

FAC 3191 Miscellaneous Item and Equipment RDT&E Facility

FY25 SUC: \$5.52 / SF

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

FAC 3191 Miscellaneous Item and Equipment RDT&E Facility

FY25 SUC: \$5.52

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

UM: SF
Expected Service Life: 55
Model Size: 9217

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
Minor repairs to concrete floor unfinished	15	240.00 S.F.	\$9,764.25	\$11,892.08	3.6667	3	3	\$35,676.25	\$35,676.25
Repair 8" concrete block wall, 1st floor	25	610.00 S.F.	\$16,331.77	\$19,979.37	2.2000	2	2	\$39,958.75	\$39,958.75
Waterproof concrete block wall, 1st floor	10	36.00 C.S.F.	\$6,985.55	\$8,417.73	5.5000	5	5	\$42,088.66	\$42,088.66
Refinish steel louver, 1st floor	5	2.00 Ea.	\$220.97	\$273.43	11.0000	11	11	\$3,007.76	\$3,007.76
Replace steel louver, 1st floor	40	2.00 Ea.	\$1,288.25	\$1,505.87	1.3750	1	1	\$1,505.87	\$1,505.87
Replace glass - 1st floor (1% of glass) - steel frame window	1	14.50 S.F.	\$197.94	\$232.42	55.0000	55	55	\$12,783.27	\$12,783.27
Repair 3'-9" x 5'-5" steel frame window - 1st floor	20	23.00 Ea.	\$7,890.74	\$9,255.43	2.7500	2	2	\$18,510.87	\$18,510.87
Refinish 3'-9" x 5'-5" steel frame window - 1st floor	5	23.00 Ea.	\$2,090.11	\$2,584.95	11.0000	11	11	\$28,434.44	\$28,434.44
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	3.10 S.F.	\$42.32	\$49.69	55.0000	55	55	\$2,732.97	\$2,732.97
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	14.00 Ea.	\$2,260.97	\$2,694.38	2.7500	2	2	\$5,388.77	\$5,388.77
Repair steel, painted, door	14	8.00 Ea.	\$6,220.47	\$7,366.14	3.9286	3	3	\$22,098.43	\$22,098.43
Refinish 3'-0" x 7'-0" steel, painted, door	4	8.00 Ea.	\$383.94	\$470.02	13.7500	13	13	\$6,110.27	\$6,110.27
Replace 3'-0" x 7'-0" steel, painted, door	45	8.00 Ea.	\$5,886.87	\$6,852.55	1.2222	1	1	\$6,852.55	\$6,852.55
Repair 12" x 12" steel roll-up door	10	6.00 Ea.	\$5,413.01	\$6,378.73	5.5000	5	5	\$31,893.67	\$31,893.67
Replace 12" x 12" steel roll-up door	35	6.00 Ea.	\$21,652.04	\$25,514.93	1.5714	1	1	\$25,514.93	\$25,514.93
Debris removal, by hand and visual inspection, metal panel roofing	1	9.20 M.S.F.	\$226.09	\$276.12	55.0000	55	55	\$15,186.75	\$15,186.75
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	184.00 S.F.	\$892.08	\$1,058.66	11.0000	11	11	\$11,645.24	\$11,645.24
Metal roof flashing replacement, 2 SF/req repaired, metal panel roofing	1	6.80 S.F.	\$192.16	\$228.67	55.0000	55	55	\$12,576.99	\$12,576.99
Minor metal roof panel replacement, 2.5% of roof area	20	230.00 S.F.	\$3,181.07	\$3,762.82	2.7500	2	2	\$7,525.63	\$7,525.63
Total metal roof panel replacement	30	92.20 Sq.	\$88,624.04	\$104,800.34	1.8333	1	1	\$104,800.34	\$104,800.34
Repair 8" concrete block wall - (2% of walls) painted	25	26.70 C.S.F.	\$32,465.56	\$38,995.98	2.2000	2	2	\$77,991.95	\$77,991.95
Refinish concrete block wall painted	4	26.70 C.S.F.	\$3,661.99	\$4,402.48	13.7500	13	13	\$57,232.25	\$57,232.25
Repair steel painted interior door	14	2.00 Ea.	\$593.70	\$692.64	3.9286	3	3	\$2,077.93	\$2,077.93
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$120.41	\$148.05	13.7500	13	13	\$1,924.64	\$1,924.64
Repair solid core wood door, interior	11	14.00 Ea.	\$4,155.90	\$4,848.50	5.0000	5	5	\$24,242.52	\$24,242.52
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	14.00 Ea.	\$765.54	\$931.31	13.7500	13	12	\$12,107.02	\$11,175.71
Replace 3'-0" x 7'-0" solid core wood door, interior	40	14.00 Ea.	\$9,012.88	\$10,392.21	1.3750	1	1	\$10,392.21	\$10,392.21
Repair 5/8" drywall - (2% of walls)	20	24.00 S.F.	\$44.83	\$54.53	2.7500	2	2	\$109.06	\$109.06
Refinish concrete floor finished	25	46.00 C.S.F.	\$21,091.58	\$25,340.20	2.2000	2	2	\$50,680.40	\$50,680.40
Replace vinyl tile flooring	18	87.00 S.Y.	\$4,920.57	\$6,022.93	3.0556	3	3	\$18,068.79	\$18,068.79
Replace rubber tile floor	18	69.00 S.Y.	\$7,958.85	\$9,686.74	3.0556	3	3	\$29,060.22	\$29,060.22
Replace carpet	8	56.00 S.Y.	\$3,119.12	\$3,607.01	6.8750	6	6	\$21,642.03	\$21,642.03
Acoustic tile repairs - (2% of ceilings)	9	6.50 C.S.F.	\$7,479.63	\$8,688.96	6.1111	6	6	\$52,013.74	\$52,013.74
Replace acoustic tile ceiling, fire-rated	20	7.80 C.S.F.	\$4,872.60	\$5,730.16	2.7500	2	2	\$11,460.32	\$11,460.32
Replace flush valve diaphragm tankless water closet	10	4.00 Ea.	\$110.36	\$137.10	5.5000	5	5	\$685.52	\$685.52
Rebuild flush valve tankless water closet	20	4.00 Ea.	\$773.08	\$931.82	2.7500	2	2	\$1,863.63	\$1,863.63
Unplug clogged line tankless water closet	5	4.00 Ea.	\$919.12	\$1,151.15	11.0000	11	11	\$12,662.67	\$12,662.67
Replace tankless water closet	35	4.00 Ea.	\$5,506.63	\$6,372.78	1.5714	1	1	\$6,372.78	\$6,372.78
Replace wax ring gasket for tankless water closet	5	4.00 Ea.	\$599.02	\$749.53	11.0000	11	11	\$8,244.81	\$8,244.81
Replace flush valve diaphragm for a urinal	7	3.00 Ea.	\$82.77	\$102.83	7.8571	7	7	\$719.80	\$719.80
Rebuild flush valve for a urinal	20	3.00 Ea.	\$579.81	\$698.86	2.7500	2	2	\$1,397.72	\$1,397.72
Unplug line urinal	5	3.00 Ea.	\$458.71	\$574.51	11.0000	11	11	\$6,319.60	\$6,319.60
Replace washer in faucet lavatory, vitreous china	2	4.00 Ea.	\$54.39	\$67.85	27.5000	27	27	\$1,831.99	\$1,831.99
Replace faucets lavatory, vitreous china	10	4.00 Ea.	\$794.49	\$955.13	5.5000	5	5	\$4,775.67	\$4,775.67
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$148.35	\$185.80	27.5000	27	27	\$5,016.71	\$5,016.71
Replace lavatory, vitreous china	35	4.00 Ea.	\$3,005.50	\$3,603.54	1.5714	1	1	\$3,603.54	\$3,603.54
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.50	\$16.85	27.5000	27	27	\$454.84	\$454.84
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.02	\$11.29	18.3333	18	18	\$203.29	\$203.29
Replace faucets sink, iron enamel	10	1.00 Ea.	\$198.62	\$238.78	5.5000	5	5	\$1,193.92	\$1,193.92
Unstop sink, iron enamel	2	1.00 Ea.	\$44.15	\$55.30	27.5000	27	27	\$1,493.07	\$1,493.07
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$910.17	\$1,070.70	5.5000	5	5	\$5,353.51	\$5,353.51
Inspect and clean shower head emergency shower station	3	4.00 Ea.	\$208.23	\$260.80	18.3333	18	18	\$4,694.44	\$4,694.44
Replace shower emergency shower station	25	4.00 Ea.	\$4,223.59	\$5,052.79	2.2000	2	2	\$10,105.57	\$10,105.57
Inspect and clean spray heads, emergency eye wash	3	4.00 Ea.	\$208.23	\$260.80	18.3333	18	18	\$4,694.44	\$4,694.44
Replace eye wash station, emergency eye wash	25	4.00 Ea.	\$3,161.79	\$3,846.19	2.2000	2	2	\$7,692.38	\$7,692.38
Replace pipe and fittings, copper 3/4"	20	32.00 L.F.	\$771.15	\$937.28	2.7500	2	2	\$1,874.56	\$1,874.56
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$904.99	\$1,084.54	2.2000	2	2	\$2,169.09	\$2,169.09
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$310.63	\$389.04	7.8571	7	7	\$2,723.30	\$2,723.30
Check operation water heater, electric, 120 gallon	3	1.00 Ea.	\$2.72	\$3.41	18.3333	18	18	\$61.36	\$61.36
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$15,946.05	\$18,237.49	3.6667	3	3	\$54,712.47	\$54,712.47
Unplug floor drain, PVC	10	2.00 Ea.	\$100.77	\$126.21	2.7500	2	2	\$252.42	\$252.42
Repair joint pipe and fittings, PVC	10	2.00 Ea.	\$314.41	\$391.82	5.5000	5	5	\$1,959.11	\$1,959.11
Replace pipe, 4" pipe and fittings, PVC	30	200.00 L.F.	\$18,739.70	\$22,935.98	1.8333	1	1	\$22,935.98	\$22,935.98
Replace roof mounted exhaust fan, 2000 CFM exhaust fan	20	6.00 Ea.	\$18,090.91	\$21,019.91	2.7500	2	2	\$42,039.82	\$42,039.82
Repair damaged pipe insulation, fiberglass 3/4"	5	2.00 Ea.	\$45.91	\$55.98	11.0000	11	11	\$615.76	\$615.76
Repair damaged pipe insulation, fiberglass 2"	5	2.00 Ea.	\$54.99	\$66.89	11.0000	11	11	\$735.79	\$735.79
Replace pipe insulation, fiberglass 3/4"	5	0.01 M.L.F.	\$94.67	\$114.91	11.0000	11	11	\$1,264.02	\$1,264.02
Replace pipe insulation, fiberglass 2"	5	0.01 M.L.F.	\$114.07	\$138.06	11.0000	11	11	\$1,518.70	\$1,518.70
Maintenance and repair explosionproof industrial heater	2	4.00 Ea.	\$981.81	\$1,030.57	27.5000	27	26	\$27,825.27	\$26,794.71
Replace heater explosionproof industrial heater	15	4.00 Ea.	\$25,225.04	\$28,626.28	3.6667	3	3	\$86,478.83	\$86,478.83
Repair multi-zone rooftop unit, 15 ton	10	1.00 Ea.	\$36,634.04	\$42,253.18	5.5000	5	4	\$211,265.89	\$169,012.71
Replace multi-zone rooftop unit, 15 ton	15	1.00 Ea.	\$90,200.60	\$103,926.70	3.6667	3	3	\$311,780.10	\$311,780.10
Repair central station A.H.U., 1300 CFM	10	1.00 Ea.	\$601.37	\$713.88	5.5000	5	4	\$3,569.42	\$2,855.54
Replace central station A.H.U., 1300 CFM	15	1.00 Ea.	\$10,073.04	\$12,341.31	3.6667	3	3	\$37,023.92	\$37,023.92
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$44.51	55.0000	55	55	\$2,497.55	\$2,497.55
Replace sprinkler head	20	48.00 Ea.	\$4,401.15	\$5,423.87	2.7500	2	2	\$10,847.74	\$10,847.74
Replace fuse	25	25.00 Ea.	\$15,192.76	\$17,405.77	2.2000	2	2	\$34,811.55	\$34,811.55
Repair switchgear, - (5% of total C.B.), indoor, less than 600 V	3	1.00 Ea.	\$891.97	\$1,029.49	5.5000	5	5	\$5,147.47	\$5,147.47
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
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 inverter	1	1.00 Ea.	\$882.77	\$1,054.91	55.0000	55	55	\$58,020.05	\$58,020.05
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	1.00 Ea.	\$87.02	\$109.17	110.0000	110	110	\$12,008.82	\$12,008.82
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$43.82	\$54.97	18.3333	18	18	\$989.41	\$989.41
Repair failed breaker, enclosed, 600 V, 3 pole	4	1.00 Ea.	\$1,204.74	\$1,390.73	13.7500	13	13	\$18,079.52	\$18,079.52
Maintenance and inspection circuit breaker, enclosed, 600 V, 3 pole	0.33	1.00 Ea.	\$34.69	\$43.52	166.6667	166	166	\$7,223.61	\$7,223.61
Replace circuit breaker enclosed, 600 V, 3 pole circuit breaker	50	1.00 Ea.	\$1,110.36	\$1,308.65	1.1000	1	1	\$1,308.65	\$1,308.65
Maintenance and repair receptacles and plugs	20	44.00 Ea.	\$2,013.40	\$2,515.71	2.7500	2	2	\$5,031.43	\$5,031.43
Replace receptacle/plug receptacles and plugs	20	44.00 Ea.	\$3,552.70	\$4,370.13	2.7500	2	2	\$8,740.25	\$8,740.25
Maintenance and repair wiring devices, switches	10	22.00 Ea.	\$1,006.70	\$1,257.86	5.5000	5	5	\$6,289.29	\$6,289.29
Replace wiring devices, switches	15	22.00 Ea.	\$1,529.76	\$1,904.85	3.6667	3	3	\$5,714.55	\$5,714.55
Replace fluorescent light fixture ballast, 80 W	10	36.00 Ea.	\$3,921.55	\$4,835.78	5.5000	5	3	\$24,178.92	\$14,507.35

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Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$5.52

UM: SF

Expected Service Life: 55

Model Size: 9217

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	2	8.14	\$165.24	\$368.03	\$0.0000	533.27	660.20	795.40
Fire doors, swinging, annualized	2	0.78	\$28.98	\$32.15	\$0.0000	61.13	73.67	87.66
Urinals, annualized	3	0.68	\$20.52	\$36.80	\$0.0000	57.32	70.41	84.53
Toilet (vacuum breaker type), annualized	4	0.71	\$36.74	\$38.24	\$0.0000	74.97	90.12	107.10
Lavatories, annualized	4	1.39	\$30.87	\$87.98	\$0.0000	118.86	148.34	179.37
Air handling unit, 3 thru 24 tons, annualized	1	2.06	\$163.16	\$110.83	\$0.0000	273.98	323.55	381.27
Air filter, electrostatic, annualized	2	15.20	\$22.96	\$820.62	\$0.0000	843.58	1,092.06	1,341.69
VAV Boxes, annualized	9	8.41	\$85.73	\$536.79	\$0.0000	622.52	782.13	966.02
Fire dampers, annualized	3	3.47	\$25.21	\$222.08	\$0.0000	247.28	316.42	386.83
Fan, axial, up to 5,000 CFM, annualized	6	7.46	\$82.65	\$401.00	\$0.0000	483.66	612.22	744.92
Hood and blower, annualized	1	2.32	\$59.60	\$124.36	\$0.0000	183.96	227.23	273.48
Package unit, air cooled, 3 thru 24 ton, annualized	1	2.40	\$165.11	\$153.97	\$0.0000	319.09	381.79	452.75
Controls, central system, electro/pneumatic, annually	4	7.68	\$719.07	\$490.68	\$0.0000	1,209.75	1,428.86	1,683.93
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
Extinguishing system, foam pump electric, annualized	1	17.72	\$356.60	\$951.75	\$0.0000	1,308.36	1,629.54	1,968.56
Panelboard, 225 A and above, annualized	4	1.76	\$103.79	\$125.50	\$0.0000	229.29	277.32	330.53
Light, emergency, hardwired system, annualized	12	3.00	\$108.98	\$189.44	\$0.0000	298.42	366.15	439.33
Crane, electric bridge, up to 5 ton, annualized	1	2.92	\$247.45	\$113.21	\$0.0000	360.66	419.37	490.45
						\$8,086.50	\$10,007.72	\$12,055.14