

**FAC 5302 Medical Laboratory**

FY25 SUC: \$12.24 / SF

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

## FAC 5302 Medical Laboratory

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

FY25 SUC: \$12.24  
UM: SF  
Expected Service Life: 30  
Model Size: 180000

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	3,756.00 S.F.	\$152,810.50	\$186,111.08	2,000	2	2	\$372,222.16	\$372,222.16
Repair concrete stairs	30	386.00 S.F.	\$12,304.64	\$14,241.11	1,000	1	1	\$14,241.11	\$14,241.11
Refinish fire escape stair and platform	7	2.00 Flight	\$1,149.46	\$1,388.68	4,2857	4	4	\$5,554.71	\$5,554.71
Replace fire escape stair and platform	25	2.00 Flight	\$1,376.41	\$1,614.07	6,000	6	1	\$16,147.07	\$16,147.07
Metal floor grating repairs - (2% of grating)	10	240.00 S.F.	\$8,297.97	\$9,992.80	3,000	3	3	\$29,978.39	\$29,978.39
Repair 8" concrete block wall, 1st floor	25	47,766.00 S.F.	\$1,278,858.16	\$1,564,483.15	1,200	1	1	\$1,564,483.15	\$1,564,483.15
Waterproof concrete block wall, 1st floor	10	1,477.00 C.S.F.	\$286,801.43	\$345,360.85	3,000	3	3	\$1,036,082.54	\$1,036,082.54
Waterproof concrete block wall, 2nd floor	10	1,477.00 C.S.F.	\$1,190,911.27	\$1,422,631.63	3,000	3	3	\$4,267,894.90	\$4,267,894.90
Repair clay brick wall, 1st floor	25	27,766.00 S.F.	\$1,322,513.52	\$1,622,576.65	1,200	1	1	\$1,622,576.65	\$1,622,576.65
Waterproof clay brick wall, 1st floor	10	32.00 C.S.F.	\$6,209.37	\$7,482.43	3,000	3	3	\$22,447.29	\$22,447.29
Refinish steel louver, 1st floor	5	6.00 Ea.	\$662.91	\$820.30	6,000	6	6	\$4,921.79	\$4,921.79
Refinish steel louver, 2nd floor	5	6.00 Ea.	\$923.23	\$1,144.15	6,000	6	6	\$6,864.90	\$6,864.90
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	754.20 S.F.	\$10,295.85	\$12,089.20	30,000	30	30	\$362,676.09	\$362,676.09
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	264.00 Ea.	\$42,635.48	\$50,808.36	1,500	1	1	\$50,808.36	\$50,808.36
Replace glass - 2nd floor (1% of glass) - alum. window fixed	1	754.20 S.F.	\$87,423.86	\$108,028.92	30,000	30	30	\$3,240,867.56	\$3,240,867.56
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	264.00 Ea.	\$56,134.42	\$67,599.72	1,500	1	1	\$67,599.72	\$67,599.72
Repair aluminum storefront door	12	6.00 Ea.	\$3,297.52	\$3,932.01	2,500	2	2	\$7,864.02	\$7,864.02
Replace insulating glass - (3% of glass) aluminum storefront door	1	4.10 S.F.	\$277.17	\$322.78	30,000	30	30	\$9,683.26	\$9,683.26
Repair steel, painted, door	14	12.00 Ea.	\$9,330.71	\$11,049.22	2,1429	2	2	\$22,098.43	\$22,098.43
Refinish 3'-0" x 7'-0" steel, painted, door	4	12.00 Ea.	\$575.91	\$705.03	7,500	7	7	\$4,935.22	\$4,935.22
Repair steel sliding painted door	14	54.00 Ea.	\$25,875.64	\$30,785.22	2,1429	2	2	\$51,576.44	\$51,576.44
Refinish 3'-0" x 7'-0" steel sliding painted door	4	54.00 Ea.	\$4,841.98	\$5,975.29	7,500	7	7	\$41,827.06	\$41,827.06
Repair 12' x 12' steel roll-up door	10	3.00 Ea.	\$2,706.51	\$3,189.37	3,000	3	3	\$9,568.10	\$9,568.10
Refinish 12' x 12' steel roll-up door	5	3.00 Ea.	\$768.15	\$931.93	6,000	6	6	\$5,591.58	\$5,591.58
Repair door panic device	15	10.00 Ea.	\$23,709.55	\$27,096.94	1,200	1	1	\$27,096.94	\$27,096.94
Debris removal and visual inspection of built-up roofing	0.5	90.00 M.S.F.	\$3,659.60	\$4,469.37	60,000	60	60	\$268,161.94	\$268,161.94
Non-destructive moisture inspection of built-up roofing	5	90.00 M.S.F.	\$3,184.74	\$3,894.08	6,000	6	6	\$83,364.46	\$83,364.46
Minor BUR membrane repairs, 2% of roof area	1	18.00 Sq.	\$10,513.44	\$12,427.97	30,000	30	30	\$372,839.10	\$372,839.10
BUR flashing repairs, 2 S.F. per sq. repaired	1	1,445.00 S.F.	\$5,546.81	\$6,737.70	30,000	30	30	\$202,130.90	\$202,130.90
Minor BUR membrane replacement, 25% of roof area	15	525.00 Sq.	\$528,652.99	\$624,054.95	2,000	2	2	\$1,248,109.89	\$1,248,109.89
Total BUR roof replacement	28	900.00 Sq.	\$875,109.49	\$1,029,929.09	1,0714	1	1	\$1,029,929.09	\$1,029,929.09
Replace Roof edges, aluminum, duranodic, .050" thick, 6" face	25	1,200.00 L.F.	\$36,807.20	\$43,471.54	1,200	1	1	\$43,471.54	\$43,471.54
Replace aluminum downspout, 3" x 4", .024" thick	25	192.00 L.F.	\$2,200.16	\$2,640.50	1,200	1	1	\$2,640.50	\$2,640.50
Repair 8" concrete block wall - (2% of walls) painted	25	184.00 C.S.F.	\$223,732.70	\$268,736.31	1,200	1	1	\$268,736.31	\$268,736.31
Refinish concrete block wall painted	4	1,184.00 C.S.F.	\$162,389.17	\$195,226.12	7,500	7	7	\$1,366,582.83	\$1,366,582.83
Repair 4" glazed C.M.U. wall - (2% of walls)	25	694.00 C.S.F.	\$1,526,775.53	\$1,799,251.01	1,200	1	1	\$1,799,251.01	\$1,799,251.01
Repair plate glass interior wall - (2% of total)	25	1,244.00 C.S.F.	\$10,746,837.14	\$12,407,470.21	1,200	1	1	\$12,407,470.21	\$12,407,470.21
Repair steel painted interior door	14	74.00 Ea.	\$21,966.88	\$25,627.71	2,1429	2	2	\$51,255.62	\$51,255.62
Refinish 3'-0" x 7'-0" steel painted interior door	4	4.00 Ea.	\$4,465.04	\$5,477.81	7,500	7	7	\$38,344.67	\$38,344.67
Repair aluminum interior door	12	65.00 Ea.	\$19,295.23	\$22,510.92	2,500	2	2	\$45,021.83	\$45,021.83
Repair solid core wood door, interior	11	31.00 Ea.	\$9,202.34	\$10,735.97	2,7273	2	2	\$21,471.95	\$21,471.95
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	31.00 Ea.	\$1,695.12	\$2,062.18	7,500	7	7	\$14,435.29	\$14,435.29
Replace toilet partitions, painted metal-overhead braced, per stall	20	76.00 Ea.	\$82,010.12	\$95,344.07	1,500	1	1	\$95,344.07	\$95,344.07
Replace metal lockers, single tier	20	112.00 Ea.	\$38,120.97	\$44,183.55	1,500	1	1	\$44,183.55	\$44,183.55
Repair concrete steps	15	136.00 S.F.	\$4,194.80	\$4,838.96	2,000	2	2	\$9,677.92	\$9,677.92
Repair metal steps	15	136.00 S.F.	\$14,452.14	\$16,786.34	2,000	2	2	\$33,572.68	\$33,572.68
Refinish metal steps	9	136.00 S.F.	\$389.54	\$474.74	3,3333	3	3	\$1,424.21	\$1,424.21
Refinish metal stair railing, interior	7	26.00 S.F.	\$42.98	\$52.92	4,2857	4	4	\$211.67	\$211.67
Replace rubber steps	18	342.00 L.F.	\$16,205.64	\$18,779.18	1,6667	1	1	\$18,779.18	\$18,779.18
Repair medium weight vinyl wall covering - (2% of walls)	1	119.40 C.S.F.	\$63,184.84	\$73,791.75	30,000	30	30	\$2,212,321.61	\$2,212,321.61
Replace medium weight vinyl wall covering	15	119.40 C.S.F.	\$2,029.68	\$84,741.42	2,000	2	2	\$169,482.83	\$169,482.83
Repair acoustical tile - (2% of walls)	25	136.00 C.S.F.	\$147,771.84	\$170,528.20	1,200	1	1	\$170,528.20	\$170,528.20
Refinish acoustical tile	10	136.00 C.S.F.	\$25,589.22	\$31,117.78	3,000	3	3	\$93,353.35	\$93,353.35
Repair 5/8" drywall - (2% of walls)	20	122,471.00 S.F.	\$228,776.58	\$278,271.39	1,500	1	1	\$278,271.39	\$278,271.39
Refinish drywall	4	122,471.00 S.F.	\$98,431.06	\$108,436.31	7,500	7	7	\$759,054.19	\$759,054.19
Office painting, 10' x 12', 10' high walls	5	308.00 Ea.	\$79,767.28	\$97,447.28	6,000	6	6	\$584,683.69	\$584,683.69
Refinish concrete floor finished	25	53.60 C.S.F.	\$24,576.28	\$29,526.84	1,200	1	1	\$29,526.84	\$29,526.84
Replace epoxy flooring	15	453.00 C.S.F.	\$571,420.90	\$683,231.10	2,000	2	2	\$1,366,462.19	\$1,366,462.19
Replace vinyl sheet flooring	18	98.70 S.Y.	\$7,873.61	\$9,547.90	1,6667	1	1	\$9,547.90	\$9,547.90
Replace rubber cove base	9	3,540.00 L.F.	\$13,201.83	\$15,749.26	3,3333	3	3	\$47,247.78	\$47,247.78
Terrazzo floor repairs - (2% of floors)	15	256.00 S.F.	\$4,781.66	\$5,710.59	2,000	2	2	\$11,421.18	\$11,421.18
Quarry tile floor repairs - (2% of floors)	15	48.00 S.F.	\$434.38	\$519.30	3,3333	3	3	\$1,533.80	\$1,533.80
Replace carpet	8	2,667.00 S.Y.	\$148,547.93	\$171,783.64	3,7500	3	3	\$515,350.92	\$515,350.92
Repair gypsum board ceiling - (2% of ceilings)	20	502.50 C.S.F.	\$205,348.10	\$251,788.13	1,500	1	1	\$251,788.13	\$251,788.13
Refinish gypsum board ceiling, up to 12' high	20	502.50 C.S.F.	\$76,448.96	\$93,989.53	1,500	1	1	\$93,989.53	\$93,989.53
Acoustic tile repairs - (2% of ceilings)	9	24.50 C.S.F.	\$28,192.44	\$32,675.30	3,3333	3	3	\$98,025.89	\$98,025.89
Replace acoustic tile ceiling, fire-rated	20	1,227.00 C.S.F.	\$766,497.96	\$901,397.98	1,500	1	1	\$901,397.98	\$901,397.98
Replace flush valve diaphragm tankless water closet	10	38.00 Ea.	\$1,048.41	\$1,260.50	3,000	3	3	\$3,907.49	\$3,907.49
Rebuild flush valve tankless water closet	20	38.00 Ea.	\$7,344.30	\$8,852.26	1,500	1	1	\$8,852.26	\$8,852.26
Unplug clogged line tankless water closet	5	38.00 Ea.	\$8,731.69	\$10,935.94	6,000	6	6	\$65,615.64	\$65,615.64
Replace flush valve diaphragm for a urinal	7	32.00 Ea.	\$882.87	\$1,096.84	4,2857	4	4	\$4,387.36	\$4,387.36
Replace flush valve for a urinal	20	32.00 Ea.	\$6,184.67	\$7,454.53	1,500	1	1	\$7,454.53	\$7,454.53
Unplug line urinal	5	32.00 Ea.	\$4,692.91	\$5,628.08	6,000	6	6	\$36,768.57	\$36,768.57
Replace washer in spud connection lavatory, vitreous china	7	40.00 Ea.	\$695.72	\$840.35	4,2857	4	4	\$3,397.39	\$3,397.39
Replace washer in faucet lavatory, vitreous china	7	40.00 Ea.	\$543.90	\$678.51	15,000	15	15	\$10,177.72	\$10,177.72
Replace faucets lavatory, vitreous china	10	40.00 Ea.	\$7,944.91	\$9,551.34	3,000	3	3	\$28,654.02	\$28,654.02
Replace faucet washer sink, stainless steel	2	14.00 Ea.	\$189.06	\$235.84	15,000	15	15	\$3,537.61	\$3,537.61
Clean trap sink, stainless steel	3	14.00 Ea.	\$126.25	\$158.12	10,000	10	10	\$1,581.16	\$1,581.16
Replace faucet washer sink, laboratory	2	2.00 Ea.	\$584.18	\$714.28	15,000	15	15	\$11,118.20	\$11,118.20
Replace faucets sink, laboratory	10	44.00 Ea.	\$8,739.40	\$10,506.47	3,000	3	3	\$31,519.42	\$31,519.42
Replace sink and fittings, polyethylene lab.	15	44.00 Ea.	\$102,765.55	\$119,925.55	2,000	2	2	\$239,851.11	\$239,851.11
Replace group wash fountain, 54" diameter	20	8.00 Ea.	\$112,009.73	\$128,329.72	1,500	1	1	\$128,329.72	\$128,329.72
Inspect / clean shower head fiberglass	3	12.00 Ea.	\$624.70	\$742.41	10,000	10	10	\$7,824.06	\$7,824.06
Replace mixing valve barrel shower, fiberglass	2	12.00 Ea.	\$3,612.50	\$4,249.00	15,000	15	15	\$63,734.97	\$63,734.97
Replace mixing valve shower, fiberglass	10	12.00 Ea.	\$3,625.89	\$4,290.23	3,000	3	3	\$12,870.68	\$12,870.68
Check / minor repairs drinking fountain	1	18.00 Ea.	\$935.00	\$1,171.03	30,000	30	30	\$35,131.00	\$35,131.00
Repair internal leaks drinking fountain	4	18.00 Ea.	\$860.20	\$1,077.35	7,500	7	7	\$7,541.45	\$7,541.45
Replace refrigerant drinking fountain	2	18.00 Ea.	\$661.88	\$773.95	15,000	15	15	\$11,609.23	\$11,609.23
Repair drain leak drinking fountain	4	18.00 Ea.	\$549.18	\$662.55	7,500	7	7	\$4,637.86	\$4,637.86
Inspect and clean shower head emergency shower station	3	14.00 Ea.	\$728.62	\$912.81	10,000	10	10	\$9,128.07	\$9,128.07
Replace shower emergency shower station	25	14.00 Ea.	\$17,682.58	\$17,682.58	1,000	1	1	\$17,682.58	\$17,682.58
Inspect and clean spray heads, emergency eye wash	3	14.00 Ea.	\$728.62	\$912.81	10,000	10	10	\$9,128.07	\$9,128.07
Replace eye wash station, emergency eye wash	25	14.00 Ea.	\$11,066.27	\$13,461.67	1,200	1	1	\$13,461.67	\$13,461.67
Resolder joint pipe & fittings, copper	10	432.00 Ea.	\$21,989.90	\$27,123.44	3,000	3	3	\$81,370.31	\$81,370.31
Replace pipe and fittings, copper 3/4"	20	1,145.00 L.F.	\$27,592.82	\$33,537.14	1,500	1	1	\$33,537.14	\$33,537.14
Replace pipe and fittings, copper 2"	25	540.00 L.F.	\$30,543.37	\$36,603.38	1,200	1	1	\$36,603.38	\$36,603.38
Replace old valve, non-drain, 2"	10	32.00 Ea.	\$35,229.56	\$40,450.37	3,000	3	3	\$121,351.10	\$121,351.10
Replace old valve, non-drain, 4"	10	32.00 Ea.	\$132,288.71	\$153,608.23	3,000	3	3	\$460,824.68	\$460,824.68
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	2,331.00 L.F.	\$24,041.05	\$29,371.43	2,000	2	2	\$58,742.86	\$58,742.86
Remove old insulation & replace with new, pipe 1-1/2", wall 3/4"	15	2,331.00 L.F.	\$34,399.81	\$41,859.56	2,000	2	2	\$83,719.13	\$83,719.13
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	3.00 Ea.	\$310.11	\$388.39	15,000	15	14	\$5,825.89	\$5,437.50
Clean & service water heater, gas / oil, 1150 GPH	2	3.00 Ea.	\$1,654.42	\$2,322.55	15,000	15	15	\$34,838.24	\$34,838.24
Replace water heater, gas / oil, 1150 GPH	20	3.00 Ea.	\$117,599.23	\$135,534.83	1,500	1	1	\$135,534.83	\$135,534.83
Replace 1000 gallon solar storage tank	20	3.00 Ea.	\$24,785.13	\$28,724.22	1,500	1	1	\$28,724.22	\$28,724.22
Refill expansion chamber	5	3.00 Ea.	\$9.07	\$11.36	6,000	6	6		

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace deaerator	20	2.00 Ea.	\$106,092.55	\$123,967.69	15,000	1	1	\$123,967.69	\$123,967.69
Replace metal flue, all fuel SS, 10" diameter metal flue / chimney	15	84.00 L.F.	\$23,176.58	\$26,648.04	2,000	2	2	\$53,296.08	\$53,296.08
Repair cooling tower, 300 ton	10	3.00 Ea.	\$30,104.34	\$35,378.93	3,000	3	2	\$106,136.79	\$70,757.86
Replace cooling tower, 300 ton	15	3.00 Ea.	\$135,167.43	\$156,377.82	2,000	2	2	\$312,755.65	\$312,755.65
Repair open centrifugal chiller, 300 ton	10	3.00 Ea.	\$274,307.09	\$321,481.28	3,000	3	2	\$964,443.84	\$642,962.56
Replace open centrifugal chiller, 300 ton	20	3.00 Ea.	\$675,005.50	\$777,067.60	15,000	1	1	\$777,067.60	\$777,067.60
Repair fan coil unit, 10 ton	10	24.00 Ea.	\$28,126.46	\$30,476.39	3,000	3	3	\$91,432.18	\$91,432.18
Replace fan coil, DX 2 ton, with heat	15	44.00 Ea.	\$81,587.38	\$95,997.41	2,000	2	2	\$191,994.82	\$191,994.82
Repair fan, induced draft, 2000 CFM	10	18.00 Ea.	\$5,763.77	\$7,041.40	3,000	3	3	\$21,124.19	\$21,124.19
Repair fan, induced draft, 17,700 CFM	10	2.00 Ea.	\$696.16	\$849.82	3,000	3	3	\$2,549.46	\$2,549.46
Replace roof mounted exhaust fan, 2000 CFM exhaust fan	20	16.00 Ea.	\$48,242.44	\$56,053.10	15,000	1	1	\$56,053.10	\$56,053.10
Replace steam regulator valve 1-1/2" diameter	6	68.00 Ea.	\$598,338.08	\$680,671.75	5,000	5	5	\$3,403,358.82	\$3,403,358.82
Repair condensate meter	15	16.00 Ea.	\$24,927.94	\$28,923.42	2,000	2	2	\$57,846.83	\$57,846.83
Replace steam trap, 15 PSI/G, 1" threaded	7	112.00 Ea.	\$32,484.98	\$37,975.01	4,2857	4	4	\$151,900.05	\$151,900.05
Repack gate valve gland, 3/8" - 1-1/2" valves	10	56.00 Ea.	\$1,655.35	\$1,981.36	3,000	3	3	\$5,944.09	\$5,944.09
Repair circulator pump, 1/12 - 3/4 HP.	5	14.00 Ea.	\$1,467.55	\$1,731.05	6,000	6	6	\$10,386.32	\$10,386.32
Refill expansion tank	5	6.00 Ea.	\$94.12	\$117.88	6,000	6	6	\$707.30	\$707.30
Repair damaged pipe insulation, fiberglass 1-1/2"	5	54.00 Ea.	\$1,405.03	\$1,709.55	6,000	6	6	\$10,257.30	\$10,257.30
Repair damaged pipe insulation, fiberglass 4"	5	35.00 Ea.	\$1,334.35	\$1,619.01	6,000	6	6	\$9,714.06	\$9,714.06
Repair unit heater, 36 MBH, 2 PSI steam	10	46.00 Ea.	\$20,861.21	\$24,974.03	3,000	3	3	\$74,922.09	\$74,922.09
Repair terminal reheat, 12" x 24" coil	10	72.00 Ea.	\$6,769.39	\$8,478.28	3,000	3	3	\$25,434.84	\$25,434.84
Repair computer room air conditioner, air cooled, 5 ton	10	1.00 Ea.	\$4,758.71	\$5,661.71	3,000	3	3	\$16,985.13	\$16,985.13
Replace computer room air conditioner, air cooled, 5 ton	20	1.00 Ea.	\$40,439.57	\$46,356.83	15,000	1	1	\$46,356.83	\$46,356.83
Repair single zone rooftop unit, 7.5 ton	10	6.00 Ea.	\$23,187.03	\$27,474.94	3,000	3	3	\$82,424.81	\$82,424.81
Replace single zone rooftop unit, 7.5 ton	15	6.00 Ea.	\$72,338.38	\$85,603.44	2,000	2	2	\$171,206.87	\$171,206.87
Repair central station A.H.U., 8000 CFM	10	22.00 Ea.	\$39,266.64	\$45,474.14	3,000	3	2	\$136,422.43	\$90,948.29
Replace central station A.H.U., 8000 CFM	15	22.00 Ea.	\$898,844.63	\$1,036,006.16	2,000	2	2	\$2,072,012.32	\$2,072,012.32
Rebuild 4" diameter reduced pressure backflow preventer	10	19.00 Ea.	\$19,201.27	\$22,318.20	3,000	3	3	\$66,954.61	\$66,954.61
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	30,000	30	30	\$1,362.30	\$1,362.30
Replace sprinkler head	20	895.00 Ea.	\$7,692.13	\$101,132.53	1,000	1	1	\$101,132.53	\$101,132.53
Replace fire pump / electric motor assembly 100 H.P.	25	2.00 Ea.	\$92,100.15	\$106,304.77	12,000	1	1	\$106,304.77	\$106,304.77
Repair 500 kva transformer, primary, liquid filled	10	2.00 Ea.	\$6,124.21	\$7,040.86	3,000	3	3	\$21,122.58	\$21,122.58
Maintenance and inspection primary transformer, liquid filled	0.5	2.00 Ea.	\$87.63	\$109.93	60,000	60	60	\$6,596.07	\$6,596.07
Repair switchgear 1200 A mainframe	5	2.00 Ea.	\$4,137.36	\$4,840.15	6,000	6	6	\$29,040.90	\$29,040.90
Maintenance and inspection switchgear, mainframe	1	2.00 Ea.	\$139.97	\$175.59	30,000	30	30	\$5,267.69	\$5,267.69
Replace switchgear, 225 A.	30	16.00 Ea.	\$7,692.13	\$9,649.81	1,000	1	1	\$9,649.81	\$9,649.81
Maintenance and repair - (5% of total fuses) switchgear, indoor, 600 V	10	5.00 Ea.	\$3,038.55	\$3,481.15	3,000	3	3	\$10,443.46	\$10,443.46
Maintenance and repair motor starter, up to 600 V	5	24.00 Ea.	\$8,389.24	\$10,054.31	6,000	6	6	\$60,325.86	\$60,325.86
Replace starter motor starter, up to 600 V	18	24.00 Ea.	\$19,654.96	\$23,458.82	1,6667	1	1	\$23,458.82	\$23,458.82
Maintenance and repair secondary transformer, dry	10	14.00 Ea.	\$4,137.13	\$4,917.69	3,000	3	3	\$14,753.06	\$14,753.06
Maintenance and inspection lighting panel, indoor	3	14.00 Ea.	\$613.42	\$719.54	10,000	10	10	\$7,695.41	\$7,695.41
Replace wireway, 8" x 8"	20	994.00 L.F.	\$81,858.23	\$98,630.46	15,000	1	1	\$98,630.46	\$98,630.46
Maintenance and repair breaker, molded case, 480 V, 3 pole	10	14.00 Ea.	\$1,082.01	\$1,357.39	15,000	1	1	\$1,357.39	\$1,357.39
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	212.00 Ea.	\$16,384.76	\$20,554.70	12,000	1	1	\$20,554.70	\$20,554.70
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	154.00 Ea.	\$11,902.14	\$14,931.24	12,000	1	1	\$14,931.24	\$14,931.24
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	8.00 Ea.	\$350.53	\$439.74	3,750	3	3	\$1,319.21	\$1,319.21
Minor repairs to fire alarm control panel	8	10.00 Ea.	\$832.50	\$1,044.38	3,750	3	3	\$3,133.13	\$3,133.13
Replace receptacle/plug receptacles and plugs	20	2,738.00 Ea.	\$221,074.78	\$271,941.07	15,000	1	1	\$271,941.07	\$271,941.07
Replace contactor and relays	18	1,566.00 Ea.	\$1,648,555.70	\$1,932,040.08	1,6667	1	1	\$1,932,040.08	\$1,932,040.08
Replace wiring devices, switches	15	647.00 Ea.	\$44,988.90	\$56,019.90	2,000	2	2	\$112,039.81	\$112,039.81
Maintenance and repair incandescent lighting fixtures	10	965.00 Ea.	\$71,729.80	\$85,417.06	3,000	3	3	\$256,251.17	\$256,251.17
Replace incandescent lighting fixture lamp, 200 W	5	965.00 Ea.	\$12,637.59	\$15,228.11	6,000	6	6	\$91,368.66	\$91,368.66
Replace fluorescent light fixture ballast, 80 W	10	1,281.00 Ea.	\$139,541.88	\$172,072.29	3,000	3	3	\$516,219.88	\$516,219.88
Replace lamps (2 lamps), 4', 34 W energy saver	10	1,281.00 Ea.	\$34,781.23	\$43,613.14	3,000	3	3	\$130,839.43	\$130,839.43
Replace metal halide ballast, 175 W	10	218.00 Ea.	\$37,400.40	\$44,798.39	3,000	3	3	\$134,395.16	\$134,395.16
Replace metal halide fixture lamp, 175 W	5	218.00 Ea.	\$13,262.93	\$16,115.31	6,000	6	6	\$96,691.88	\$96,691.88
Maintenance and repair master clock control	10	1.00 Ea.	\$208.09	\$249.77	3,000	3	3	\$749.30	\$749.30
Check operation master clock control	1	1.00 Ea.	\$46.25	\$58.02	30,000	30	30	\$1,740.63	\$1,740.63
Maintenance and repair TV cable outlet	10	98.00 Ea.	\$5,457.98	\$6,822.25	3,000	3	3	\$20,466.76	\$20,466.76
Repair smoke detector	10	124.00 Ea.	\$7,534.86	\$9,325.44	3,000	3	2	\$27,976.33	\$18,650.89
Replace smoke detector	15	124.00 Ea.	\$41,840.25	\$49,786.91	2,000	2	2	\$99,573.81	\$99,573.81
Repair heat detector	10	124.00 Ea.	\$8,215.50	\$10,098.89	3,000	3	3	\$30,296.68	\$30,296.68
Replace heat detector	15	124.00 Ea.	\$23,535.61	\$28,745.47	2,000	2	2	\$57,490.95	\$57,490.95
Check and repair manual pull station	10	32.00 Ea.	\$3,039.64	\$3,741.02	3,000	3	3	\$11,223.05	\$11,223.05
Minor repairs to fire alarm control panel	5	4.00 Ea.	\$641.11	\$781.70	6,000	6	6	\$4,690.20	\$4,690.20
Maintenance and inspection fire alarm control panel	0.5	4.00 Ea.	\$185.00	\$232.08	60,000	60	60	\$13,925.04	\$13,925.04
Minor repairs to annunciation panel	5	4.00 Ea.	\$641.11	\$781.70	6,000	6	6	\$4,690.20	\$4,690.20
Replace fire alarm bell, 6"	20	15.00 Ea.	\$3,006.53	\$3,642.33	15,000	1	1	\$3,642.33	\$3,642.33
Replace EMS, Three Phase, 5 Meters	15	5.00 Ea.	\$76,298.35	\$88,852.51	2,000	2	2	\$177,705.02	\$177,705.02
Replace EMS, Mech, BTU, 3 Meters, 3 Duct Sensors, 3 Space Sensors	20	5.00 Ea.	\$82,713.48	\$96,694.16	15,000	1	1	\$96,694.16	\$96,694.16
Maintenance and repair electrical service ground	25	1.20 M.L.F.	\$114.55	\$143.20	12,000	1	1	\$143.20	\$143.20
Maintenance and repair building structure ground	7	1.20 M.L.F.	\$114.55	\$143.20	4,2857	4	4	\$572.80	\$572.80
Maintenance and repair of general wiring lightning protection system	1	1.20 M.L.F.	\$133.59	\$164.83	30,000	30	30	\$4,944.93	\$4,944.93
Maintenance and repair lightning ground rod	1	17.00 Ea.	\$1,622.82	\$2,028.66	30,000	30	30	\$60,859.78	\$60,859.78
Maintenance and inspection generator, diesel, 750 KW	0.08	4.00 Ea.	\$279.94	\$351.18	375,000	375	375	\$131,692.36	\$131,692.36
Replace diesel generator component, 750 KW	25	4.00 Ea.	\$1,068,358.99	\$1,223,016.56	12,000	1	1	\$1,223,016.56	\$1,223,016.56
Maintenance and repair transfer switch	5	4.00 Ea.	\$1,549.03	\$1,870.12	6,000	6	6	\$11,220.70	\$11,220.70
Maintenance and inspection transfer switch	0.5	4.00 Ea.	\$175.26	\$219.87	60,000	60	60	\$13,192.14	\$13,192.14
Replace lamp emergency lighting fixture	2	36.00 Ea.	\$2,063.36	\$2,490.44	15,000	15	15	\$37,356.57	\$37,356.57
Replace emergency lighting fixture	20	36.00 Ea.	\$22,456.15	\$26,513.80	15,000	1	1	\$26,513.80	\$26,513.80
Maintenance and repair exit light	20	42.00 Ea.	\$1,676.45	\$2,075.05	15,000	1	1	\$2,075.05	\$2,075.05
Replace lamp exit light	5	42.00 Ea.	\$768.53	\$911.01	6,000	6	6	\$5,466.08	\$5,466.08
Maintenance and inspection battery, dry	0.08	18.00 Ea.	\$788.69	\$989.41	375,000	375	375	\$371,028.92	\$371,028.92
Replace battery, dry	5	18.00 Ea.	\$3,956.22	\$4,568.56	6,000	6	6	\$27,411.35	\$27,411.35
Maintenance and repair voice/data outlet	10	204.00 Ea.	\$11,361.50	\$14,201.42	3,000	3	3	\$42,604.27	\$42,604.27
Replace glove box gloves	5	14.00 Ea.	\$5,529.89	\$6,467.12	6,000	6	6	\$38,802.73	\$38,802.73
Replace fume hood sash	20	24.00 Ea.	\$30,131.10	\$34,616.08	15,000	1	1	\$34,616.08	\$34,616.08
Remove and replace hydraulic dock leveler lift cylinder	15	4.00 Ea.	\$33,211.67	\$37,824.13	2,000	2	2	\$75,648.26	\$75,648.26
Remove and replace hydraulic dock leveler hydraulic pump	20	4.00 Ea.	\$8,701.80	\$9,952.59	15,000	1	1	\$9,952.59	\$9,952.59
Replace commercial dishwasher, 10 to 12 racks per hour	10	8.00 Ea.	\$349,955.64	\$398,578.53	3,000	3	3	\$1,195,735.58	\$1,195,735.58
Remove and replace dishwasher pump	15	8.00 Ea.	\$10,559.45	\$12,090.22	2,000	2	2	\$24,180.45	\$24,180.45
			\$30,630,127.85	\$35,928,492.69				MR Subtotal:	\$59,763,570.10
								MR Per Year:	\$1,992,119.00
								PM Total:	\$211,165.06
								Subtotal:	\$2,203,284.06
								Total Per Unit:	\$12.24

FAC 5302 Medical Laboratory

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$12.24

UM: SF

Expected Service Life: 30

Model Size: 180000

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	\$46.84	\$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
Fire doors, swinging, annualized	8	3.14	\$115.91	\$128.60	\$0.0000	244.51	294.68	350.65
Fire doors, sliding, annualized	4	6.64	\$126.59	\$257.20	\$0.0000	383.79	473.61	569.76
Elevator, hydraulic, passenger / freight, annualized	4	40.90	\$5,252.00	\$3,784.30	\$0.0000	9,036.30	10,696.79	12,619.88
Urinals, annualized	32	7.30	\$218.85	\$392.54	\$0.0000	611.39	751.04	901.63
Toilet (vacuum breaker type), annualized	38	6.73	\$348.98	\$363.27	\$0.0000	712.26	856.14	1,017.47
Lavatories, annualized	40	13.92	\$308.73	\$879.84	\$0.0000	1,188.57	1,483.40	1,793.66
Showers, annualized	18	4.10	\$252.36	\$259.64	\$0.0000	512.00	615.12	730.87
Drink fountain, annualized	12	7.44	\$433.79	\$401.00	\$0.0000	834.79	998.47	1,183.84
Valve, butterfly, above 4", annually	16	2.66	\$110.21	\$142.80	\$0.0000	253.01	306.87	366.24
Valve, check, above 4", annually	33	8.48	\$227.30	\$455.06	\$0.0000	682.36	841.61	1,012.23
Valve, motor operated, above 4", annually	28	14.00	\$385.72	\$746.17	\$0.0000	1,131.89	1,394.32	1,676.02
Duplex pump, annualized	4	6.62	\$125.06	\$355.32	\$0.0000	480.38	599.48	724.83
Boiler, hot water, oil, gas, or comb. fired, 500 to 1000 MBH, annually	4	21.31	\$322.41	\$1,353.60	\$0.0000	1,676.01	2,114.33	2,568.77
Boiler, hot water, oil, gas, or comb. fired, over 1000 MBH, annualized	2	39.40	\$180.74	\$2,538.00	\$0.0000	2,718.74	3,498.22	4,286.73
Deaerator tank, annualized	3	4.52	\$76.21	\$289.33	\$0.0000	365.54	459.96	558.19
Water cooling tower, 50 thru 500 tons, annualized	3	29.74	\$659.48	\$1,903.50	\$0.0000	2,562.98	3,199.97	3,869.94
Chiller, centrif., water cooled, over 100 tons, annualized	3	100.09	\$342.93	\$6,408.45	\$0.0000	6,751.38	8,708.20	10,682.18
Compressor, DX Refrigeration, to 25 tons, annualized	4	9.76	\$209.08	\$622.66	\$0.0000	831.73	1,039.44	1,257.60
Air handling unit, over 50 tons, annualized	16	52.42	\$4,048.69	\$2,815.49	\$0.0000	6,864.18	8,113.89	9,565.64
Air handling unit, computer room, annualized	2	6.83	\$195.40	\$367.16	\$0.0000	562.56	692.25	831.71
Fan coil unit, annualized	46	153.55	\$3,954.90	\$8,250.19	\$0.0000	12,205.09	15,075.64	18,143.93
Air filter, electrostatic, annualized	46	349.69	\$528.07	\$18,874.26	\$0.0000	19,402.33	25,117.41	30,858.90
VAV Boxes, annualized	64	59.78	\$609.65	\$3,817.15	\$0.0000	4,426.80	5,632.91	6,869.50
Fire dampers, annualized	6	6.94	\$50.41	\$444.15	\$0.0000	494.56	632.85	773.66
Fan, axial, 5,000 to 10,000 CFM, annualized	18	23.22	\$641.89	\$1,248.70	\$0.0000	1,890.58	2,329.38	2,800.27
Hood and blower, annualized	42	97.36	\$2,503.07	\$5,223.20	\$0.0000	7,726.28	9,543.55	11,465.97
Heat exchanger, steam, annualized	3	2.77	\$74.74	\$148.47	\$0.0000	223.21	275.23	330.98
Package unit, computer room, annualized	2	8.67	\$269.65	\$558.36	\$0.0000	828.01	1,022.49	1,230.44
Controls, central system, electro/pneumatic, annualized	2	3.84	\$359.54	\$245.34	\$0.0000	604.88	714.43	841.96
Air compressor, centrifugal, to 40 HP., annualized	4	13.65	\$273.56	\$873.07	\$0.0000	1,146.63	1,435.91	1,738.87
Steam humidification system, annualized	1	2.54	\$28.33	\$162.43	\$0.0000	190.76	242.33	295.31
Backflow prevention device, up to 4", annualized	2	0.67	\$29.11	\$42.30	\$0.0000	71.41	87.02	104.07
Extinguishing system, wet pipe, annualized	2	22.68	\$109.42	\$1,429.74	\$0.0000	1,539.16	1,979.03	2,424.36
Switchboard, annualized	12	8.41	\$57.01	\$603.58	\$0.0000	660.58	847.36	1,036.98
Transformer, dry type 500 KVA and over, annualized	4	3.08	\$66.07	\$219.12	\$0.0000	285.19	357.53	433.18
Panelboard, 225 A and above, annualized	24	10.58	\$622.75	\$752.98	\$0.0000	1,375.73	1,663.90	1,983.20
Motor control center, over 400 A, annualized	14	5.45	\$363.27	\$390.43	\$0.0000	753.70	907.16	1,078.78
Fire alarm annunciator system, annualized	2	22.10	\$391.22	\$1,394.40	\$0.0000	1,785.62	2,243.06	2,720.06
Emergency diesel or gas generator, over 15 KVA, annualized	4	64.60	\$355.29	\$4,083.60	\$0.0000	4,438.89	5,699.50	6,977.87
Uninterrupted power system, 200 KVA to 800 KVA, annualized	4	312.23	\$1,057.88	\$19,720.80	\$0.0000	20,778.68	26,800.71	32,875.63
Light, emergency, hardwired system, annualized	60	15.00	\$544.91	\$947.20	\$0.0000	1,492.10	1,830.75	2,196.65
Hydraulic lift, loading dock, annually	2	1.63	\$62.62	\$62.30	\$0.0000	124.92	149.87	177.95
Oven, convection, gas / electric, annualized	12	134.90	\$630.24	\$5,139.42	\$0.0000	5,769.66	7,374.51	9,010.87
Refrigerated unit, display case, freezer w/ ext. condenser annualized	16	47.87	\$6,868.00	\$1,820.96	\$0.0000	8,688.96	9,922.05	11,498.54
Vacuum, annualized	5	6.16	\$131.30	\$233.61	\$0.0000	364.91	448.12	537.90
Pump, vacuum, annualized	4	4.95	\$145.22	\$268.16	\$0.0000	413.38	508.34	610.57
De-ionization, annualized	1	4.01	\$1,185.05	\$217.77	\$0.0000	1,402.82	1,586.66	1,829.74
Water softner, annualized	4	21.74	\$115.08	\$1,178.52	\$0.0000	1,293.60	1,658.66	2,029.48
Ejector pump, sump type, annualized	2	3.30	\$120.56	\$179.34	\$0.0000	299.90	365.76	437.64
Fuel oil storage tank, above ground, annualized	1	3.28	\$24.11	\$177.63	\$0.0000	201.74	257.44	314.35
						\$139,927.94	\$174,637.98	\$211,165.06