

# 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

# Facilities Maintenance & Repair Cost Data 2014

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.

## 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	
<b>PM System D2015 100 4050</b> <b>Lavatories (Time is per fixture)</b>										
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						✓
<b>Total labor-hours/period</b>							.087	.087	.087	
<b>Total labor-hours/year</b>							.174	.087	.087	

Description	Labor-hrs.	2014 Base Costs				Total In-House	Ti w/
		Material	Labor	Equip.	Total		
4900 Lavatories, annually	.087	8.90	4.32		10.92	12.90	11
4950 Annulized	.348	8.90	16.45		23.25	29	31

PM Components				Labor-hrs.	W	M	Q	S	A
<b>PM System D2015 100 5050</b> <b>Showers (Time is per fixture)</b>									
1 Showers - Check for damaged, or missing shower heads/handles and replace if required.				.040			✓	✓	
2 Fill out maintenance checklist and report deficiencies.				.017					✓
<b>Total labor-hours/period</b>							.057	.057	
<b>Total labor-hours/year</b>							.114	.057	

Description	Labor-hrs.	2014 Base Costs				Total In-House	Ti w/
		Material	Labor	Equip.	Total		
5900 Showers, annually	.057	8.90	2.70		11.60	13.35	11
5950 Annulized	.228	8.90	10.80		19.70	24	21

D20 PLUMBING		D2015 800		Drinking Fountain						
PM Components				Labor-hrs.	W	M	Q	S	A	
<b>PM System D2015 800 1050</b> <b>Drinking fountain</b>										
1 Check unit for proper operation, excessive noise or vibration.				.036						
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						
<b>Total labor-hours/period</b>										
<b>Total labor-hours/year</b>										

Description	Labor-hrs.	2014 Base Costs				Total In-House	Ti w/
		Material	Labor	Equip.	Total		
1900 Drinking fountain, annually	.820	17.50	26.50		47	58.50	
1950 Annulized	.820	17.50	26.50		47	58.50	

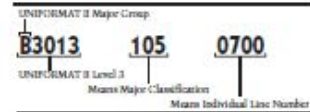
## How to Use the Maintenance & Repair Assemblies Cost Tables

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 components of the sample entry following in parentheses.

Your system costs, as well as the individual components costs, are shown. In most cases, the intent is for the user to apply the total system costs. However, changes and adjustments to the component or partial use of selected components is also appropriate. In particular, selected equipment systems tables in the mechanical section include complete listings of operators 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.



B30 ROOFING		B3013		Roof Covering						
B3013 105		Built-Up Roofing								
System Description	Preq. (Plant)	Crew	Unit	Labor Hours	2014 Base Costs			Total In-House	Total w/CDP	
					Material	Labor	Equipment			
<b>1</b> <b>6</b> <b>7</b> <b>8</b> <b>9</b>										
0800 Place new BUR membrane over existing. Set up, secure and take down ladder. Remove old roofing. Cut out damaged flashing. Install 2 ply membrane flashing. Install 2 ply bituminous roofing. Thermal bulb. Clean up.	.30	G-5	Sq.	.000	.78	.00	.00	.78	1.17	
				.000	16.00	.00	.00	16.00	29	
				.188	15.70	.00	.00	15.70	9.95	
				.034	.84	.00	.00	.84	1.40	
				.037	1.84	.00	.00	1.84	2.38	
				2.759	134	.00	.00	134	285	
				.061	14.80	.00	.00	14.80	20.00	
				.060	15.30	.00	.00	15.30	21	
<b>Total</b>				3.255	153.36	160.00	.00	313.36	478.08	
0700 Total BUR roof replacement. Set up, secure and take down ladder. Remove / repair damaged flashing. Remove built-up roofing. Remove insulation board. Remove flashing. Install 2 ply membrane flashing. Install 2 ply bituminous membrane. Thermal inspection of roof membrane. Clean up.	.28	G-1	Sq.	.000	.78	.00	.00	.78	1.17	
				.000	16.00	.00	.00	16.00	29	
				2.500	.00	.00	.00	.00	123	
				1.098	.00	.00	.00	.00	51	
				.024	.84	.00	.00	.84	1.40	
				.079	1.84	.00	.00	1.84	2.38	
				2.000	134	.00	.00	134	285	
				.030	.80	.00	.00	.80	1.17	
<b>Total</b>				8.778	203.38	200.00	.00	403.38	780.06	

B3013 120		Modified Bituminous / Thermoplastic							
System Description	Preq. (Plant)	Crew	Unit	Labor Hours	2014 Base Costs			Total In-House	Total w/CDP
					Material	Labor	Equipment		
0900 Debris removal by hand & visual inspection. Set up, secure and take down ladder. Pick up trash / debris & clean up. Visual inspection.	1	1	PERF. M.S.E.	.050	2.00	.00	.00	2.00	3.00
				.000	12.00	.00	.00	12.00	19.00
				.000	10.00	.00	.00	10.00	15.00
<b>Total</b>				.050	22.00	.00	.00	22.00	47.00
0800 Non-destructive moisture inspection. Set up, secure and take down ladder. Thermal inspection of roof membrane.	5	1	PERF. M.S.E.	.000	.00	.00	.00	.00	3.00
				2.100	80.50	.00	.00	80.50	125
<b>Total</b>				2.150	80.50	.00	.00	80.50	128

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