

FAC 7601 Museum

FY25 SUC: \$4.33 / SF

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

FAC 7601 Museum

Release: 2024 Qtr 3
 Zip Code Prefix: 222
 Type: MR
 FY25 SUC: \$4.33
 UM: SF
 Expected Service Life: 55
 Model Size: 15631
 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	60.00 S.F.	\$1,912.64	\$2,213.64	1.8333	1	1	\$2,213.64	\$2,213.64
Point clay brick wall, 1st floor	25	67.00 C.S.F.	\$58,619.53	\$72,475.67	2.2000	2	2	\$144,951.34	\$144,951.34
Waterproof clay brick wall, 1st floor	10	67.00 C.S.F.	\$13,000.88	\$15,666.33	5.5000	5	5	\$78,331.67	\$78,331.67
Repair painted clay brick wall, 1st floor	25	67.00 S.F.	\$32,690.02	\$40,077.32	2.2000	2	2	\$80,144.63	\$80,144.63
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	0.40 S.F.	\$5.46	\$6.41	55.0000	55	55	\$352.64	\$352.64
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	42.00 Ea.	\$6,782.92	\$8,083.15	2.7500	2	2	\$16,166.30	\$16,166.30
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	42.00 Ea.	\$34,514.07	\$40,324.76	1.1000	1	1	\$40,324.76	\$40,324.76
Replace glass - 2nd floor (1% of glass) - alum. window fixed	1	0.40 S.F.	\$46.37	\$57.29	55.0000	55	55	\$3,151.20	\$3,151.20
Repair aluminum storefront door	12	2.00 Ea.	\$1,099.17	\$1,310.67	4.5633	4	4	\$5,242.68	\$5,242.68
Replace 3'-0" x 7'-0" aluminum storefront doors	50	2.00 Ea.	\$5,728.92	\$6,718.40	1.1000	1	1	\$6,718.40	\$6,718.40
Replace insulating glass - (3% of glass) aluminum storefront door	1	1.30 S.F.	\$87.88	\$102.34	55.0000	55	55	\$5,628.89	\$5,628.89
Repair steel, painted, door	14	3.00 Ea.	\$2,332.68	\$2,762.30	3.9286	3	3	\$8,286.91	\$8,286.91
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$143.98	\$176.26	13.7500	13	13	\$2,291.35	\$2,291.35
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,207.58	\$2,569.71	1.2222	1	1	\$2,569.71	\$2,569.71
Replace tempered glass - (3% of glass) steel painted door	1	1.90 S.F.	\$62.60	\$73.90	55.0000	55	55	\$4,064.41	\$4,064.41
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
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	312.00 S.F.	\$1,512.65	\$1,795.12	11.0000	11	11	\$19,746.28	\$19,746.28
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	6.00 S.F.	\$169.55	\$201.77	55.0000	55	55	\$11,097.34	\$11,097.34
Minor metal roof panel replacement, 2.5% of roof area	20	390.00 S.F.	\$5,393.99	\$6,380.43	2.7500	2	2	\$12,760.85	\$12,760.85
Total metal roof panel replacement	30	156.00 Sq.	\$149,949.56	\$177,319.45	1.8333	1	1	\$177,319.45	\$177,319.45
Repair solid core wood door, interior	11	12.00 Ea.	\$3,562.20	\$4,155.86	5.0000	5	5	\$20,773.31	\$20,773.31
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	12.00 Ea.	\$656.18	\$798.26	13.7500	13	12	\$10,377.44	\$9,579.18
Replace 3'-0" x 7'-0" solid core wood door, interior	40	12.00 Ea.	\$7,725.33	\$8,907.61	1.3750	1	1	\$8,907.61	\$8,907.61
Replace 3'-0" x 7'-0" solid core, w/ safety glass, door, interior	40	11.00 Ea.	\$9,403.13	\$10,803.46	1.3750	1	1	\$10,803.46	\$10,803.46
Repair fabric wall finish fabric interior	9	155.00 S.Y.	\$5,967.22	\$7,113.09	6.1111	6	6	\$42,678.51	\$42,678.51
Repair 5/8" drywall - (2% of walls)	20	324.80 S.F.	\$606.73	\$727.59	2.2000	2	2	\$1,475.98	\$1,475.98
Refinish drywall	4	8,000.00 S.F.	\$5,776.46	\$7,083.23	13.7500	13	13	\$92,082.02	\$92,082.02
Refinish concrete floor finished	25	28.00 C.S.F.	\$12,838.35	\$15,424.47	2.2000	2	2	\$30,848.94	\$30,848.94
Replace vinyl sheet flooring	18	260.00 S.Y.	\$20,741.03	\$25,151.50	3.0556	3	3	\$75,454.50	\$75,454.50
Quarry tile floor repairs - (2% of floors)	15	47.30 S.F.	\$329.51	\$410.82	3.6667	3	3	\$1,232.45	\$1,232.45
Replace quarry tile floor	50	200.00 S.F.	\$3,268.28	\$3,903.91	1.1000	1	1	\$3,903.91	\$3,903.91
Replace carpet	8	720.00 S.Y.	\$40,102.93	\$46,375.79	6.8750	6	6	\$278,254.72	\$278,254.72
Replace flush valve diaphragm tankless water closet	10	9.00 Ea.	\$248.31	\$308.49	5.5000	5	5	\$1,542.43	\$1,542.43
Rebuild flush valve tankless water closet	20	9.00 Ea.	\$1,739.44	\$2,098.59	2.7500	2	2	\$4,193.17	\$4,193.17
Unplug clogged line tankless water closet	5	9.00 Ea.	\$2,068.03	\$2,590.09	11.0000	11	11	\$28,491.00	\$28,491.00
Replace tankless flush valve	25	9.00 Ea.	\$2,453.90	\$2,880.25	2.2000	2	2	\$5,760.50	\$5,760.50
Replace wax ring gasket for tankless water closet	5	9.00 Ea.	\$1,347.79	\$1,686.44	11.0000	11	11	\$18,550.82	\$18,550.82
Replace flush valve diaphragm for a urinal	7	4.00 Ea.	\$110.26	\$137.10	7.8571	7	7	\$959.73	\$959.73
Rebuild flush valve for a urinal	20	4.00 Ea.	\$773.08	\$931.82	2.7500	2	2	\$1,863.63	\$1,863.63
Unplug line urinal	5	4.00 Ea.	\$611.61	\$766.01	11.0000	11	11	\$8,426.13	\$8,426.13
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$69.57	\$84.93	7.8571	7	7	\$594.54	\$594.54
Replace washer in faucet lavatory, vitreous china	2	9.00 Ea.	\$122.38	\$152.67	27.5000	27	27	\$4,121.97	\$4,121.97
Replace faucets lavatory, vitreous china	10	9.00 Ea.	\$1,787.60	\$2,149.05	5.5000	5	5	\$10,745.26	\$10,745.26
Clean out strainer and P trap lavatory, vitreous china	2	9.00 Ea.	\$433.79	\$418.06	27.5000	27	27	\$11,287.59	\$11,287.59
Replace faucet washer sink, service/utility	2	1.00 Ea.	\$13.50	\$16.85	27.5000	27	27	\$454.84	\$454.84
Clean trap	3	1.00 Ea.	\$9.02	\$11.29	18.3333	18	18	\$203.29	\$203.29
Replace faucets sink, service/utility	10	1.00 Ea.	\$198.62	\$238.78	5.5000	5	5	\$1,193.92	\$1,193.92
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
Check / minor repairs drinking fountain	1	3.00 Ea.	\$155.83	\$195.17	55.0000	55	55	\$10,734.47	\$10,734.47
Repair internal leaks drinking fountain	4	3.00 Ea.	\$173.57	\$179.56	13.7500	13	13	\$2,334.26	\$2,334.26
Replace refrigerant drinking fountain	2	3.00 Ea.	\$110.31	\$128.99	27.5000	27	27	\$3,482.77	\$3,482.77
Repair drain leak drinking fountain	4	3.00 Ea.	\$91.53	\$110.43	13.7500	13	11	\$1,435.53	\$1,214.68
Replace fountain drinking fountain	10	3.00 Ea.	\$4,570.18	\$5,383.32	5.5000	5	5	\$26,916.60	\$26,916.60
Unclog floor drain, PVC	20	1.00 Ea.	\$50.39	\$63.11	2.7500	2	2	\$126.21	\$126.21
Unclog 4" - 12" diameter PVC main drain per L.F.	10	0.20 L.F.	\$30.80	\$38.50	5.5000	5	5	\$5.01	\$5.01
General maintenance & repair drain: roof, scupper, area	1	2.00 Ea.	\$78.44	\$93.24	55.0000	55	55	\$5,403.02	\$5,403.02
Replace drain: roof, scupper, area	1	2.00 Ea.	\$2,192.71	\$2,530.43	1.3750	1	1	\$2,530.43	\$2,530.43
Repair boiler, gas, 250 MBH	7	2.00 Ea.	\$5,105.25	\$5,979.12	7.8571	7	6	\$41,853.83	\$35,874.71
Replace boiler, gas, 250 MBH	30	2.00 Ea.	\$3,272.50	\$4,098.62	1.8333	1	1	\$4,098.62	\$4,098.62
Repair fan coil unit, 3 ton	10	6.00 Ea.	\$3,467.97	\$4,107.65	5.5000	5	5	\$20,538.25	\$20,538.25
Replace fan coil, DX 2 ton, with heat	15	4.00 Ea.	\$7,417.03	\$8,727.04	3.6667	3	3	\$26,181.11	\$26,181.11
Repair fan, induced draft, 2000 CFM	10	3.00 Ea.	\$960.63	\$1,173.57	5.5000	5	5	\$5,867.83	\$5,867.83
Replace fan, induced draft, 2000 CFM	20	3.00 Ea.	\$15,885.95	\$18,271.31	2.7500	2	2	\$36,542.62	\$36,542.62
Repair circulator pump, 1/12 - 3/4 HP.	5	2.00 Ea.	\$209.65	\$247.29	11.0000	11	8	\$2,720.23	\$1,978.35
Replace circulator pump, 1/12 - 3/4 HP.	15	2.00 Ea.	\$7,375.75	\$8,507.92	3.6667	3	3	\$25,523.75	\$25,523.75
Maintenance and repair infrared heater suspended, commercial	1	2.00 Ea.	\$90.98	\$114.13	55.0000	55	55	\$6,277.08	\$6,277.08
Repair terminal reheat, 12" x 24" coil	10	8.00 Ea.	\$752.15	\$942.03	5.5000	5	4	\$4,710.16	\$3,768.12
Replace terminal reheat, 12" x 24" coil	15	8.00 Ea.	\$16,074.52	\$18,435.81	3.6667	3	3	\$55,307.44	\$55,307.44
Repair single zone rooftop unit, 15 ton	10	2.00 Ea.	\$73,865.44	\$85,254.52	5.5000	5	5	\$426,272.58	\$426,272.58
Replace single zone rooftop unit, 15 ton	15	2.00 Ea.	\$42,540.82	\$50,048.47	3.6667	3	3	\$150,145.41	\$150,145.41
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	46.00 Ea.	\$4,217.77	\$5,197.87	2.7500	2	2	\$10,395.75	\$10,395.75
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
Maintenance and inspection lighting panel, indoor	3	6.00 Ea.	\$262.90	\$329.80	18.3333	18	18	\$5,936.46	\$5,936.46
Replace load center, 100 A	20	6.00 Ea.	\$6,790.19	\$8,331.55	2.7500	2	2	\$16,663.10	\$16,663.10
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	21.00 Ea.	\$1,623.02	\$2,036.08	2.7500	2	2	\$4,072.16	\$4,072.16
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	5.00 Ea.	\$386.43	\$484.78	2.7500	2	2	\$969.56	\$969.56
Replace circuit breaker molded case, 480 V, 2 pole circuit breaker	50	5.00 Ea.	\$6,015.05	\$6,952.55	1.1000	1	1	\$6,952.55	\$6,952.55
Replace fluorescent light fixture ballast, 80 W	10	38.00 Ea.	\$4,139.42	\$5,104.44	5.5000	5	5	\$25,522.19	\$25,522.19
Replace lamps (2 lamps), 4', 34 W energy saver	10	38.00 Ea.	\$1,031.76	\$1,293.75	5.5000	5	5	\$6,468.77	\$6,468.77
Replace metal halide ballast, 175 W	10	12.00 Ea.	\$2,058.74	\$2,465.97	5.5000	5	5	\$12,329.83	\$12,329.83
Replace metal halide fixture lamp, 175 W	5	12.00 Ea.	\$730.07	\$887.08	11.0000	11	11	\$9,757.90	\$9,757.90
Repair smoke detector	1	24.00 Ea.	\$1,458.36	\$1,804.92	5.5000	5	4	\$9,024.62	\$7,219.70
Check operation smoke detector	10	24.00 Ea.	\$419.17	\$525.85	55.0000	55	55	\$28,921.93	\$28,921.93
Replace smoke detector	15	24.00 Ea.	\$8,098.11	\$9,636.18	3.6667	3	3	\$28,908.53	\$28,908.53
Repair heat detector	10	24.00 Ea.	\$1,590.10	\$1,954.62	5.5000	5	5	\$9,773.12	\$9,773.12
Replace heat detector	15	24.00 Ea.	\$4,555.28	\$5,563.64	3.6667	3	3	\$16,690.92	\$16,690.92
Check and repair manual pull station	10	6.00 Ea.	\$569.93	\$701.44	5.5000	5	4	\$3,507.20	\$2,805.76
Replace manual pull station	15	6.00 Ea.	\$1,380.46	\$1,659.03	3.6667	3	3	\$4,977.08	\$4,977.08
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	\$58.22	110.0000	110	110	\$6,382.31	\$6,382.31
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	3.6667	3	3	\$8,524.19	\$8,524.19
Minor repairs to annunciation panel	5	1.00 Ea.	\$160.28	\$195.43	11.0000	11	11	\$2,149.68	\$2,149.68
Replace annunciation panel	15	1.00 Ea.	\$1,250.41	\$1,502.49	3.6667	3	3	\$4,507.48	\$4,507.48
Replace fire alarm bell, 6"	20	5.00 Ea.	\$1,002.18	\$1,214.11	2.7500	2	2	\$2,428.22	\$2,428.22
Maintenance and repair building structure ground	7	2.20 M.L.F.	\$210.01	\$262.53	7.8571	7	7	\$1,837.73	\$1,837.73
Maintenance and repair of general wiring lightning protection system	1	2.20 M.L.F.	\$244.91	\$302.19	55.0000	55	55	\$16,620.47	\$16,620.47
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$381.84	\$477.33	55.0000	55	55	\$26,253.24	\$26,253.24
Replace lamp emergency lighting fixture	2	15.00 Ea.	\$859.73	\$1,037.68	27.5000	27	27	\$28,017.43	\$28,017.43
Replace emergency lighting fixture	20	15.00 Ea.	\$9,356.73	\$11,047.42	2.7500	2	2	\$22,094.83	\$22,094.83
Maintenance and repair exit light	20	15.00 Ea.	\$598.73	\$741.09	2.7500	2	2	\$1,482.18	\$1,482.18
Replace lamp exit light	5	15.00 Ea.	\$274.47	\$325.36	11.0000	11	11	\$3,578.98	\$3,578.98
Replace lighting fixture exit light	20	15.00 Ea.	\$2,796.82	\$3,386.77	2.7500	2	2	\$6,773.55	\$6,773.55
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	2.00 Ea.	\$185.00	\$232.08					

FAC 7601 Museum

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$4.33

UM: SF

Expected Service Life: 55

Model Size: 15631

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
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	4	0.91	\$27.36	\$49.07	\$0.0000	76.42	93.88	112.70
Toilet (vacuum breaker type), annualized	9	1.59	\$82.65	\$86.04	\$0.0000	168.69	202.77	240.98
Lavatories, annualized	9	3.13	\$69.46	\$197.96	\$0.0000	267.43	333.76	403.57
Drink fountain, annualized	3	1.86	\$108.45	\$100.25	\$0.0000	208.70	249.62	295.96
Boiler, hot water, oil, gas, or comb. fired, 120 - 500 MBH, annualized	2	31.76	\$180.74	\$2,030.40	\$0.0000	2,211.14	2,838.34	3,474.57
Air handling unit, 3 thru 24 tons, annualized	2	4.12	\$326.32	\$221.65	\$0.0000	547.97	647.10	762.54
Fan coil unit, annualized	10	33.38	\$859.76	\$1,793.52	\$0.0000	2,653.28	3,277.31	3,944.33
VAV Boxes, annualized	13	12.14	\$123.83	\$775.36	\$0.0000	899.19	1,144.18	1,395.37
Fan, axial, up to 5,000 CFM, annualized	3	3.73	\$41.33	\$200.50	\$0.0000	241.83	306.11	372.46
Package unit, air cooled, 3 thru 24 ton, annualized	2	4.79	\$330.23	\$307.94	\$0.0000	638.17	763.58	905.49
Controls, central system, electro/pneumatic, annually	1	1.92	\$179.77	\$122.67	\$0.0000	302.44	357.22	420.98
Steam humidification system, annually	2	2.54	\$56.67	\$162.43	\$0.0000	219.10	273.49	330.72
Backflow prevention device, up to 4", annualized	1	0.33	\$14.56	\$21.15	\$0.0000	35.71	43.51	52.04
Fire pump, electric motor driven, annualized	1	47.75	\$61.55	\$3,003.30	\$0.0000	3,064.85	3,972.00	4,882.22
Extinguishing system, dry pipe, annualized	1	13.02	\$114.31	\$820.62	\$0.0000	934.93	1,192.55	1,455.88
Security, intrusion alarm system, annualized	1	3.83	\$178.64	\$242.03	\$0.0000	420.67	511.14	610.55
Light, emergency, hardwired system, annualized	15	3.75	\$136.23	\$236.80	\$0.0000	373.03	457.69	549.16
						\$13,640.41	\$17,124.98	\$20,761.43