

FAC 7331 EXCHANGE EATING FACILITY

FY24 SUC: \$7.21 / SF
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7331 EXCHANGE EATING FACILITY

SUC \$7.21

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 35
Average Size 4080.0

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
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	2.88 S.F.	\$37.87	\$44.47	35.0000	35	35	\$1,556.40	\$1,556.40
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	16.00 Ea.	\$2,501.01	\$2,980.34	1.7500	1	1	\$2,980.34	\$2,980.34
Repair aluminum storefront door	12	2.00 Ea.	\$1,020.45	\$1,219.37	2.9167	2	2	\$2,438.74	\$2,438.74
Repair glazed wood doors	12	3.00 Ea.	\$1,530.68	\$1,829.05	2.9167	2	2	\$3,658.11	\$3,658.11
Rebuild flush valve tankless water closet	20	4.00 Ea.	\$767.52	\$925.08	1.7500	1	1	\$925.08	\$925.08
Unplug clogged line tankless water closet	5	4.00 Ea.	\$919.72	\$1,151.33	7.0000	7	7	\$8,059.29	\$8,059.29
Replace tankless water closet	35	4.00 Ea.	\$5,666.22	\$6,553.28	1.0000	1	1	\$6,553.28	\$6,553.28
Replace tankless flush valve	25	4.00 Ea.	\$1,080.97	\$1,268.87	1.4000	1	1	\$1,268.87	\$1,268.87
Replace wax ring gasket for tankless water closet	5	4.00 Ea.	\$596.66	\$746.21	7.0000	7	7	\$5,223.50	\$5,223.50
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$54.53	\$67.71	5.0000	5	5	\$338.56	\$338.56
Rebuild flush valve for a urinal	20	2.00 Ea.	\$383.76	\$462.54	1.7500	1	1	\$462.54	\$462.54
Unplug line urinal	5	2.00 Ea.	\$305.28	\$382.16	7.0000	7	7	\$2,675.14	\$2,675.14
Replace wall-hung urinal	35	2.00 Ea.	\$2,175.04	\$2,616.09	1.0000	1	1	\$2,616.09	\$2,616.09
Replace washer in spud connection lavatory, vitreous china	7	8.00 Ea.	\$138.57	\$169.13	5.0000	5	5	\$845.63	\$845.63
Replace washer in faucet lavatory, vitreous china	2	8.00 Ea.	\$108.54	\$135.34	17.5000	17	17	\$2,300.74	\$2,300.74
Replace faucets lavatory, vitreous china	10	8.00 Ea.	\$1,563.78	\$1,880.97	3.5000	3	3	\$5,642.92	\$5,642.92
Clean out strainer and P trap lavatory, vitreous china	2	8.00 Ea.	\$294.55	\$368.73	17.5000	17	17	\$6,268.33	\$6,268.33
Replace lavatory, vitreous china	35	8.00 Ea.	\$5,749.78	\$6,907.25	1.0000	1	1	\$6,907.25	\$6,907.25
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.45	\$16.77	17.5000	17	17	\$285.08	\$285.08
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	11.6667	11	11	\$124.01	\$124.01
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	3.5000	3	3	\$705.36	\$705.36
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	17.5000	17	17	\$936.60	\$936.60
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$1,208.43	\$1,409.28	3.5000	3	3	\$4,227.83	\$4,227.83
Replace faucet washer sink, stainless steel	2	2.00 Ea.	\$26.90	\$33.54	17.5000	17	17	\$570.16	\$570.16
Clean trap sink, stainless steel	3	2.00 Ea.	\$18.01	\$22.55	11.6667	11	11	\$248.03	\$248.03
Replace faucets sink, stainless steel	10	2.00 Ea.	\$390.94	\$470.24	3.5000	3	3	\$1,410.73	\$1,410.73
Unstop sink, stainless steel	2	2.00 Ea.	\$88.02	\$110.19	17.5000	17	17	\$1,873.19	\$1,873.19
Check / minor repairs drinking fountain	1	1.00 Ea.	\$51.52	\$64.50	35.0000	35	35	\$2,257.50	\$2,257.50
Repair internal leaks drinking fountain	4	1.00 Ea.	\$47.77	\$59.80	8.7500	8	8	\$478.38	\$478.38
Correct water pressure drinking fountain	2	1.00 Ea.	\$44.01	\$55.09	17.5000	17	17	\$936.60	\$936.60
Replace refrigerant drinking fountain	2	1.00 Ea.	\$35.41	\$41.43	17.5000	17	17	\$704.31	\$704.31
Repair drain leak drinking fountain	4	1.00 Ea.	\$29.10	\$35.19	8.7500	8	7	\$281.51	\$246.33

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace fountain drinking fountain	10	1.00 Ea.	\$1,620.81	\$1,904.30	3.5000	3	3	\$5,712.90	\$5,712.90
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$100.27	\$123.69	3.5000	3	3	\$371.07	\$371.07
Replace pipe and fittings, copper 3/4"	20	42.00 L.F.	\$1,049.88	\$1,272.43	1.7500	1	1	\$1,272.43	\$1,272.43
Replace pipe and fittings, copper 2"	25	72.00 L.F.	\$3,774.78	\$4,540.28	1.4000	1	1	\$4,540.28	\$4,540.28
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	52.00 L.F.	\$513.28	\$628.91	2.3333	2	2	\$1,257.81	\$1,257.81
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$172.87	\$216.40	7.0000	7	7	\$1,514.78	\$1,514.78
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$206.10	\$258.00	35.0000	35	35	\$9,030.01	\$9,030.01
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$3,214.32	\$3,737.78	2.9167	2	2	\$7,475.57	\$7,475.57
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.44	\$10.56	70.0000	70	70	\$739.33	\$739.33
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,218.91	\$1,426.89	3.5000	3	3	\$4,280.68	\$4,280.68
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.84	\$61.14	3.5000	3	3	\$183.42	\$183.42
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	1.7500	1	1	\$63.16	\$63.16
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$168.16	\$208.23	3.5000	3	3	\$624.68	\$624.68
Replace pipe, 4" pipe and fittings, PVC	30	160.00 L.F.	\$13,270.82	\$16,380.39	1.1667	1	1	\$16,380.39	\$16,380.39
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	1.00 Ea.	\$226.30	\$280.46	1.1667	1	1	\$280.46	\$280.46
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	20.00 Ea.	\$18,347.10	\$22,394.82	2.9167	2	2	\$44,789.64	\$44,789.64
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,758.88	\$3,222.41	5.0000	5	5	\$16,112.04	\$16,112.04
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,616.21	\$11,488.35	1.1667	1	1	\$11,488.35	\$11,488.35
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$4,297.06	\$4,984.96	1.7500	1	1	\$4,984.96	\$4,984.96
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$103.47	\$122.05	7.0000	7	5	\$854.36	\$610.26
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,796.05	\$4,376.03	2.3333	2	2	\$8,752.06	\$8,752.06
Repair terminal reheat, 36" x 36" coil	10	1.00 Ea.	\$171.75	\$215.00	3.5000	3	3	\$645.00	\$645.00
Replace terminal reheat, 36" x 36" coil	15	1.00 Ea.	\$3,873.89	\$4,495.97	2.3333	2	2	\$8,991.94	\$8,991.94
Repair single zone rooftop unit, 15 ton	10	1.00 Ea.	\$36,484.26	\$42,109.15	3.5000	3	3	\$126,327.46	\$126,327.46
Replace single zone rooftop unit, 15 ton	15	1.00 Ea.	\$21,309.75	\$25,108.01	2.3333	2	2	\$50,216.03	\$50,216.03
Repair central station A.H.U., 5400 CFM	10	1.00 Ea.	\$1,069.27	\$1,247.92	3.5000	3	2	\$3,743.76	\$2,495.84
Replace central station A.H.U., 5400 CFM	15	1.00 Ea.	\$25,974.29	\$30,008.91	2.3333	2	2	\$60,017.83	\$60,017.83
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	35.0000	35	35	\$1,584.96	\$1,584.96
Replace sprinkler head	20	15.00 Ea.	\$1,314.72	\$1,622.28	1.7500	1	1	\$1,622.28	\$1,622.28
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$748.17	\$896.73	35.0000	35	35	\$31,385.51	\$31,385.51
Maintenance and repair motor starter, up to 600 V	5	2.00 Ea.	\$525.64	\$638.99	7.0000	7	7	\$4,472.92	\$4,472.92

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Maintenance and inspection motor starter, up to 600 V	0.5	2.00 Ea.	\$113.76	\$142.53	70.0000	70	70	\$9,976.78	\$9,976.78
Replace starter motor starter, up to 600 V	18	2.00 Ea.	\$1,682.04	\$2,001.49	1.9444	1	1	\$2,001.49	\$2,001.49
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	11.6667	11	11	\$583.56	\$583.56
Maintenance and repair safety switch general, 2 pole	8	3.00 Ea.	\$127.03	\$159.15	4.3750	4	4	\$636.61	\$636.61
Maintenance and inspection safety switch, 2 pole	1	3.00 Ea.	\$127.03	\$159.15	35.0000	35	35	\$5,570.37	\$5,570.37
Maintenance and repair receptacles and plugs	20	35.00 Ea.	\$1,541.51	\$1,924.36	1.7500	1	1	\$1,924.36	\$1,924.36
Replace receptacle/plug receptacles and plugs	20	35.00 Ea.	\$2,619.07	\$3,229.36	1.7500	1	1	\$3,229.36	\$3,229.36
Maintenance and repair wiring devices, switches	10	9.00 Ea.	\$396.39	\$494.84	3.5000	3	3	\$1,484.51	\$1,484.51
Replace wiring devices, switches	15	9.00 Ea.	\$600.13	\$747.06	2.3333	2	2	\$1,494.12	\$1,494.12
Replace fluorescent light fixture ballast, 80 W	10	37.00 Ea.	\$3,870.43	\$4,772.66	3.5000	3	3	\$14,317.98	\$14,317.98
Replace lamps (2 lamps), 4', 34 W energy saver	10	37.00 Ea.	\$979.97	\$1,227.25	3.5000	3	3	\$3,681.75	\$3,681.75
Repair smoke detector	10	12.00 Ea.	\$696.12	\$861.99	3.5000	3	2	\$2,585.97	\$1,723.98
Check operation smoke detector	1	12.00 Ea.	\$204.01	\$255.60	35.0000	35	35	\$8,945.85	\$8,945.85
Replace smoke detector	15	12.00 Ea.	\$3,630.63	\$4,334.62	2.3333	2	2	\$8,669.24	\$8,669.24
Check and repair manual pull station	10	2.00 Ea.	\$179.77	\$221.49	3.5000	3	2	\$664.48	\$442.99
Replace manual pull station	15	2.00 Ea.	\$417.52	\$503.53	2.3333	2	2	\$1,007.05	\$1,007.05
Replace lamp emergency lighting fixture	2	4.00 Ea.	\$217.97	\$263.42	17.5000	17	17	\$4,478.14	\$4,478.14
Replace emergency lighting fixture	20	4.00 Ea.	\$2,299.22	\$2,719.49	1.7500	1	1	\$2,719.49	\$2,719.49
Maintenance and repair exit light	20	4.00 Ea.	\$153.96	\$190.68	1.7500	1	1	\$190.68	\$190.68
Replace lamp exit light	5	4.00 Ea.	\$65.39	\$77.75	7.0000	7	7	\$544.28	\$544.28
Replace lighting fixture exit light	20	4.00 Ea.	\$704.26	\$854.03	1.7500	1	1	\$854.03	\$854.03
Replace insulating glass - (8% of glass) glazed wood door	1	5.04 S.F.	\$280.15	\$327.62	35.0000	35	35	\$11,466.63	\$11,466.63
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	2.5000	2	2	\$3,336.77	\$3,336.77
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$92.11	\$112.79	8.7500	8	8	\$902.34	\$902.34
Debris removal, by hand and visual inspection, metal panel roofing	1	3.60 M.S.F.	\$88.35	\$107.76	35.0000	35	35	\$3,771.54	\$3,771.54
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	71.00 S.F.	\$328.17	\$390.00	7.0000	7	7	\$2,730.00	\$2,730.00
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	3.20 S.F.	\$80.98	\$96.79	35.0000	35	35	\$3,387.59	\$3,387.59
Minor metal roof panel replacement, 2.5% of roof area	20	89.00 S.F.	\$1,146.14	\$1,358.69	1.7500	1	1	\$1,358.69	\$1,358.69
Total metal roof panel replacement	30	41.00 Sq.	\$36,282.46	\$43,012.37	1.1667	1	1	\$43,012.37	\$43,012.37
Repair solid core wood door, interior	11	3.00 Ea.	\$836.97	\$977.05	3.1818	3	3	\$2,931.14	\$2,931.14
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	3.00 Ea.	\$132.04	\$162.71	8.7500	8	8	\$1,301.71	\$1,301.71
Repair medium weight vinyl wall covering - (2% of walls)	1	0.91 C.S.F.	\$403.19	\$472.55	35.0000	35	35	\$16,539.36	\$16,539.36

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace medium weight vinyl wall covering	15	45.70 C.S.F.	\$23,453.69	\$27,724.90	2.3333	2	2	\$55,449.80	\$55,449.80
Repair 5/8" drywall - (2% of walls)	20	18.42 S.F.	\$30.78	\$37.61	1.7500	1	1	\$37.61	\$37.61
Refinish drywall	4	921.00 S.F.	\$624.11	\$766.71	8.7500	8	8	\$6,133.70	\$6,133.70
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.05 C.S.F.	\$40.25	\$48.73	3.5000	3	3	\$146.20	\$146.20
Refinish concrete floor finished	25	3.77 C.S.F.	\$1,570.50	\$1,894.87	1.4000	1	1	\$1,894.87	\$1,894.87
Replace vinyl sheet flooring	18	220.00 S.Y.	\$19,055.04	\$22,952.90	1.9444	1	1	\$22,952.90	\$22,952.90
Replace acoustic tile ceiling, fire-rated	20	9.06 C.S.F.	\$4,719.61	\$5,578.22	1.7500	1	1	\$5,578.22	\$5,578.22
Repair wood ceiling - (2% of ceilings)	10	0.55 C.S.F.	\$447.70	\$530.52	3.5000	3	3	\$1,591.56	\$1,591.56
Refinish wood ceiling	6	27.70 C.S.F.	\$3,338.82	\$4,098.59	5.8333	5	5	\$20,492.94	\$20,492.94
Replace flush valve diaphragm tankless water closet	10	4.00 Ea.	\$109.06	\$135.42	3.5000	3	3	\$406.27	\$406.27
			\$298,301.20	\$354,066.19					
								MR Subtotal	\$783,847.82
								MR Per Year	\$22,303.58
								PM Total	\$7,132.10
								Subtotal	\$29,435.68
								Total Per Unit	\$7.21

FAC 7331 EXCHANGE EATING FACILITY

Release 2023 Qtr 4

Zip Code Prefix 222

Type PM

UM SF

Design Life 35

Average Size 4080.0

SUC \$7.21

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	4.00	1.04	\$67.05	\$45.93	\$0.00	\$112.99	\$133.47	\$157.31
Urinals, annualized	2.00	0.46	\$13.26	\$24.33	\$0.00	\$37.59	\$46.21	\$55.50
Toilet (vacuum breaker type), annualized	7.00	1.24	\$61.98	\$66.23	\$0.00	\$128.21	\$154.28	\$183.45
Lavatories, annualized	8.00	2.78	\$62.34	\$174.40	\$0.00	\$236.74	\$295.29	\$356.96
Drink fountain, annualized	1.00	0.62	\$37.44	\$33.14	\$0.00	\$70.58	\$84.27	\$99.82
Water heater, gas, to 120 gal., annualized	1.00	1.72	\$102.21	\$91.56	\$0.00	\$193.77	\$231.46	\$274.26
Boiler, hot water, oil, gas, or comb. fired, up to 120 MBH, annualized	1.00	12.53	\$88.55	\$793.52	\$0.00	\$882.07	\$1,128.98	\$1,380.32
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$159.90	\$109.87	\$0.00	\$269.77	\$318.72	\$375.67
Fan, axial, 5,000 to 10,000 CFM, annualized	1.00	1.29	\$31.88	\$68.89	\$0.00	\$100.77	\$124.62	\$150.07
Hood and blower, annualized	1.00	2.32	\$50.60	\$123.82	\$0.00	\$174.42	\$216.63	\$261.37
Package unit, air cooled, 3 thru 24 ton, annualized	2.00	4.79	\$333.96	\$303.46	\$0.00	\$637.42	\$761.85	\$902.98
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
Extinguishing system, dry chemical, annualized	2.00	11.21	\$8.66	\$601.68	\$0.00	\$610.34	\$791.71	\$973.52
Panelboard, 225 A and above, annualized	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
Motor control center, over 400 A, annualized	1.00	0.39	\$22.00	\$26.81	\$0.00	\$48.81	\$59.05	\$70.39
Refrigerator freezer, walk-in box w/external condenser, annualized	1.00	1.47	\$383.55	\$53.01	\$0.00	\$436.56	\$490.81	\$564.25
						\$4,787.65	\$5,922.15	\$7,132.10

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Modeled Component List

CostWorks Release 2023 Qtr 4

D20 Plumbing

Tankless Water Closet	4.0 Ea.
Urinal	2.0 Ea.
Lavatory, Vitreous China	8.0 Ea.
Sink, Iron Enamel	1.0 Ea.
Drinking Fountain	1.0 Ea.
Water Heater, Gas / Oil, 70 Gallon	1.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.

D30 HVAC

Boiler, Gas, 250 MBH	1.0 Ea.
Exhaust Fan, roof mounted exhaust fan, 8500 CFM exhaust	1.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.	1.0 Ea.
Terminal Reheat Coil, 36" x 36"	1.0 Ea.
Single Zone Air Conditioner, 15 ton	1.0 Ea.
Central Station Air Conditioning Air Handling Unit, 5400 CFM	1.0 Ea.

D40 Fire Protection

Sprinkler System, Fire Supression, sprinkler head	15.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.
Extinguishing system, dry chemical, annualized	2.0 Each

D50 Electrical

Motor Starter, Up To 600 V	2.0 Ea.
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Smoke Detector	12.0 Ea.
Manual Pull Station	2.0 Ea.
Emergency Lighting Fixture	4.0 Ea.
Exit Light	4.0 Ea.

B30 Roofing

Metal Steep Roofing	41.0 Sq.
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C30 Interior Finishes

Vinyl Wall Covering	45.7 C.S.F.
Concrete, Finished	3.77 C.S.F.
Vinyl Sheet	220.0 S.Y.
Acoustic Tile, fire-rated	9.06 C.S.F.

E10 Equipment

Refrigerator freezer, walk-in, annualized	1.0 Each
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FAC 7331 EXCHANGE EATING FACILITY
Sustainment by Year
CostWorks Release 2023 Qtr 4

