

FAC 2111 Aircraft Maintenance Hangar

FY25 SUC: \$4.64 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 2111 Aircraft Maintenance Hangar

FY25 SUC: \$4.64

Release: 2024 Qtr 3

UM: SF

Zip Code Prefix: 222

Expected Service Life: 40

Model Size: 29046

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
Refinish fire escape stair and platform	7	3.00 Flight	\$1,724.19	\$2,083.02	5,7143	5	5	\$10,415.08	\$10,415.08
Replace fire escape stair and platform	25	3.00 Flight	\$19,874.11	\$24,220.60	1.6000	1	1	\$24,220.60	\$24,220.60
Replace aluminum siding, 1st floor	35	23.30 C.S.F.	\$14,832.87	\$17,867.21	1.1429	1	1	\$17,867.21	\$17,867.21
Replace aluminum siding, 2nd floor	35	23.30 C.S.F.	\$18,155.51	\$22,000.25	1.1429	1	1	\$22,000.25	\$22,000.25
Replace aluminum siding, 3rd floor	35	23.30 C.S.F.	\$20,163.21	\$24,497.63	1.1429	1	1	\$24,497.63	\$24,497.63
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	15.60 S.F.	\$212.96	\$250.06	40.0000	40	40	\$10,002.20	\$10,002.20
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	84.00 Ea.	\$13,565.84	\$16,166.30	2.0000	2	2	\$32,332.59	\$32,332.59
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	84.00 Ea.	\$69,028.15	\$80,649.52	0.8000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	6.00 Ea.	\$4,665.35	\$5,524.61	2.8571	2	2	\$11,049.22	\$11,049.22
Refinish 3'-0" x 7'-0" steel, painted, door	4	6.00 Ea.	\$287.95	\$352.52	10.0000	10	10	\$3,525.15	\$3,525.15
Replace 3'-0" x 7'-0" steel, painted, door	45	6.00 Ea.	\$4,415.15	\$5,139.41	0.8889	0	0	\$0.00	\$0.00
Replace 12' x 24' steel double roll-up door	35	2.00 Ea.	\$14,434.69	\$17,009.96	1.1429	1	1	\$17,009.96	\$17,009.96
Remove and replace electric bi-folding hangar door motor	15	6.00 Ea.	\$4,926.62	\$5,723.08	2.6667	2	2	\$11,446.16	\$11,446.16
Remove and replace electric bi-folding hangar door cables	15	6.00 Ea.	\$4,112.12	\$4,986.01	2.6667	2	2	\$9,972.01	\$9,972.01
Remove and replace electric bi-folding hangar door	20	6.00 Ea.	\$370,137.83	\$428,597.72	2.0000	2	2	\$857,195.44	\$857,195.44
Debris removal, by hand and visual inspection, metal panel roofing	1	30.00 M.S.F.	\$737.27	\$900.40	40.0000	40	40	\$36,016.00	\$36,016.00
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	423.00 S.F.	\$2,050.81	\$2,433.76	8.0000	8	8	\$19,470.11	\$19,470.11
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	21.00 S.F.	\$593.43	\$706.19	40.0000	40	40	\$28,247.79	\$28,247.79
Minor metal roof panel replacement, 2.5% of roof area	20	423.00 S.F.	\$5,850.41	\$6,920.31	2.0000	2	2	\$13,840.62	\$13,840.62
Total metal roof panel replacement	30	290.00 Sq.	\$278,752.39	\$329,632.31	1.3333	1	1	\$329,632.31	\$329,632.31
Repair steel painted interior door	14	10.00 Ea.	\$2,968.50	\$3,463.22	2.8571	2	2	\$6,926.44	\$6,926.44
Refinish 3'-0" x 7'-0" steel painted interior door	4	10.00 Ea.	\$602.03	\$740.24	10.0000	10	10	\$7,402.45	\$7,402.45
Replace 3'-0" x 7'-0" steel painted interior door	60	10.00 Ea.	\$14,095.18	\$16,328.01	0.6667	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	8.00 Ea.	\$2,374.80	\$2,770.57	3.6364	3	3	\$8,311.72	\$8,311.72
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	8.00 Ea.	\$437.45	\$532.18	10.0000	10	9	\$4,789.59	\$4,789.59
Replace 3'-0" x 7'-0" solid core wood door, interior	40	8.00 Ea.	\$5,150.22	\$5,938.40	1.0000	1	1	\$5,938.40	\$5,938.40
Repair medium weight vinyl wall covering - (2% of walls)	1	0.11 C.S.F.	\$55.56	\$64.84	40.0000	40	40	\$2,593.79	\$2,593.79
Replace medium weight vinyl wall covering	15	5.24 C.S.F.	\$3,161.10	\$3,718.97	2.6667	2	2	\$7,437.94	\$7,437.94
Repair 5/8" drywall - (2% of walls)	20	104.00 S.F.	\$194.27	\$236.30	2.0000	2	2	\$472.61	\$472.61
Replace 5/8" drywall	75	5,199.00 S.F.	\$13,408.31	\$16,411.00	0.5333	0	0	\$0.00	\$0.00
Refinish concrete floor finished	18	146.00 C.S.F.	\$69,942.84	\$80,427.59	1.6000	1	1	\$80,427.59	\$80,427.59
Replace vinyl sheet flooring	18	143.77 S.Y.	\$11,468.99	\$13,907.81	2.2222	2	2	\$27,815.62	\$27,815.62
Repair carpet	8	192.00 S.Y.	\$10,694.11	\$12,366.88	5.0000	5	5	\$61,834.38	\$61,834.38
Repair gypsum board ceiling - (2% of ceilings)	20	0.97 C.S.F.	\$386.39	\$464.04	2.0000	2	2	\$972.08	\$972.08
Refinish gypsum board ceiling, up to 12' high	20	48.53 C.S.F.	\$7,383.22	\$9,077.24	2.0000	2	1	\$18,154.47	\$9,077.24
Replace gypsum board ceiling, up to 12' high	40	48.53 C.S.F.	\$20,327.69	\$24,933.66	1.0000	1	1	\$24,933.66	\$24,933.66
Replace flush valve diaphragm tankless water closet	10	12.00 Ea.	\$331.08	\$411.31	4.0000	2	4	\$1,645.26	\$1,645.26
Rebuild flush valve tankless water closet	20	12.00 Ea.	\$2,319.25	\$2,795.45	2.0000	2	2	\$5,590.90	\$5,590.90
Unplug clogged line tankless water closet	5	12.00 Ea.	\$2,757.37	\$3,453.45	8.0000	8	8	\$27,627.64	\$27,627.64
Replace tankless water closet	35	12.00 Ea.	\$16,519.88	\$19,118.35	1.1429	1	1	\$19,118.35	\$19,118.35
Replace tankless flush valve	25	12.00 Ea.	\$3,271.86	\$3,840.34	1.6000	1	1	\$3,840.34	\$3,840.34
Replace wax ring gasket for tankless water closet	5	12.00 Ea.	\$1,797.06	\$2,248.58	8.0000	8	8	\$17,988.67	\$17,988.67
Replace flush valve diaphragm for a urinal	7	8.00 Ea.	\$220.72	\$274.21	5.7143	5	5	\$1,371.05	\$1,371.05
Rebuild flush valve for a urinal	20	8.00 Ea.	\$1,546.17	\$1,863.63	2.0000	2	2	\$3,727.27	\$3,727.27
Unplug line urinal	5	8.00 Ea.	\$1,223.23	\$1,532.02	8.0000	8	8	\$12,256.19	\$12,256.19
Replace wall-hung urinal	35	8.00 Ea.	\$8,738.32	\$10,515.10	1.1429	1	1	\$10,515.10	\$10,515.10
Replace washer in spud connection lavatory, vitreous china	7	14.00 Ea.	\$243.50	\$297.27	5.7143	5	5	\$1,486.36	\$1,486.36
Replace washer in faucet lavatory, vitreous china	2	14.00 Ea.	\$190.37	\$237.48	20.0000	20	20	\$4,749.60	\$4,749.60
Replace faucets lavatory, vitreous china	10	13.00 Ea.	\$2,582.09	\$3,104.19	4.0000	4	4	\$12,416.74	\$12,416.74
Clean out strainer and P trap lavatory, vitreous china	2	13.00 Ea.	\$482.15	\$603.86	20.0000	20	20	\$12,077.26	\$12,077.26
Replace lavatory, vitreous china	35	14.00 Ea.	\$10,519.26	\$12,612.40	1.1429	1	1	\$12,612.40	\$12,612.40
Replace faucet washer sink, service/utility	2	1.00 Ea.	\$13.50	\$16.85	20.0000	20	20	\$336.92	\$336.92
Clean trap	3	1.00 Ea.	\$9.02	\$11.29	13.3333	13	13	\$146.82	\$146.82
Replace faucets sink, service/utility	10	1.00 Ea.	\$198.62	\$238.78	4.0000	4	4	\$955.13	\$955.13
Unstop sink	2	1.00 Ea.	\$44.15	\$55.30	20.0000	20	20	\$1,105.98	\$1,105.98
Replace sink, P.E.C.I. service/utility	35	1.00 Ea.	\$1,659.02	\$1,940.60	1.1429	1	1	\$1,940.60	\$1,940.60
Inspect / clean shower head shower, terrazzo	3	8.00 Ea.	\$416.47	\$521.60	13.3333	13	13	\$6,780.85	\$6,780.85
Replace shower and fittings, aluminum	25	8.00 Ea.	\$9,508.13	\$11,299.61	1.3333	1	1	\$11,299.61	\$11,299.61
Replace shower, glazed C.M.U.	25	8.00 Ea.	\$16,245.07	\$19,269.08	1.6000	1	1	\$19,269.08	\$19,269.08
Check / minor repairs drinking fountain	1	3.00 Ea.	\$155.83	\$195.17	40.0000	40	40	\$7,806.89	\$7,806.89
Repair internal leaks drinking fountain	4	3.00 Ea.	\$143.37	\$179.56	10.0000	10	10	\$1,795.58	\$1,795.58
Correct water pressure drinking fountain	2	3.00 Ea.	\$132.46	\$165.90	20.0000	20	20	\$3,317.93	\$3,317.93
Replace refrigerant drinking fountain	2	3.00 Ea.	\$110.31	\$128.99	20.0000	20	20	\$2,579.83	\$2,579.83
Repair drain leak drinking fountain	4	3.00 Ea.	\$91.53	\$110.43	10.0000	10	8	\$1,104.25	\$883.40
Replace fountain drinking fountain	10	3.00 Ea.	\$4,570.18	\$5,383.32	4.0000	4	4	\$21,533.28	\$21,533.28
Inspect and clean spray heads, emergency eye wash	3	4.00 Ea.	\$208.23	\$260.80	13.3333	13	13	\$3,390.43	\$3,390.43
Replace eye wash station, emergency eye wash	25	4.00 Ea.	\$3,161.79	\$3,846.19	1.6000	1	1	\$3,846.19	\$3,846.19
Replace pipe and fittings, copper 3/4"	20	32.00 L.F.	\$771.15	\$937.28	2.0000	2	2	\$1,874.56	\$1,874.56
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$904.99	\$1,084.54	1.6000	1	1	\$1,084.54	\$1,084.54
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	32.00 L.F.	\$330.04	\$403.21	2.6667	2	2	\$806.42	\$806.42
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$173.21	\$216.94	8.0000	8	8	\$1,735.52	\$1,735.52
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$206.74	\$258.93	40.0000	40	40	\$10,357.14	\$10,357.14
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$5,470.45	\$6,302.52	3.3333	3	3	\$18,907.56	\$18,907.56
Replace storage tank, glass lined, P.E., 80 gal.	50	1.00 Ea.	\$5,024.42	\$5,725.19	0.8000	0	0	\$0.00	\$0.00
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.47	\$10.60	80.0000	80	80	\$848.35	\$848.35
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,255.32	\$1,479.95	4.0000	4	4	\$5,919.80	\$5,919.80
Unplug main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.63	\$61.15	4.0000	4	4	\$244.62	\$244.62
Replace pipe & fittings, cast iron, 4"	40	10.00 L.F.	\$609.65	\$738.85	1.0000	1	1	\$738.85	\$738.85
Unplug floor drain, PVC	20	1.00 L.F.	\$50.39	\$63.11	2.0000	2	2	\$126.21	\$126.21
Unplug 4" - 12" diameter PVC main drain per L.F.	10	1.00 L.F.	\$4.00	\$5.01	4.0000	4	4	\$20.04	\$20.04
Replace pipe, 4" pipe and fittings, PVC	30	8.00 L.F.	\$749.59	\$917.36	1.3333	1	1	\$917.36	\$917.36
General maintenance & repair drain: roof, scupper, area	1	8.00 Ea.	\$313.74	\$392.95	40.0000	40	40	\$15,717.87	\$15,717.87
Replace drain, roof, scupper, area	40	8.00 Ea.	\$8,770.86	\$10,121.72	1.0000	1	1	\$10,121.72	\$10,121.72
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	1.00 Ea.	\$914.79	\$1,117.74	3.3333	3	3	\$3,353.21	\$3,353.21
Repair boiler, gas, 2000 MBH	7	1.00 Ea.	\$5,513.06	\$6,436.35	5.7143	5	4	\$32,181.76	\$26,745.41
Replace boiler, gas, 2000 MBH	30	1.00 Ea.	\$47,742.79	\$55,703.30	1.3333	1	1	\$55,703.30	\$55,703.30
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$185.43	\$213.70	2.6667	2	2	\$427.40	\$427.40
Repair cooling tower, 100 ton	10	1.00 Ea.	\$5,760.28	\$6,796.36	4.0000	4	3	\$27,193.45	\$20,985.09
Replace cooling tower, 100 ton	15	1.00 Ea.	\$24,400.92	\$28,090.70	2.6667	2	2	\$56,181.40	\$56,181.40
Repair water cooled chiller, 100 ton, reciprocating	10	1.00 Ea.	\$71,510.26	\$83,428.54	4.0000	4	2		

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Maintenance and repair incandescent lighting fixtures	10	20.00 Ea.	\$1,486.63	\$1,770.30	4.0000	4	2	\$7,081.21	\$3,540.60
Replace incandescent lighting fixture lamp	5	20.00 Ea.	\$272.65	\$327.78	8.0000	8	8	\$2,622.23	\$2,622.23
Replace incandescent lighting fixture	20	20.00 Ea.	\$2,957.74	\$3,583.39	2.0000	2	2	\$7,166.79	\$7,166.79
Replace fluorescent light fixture ballast, 80 W	10	76.00 Ea.	\$8,278.63	\$10,208.88	4.0000	4	2	\$40,535.50	\$20,417.75
Replace lamps (2 lamps), 4', 34 W energy saver	10	76.00 Ea.	\$2,083.32	\$2,587.51	4.0000	4	4	\$10,350.04	\$10,350.04
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	76.00 Ea.	\$20,565.69	\$24,947.08	2.0000	2	2	\$44,894.16	\$44,894.16
Replace high pressure sodium ballast, 250 W	10	24.00 Ea.	\$4,881.54	\$5,800.19	4.0000	4	2	\$23,200.77	\$11,600.39
Replace high pressure sodium fixture lamp, 250 W	10	24.00 Ea.	\$1,657.74	\$1,998.71	4.0000	4	4	\$7,994.85	\$7,994.85
Replace high pressure sodium fixture, 250 W	20	24.00 Ea.	\$30,130.98	\$35,122.51	2.0000	2	2	\$70,245.03	\$70,245.03
Maintenance and repair TV cable outlet	10	44.00 Ea.	\$2,450.52	\$3,063.05	4.0000	4	4	\$12,252.21	\$12,252.21
Repair smoke detector	10	55.00 Ea.	\$3,342.08	\$4,136.29	4.0000	4	3	\$16,545.14	\$12,408.86
Check operation smoke detector	55	1 Ea.	\$960.61	\$1,205.08	40.0000	40	40	\$48,202.22	\$48,202.22
Replace smoke detector	15	55.00 Ea.	\$18,558.18	\$22,082.90	2.6667	2	2	\$44,165.80	\$44,165.80
Check and repair manual pull station	10	6.00 Ea.	\$569.93	\$701.44	4.0000	4	3	\$2,805.76	\$2,104.32
Replace manual pull station	15	6.00 Ea.	\$1,380.46	\$1,659.03	2.6667	2	2	\$3,318.05	\$3,318.05
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$160.28	\$195.43	8.0000	8	8	\$1,563.40	\$1,563.40
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$46.25	\$58.02	80.0000	80	80	\$4,641.68	\$4,641.68
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	2.6667	2	2	\$5,682.79	\$5,682.79
Minor repairs to annunciation panel	5	2.00 Ea.	\$320.55	\$398.05	8.0000	8	8	\$3,126.80	\$3,126.80
Maintenance and inspection annunciation panel	0.5	2.00 Ea.	\$92.50	\$116.04	80.0000	80	80	\$9,283.36	\$9,283.36
Replace annunciation panel	15	2.00 Ea.	\$2,500.81	\$3,004.99	2.6667	2	2	\$6,009.97	\$6,009.97
Replace fire alarm bell, 6"	20	8.00 Ea.	\$1,603.48	\$1,942.57	2.0000	2	2	\$3,885.15	\$3,885.15
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$111.32	\$137.36	40.0000	40	40	\$5,494.37	\$5,494.37
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$13,424.28	\$15,895.64	1.6000	1	1	\$15,895.64	\$15,895.64
Maintenance and repair lightning ground rod	1	1.00 Ea.	\$95.45	\$119.33	40.0000	40	39	\$4,653.98	\$4,653.98
Replace lightning ground rod	25	1.00 Ea.	\$257.78	\$318.56	1.8000	1	1	\$318.56	\$318.56
Maintenance and repair special ground system	4	1.00 Ea.	\$23.25	\$29.16	10.0000	10	10	\$291.63	\$291.63
Replace special ground system	50	1.00 M.L.F.	\$2,658.64	\$3,194.88	0.8000	0	0	\$0.00	\$0.00
Maintenance and repair voice/data outlet	10	14.00 Ea.	\$779.71	\$974.61	4.0000	4	4	\$3,898.43	\$3,898.43
Maintenance and inspection patch panel	0.5	2.00 Ea.	\$185.00	\$232.08	80.0000	80	80	\$18,566.71	\$18,566.71
			\$1,981,169.99	\$2,325,842.54				MR Subtotal:	\$4,527,568.41
								MR Per Year:	\$113,187.61
								PM Total:	\$21,515.49
								Subtotal:	\$134,703.10
								Total Per Unit:	\$4.64

FAC 2111 Aircraft Maintenance Hangar

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$4.64

UM: SF

Expected Service Life: 40

Model Size: 29046

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Hanger doors, sliding, annualized	8	18.06	\$423.36	\$816.52	\$0.0000	1,239.88	1,527.17	1,835.63
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	8	1.82	\$54.71	\$98.14	\$0.0000	152.85	187.76	225.41
Toilet (vacuum breaker type), annualized	12	2.12	\$110.21	\$114.72	\$0.0000	224.92	270.36	321.31
Lavatories, annualized	14	4.87	\$108.06	\$307.94	\$0.0000	416.00	519.19	627.78
Showers, annualized	8	1.82	\$112.16	\$115.39	\$0.0000	227.55	273.39	324.83
Drink fountain, annualized	3	1.86	\$108.45	\$100.25	\$0.0000	208.70	249.62	295.96
Water heater, gas, to 120 gal., annualized	1	1.72	\$88.42	\$92.21	\$0.0000	180.63	217.14	258.07
Boiler, hot water, oil, gas, or comb. fired, over 1000 MBH, annualized	1	19.70	\$90.37	\$1,269.00	\$0.0000	1,359.37	1,749.11	2,143.37
Chiller, centrif., water cooled, up to 100 tons, annualized	1	26.77	\$112.36	\$1,713.15	\$0.0000	1,825.50	2,350.69	2,881.48
Air handling unit, 3 thru 24 tons, annualized	1	2.06	\$163.16	\$110.83	\$0.0000	273.98	323.55	381.27
Centrifugal, over 1 HP, annualized	2	2.39	\$27.55	\$128.59	\$0.0000	156.14	197.48	240.19
Backflow prevention device, up to 4", annualized	1	0.33	\$14.56	\$21.15	\$0.0000	35.71	43.51	52.04
Extinguishing system, deluge / preaction, annualized	2	23.17	\$109.42	\$1,463.56	\$0.0000	1,573.00	2,023.02	2,478.51
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
Switchboard, with air circuit breaker, annualized	1	13.32	\$9.11	\$951.18	\$0.0000	970.29	1,257.56	1,545.78
Switch, interrupt, high voltage, fused air, annualized	4	1.46	\$66.07	\$103.58	\$0.0000	169.65	207.33	248.32
Motor control center, over 400 A, annualized	1	0.39	\$25.95	\$27.89	\$0.0000	53.84	64.80	77.06
Security, intrusion alarm system, annualized	1	3.83	\$178.64	\$242.03	\$0.0000	420.67	511.14	610.55
Emergency diesel or gas generator, up to 15 KVA, annually	1	1.49	\$119.76	\$54.12	\$0.0000	213.88	254.09	300.30
						\$13,934.82	\$17,669.43	\$21,515.49