

FAC 7240 Officer Unaccompanied Personnel Housing

FY25 SUC: \$6.54 / SF

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

FAC 7240 Officer Unaccompanied Personnel Housing

Release: 2024 Qtr 3
 Zip Code Prefix: 222
 Type: MR
 FY25 SUC: \$6.54
 UM: SF
 Expected Service Life: 55
 Model Size: 16063
 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	90.00 S.F.	\$2,868.96	\$3,320.47	1.8333	1	1	\$3,320.47	\$3,320.47
Repair clay brick wall, 1st floor	25	720.00 S.F.	\$34,204.09	\$42,075.03	2.2000	2	2	\$84,150.05	\$84,150.05
Point clay brick wall, 1st floor	25	72.00 C.S.F.	\$62,994.12	\$77,884.30	2.2000	2	2	\$155,768.60	\$155,768.60
2nd clay brick wall, 2nd floor	25	72.00 C.S.F.	\$66,024.57	\$81,646.40	2.2000	2	2	\$163,292.79	\$163,292.79
Replace glass - 1st floor, (1% of glass) - alum. window	1	3.80 S.F.	\$51.88	\$60.91	55.0000	55	55	\$3,350.10	\$3,350.10
Repair 3' x 4' aluminum window - 1st floor	20	64.00 Ea.	\$19,290.24	\$22,671.42	2.7500	2	2	\$45,342.84	\$45,342.84
Replace 3' x 4' aluminum window - 1st floor	50	64.00 Ea.	\$68,939.75	\$80,023.25	1.1000	1	1	\$80,023.25	\$80,023.25
Replace glass - 2nd floor, (1% of glass) - alum. window	1	3.80 S.F.	\$71.31	\$85.08	55.0000	55	55	\$4,679.41	\$4,679.41
Repair 3' x 4' aluminum window - 2nd floor	20	64.00 Ea.	\$22,562.71	\$26,742.05	2.7500	2	2	\$53,484.11	\$53,484.11
Replace 3' x 4' aluminum window - 2nd floor	50	64.00 Ea.	\$72,212.22	\$84,093.88	1.1000	1	1	\$84,093.88	\$84,093.88
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	0.50 S.F.	\$6.83	\$8.01	55.0000	55	55	\$440.80	\$440.80
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	8.00 Ea.	\$1,291.98	\$1,539.65	2.7500	2	2	\$3,079.29	\$3,079.29
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	8.00 Ea.	\$6,574.11	\$7,680.91	1.1000	1	1	\$7,680.91	\$7,680.91
Repair aluminum storefront door	12	4.00 Ea.	\$2,198.35	\$2,621.34	4.5833	4	4	\$10,485.36	\$10,485.36
Replace 3'-0" x 7'-0" aluminum storefront doors	50	4.00 Ea.	\$11,457.85	\$13,436.80	1.1000	1	1	\$13,436.80	\$13,436.80
Replace insulating glass - (3% of glass) aluminum storefront door	1	1.40 S.F.	\$94.64	\$110.22	55.0000	55	55	\$6,061.88	\$6,061.88
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.	\$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
Replace tempered glass - (3% of glass) steel painted door	1	1.40 S.F.	\$46.13	\$54.45	55.0000	55	55	\$2,994.83	\$2,994.83
Debris removal and visual inspection of built-up roofing	0.5	8.10 M.S.F.	\$329.36	\$402.24	10.0000	110	110	\$44,246.72	\$44,246.72
Minor BUR membrane repairs, 2% of roof area	1	1.60 Sq.	\$394.53	\$1,104.71	55.0000	55	55	\$60,758.95	\$60,758.95
BUR flashing repairs, 2 S.F. per sq. repaired	1	160.00 S.F.	\$614.18	\$746.04	55.0000	55	55	\$41,032.34	\$41,032.34
Minor BUR membrane replacement, 25% of roof area	15	20.10 Sq.	\$20,239.86	\$23,892.39	3.6667	3	3	\$71,677.17	\$71,677.17
Total BUR roof replacement	28	80.30 Sq.	\$78,079.21	\$91,892.56	1.9643	1	1	\$91,892.56	\$91,892.56
Repair solid core wood door, interior	11	32.00 Ea.	\$9,499.19	\$11,082.30	5.0000	5	5	\$55,411.48	\$55,411.48
Replace 3'-0" x 7'-0" solid core wood door, interior	40	32.00 Ea.	\$20,600.88	\$23,753.62	1.3750	1	1	\$23,753.62	\$23,753.62
Repair masonry steps, painted	20	264.00 S.F.	\$8,027.22	\$9,519.95	2.7500	2	2	\$19,037.90	\$19,037.90
Replace masonry steps, painted	50	264.00 S.F.	\$58,063.44	\$71,641.67	1.1000	1	1	\$71,641.67	\$71,641.67
Replace metal stair railing, interior	45	96.00 L.F.	\$4,596.38	\$5,381.31	1.2222	1	1	\$5,381.31	\$5,381.31
Repair medium weight vinyl wall covering - (2% of walls)	1	1.20 C.S.F.	\$635.02	\$741.08	55.0000	55	55	\$40,759.56	\$40,759.56
Replace medium weight vinyl wall covering	15	32.00 C.S.F.	\$19,304.44	\$22,711.27	3.6667	3	3	\$68,133.80	\$68,133.80
Repair 5/8" drywall - (2% of walls)	20	373.40 S.F.	\$697.51	\$848.42	2.7500	2	2	\$1,696.83	\$1,696.83
Refinish drywall	4	6,670.00 S.F.	\$6,260.24	\$7,676.45	13.7500	13	13	\$99,793.88	\$99,793.88
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.90 C.S.F.	\$508.63	\$597.67	5.0000	5	5	\$4,988.35	\$4,988.35
Refinish concrete floor finished	25	14.00 C.S.F.	\$641.92	\$771.22	2.2000	2	2	\$1,542.45	\$1,542.45
Ceramic tile floor repairs - (2% of floors)	15	0.20 C.S.F.	\$139.33	\$173.71	3.6667	3	3	\$521.12	\$521.12
Replace 2" x 2" thin set ceramic tile floor	50	8.20 C.S.F.	\$13,999.44	\$16,006.04	1.1000	1	1	\$16,006.04	\$16,006.04
Replace carpet	8	1,420.00 S.Y.	\$78,091.89	\$91,463.36	6.8750	6	6	\$548,780.13	\$548,780.13
Repair gypsum board ceiling - (2% of ceilings)	20	1.10 C.S.F.	\$449.62	\$551.18	2.7500	2	2	\$1,102.36	\$1,102.36
Refinish gypsum board ceiling, up to 12' high	20	54.00 C.S.F.	\$6,215.41	\$10,100.37	2.7500	2	1	\$20,200.73	\$10,100.37
Replace gypsum board ceiling, up to 12' high	40	54.00 C.S.F.	\$22,618.90	\$27,744.02	1.3750	1	1	\$27,744.02	\$27,744.02
Unplug clogged line flush-tank water closet	5	28.00 Ea.	\$6,433.87	\$8,058.06	11.0000	11	11	\$88,638.68	\$88,638.68
Replace valve and ball cock assembly flush-tank water closet	15	28.00 Ea.	\$2,720.98	\$3,366.30	3.6667	3	3	\$10,098.91	\$10,098.91
Install gasket between tank and bowl flush-tank water closet	20	28.00 Ea.	\$1,229.95	\$1,529.05	2.7500	2	2	\$3,058.10	\$3,058.10
Replace two piece water closet flush-tank	35	28.00 Ea.	\$16,678.06	\$18,756.62	1.5714	1	1	\$18,756.62	\$18,756.62
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$88.58	\$106.55	7.8571	7	7	\$479.87	\$479.87
Rebuild flush valve for a urinal	20	2.00 Ea.	\$386.54	\$465.91	2.7500	2	2	\$931.82	\$931.82
Replace wall-hung urinal	35	2.00 Ea.	\$2,184.58	\$2,628.78	1.5714	1	1	\$2,628.78	\$2,628.78
Replace washer in spud connection lavatory, vitreous china	7	28.00 Ea.	\$487.01	\$594.54	7.8571	7	7	\$4,161.80	\$4,161.80
Replace washer in faucet lavatory, vitreous china	2	28.00 Ea.	\$380.73	\$474.96	27.5000	27	27	\$12,823.92	\$12,823.92
Replace faucets lavatory, vitreous china	10	28.00 Ea.	\$5,161.43	\$6,325.24	5.0000	5	5	\$33,429.69	\$33,429.69
Clean out strainer and P trap lavatory, vitreous china	2	28.00 Ea.	\$1,038.47	\$1,275.00	27.5000	27	27	\$35,116.94	\$35,116.94
Replace lavatory, vitreous china	35	28.00 Ea.	\$21,038.52	\$25,224.79	1.5714	1	1	\$25,224.79	\$25,224.79
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$27.01	\$33.69	27.5000	27	27	\$909.67	\$909.67
Clean trap sink, iron enamel	3	2.00 Ea.	\$18.04	\$22.59	18.3333	18	18	\$406.58	\$406.58
Replace faucets sink, iron enamel	10	2.00 Ea.	\$397.25	\$477.57	5.5000	5	5	\$2,387.83	\$2,387.83
Unplug sink, iron enamel	2	2.00 Ea.	\$88.31	\$110.60	27.5000	27	27	\$2,986.13	\$2,986.13
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	2.00 Ea.	\$1,820.34	\$2,141.40	5.5000	5	5	\$10,707.01	\$10,707.01
Inspect / clean shower head bathtub, fiberglass	3	26.00 Ea.	\$1,353.53	\$1,695.21	18.3333	18	18	\$30,513.85	\$30,513.85
Replace mixing valve bathtub, fiberglass	10	26.00 Ea.	\$7,639.43	\$9,295.49	5.5000	5	5	\$46,477.46	\$46,477.46
Check / minor repairs drinking fountain	1	1.00 Ea.	\$51.94	\$65.06	55.0000	55	55	\$3,578.16	\$3,578.16
Repair internal leaks drinking fountain	4	1.00 Ea.	\$47.79	\$59.85	13.7500	13	13	\$778.09	\$778.09
Correct water pressure drinking fountain	2	1.00 Ea.	\$44.15	\$55.30	27.5000	27	27	\$1,493.07	\$1,493.07
Replace refrigerant drinking fountain	2	1.00 Ea.	\$36.77	\$43.00	27.5000	27	27	\$1,160.92	\$1,160.92
Repair drain leak drinking fountain	4	1.00 Ea.	\$30.51	\$36.81	13.7500	13	11	\$478.51	\$404.89
Replace fountain drinking fountain	10	1.00 Ea.	\$1,523.39	\$1,794.44	5.5000	5	5	\$8,972.20	\$8,972.20
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$101.81	\$125.57	5.5000	5	5	\$627.86	\$627.86
Replace pipe and fittings, copper 3/4"	20	36.00 L.F.	\$687.55	\$1,054.44	2.7500	2	2	\$2,108.89	\$2,108.89
Replace pipe and fittings, copper 2"	25	18.00 L.F.	\$1,018.11	\$1,220.11	2.2000	2	2	\$2,440.23	\$2,440.23
Remove old insulation & replace with new, pipe 3/4", wall 1"	14	4,500.00 L.F.	\$45,411.29	\$56,701.60	3.6667	3	3	\$170,104.80	\$170,104.80
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$103.37	\$129.46	27.5000	27	25	\$3,495.53	\$3,236.61
Replace water heater, gas / oil, 1150 GPH	20	1.00 Ea.	\$39,199.74	\$45,178.28	2.7500	2	2	\$90,356.55	\$90,356.55
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.47	\$10.60	110.0000	110	110	\$1,166.48	\$1,166.48
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,265.32	\$1,479.95	5.5000	5	5	\$7,399.75	\$7,399.75
Insp./chk. pump/mtr. oper., lub., chk. align. circulation pump, 1/2 HP	1	1.00 Ea.	\$12.60	\$15.78	55.0000	55	55	\$868.06	\$868.06
Replace pump / motor assembly, partial circulation pump, 1/2 HP	20	1.00 Ea.	\$3,657.59	\$4,457.52	2.7500	2	2	\$9,121.14	\$9,121.14
Remove old meter, install new water meter 4"	25	1.00 Ea.	\$5,533.11	\$6,455.85	2.2000	2	2	\$12,911.70	\$12,911.70
Unclog main drain pipe & fittings, cast iron, 4"	10	2.00 Ea.	\$97.66	\$122.31	5.5000	5	5	\$611.54	\$611.54
Replace pipe & fittings, cast iron, 4"	40	900.00 L.F.	\$54,868.12	\$66,496.14	1.3750	1	1	\$66,496.14	\$66,496.14
Unclog floor drain, PVC	20	3.00 Ea.	\$151.16	\$189.32	2.7500	2	2	\$378.63	\$378.63
Unclog 4" - 12" diameter PVC main drain per L.F.	10	26.00 L.F.	\$103.99	\$130.24	5.5000	5	5	\$651.22	\$651.22
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$157.21	\$191.91	5.5000	5	5	\$978.56	\$978.56
Replace pipe, 4" pipe and fittings, PVC	30	400.00 L.F.	\$37,479.40	\$45,867.95	1.8333	1	1	\$45,867.95	\$45,867.95
General maintenance & repair drain: roof, scupper, area	1	8.00 Ea.	\$313.74	\$392.95	55.0000	55	55	\$21,612.07	\$21,612.07
Replace drain: roof, scupper, area	40	8.00 Ea.	\$8,770.86	\$10,121.72	1.3750	1	1	\$10,121.72	\$10,121.72
Repair fan coil unit, 5 ton	10	6.00 Ea.	\$3,855.72	\$4,567.09	5.5000	5	4	\$22,835.46	\$18,268.37
Replace fan coil unit, 5 ton	15	6.00 Ea.	\$17,620.60	\$20,422.10	3.6667	3	3	\$61,266.29	\$61,266.29
Repair multi - zone rooftop unit, 25 ton	10	2.00 Ea.	\$110,223.59	\$128,905.43	5.5000	5	4	\$634,937.13	\$507,571.71
Replace multi-zone rooftop unit, 25 ton	15	2.00 Ea.	\$200,310.10	\$231,291.15	3.6667	3	3	\$693,873.45	\$693,873.45
Repair central station A.H.U., 1900 CFM	10	2.00 Ea.	\$1,331.99	\$1,580.92	5.5000	5	4	\$7,904.58	\$6,323.66
Replace central station A.H.U., 1900 CFM	15	2.00 Ea.	\$31,286.71	\$36,016.16	3.6667	3	3	\$108,048.47	\$108,048.47
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	104.00 Ea.	\$9,535.83	\$11,751.71	2.7500	2	2	\$23,503.43	\$23,503.43
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$753.40	\$903.05	55.0000	55	55	\$49,667.91	\$49,667.91
Repair 500 kva transformer, primary, liquid filled	10	1.00 Ea.	\$3,062.11	\$3,520.43	5.5000	5	5	\$17,602.15	\$17,602.15
Replace transformer 500 KVA, liquid filled	30	1.00 Ea.	\$77,020.30	\$88,152.84	1.8333	1	1	\$88,152.84	\$88,152.84
Replace switchgear 1200 A mainframe	20	1.00 Ea.	\$4,508.06	\$5,431.65	2.7500	2	2	\$10,863.30	\$10,863.30
Replace fuse	25	48.00 Ea.	\$29,170.10	\$33,419.08	2.2000	2	2	\$66,838.17	\$66,838.17
Repair switchboard meter	10	2.00 Ea.	\$2,643.78	\$3,107.82	5.5000	5	5	\$15,539.10	\$15,539.10
Maintenance and repair safety switch general, 2 pole	8	1.00 Ea.	\$43.82	\$54.97	6.8750	6	6	\$329.80	\$329.80
Maintenance and inspection safety switch, 2 pole	1	1.00 Ea.	\$43.82	\$54.97	55.0000	55	55	\$3,023.20	\$3,023.20
Replace safety switch, 240 V, 2 pole	25	1.00 Ea.	\$489.95	\$592.21	2.2000	2	2	\$1,184.41	\$1,184.41
Replace low voltage cartridge safety switch	50	1.00 Ea.	\$61.71	\$74.17	1.1000	1	1	\$74.17	\$74.17
Replace plug fuse safety switch	25	1.00 Ea.	\$27.58	\$33.81	2.2000	2	2	\$67.62	\$67.62
Maintenance and repair receptacles and plugs	20	164.00 Ea.	\$7,504.50	\$9,376.75	2.7500	2	2	\$18,753.51	\$18,753.51
Replace receptacle/plug receptacles and plugs	20	164.00 Ea.	\$7,504.50	\$9,376.75	2.7500	2	2	\$1	

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace lamp exit light	5	4.00 Ea.	\$73.19	\$86.76	11.0000	11	11	\$954.39	\$954.39
Replace lighting fixture exit light	20	4.00 Ea.	\$745.76	\$903.14	2.7500	2	2	\$1,806.28	\$1,806.28
Maintenance and repair voice/data outlet	10	6.00 Ea.	\$334.16	\$417.69	5.5000	5	5	\$2,088.44	\$2,088.44
Replace voice/data outlet	20	6.00 Ea.	\$169.90	\$206.92	2.7500	2	2	\$413.83	\$413.83
Maintenance and inspection patch panel	0.5	1.00 Ea.	\$92.50	\$116.04	110.0000	110	110	\$12,764.62	\$12,764.62
Replace patch panel	15	1.00 Ea.	\$947.18	\$1,138.31	3.6667	3	3	\$3,414.92	\$3,414.92
			\$1,595,788.15	\$1,888,582.54					
								MR Subtotal:	\$4,922,715.78
								MR Per Year:	\$89,503.92
								PM Total:	\$15,538.37
								Subtotal:	\$105,042.29
								Total Per Unit:	\$6.54

FAC 7240 Officer Unaccompanied Personnel Housing

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$6.54

UM: SF

Expected Service Life: 55

Model Size: 16063

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
Urinals, annualized	2	0.46	\$13.68	\$24.53	\$0.0000	38.21	46.94	56.35
Toilet (tank type), annualized	28	10.86	\$232.53	\$580.36	\$0.0000	812.88	1,010.24	1,219.23
Lavatories, annually	28	2.44	\$216.11	\$153.97	\$0.0000	370.08	437.89	516.50
Showers, annually	26	1.48	\$364.52	\$93.70	\$0.0000	458.22	522.78	605.57
Drink fountain, annualized	1	0.62	\$36.15	\$33.42	\$0.0000	69.57	83.21	98.65
Valve, check, above 4", annualized	2	0.51	\$13.78	\$27.58	\$0.0000	41.36	51.01	61.35
Valve, gate, above 4", annualized	2	0.32	\$13.78	\$17.09	\$0.0000	30.86	37.37	44.56
Water heater, steam /2500 gal., annualized	1	1.55	\$155.34	\$83.33	\$0.0000	238.67	279.21	327.51
Air handling unit, 3 thru 24 tons, annualized	2	4.12	\$326.32	\$221.65	\$0.0000	547.97	647.10	762.54
VAV Boxes, annualized	14	13.08	\$133.36	\$835.00	\$0.0000	968.36	1,232.20	1,502.70
Fire dampers, annualized	2	2.31	\$16.80	\$148.05	\$0.0000	164.85	210.95	257.89
Package unit, air cooled, 25 thru 50 ton, annualized	2	6.50	\$330.23	\$416.23	\$0.0000	746.46	904.35	1,078.75
Controls, central system, electro/pneumatic, annualized	1	1.92	\$179.77	\$122.67	\$0.0000	302.44	357.22	420.98
Extinguishing system, wet pipe, annualized	1	11.34	\$54.71	\$714.87	\$0.0000	769.58	989.51	1,212.18
Switchboard, annualized	2	1.40	\$9.50	\$100.60	\$0.0000	110.10	141.23	172.83
Circuit breaker, high voltage air, annualized	4	1.88	\$66.07	\$133.46	\$0.0000	199.53	246.18	296.13
Transformer, dry type 500 KVA and over, annualized	2	1.54	\$33.03	\$109.56	\$0.0000	142.59	178.77	216.59
Fire alarm annunciator system, annualized	1	11.05	\$195.61	\$697.20	\$0.0000	892.81	1,121.53	1,360.03
Light, emergency, hardwired system, annualized	7	1.75	\$63.57	\$110.51	\$0.0000	174.08	213.59	256.28
Disposal, garbage, electric, annualized	26	39.62	\$394.71	\$1,502.89	\$0.0000	1,887.60	2,376.94	2,885.51
Oven, convection, gas / electric, annualized	2	22.48	\$105.04	\$856.57	\$0.0000	961.61	1,229.08	1,501.81
Refrigerator, domestic, annualized	26	6.08	\$128.15	\$231.27	\$0.0000	359.42	441.62	530.22
						\$10,397.47	\$12,889.55	\$15,538.37