

**FAC 3171 Electronic and Communication RDT&E Facility**

FY25 SUC:           \$7.86 / SF  
Source:             Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

## FAC 3171 Electronic and Communication RDT&amp;E Facility

FY25 SUC: \$7.86

Release: 2024 Qtr 3

UM: SF

Zip Code Prefix: 222

Expected Service Life: 55

Type: MR

Model Size: 11856

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	234.00 S.F.	\$9,520.14	\$11,594.78	3.6667	3	3	\$34,784.34	\$34,784.34
Refinish concrete steps	3	32.00 S.F.	\$55.94	\$68.81	18.3333	18	18	\$1,238.56	\$1,238.56
Refinish metal hand rail	7	12.00 L.F.	\$25.15	\$31.04	7.8571	7	7	\$217.28	\$217.28
Waterproof concrete block wall, 1st floor	10	32.40 C.S.F.	\$6,286.99	\$7,575.96	5.5000	5	5	\$37,879.79	\$37,879.79
Point and refinish painted concrete block wall, 1st floor	25	32.40 C.S.F.	\$17,762.48	\$21,830.11	2.2000	2	2	\$43,660.23	\$43,660.23
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	5.20 S.F.	\$70.99	\$83.35	55.0000	55	55	\$4,584.34	\$4,584.34
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	54.00 Ea.	\$8,720.89	\$10,392.62	2.7500	2	2	\$20,785.24	\$20,785.24
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	54.00 Ea.	\$44,375.24	\$51,846.12	1.1000	1	1	\$51,846.12	\$51,846.12
Repair aluminum storefront door	12	2.00 Ea.	\$1,099.17	\$1,310.67	4.5833	4	4	\$5,242.68	\$5,242.68
Replace insulating glass - (3% of glass) aluminum storefront door	1	1.20 S.F.	\$81.12	\$94.47	55.0000	55	55	\$5,195.90	\$5,195.90
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	1.89 S.F.	\$62.27	\$73.51	55.0000	55	55	\$4,043.02	\$4,043.02
Repair 12' x 12' steel roll-up door	10	2.00 Ea.	\$1,804.34	\$2,126.24	5.5000	5	5	\$10,631.22	\$10,631.22
Replace 12' x 12' steel roll-up door	35	2.00 Ea.	\$7,217.35	\$8,504.98	1.5714	1	1	\$8,504.98	\$8,504.98
Debris removal and visual inspection of built-up roofing	0.5	11.90 M.S.F.	\$483.88	\$590.95	110.0000	110	110	\$65,004.44	\$65,004.44
BUR flashing repairs, 2 S.F. per sq. repaired	1	2.40 S.F.	\$9.21	\$11.19	55.0000	55	55	\$615.49	\$615.49
Minor BUR membrane replacement, 25% of roof area	15	29.70 Sq.	\$29,906.65	\$35,303.68	3.6667	3	3	\$105,911.04	\$105,911.04
Total BUR roof replacement	28	119.00 Sq.	\$115,708.92	\$136,179.51	1.9643	1	1	\$136,179.51	\$136,179.51
Replace Roof edges, aluminum, duranodic, .050" thick, 6" face	25	490.00 L.F.	\$15,029.81	\$17,750.88	2.2000	2	2	\$35,501.76	\$35,501.76
Replace aluminum gutter, enameled, 5' K type, .027" thick	40	490.00 L.F.	\$5,300.88	\$6,388.83	1.3750	1	1	\$6,388.83	\$6,388.83
Replace aluminum downspout, 3" x 4", .024" thick	25	96.00 L.F.	\$1,100.08	\$1,311.30	2.2000	2	2	\$2,622.60	\$2,622.60
Repair steel painted interior door	14	4.00 Ea.	\$1,187.40	\$1,385.29	3.9286	3	3	\$4,155.86	\$4,155.86
Refinish 3'-0" x 7'-0" steel painted interior door	4	4.00 Ea.	\$240.81	\$296.10	13.7500	13	13	\$3,849.27	\$3,849.27
Replace 3'-0" x 7'-0" steel painted interior door	60	4.00 Ea.	\$5,638.07	\$6,531.20	0.9167	0	0	\$0.00	\$0.00
Safely glass replacement, (3% of glass) steel painted interior door	1	1.89 S.F.	\$48.53	\$57.25	55.0000	55	55	\$3,148.74	\$3,148.74
Repair solid core wood door, interior	11	18.00 Ea.	\$5,343.30	\$6,233.79	5.0000	5	5	\$31,168.96	\$31,168.96
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	18.00 Ea.	\$984.27	\$1,197.40	13.7500	13	12	\$15,566.16	\$14,368.77
Replace 3'-0" x 7'-0" solid core wood door, interior	40	18.00 Ea.	\$11,587.99	\$13,361.41	1.3750	1	1	\$13,361.41	\$13,361.41
Replace brass lockset interior	30	28.00 Ea.	\$8,212.79	\$9,564.03	1.8333	1	1	\$9,564.03	\$9,564.03
Repair 5/8" drywall - (2% of walls)	20	44.00 S.F.	\$88.19	\$99.97	2.7500	2	2	\$199.95	\$199.95
Refinish drywall	4	2,200.00 S.F.	\$1,588.53	\$1,947.89	13.7500	13	13	\$25,322.55	\$25,322.55
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	22.80 C.S.F.	\$2,099.65	\$25,274.32	5.5000	5	5	\$126,371.60	\$126,371.60
Refinish concrete floor finished	25	35.70 C.S.F.	\$16,388.90	\$19,666.20	2.2000	2	2	\$39,332.40	\$39,332.40
Replace vinyl sheet flooring	18	493.00 S.Y.	\$39,328.18	\$47,691.11	3.0556	3	3	\$143,073.34	\$143,073.34
Replace rubber tile floor	18	132.00 S.Y.	\$15,225.63	\$18,531.15	3.0556	3	3	\$55,593.46	\$55,593.46
Replace carpet	8	89.00 S.Y.	\$4,957.17	\$5,732.56	6.8750	6	6	\$34,395.37	\$34,395.37
Replace acoustic tile ceiling, fire-rated	20	79.30 C.S.F.	\$49,538.13	\$58,256.61	2.7500	2	2	\$116,513.22	\$116,513.22
Replace flush valve diaphragm tankless water closet	10	6.00 Ea.	\$165.54	\$205.66	5.5000	5	5	\$1,028.29	\$1,028.29
Rebuild flush valve tankless water closet	20	6.00 Ea.	\$1,159.63	\$1,397.72	2.7500	2	2	\$2,795.45	\$2,795.45
Unplug clogged line tankless water closet	5	6.00 Ea.	\$1,378.69	\$1,726.73	11.0000	11	11	\$18,994.00	\$18,994.00
Replace flush valve diaphragm for a urinal	7	4.00 Ea.	\$103.36	\$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
Replace washer in spud connection lavatory, vitreous china	7	6.00 Ea.	\$104.36	\$127.40	7.8571	7	7	\$891.82	\$891.82
Replace washer in faucet lavatory, vitreous china	2	6.00 Ea.	\$81.59	\$91.78	27.5000	27	27	\$2,747.98	\$2,747.98
Replace faucets lavatory, vitreous china	10	6.00 Ea.	\$1,191.74	\$1,432.70	5.5000	5	5	\$7,163.50	\$7,163.50
Clean out strainer and P trap lavatory, vitreous china	2	6.00 Ea.	\$222.53	\$278.71	27.5000	27	27	\$7,525.06	\$7,525.06
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
Unstop 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
Replace faucet washer sink, laboratory	2	2.00 Ea.	\$27.01	\$33.69	27.5000	27	27	\$909.67	\$909.67
Replace faucets sink, laboratory	10	2.00 Ea.	\$397.25	\$477.57	5.5000	5	5	\$2,387.83	\$2,387.83
Replace sink and fittings, polyethylene lab.	15	2.00 Ea.	\$4,671.16	\$5,451.16	3.6667	3	3	\$16,353.48	\$16,353.48
Inspect and clean shower head emergency shower station	3	2.00 Ea.	\$104.12	\$130.40	18.3333	18	18	\$2,347.22	\$2,347.22
Replace shower emergency shower station	25	2.00 Ea.	\$2,111.80	\$2,526.39	2.2000	2	2	\$5,052.79	\$5,052.79
Inspect and clean spray heads, emergency eye wash	3	2.00 Ea.	\$104.12	\$130.40	18.3333	18	18	\$2,347.22	\$2,347.22
Replace eye wash station, emergency eye wash	25	2.00 Ea.	\$1,580.90	\$1,923.10	2.2000	2	2	\$3,846.19	\$3,846.19
Replace pipe and fittings, copper 3/4"	20	136.00 L.F.	\$3,277.40	\$3,983.45	2.7500	2	2	\$7,966.90	\$7,966.90
Replace threaded steel pipe and fittings, 3/4"	75	28.00 L.F.	\$693.92	\$843.24	0.7333	0	0	\$0.00	\$0.00
Overhaul water heater, gas / oil, 70 gallon	5	2.00 Ea.	\$346.43	\$433.88	11.0000	11	11	\$4,772.69	\$4,772.69
Clean & service water heater, gas / oil, 70 gallon	1	2.00 Ea.	\$413.48	\$517.86	55.0000	55	55	\$28,482.13	\$28,482.13
Replace water heater, gas / oil, 70 gallon	12	2.00 Ea.	\$10,940.89	\$12,605.04	4.5833	4	4	\$50,420.16	\$50,420.16
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	2.00 Ea.	\$16.93	\$21.21	110.0000	110	110	\$2,332.96	\$2,332.96
Replace pump / motor assembly circulation pump, 1/12 HP	10	2.00 Ea.	\$2,530.64	\$2,959.90	5.5000	5	5	\$14,799.51	\$14,799.51
Unclog main drain pipe & fittings, cast iron	10	4.00 Ea.	\$195.31	\$244.62	5.5000	5	5	\$1,223.08	\$1,223.08
Unclog floor drain, PVC	20	4.00 Ea.	\$201.54	\$252.42	2.7500	2	2	\$504.85	\$504.85
Replace pipe, 4" pipe and fittings, PVC	30	26.00 L.F.	\$2,436.16	\$2,981.42	1.8333	1	1	\$2,981.42	\$2,981.42
Clean out bucket floor drain with bucket	5	1.00 Ea.	\$310.63	\$389.04	11.0000	11	11	\$4,279.48	\$4,279.48
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$156.87	\$196.47	55.0000	55	55	\$10,806.03	\$10,806.03
Replace drain: roof, scupper, area	40	4.00 Ea.	\$4,385.43	\$5,060.86	1.3750	1	1	\$5,060.86	\$5,060.86
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	1.00 Ea.	\$914.79	\$1,117.74	4.5833	4	4	\$4,470.94	\$4,470.94
Repair boiler, gas, 2000 MBH	7	1.00 Ea.	\$5,513.06	\$6,436.35	7.8571	7	6	\$45,054.46	\$38,618.11
Repair boiler, gas, 2000 MBH	30	1.00 Ea.	\$47,742.79	\$55,703.30	1.8333	1	1	\$55,703.30	\$55,703.30
Repair feed water supply pump	15	1.00 Ea.	\$5,954.06	\$6,852.08	3.6667	3	3	\$20,556.25	\$20,556.25
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	22.00 L.F.	\$4,079.40	\$4,701.41	3.6667	3	3	\$14,104.22	\$14,104.22
Repair fan coil unit, 30 ton	10	3.00 Ea.	\$6,323.33	\$7,302.10	5.5000	5	4	\$36,510.48	\$29,208.39
Replace fan coil unit, 30 ton	15	3.00 Ea.	\$47,176.13	\$55,006.07	3.6667	3	3	\$165,018.22	\$165,018.22
Repair fan, induced draft, 6700 CFM	10	1.00 Ea.	\$320.21	\$391.19	5.5000	5	5	\$1,955.94	\$1,955.94
Replace fan, induced draft, 6700 CFM	20	1.00 Ea.	\$6,653.12	\$7,665.34	2.7500	2	2	\$15,330.67	\$15,330.67
Replace fan & motor, propeller exhaust, 1000 CFM exhaust fan	10	1.00 Ea.	\$930.97	\$1,096.55	3.6667	3	3	\$3,289.65	\$3,289.65
Maintenance and repair explosionproof industrial heater	2	2.00 Ea.	\$440.91	\$515.28	27.5000	27	26	\$13,912.64	\$13,397.35
Replace heater explosionproof industrial heater	15	2.00 Ea.	\$12,612.52	\$14,413.14	3.6667	3	3	\$43,239.41	\$43,239.41
Repair computer room A/C, chilled water, 5 ton	10	1.00 Ea.	\$8,563.09	\$10,023.23	5.5000	5	3	\$50,116.14	\$30,069.68
Replace computer room A/C, chilled water, 5 ton	20	1.00 Ea.	\$27,791.95	\$31,888.67	2.7500	2	2	\$63,777.34	\$63,777.34
Repair multi-zone variable volume, 50 ton	10	1.00 Ea.	\$67,021.73	\$78,316.33	5.5000	5	4	\$391,581.65	\$313,265.32
Replace multi-zone variable volume, 50 ton	15	1.00 Ea.	\$141,742.49	\$164,363.22	3.6667	3	3	\$493,089.65	\$493,089.65
Repair central station A.H.U.,									

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace building structure ground	50	1.10 M.L.F.	\$6,411.27	\$7,754.42	1.1000	1	1	\$7,754.42	\$7,754.42
Maintenance and repair of general wiring lightning protection system	1	1.10 M.L.F.	\$122.46	\$151.10	55.0000	55	55	\$8,310.24	\$8,310.24
Maintenance and repair lightning ground rod	1	4.00 Ea.	\$381.84	\$477.33	55.0000	55	53	\$26,253.24	\$25,298.58
Replace lightning ground rod	25	4.00 Ea.	\$1,031.13	\$1,274.23	2.2000	2	2	\$2,548.46	\$2,548.46
Maintenance and repair computer ground system	4	1.00 Ea.	\$23.25	\$29.16	13.7500	13	13	\$379.12	\$379.12
Replace computer ground system	50	0.80 M.L.F.	\$2,126.91	\$2,555.90	1.1000	1	1	\$2,555.90	\$2,555.90
Maintenance and inspection generator, diesel, 750 KW	0.08	1.00 Ea.	\$69.98	\$87.79	687.5000	687	687	\$60,315.10	\$60,315.10
Replace diesel generator component, 750 KW	25	1.00 Ea.	\$267,089.75	\$305,754.14	2.2000	2	2	\$611,508.28	\$611,508.28
Maintenance and repair transfer switch	5	1.00 Ea.	\$387.26	\$467.53	11.0000	11	11	\$5,142.82	\$5,142.82
Replace transfer switch	18	1.00 Ea.	\$30,733.98	\$35,170.86	3.0556	3	3	\$105,512.59	\$105,512.59
Replace lamp emergency lighting fixture	2	8.00 Ea.	\$458.52	\$553.43	27.5000	27	27	\$14,942.63	\$14,942.63
Replace emergency lighting fixture	20	8.00 Ea.	\$4,990.25	\$5,891.96	2.7500	2	2	\$11,783.91	\$11,783.91
Maintenance and repair exit light	20	8.00 Ea.	\$319.32	\$395.25	2.7500	2	2	\$790.50	\$790.50
Replace lamp exit light	5	8.00 Ea.	\$146.39	\$173.53	11.0000	11	11	\$1,908.79	\$1,908.79
Maintenance and inspection UPS battery	0.17	1.00 Ea.	\$69.98	\$87.79	323.5294	323	323	\$28,357.76	\$28,357.76
Maintenance and repair voice/data outlet	10	24.00 Ea.	\$1,336.65	\$1,670.76	5.5000	5	5	\$8,353.78	\$8,353.78
Maintenance and inspection patch panel	0.5	4.00 Ea.	\$370.00	\$464.17	110.0000	110	110	\$51,058.47	\$51,058.47
Replace patch panel	15	4.00 Ea.	\$3,788.72	\$4,553.23	3.6667	3	3	\$13,659.68	\$13,659.68
			\$1,305,628.90	\$1,528,276.86					\$4,264,723.72
								MR Subtotal:	\$4,264,723.72
								MR Per Year:	\$77,540.43
								PM Total:	\$15,640.51
								Subtotal:	\$93,180.94
								Total Per Unit:	\$7.86

FAC 3171 Electronic and Communication RDT&E Facility

FY25 SUC: \$7.86

Release: 2024 Qtr 3

UM: SF

Zip Code Prefix: 222

Expected Service Life: 55

Type: PM

Model Size: 11856

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	2	8.14	\$165.24	\$368.03	\$0.0000	533.27	660.20	795.40
Urinals, annualized	4	0.91	\$27.36	\$49.07	\$0.0000	76.42	93.88	112.70
Toilet (vacuum breaker type), annualized	6	1.06	\$55.10	\$57.36	\$0.0000	112.46	135.18	160.65
Lavatories, annualized	6	2.09	\$46.31	\$131.98	\$0.0000	178.29	222.51	269.05
Showers, annualized	2	0.46	\$28.04	\$28.85	\$0.0000	56.89	68.35	81.21
Water heater, gas, to 120 gal., annualized	2	3.44	\$176.84	\$184.43	\$0.0000	361.26	434.28	516.13
Boiler, hot water, oil, gas, or comb. fired, 500 -1000 MBH, annualized	1	17.38	\$90.37	\$1,120.95	\$0.0000	1,211.32	1,556.64	1,906.49
Air handling unit, 3 thru 24 tons, annualized	1	2.06	\$163.16	\$110.83	\$0.0000	273.98	323.55	381.27
Fan coil unit, annualized	3	10.01	\$257.93	\$538.06	\$0.0000	795.98	983.19	1,183.30
Air filter, electrostatic, annualized	2	15.20	\$22.96	\$820.62	\$0.0000	843.58	1,092.06	1,341.69
Fire dampers, annualized	4	4.63	\$33.61	\$296.10	\$0.0000	329.71	421.90	515.77
Fan, axial, up to 5,000 CFM, annualized	1	1.24	\$13.78	\$66.83	\$0.0000	80.61	102.04	124.15
Package unit, air cooled, 25 thru 50 ton, annualized	1	3.25	\$165.11	\$208.12	\$0.0000	373.23	452.18	539.38
Package unit, computer room, annualized	1	4.34	\$194.83	\$279.16	\$0.0000	414.01	511.24	615.22
Controls, central system, electro/pneumatic, annualized	1	1.92	\$179.77	\$122.67	\$0.0000	302.44	357.22	420.98
Dehumidifier, desiccant wheel, annualized	1	5.06	\$73.27	\$270.72	\$0.0000	343.99	432.54	524.75
Backflow prevention device, up to 4", annually	4	1.33	\$58.23	\$84.60	\$0.0000	142.83	174.03	208.15
Extinguishing system, wet pipe, annualized	1	11.34	\$54.71	\$714.87	\$0.0000	769.58	989.51	1,212.18
Transformer, dry type 500 KVA and over, annually	1	0.77	\$16.52	\$54.78	\$0.0000	71.30	89.38	108.29
Panelboard, 225 A and above, annualized	4	1.76	\$103.79	\$125.50	\$0.0000	229.29	277.32	330.53
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, over 15 KVA, annualized	1	16.15	\$88.82	\$1,020.90	\$0.0000	1,109.72	1,424.87	1,744.47
Power stablizer, annually	1	0.63	\$10.98	\$39.34	\$0.0000	50.32	63.22	76.67
Uninterrupted power system, up to 200 KVA, annually	1	3.01	\$201.60	\$191.23	\$0.0000	392.83	470.36	557.97
Light, emergency, hardwired system, annualized	8	2.00	\$72.65	\$126.29	\$0.0000	198.95	244.10	292.89
Crane, electric bridge, up to 5 ton, annualized	1	2.92	\$247.45	\$113.21	\$0.0000	360.66	419.37	490.45
Hoist, pneumatic, annualized	1	1.31	\$227.25	\$51.21	\$0.0000	278.46	316.55	366.01
						\$10,422.27	\$12,957.44	\$15,640.51