

**FAC 8910 Utility Building**

FY25 SUC:           \$7.39 / SF  
Source:             Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

**FAC 8910 Utility Building**

FY25 SUC: \$7.39

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

UM: SF  
Expected Service Life: 55  
Model Size: 1374

Adjusted Occurences 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
Minor repairs to concrete floor unfinished	15	25.00 S.F.	\$1,017.11	\$1,238.76	3.6667	3	3	\$3,716.28	\$3,716.28
Repair concrete stairs	30	12.00 S.F.	\$382.53	\$442.73	1.8333	1	1	\$442.73	\$442.73
Replace metal hand rail	30	8.00 L.F.	\$493.07	\$573.31	1.8333	1	1	\$573.31	\$573.31
Replace steel decking	30	16.00 S.F.	\$96.06	\$111.63	1.8333	1	1	\$111.63	\$111.63
Point and refinish painted concrete block wall, 1st floor	25	14.00 C.S.F.	\$7,675.15	\$9,432.76	2.2000	2	2	\$18,865.53	\$18,865.53
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	6.00 S.F.	\$81.91	\$96.18	55.0000	55	55	\$5,289.63	\$5,289.63
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	2.00 Ea.	\$323.00	\$384.91	2.7500	2	2	\$769.82	\$769.82
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	2.00 Ea.	\$1,643.53	\$1,920.23	1.1000	1	1	\$1,920.23	\$1,920.23
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	1.00 Ea.	\$47.99	\$58.75	13.7500	13	13	\$763.78	\$763.78
Replace 3'-0" x 7'-0" steel, painted, door	1	1.00 Ea.	\$355.86	\$426.57	1.2222	1	1	\$495.57	\$495.57
Repair 12' x 12' steel roll-up door	10	1.00 Ea.	\$902.17	\$1,063.12	5.5000	5	5	\$5,315.61	\$5,315.61
Replace 12' x 12' steel roll-up door	35	1.00 Ea.	\$3,608.67	\$4,252.49	1.5714	1	1	\$4,252.49	\$4,252.49
Total EPDM roof replacement	25	1.50 Sq.	\$1,230.15	\$1,447.71	2.2000	2	2	\$2,895.42	\$2,895.42
Repair 8" concrete block wall - (2% of walls) painted	25	2.10 C.S.F.	\$2,553.47	\$3,067.10	2.2000	2	2	\$6,134.20	\$6,134.20
Replace 8" concrete block wall painted	75	2.10 C.S.F.	\$2,711.25	\$3,262.97	0.7333	0	0	\$0.00	\$0.00
Repair steel painted interior door	14	1.00 Ea.	\$296.85	\$346.32	3.9286	3	3	\$1,036.97	\$1,036.97
Refinish 3'-0" x 7'-0" steel painted interior door	4	1.00 Ea.	\$60.20	\$74.02	13.7500	13	13	\$962.32	\$962.32
Replace 3'-0" x 7'-0" steel painted interior door	60	1.00 Ea.	\$1,409.52	\$1,632.80	0.9167	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	3.00 Ea.	\$890.55	\$1,038.97	5.0000	5	5	\$5,194.83	\$5,194.83
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	3.00 Ea.	\$164.04	\$199.57	13.7500	13	12	\$2,394.79	\$2,394.79
Replace 3'-0" x 7'-0" solid core wood door, interior	40	3.00 Ea.	\$1,931.33	\$2,226.90	1.3750	1	1	\$2,226.90	\$2,226.90
Refinish concrete floor finished	25	4.93 C.S.F.	\$2,260.47	\$2,715.81	2.2000	2	2	\$5,431.62	\$5,431.62
Replace flush valve diaphragm tankless water closet	10	1.00 Ea.	\$27.59	\$34.28	5.5000	5	5	\$171.36	\$171.36
Rebuild flush valve tankless water closet	20	1.00 Ea.	\$193.27	\$232.95	2.7500	2	2	\$465.91	\$465.91
Unplug clogged line tankless water closet	5	1.00 Ea.	\$229.78	\$287.79	11.0000	11	11	\$3,165.67	\$3,165.67
Replace tankless flush valve	25	1.00 Ea.	\$272.66	\$320.03	2.2000	2	2	\$640.06	\$640.06
Replace wax ring gasket for tankless water closet	5	1.00 Ea.	\$149.75	\$187.38	11.0000	11	11	\$2,061.20	\$2,061.20
Replace flush valve diaphragm for a urinal	7	1.00 Ea.	\$27.59	\$34.28	7.8571	7	7	\$239.93	\$239.93
Rebuild flush valve for a urinal	20	2.00 Ea.	\$386.54	\$465.91	2.7500	2	2	\$931.82	\$931.82
Unplug line urinal	5	2.00 Ea.	\$305.81	\$383.01	11.0000	11	11	\$4,213.07	\$4,213.07
Replace washer in spud connection lavatory, vitreous china	7	2.00 Ea.	\$34.79	\$42.47	7.8571	7	7	\$297.27	\$297.27
Replace washer in faucet lavatory, vitreous china	2	2.00 Ea.	\$27.20	\$33.93	27.5000	27	27	\$915.99	\$915.99
Replace faucets lavatory, vitreous china	10	2.00 Ea.	\$397.25	\$477.57	5.5000	5	5	\$2,387.83	\$2,387.83
Clean out strainer and P trap lavatory, vitreous china	2	2.00 Ea.	\$74.18	\$92.90	27.5000	27	27	\$2,508.35	\$2,508.35
Replace faucet washer sink, service/utility	2	2.00 Ea.	\$27.01	\$33.69	27.5000	27	27	\$909.67	\$909.67
Clean trap	3	2.00 Ea.	\$16.04	\$22.59	18.3333	18	18	\$406.58	\$406.58
Replace faucets sink, service/utility	10	2.00 Ea.	\$397.25	\$477.57	5.5000	5	5	\$2,387.83	\$2,387.83
Unstop sink	2	1.00 Ea.	\$44.15	\$55.30	27.5000	27	27	\$1,493.07	\$1,493.07
Replace sink, P.E.C.I. service/utility	35	1.00 Ea.	\$1,659.02	\$1,940.60	1.5714	1	1	\$1,940.60	\$1,940.60
Unclog floor drain, PVC	20	2.00 Ea.	\$100.77	\$126.21	2.7500	2	2	\$252.42	\$252.42
Unclog 4" - 12" diameter PVC main drain per L.F.	10	1.00 L.F.	\$4.00	\$5.01	5.5000	5	5	\$25.05	\$25.05
General maintenance & repair drain: roof, scupper, area	1	2.00 Ea.	\$78.44	\$98.24	55.0000	55	55	\$5,403.02	\$5,403.02
Replace drain: roof, scupper, area	40	2.00 Ea.	\$2,192.71	\$2,630.43	1.3750	1	1	\$2,530.43	\$2,530.43
Maintenance and repair explosionproof industrial heater	2	2.00 Ea.	\$440.91	\$515.28	27.5000	27	27	\$13,912.64	\$13,912.64
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	1.00 Ea.	\$36.26	\$45.41	55.0000	55	55	\$2,497.55	\$2,497.55
Replace sprinkler head	20	12.00 Ea.	\$1,100.29	\$1,355.97	2.7500	2	2	\$2,711.93	\$2,711.93
Replace fuse	25	9.00 Ea.	\$5,469.39	\$6,266.08	2.2000	2	2	\$12,532.16	\$12,532.16
Maintenance and inspection switchgear, indoor, less than 600 V	3	1.00 Ea.	\$43.82	\$54.97	18.3333	18	18	\$989.41	\$989.41
Replace switchgear, 225 A	30	1.00 Ea.	\$480.76	\$603.11	1.8333	1	1	\$603.11	\$603.11
Repair switchboard meter	10	1.00 Ea.	\$1,321.89	\$1,553.91	5.5000	5	5	\$7,769.55	\$7,769.55
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$295.51	\$351.26	5.5000	5	5	\$1,756.32	\$1,756.32
Maintenance and inspection secondary transformer, dry	0.5	2.00 Ea.	\$174.05	\$218.34	110.0000	110	110	\$24,017.63	\$24,017.63
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$43.82	\$54.97	18.3333	18	18	\$989.41	\$989.41
Replace EMT conduit, 1" diameter	50	0.20 M.L.F.	\$2,311.85	\$2,786.43	1.1000	1	1	\$2,786.43	\$2,786.43
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	4.00 Ea.	\$309.15	\$387.82	2.7500	2	2	\$775.85	\$775.85
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	4.00 Ea.	\$3,609.81	\$4,170.56	1.1000	1	1	\$4,170.56	\$4,170.56
Repair failed breaker, molded case, 600 V, 3 pole	10	1.00 Ea.	\$404.44	\$481.30	5.5000	5	5	\$2,406.52	\$2,406.52
Replace circuit breaker molded case, 600 V, 3 pole circuit breaker	50	1.00 Ea.	\$5,172.22	\$5,924.40	1.1000	1	1	\$5,924.40	\$5,924.40
Maintenance and repair safety switch general, 2 pole	8	3.00 Ea.	\$131.45	\$164.90	6.8750	6	6	\$989.41	\$989.41
Replace safety switch, 240 V, 2 pole	25	3.00 Ea.	\$1,469.85	\$1,776.62	2.2000	2	2	\$3,553.23	\$3,553.23
Maintenance and repair receptacles and plugs	20	32.00 Ea.	\$1,464.29	\$1,829.61	2.7500	2	2	\$3,659.22	\$3,659.22
Replace receptacle/plug receptacles and plugs	20	32.00 Ea.	\$2,583.78	\$3,178.27	2.7500	2	2	\$6,356.55	\$6,356.55
Repair 4-pin receptacle cover	10	12.00 Ea.	\$761.20	\$940.92	5.5000	5	5	\$4,704.58	\$4,704.58
Replace 4-pin receptacle	20	12.00 Ea.	\$1,919.28	\$2,281.68	2.7500	2	2	\$4,563.37	\$4,563.37
Replace wiring devices, switches	15	15.00 Ea.	\$1,043.02	\$1,298.76	3.6667	3	3	\$3,896.28	\$3,896.28
Replace fluorescent light fixture ballast, 80 W	10	12.00 Ea.	\$1,307.18	\$1,611.93	5.5000	5	5	\$8,059.64	\$8,059.64
Replace lamps (2 lamps), 4', 34 W energy saver	10	12.00 Ea.	\$325.82	\$408.55	5.5000	5	5	\$2,042.77	\$2,042.77
Replace metal halide ballast, 175 W	10	6.00 Ea.	\$1,029.37	\$1,232.98	5.5000	5	5	\$6,164.92	\$6,164.92
Replace metal halide fixture lamp, 175 W	5	6.00 Ea.	\$365.03	\$443.54	11.0000	11	11	\$4,878.95	\$4,878.95
Repair smoke detector	10	5.00 Ea.	\$303.83	\$376.03	5.5000	5	4	\$1,880.13	\$1,504.10
Check operation smoke detector	1	5.00 Ea.	\$87.33	\$109.55	55.0000	55	55	\$6,025.40	\$6,025.40
Replace smoke detector	15	5.00 Ea.	\$1,687.11	\$2,007.54	3.6667	3	3	\$6,022.61	\$6,022.61
Repair heat detector	10	4.00 Ea.	\$265.02	\$325.77	5.5000	5	5	\$1,628.85	\$1,628.85
Check operation heat detector	1	4.00 Ea.	\$69.86	\$87.64	55.0000	55	55	\$4,820.32	\$4,820.32
Check and repair manual pull station	10	4.00 Ea.	\$379.95	\$467.63	5.5000	5	4	\$2,338.13	\$1,870.51
Replace manual pull station	15	4.00 Ea.	\$920.30	\$1,106.02	3.6667	3	3	\$3,318.05	\$3,318.05
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
Minor repairs to annunciation panel	5	1.00 Ea.	\$160.28	\$195.43	11.0000	11	11	\$2,149.68	\$2,149.68
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$46.25	\$58.02	110.0000	110	110	\$6,382.31	\$6,382.31
Maintenance and repair electrical service ground	25	0.10 M.L.F.	\$9.55	\$11.93	2.2000	2	2	\$23.87	\$23.87
Replace electrical service ground	50	0.10 M.L.F.	\$483.93	\$588.64	1.1000	1	1	\$588.64	\$588.64
Replace lamp emergency lighting fixture	2	3.00 Ea.	\$171.95	\$207.54	27.5000	27	27	\$5,603.49	\$5,603.49
Replace lamp with exit light L.E.D. retrofit kits	15	4.00 Ea.	\$412.07	\$474.66	3.6667	3	3	\$1,423.98	\$1,423.98
Maintenance and repair voice/data outlet	10	4.00 Ea.	\$222.77	\$278.46	5.5000	5	5	\$1,392.30	\$1,392.30
Replace voice/data outlet	20	4.00 Ea.	\$113.27	\$137.94	2.7500	2	2	\$275.89	\$275.89
Maintenance and inspection patch panel	0.5	2.00 Ea.	\$185.00	\$222.08	110.0000	110	110	\$25,529.23	\$25,529.23
Replace patch panel	15	1.00 Ea.	\$947.18	\$1,138.31	3.6667	3	3	\$3,414.92	\$3,414.92
Remove and replace hydraulic dock leveler lift cylinder	15	2.00 Ea.	\$16,605.83	\$18,912.06	3.6667	3	3	\$56,736.19	\$56,736.19

MR Subtotal: \$389,380.76  
MR Per Year: \$7,079.65  
PM Total: \$3,077.34  
Subtotal: \$10,156.99  
Total Per Unit: \$7.39

FAC 8910 Utility Building

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$7.39

UM: SF

Expected Service Life: 55

Model Size: 1374

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2	0.52	\$31.64	\$23.47	\$0.0000	55.11	65.32	77.10
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	1	4.07	\$82.62	\$184.02	\$0.0000	266.64	330.10	397.70
Urinals, annualized	1	0.23	\$6.84	\$12.27	\$0.0000	19.11	23.47	28.18
Toilet (vacuum breaker type), annualized	2	0.35	\$18.37	\$19.12	\$0.0000	37.49	45.06	53.55
Lavatories, annualized	2	0.70	\$15.44	\$43.99	\$0.0000	59.43	74.17	89.68
Unit heater, gas radiant, annualized	2	2.02	\$3.46	\$108.29	\$0.0000	111.75	144.58	177.58
Backflow prevention device, up to 4", annually	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, annualized	1	0.70	\$4.75	\$50.30	\$0.0000	55.05	70.61	86.41
Circuit breaker, high voltage air, annualized	2	0.94	\$33.03	\$66.73	\$0.0000	99.77	123.09	148.06
Transformer, oil pad mounted, annualized	1	1.08	\$0.95	\$77.19	\$0.0000	78.14	101.39	124.69
Panelboard, 225 A and above, annualized	1	0.44	\$25.95	\$31.37	\$0.0000	57.32	69.33	82.63
Light, emergency, hardwired system, annualized	2	0.50	\$18.16	\$31.57	\$0.0000	49.74	61.03	73.22
Hydraulic lift, loading dock, annually	1	0.82	\$31.31	\$31.15	\$0.0000	62.46	74.93	88.97
Hoist / winch, chain / cable, electric, annually	1	1.65	\$226.24	\$64.09	\$0.0000	290.33	332.18	385.35
						\$2,047.63	\$2,548.28	\$3,077.34