

**FAC 7342 Laundry/Dry Cleaning Facility**

FY25 SUC:           \$4.45 / SF  
Source:             Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

## FAC 7342 Laundry/Dry Cleaning Facility

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

FY25 SUC: \$4.45  
UM: SF  
Expected Service Life: 45  
Model Size: 4172

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
Minor repairs to concrete floor unfinished	15	85.00 S.F.	\$3,458.17	\$4,211.78	3.0000	3	3	\$12,635.34	\$12,635.34
Replace metal floor grating	30	46.00 S.F.	\$1,323.43	\$1,526.98	1.5000	1	1	\$1,526.98	\$1,526.98
Repair 8" concrete block wall, 1st floor	25	392.00 S.F.	\$10,495.17	\$12,839.20	1.8000	1	1	\$12,839.20	\$12,839.20
Repair clay brick wall, 1st floor	25	199.00 S.F.	\$9,049.83	\$11,103.13	1.8000	1	1	\$11,103.13	\$11,103.13
Repair 3'-0" x 5'-5" steel frame window - 1st floor.	20	9.00 Ea.	\$3,087.68	\$3,621.69	2.2500	2	2	\$7,243.38	\$7,243.38
Refinish 3'-0" x 5'-5" steel frame window - 1st floor.	5	9.00 Ea.	\$817.87	\$1,011.50	9.0000	9	9	\$9,103.52	\$9,103.52
Replace 3'-0" x 5'-5" steel frame window - 1st floor.	45	9.00 Ea.	\$17,168.97	\$19,758.25	1.0000	1	1	\$19,758.25	\$19,758.25
Replace glass - 1st floor. (1% of glass) - alum. window	1	4.56 S.F.	\$62.25	\$73.09	45.0000	45	45	\$3,289.19	\$3,289.19
Repair aluminum storefront door	12	2.00 Ea.	\$1,099.17	\$1,310.67	3.7500	3	3	\$3,932.01	\$3,932.01
Replace insulating glass - (3% of glass) aluminum storefront door	1	0.63 S.F.	\$42.59	\$49.60	45.0000	45	45	\$2,231.87	\$2,231.87
Repair steel, painted, door	14	2.00 Ea.	\$1,555.12	\$1,841.54	3.2143	3	3	\$5,524.61	\$5,524.61
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$95.98	\$117.51	11.2500	11	11	\$1,292.56	\$1,292.56
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,471.72	\$1,713.14	1.0000	1	1	\$1,713.14	\$1,713.14
Repair 12' x 12' steel roll-up door	10	1.00 Ea.	\$902.17	\$1,063.12	4.5000	4	4	\$4,252.49	\$4,252.49
Refinish 12' x 12' steel roll-up door	5	1.00 Ea.	\$256.05	\$310.64	9.0000	9	9	\$2,795.79	\$2,795.79
Replace 12' x 12' steel roll-up door	35	1.00 Ea.	\$3,608.67	\$4,252.49	1.2857	1	1	\$4,252.49	\$4,252.49
Debris removal and visual inspection of built-up roofing	0.5	4.20 M.S.F.	\$170.78	\$208.57	90.0000	90	90	\$18,771.34	\$18,771.34
BUR flashing repairs, 2 S.F. per sq. repaired	1	83.00 S.F.	\$318.61	\$387.01	45.0000	45	45	\$17,415.43	\$17,415.43
Total BUR roof replacement	28	41.70 Sq.	\$40,546.74	\$47,720.05	1.6071	1	1	\$47,720.05	\$47,720.05
Repair steel painted interior door	14	2.00 Ea.	\$593.70	\$692.64	3.2143	3	3	\$2,077.93	\$2,077.93
Refinish 3'-0" x 7'-0" steel painted interior door	4	2.00 Ea.	\$120.41	\$148.05	11.2500	11	11	\$1,628.54	\$1,628.54
Repair solid core wood door, interior	11	4.00 Ea.	\$1,187.40	\$1,385.29	4.0000	4	4	\$5,541.15	\$5,541.15
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	4.00 Ea.	\$218.73	\$266.09	11.2500	11	10	\$2,926.97	\$2,660.88
Replace 3'-0" x 7'-0" solid core wood door, interior	40	4.00 Ea.	\$2,575.11	\$2,969.20	1.1250	1	1	\$2,969.20	\$2,969.20
Repair 5/8" drywall - (2% of walls)	20	25.48 S.F.	\$47.60	\$57.89	2.2500	2	2	\$115.79	\$115.79
Refinish drywall	4	1,172.00 S.F.	\$846.25	\$1,037.69	11.2500	11	11	\$11,414.63	\$11,414.63
Repair gypsum board ceiling - (2% of ceilings)	20	2.60 C.S.F.	\$1,062.50	\$1,302.78	2.2500	2	2	\$2,605.57	\$2,605.57
Refinish gypsum board ceiling, up to 12' high	20	12.10 C.S.F.	\$1,840.86	\$2,263.23	2.2500	2	2	\$4,526.46	\$4,526.46
Replace flush valve diaphragm tankless water closet	10	3.00 Ea.	\$82.77	\$102.83	4.5000	4	4	\$411.31	\$411.31
Rebuild flush valve tankless water closet	20	3.00 Ea.	\$579.81	\$698.86	2.2500	2	2	\$1,397.72	\$1,397.72
Unplug clogged line tankless water closet	5	3.00 Ea.	\$689.34	\$863.36	9.0000	9	9	\$7,770.27	\$7,770.27
Replace tankless water closet	35	3.00 Ea.	\$4,129.97	\$4,779.59	1.2857	1	1	\$4,779.59	\$4,779.59
Replace tankless flush valve	25	3.00 Ea.	\$817.97	\$960.08	1.8000	1	1	\$960.08	\$960.08
Replace wax ring gasket for tankless water closet	5	3.00 Ea.	\$469.26	\$569.15	9.0000	9	15	\$5,059.31	\$5,059.31
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$55.18	\$68.55	6.4286	6	6	\$411.31	\$411.31
Rebuild flush valve for a urinal	20	2.00 Ea.	\$386.54	\$465.91	2.2500	2	2	\$931.82	\$931.82
Unplug line urinal	5	2.00 Ea.	\$305.81	\$383.01	9.0000	9	9	\$3,447.05	\$3,447.05
Replace wall-hung urinal	35	2.00 Ea.	\$2,184.58	\$2,628.78	1.2857	1	1	\$2,628.78	\$2,628.78
Replace washer in spud connection lavatory, vitreous china	7	4.00 Ea.	\$69.57	\$84.93	6.4286	6	6	\$509.61	\$509.61
Replace washer in lavatory, vitreous china	2	4.00 Ea.	\$54.39	\$66.75	22.5000	22	22	\$1,492.73	\$1,492.73
Replace faucets lavatory, vitreous china	10	4.00 Ea.	\$794.49	\$955.13	4.5000	4	4	\$3,820.54	\$3,820.54
Clean out strainer and P trap lavatory, vitreous china	2	4.00 Ea.	\$148.35	\$185.80	22.5000	22	22	\$4,087.69	\$4,087.69
Replace lavatory, vitreous china	35	4.00 Ea.	\$3,005.50	\$3,603.54	1.2857	1	1	\$3,603.54	\$3,603.54
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$27.01	\$33.69	22.5000	22	22	\$741.21	\$741.21
Clean trap sink, iron enamel	3	2.00 Ea.	\$18.04	\$22.59	15.0000	15	15	\$338.82	\$338.82
Replace faucets sink, iron enamel	10	2.00 Ea.	\$387.25	\$477.57	4.5000	4	4	\$1,910.27	\$1,910.27
Unstop sink, iron enamel	2	2.00 Ea.	\$88.31	\$110.80	22.5000	22	22	\$2,433.15	\$2,433.15
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	2.00 Ea.	\$1,820.34	\$2,141.40	4.5000	4	4	\$8,565.61	\$8,565.61
Replace faucet washer sink, stainless steel	2	3.00 Ea.	\$40.51	\$50.54	22.5000	22	22	\$1,111.82	\$1,111.82
Clean trap sink, stainless steel	3	3.00 Ea.	\$27.05	\$33.88	15.0000	15	15	\$508.23	\$508.23
Replace faucets sink, stainless steel	10	3.00 Ea.	\$595.87	\$716.35	4.5000	4	4	\$2,865.40	\$2,865.40
Unstop sink, stainless steel	2	3.00 Ea.	\$132.46	\$165.56	22.5000	22	22	\$3,646.72	\$3,646.72
Replace sink, stainless steel	40	3.00 Ea.	\$3,569.20	\$4,185.79	1.1250	1	1	\$4,185.79	\$4,185.79
Inspect and clean spray heads, emergency eye wash	3	1.00 Ea.	\$52.06	\$65.20	15.0000	15	15	\$978.01	\$978.01
Replace eye wash station, emergency eye wash	25	1.00 Ea.	\$790.45	\$961.55	1.8000	1	1	\$961.55	\$961.55
Replace threaded steel pipe and fittings, 2"	75	120.00 L.F.	\$6,816.01	\$8,222.29	0.6000	0	0	\$0.00	\$0.00
Overhaul water heater, gas / oil, 30 gallon	5	1.00 Ea.	\$123.45	\$154.62	9.0000	9	9	\$1,391.54	\$1,391.54
Clean and service water heater, gas / oil, 30 gallon	1	1.00 Ea.	\$206.74	\$258.93	45.0000	45	45	\$11,651.78	\$11,651.78
Replace water heater, gas / oil, 30 gallon	10	1.00 Ea.	\$1,751.62	\$2,093.20	4.5000	4	4	\$8,252.79	\$8,252.79
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$103.37	\$126.46	22.5000	22	22	\$2,848.21	\$2,848.21
Clean & service water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$618.14	\$774.18	22.5000	22	22	\$17,032.03	\$17,032.03
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.47	\$10.60	90.0000	90	90	\$954.39	\$954.39
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,265.32	\$1,479.95	4.5000	4	4	\$5,919.80	\$5,919.80
Unplug floor drain, PVC	20	4.00 Ea.	\$201.54	\$252.42	2.2500	2	2	\$594.95	\$594.95
General maintenance & repair drain: roof, scupper, area	6	6.00 Ea.	\$295.31	\$394.71	45.0000	45	45	\$13,261.95	\$13,261.95
Replace drain: roof, scupper, area	40	6.00 Ea.	\$6,578.14	\$7,591.29	1.1250	1	1	\$7,591.29	\$7,591.29
Repair fan coil unit, 10 ton	10	1.00 Ea.	\$1,088.60	\$1,269.85	4.5000	4	3	\$5,079.40	\$3,809.55
Replace fan coil unit, 10 ton	15	1.00 Ea.	\$6,222.39	\$7,284.83	3.0000	3	3	\$21,854.49	\$21,854.49
Replace roof mounted exhaust fan, 800 CFM exhaust fan	20	2.00 Ea.	\$3,451.15	\$4,045.26	2.2500	2	2	\$8,090.51	\$8,090.51
Repair heat pump, 10 ton, air to air split	10	1.00 Ea.	\$4,477.94	\$5,292.00	4.5000	4	4	\$21,167.99	\$21,167.99
Replace heat pump, 10 ton, air to air split	20	1.00 Ea.	\$12,496.13	\$14,824.22	2.2500	2	2	\$29,646.44	\$29,646.44
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$1,010.59	\$1,174.64	4.5000	4	4	\$4,698.57	\$4,698.57
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	45.0000	45	45	\$2,043.45	\$2,043.45
Replace sprinkler head	20	20.00 Ea.	\$1,833.81	\$2,259.94	2.2500	2	2	\$4,519.89	\$4,519.89
Replace fuse	25	36.00 Ea.	\$21,877.58	\$25,064.31	1.8000	1	1	\$25,064.31	\$25,064.31
Repair switchboard meter	10	1.00 Ea.	\$1,321.89	\$1,553.91	4.5000	4	4	\$6,215.64	\$6,215.64
Maintenance and repair motor starter, up to 600 V	5	1.00 Ea.	\$349.55	\$418.93	9.0000	9	9	\$3,770.37	\$3,770.37
Maintenance and inspection motor starter, up to 600 V	0.5	1.00 Ea.	\$58.42	\$73.29	90.0000	90	90	\$6,596.07	\$6,596.07
Replace starter motor starter, up to 600 V	18	3.00 Ea.	\$2,456.87	\$2,932.35	2.5000	2	2	\$5,864.71	\$5,864.71
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$87.63	\$109.93	15.0000	15	15	\$1,649.02	\$1,649.02
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	4.00 Ea.	\$309.15	\$387.82	2.2500	2	2	\$775.65	\$775.65
Maintenance and repair breaker, enclosed, 240 V, 1 pole	25	8.00 Ea.	\$618.29	\$775.65	1.8000	1	1	\$775.65	\$775.65
Maintenance and repair breaker, enclosed, 240 V, 3 pole	25	6.00 Ea.	\$453.72	\$581.74	1.8000	1	1	\$581.74	\$581.74
Maintenance and inspection safety switch, 3 pole	1	4.00 Ea.	\$175.26	\$219.87	45.0000	45	45	\$9,894.10	\$9,894.10
Replace fluorescent light fixture ballast, 80 W	10	20.00 Ea.	\$2,178.64	\$2,686.55	4.5000	4	4	\$10,746.19	\$10,746.19
Replace lamps (2 lamps), 4', 34 W energy saver	10	20.00 Ea.	\$543.03	\$680.92	4.5000	4	4	\$2,723.69	\$2,723.69
Replace metal halide ballast, 175 W	10	8.00 Ea.	\$1,372.49	\$1,643.98	4.5000	4	4	\$6,575.91	\$6,575.91
Replace metal halide fixture lamp, 175 W	5	8.00 Ea.	\$486.71	\$591.39	9.0000	9	9	\$5,322.49	\$5,322.49
Repair smoke detector	10	12.00 Ea.	\$729.18	\$902.46	4.5000	4	3	\$3,609.85	\$2,707.39
Replace smoke detector	15	12.00 Ea.	\$4,049.06	\$4,818.09	3.0000	3	3	\$14,454.26	\$14,454.26
Repair heat detector	10	8.00 Ea.	\$530.03	\$651.54	4.5000	4	4	\$2,606.17	\$2,606.17
Check operation heat detector	1	8.00 Ea.	\$139.72	\$175.28	45.0000	45	45	\$7,887.80	\$7,887.80
Replace heat detector	15	8.00 Ea.	\$1,518.43	\$1,854.55	3.0000	3	3	\$5,563.64	\$5,563.64
Check and repair manual pull station	10	2.00 Ea.	\$189.98	\$233.81	4.5000	4	3	\$635.25	\$701.44
Replace manual pull station	15	2.00 Ea.	\$460.15	\$553.01	3.0000	3	3	\$1,659.03	\$1,659.03
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$160.28	\$195.43	9.0000	9	9	\$1,758.83	\$1,758.83
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$46.25	\$58.02	90.0000	90	90	\$5,221.89	\$5,221.89
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	3.0000	3	3	\$8,524.19	\$8,524.19
Replace fire alarm bell, 6"	20	2.00 Ea.	\$400.87	\$485.64	2.2500	2	2	\$971.29	\$971.29
Replace building structure ground	50	0.80 M.L.F.	\$4,662.74	\$5,639.58	0.9000	0	0	\$0.00	\$0.00
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$190.92	\$236.67	45.0000	45	44	\$10,739.96	\$10,501.30
Replace lightning ground rod	25	2.00 Ea.	\$515.56	\$637.11	1.8000	1	1	\$637.11	\$637.11
Replace lamp emergency lighting fixture	2	6.00 Ea.	\$343.89	\$415.07	22.5000	22	22	\$9,131.61	\$9,131.61
Replace emergency lighting fixture	20	6.00 Ea.	\$3,742.69	\$4,418.97	2.2500	2	2	\$8,837.93	\$8,837.93
Maintenance and repair exit light	20	8.00 Ea.	\$319.32	\$395.25	2.2500	2	2	\$790.50	\$790.50
Replace lamp exit light	5	4.00 Ea.	\$73.19	\$86.76	9.0000	9	9	\$780.87	\$780.87
Maintenance and repair voice/data outlet	10	4.00 Ea.	\$222.77	\$278.46	4.5000	4	4	\$1,113.84	\$1,113.84
Replace voice/data outlet	20	4.00 Ea.	\$113.27	\$137.94	2.2500	2	2	\$275.89	\$275.89
Maintenance and inspection patch panel	0.5	1.00 Ea.	\$92.50	\$116.04	90.0000	90	90	\$10,443.78	\$10,443.78
Replace patch panel	15	1.00 Ea.	\$947.18	\$1,138.31	3.0000	3	3	\$3,414.92	\$3,414.92
			\$227,943.36	\$270,038.08					
							MR Subtotal:		\$640,282

FAC 7342 Laundry/Dry Cleaning Facility

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$4.45

UM: SF

Expected Service Life: 45

Model Size: 4172

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2	0.52	\$31.64	\$23.47	\$0.0000	55.11	65.32	77.10
Urinals, annualized	2	0.46	\$13.68	\$24.53	\$0.0000	38.21	46.94	56.35
Toilet (vacuum breaker type), annualized	3	0.53	\$27.55	\$28.68	\$0.0000	56.23	67.59	80.33
Lavatories, annualized	4	1.39	\$30.87	\$87.98	\$0.0000	118.86	148.34	179.37
Valve, globe, above 4", annualized	3	0.48	\$20.66	\$25.63	\$0.0000	46.30	56.05	66.84
Valve, OS&Y, above 4", annualized	1	0.16	\$6.89	\$8.54	\$0.0000	15.43	18.68	22.28
Water heater, gas, to 120 gal., annualized	1	1.72	\$88.42	\$82.21	\$0.0000	180.63	217.14	258.07
Valve, pressure relief, above 4", annualized	2	0.30	\$12.21	\$15.90	\$0.0000	28.12	34.11	40.71
Fan coil unit, annualized	1	3.34	\$85.98	\$179.35	\$0.0000	265.33	327.73	394.43
VAV Boxes, annualized	2	1.87	\$19.05	\$119.29	\$0.0000	138.34	176.03	214.67
Fan, axial, up to 5,000 CFM, annualized	2	2.49	\$27.55	\$133.67	\$0.0000	161.22	204.07	248.31
Heat pump, air cooled, over 5 ton, annualized	1	3.59	\$171.95	\$229.27	\$0.0000	401.22	487.19	581.77
Backflow prevention device, up to 4", annualized	1	0.33	\$14.56	\$21.15	\$0.0000	35.71	43.51	52.04
Extinguishing system, wet pipe, annualized	1	11.34	\$54.71	\$714.87	\$0.0000	769.58	989.51	1,212.18
Extinguishing system, foam bottle, annualized	1	3.71	\$21.49	\$199.66	\$0.0000	221.15	283.20	346.32
Transformer, dry type 500 KVA and over, annualized	1	0.77	\$16.52	\$54.78	\$0.0000	71.30	89.38	108.29
Panelboard, 225 A and above, annualized	2	0.88	\$51.90	\$62.75	\$0.0000	114.64	138.66	165.27
Motor control center, over 400 A, annualized	1	0.39	\$25.95	\$27.89	\$0.0000	53.84	64.80	77.06
Light, emergency, hardwired system, annualized	4	1.00	\$36.33	\$63.15	\$0.0000	99.47	122.05	146.44
						\$2,870.69	\$3,580.30	\$4,327.83