

FAC 1717 Organizational Classroom

FY25 SUC: \$4.82 / SF

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

FAC 1717 Organizational Classroom

				FY25 SUC: \$4.82						
				Release: 2024 Qtr 3		UM: SF				
				Zip Code Prefix: 222		Expected Service Life: 50				
				Type: MR		Model Size: 5115				
						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 clay brick wall, 1st floor		25	2,363.00 S.F.	\$112,551.30	\$138,087.90	2.0000	2	2	\$276,175.80	\$276,175.80
Waterproof clay brick wall, 1st floor		10	19.60 C S.F.	\$3,803.24	\$4,582.99	5.0000	5	5	\$22,914.94	\$22,914.94
Replace glass - 1st floor (1% of glass) - alum. window fixed		1	6.00 S.F.	\$81.91	\$96.18	50.0000	50	50	\$4,808.75	\$4,808.75
Repair 2'-0" x 3'-0" aluminum window - 1st floor		20	18.00 Ea.	\$2,906.96	\$3,464.21	2.5000	2	2	\$6,928.41	\$6,928.41
Replace 2'-0" x 3'-0" aluminum window - 1st floor		50	18.00 Ea.	\$14,791.75	\$17,282.04	1.0000	1	1	\$17,282.04	\$17,282.04
Repair steel, painted, door		14	3.00 Ea.	\$2,332.68	\$2,762.30	3.5714	3	3	\$8,286.91	\$8,286.91
Refinish 3'-0" x 7'-0" steel, painted, door		4	3.00 Ea.	\$143.98	\$174.26	12.5000	12	12	\$2,115.09	\$2,115.09
Replace 3'-0" x 7'-0" steel, painted, door		45	3.00 Ea.	\$2,207.58	\$2,569.71	1.1111	1	1	\$2,569.71	\$2,569.71
Replace tempered glass - (3% of glass) steel painted door		1	0.09 S.F.	\$2.97	\$3.50	50.0000	50	50	\$175.02	\$175.02
Non-destructive moisture inspection, modified bituminous/thermoplastic		5	3.83 M.S.F.	\$484.52	\$591.73	10.0000	10	10	\$5,917.33	\$5,917.33
Minor thermoplastic membrane repairs, 2% of roof area		1	1.50 Sq.	\$520.96	\$620.79	50.0000	50	50	\$31,039.40	\$31,039.40
Flashing repairs, 2 S.F. per sq. repaired, modified bitumen/thermoplastic		1	1.50 S.F.	\$6.21	\$7.45	50.0000	50	50	\$372.43	\$372.43
Membrane replacement-(25% of roof area),modified bitum/thermoplastic		20	10.00 Sq.	\$9,054.69	\$10,787.85	2.5000	2	2	\$21,575.69	\$21,575.69
Total roof replacement, modified bituminous / thermoplastic		25	54.50 Sq.	\$40,523.07	\$47,969.42	2.0000	2	2	\$95,938.85	\$95,938.85
Repair 8" concrete block wall - (2% of walls) painted		25	0.30 C S.F.	\$364.78	\$438.16	2.0000	2	2	\$876.31	\$876.31
Repair steel painted interior door		14	2.00 Ea.	\$593.70	\$692.64	3.5714	3	3	\$2,077.93	\$2,077.93
Refinish 3'-0" x 7'-0" steel painted interior door		4	2.00 Ea.	\$120.41	\$148.55	12.5000	12	12	\$1,776.59	\$1,776.59
Replace 3'-0" x 7'-0" steel painted interior door		60	2.00 Ea.	\$2,819.04	\$3,265.60	0.8333	0	0	\$0.00	\$0.00
Repair solid core wood door, interior		11	8.00 Ea.	\$2,374.80	\$2,770.57	4.5455	4	4	\$11,082.30	\$11,082.30
Refinish 3'-0" x 7'-0" solid core wood door, interior		4	8.00 Ea.	\$437.45	\$532.18	12.5000	12	11	\$6,386.12	\$5,853.94
Replace 3'-0" x 7'-0" solid core wood door, interior		40	8.00 Ea.	\$5,150.22	\$5,938.40	1.2500	1	1	\$5,938.40	\$5,938.40
Repair 5/8" drywall - (2% of walls)		20	154.00 S.F.	\$287.67	\$349.91	2.5000	2	2	\$699.82	\$699.82
Replace 5/8" drywall		75	7,700.00 S.F.	\$19,858.42	\$24,305.58	0.6667	0	0	\$0.00	\$0.00
Refinish concrete floor finished		25	4.30 C S.F.	\$1,971.60	\$2,368.76	2.0000	2	2	\$4,737.52	\$4,737.52
Replace vinyl tile flooring		18	27.00 S.Y.	\$1,527.07	\$1,869.18	2.7778	2	2	\$3,738.37	\$3,738.37
Ceramic tile floor repairs - (2% of floors)		15	0.10 C S.F.	\$69.66	\$86.85	3.3333	3	3	\$260.56	\$260.56
Replace 2" x 2" thin set ceramic tile floor		50	6.40 C S.F.	\$10,458.49	\$12,492.52	1.0000	1	1	\$12,492.52	\$12,492.52
Acoustic tile repairs - (2% of ceilings)		9	0.80 C S.F.	\$920.57	\$1,066.95	5.5556	5	5	\$5,334.74	\$5,334.74
Replace acoustic tile ceiling, fire-rated		20	15.50 C S.F.	\$9,682.74	\$11,386.85	2.5000	2	2	\$22,773.71	\$22,773.71
Replace flush valve diaphragm tankless water closet		10	6.00 Ea.	\$165.54	\$205.66	5.0000	5	5	\$1,028.29	\$1,028.29
Rebuild flush valve tankless water closet		20	6.00 Ea.	\$1,159.63	\$1,397.72	2.5000	2	2	\$2,795.45	\$2,795.45
Unplug clogged line tankless water closet		5	6.00 Ea.	\$1,378.69	\$1,726.73	10.0000	10	10	\$17,267.27	\$17,267.27
Replace tankless water closet		35	6.00 Ea.	\$8,259.94	\$9,559.17	1.4286	1	1	\$9,559.17	\$9,559.17
Replace tankless flush valve		25	6.00 Ea.	\$1,635.93	\$1,920.17	2.0000	2	2	\$3,840.34	\$3,840.34
Replace wax ring gasket for tankless water closet		5	6.00 Ea.	\$898.53	\$1,124.29	10.0000	10	10	\$11,242.92	\$11,242.92
Replace flush valve diaphragm for a urinal		7	3.00 Ea.	\$82.77	\$102.83	7.1429	7	7	\$719.80	\$719.80
Rebuild flush valve for a urinal		20	3.00 Ea.	\$579.81	\$698.86	2.5000	2	2	\$1,397.72	\$1,397.72
Unplug line urinal		5	3.00 Ea.	\$458.71	\$574.51	10.0000	10	10	\$5,745.09	\$5,745.09
Replace wall-hung urinal		35	3.00 Ea.	\$3,276.87	\$3,943.16	1.4286	1	1	\$3,943.16	\$3,943.16
Replace faucets lavatory, vitreous china		10	10.00 Ea.	\$1,986.23	\$2,387.83	5.0000	5	5	\$11,939.17	\$11,939.17
Clean out strainer and P trap lavatory, vitreous china		2	10.00 Ea.	\$370.88	\$464.51	25.0000	25	25	\$11,612.75	\$11,612.75
Replace lavatory, vitreous china		35	10.00 Ea.	\$7,513.76	\$9,008.85	1.4286	1	1	\$9,008.85	\$9,008.85
Replace faucet washer sink, iron enamel		25	1.00 Ea.	\$135.50	\$168.85	25.0000	25	25	\$421.14	\$421.14
Clean trap sink, iron enamel		3	1.00 Ea.	\$9.02	\$11.29	16.6667	16	16	\$180.70	\$180.70
Replace faucets sink, iron enamel		10	1.00 Ea.	\$198.62	\$238.78	5.0000	5	5	\$1,193.92	\$1,193.92
Check / minor repairs drinking fountain		1	1.00 Ea.	\$51.94	\$65.06	50.0000	50	50	\$3,252.87	\$3,252.87
Repair internal leaks drinking fountain		4	1.00 Ea.	\$47.79	\$59.85	12.5000	12	12	\$718.23	\$718.23
Replace refrigerator drinking fountain		2	1.00 Ea.	\$36.77	\$45.00	25.0000	25	25	\$1,074.93	\$1,074.93
Repair drain leak drinking fountain		4	1.00 Ea.	\$30.51	\$38.61	12.5000	12	10	\$441.70	\$368.08
Replace fountain drinking fountain		10	1.00 Ea.	\$1,523.39	\$1,794.44	5.0000	5	5	\$8,972.20	\$8,972.20
Drain and flush water heater, electric, 120 gallon		7	1.00 Ea.	\$310.63	\$389.04	7.1429	7	7	\$2,723.30	\$2,723.30
Check operation water heater, electric, 120 gallon		3	1.00 Ea.	\$2.72	\$3.41	16.6667	16	16	\$54.54	\$54.54
Unplug floor drain, PVC		20	1.00 Ea.	\$50.39	\$63.11	2.5000	2	2	\$126.21	\$126.21
Repair boiler, gas, 250 MBH		7	1.00 Ea.	\$2,552.63	\$2,980.56	7.1429	7	6	\$20,026.32	\$17,937.36
Replace boiler, gas, 250 MBH		30	1.00 Ea.	\$1,636.25	\$2,049.31	1.6667	1	1	\$2,049.31	\$2,049.31
Repair fan coil unit, 5 ton		10	1.00 Ea.	\$642.62	\$761.18	5.0000	5	4	\$3,805.91	\$3,044.73
Replace fan coil unit, 5 ton		15	1.00 Ea.	\$2,936.77	\$3,403.68	3.3333	3	3	\$10,211.05	\$10,211.05
Replace roof mounted exhaust fan, 8500 CFM exhaust fan		20	1.00 Ea.	\$4,344.36	\$5,039.65	2.5000	2	2	\$10,079.30	\$10,079.30
Repair circulator pump, 1/12 - 3/4 HP.		5	1.00 Ea.	\$1,014.83	\$1,236.65	10.0000	10	10	\$1,236.47	\$1,236.47
Repair single zone rooftop unit, 5 ton		10	1.00 Ea.	\$2,912.53	\$3,474.76	5.0000	5	5	\$17,373.78	\$17,373.78
Replace single zone rooftop unit, 5 ton		15	1.00 Ea.	\$8,648.69	\$10,289.33	3.3333	3	3	\$30,867.99	\$30,867.99
Inspect sprinkler system		1	1.00 Ea.	\$36.26	\$45.41	50.0000	50	50	\$2,270.50	\$2,270.50
Replace sprinkler head		20	24.00 Ea.	\$2,200.58	\$2,711.93	2.5000	2	2	\$5,423.87	\$5,423.87
Maintenance and repair motor starter, up to 600 V		5	3.00 Ea.	\$1,048.66	\$1,256.79	10.0000	10	10	\$12,567.89	\$12,567.89
Replace starter motor starter, up to 600 V		18	3.00 Ea.	\$2,456.87	\$2,932.35	2.7778	2	2	\$5,864.71	\$5,864.71
Maintenance and inspection lighting panel, indoor		3	2.00 Ea.	\$87.63	\$109.93	16.6667	16	16	\$1,758.95	\$1,758.95
Maintenance and repair breaker, molded case, 480 V, 1 pole		20	21.00 Ea.	\$1,623.02	\$2,036.08	2.5000	2	2	\$4,072.16	\$4,072.16
Maintenance and repair receptacles and plugs		20	44.00 Ea.	\$2,013.40	\$2,515.71	2.5000	2	2	\$5,031.43	\$5,031.43
Maintenance and repair wiring devices, switches		10	14.00 Ea.	\$640.63	\$800.45	5.0000	5	5	\$4,002.27	\$4,002.27
Maintenance and repair incandescent lighting fixtures		10	8.00 Ea.	\$594.65	\$708.12	5.0000	5	3	\$3,540.60	\$2,124.36
Replace incandescent lighting fixture lamp		5	8.00 Ea.	\$109.06	\$131.11	10.0000	10	10	\$1,311.11	\$1,311.11
Replace incandescent lighting fixture		20	8.00 Ea.	\$1,183.10	\$1,433.36	2.5000	2	2	\$2,866.71	\$2,866.71
Replace fluorescent light fixture ballast, 80 W		10	32.00 Ea.	\$3,485.82	\$4,298.47	5.0000	5	5	\$21,492.37	\$21,492.37
Replace lamps (2 lamps), 4', 34 W energy saver		10	32.00 Ea.	\$868.85	\$1,089.48	5.0000	5	5	\$5,447.39	\$5,447.39
Repair smoke detector		10	10.00 Ea.	\$607.65	\$752.05	5.0000	5	4	\$3,760.26	\$3,008.21
Check operation smoke detector		1	10.00 Ea.	\$174.66	\$219.11	50.0000	50	50	\$10,955.28	\$10,955.28
Replace smoke detector		15	10.00 Ea.	\$3,374.21	\$4,015.07	3.3333	3	3	\$12,045.22	\$12,045.22
Repair heat detector		10	6.00 Ea.	\$397.52	\$488.66	5.0000	5	5	\$2,443.28	\$2,443.28
Check operation heat detector		1	6.00 Ea.	\$104.79	\$131.46	50.0000	50	50	\$6,573.17	\$6,573.17
Replace heat detector		15	6.00 Ea.	\$1,138.82	\$1,390.91	3.3333	3	3	\$4,172.73	\$4,172.73
Check and repair manual pull station		10	3.00 Ea.	\$284.97	\$350.72	5.0000	5	4	\$1,753.60	\$1,402.88
Replace manual pull station		15	3.00 Ea.	\$690.23	\$829.51	3.3333	3	3	\$2,498.54	\$2,498.54
Minor repairs to fire alarm control panel		5	1.00 Ea.	\$180.28	\$195.43	10.0000	10	10	\$1,954.25	\$1,954.25
Maintenance and inspection fire alarm control panel		0.5	1.00 Ea.	\$46.25	\$58.02	100.0000	100	100	\$5,802.10	\$5,802.10
Replace fire alarm control panel		15	1.00 Ea.	\$2,335.26	\$2,841.40	3.3333	3	3	\$8,524.19	\$8,524.19
Replace fire alarm bell, 6"		20	2.00 Ea.	\$400.87	\$485.64	2.5000	2	2	\$971.29	\$971.29
Replace EMS, Three Phase, 5 Meters		15	1.00 Ea.	\$15,259.67	\$17,770.50	3.3333	3	3	\$53,311.51	\$53,311.51
Replace EMS, Mech, BTU, 3 Meters, 3 Duct Sensors, 3 Space Sensors		20	1.00 Ea.	\$16,542.70	\$19,338.83	2.5000	2	2	\$38,677.66	\$38,677.66
Maintenance and repair building structure ground		7	0.25 M.L.F.	\$23.86	\$29.83	7.1429	7	7	\$208.83	\$208.83
Replace lamp emergency lighting fixture		2	2.00 Ea.	\$114.63	\$138.36	25.0000	25	25	\$3,458.94	\$3,458.94
Replace emergency lighting fixture		20	2.00 Ea.	\$1,247.56	\$1,472.99	2.5000	2	2	\$2,945.98	\$2,945.98
Maintenance and repair exit light		20	4.00 Ea.	\$159.66	\$197.62	2.5000	2	2	\$395.25	\$395.25
Replace lamp exit light		5	4.00 Ea.	\$73.19	\$86.76	10.0000	10	10	\$867.63	\$867.63
				\$359,355.00	\$431,543.64					
									MR Subtotal:	\$1,010,169.83
									MR Per Year:	\$20,203.40
									PM Total:	\$4,462.45
									Subtotal:	\$24,665.85
									Total Per Unit:	\$4.82

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Release: 2024 Qtr 3

UM: SF

Zip Code Prefix: 222

Expected Service Life: 50

Type: PM

Model Size: 5115

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
Fire doors, swinging, annualized	4	1.57	\$57.96	\$64.30	\$0.0000	122.26	147.34	175.32
Urinals, annualized	3	0.68	\$20.52	\$36.80	\$0.0000	57.32	70.41	84.53
Toilet (vacuum breaker type), annualized	6	1.06	\$55.10	\$57.36	\$0.0000	112.46	135.18	160.65
Lavatories, annualized	10	3.48	\$77.18	\$219.96	\$0.0000	297.14	370.85	448.41
Drink fountain, annualized	1	0.62	\$36.15	\$33.42	\$0.0000	69.57	83.21	98.65
Boiler, hot water, oil, gas, or comb. fired, up to 120 MBH, annualized	1	12.53	\$90.37	\$799.47	\$0.0000	889.84	1,138.72	1,392.12
Fan coil unit, annualized	2	6.68	\$171.95	\$358.70	\$0.0000	530.66	655.46	788.87
VAV Boxes, annualized	3	2.80	\$28.58	\$178.93	\$0.0000	207.51	264.04	322.01
Package unit, air cooled, 3 thru 24 ton, annualized	1	2.40	\$165.11	\$153.97	\$0.0000	319.09	381.79	452.75
Panelboard, 225 A and above, annualized	2	0.88	\$51.90	\$62.75	\$0.0000	114.64	138.66	165.27
Light, emergency, hardwired system, annualized	6	1.50	\$54.49	\$94.72	\$0.0000	149.21	183.08	219.66
						\$2,979.92	\$3,699.37	\$4,462.45