

**FAC 6107 General Administrative Building, High-Rise**

FY25 SUC:           \$4.51 / SF  
Source:             Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

## FAC 6107 General Administrative Building, High-Rise

Release: 2024 Qtr 3  
Zip Code Prefix: 222  
Type: MRFY25 SUC: \$4.51  
UM: SF  
Expected Service Life: 55  
Model Size: 466680

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	1,450.00 S.F.	\$58,992.34	\$71,847.99	3.6667	3	3	\$215,543.98	\$215,543.98
Repair concrete stairs	30	5,920.00 S.F.	\$188,713.72	\$218,412.87	1.8333	1	1	\$218,412.87	\$218,412.87
Repair metal stairs	15	660.00 S.F.	\$55,041.03	\$63,520.25	3.6667	3	3	\$190,560.76	\$190,560.76
Replace metal hand rail	30	580.00 L.F.	\$35,747.64	\$41,564.73	1.8333	1	1	\$41,564.73	\$41,564.73
Refinish metal hand rail	7	580.00 L.F.	\$1,215.69	\$1,500.28	7.8571	1	1	\$1,501.96	\$1,501.96
Refinish fire escape stair and platform	7	4.00 Flight	\$2,298.93	\$2,777.35	7.8571	7	7	\$19,441.48	\$19,441.48
Replace fire escape stair and platform	25	4.00 Flight	\$26,498.81	\$32,294.13	2.2000	2	2	\$64,588.27	\$64,588.27
Metal floor grating repairs - (2% of grating)	10	46.00 S.F.	\$1,590.44	\$1,915.29	5.5000	5	5	\$9,576.43	\$9,576.43
Replace metal floor grating	30	890.00 S.F.	\$25,805.52	\$29,543.75	1.8333	1	1	\$29,543.75	\$29,543.75
Replace precast concrete coping, 12" wide	50	896.00 L.F.	\$65,608.11	\$80,575.72	1.1000	1	1	\$80,575.72	\$80,575.72
Repair 8" concrete block wall, 1st floor	25	14,262.00 S.F.	\$381,842.21	\$467,124.29	2.2000	2	2	\$934,248.57	\$934,248.57
Waterproof concrete block wall, 1st floor	10	189.00 C.S.F.	\$36,674.12	\$44,193.09	5.5000	5	5	\$220,965.47	\$220,965.47
Replace 8" concrete block wall, 2nd floor	60	189.00 C.S.F.	\$271,143.02	\$327,806.30	0.9167	0	0	\$0.00	\$0.00
Waterproof concrete block wall, 2nd floor	10	189.00 C.S.F.	\$152,391.49	\$182,042.91	5.5000	5	5	\$910,214.55	\$910,214.55
Replace 8" concrete block wall, 3rd floor	60	189.00 C.S.F.	\$271,062.63	\$327,694.09	0.9167	0	0	\$0.00	\$0.00
Waterproof concrete block wall, 3rd floor	10	189.00 C.S.F.	\$153,704.75	\$183,616.89	5.5000	5	5	\$918,084.46	\$918,084.46
Repair clay brick wall, 1st floor	25	8,944.00 S.F.	\$426,008.82	\$522,665.33	2.2000	2	2	\$1,045,330.66	\$1,045,330.66
Refinish steel louver, 1st floor	5	26.00 Ea.	\$2,872.62	\$3,554.63	11.0000	11	11	\$39,100.89	\$39,100.89
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	680.00 Ea.	\$109,818.66	\$130,870.01	2.7500	2	2	\$261,740.02	\$261,740.02
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	680.00 Ea.	\$558,799.29	\$652,877.04	1.1000	1	1	\$652,877.04	\$652,877.04
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	680.00 Ea.	\$144,588.65	\$174,120.48	2.7500	2	2	\$348,240.96	\$348,240.96
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	680.00 Ea.	\$593,569.27	\$696,127.51	1.1000	1	1	\$696,127.51	\$696,127.51
Repair 2'-0" x 3'-0" aluminum window - 3rd floor	20	680.00 Ea.	\$178,714.74	\$216,570.01	2.7500	2	2	\$433,140.03	\$433,140.03
Replace 2'-0" x 3'-0" aluminum window - 3rd floor	50	680.00 Ea.	\$627,695.37	\$738,577.05	1.1000	1	1	\$738,577.05	\$738,577.05
Replace plate glass storefront - 1st floor	50	8.20 C.S.F.	\$43,434.25	\$50,309.00	1.1000	1	1	\$50,309.00	\$50,309.00
Replace plate glass storefront - 2nd floor	50	8.20 C.S.F.	\$44,847.40	\$52,066.81	1.1000	1	1	\$52,066.81	\$52,066.81
Replace plate glass storefront - 3rd floor	50	8.20 C.S.F.	\$45,853.97	\$52,945.72	1.1000	1	1	\$52,945.72	\$52,945.72
Repair aluminum storefront door	12	14.00 Ea.	\$7,694.22	\$9,174.69	4.5833	4	4	\$36,698.75	\$36,698.75
Repair steel, painted, door	14	12.00 Ea.	\$9,330.71	\$11,049.22	3.9286	3	3	\$33,147.65	\$33,147.65
Repair 12" x 12" steel roll-up door	10	4.00 Ea.	\$3,008.67	\$4,252.49	5.5000	5	5	\$21,262.45	\$21,262.45
Refinish 12" x 12" steel roll-up door	5	4.00 Ea.	\$1,024.19	\$1,242.57	11.0000	11	11	\$13,688.31	\$13,688.31
Debris removal, by hand and visual inspection, thermosetting	1	50.00 M.S.F.	\$2,033.11	\$2,482.98	55.0000	55	55	\$136,563.95	\$136,563.95
Total EPDM roof replacement	25	594.00 S.F.	\$104,048.61	\$126,071.67	2.2000	2	2	\$985,141.34	\$985,141.34
Replace Roof edges, aluminum, duranodic, .050" thick, 6" face	25	896.00 L.F.	\$27,482.71	\$32,458.75	2.2000	2	2	\$64,917.50	\$64,917.50
Replace aluminum downspout, 3" x 4", .024" thick	25	263.00 L.F.	\$3,013.76	\$3,592.41	2.2000	2	2	\$7,184.82	\$7,184.82
Replace roof hatch and structure single unit	40	2.00 Ea.	\$3,797.91	\$4,368.33	1.3750	1	1	\$4,368.33	\$4,368.33
Replace galvanized smoke hatch single unit 4' x 4'	40	1.00 Ea.	\$5,947.80	\$6,784.34	1.3750	1	1	\$6,784.34	\$6,784.34
Repair 8" concrete block wall - (2% of walls) painted	25	260.20 C.S.F.	\$16,484.49	\$20,049.48	2.2000	2	2	\$760,290.08	\$760,290.08
Refinish concrete block wall painted	4	1,260.20 C.S.F.	\$72,851.20	\$87,803.69	17.5000	17	17	\$2,701,448.02	\$2,701,448.02
Repair 4" glazed C.M.U. wall - (2% of walls)	25	51.60 C.S.F.	\$113,518.18	\$133,777.16	2.2000	2	2	\$267,554.33	\$267,554.33
Remove and reinstall demountable partitions	5	19.70 C.L.F.	\$118,812.24	\$141,084.06	11.0000	11	11	\$1,551,924.68	\$1,551,924.68
Repair plate glass interior wall - (2% of total)	25	25.60 C.S.F.	\$221,156.78	\$255,330.58	2.2000	2	2	\$510,661.15	\$510,661.15
Repair fully glazed wood door	10	8.00 Ea.	\$2,374.80	\$2,770.57	5.5000	5	5	\$13,852.87	\$13,852.87
Refinish 3'-0" x 7'-0" fully glazed wood door	14	8.00 Ea.	\$945.92	\$1,108.13	13.7500	13	13	\$13,376.37	\$13,376.37
Repair steel painted interior door	3	79.00 Ea.	\$23,451.13	\$27,359.42	3.9286	3	3	\$82,078.26	\$82,078.26
Refinish 3'-0" x 7'-0" steel painted interior door	4	39.00 Ea.	\$2,347.93	\$2,886.95	13.7500	13	13	\$37,530.40	\$37,530.40
Repair steel unpainted door steel	14	12.00 Ea.	\$3,562.20	\$4,155.86	3.9286	3	3	\$12,467.58	\$12,467.58
Repair aluminum interior door	12	445.00 Ea.	\$132,098.13	\$154,113.19	4.5833	4	4	\$616,452.76	\$616,452.76
Replace safety glass (3% of glass) aluminum interior door	1	420.14 S.F.	\$10,788.20	\$12,726.42	55.0000	55	55	\$699,953.03	\$699,953.03
Repair 3'-0" x 7'-0" aluminum sliding door, interior door	14	44.00 Ea.	\$2,778.68	\$3,242.73	3.9286	3	3	\$10,028.20	\$10,028.20
Replace 3'-0" x 7'-0" aluminum sliding door, interior door	50	44.00 Ea.	\$174,886.97	\$201,051.92	1.1000	1	1	\$201,051.92	\$201,051.92
Replace toilet partitions, painted metal-overhead braced, per stall	20	47.00 Ea.	\$50,716.78	\$58,962.78	2.7500	2	2	\$117,925.56	\$117,925.56
Replace urinal screen, stainless steel	30	16.00 Ea.	\$14,371.07	\$16,612.70	1.8333	1	1	\$16,612.70	\$16,612.70
Replace metal lockers, single tier	20	335.00 Ea.	\$114,022.53	\$132,156.15	2.7500	2	2	\$264,312.31	\$264,312.31
Repair metal lockers	15	11,860.00 S.F.	\$365,811.47	\$438,953.73	3.6667	3	3	\$1,265,957.20	\$1,265,957.20
Repair metal steps	15	594.00 S.F.	\$63,121.86	\$73,316.80	3.6667	3	3	\$219,950.41	\$219,950.41
Refinish metal steps	9	594.00 S.F.	\$1,701.37	\$2,073.48	6.1111	6	6	\$12,440.87	\$12,440.87
Refinish metal stair railing, interior	7	66.00 S.F.	\$1,009.09	\$134.33	7.8571	7	7	\$940.31	\$940.31
Refinish wood stair railing, interior	7	1,444.00 L.F.	\$3,480.16	\$4,294.05	7.8571	7	7	\$30,058.32	\$30,058.32
Repair medium weight vinyl wall covering - (2% of walls)	1	27.30 C.S.F.	\$1,446.78	\$1,659.64	55.0000	55	55	\$927,280.04	\$927,280.04
Replace medium weight vinyl wall covering	15	1,365.00 C.S.F.	\$823,454.93	\$998,777.49	3.6667	3	3	\$2,906,332.47	\$2,906,332.47
Repair acoustical tile - (2% of walls)	25	1,260.00 C.S.F.	\$1,369,062.64	\$1,579,803.64	2.2000	2	2	\$3,159,787.29	\$3,159,787.29
Refinish acoustical tile	10	1,260.00 C.S.F.	\$237,076.56	\$288,297.10	5.5000	5	5	\$1,441,485.52	\$1,441,485.52
Repair 5/8" drywall - (2% of walls)	20	90,280.00 S.F.	\$188,643.59	\$205,128.90	2.7500	2	2	\$410,257.80	\$410,257.80
Refinish drywall	4	90,280.00 S.F.	\$65,187.32	\$79,934.27	13.7500	13	13	\$1,039,145.55	\$1,039,145.55
Office painting, 10' x 15', 10' high walls	5	1,115.00 Ea.	\$330,384.20	\$403,613.51	11.0000	11	11	\$4,439,748.60	\$4,439,748.60
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	394.00 C.S.F.	\$362,888.77	\$436,758.00	5.5000	5	5	\$2,183,789.98	\$2,183,789.98
Refinish concrete floor finished	25	1,325.00 C.S.F.	\$607,529.20	\$729,907.90	2.2000	2	2	\$1,459,915.79	\$1,459,915.79
Replace epoxy flooring	15	1,161.00 C.S.F.	\$1,464,502.58	\$1,751,062.48	3.6667	3	3	\$5,253,187.44	\$5,253,187.44
Replace vinyl tile flooring	18	21,536.00 S.Y.	\$1,218,038.95	\$1,490,917.16	3.0556	3	3	\$4,472,751.47	\$4,472,751.47
Replace vinyl sheet flooring	18	3,120.00 S.Y.	\$248,892.35	\$301,818.00	3.0556	3	3	\$905,454.01	\$905,454.01
Ceramic tile floor repairs - (2% of floors)	15	252.00 C.S.F.	\$175,550.35	\$218,871.49	3.6667	3	3	\$656,614.46	\$656,614.46
Terrazzo floor repairs - (2% of floors)	15	8,475.00 S.F.	\$158,999.13	\$189,051.68	3.6667	3	3	\$567,155.08	\$567,155.08
Replace carpet	12	28,840.00 S.Y.	\$1,272,154.04	\$1,471,142.99	6.8750	6	6	\$8,826,857.93	\$8,826,857.93
Repair gypsum board ceiling - (2% of ceilings)	20	1,588.00 C.S.F.	\$648,940.85	\$795,700.59	2.7500	2	2	\$1,591,401.19	\$1,591,401.19
Refinish gypsum board ceiling, up to 12' high	20	3,208.00 C.S.F.	\$488,056.26	\$600,036.63	2.7500	2	2	\$1,200,073.26	\$1,200,073.26
Acoustic tile repairs - (2% of ceilings)	9	426.00 C.S.F.	\$490,203.32	\$568,150.07	6.1111	6	6	\$3,408,900.42	\$3,408,900.42
Refinish acoustic tile ceiling and grid (occupied area)	5	3,622.00 C.S.F.	\$97,338.11	\$121,091.75	11.0000	11	11	\$1,332,009.20	\$1,332,009.20
Replace acoustic tile ceiling, fire-rated	20	3,622.00 C.S.F.	\$2,262,637.00	\$2,660,859.44	5.5000	5	5	\$5,321,700.87	\$5,321,700.87
Replace flush valve diaphragm tankless water closet	10	108.00 Ea.	\$2,979.68	\$3,701.83	5.5000	5	5	\$18,509.16	\$18,509.16
Rebuild flush valve tankless water closet	20	108.00 Ea.	\$20,873.27	\$25,159.05	2.7500	2	2	\$50,318.09	\$50,318.09
Replace tankless water closet	35	108.00 Ea.	\$148,678.90	\$172,065.15	1.5714	1	1	\$172,065.15	\$172,065.15
Replace flush valve diaphragm for a urinal	7	62.00 Ea.	\$1,710.56	\$2,125.13	7.8571	7	7	\$14,875.88	\$14,875.88
Rebuild flush valve for a urinal	20	62.00 Ea.	\$1,182.80	\$1,443.16	2.7500	2	2	\$28,886.31	\$28,886.31
Replace washer in spud connection lavatory, vitreous china	7	62.00 Ea.	\$1,078.37	\$1,318.42	7.8571	7	7	\$9,145.42	\$9,145.42
Replace washer in faucet lavatory, vitreous china	2	62.00 Ea.	\$943.05	\$1,051.70	27.5000	27	27	\$28,395.83	\$28,395.83
Replace faucets lavatory, vitreous china	10	132.00 Ea.	\$26,218.19	\$31,519.42	5.5000	5	5	\$157,597.10	\$157,597.10
Replace lavatory, vitreous china	35	132.00 Ea.	\$99,181.57	\$118,916.87	1.5714	1	1	\$118,916.87	\$118,916.87
Replace faucets laundry sink, plastic	10	103.00 Ea.	\$20,458.13	\$24,594.70	5.5000	5	5	\$122,973.49	\$122,973.49
Clean out strainer and trap laundry sink, plastic	2	103.00 Ea.	\$3,820.10	\$4,784.45	27.5000	27	27	\$129,180.19	\$129,180.19
Replace group wash drain, 54" diameter	12	14.00 Ea.	\$186,917.03	\$224,577.00	2.7500	2	2	\$449,154.07	\$449,154.07
Inspect / clean shower head shower, terrazzo	3	22.00 Ea.	\$1,145.29	\$1,434.41	18.3333	18	18	\$28,819.41	\$28,819.41
Replace mixing valve shower, terrazzo	10	22.00 Ea.	\$6,464.13	\$7,865.42	5.5000	5	5	\$39,327.08	\$39,327.08
Replace terrazzo shower surface	30	22.00 Ea.	\$30,844.86	\$37,126.07	1.8333	1	1	\$37,126.07	\$37,126.07
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
Inspect for leaks steam converter, domestic hot water	1	16.00 Ea.	\$114.36	\$143.23	55.0000	55	55	\$7,877.67	\$7,877.67
Inspect/check pump/motor operation, lubricate circulation pump, bronze 1 HP	0.5	6.00 Ea.	\$50.80	\$63.63	110.0000	110	110	\$6,998.88	\$6,998.88
Replace pump / motor assembly circulation pump, bronze 1 HP	20	6.00 Ea.	\$32,773.01	\$37,621.93	2.7500	2	2	\$75,243.86	\$75,243.86
Replace water softener	15	4.00 Ea.	\$4,834.17	\$5,775.08	3.6667	3	3	\$17,325.25	\$17,325.25
Unclog main drain pipe & fittings, cast iron	10	152.00 Ea.	\$7,421.82	\$9,295.40	5.5000	5	5	\$46,477.01	\$46,477.01
Repair joint pipe and fittings, PVC									

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Inspect for leaks steam converter, commercial	2	12.00 Ea.	\$87.02	\$108.98	27,5000	27	27	\$2,942.57	\$2,942.57
Replace steam converter, commercial	30	12.00 Ea.	\$58,483.51	\$67,072.12	1,8333	1	1	\$67,072.12	\$67,072.12
Repair flash tank 24 gallon	5	3.00 Ea.	\$1,402.50	\$1,756.55	11.0000	11	11	\$19,322.05	\$19,322.05
Replace steam trap, 15 PSIG, 3/4" threaded	7	15.00 Ea.	\$5,659.11	\$6,563.77	7.8571	7	7	\$45,946.36	\$45,946.36
Replace steam trap, 15 PSIG, 1" threaded	7	18.00 Ea.	\$5,220.80	\$6,103.13	7.8571	7	7	\$42,721.89	\$42,721.89
Replace steam trap, 15 PSIG, 2" threaded	7	24.00 Ea.	\$30,047.38	\$34,713.46	7.8571	7	7	\$242,994.25	\$242,994.25
Repair circulator pump, 112 - 3/4 HP.	5	6.00 Ea.	\$628.95	\$741.88	11.0000	11	11	\$8,160.68	\$8,160.68
Repair circulator pump, 1 HP.	5	6.00 Ea.	\$630.32	\$743.60	11.0000	11	11	\$8,179.57	\$8,179.57
Refill expansion tank	5	3.00 Ea.	\$47.06	\$58.94	11.0000	11	11	\$648.36	\$648.36
Repair damaged pipe insulation, fiberglass 2"	5	158.00 Ea.	\$4,344.55	\$5,284.34	11.0000	11	11	\$58,127.73	\$58,127.73
Repair single zone rooftop unit, 7.5 ton	10	4.00 Ea.	\$15,458.02	\$18,316.62	5.5000	5	5	\$91,583.12	\$91,583.12
Replace single zone rooftop unit, 7.5 ton	15	4.00 Ea.	\$48,225.58	\$57,068.96	3.6667	3	3	\$171,206.87	\$171,206.87
Repair central station A.H.U., 16,000 CFM	10	9.00 Ea.	\$19,180.37	\$22,169.77	5.5000	5	4	\$110,845.85	\$88,570.09
Replace central station A.H.U., 16,000 CFM	15	9.00 Ea.	\$676,191.38	\$777,841.76	3.6667	3	3	\$2,333,525.29	\$2,333,525.29
Inspect sprinkler system	1	4.00 Ea.	\$145.03	\$181.64	55.0000	55	55	\$9,990.21	\$9,990.21
Replace sprinkler head	20	3,192.00 Ea.	\$292,676.55	\$360,687.19	2.7500	2	2	\$721,374.39	\$721,374.39
Rebuild double check 6" backflow preventer sprinkler system	1	2.00 Ea.	\$1,850.14	\$2,219.89	55.0000	55	55	\$122,094.12	\$122,094.12
Replace fire pump / electric motor assembly 100 HP.	25	4.00 Ea.	\$184,200.30	\$212,609.54	2.2000	2	2	\$425,219.07	\$425,219.07
Repair 500 kva transformer, primary, liquid filled	10	4.00 Ea.	\$12,248.43	\$14,081.72	5.5000	5	5	\$70,408.59	\$70,408.59
Maintenance and inspection primary transformer, liquid filled	0.5	4.00 Ea.	\$175.26	\$219.87	110.0000	110	110	\$24,185.59	\$24,185.59
Repair switchgear 1200 A mainframe	5	6.00 Ea.	\$12,412.07	\$14,520.45	11.0000	11	11	\$159,724.97	\$159,724.97
Maintenance and inspection switchgear, mainframe	1	6.00 Ea.	\$419.90	\$526.77	55.0000	55	55	\$28,972.32	\$28,972.32
Repair switchgear, - (5% of total C.B.), indoor, less than 600 V	10	6.00 Ea.	\$5,351.84	\$6,176.96	5.5000	5	5	\$30,884.82	\$30,884.82
Maintenance and repair motor starter, up to 600 V	5	8.00 Ea.	\$2,796.41	\$3,351.91	11.0000	11	11	\$36,865.80	\$36,865.80
Replace starter motor starter, up to 600 V	18	8.00 Ea.	\$6,551.65	\$7,819.61	3.0556	3	3	\$23,458.82	\$23,458.82
Maintenance and repair motor starter, 600 V	3	8.00 Ea.	\$5,957.85	\$7,324.72	18.3333	18	18	\$131,845.01	\$131,845.01
Maintenance and inspection motor starter, 600 V	0.25	8.00 Ea.	\$467.37	\$586.32	220.0000	220	220	\$128,989.81	\$128,989.81
Maintenance and repair secondary transformer, dry	10	18.00 Ea.	\$5,319.17	\$6,322.74	5.5000	5	5	\$31,613.70	\$31,613.70
Replace transformer 15 KVA	30	18.00 Ea.	\$67,449.20	\$80,179.65	1.8333	1	1	\$80,179.65	\$80,179.65
Maintenance and inspection lighting panel, indoor	3	27.00 Ea.	\$1,183.95	\$1,484.12	18.3333	18	18	\$26,714.98	\$26,714.98
Replace wireway, 8" x 8"	20	2,785.00 LF.	\$229,351.28	\$276,343.91	2.7500	2	2	\$552,687.81	\$552,687.81
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	10.00 Ea.	\$772.87	\$969.56	2.7500	2	2	\$1,939.12	\$1,939.12
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	32.00 Ea.	\$1,402.11	\$1,758.95	6.8750	6	6	\$10,553.71	\$10,553.71
Maintenance and inspection safety switch, 3 pole, heavy duty	1	32.00 Ea.	\$1,402.11	\$1,758.95	55.0000	55	55	\$96,742.36	\$96,742.36
Replace receptacle/plug receptacles and plugs	20	3,439.00 Ea.	\$277,675.74	\$341,565.14	2.7500	2	2	\$683,130.27	\$683,130.27
Replace 4-pin receptacle	3	52.00 Ea.	\$8,316.99	\$9,887.29	2.7500	2	2	\$19,774.59	\$19,774.59
Maintenance and repair contactors and relays	3	116.00 Ea.	\$31,736.23	\$39,166.23	18.3333	18	18	\$704,992.21	\$704,992.21
Maintenance and inspection contactors and relays	0.5	116.00 Ea.	\$2,534.27	\$3,179.24	110.0000	110	110	\$349,716.90	\$349,716.90
Replace wiring devices, switches	15	1,520.00 Ea.	\$105,892.63	\$131,607.81	3.6667	3	3	\$394,823.44	\$394,823.44
Maintenance and repair incandescent lighting fixtures	10	1,183.00 Ea.	\$87,934.05	\$104,713.34	5.5000	5	5	\$523,566.72	\$523,566.72
Replace incandescent lighting fixture lamp, 200 W	5	1,183.00 Ea.	\$15,183.00	\$18,692.24	11.0000	11	11	\$205,350.67	\$205,350.67
Replace fluorescent light fixture ballast, 80 W	10	2,257.00 Ea.	\$245,859.50	\$303,176.78	5.5000	5	5	\$1,515,883.78	\$1,515,883.78
Replace lamps (2 lamps), 4', 34 W energy saver	10	2,257.00 Ea.	\$61,281.17	\$76,842.20	5.5000	5	5	\$384,211.02	\$384,211.02
Replace metal halide ballast, 175 W	10	146.00 Ea.	\$25,047.98	\$30,002.59	5.5000	5	5	\$150,012.95	\$150,012.95
Replace metal halide fixture lamp, 175 W	5	146.00 Ea.	\$8,882.51	\$10,792.82	11.0000	11	11	\$118,721.07	\$118,721.07
Maintenance and repair master clock control	10	1.00 Ea.	\$208.09	\$249.77	5.5000	5	5	\$1,248.84	\$1,248.84
Check operation master clock control	1	1.00 Ea.	\$46.25	\$58.02	55.0000	55	55	\$3,191.15	\$3,191.15
Replace master clock program bell	15	1.00 Ea.	\$265.11	\$318.44	3.6667	3	3	\$955.31	\$955.31
Maintenance and repair TV cable outlet	10	568.00 Ea.	\$31,633.99	\$39,541.22	5.5000	5	5	\$197,706.08	\$197,706.08
Repair smoke detector	10	450.00 Ea.	\$27,344.26	\$33,842.34	5.5000	5	5	\$169,211.70	\$169,211.70
Check operation smoke detector	1	450.00 Ea.	\$7,859.50	\$9,859.75	55.0000	55	55	\$542,286.26	\$542,286.26
Repair heat detector	10	450.00 Ea.	\$29,814.31	\$36,649.22	5.5000	5	5	\$183,246.08	\$183,246.08
Check operation heat detector	1	450.00 Ea.	\$7,859.50	\$9,859.75	55.0000	55	55	\$542,286.26	\$542,286.26
Check and repair manual pull station	10	43.00 Ea.	\$4,084.51	\$5,028.99	5.5000	5	5	\$25,134.94	\$25,134.94
Minor repairs to fire alarm control panel	5	4.00 Ea.	\$641.11	\$781.70	11.0000	11	11	\$8,598.71	\$8,598.71
Maintenance and inspection fire alarm control panel	0.5	4.00 Ea.	\$185.00	\$232.08	110.0000	110	110	\$25,529.23	\$25,529.23
Minor repairs to annunciation panel	5	28.00 Ea.	\$4,487.74	\$5,471.91	11.0000	11	11	\$60,190.96	\$60,190.96
Maintenance and inspection annunciation panel	0.5	28.00 Ea.	\$1,295.01	\$1,624.59	110.0000	110	110	\$178,704.63	\$178,704.63
Maintenance and repair electrical service ground	25	24.90 M.L.F.	\$2,376.95	\$2,971.39	2.2000	2	2	\$5,942.78	\$5,942.78
Maintenance and repair building structure ground	7	24.90 M.L.F.	\$2,376.95	\$2,971.39	7.8571	7	7	\$20,799.73	\$20,799.73
Maintenance and repair of general wiring lightning protection system	1	24.90 M.L.F.	\$2,771.94	\$3,420.25	55.0000	55	55	\$188,113.54	\$188,113.54
Maintenance and repair lightning ground rod	1	24.00 Ea.	\$2,291.04	\$2,863.99	55.0000	55	55	\$157,519.44	\$157,519.44
Maintenance and inspection generator, diesel, 750 KW	0.08	4.00 Ea.	\$279.94	\$351.18	687.5000	687	687	\$241,260.41	\$241,260.41
Replace diesel generator component, 750 KW	25	4.00 Ea.	\$1,068,358.99	\$1,223,016.56	2.2000	2	2	\$2,446,033.13	\$2,446,033.13
Maintenance and repair transfer switch	5	4.00 Ea.	\$1,549.03	\$1,870.12	11.0000	11	11	\$20,571.29	\$20,571.29
Maintenance and inspection transfer switch	0.5	4.00 Ea.	\$175.26	\$219.87	110.0000	110	110	\$24,185.59	\$24,185.59
Replace lamp emergency lighting fixture	2	65.00 Ea.	\$3,725.51	\$4,496.62	27.5000	27	27	\$121,408.85	\$121,408.85
Replace emergency lighting fixture	20	65.00 Ea.	\$40,545.82	\$47,872.14	2.7500	2	2	\$95,744.28	\$95,744.28
Maintenance and repair exit light	20	120.00 Ea.	\$4,789.84	\$5,928.72	2.7500	2	2	\$11,857.43	\$11,857.43
Replace lighting fixture with exit light L.E.D. w/battery unit	20	120.00 Ea.	\$77,935.33	\$91,466.96	2.7500	2	2	\$162,933.92	\$162,933.92
Maintenance and inspection battery, dry	0.08	22.00 Ea.	\$963.95	\$1,209.28	687.5000	687	687	\$830,774.99	\$830,774.99
Replace battery, dry	5	22.00 Ea.	\$4,835.38	\$5,953.79	11.0000	11	11	\$61,421.74	\$61,421.74
Maintenance and inspection UPS battery	0.17	4.00 Ea.	\$279.94	\$351.18	323.5294	323	323	\$113,431.02	\$113,431.02
Replace motor generator UPS battery	15	4.00 Ea.	\$4,782.33	\$5,854.46	3.6667	3	3	\$16,963.37	\$16,963.37
Maintenance and repair voice/data outlet	10	312.00 Ea.	\$17,376.42	\$21,719.82	5.5000	5	5	\$108,599.11	\$108,599.11
Replace voice/data outlet	20	312.00 Ea.	\$8,834.92	\$10,759.70	2.7500	2	2	\$21,519.41	\$21,519.41
Maintenance and inspection patch panel	0.5	36.00 Ea.	\$3,330.02	\$4,177.51	110.0000	110	110	\$459,526.19	\$459,526.19
Replace patch panel	15	36.00 Ea.	\$34,098.47	\$40,979.04	3.6667	3	3	\$122,937.11	\$122,937.11
Remove and replace waste compactor hydraulic cylinder	15	2.00 Ea.	\$11,328.58	\$12,915.19	3.6667	3	3	\$38,745.57	\$38,745.57
Prepare & paint 100K gal. ground level water stor tank, 30' dia x 19' tall	10	1.00 Ea.	\$32,280.89	\$38,733.94	5.5000	5	5	\$193,669.70	\$193,669.70
			\$28,445,655.74	\$33,701,188.87				MR Subtotal:	\$100,197,072.47
								MR Per Year:	\$1,821,764.95
								PM Total:	\$282,306.99
								Subtotal:	\$2,104,071.94
								Total Per Unit:	\$4.51

FAC 6107 General Administrative Building, High-Rise

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

FY25 SUC: \$4.51  
UM: SF  
Expected Service Life: 55  
Model Size: 466680

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl GP
Door, sliding, electric, annualized	8	19.58	\$241.92	\$882.08	\$0.0000	1,124.00	1,412.82	1,713.73
Door, overhead, electric, roll up, to 24' high x 25' wide, annualized	4	16.28	\$330.48	\$736.06	\$0.0000	1,066.54	1,320.41	1,590.80
Fire doors, swinging, annualized	14	5.49	\$202.84	\$225.05	\$0.0000	427.89	515.69	613.63
Elevator, cable, electric, passenger / freight, annualized	4	191.58	\$15,150.00	\$17,721.60	\$0.0000	32,871.60	39,703.08	47,292.06
Elevator, hydraulic, passenger / freight, annualized	2	20.45	\$2,626.00	\$1,892.15	\$0.0000	4,518.15	5,348.40	6,309.94
Wheelchair lift, annualized	1	1.21	\$28.28	\$111.68	\$0.0000	139.96	176.30	214.04
Urinals, annualized	62	14.14	\$424.02	\$760.55	\$0.0000	1,184.57	1,455.14	1,746.91
Toilet (vacuum breaker type), annualized	108	19.12	\$991.85	\$1,032.46	\$0.0000	2,024.31	2,433.23	2,891.75
Lavatories, annualized	132	45.94	\$1,018.82	\$2,903.47	\$0.0000	3,922.29	4,895.21	5,919.07
Showers, annualized	22	5.02	\$308.44	\$317.33	\$0.0000	625.77	751.82	893.28
Valve, butterfly, above 4", annualized	6	1.00	\$41.33	\$53.55	\$0.0000	94.88	115.08	137.34
Valve, diaphragm, above 4", annualized	54	6.59	\$371.94	\$354.05	\$0.0000	725.99	869.40	1,031.41
Water heater, gas, to 120 gal., annualized	18	30.98	\$1,591.53	\$1,659.85	\$0.0000	3,251.38	3,908.49	4,645.18
Valve, pressure relief, above 4", annualized	3	0.44	\$18.32	\$23.86	\$0.0000	42.18	51.37	61.07
Valve, sediment strainer, above 4", annually	3	0.94	\$18.32	\$50.51	\$0.0000	68.82	85.81	103.71
Submersible, 1 HP. and over, annually	4	7.70	\$85.98	\$412.85	\$0.0000	498.82	631.28	768.03
Boiler, steam, oil, gas, or comb. fired, over 1000 MBH, annualized	3	67.35	\$310.69	\$4,314.60	\$0.0000	4,625.29	5,950.73	7,291.72
Deaerator tank, annualized	3	4.52	\$76.21	\$289.33	\$0.0000	365.54	459.96	558.19
Pump, boiler fuel oil, annualized	3	3.70	\$319.48	\$237.30	\$0.0000	556.78	659.92	779.03
Pump, condensate return unit, 2 pumps, annualized	6	6.85	\$460.17	\$436.54	\$0.0000	896.70	1,073.68	1,273.67
Water cooling tower, 500 thru 1000 tons, annualized	2	35.46	\$439.65	\$2,241.90	\$0.0000	2,681.55	3,398.08	4,136.60
Chiller, centrif., water cooled, over 100 tons, annualized	2	66.73	\$228.62	\$4,272.30	\$0.0000	4,500.92	5,805.47	7,121.45
Compressor, DX Refrigeration, to 25 tons, annualized	4	9.76	\$209.08	\$622.66	\$0.0000	831.73	1,039.44	1,257.60
Compressor, DX refrigeration, 25 to 100 tons, annualized	4	13.02	\$209.08	\$832.46	\$0.0000	1,041.54	1,312.19	1,593.29
Air handling unit, over 50 tons, annualized	9	29.48	\$2,277.39	\$1,583.71	\$0.0000	3,861.10	4,563.95	5,380.67
Air handling unit, computer room, annualized	2	6.83	\$195.40	\$367.16	\$0.0000	562.56	692.25	831.71
Fan coil unit, annually	54	78.89	\$1,820.15	\$4,248.61	\$0.0000	6,068.76	7,525.36	9,072.97
Air filter, electrostatic, annualized	12	41.22	\$137.76	\$37.76	\$0.0000	5,061.48	6,552.37	8,050.15
VAV Boxes, annually	202	94.33	\$963.09	\$6,066.67	\$0.0000	7,029.75	8,946.06	10,910.52
Fire dampers, annualized	18	20.83	\$151.24	\$1,332.45	\$0.0000	1,483.69	1,898.55	2,320.97
Fan, axial, 5,000 to 10,000 CFM, annualized	30	38.70	\$1,069.82	\$2,081.16	\$0.0000	3,150.98	3,882.30	4,667.12
Centrifugal, over 1 HP, annualized	16	19.14	\$220.41	\$1,028.74	\$0.0000	1,249.15	1,579.81	1,921.49
Heat exchanger, steam, annualized	18	16.63	\$448.44	\$890.84	\$0.0000	1,339.28	1,651.38	1,985.89
Package unit, air cooled, 25 thru 50 ton, annualized	4	13.00	\$860.45	\$832.46	\$0.0000	1,492.92	1,808.70	2,157.51
Controls, central system, electro/pneumatic, annualized	9	17.29	\$1,817.91	\$1,104.03	\$0.0000	2,721.94	3,214.94	3,788.84
Air compressor, reciprocating, 5 to 40 H.P., annualized	2	9.71	\$220.80	\$617.58	\$0.0000	838.38	1,045.74	1,264.13
Steam humidification system, annualized	2	5.08	\$56.67	\$324.86	\$0.0000	381.53	484.66	590.61
Dehumidifier, desiccant wheel, annually	2	1.87	\$136.78	\$100.67	\$0.0000	237.45	281.33	332.05
Backflow prevention device, over 4", annualized	7	3.45	\$101.90	\$219.11	\$0.0000	321.02	396.94	477.96
Extinguishing system, wet pipe, annualized	5	56.71	\$273.56	\$3,574.35	\$0.0000	3,847.91	4,947.57	6,060.91
Fire pump, electric motor driven, annualized	2	95.50	\$123.10	\$6,006.60	\$0.0000	6,129.70	7,943.99	9,764.44
Extinguishing system, dry chemical, annualized	2	11.21	\$8.36	\$600.66	\$0.0000	609.02	790.06	971.51
Switchboard, with air circuit breaker, annualized	6	79.91	\$114.67	\$5,707.08	\$0.0000	5,821.75	7,545.34	9,274.67
Circuit breaker, high voltage air, annually	22	10.34	\$363.37	\$734.05	\$0.0000	1,097.42	1,353.98	1,628.70
Switch, selector, high voltage, air, annualized	6	2.45	\$99.10	\$176.29	\$0.0000	275.39	338.19	405.94
Transformer, dry type 500 KVA and over, annualized	18	13.84	\$297.30	\$986.04	\$0.0000	1,283.34	1,608.89	1,949.29
Panelboard, 225 A and above, annualized	32	14.11	\$830.34	\$1,003.97	\$0.0000	1,834.30	2,218.53	2,644.27
Motor control center, over 400 A, annualized	16	6.22	\$415.17	\$446.21	\$0.0000	861.38	1,036.76	1,232.89
Central clock systems, annualized	1	1.32	\$13.22	\$83.66	\$0.0000	96.89	123.31	150.39
Fire alarm annunciator system, annualized	18	198.92	\$3,520.94	\$12,549.60	\$0.0000	16,070.54	20,187.52	24,480.54
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
Power stabilizer, annualized	4	2.50	\$43.91	\$157.37	\$0.0000	201.28	252.88	306.68
Uninterrupted power system, up to 200 KVA, annualized	4	91.70	\$1,013.97	\$5,776.80	\$0.0000	6,790.77	8,625.20	10,510.34
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
Battery system and charger, annualized	4	34.93	\$87.82	\$2,211.12	\$0.0000	2,298.94	2,971.06	3,647.57
Light, emergency, hardwired system, annualized	65	16.25	\$590.32	\$1,026.13	\$0.0000	1,616.45	1,983.32	2,379.70
Light, emergency, wet cell, annualized	65	25.35	\$2,432.62	\$1,618.50	\$0.0000	4,051.12	4,779.94	5,630.38
Hoist / winch, chain / cable, electric, annualized	2	3.30	\$452.48	\$128.19	\$0.0000	580.67	664.37	770.70
Dishwasher, electric, annualized	2	9.42	\$337.34	\$359.40	\$0.0000	696.74	838.29	996.71
Oven, convection, gas / electric, annualized	2	22.48	\$105.04	\$856.57	\$0.0000	961.61	1,229.08	1,501.81
Refrigerator freezer, walk-in box w/external condenser, annually	2	1.47	\$430.26	\$55.71	\$0.0000	485.97	545.71	626.96
Water flow meter, turbine, annualized	2	1.18	\$39.73	\$64.05	\$0.0000	103.78	126.97	152.14
Pump, centrifugal ejector, annualized	3	3.59	\$57.95	\$194.71	\$0.0000	252.66	316.87	383.98
Water softner, annualized	4	21.74	\$115.08	\$1,178.52	\$0.0000	1,293.60	1,658.66	2,029.48
Fuel oil storage tank, above ground, annualized	4	13.10	\$96.45	\$710.53	\$0.0000	806.98	1,029.78	1,257.40
						\$187,172.97	\$233,513.61	\$282,306.99