

FAC 3104 Biosafety Level 4 Laboratory

FY25 SUC: \$28.59 / SF

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

FAC 3104 Biosafety Level 4 Laboratory

FY25 SUC: \$28.59

Type: MR

Model Size: 420

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 3'-0" x 7'-0" steel sliding door steel painted	14	4.00 Ea.	\$252.63	\$300.88	2,142.9	2	2	\$607.77	\$607.77
Refinish 3'-0" x 7'-0" steel sliding door steel painted	4	4.00 Ea.	\$240.81	\$296.10	7,500.0	7	7	\$2,072.68	\$2,072.68
Replace apoxy flooring	15	3.60 C.S.F.	\$4,541.09	\$5,423.60	2,424.0	2	2	\$10,856.30	\$10,856.30
Repair gypsum board ceiling - (2% of ceilings)	20	3.60 C.S.F.	\$1,471.15	\$1,803.86	1,500.0	1	1	\$1,803.86	\$1,803.86
Replace faucet washer sink, laboratory	2	4.00 Ea.	\$54.02	\$67.38	15,000.0	15	15	\$1,010.75	\$1,010.75
Replace faucets sink, laboratory	10	4.00 Ea.	\$794.49	\$955.13	3,000.0	3	3	\$2,865.40	\$2,865.40
Inspect / clean shower head shower, terrazzo	3	1.00 Ea.	\$52.06	\$65.20	10,000.0	10	10	\$652.01	\$652.01
Replace mixing valve shower, terrazzo	10	1.00 Ea.	\$293.82	\$357.52	3,000.0	3	3	\$1,072.56	\$1,072.56
Replace terrazzo shower surfaces	30	1.00 Ea.	\$1,402.04	\$1,687.55	1,000.0	1	1	\$1,687.55	\$1,687.55
Inspect and clean shower head emergency shower station	3	1.00 Ea.	\$52.06	\$65.20	10,000.0	10	10	\$652.01	\$652.01
Replace shower emergency shower station	25	1.00 Ea.	\$1,055.90	\$1,263.20	1,200.0	1	1	\$1,263.20	\$1,263.20
Inspect and clean spray heads, emergency eye wash	3	1.00 Ea.	\$52.06	\$65.20	10,000.0	10	10	\$652.01	\$652.01
Replace eye wash station, emergency eye wash	25	1.00 Ea.	\$790.45	\$961.55	1,200.0	1	1	\$961.55	\$961.55
Resolder joint pipe & fittings, copper	10	4.00 Ea.	\$203.61	\$251.14	3,000.0	3	3	\$753.43	\$753.43
Repair for leaks steam converter, domestic hot water	1	1.00 Ea.	\$7.15	\$8.95	30,000.0	30	30	\$268.56	\$268.56
Replace steam converter, domestic hot water	20	1.00 Ea.	\$3,334.62	\$3,833.36	1,500.0	1	1	\$3,833.36	\$3,833.36
Clean floor drain w/o bucket	4	2.00 Ea.	\$247.26	\$309.67	7,500.0	7	7	\$2,167.71	\$2,167.71
General maintenance pipe & fittings, industrial gas	2	0.25 M.L.F.	\$9.74	\$12.20	15,000.0	15	15	\$182.97	\$182.97
Resolder joint pipe & fittings, oxygen	12	4.00 Ea.	\$334.23	\$410.93	2,500.0	2	2	\$821.85	\$821.85
Replace pipe and fittings, oxygen	25	14.00 L.F.	\$335.93	\$408.24	1,200.0	1	1	\$408.24	\$408.24
General maintenance pipe & fittings, compressed air	2	0.25 M.L.F.	\$9.74	\$12.20	15,000.0	15	15	\$182.97	\$182.97
Replace fan & motor, propeller exhaust, 375 CFM exhaust fan	15	2.00 Ea.	\$1,264.50	\$1,498.80	1,000.0	3	2	\$2,997.60	\$2,997.60
Repack gate valve gland, 3/8" - 1-1/2" valves	10	2.00 Ea.	\$59.12	\$70.76	3,000.0	3	3	\$212.29	\$212.29
Replace gate valve, partial, 3/8" - 1-1/2" valves	20	2.00 Ea.	\$1,178.71	\$1,363.99	1,363.99	1	1	\$1,363.99	\$1,363.99
Repair circulator pump, 1/12 - 3/4 HP.	5	1.00 Ea.	\$104.83	\$123.65	6,000.0	6	6	\$741.88	\$741.88
Repair damaged pipe insulation, fiberglass 2"	5	2.00 Ea.	\$54.99	\$66.89	6,000.0	6	6	\$401.34	\$401.34
Repair damaged pipe insulation, fiberglass 3"	5	2.00 Ea.	\$62.58	\$76.00	6,000.0	6	6	\$456.03	\$456.03
Rebuild 4" diameter reduced pressure backflow preventer	10	0.10 Ea.	\$101.06	\$117.40	3,000.0	3	3	\$352.39	\$352.39
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$44.51	30,000.0	30	30	\$1,362.30	\$1,362.30
Replace sprinkler head	20	6.00 Ea.	\$550.14	\$677.98	1,500.0	1	1	\$677.98	\$677.98
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	6.00 Ea.	\$463.72	\$581.74	1,200.0	1	1	\$581.74	\$581.74
Maintenance and repair safety switch general, 2 pole	8	2.00 Ea.	\$87.63	\$109.93	3,500.0	3	3	\$329.80	\$329.80
Replace 4-pin receptacle	20	6.00 Ea.	\$959.64	\$1,140.84	1,750.0	1	1	\$1,140.84	\$1,140.84
Replace lamps (2 lamps), 4' x 34 W energy saver	10	0.00 Ea.	\$162.91	\$304.28	3,000.0	3	3	\$812.63	\$812.63
Minor repairs to announcement panel	5	1.00 Ea.	\$160.28	\$195.43	6,000.0	6	6	\$1,172.55	\$1,172.55
Maintenance and inspection announcement panel	0.5	0.50 Ea.	\$23.13	\$29.01	60,000.0	60	60	\$1,740.63	\$1,740.63
Replace announcement panel	15	0.50 Ea.	\$625.20	\$751.25	2,000.0	2	2	\$1,502.49	\$1,502.49
Maintenance and repair electrical service ground	25	0.15 M.L.F.	\$14.32	\$17.90	1,200.0	1	1	\$17.90	\$17.90
Maintenance and inspection generator component, 750, 750 KW	0.08	0.01 Ea.	\$0.70	\$0.88	375,000.0	375	375	\$329.23	\$329.23
Replace diesel generator component, diesel, 750 KW	25	0.01 Ea.	\$2,670.90	\$3,057.54	1,200.0	1	1	\$3,057.54	\$3,057.54
Maintenance and repair transfer switch	5	0.10 Ea.	\$46.75	\$46.75	6,000.0	6	6	\$280.52	\$280.52
Replace transfer switch	18	0.10 Ea.	\$3,073.40	\$3,517.09	1,666.7	1	1	\$3,517.09	\$3,517.09
Replace lamp emergency lighting fixture	2	2.00 Ea.	\$114.63	\$138.36	15,000.0	15	15	\$2,075.37	\$2,075.37
Replace emergency lighting fixture	20	2.00 Ea.	\$1,247.56	\$1,472.99	1,500.0	1	1	\$1,472.99	\$1,472.99
Maintenance and inspection UPS battery	0.17	1.00 Ea.	\$69.98	\$87.79	176,470.6	176	176	\$15,451.90	\$15,451.90
Replace motor generator UPS battery	15	1.00 Ea.	\$1,195.58	\$1,413.61	1,000.0	2	2	\$2,827.23	\$2,827.23
Maintenance and repair voice/data outlet	10	6.00 Ea.	\$334.16	\$417.69	3,000.0	3	3	\$1,253.07	\$1,253.07
Replace glove box gloves	5	2.00 Ea.	\$789.98	\$923.87	6,000.0	6	6	\$5,543.25	\$5,543.25
Replace fume hood sash	20	4.00 Ea.	\$5,021.85	\$5,769.35	1,500.0	1	1	\$5,769.35	\$5,769.35
Remove and replace darkroom dryer fan	10	4.00 Ea.	\$1,420.40	\$1,647.66	3,000.0	3	3	\$4,942.99	\$4,942.99
			\$37,421.75	\$44,133.01				MR Per Year: \$96,964.85	\$96,964.85
								PM Total: \$3,232.16	\$3,232.16
								Subtotal: \$8,777.03	\$8,777.03
								Subtotal: \$12,009.19	\$12,009.19
								Total Per Unit: \$28.59	\$28.59

FAC 3104 Biosafety Level 4 Laboratory

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$28.59

UM: SF

Expected Service Life: 30

Model Size: 420

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Fire doors, sliding, annually	4	1.66	\$42.72	\$64.30	\$0.0000	107.02	130.59	156.29
Valve, butterfly, above 4", annually	1	0.17	\$6.89	\$8.93	\$0.0000	15.81	19.18	22.89
Valve, check, above 4", annually	1	0.26	\$6.89	\$13.79	\$0.0000	20.68	25.50	30.67
Oxygen monitor, annualized	1	5.00	\$493.38	\$270.72	\$0.0000	764.10	894.66	1,049.88
Air handling unit, 3 thru 24 tons, annually	1	0.80	\$76.69	\$42.72	\$0.0000	119.42	139.90	164.22
Fan coil unit, annually	1	1.46	\$33.71	\$78.68	\$0.0000	112.38	139.36	168.02
Air filter, electrostatic, annually	4	8.72	\$45.92	\$466.99	\$0.0000	512.91	657.80	804.59
Fan, axial, up to 5,000 CFM, annually	2	1.25	\$13.78	\$66.83	\$0.0000	80.61	102.04	124.15
Hood and blower, annually	4	5.70	\$181.72	\$306.25	\$0.0000	487.97	588.02	717.16
Controls, central system, electro/pneumatic, annualized	1	1.92	\$179.77	\$122.67	\$0.0000	302.44	357.22	420.98
Air compressor, centrifugal, to 40 H.P., annualized	1	3.41	\$68.39	\$218.27	\$0.0000	286.66	358.98	434.72
Steam humidification system, annualized	1	2.54	\$28.33	\$162.43	\$0.0000	190.76	242.33	295.31
Dehumidifier, desiccant wheel, annualized	1	5.06	\$73.27	\$270.72	\$0.0000	343.99	432.54	524.75
Backflow prevention device, up to 4", annually	2	0.67	\$29.11	\$42.30	\$0.0000	71.41	87.02	104.07
Switchboard, annualized	1	0.70	\$4.75	\$50.30	\$0.0000	55.05	70.61	86.41
Switch, interrupt, high voltage, w/ aux fuses, air, annualized	2	0.73	\$33.03	\$51.79	\$0.0000	84.83	103.67	124.16
Motor control center, over 400 A, annualized	1	0.39	\$25.95	\$27.89	\$0.0000	53.84	64.80	77.06
Emergency diesel or gas generator, up to 15 KVA, annually	1	1.49	\$119.76	\$94.12	\$0.0000	213.88	254.09	300.30
Dishwasher, steam, annualized	2	9.46	\$337.34	\$359.40	\$0.0000	696.74	838.29	996.71
Oven, convection, gas / electric, annualized	2	22.48	\$105.04	\$896.57	\$0.0000	961.61	1,229.08	1,501.81
Vacuum, annualized	1	1.23	\$26.26	\$46.72	\$0.0000	72.98	89.82	107.58
Reverse osmosis system, annualized	1	3.73	\$193.17	\$202.40	\$0.0000	395.57	475.60	565.30
						\$5,950.66	\$7,310.70	\$8,777.03