

FAC 7342 LAUNDRY-DRY CLEANING FACILITY

FY24 SUC: \$3.33 / SF
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7342 LAUNDRY-DRY CLEANING FACILITY

SUC \$3.33

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 45
Average Size 4326.905147

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	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair 8" concrete block wall, 1st floor	25	600.00 S.F.	\$15,419.51	\$18,881.24	1.8000	1	1	\$18,881.24	\$18,881.24
Repair clay brick wall, 1st floor	25	9.00 S.F.	\$407.24	\$500.57	1.8000	1	1	\$500.57	\$500.57
Repair 3'-9" x 5'-5" steel frame window - 1st floor.	20	5.00 Ea.	\$1,619.54	\$1,901.24	2.2500	2	2	\$3,802.48	\$3,802.48
Refinish 3'-9" x 5'-5" steel frame window - 1st floor.	5	5.00 Ea.	\$436.05	\$539.83	9.0000	9	9	\$4,858.48	\$4,858.48
Replace 3'-9" x 5'-5" steel frame window - 1st floor.	45	5.00 Ea.	\$9,030.75	\$10,395.21	1.0000	1	1	\$10,395.21	\$10,395.21
Replace glass - 1st floor. (1% of glass) - alum. window	1	4.56 S.F.	\$59.96	\$70.41	45.0000	45	45	\$3,168.39	\$3,168.39
Replace lamp emergency lighting fixture	2	4.00 Ea.	\$217.97	\$263.42	22.5000	22	22	\$5,795.24	\$5,795.24
Replace emergency lighting fixture	20	4.00 Ea.	\$2,299.22	\$2,719.49	2.2500	2	2	\$5,438.99	\$5,438.99
Maintenance and repair exit light	20	4.00 Ea.	\$153.96	\$190.68	2.2500	2	2	\$381.36	\$381.36
Replace lamp exit light	5	4.00 Ea.	\$65.39	\$77.75	9.0000	9	9	\$699.79	\$699.79
Repair aluminum storefront door	12	2.00 Ea.	\$1,020.45	\$1,219.37	3.7500	3	3	\$3,658.11	\$3,658.11
Replace insulating glass - (3% of glass) aluminum storefront door	1	0.63 S.F.	\$35.02	\$40.95	45.0000	45	45	\$1,842.85	\$1,842.85
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	3.2143	3	3	\$5,005.16	\$5,005.16
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$92.11	\$112.79	11.2500	11	11	\$1,240.72	\$1,240.72
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,834.22	\$2,123.85	1.0000	1	1	\$2,123.85	\$2,123.85
Repair 12' x 12' steel roll-up door	10	1.00 Ea.	\$701.12	\$833.22	4.5000	4	4	\$3,332.89	\$3,332.89
Refinish 12' x 12' steel roll-up door	5	1.00 Ea.	\$230.37	\$280.95	9.0000	9	9	\$2,528.55	\$2,528.55
Replace 12' x 12' steel roll-up door	35	1.00 Ea.	\$2,804.46	\$3,332.89	1.2857	1	1	\$3,332.89	\$3,332.89
Minor BUR membrane repairs, 2% of roof area	1	0.90 Sq.	\$478.81	\$567.72	45.0000	45	45	\$25,547.46	\$25,547.46
BUR flashing repairs, 2 S.F. per sq. repaired	1	1.60 S.F.	\$6.06	\$7.36	45.0000	45	45	\$331.17	\$331.17
Total BUR roof replacement	28	44.00 Sq.	\$38,508.83	\$45,466.45	1.6071	1	1	\$45,466.45	\$45,466.45
Repair steel painted interior door	14	2.00 Ea.	\$557.98	\$651.36	3.2143	3	3	\$1,954.09	\$1,954.09
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$115.30	\$141.75	11.2500	11	11	\$1,559.30	\$1,559.30
Repair solid core wood door, interior	11	4.00 Ea.	\$1,115.95	\$1,302.73	4.0909	4	4	\$5,210.91	\$5,210.91
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	4.00 Ea.	\$176.06	\$216.95	11.2500	11	10	\$2,386.46	\$2,169.51
Replace 3'-0" x 7'-0" solid core wood door, interior	40	4.00 Ea.	\$2,266.20	\$2,616.39	1.1250	1	1	\$2,616.39	\$2,616.39
Repair 5/8" drywall - (2% of walls)	20	25.48 S.F.	\$42.58	\$52.03	2.2500	2	2	\$104.06	\$104.06
Refinish drywall	4	172.00 S.F.	\$116.55	\$143.19	11.2500	11	11	\$1,575.05	\$1,575.05
Repair gypsum board ceiling - (2% of ceilings)	20	0.01 C.S.F.	\$3.84	\$4.72	2.2500	2	2	\$9.44	\$9.44
Refinish gypsum board ceiling, up to 12' high	20	0.51 C.S.F.	\$74.01	\$91.05	2.2500	2	1	\$182.10	\$91.05
Replace gypsum board ceiling, up to 12' high	40	0.51 C.S.F.	\$201.00	\$246.89	1.1250	1	1	\$246.89	\$246.89
Replace flush valve diaphragm tankless water closet	10	2.00 Ea.	\$54.53	\$67.71	4.5000	4	4	\$270.85	\$270.85

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Rebuild flush valve tankless water closet	20	2.00 Ea.	\$383.76	\$462.54	2.2500	2	2	\$925.08	\$925.08
Unplug clogged line tankless water closet	5	2.00 Ea.	\$459.86	\$575.66	9.0000	9	9	\$5,180.97	\$5,180.97
Replace tankless water closet	35	2.00 Ea.	\$2,833.11	\$3,276.64	1.2857	1	1	\$3,276.64	\$3,276.64
Replace tankless flush valve	25	2.00 Ea.	\$540.49	\$634.44	1.8000	1	1	\$634.44	\$634.44
Replace wax ring gasket for tankless water closet	5	2.00 Ea.	\$298.33	\$373.11	9.0000	9	9	\$3,357.96	\$3,357.96
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$54.53	\$67.71	6.4286	6	6	\$406.27	\$406.27
Rebuild flush valve for a urinal	20	1.00 Ea.	\$191.88	\$231.27	2.2500	2	2	\$462.54	\$462.54
Unplug line urinal	5	1.00 Ea.	\$152.64	\$191.08	9.0000	9	9	\$1,719.73	\$1,719.73
Replace wall-hung urinal	35	1.00 Ea.	\$1,087.52	\$1,308.05	1.2857	1	1	\$1,308.05	\$1,308.05
Replace washer in spud connection lavatory, vitreous china	7	2.00 Ea.	\$34.64	\$42.28	6.4286	6	6	\$253.69	\$253.69
Replace washer in faucet lavatory, vitreous china	2	2.00 Ea.	\$27.13	\$33.83	22.5000	22	22	\$744.36	\$744.36
Replace faucets lavatory, vitreous china	10	2.00 Ea.	\$390.94	\$470.24	4.5000	4	4	\$1,880.97	\$1,880.97
Clean out strainer and P trap lavatory, vitreous china	2	2.00 Ea.	\$73.64	\$92.18	22.5000	22	22	\$2,027.99	\$2,027.99
Replace lavatory, vitreous china	35	2.00 Ea.	\$1,437.45	\$1,726.81	1.2857	1	1	\$1,726.81	\$1,726.81
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$26.90	\$33.54	22.5000	22	22	\$737.85	\$737.85
Clean trap sink, iron enamel	3	2.00 Ea.	\$18.01	\$22.55	15.0000	15	15	\$338.22	\$338.22
Replace faucets sink, iron enamel	10	2.00 Ea.	\$390.94	\$470.24	4.5000	4	4	\$1,880.97	\$1,880.97
Unstop sink, iron enamel	2	2.00 Ea.	\$88.02	\$110.19	22.5000	22	22	\$2,424.13	\$2,424.13
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	2.00 Ea.	\$2,416.86	\$2,818.55	4.5000	4	4	\$11,274.21	\$11,274.21
Replace faucet washer sink, stainless steel	2	4.00 Ea.	\$53.80	\$67.08	22.5000	22	22	\$1,475.71	\$1,475.71
Clean trap sink, stainless steel	3	4.00 Ea.	\$36.02	\$45.10	15.0000	15	15	\$676.44	\$676.44
Replace faucets sink, stainless steel	10	4.00 Ea.	\$781.89	\$940.49	4.5000	4	4	\$3,761.94	\$3,761.94
Unstop sink, stainless steel	2	4.00 Ea.	\$176.04	\$220.38	22.5000	22	22	\$4,848.26	\$4,848.26
Replace sink, stainless steel	40	4.00 Ea.	\$4,847.49	\$5,680.05	1.1250	1	1	\$5,680.05	\$5,680.05
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.05	\$129.00	45.0000	45	45	\$5,805.01	\$5,805.01
Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.54	\$119.59	11.2500	11	11	\$1,315.53	\$1,315.53
Correct water pressure drinking fountain	2	2.00 Ea.	\$88.02	\$110.19	22.5000	22	22	\$2,424.13	\$2,424.13
Replace refrigerant drinking fountain	2	2.00 Ea.	\$70.81	\$82.86	22.5000	22	22	\$1,822.91	\$1,822.91
Repair drain leak drinking fountain	4	2.00 Ea.	\$58.19	\$70.38	11.2500	11	9	\$774.17	\$633.41
Replace fountain drinking fountain	10	2.00 Ea.	\$3,241.63	\$3,808.60	4.5000	4	4	\$15,234.41	\$15,234.41
Overhaul water heater, gas / oil, 30 gallon	5	1.00 Ea.	\$123.53	\$154.64	9.0000	9	9	\$1,391.75	\$1,391.75
Clean and service water heater, gas / oil, 30 gallon	1	1.00 Ea.	\$206.10	\$258.00	45.0000	45	45	\$11,610.02	\$11,610.02
Replace water heater, gas / oil, 30 gallon	10	1.00 Ea.	\$2,957.73	\$3,432.65	4.5000	4	4	\$13,730.60	\$13,730.60

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.44	\$10.56	90.0000	90	90	\$950.57	\$950.57
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,218.91	\$1,426.89	4.5000	4	4	\$5,707.58	\$5,707.58
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	2.2500	2	2	\$126.31	\$126.31
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$156.72	\$196.19	45.0000	45	45	\$8,828.45	\$8,828.45
Replace drain: roof, scupper, area	40	4.00 Ea.	\$4,521.49	\$5,215.40	1.1250	1	1	\$5,215.40	\$5,215.40
Repair fan coil unit, 10 ton	10	1.00 Ea.	\$1,061.75	\$1,238.51	4.5000	4	3	\$4,954.05	\$3,715.54
Replace fan coil unit, 10 ton	15	1.00 Ea.	\$6,157.81	\$7,210.44	3.0000	3	3	\$21,631.32	\$21,631.32
Replace roof mounted exhaust fan, 800 CFM exhaust fan	20	1.00 Ea.	\$1,711.89	\$2,006.71	2.2500	2	2	\$4,013.42	\$4,013.42
Repair heat pump, 10 ton, air to air split	10	1.00 Ea.	\$4,427.95	\$5,231.33	4.5000	4	4	\$20,925.34	\$20,925.34
Replace heat pump, 10 ton, air to air split	20	1.00 Ea.	\$12,464.80	\$14,781.17	2.2500	2	2	\$29,562.33	\$29,562.33
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	45.0000	45	45	\$2,037.80	\$2,037.80
Replace sprinkler head	20	20.00 Ea.	\$1,752.96	\$2,163.04	2.2500	2	2	\$4,326.08	\$4,326.08
Maintenance and repair motor starter, up to 600 V	5	3.00 Ea.	\$788.46	\$958.48	9.0000	9	9	\$8,626.34	\$8,626.34
Maintenance and inspection motor starter, up to 600 V	0.5	3.00 Ea.	\$170.64	\$213.79	90.0000	90	90	\$19,240.93	\$19,240.93
Replace starter motor starter, up to 600 V	18	3.00 Ea.	\$2,523.07	\$3,002.24	2.5000	2	2	\$6,004.48	\$6,004.48
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$84.69	\$106.10	15.0000	15	15	\$1,591.53	\$1,591.53
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	14.00 Ea.	\$1,061.77	\$1,330.24	1.8000	1	1	\$1,330.24	\$1,330.24
Replace fluorescent light fixture ballast, 80 W	10	20.00 Ea.	\$2,092.12	\$2,579.82	4.5000	4	4	\$10,319.26	\$10,319.26
Replace lamps (2 lamps), 4', 34 W energy saver	10	20.00 Ea.	\$529.71	\$663.38	4.5000	4	4	\$2,653.51	\$2,653.51
Replace metal halide ballast, 175 W	10	8.00 Ea.	\$1,335.10	\$1,598.12	4.5000	4	4	\$6,392.46	\$6,392.46
Replace metal halide fixture lamp, 175 W	5	8.00 Ea.	\$456.77	\$555.93	9.0000	9	9	\$5,003.39	\$5,003.39
Repair heat detector	10	8.00 Ea.	\$500.83	\$616.42	4.5000	4	4	\$2,465.67	\$2,465.67
Check operation heat detector	1	8.00 Ea.	\$136.01	\$170.40	45.0000	45	45	\$7,667.87	\$7,667.87
Replace heat detector	15	8.00 Ea.	\$1,416.85	\$1,734.61	3.0000	3	3	\$5,203.82	\$5,203.82
Check and repair manual pull station	10	2.00 Ea.	\$179.77	\$221.49	4.5000	4	3	\$885.97	\$664.48
Replace manual pull station	15	2.00 Ea.	\$417.52	\$503.53	3.0000	3	3	\$1,510.58	\$1,510.58
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.42	\$182.60	9.0000	9	9	\$1,643.36	\$1,643.36
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$45.50	\$57.01	90.0000	90	90	\$5,130.92	\$5,130.92
Replace fire alarm control panel	15	1.00 Ea.	\$2,196.12	\$2,675.47	3.0000	3	3	\$8,026.42	\$8,026.42
Replace fire alarm bell, 6"	20	2.00 Ea.	\$361.21	\$439.54	2.2500	2	2	\$879.09	\$879.09
			\$153,311.10	\$181,986.33				MR Subtotal	\$476,504.95
								MR Per Year	\$10,589.00
								PM Total	\$3,817.68
								Subtotal	\$14,406.68
								Total Per Unit	\$3.33

FAC 7342 LAUNDRY-DRY CLEANING FACILITY

Release 2023 Qtr 4

Zip Code Prefix 222

Type PM

UM SF

Design Life 45

Average Size 4326.905147

SUC \$3.33

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Toilet (vacuum breaker type), annualized	2.00	0.35	\$17.71	\$18.92	\$0.00	\$36.63	\$44.08	\$52.41
Lavatories, annualized	2.00	0.70	\$15.58	\$43.60	\$0.00	\$59.18	\$73.82	\$89.24
Drink fountain, annualized	2.00	1.24	\$74.89	\$66.27	\$0.00	\$141.16	\$168.53	\$199.65
Water heater, gas, to 120 gal., annualized	1.00	1.72	\$102.21	\$91.56	\$0.00	\$193.77	\$231.46	\$274.26
Fan coil unit, annualized	2.00	6.68	\$163.94	\$357.52	\$0.00	\$521.46	\$645.11	\$776.96
Fan, axial, up to 5,000 CFM, annualized	1.00	1.24	\$8.30	\$66.71	\$0.00	\$75.01	\$95.85	\$117.11
Heat pump, air cooled, over 5 ton, annualized	1.00	3.59	\$175.08	\$227.59	\$0.00	\$402.67	\$488.45	\$582.99
Backflow prevention device, up to 4", annualized	1.00	0.33	\$14.02	\$20.93	\$0.00	\$34.94	\$42.62	\$51.01
Extinguishing system, wet pipe, annualized	1.00	11.34	\$49.59	\$710.68	\$0.00	\$760.27	\$978.43	\$1,199.07
Panelboard, 225 A and above, annualized	2.00	0.88	\$44.00	\$60.83	\$0.00	\$104.83	\$127.48	\$152.33
Motor control center, over 400 A, annualized	1.00	0.39	\$22.00	\$26.81	\$0.00	\$48.81	\$59.05	\$70.39
Light, emergency, hardwired system, annualized	4.00	1.00	\$35.92	\$63.10	\$0.00	\$99.02	\$121.54	\$145.86
Door, emergency egress, swinging, annualized	2.00	0.52	\$33.53	\$22.97	\$0.00	\$56.49	\$66.74	\$78.66
Urinals, annualized	1.00	0.23	\$6.63	\$12.16	\$0.00	\$18.79	\$23.11	\$27.75
						\$2,553.04	\$3,166.28	\$3,817.68

FAC 7342 LAUNDRY-DRY CLEANING FACILITY

Modeled Component List CostWorks Release 2023 Qtr 4

B20 Exterior Enclosure	
Steel Frame, Operating, 1st floor	5.0 Ea.
Steel, Painted	2.0 Ea.
Steel Single, Roll-Up	1.0 Ea.
D50 Electrical	
Emergency Lighting Fixture	4.0 Ea.
Motor Starter, Up To 600 V	3.0 Ea.
Load Center, 100 A, maintenance & inspection	2.0 Ea.
Heat Detector	8.0 Ea.
Manual Pull Station	2.0 Ea.
Fire Alarm Control Panel	1.0 Ea.
Fire Alarm Bell	2.0 Ea.
B30 Roofing	
Built-Up Roofing	44.0 Sq.
C10 Interior Construction	
Solid Core Interior Doors	4.0 Ea.
C30 Interior Finishes	
Gypsum Wall Board	0.51 C.S.F.
D20 Plumbing	
Tankless Water Closet	2.0 Ea.
Urinal	1.0 Ea.
Lavatory, Vitreous China	2.0 Ea.
Sink, Iron Enamel	2.0 Ea.
Sink, Stainless Steel	4.0 Ea.
Drinking Fountain	2.0 Ea.
Water Heater, Gas / Oil, 30 Gallon	1.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.
Drain: Roof, Scupper, Area	4.0 Ea.
D30 HVAC	
Fan Coil, 10 ton	1.0 Ea.
Exhaust Fan, roof mounted exhaust fan, 800 CFM exhaust	1.0 Ea.
Heat Pump, 10 ton	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Suppression, sprinkler head	20.0 Ea.

FAC 7342 LAUNDRY-DRY CLEANING FACILITY
Sustainment by Year
CostWorks Release 2023 Qtr 4

