



Facilities Maintenance & Repair Cost Data 2014

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For owners and facility managers today, proactive planning is essential in order to maneuver around shrinking budgets and fewer resources.

This comprehensive guide covers the costs and repair frequencies for thousands of work items to help improve cost planning and management related to:

- Capital expenditure planning
- Budget and work plan preparation
- Building condition assessment
- Life cycle costing

Cost planning for facilities management is easier than ever with the industry's most reliable cost information from RSMMeans.

RSMMeans® Facilities Maintenance & Repair Cost Data



The most complete single source of facilities maintenance and repair costs

2014

21st annual edition Cost data from the most quoted name in construction

What you'll find inside:

- UPDATED! Maintenance and repair cost data—for removal, replacement, repair, and refinishing work in existing facilities
- UPDATED! Preventive maintenance cost data—costs and recommended frequencies for tasks required to ensure continuous, satisfactory operation of facility equipment and building components
- UPDATED! General maintenance cost data for cleaning floors, walls, ceilings, and windows, as well as regular grounds maintenance tasks
- City Cost Indexes and Location Factors for over 930 U.S. and Canadian locations
- Updated equipment rental costs, crew size projections, labor hours, and labor rates
- Life cycle costing guidelines

Plus:

- Receive free quarterly cost index and key material price updates for a full year!

Your 2014 book includes:

- A full sample estimate designed to help you improve estimating accuracy
- Easy-to-follow "How to Use" pages

Facilities Maintenance & Repair Cost Data 2014

D20 PLUMBING		D2015 100	Facility Plumbing Fixture Service					
PM Components		Labor-hrs.	W	M	Q	S	A	
PM System D2015 100 4950								
Lavatories (Time is per fixture)								
1	Lavatories - Operate faucets, replace washers/"O" Rings as necessary.	.040			✓	✓	✓	
2	Observe drain flow, clean trap if flow is obstructed.	.030			✓	✓	✓	
3	Fill out maintenance checklist and report deficiencies.	.017						
Total labor-hours/period					.087	.087	.087	
Total labor-hours/year					.174	.087	.087	

Description	Labor-hrs.	2014 Bare Costs				Total In-House	T/w
		Material	Labor	Equip.	Total		
4900 Lavatories, annually	.087	6.80	4.12		10.92	12.90	1E
4950 Annualized	.348	6.80	16.45		23.25	29	3E

D20 PLUMBING		D2015 800	Drinking Fountain					
PM Components		Labor-hrs.	W	M	Q	S	A	
PM System D2015 800 1950								
Drinking fountain								
1	Check unit for proper operation, excessive noise or vibration.	.035						
2	Clean condenser coils and fan as required.	.222						
3	Check for water leaks in supply line and drain.	.077						
4	Check water flow, adjust as necessary.	.039						
5	Check drinking water temperature to ensure the unit is operating properly.	.039						
6	Check electrical connections and cord; tighten and repair as necessary.	.120						
7	Clean area around fountain.	.066						
8	Fill out maintenance checklist and report deficiencies.	.022						
Total labor-hours/period								
Total labor-hours/year								

Description	Labor-hrs.	2014 Bare Costs				Total In-House	T/w
		Material	Labor	Equip.	Total		
1900 Drinking fountain, annually	.620	17.50	29.50		47	58.50	
1950 Annualized	.620	17.50	29.50		47	58.50	

How to Use the Maintenance & Repair Assemblies Cost Tables

The following is a detailed explanation of a sample Maintenance & Repair Assemblies Cost Table. Next to each bold number that follows is the described item with the appropriate component of the sample entry following in parentheses.

Total system costs, as well as the individual component costs, are shown. In most cases, the intent is for the user to apply the total system costs. However, changes and adjustments to the components or partial use of selected components is also appropriate. In particular, selected equipment system tables in the mechanical section include complete listings of operations that are meant to be chosen from rather than used in total.

1 System/Line Numbers (B3013 105 0700)

Each Maintenance & Repair Assembly has been assigned a unique identification number based on the UNIFORMAT II classification system.

UNIFORMAT II Major Group
B3013 **105** **0700**

UNIFORMAT II Level 3
 Means Major Classification Means Individual Line Number

B30 ROOFING		B3013	Roof Covering						
B3013 105		Built-Up Roofing							
System Description	Freq. (Years)	Crew	Unit	Labor Hours	2014 Bare Costs			Total In-House	Total w/O&P
					Material	Labor	Equipment		
1 Place new BUR membrane over existing	20	G-5	Sq.	6	.020	.78	.78	1.17	1.41
Set up, secure and take down ladder									
2 Sweep / sput ballast clean	28	G-1	Sq.	.020	.78	.78	1.17	1.41	
Remove ball-up roofing									
Remove insulation board				2.500	93	93	123	152	
Remove flashing				1.026	38	38	51	62	
Install 2" perlite insulation				.024	94	94	140	170	
Install 2 ply membrane flashing				.027	39	1.04	1.43	1.98	2.36
Install 4 ply bituminous roofing				3.733	134	137	308	390	455
Reinstall ballast				.381	14.80	14.80	22.50	27	
Clean up				.390	15.30	15.30	23	27.50	
Total				8.205	134.39	194.66	37	306.05	478.65
0700 Total BUR roof replacement									
Set up, secure and take down ladder				.020	.78	.78	1.17	1.41	
Sweep / sput ballast clean				2.500	93	93	123	152	
Remove ball-up roofing				1.026	38	38	51	62	
Remove insulation board				.024	94	94	140	170	
Install 2" perlite insulation				.027	39	1.04	1.43	1.98	2.36
Install 2 ply membrane flashing				2.800	134	102	27.50	263.50	300
Install 4 ply bituminous membrane				1.000	39	39	58.50	70.50	
Clean up				6.776	233.39	328.36	27.50	589.25	756.05
Total				8.776	233.39	328.36	27.50	589.25	886.47

B3013 120		Modified Bituminous / Thermoplastic							
System Description	Freq. (Years)	Crew	Unit	Labor Hours	2014 Bare Costs			Total In-House	Total w/O&P
					Material	Labor	Equipment		
0100 Debris removal by hand & visual inspection	1	2	RFOC	M.S.F.	.052	2.03	2.03	3.03	3.67
Set up, secure and take down ladder									
Pick up trash / debris & clean up									
Visual inspection									
Total					.795	27.63	27.63	41.13	48.87
0200 Non-destructive moisture inspection	5	2	RFOC	M.S.F.	.052	2.03	2.03	3.03	3.67
Set up, secure and take down ladder									
Infrared inspection of roof membrane									
Total					2.133	83.50	83.50	125	151
Total					1.928	111.13	111.13	166.16	200.47

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