

FAC 1413 Air Control Tower

FY25 SUC: \$9.72 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 1413 Air Control Tower

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

FY25 SUC: \$9.72
UM: SF
Expected Service Life: 35
Model Size: 3725

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
Refinish concrete landing	3	40.00 S.F.	\$69.92	\$86.01	11.6667	11	11	\$946.13	\$946.13
Replace metal hand rail	30	22.00 L.F.	\$1,355.95	\$1,576.59	1.1667	1	1	\$1,576.59	\$1,576.59
Repair 8" concrete block wall, 1st floor	25	164.00 S.F.	\$4,390.84	\$5,371.50	1.4000	1	1	\$5,371.50	\$5,371.50
Replace steel siding - 2nd floor	35	5.60 C.S.F.	\$4,258.56	\$5,164.88	1.0000	1	1	\$5,164.88	\$5,164.88
Replace steel siding - 3rd floor	35	5.60 C.S.F.	\$4,741.10	\$5,765.11	1.0000	1	1	\$5,765.11	\$5,765.11
Spray refinish steel siding - 1st floor	20	5.60 C.S.F.	\$1,750.27	\$2,091.11	1.7500	1	1	\$2,091.11	\$2,091.11
Spray refinish steel siding - 2nd floor	20	5.60 C.S.F.	\$2,357.67	\$2,846.77	1.7500	1	1	\$2,846.77	\$2,846.77
Spray refinish steel siding - 3rd floor	20	5.60 C.S.F.	\$2,838.31	\$3,444.72	1.7500	1	1	\$3,444.72	\$3,444.72
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	2.40 S.F.	\$32.76	\$38.47	35.0000	35	35	\$1,346.45	\$1,346.45
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	16.00 Ea.	\$2,583.97	\$3,079.29	1.7500	1	1	\$3,079.29	\$3,079.29
Repair 2'-0" x 3'-0" aluminum window - 3rd floor	20	12.00 Ea.	\$3,153.79	\$3,821.82	1.7500	1	1	\$3,821.82	\$3,821.82
Replace glass block window - 3rd floor	75	48.00 S.F.	\$10,240.83	\$12,542.55	0.4667	0	0	\$0.00	\$0.00
Refinish 3'-0" x 7'-0" steel, painted, door	4	4.00 Ea.	\$191.97	\$235.01	8.7500	8	8	\$1,880.08	\$1,880.08
Debris removal, by hand and visual inspection, metal panel roofing	1	2.40 M.S.F.	\$58.98	\$72.03	35.0000	35	35	\$2,521.12	\$2,521.12
Minor metal roof panel replacement, 2.5% of roof area	20	59.00 S.F.	\$816.01	\$965.24	1.7500	1	1	\$965.24	\$965.24
Total metal roof panel replacement	30	24.00 Sq.	\$23,089.16	\$27,279.92	1.1667	1	1	\$27,279.92	\$27,279.92
Replace round corrugated galvanized downspout, 4" diameter	25	42.00 L.F.	\$555.11	\$665.95	1.4000	1	1	\$665.95	\$665.95
Replace roof hatch and structure single unit	40	1.00 Ea.	\$1,898.95	\$2,184.17	0.8750	0	0	\$0.00	\$0.00
Repair 8" concrete block wall - (2% of walls) painted	25	0.16 C.S.F.	\$194.55	\$233.68	1.4000	1	1	\$233.68	\$233.68
Refinish concrete block wall painted	4	8.00 C.S.F.	\$1,097.22	\$1,319.10	8.7500	8	8	\$10,552.76	\$10,552.76
Refinish, 3'-0" x 7'-0" steel w/ safety glass door	4	2.00 Ea.	\$120.41	\$148.05	8.7500	8	8	\$1,184.39	\$1,184.39
Repair concrete steps	15	132.00 S.F.	\$4,071.43	\$4,696.64	2.3333	2	2	\$9,393.27	\$9,393.27
Refinish metal stair railing, interior	7	254.00 S.F.	\$419.85	\$516.97	5.0000	5	5	\$2,584.83	\$2,584.83
Repair 5/8" drywall - (2% of walls)	20	448.00 S.F.	\$836.87	\$1,017.92	1.7500	1	1	\$1,017.92	\$1,017.92
Refinish drywall	4	240.00 S.F.	\$173.29	\$212.50	8.7500	8	8	\$1,699.98	\$1,699.98
Office painting, 10' x 15', 10' high walls	5	5.00 Ea.	\$1,481.54	\$1,809.93	7.0000	7	7	\$12,669.48	\$12,669.48
Refinish concrete floor finished	25	28.00 C.S.F.	\$12,838.35	\$15,424.47	1.4000	1	1	\$15,424.47	\$15,424.47
Replace vinyl tile flooring	18	165.00 S.F.	\$9,332.11	\$11,422.80	1.9444	1	1	\$11,422.80	\$11,422.80
Ceramic tile floor repairs - (2% of floors)	15	0.06 C.S.F.	\$44.58	\$55.59	2.3333	2	2	\$111.17	\$111.17
Acoustic tile repairs - (2% of ceilings)	9	2.60 C.S.F.	\$2,991.85	\$3,467.58	3.8889	3	3	\$10,402.75	\$10,402.75
Replace flush valve diaphragm tankless water closet	10	3.00 Ea.	\$82.77	\$102.83	3.5000	3	3	\$308.49	\$308.49
Rebuild flush valve tankless water closet	20	3.00 Ea.	\$579.81	\$698.86	1.7500	1	1	\$698.86	\$698.86
Replace tankless water closet	35	3.00 Ea.	\$4,129.97	\$4,779.59	1.0000	1	1	\$4,779.59	\$4,779.59
Replace tankless flush valve	25	3.00 Ea.	\$817.97	\$960.08	1.4000	1	1	\$960.08	\$960.08
Replace wax ring gasket for tankless water closet	5	3.00 Ea.	\$449.26	\$562.15	7.0000	7	7	\$3,935.02	\$3,935.02
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$55.18	\$68.55	5.0000	5	5	\$342.76	\$342.76
Rebuild flush valve for a urinal	20	2.00 Ea.	\$386.54	\$465.91	1.7500	1	1	\$465.91	\$465.91
Unplug line urinal	5	2.00 Ea.	\$305.81	\$383.01	7.0000	7	7	\$2,681.04	\$2,681.04
Replace wall-hung urinal	35	2.00 Ea.	\$2,184.58	\$2,628.78	1.0000	1	1	\$2,628.78	\$2,628.78
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$69.57	\$84.43	5.0000	5	5	\$424.67	\$424.67
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$54.39	\$67.85	17.5000	17	17	\$1,153.47	\$1,153.47
Replace faucets lavatory, vitreous china	10	4.00 Ea.	\$794.49	\$955.13	3.5000	3	3	\$2,865.40	\$2,865.40
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$148.35	\$185.80	17.5000	17	17	\$3,158.67	\$3,158.67
Replace lavatory, vitreous china	35	4.00 Ea.	\$3,005.50	\$3,603.54	1.0000	1	1	\$3,603.54	\$3,603.54
Replace faucet washer sink, service/utility	2	1.00 Ea.	\$13.50	\$16.85	17.5000	17	17	\$286.38	\$286.38
Clean trap	3	1.00 Ea.	\$9.02	\$11.23	11.6667	11	11	\$124.23	\$124.23
Replace faucets sink, service/utility	10	1.00 Ea.	\$198.62	\$238.78	3.5000	3	3	\$716.35	\$716.35
Overhaul water heater, gas / oil, 30 gallon	5	1.00 Ea.	\$123.45	\$154.62	7.0000	7	7	\$1,082.31	\$1,082.31
Clean and service water heater, gas / oil, 30 gallon	1	1.00 Ea.	\$206.74	\$258.93	35.0000	35	35	\$9,062.50	\$9,062.50
Replace water heater, gas / oil, 30 gallon	10	1.00 Ea.	\$1,751.92	\$2,063.20	3.5000	3	3	\$6,189.59	\$6,189.59
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.47	\$10.60	70.0000	70	70	\$742.30	\$742.30
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,265.32	\$1,478.95	3.5000	3	3	\$4,439.55	\$4,439.55
Repair condenser, air cooled, 5 ton	10	1.00 Ea.	\$729.37	\$869.83	3.5000	3	3	\$2,609.48	\$2,609.48
Replace condenser, air cooled, 5 ton	15	1.00 Ea.	\$9,376.41	\$10,782.84	2.3333	2	2	\$21,565.68	\$21,565.68
Repair fan coil unit, 5 ton	10	1.00 Ea.	\$642.62	\$761.18	3.5000	3	2	\$1,522.36	\$1,522.36
Replace fan coil unit, 5 ton	15	1.00 Ea.	\$2,936.77	\$3,403.68	2.3333	2	2	\$6,807.37	\$6,807.37
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$1,010.59	\$1,174.64	3.5000	3	3	\$3,523.93	\$3,523.93
Replace sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	35.0000	35	35	\$1,589.35	\$1,589.35
Replace sprinkler head	20	16.00 Ea.	\$1,467.05	\$1,750.96	1.7500	1	1	\$1,807.96	\$1,807.96
Replace fuse	25	23.00 Ea.	\$13,977.34	\$16,013.31	1.4000	1	1	\$16,013.31	\$16,013.31
Repair switchboard meter	10	1.00 Ea.	\$1,321.89	\$1,553.91	3.5000	3	3	\$4,661.73	\$4,661.73
Maintenance and repair motor starter, 600 V	3	1.00 Ea.	\$744.73	\$915.59	11.6667	11	11	\$10,071.49	\$10,071.49
Maintenance and inspection motor starter, 600 V	0.25	1.00 Ea.	\$58.42	\$73.29	140.0000	140	140	\$10,260.55	\$10,260.55
Replace starter motor starter, 600 V	18	1.00 Ea.	\$6,327.44	\$7,363.90	1.9444	1	1	\$7,363.90	\$7,363.90
Maintenance and repair secondary transformer, dry	10	2.00 Ea.	\$591.02	\$702.53	3.5000	3	3	\$2,107.58	\$2,107.58
Maintenance and inspection secondary transformer, dry	0.5	2.00 Ea.	\$174.05	\$218.34	70.0000	70	70	\$15,283.95	\$15,283.95
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	2.00 Ea.	\$154.57	\$193.91	1.7500	1	1	\$193.91	\$193.91
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	4.00 Ea.	\$309.15	\$387.82	1.7500	1	1	\$387.82	\$387.82
Repair failed breaker, molded case, 600 V, 3 pole	10	3.00 Ea.	\$1,213.33	\$1,443.91	3.5000	3	3	\$4,331.74	\$4,331.74
Maintenance and inspection circuit breaker, molded case, 600 V, 3 pole	0.33	3.00 Ea.	\$104.06	\$130.55	106.0806	106	106	\$13,838.00	\$13,838.00
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	4.00 Ea.	\$175.26	\$219.87	4.3750	4	4	\$879.48	\$879.48
Maintenance and repair receptacles and plugs	20	56.00 Ea.	\$2,562.51	\$3,201.82	1.7500	1	1	\$3,201.82	\$3,201.82
Maintenance and repair wiring devices, switches	10	31.00 Ea.	\$1,418.53	\$1,722.44	3.5000	3	3	\$5,317.31	\$5,317.31
Maintenance and repair incandescent lighting fixtures	10	22.00 Ea.	\$1,635.29	\$1,947.33	3.5000	3	3	\$5,842.00	\$5,842.00
Replace incandescent lighting fixture lamp	5	22.00 Ea.	\$299.92	\$360.56	7.0000	7	7	\$2,523.89	\$2,523.89
Replace fluorescent light fixture ballast, 80 W	10	13.00 Ea.	\$1,416.12	\$1,746.26	3.5000	3	3	\$5,236.77	\$5,236.77
Replace lamps (2 lamps), 4', 34 W energy saver	10	13.00 Ea.	\$352.97	\$442.60	3.5000	3	3	\$1,327.80	\$1,327.80
Replace metal halide ballast, 175 W	10	4.00 Ea.	\$686.25	\$821.99	3.5000	3	2	\$2,465.97	\$1,643.98
Replace metal halide fixture lamp, 175 W	5	4.00 Ea.	\$243.36	\$295.69	7.0000	7	7	\$2,069.86	\$2,069.86
Replace metal halide fixture, 175 W	20	4.00 Ea.	\$3,238.81	\$3,811.49	1.7500	1	1	\$3,811.49	\$3,811.49
Maintenance and repair TV cable outlet	10	16.00 Ea.	\$891.10	\$1,113.84	3.5000	3	3	\$3,341.51	\$3,341.51
Replace TV cable outlet	20	16.00 Ea.	\$1,232.02	\$1,534.27	1.7500	1	1	\$1,534.27	\$1,534.27
Repair smoke detector	10	11.00 Ea.	\$668.42	\$827.26	3.5000	3	2	\$2,481.77	\$1,654.51
Check operation smoke detector	1	11.00 Ea.	\$192.12	\$241.02	35.0000	35	35	\$8,435.56	\$8,435.56
Replace smoke detector	15	11.00 Ea.	\$3,711.64	\$4,416.58	2.3333	2	2	\$8,833.16	\$8,833.16
Check and repair manual pull station	10	3.00 Ea.	\$284.97	\$350.72	3.5000	3	2	\$1,052.16	\$701.44
Replace manual pull station	15	3.00 Ea.	\$690.23	\$829.51	2.3333	2	2	\$1,659.03	\$1,659.03
Minor repairs to annunciation panel	5	1.00 Ea.	\$160.28	\$195.43	7.0000	7	7	\$1,367.98	\$1,367.98
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$46.25	\$58.02	70.0000	70	70	\$4,061.47	\$4,061.47
Replace fire alarm bell, 6"	20	1.00 Ea.	\$200.44	\$242.82	1.7500	1	1	\$242.82	\$242.82
Maintenance and repair building structure ground	7	0.80 M.L.F.	\$76.37	\$95.47	5.0000	5	5	\$477.33	\$477.33
Replace building structure ground	50	0.80 M.L.F.	\$4,662.74	\$5,639.58	0.7000	0	0	\$0.00	\$0.00
Maintenance and repair of general wiring lightning protection system	1	0.80 M.L.F.	\$89.06	\$109.89	35.0000	35	35	\$3,846.06	\$3,846.06
Replace lightning protection general wiring system	25	0.80 M.L.F.	\$10,739.42	\$12,716.51	1.4000	1	1	\$12,716.51	\$12,716.51
Maintenance and repair special ground system	4	1.00 Ea.	\$23.25	\$29.16	8.7500	8	8	\$233.31	\$233.31
Replace special ground system	50	1.12 M.L.F.	\$2,977.68	\$3,578.26	0.7000	0	0	\$0.00	\$0.00
Maintenance and inspection generator, gasoline, 175 KW	0.08	0.50 Ea.	\$34.99	\$43.90	437.5000	437	437	\$19,183.19	\$19,183.19
Replace lamp emergency lighting fixture	2	6.00 Ea.	\$343.89	\$415.07	17.5000	17	17	\$7,056.24	\$7,056.24
Replace emergency lighting fixture	20	6.00 Ea.	\$3,742.69	\$4,418.97	1.7500	1	1	\$4,418.97	\$4,418.97
Replace lamp with exit light L.E.D. retrofit kits	15	4.00 Ea.	\$412.07	\$474.66	2.3333	2	2	\$949.32	\$949.32
Maintenance and inspection UPS battery	0.17	1.00 Ea.	\$69.98	\$87.79	205.8824	205	205	\$17,997.96	\$17,997.96
Replace motor generator UPS battery	15	1.00 Ea.	\$1,195.58	\$1,413.61	2.3333	2	2	\$2,827.23	\$2,827.23
Maintenance and repair voice/data outlet	10	14.00 Ea.	\$779.71	\$974.61	3.5000	3	3	\$2,923.82	\$2,923.82
Replace voice/data outlet	20	14.00 Ea.	\$396.44	\$482.81	1.7500	1	1	\$482.81	\$482.81
Maintenance and inspection patch panel	0.5	1.00 Ea.	\$92.50	\$116.04	70.0000	70	70	\$8,122.94	\$8,122.94
Replace patch panel	15	1.00 Ea.	\$947.18	\$1,138.31	2.3333	2	2	\$2,276.61	\$2,276.61
			\$202,472.54	\$241,335.36					
								MR Subtotal:	\$467,245.53
								MR Per Year:	\$13,349.87
								PM Total:	\$22,863.96
								Subtotal:	\$36,213.83
								Total Per Unit:	\$9.72

FAC 1413 Air Control Tower

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$9.72

UM: SF

Expected Service Life: 35

Model Size: 3725

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
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
Urinals, annualized	2	0.46	\$13.68	\$24.53	\$0.0000	38.21	46.94	56.35
Toilet (vacuum breaker type), annualized	3	0.53	\$27.55	\$28.68	\$0.0000	56.23	67.59	80.33
Lavatories, annualized	4	1.39	\$30.87	\$87.98	\$0.0000	118.86	148.34	179.37
Valve, globe, above 4", annualized	1	0.16	\$6.89	\$8.54	\$0.0000	15.43	18.68	22.28
Water heater, gas, to 120 gal., annually	1	1.02	\$35.66	\$54.99	\$0.0000	90.65	110.71	132.56
Air handling unit, 3 thru 24 tons, annualized	1	2.06	\$163.16	\$110.83	\$0.0000	273.98	323.55	381.27
Fan coil unit, annualized	2	6.68	\$171.95	\$368.70	\$0.0000	530.66	655.46	788.87
Backflow prevention device, up to 4", annualized	1	0.33	\$14.56	\$21.15	\$0.0000	35.71	43.51	52.04
Extinguishing system, wet pipe, annualized	1	11.34	\$54.71	\$714.87	\$0.0000	769.58	989.51	1,212.18
Switchboard, with air circuit breaker, annualized	2	26.64	\$38.22	\$1,902.36	\$0.0000	1,940.58	2,515.11	3,091.56
Circuit breaker, high voltage air, annualized	12	5.64	\$198.20	\$400.39	\$0.0000	598.59	738.53	888.38
Transformer, dry type 500 KVA and over, annualized	2	1.54	\$33.03	\$109.56	\$0.0000	142.59	178.77	216.59
Panelboard, 225 A and above, annualized	2	0.88	\$51.90	\$62.75	\$0.0000	114.64	138.66	165.27
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, annualized	0.5	6.58	\$54.89	\$415.83	\$0.0000	470.72	600.96	733.94
Uninterrupted power system, up to 200 KVA, annualized	1	22.92	\$253.49	\$1,444.20	\$0.0000	1,697.69	2,156.30	2,627.58
Light, emergency, hardwired system, annualized	6	1.50	\$54.49	\$94.72	\$0.0000	149.21	183.08	219.66
						\$15,397.74	\$19,004.24	\$22,863.96