ea.	\$18,812.34	\$22,120.51	2,000	2	2	\$44,241.02	\$44,241.02
	Replace fan coil, DX 3 ton, with heat	15	14.00 Ea.	\$377,238.79	\$442,744.53	2,000	2	2	\$885,489.07	\$885,489.07
	Repair unit ventilator, 750 CFM, 2 ton	10	14.00 Ea.	\$7,199.91	\$8,666.43	3,000	3	3	\$25,999.30	\$25,999.30
	Repair fan, induced draft, 6700 CFM	10	11.00 Ea.	\$3,522.30	\$4,303.08	3,000	3	3	\$12,909.23	\$12,909.23
	Replace fan, induced draft, 6700 CFM	20	11.00 Ea.	\$73,184.32	\$84,318.71	1,500	1	1	\$84,318.71	\$84,318.71
	Repair fan, induced draft, 17,700 CFM	10	12.00 Ea.	\$4,176.96	\$5,098.92	3,000	3	3	\$15,296.77	\$15,296.77
	Replace fan, induced draft, 17,700 CFM	20	12.00 Ea.	\$211,400.99	\$243,854.95	1,500	1	1	\$243,854.95	\$243,854.95
	Replace fan & motor, propeller exhaust, 1000 CFM exhaust fan	15	8.00 Ea.	\$7,447.79	\$8,772.39	2,000	2	2	\$17,544.78	\$17,544.78
	Replace roof mounted exhaust fan, 2000 CFM exhaust fan	20	14.00 Ea.	\$42,212.13	\$49,046.46	1,500	1	1	\$49,046.46	\$49,046.46
	Replace axial flow fan, 6400 CFM exhaust fan	10	4.00 Ea.	\$14,628.45	\$17,064.31	3,000	3	3	\$51,192.93	\$51,192.93
	Replace axial flow fan, 28,000 CFM exhaust fan	10	2.00 Ea.	\$14,781.73	\$17,225.38	3,000	3	3	\$51,676.14	\$51,676.14
	Repair steam converter, commercial	5	12.00 Ea.	\$5,610.00	\$7,028.20	6,000	6	6	\$42,157.20	\$42,157.20
	Inspect for leaks steam converter, commercial	2	12.00 Ea.	\$87.02	\$108.98	15,000	15	15	\$1,634.76	\$1,634.76
	Replace steam converter, commercial	30	12.00 Ea.	\$58,483.51	\$67,072.12	1,000	1	1	\$67,072.12	\$67,072.12
	Repair flash tank 24 gallon	5	3.00 Ea.	\$1,402.50	\$1,756.55	6,000	6	6	\$10,539.30	\$10,539.30
	Replace steam trap, 15 PSIG, 3/4" threaded	7	15.00 Ea.	\$5,659.11	\$6,563.77	4,2857	4	4	\$26,255.06	\$26,255.06
	Replace steam trap, 15 PSIG, 1" threaded	7	18.00 Ea.	\$5,220.80	\$6,103.13	4,2857	4	4	\$24,412.51	\$24,412.51
	Replace steam trap, 15 PSIG, 2" threaded	7	24.00 Ea.	\$30,047.38	\$34,713.46	4,2857	4	4	\$138,653.86	\$138,653.86
	Repair circulator pump, 11/2 - 3/4 HP.	5	6.00 Ea.	\$628.95	\$741.88	6,000	6	6	\$4,451.28	\$4,451.28
	Repair circulator pump, 1 HP.	5	6.00 Ea.	\$630.32	\$743.60	6,000	6	6	\$4,461.58	\$4,461.58
	Refill expansion tank	5	3.00 Ea.	\$47.06	\$58.94	6,000	6	6	\$353.65	\$353.65
	Repair damaged pipe insulation, fiberglass 2"	5	158.00 Ea.	\$4,344.55	\$5,284.34	6,000	6	6	\$31,706.03	\$31,706.03
	Repair single zone rooftop unit, 7.5 ton	10	26.00 Ea.	\$100,477.12	\$119,058.05	3,000	3	3	\$357,174.16	\$357,174.16
	Replace single zone rooftop unit, 7.5 ton	15	26.00 Ea.	\$313,466.30	\$370,948.22	2,000	2	2	\$741,896.45	\$741,896.45
	Repair central station A.H.U., 16,000 CFM	1	16.00 Ea.	\$394,098.43	\$459,432.78	2,000	2	2	\$918,865.29	\$78,825.86
	Replace central station A.H.U., 16,000 CFM	15	16.00 Ea.	\$1,202,118.01	\$1,382,829.80	2,000	2	2	\$2,765,659.60	\$2,765,659.60
	Inspect sprinkler system	1	4.00 Ea.	\$145.03	\$181.64	30,000	30	30	\$5,449.21	\$5,449.21
	Replace sprinkler head	20	3,192.00 Ea.	\$292,676.55	\$360,687.19	1,500	1	1	\$360,687.19	\$360,687.19
	Rebuild double check 6" backflow preventer sprinkler system	1	2.00 Ea.	\$1,850.14	\$2,219.89	30,000	30	30	\$66,596.79	\$66,596.79
	Replace fire pump / electric motor assembly 100 HP.	25	2.00 Ea.	\$92,100.15	\$106,304.77	1,200	1	1	\$106,304.77	\$106,304.77
	Repair 500 kva transformer, primary, liquid filled	10	4.00 Ea.	\$12,048.43	\$14,081.72	3,000	3	3	\$42,245.15	\$42,245.15
	Maintenance and inspection primary transformer, liquid filled	0.5	4.00 Ea.	\$175.26	\$219.87	60,000	60	60	\$13,192.14	\$13,192.14
	Repair switchgear 1200 A mainframe	5	12.00 Ea.	\$24,824.14	\$29,040.90	6,000	6	6	\$174,245.43	\$174,245.43
	Maintenance and inspection switchgear, mainframe	1	12.00 Ea.	\$839.81	\$1,053.54	30,000	30	30	\$31,606.17	\$31,606.17
	Repair switchgear, - (5% of total C.B.), indoor, less than 600 V	10	20.00 Ea.	\$17,839.46	\$20,589.88	3,000	3	3	\$61,769.63	\$61,769.63
	Maintenance and repair motor starter, up to 600 V	5	96.00 Ea.	\$33,556.96	\$40,455.24	6,000	6	6	\$241,303.43	\$241,303.43
	Replace starter motor starter, up to 600 V	18	96.00 Ea.	\$78,619.68	\$93,835.29	1,6867	1	1	\$93,835.29	\$93,835.29
	Maintenance and repair motor starter, 600 V	3	96.00 Ea.	\$71,494.19	\$87,896.68	10,000	10	10	\$878,966.76	\$878,966.76
	Maintenance and inspection motor starter, 600 V	0.25	96.00 Ea.	\$5,608.45	\$7,035.81	120,000	120	120	\$844,296.93	\$844,296.93
	Maintenance and repair secondary transformer, dry	10	21.00 Ea.	\$6,205.70	\$7,376.53	3,000	3	2	\$22,129.59	\$14,753.06
	Replace transformer 15 KVA	30	32.00 Ea.	\$119,909.69	\$142,541.59	1,000	1	1	\$142,541.59	\$142,541.59
	Replace transformer 112.5 KVA	30	11.00 Ea.	\$87,409.06	\$102,465.24	1,000	1	1	\$102,465.24	\$102,465.24
	Replace transformer 500 KVA	30	10.00 Ea.	\$310,767.83	\$358,947.28	1,000	1	1	\$358,947.28	\$358,947.28
	Maintenance and inspection lighting panel, indoor	3	26.00 Ea.	\$1,139.22	\$1,429.15	10,000	10	10	\$14,291.48	\$14,291.48
	Replace wireway, 8" x 8"	20	5,785.00 L.F.	\$476,408.32	\$574,021.36	1,500	1	1	\$574,021.36	\$574,021.36
	Maintenance and repair breaker, molded case, 480 V, 2 pole	20	10.00 Ea.	\$772.87	\$969.56	1,500	1	1	\$969.56	\$969.56
	Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	320.00 Ea.	\$14,021.13	\$17,589.52	3,7500	3	3	\$52,768.56	\$52,768.56
	Maintenance and inspection safety switch, 3 pole, heavy duty	1	320.00 Ea.	\$14,021.13	\$17,589.52	30,000	30	30	\$527,685.58	\$527,685.58
	Replace receptacle/plug receptacles and plugs	20	7,468.00 Ea.	\$602,828.47	\$741,531.06	1,500	1	1	\$741,531.06	\$741,531.06
	Replace 4-pin receptacle	20	1,056.00 Ea.	\$168,896.94	\$200,788.10	1,500	1	1	\$200,788.10	\$200,788.10
	Maintenance and repair contactors and relays	3	16.00 Ea.	\$4,377.41	\$5,402.24	10,000	10	10	\$54,022.39	\$54,022.39
	Maintenance and inspection contactors and relays	0.5	16.00 Ea.	\$349.55	\$438.52	60,000	60	60	\$26,310.99	\$26,310.99
	Replace wiring devices, switches	15	1,520.00 Ea.	\$105,892.63	\$131,607.81	2,000	2	2	\$263,215.63	\$263,215.63
	Maintenance and repair incandescent lighting fixtures	10	1,183.00 Ea.	\$87,934.05	\$104,713.34	3,000	3	3	\$314,140.03	\$314,140.03
	Replace incandescent lighting fixture lamp, 200 W	5	1,183.00 Ea.	\$15,492.51	\$18,668.24	6,000	6	6	\$112,009.46	\$112,009.46
	Replace fluorescent light fixture ballast, 80 W	10	7,257.00 Ea.	\$790,519.46	\$974,813.35	3,000	3	3	\$2,924,440.04	\$2,924,440.04
	Replace lamps (2 lamps), 4', 34 W energy saver	10	7,257.00 Ea.	\$197,039.32	\$247,073.05	3,000	3	3	\$741,219.16	\$741,219.16
	Replace metal halide ballast, 175 W	10	146.00 Ea.	\$25,407.98	\$30,002.59	3,000	3	3	\$90,007.77	\$90,007.77
	Replace metal halide fixture lamp, 175 W	5	146.00 Ea.	\$8,882.51	\$10,792.82	6,000	6	6	\$64,756.95	\$64,756.95
	Replace high pressure sodium ballast, 250 W	10	58.00 Ea.	\$11,707.07	\$14,017.13	3,000	3	3	\$28,034.26	\$28,034.26
	Replace high pressure sodium fixture lamp, 250 W	10	58.00 Ea.	\$4,006.21	\$4,830.22	3,000	3	3	\$14,490.67	\$14,490.67
	Replace high pressure sodium fixture, 250 W	20	58.00 Ea.	\$72,816.53	\$84,879.41	1,500	1	1	\$84,879.41	\$84,879.41
	Maintenance and repair master clock control	10	1.00 Ea.	\$208.09	\$249.77	3,000	3	3	\$749.30	\$749.30
	Check operation master clock control	1	1.00 Ea.	\$46.25	\$58.02	30,000	30	30	\$1,740.63	\$1,740.63
	Replace master clock program bell	15	1.00 Ea.	\$265.11	\$318.44	2,000	2	2	\$636.88	\$636.88
	Maintenance and repair TV cable outlet	10	568.00 Ea.	\$31,633.99	\$39,541.22	3,000	3	3	\$118,623.65	\$118,623.65
	Inspect intercom master station	0.5	12.00 Ea.	\$2,220.01	\$2,785.01	60,000	60	60	\$167,100.43	\$167,100.43
	Inspect intercom remote station	1	120.00 Ea.	\$3,359.23	\$4,214.16	30,000	30	30	\$126,424.67	\$126,424.67
	Repair smoke detector	10	180.00 Ea.	\$10,937.70	\$13,536.94	3,000	3	3	\$40,610.81	\$40,610.81
	Check operation smoke detector	1	180.00 Ea.	\$3,143.80	\$3,943.90	30,000	30	30	\$118,317.00	\$118,317.00
	Repair heat detector	10	180.00 Ea.	\$11,025.72	\$14,659.69	3,000	3	3	\$43,979.06	\$43,979.06
	Check operation heat detector	1	180.00 Ea.	\$3,143.80	\$3,943.90	30,000	30	30	\$118,317.00	\$118,317.00
	Check and repair manual pull station	10	43.00 Ea.	\$4,084.51	\$5,026.99	3,000	3	3	\$15,080.97	\$15,080.97
	Minor repairs to fire alarm control panel	5	3.00 Ea.	\$480.83	\$586.28	6,000	6	6	\$3,517.65	\$3,517.65
	Maintenance and inspection fire alarm control panel	0.5	3.00 Ea.	\$138.75	\$174.06	60,000	60	60	\$10,443.78	\$10,443.78
	Minor repairs to annunciation panel	5	28.00 Ea.	\$4,487.74	\$5,471.91	6,000	6	6	\$32,831.43	\$32,831.43
	Maintenance and inspection annunciation panel	0.5	28.00 Ea.	\$1,295.01	\$1,624.59	60,000	60	60	\$97,475.25	\$97,475.25
	Maintenance and repair electrical service ground	25	24.90 M.L.F.	\$2,376.95	\$2,971.39	1,200	1	1	\$2,971.39	\$2,971.39
	Maintenance and repair building structure ground	7	24.90 M.L.F.	\$2,376.95	\$2,971.39	4,2857	4	4	\$11,885.56	\$11,885.56
	Maintenance and repair of general wiring lightning protection system	1	24.90 M.L.F.	\$2,771.94	\$3,420.25	30,000	30	30	\$102,607.39	\$102,607.39
	Maintenance and repair lightning ground rod	1	24.00 Ea.	\$2,291.04	\$2,863.99	30,000	30	30	\$85,919.69	\$85,919.69
	Maintenance and inspection generator, diesel, 750 KW	0.08	6.00 Ea.	\$419.90	\$526.77	375,000	375	375	\$197,538.55	\$197,538.55
	Replace diesel generator component, 750 KW	25	6.00 Ea.	\$1,602,538.48	\$1,834,524.84	1,200	1	1	\$1,834,524.84	\$1,834,524.84
	Maintenance and repair transfer switch	5	12.00 Ea.	\$4,647.10	\$5,610.35	6,000	6	6	\$33,662.11	\$33,662.11
	Maintenance and inspection transfer switch	0.5	12.00 Ea.	\$625.79	\$659.61	60,000	60	60	\$39,576.42	\$39,576.42
	Replace lamp emergency lighting fixture	2	65.00 Ea.	\$3,725.51	\$4,496.62	15,000	15	15	\$67,449.36	\$67,449.36
	Replace emergency lighting fixture	20	65.00 Ea.	\$40,545.82	\$47,872.14	1,500	1	1	\$47,872.14	\$47,872.14
	Maintenance and repair exit light	20	120.00 Ea.	\$4,789.94	\$5,928.72	1,500	1	1	\$5,928.72	\$5,928.72
	Replace lighting fixture with exit light L.E.D. w/battery unit	20	120.00 Ea.	\$77,935.33	\$91,466.96	1,500	1	1	\$91,466.96	\$91,466.96
	Maintenance and inspection battery, dry	0.08	22.00 Ea.	\$963.95	\$1,209.28	375,000	375	375	\$453,479.80	\$453,479.80
	Replace battery, dry	5	22.00 Ea.	\$4,835.38	\$5,983.79	6,000	6	6	\$33,502.77	\$33,502.77
	Maintenance and inspection UPS battery	0.17	4.00 Ea.	\$279.94	\$351.18	176,4706	176	176	\$61,807.62	\$61,807.62
	Replace motor generator UPS battery	15	4.00 Ea.	\$4,782.33	\$5,654.46	2,000	2	2	\$11,308.92	\$11,308.92
	Maintenance and repair voice/data outlet	10	612.00 Ea.	\$34,084.51	\$42,604.27	3,000	3	3	\$127,812.80	\$127,812.80
	Replace voice/data outlet	20	612.00 Ea.	\$17,330.03	\$21,105.57	1,500	1	1	\$21,105.57	\$21,105.57
	Maintenance and inspection patch panel	0.5	36.00 Ea.	\$3,330.02	\$4,177.51	60,000	60	60	\$250,650.65	\$250,650.65
	Replace patch panel	15	36.00 Ea.	\$34,088.47	\$40,979.04</					

FAC 5100 Hospital

Release: 2024 Qtr 3

FY25 SUC: \$9.68

Zip Code Prefix: 222

UM: SF

Type: PM

Expected Service Life: 30

Model Size: 402128

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, sliding, electric, annualized	42	102.82	\$1,270.08	\$4,630.92	\$0.0000	5,901.00	7,417.28	8,997.07
Fire doors, swinging, annualized	102	39.98	\$1,477.86	\$1,639.65	\$0.0000	3,117.51	3,757.19	4,470.77
Elevator, cable, electric, passenger / freight, annually	8	64.90	\$11,918.00	\$5,981.04	\$0.0000	17,899.04	20,885.15	24,467.16
Elevator, hydraulic, passenger / freight, annualized	12	122.69	\$15,756.00	\$11,352.90	\$0.0000	27,108.90	32,090.37	37,859.64
Wheelchair lift, annualized	4	4.83	\$113.12	\$446.73	\$0.0000	559.85	705.18	856.17
Escalator, electric, annualized	8	428.07	\$33,330.00	\$39,319.80	\$0.0000	72,649.80	87,778.74	104,574.18
Pneumatic Tube System, annualized	14	19.66	\$862.54	\$1,369.73	\$0.0000	2,232.27	2,729.45	3,269.75
Urinals, annualized	117	25.68	\$800.16	\$1,435.24	\$0.0000	2,235.40	2,745.99	3,296.59
Toilet (vacuum breaker type), annualized	168	29.74	\$1,542.88	\$1,606.05	\$0.0000	3,148.92	3,785.03	4,498.27
Lavatories, annualized	378	131.54	\$2,917.52	\$8,314.49	\$0.0000	11,232.01	14,018.10	16,950.08
Showers, annualized	162	36.94	\$2,271.23	\$2,336.74	\$0.0000	4,607.97	5,536.11	6,577.82
Drink fountain, annualized	57	35.34	\$2,060.49	\$1,904.77	\$0.0000	3,965.26	4,742.74	5,623.25
Valve, butterfly, above 4", annualized	6	1.00	\$41.33	\$53.55	\$0.0000	94.88	115.08	137.34
Valve, diaphragm, above 4", annualized	54	6.59	\$371.94	\$394.05	\$0.0000	725.99	869.40	1,031.41
Water heater, gas, to 120 gal., annualized	36	61.96	\$3,183.07	\$3,319.70	\$0.0000	6,502.77	7,816.99	9,290.36
Valve, pressure relief, above 4", annualized	3	0.44	\$18.32	\$23.86	\$0.0000	42.18	51.16	61.07
Valve, sediment strainer, above 4", annually	3	0.94	\$18.32	\$50.51	\$0.0000	68.82	85.81	103.71
Submersible, 1 H.P. and over, annually	4	7.70	\$85.98	\$412.85	\$0.0000	498.82	631.28	768.03
Oxygen monitor, annualized	22	110.00	\$10,854.47	\$5,955.84	\$0.0000	16,810.31	19,682.51	23,097.43
Boiler, steam, oil, gas, or comb. fired, over 1000 MBH, annualized	3	67.35	\$310.69	\$4,314.60	\$0.0000	4,625.29	5,950.73	7,291.72
Disegrator tank, annualized	3	4.52	\$76.21	\$289.33	\$0.0000	365.54	459.96	558.19
Pump, boiler fuel oil, annualized	4	4.93	\$425.97	\$316.40	\$0.0000	742.38	879.89	1,038.71
Pump, condensate return unit, 2 pumps, annualized	4	4.57	\$306.78	\$291.02	\$0.0000	597.80	715.79	849.11
Water cooling tower, 500 thru 1000 tons, annualized	4	70.91	\$879.30	\$4,483.80	\$0.0000	5,363.10	6,796.17	8,273.21
Chiller, recip., water cooled, over 50 tons, annually	4	5.18	\$117.24	\$329.94	\$0.0000	447.18	557.89	674.45
Compressor, DX Refrigeration, to 25 tons, annualized	4	9.76	\$209.08	\$622.66	\$0.0000	831.73	1,039.44	1,257.60
Compressor, DX refrigeration, 25 to 100 tons, annualized	4	13.02	\$209.08	\$832.46	\$0.0000	1,041.54	1,312.19	1,593.29
Air handling unit, over 50 tons, annualized	24	78.62	\$6,073.03	\$4,226.23	\$0.0000	10,299.26	12,170.54	14,348.46
Air handling unit, computer room, annualized	2	6.83	\$195.40	\$367.16	\$0.0000	562.56	692.25	831.71
Fan coil unit, annually	48	70.13	\$1,617.91	\$3,776.54	\$0.0000	5,394.46	6,689.21	8,064.86
Air filter, electrostatic, annualized	86	653.77	\$987.26	\$35,286.66	\$0.0000	36,273.92	46,958.64	57,692.73
VAV Boxes, annually	302	141.03	\$1,439.86	\$9,069.97	\$0.0000	10,509.83	13,374.81	16,311.78
Fire dampers, annualized	84	97.19	\$705.78	\$6,218.10	\$0.0000	6,923.88	8,859.89	10,831.19
Fan, axial, 5,000 to 10,000 CFM, annualized	30	38.70	\$1,069.82	\$2,081.16	\$0.0000	3,150.98	3,882.30	4,667.12
Hood and blower, annualized	24	55.63	\$1,430.33	\$2,984.69	\$0.0000	4,415.02	5,453.41	6,563.41
Centrifugal, over 1 HP, annualized	16	19.14	\$220.41	\$1,028.74	\$0.0000	1,249.15	1,579.81	1,921.49
Heat exchanger, steam, annualized	10	9.24	\$249.14	\$494.91	\$0.0000	744.04	917.43	1,103.27
Package unit, air cooled, 25 thru 50 ton, annualized	10	32.49	\$1,651.13	\$2,081.16	\$0.0000	3,732.29	4,521.75	5,393.77
Package unit with duct gas heater, annualized	16	79.30	\$2,704.34	\$5,076.00	\$0.0000	7,780.34	9,573.57	11,502.02
Controls, central system, electro/pneumatic, annualized	4	7.68	\$719.07	\$490.68	\$0.0000	1,209.75	1,428.86	1,683.93
Air compressor, reciprocating, 5 to 40 HP., annualized	14	67.98	\$1,545.61	\$4,323.06	\$0.0000	5,868.67	7,320.15	8,848.91
Steam humidification system, annualized	24	60.96	\$679.99	\$3,898.37	\$0.0000	4,578.36	5,815.87	7,087.38
Dehumidifier, desiccant wheel, annually	24	22.44	\$1,641.36	\$1,208.09	\$0.0000	2,849.45	3,376.01	3,984.64
Backflow prevention device, over 4", annualized	7	3.45	\$101.90	\$219.11	\$0.0000	321.02	396.94	477.96
Extinguishing system, wet pipe, annualized	2	22.68	\$109.42	\$1,429.74	\$0.0000	1,539.16	1,979.03	2,424.36
Fire pump, electric motor driven, annualized	2	95.50	\$123.10	\$6,006.60	\$0.0000	6,129.70	7,943.99	9,764.44
Extinguishing system, dry chemical, annualized	4	22.42	\$16.73	\$1,201.32	\$0.0000	1,218.05	1,580.11	1,943.02
Switchboard, with air circuit breaker, annualized	18	239.72	\$344.01	\$17,121.24	\$0.0000	17,465.25	22,636.02	27,824.00
Circuit breaker, high voltage air, annually	22	10.34	\$363.37	\$734.05	\$0.0000	1,097.42	1,353.98	1,628.70
Switch, selector, high voltage, air, annualized	14	5.71	\$231.24	\$411.35	\$0.0000	642.58	789.11	947.20
Transformer, dry type 500 KVA and over, annualized	10	7.69	\$165.17	\$547.80	\$0.0000	712.97	893.83	1,082.94
Panelboard, 225 A and above, annualized	32	14.11	\$830.34	\$1,003.97	\$0.0000	1,834.30	2,218.53	2,644.27
Motor control center, over 400 A, annualized	96	37.34	\$2,491.01	\$2,677.25	\$0.0000	5,168.26	6,220.53	7,397.36
Central clock systems, annualized	1	1.32	\$13.22	\$83.66	\$0.0000	96.89	123.31	150.39
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, annualized	6	96.90	\$532.93	\$6,125.40	\$0.0000	6,658.33	8,549.25	10,466.80
Power stabilizer, annualized	6	3.75	\$65.87	\$236.05	\$0.0000	301.92	379.32	460.02
Uninterrupted power system, up to 200 KVA, annualized	4	91.70	\$1,013.97	\$5,776.80	\$0.0000	6,790.77	8,625.20	10,510.34
Uninterrupted power system, 200 KVA to 800 KVA, annualized	4	312.23	\$1,057.88	\$19,720.80	\$0.0000	20,778.68	26,800.71	32,875.63
Battery system and charger, annualized	4	34.93	\$87.82	\$2,211.12	\$0.0000	2,298.94	2,971.06	3,647.57
Light, emergency, hardwired system, annualized	210	52.50	\$1,907.18	\$3,315.19	\$0.0000	5,222.36	6,407.64	7,688.27
Light, emergency, wet cell, annualized	210	81.90	\$7,859.25	\$5,229.00	\$0.0000	13,088.25	15,442.88	18,190.46
Hoist / winch, chain / cable, electric, annualized	2	3.30	\$452.48	\$128.19	\$0.0000	580.67	684.37	770.70
Dishwasher, electric, annualized	36	169.63	\$6,072.12	\$6,469.20	\$0.0000	12,541.32	15,089.29	17,940.87
Oven, convection, gas / electric, annualized	8	89.94	\$420.16	\$3,426.28	\$0.0000	3,846.44	4,916.34	6,007.25
Refrigerator freezer, walk-in box w/external condenser, annually	16	11.73	\$3,442.08	\$445.66	\$0.0000	3,887.74	4,365.64	5,015.65
Water flow meter, turbine, annualized	2	1.18	\$39.73	\$64.05	\$0.0000	103.78	126.97	152.14
Pump, centrifugal ejector, annualized	3	3.59	\$57.95	\$194.71	\$0.0000	252.66	316.87	383.98
De-ionization, annualized	4	16.05	\$4,740.20	\$871.08	\$0.0000	5,611.28	6,346.62	7,318.98
Water softner, annualized	13	70.67	\$374.01	\$3,830.19	\$0.0000	4,204.20	5,390.66	6,595.82
Fuel oil storage tank, above ground, annualized	4	13.10	\$96.45	\$710.53	\$0.0000	806.98	1,029.78	1,257.40
						\$423,047.95	\$520,449.68	\$625,229.60