

FAC 7512 Outdoor Swimming Pool

FY25 SUC: \$16,575.08 / EA
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 7512 Outdoor Swimming Pool

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

FY25 SUC: \$16,575.08
UM: EA
Expected Service Life: 25
Model Size: 1

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
Replace epoxy flooring	15	52.00 C.S.F.	\$65,593.57	\$78,428.29	1.6667	1	1	\$78,428.29	\$78,428.29
Check / minor repairs drinking fountain	1	3.00 Ea.	\$155.83	\$195.17	25.0000	25	25	\$4,879.30	\$4,879.30
Repair internal leaks drinking fountain	4	3.00 Ea.	\$143.37	\$179.56	6.2500	6	6	\$1,077.35	\$1,077.35
Correct water pressure drinking fountain	2	3.00 Ea.	\$132.46	\$165.90	12.5000	12	12	\$1,990.76	\$1,990.76
Replace refrigerant drinking fountain	2	3.00 Ea.	\$110.31	\$128.99	12.5000	12	12	\$1,547.90	\$1,547.90
Repair drain leak drinking fountain	4	3.00 Ea.	\$91.53	\$110.43	6.2500	6	5	\$662.55	\$552.13
Replace fountain drinking fountain	10	3.00 Ea.	\$4,570.18	\$5,383.32	2.5000	2	2	\$10,766.64	\$10,766.64
Inspect and clean shower head emergency shower station	3	1.00 Ea.	\$52.06	\$65.20	8.3333	8	8	\$521.60	\$521.60
Replace shower emergency shower station	25	1.00 Ea.	\$1,055.90	\$1,263.20	1.0000	1	1	\$1,263.20	\$1,263.20
Inspect and clean spray heads, emergency eye wash	3	1.00 Ea.	\$52.06	\$65.20	8.3333	8	8	\$521.60	\$521.60
Replace eye wash station, emergency eye wash	25	1.00 Ea.	\$790.45	\$961.55	1.0000	1	1	\$961.55	\$961.55
Insp/chk pump/mtr oper, lub, chk align circulation pump, 3 HP	0.5	2.00 Ea.	\$27.36	\$34.27	50.0000	50	50	\$1,713.61	\$1,713.61
Replace pump / motor assembly circulation pump, 3 HP	20	2.00 Ea.	\$28,718.59	\$32,849.64	1.2500	1	1	\$32,849.64	\$32,849.64
Replace water softener	15	3.00 Ea.	\$3,625.63	\$4,331.31	1.6667	1	1	\$4,331.31	\$4,331.31
Repair boiler, gas, 2000 MBH	7	1.00 Ea.	\$5,513.06	\$6,436.35	3.5714	3	3	\$19,309.05	\$19,309.05
Replace boiler, gas, 2000 MBH	30	1.00 Ea.	\$47,742.79	\$55,703.30	0.8333	0	0	\$0.00	\$0.00
Repair chemical feed system	15	1.00 Ea.	\$996.45	\$1,186.00	1.6667	1	1	\$1,186.00	\$1,186.00
Replace chemical feed system	15	1.00 Ea.	\$968.06	\$1,122.61	1.6667	1	1	\$1,122.61	\$1,122.61
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$185.43	\$213.70	1.6667	1	1	\$213.70	\$213.70
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	6.00 Ea.	\$463.72	\$581.74	1.0000	1	1	\$581.74	\$581.74
Maintenance and inspection circuit breaker, enclosed, 240 V, 1 pole	1	6.00 Ea.	\$208.13	\$261.09	25.0000	25	25	\$6,527.36	\$6,527.36
Replace circuit breaker enclosed, 240 V, 1 pole circuit breaker	50	6.00 Ea.	\$3,146.84	\$3,747.73	0.5000	0	0	\$0.00	\$0.00
Maintenance and inspection circuit breaker, enclosed, 240 V, 2 pole	1	4.00 Ea.	\$138.75	\$174.06	25.0000	25	25	\$4,351.57	\$4,351.57
Replace circuit breaker enclosed, 240 V, 2 pole circuit breaker	50	4.00 Ea.	\$3,667.37	\$4,289.46	0.5000	0	0	\$0.00	\$0.00
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1.00 Ea.	\$43.82	\$54.97	3.1250	3	3	\$164.90	\$164.90
Maintenance and inspection safety switch, 3 pole, heavy duty	1	1.00 Ea.	\$43.82	\$54.97	25.0000	25	25	\$1,374.18	\$1,374.18
Replace safety switch, heavy duty 30 A	25	1.00 Ea.	\$767.57	\$911.04	1.0000	1	1	\$911.04	\$911.04
Replace safety switch, heavy duty 200 A	25	1.00 Ea.	\$2,624.07	\$3,070.13	1.0000	1	1	\$3,070.13	\$3,070.13
Replace incandescent lighting fixture lamp for explosion proof fixture	5	30.00 Ea.	\$785.76	\$946.83	5.0000	5	5	\$4,734.13	\$4,734.13
Inspect intercom master station	0.5	1.00 Ea.	\$185.00	\$232.08	50.0000	50	50	\$11,604.20	\$11,604.20
Replace intercom master station	15	0.90 Ea.	\$2,971.04	\$3,464.55	1.6667	1	1	\$3,464.55	\$3,464.55
Inspect intercom remote station	1	6.00 Ea.	\$167.96	\$210.71	25.0000	25	25	\$5,267.69	\$5,267.69
Inspect camera and monitor	0.5	6.00 Ea.	\$420.49	\$527.50	50.0000	50	50	\$26,375.12	\$26,375.12
Check and repair manual pull station	10	3.60 Ea.	\$341.96	\$420.86	2.5000	2	2	\$841.73	\$841.73
Replace manual pull station	15	3.60 Ea.	\$828.27	\$995.42	1.6667	1	1	\$995.42	\$995.42
Minor repairs to fire alarm control panel	5	0.90 Ea.	\$144.25	\$175.88	5.0000	5	5	\$879.41	\$879.41
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$46.25	\$58.02	50.0000	50	50	\$2,901.05	\$2,901.05
Replace fire alarm control panel	15	0.90 Ea.	\$2,101.74	\$2,557.26	1.6667	1	1	\$2,557.26	\$2,557.26
Minor repairs to annunciation panel	5	0.90 Ea.	\$144.25	\$175.88	5.0000	5	5	\$879.41	\$879.41
Maintenance and inspection annunciation panel	0.5	1.00 Ea.	\$46.25	\$58.02	50.0000	50	50	\$2,901.05	\$2,901.05
Replace annunciation panel	15	0.90 Ea.	\$1,125.37	\$1,352.24	1.6667	1	1	\$1,352.24	\$1,352.24
Replace fire alarm bell, 6"	20	1.80 Ea.	\$360.78	\$437.08	1.2500	1	1	\$437.08	\$437.08
Maintenance and repair electrical service ground	25	1.00 M.L.F.	\$95.46	\$119.33	1.0000	1	1	\$119.33	\$119.33
Replace electrical service ground	50	1.00 M.L.F.	\$4,839.30	\$5,886.42	0.5000	0	0	\$0.00	\$0.00
Maintenance and repair building structure ground	7	1.00 M.L.F.	\$95.46	\$119.33	3.5714	3	3	\$358.00	\$358.00
Replace building structure ground	50	1.00 M.L.F.	\$5,828.43	\$7,049.47	0.5000	0	0	\$0.00	\$0.00
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$111.32	\$137.36	25.0000	25	25	\$3,433.98	\$3,433.98
Replace lightning protection general wiring system	25	0.90 M.L.F.	\$12,081.85	\$14,306.08	1.0000	1	1	\$14,306.08	\$14,306.08
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$190.92	\$238.67	25.0000	25	24	\$5,966.65	\$5,727.98
Replace lightning ground rod	25	2.00 Ea.	\$515.56	\$637.11	1.0000	1	1	\$637.11	\$637.11
Refinish concrete patio	3	5,044.00 S.F.	\$4,200.87	\$5,107.07	8.3333	8	8	\$40,856.56	\$40,856.56
Refinish metal handicap ramp	3	1.00 S.F.	\$2.07	\$2.52	8.3333	8	8	\$20.19	\$20.19
Minor chain link fence repairs, per 10 LF	1	1.00 Ea.	\$29.69	\$36.62	25.0000	25	25	\$915.54	\$915.54
Replace bent 1-5/8" top rail, per 20 LF	2	1.00 Ea.	\$122.79	\$145.30	12.5000	12	12	\$1,743.64	\$1,743.64
Replace 2" line post	5	1.00 Ea.	\$700.32	\$827.52	5.0000	5	5	\$4,137.58	\$4,137.58
Replace 400W H.P.S. lamp, pole-mounted fixture	10	7.20 Ea.	\$1,063.59	\$1,254.77	2.5000	2	2	\$2,517.55	\$2,517.55
Replace 400W H.P.S. ballast, pole-mounted fixture	10	6.00 Ea.	\$4,442.53	\$5,291.00	2.5000	2	2	\$10,522.00	\$10,522.00
			\$215,618.71	\$254,714.08				MR Subtotal:	\$330,703.05
								MR Per Year:	\$13,228.12
								PM Total:	\$3,346.96
								Subtotal:	\$16,575.08
								Total Per Unit:	\$16,575.08

FAC 7512 Outdoor Swimming Pool

FY25 SUC: \$16,575.08

Release: 2024 Qtr 3

UM: EA

Zip Code Prefix: 222

Expected Service Life: 25

Type: PM

Model Size: 1

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Wheelchair lift, annualized	1	1.21	\$28.28	\$111.68	\$0.0000	139.96	176.30	214.04
Drink fountain, annualized	4	2.48	\$144.60	\$133.67	\$0.0000	278.26	332.82	394.61
Boiler, steam, oil, gas, or comb. fired, 500 to 1000 MBH, annualized	1	20.70	\$103.56	\$1,332.45	\$0.0000	1,436.01	1,846.10	2,261.37
Centrifugal, over 1 HP, annualized	2	2.39	\$27.55	\$128.59	\$0.0000	156.14	197.48	240.19
Panelboard, 225 A and above, annualized	1	0.44	\$25.95	\$31.37	\$0.0000	57.32	69.33	82.63
Motor control center, over 400 A, annualized	2	0.78	\$51.90	\$55.78	\$0.0000	107.67	129.59	154.11
						\$2,175.36	\$2,751.62	\$3,346.96