

FAC 7362 Religious Education Facility

FY25 SUC: \$5.47 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 7362 Religious Education Facility

FY25 SUC: \$5.47

Release: 2024 Qtr 3

UM: SF

Zip Code Prefix: 222

Expected Service Life: 50

Type: MR

Model Size: 6395

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	123.00 S.F.	\$5,004.18	\$6,094.69	3.3333	3	3	\$18,284.08	\$18,284.08
Repair concrete stairs	30	220.00 S.F.	\$7,013.01	\$8,116.69	1.6667	1	1	\$8,116.69	\$8,116.69
Waterproof concrete block wall, 1st floor	10	96.00 C.S.F.	\$18,628.12	\$22,447.29	5.0000	5	5	\$112,236.43	\$112,236.43
Point and refinish painted concrete block wall, 1st floor	25	96.00 C.S.F.	\$52,629.57	\$64,681.82	2.0000	2	2	\$129,363.63	\$129,363.63
Repair clay brick wall, 1st floor	25	83.00 S.F.	\$3,953.35	\$4,850.32	2.0000	2	2	\$9,700.63	\$9,700.63
Replace clay brick wall, 2nd floor	75	8.30 C.S.F.	\$21,327.93	\$25,902.20	0.6667	0	0	\$0.00	\$0.00
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	7.20 S.F.	\$98.29	\$115.41	50.0000	50	50	\$5,770.50	\$5,770.50
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	32.00 Ea.	\$5,167.94	\$6,158.59	2.5000	2	2	\$12,317.18	\$12,317.18
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	32.00 Ea.	\$26,296.44	\$30,723.63	1.0000	1	1	\$30,723.63	\$30,723.63
Repair aluminum storefront door	12	2.00 Ea.	\$1,059.17	\$1,310.67	1.0000	1	1	\$5,242.65	\$5,242.65
Replace 3'-0" x 7'-0" aluminum storefront doors	50	2.00 Ea.	\$5,728.92	\$6,718.40	1.0000	1	1	\$6,718.40	\$6,718.40
Repair steel, painted, door	14	2.00 Ea.	\$1,555.12	\$1,841.54	3.5714	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	12.5000	12	12	\$1,410.06	\$1,410.06
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,471.72	\$1,713.14	1.1111	1	1	\$1,713.14	\$1,713.14
Replace tempered glass - (3% of glass) steel painted door	1	1.26 S.F.	\$41.51	\$49.01	50.0000	50	50	\$2,450.31	\$2,450.31
Prepare and refinish 3'-0" x 7'-0" steel painted, door	4	2.00 Ea.	\$179.33	\$221.31	12.5000	12	12	\$2,655.69	\$2,655.69
Replace 3'-0" x 7'-0" steel, with wire glass, door	5	2.00 Ea.	\$3,355.81	\$3,892.63	1.1111	1	1	\$3,892.63	\$3,892.63
Debris removal and visual inspection of built-up roofing	0.5	6.40 M.S.F.	\$260.24	\$317.82	100.0000	100	100	\$31,782.16	\$31,782.16
Non-destructive moisture inspection of built-up roofing	5	6.40 M.S.F.	\$809.01	\$988.02	10.0000	10	10	\$9,880.23	\$9,880.23
Minor BUR membrane repairs, 2% of roof area	1	0.10 Sq.	\$58.41	\$69.04	50.0000	50	50	\$3,452.21	\$3,452.21
BUR flashing repairs, 2 S.F. per sq. repaired	1	0.96 S.F.	\$3.70	\$4.49	50.0000	50	50	\$224.75	\$224.75
Minor BUR membrane replacement, 25% of roof area	15	8.00 Sq.	\$8,055.66	\$9,509.41	3.3333	3	3	\$28,526.23	\$28,526.23
Total BUR roof replacement	28	64.00 Sq.	\$62,230.01	\$73,239.40	1.7857	1	1	\$73,239.40	\$73,239.40
Repair 8" concrete block wall - (2% of walls) painted	25	0.26 C.S.F.	\$310.06	\$372.43	2.0000	2	2	\$744.87	\$744.87
Refinish concrete block wall painted	4	12.77 C.S.F.	\$1,751.44	\$2,105.61	12.5000	12	12	\$25,267.27	\$25,267.27
Replace 8" concrete block wall painted	75	12.77 C.S.F.	\$16,486.95	\$19,841.94	0.6667	0	0	\$0.00	\$0.00
Refinish 3'-0" x 7'-0" steel painted interior door	4	1.00 Ea.	\$60.20	\$74.02	12.5000	12	12	\$888.29	\$888.29
Replace 3'-0" x 7'-0" steel painted interior door	60	1.00 Ea.	\$1,409.52	\$1,632.80	0.8333	0	0	\$0.00	\$0.00
Replace 3'-0" x 7'-0" solid core wood door, interior	40	14.00 Ea.	\$9,012.88	\$10,392.21	1.2500	1	1	\$10,392.21	\$10,392.21
Repair solid core sliding wood door, interior	14	14.00 Ea.	\$884.19	\$1,063.60	3.5714	3	3	\$3,190.79	\$3,190.79
Replace metal stair railing, interior	45	19.00 L.F.	\$909.70	\$1,065.05	1.1111	1	1	\$1,065.05	\$1,065.05
Repair 5/8" drywall - (2% of walls)	20	175.30 S.F.	\$327.46	\$398.31	2.5000	2	2	\$796.61	\$796.61
Refinish drywall	4	2,764.00 S.F.	\$1,995.77	\$2,447.26	12.5000	12	12	\$29,367.08	\$29,367.08
Replace 5/8" drywall	75	2,764.00 S.F.	\$1,128.40	\$8,724.75	0.6667	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	3.38 C.S.F.	\$1,549.77	\$1,861.95	2.0000	2	2	\$3,723.91	\$3,723.91
Replace vinyl tile flooring	18	240.00 S.Y.	\$13,573.99	\$16,614.98	2.7778	2	2	\$33,229.95	\$33,229.95
Ceramic tile floor repairs - (2% of floors)	15	2.10 C.S.F.	\$1,462.92	\$1,823.93	3.3333	3	3	\$5,471.79	\$5,471.79
Replace 2" x 2" thin set ceramic tile floor	50	9.29 C.S.F.	\$15,181.15	\$18,133.68	1.0000	1	1	\$18,133.68	\$18,133.68
Replace carpet	8	86.00 S.Y.	\$4,790.07	\$5,539.33	6.2500	6	6	\$33,235.98	\$33,235.98
Repair plaster ceiling - (2% of ceilings)	12	5.36 S.Y.	\$326.74	\$400.12	4.1667	4	4	\$1,600.47	\$1,600.47
Repair gypsum board ceiling - (2% of ceilings)	20	0.04 C.S.F.	\$17.57	\$21.55	1.2500	1	1	\$45.08	\$45.08
Refinish gypsum board ceiling, up to 12' high	20	2.17 C.S.F.	\$330.14	\$405.89	2.5000	2	1	\$811.77	\$405.89
Replace gypsum board ceiling, up to 12' high	40	2.17 C.S.F.	\$908.94	\$1,114.90	1.2500	1	1	\$1,114.90	\$1,114.90
Replace acoustic tile ceiling, fire-rated	20	16.40 C.S.F.	\$10,244.96	\$12,048.03	2.5000	2	2	\$24,096.05	\$24,096.05
Replace flush valve diaphragm tankless water closet	10	8.00 Ea.	\$220.72	\$274.21	5.0000	5	5	\$1,371.05	\$1,371.05
Rebuild flush valve tankless water closet	20	8.00 Ea.	\$1,546.17	\$1,863.63	2.5000	2	2	\$3,727.27	\$3,727.27
Replace tankless water closet	35	8.00 Ea.	\$10,145.57	\$12,745.57	1.4286	1	1	\$12,745.57	\$12,745.57
Replace tankless flush valve	25	8.00 Ea.	\$2,181.24	\$2,560.22	2.0000	2	2	\$5,120.45	\$5,120.45
Replace wax ring gasket for tankless water closet	5	8.00 Ea.	\$1,198.04	\$1,499.06	10.0000	10	10	\$14,990.56	\$14,990.56
Replace flush valve diaphragm for a urinal	7	4.00 Ea.	\$110.36	\$137.10	7.1429	7	7	\$959.73	\$959.73
Rebuild flush valve for a urinal	20	4.00 Ea.	\$773.08	\$931.82	2.5000	2	2	\$1,863.63	\$1,863.63
Unplug line urinal	5	4.00 Ea.	\$611.61	\$766.01	10.0000	10	10	\$7,660.12	\$7,660.12
Replace wall-hung urinal	35	4.00 Ea.	\$4,369.16	\$5,257.55	1.4286	1	1	\$5,257.55	\$5,257.55
Replace washer in spud connection lavatory, vitreous china	7	6.00 Ea.	\$104.36	\$127.40	7.1429	7	7	\$891.82	\$891.82
Replace washer in faucet lavatory, vitreous china	2	6.00 Ea.	\$81.59	\$101.78	25.0000	25	25	\$2,544.43	\$2,544.43
Replace faucets lavatory, vitreous china	10	6.00 Ea.	\$1,191.74	\$1,432.70	5.0000	5	5	\$7,163.50	\$7,163.50
Clean out strainer and P trap lavatory, vitreous china	2	6.00 Ea.	\$222.53	\$278.71	25.0000	25	25	\$6,967.65	\$6,967.65
Replace lavatory, vitreous china	35	6.00 Ea.	\$4,508.25	\$5,405.31	1.4286	1	1	\$5,405.31	\$5,405.31
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.50	\$16.85	25.0000	25	25	\$421.14	\$421.14
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.02	\$11.29	16.6667	16	16	\$180.70	\$180.70
Replace faucets sink, iron enamel	10	1.00 Ea.	\$198.62	\$238.78	5.0000	5	5	\$1,193.92	\$1,193.92
Unstop sink, iron enamel	2	1.00 Ea.	\$44.15	\$55.30	25.0000	25	25	\$1,382.47	\$1,382.47
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$910.17	\$1,070.70	5.0000	5	5	\$5,353.51	\$5,353.51
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.89	\$130.11	50.0000	50	50	\$6,505.74	\$6,505.74
Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.58	\$119.71	12.5000	12	12	\$1,436.47	\$1,436.47
Correct water pressure drinking fountain	2	2.00 Ea.	\$89.31	\$110.60	25.0000	25	25	\$2,764.94	\$2,764.94
Replace refrigerant drinking fountain	2	2.00 Ea.	\$73.54	\$85.99	25.0000	25	25	\$2,149.86	\$2,149.86
Repair drain leak drinking fountain	4	2.00 Ea.	\$61.02	\$73.62	12.5000	12	12	\$883.40	\$736.17
Replace fountain drinking fountain	10	2.00 Ea.	\$3,046.79	\$3,588.88	5.0000	5	5	\$17,944.40	\$17,944.40
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$165.02	\$201.61	3.3333	3	3	\$604.82	\$604.82
Overhaul water heater, gas / oil, 70 gallon	5	1.00 Ea.	\$173.21	\$216.94	10.0000	10	10	\$2,169.40	\$2,169.40
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$206.74	\$258.93	50.0000	50	50	\$12,945.42	\$12,945.42
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$5,470.45	\$6,302.52	4.1667	4	4	\$25,210.08	\$25,210.08
Unclog main drain pipe & fittings, cast iron	10	0.50 Ea.	\$24.41	\$30.58	5.0000	5	5	\$152.88	\$152.88
Unclog floor drain, PVC	20	1.00 Ea.	\$50.39	\$63.11	2.5000	2	2	\$126.21	\$126.21
General maintenance & repair drain: roof, scupper, area	1	8.00 Ea.	\$313.74	\$392.95	50.0000	50	50	\$19,647.33	\$19,647.33
Replace drain: roof, scupper, area	40	8.00 Ea.	\$8,770.86	\$10,121.72	1.2500	1	1	\$10,121.72	\$10,121.72
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,552.63	\$2,989.56	7.1429	7	7	\$20,929.92	\$17,937.36
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$1,636.25	\$2,049.31	1.6667	1	1	\$2,049.31	\$2,049.31
Repair circulator pump, 1/12 - 3/4 HP.	5	1.00 Ea.	\$104.83	\$123.65	10.0000	10	7	\$1,236.47	\$865.53
Replace circulator pump, 1/12 - 3/4 HP.	15	1.00 Ea.	\$3,687.87	\$4,253.96	3.3333	3	3	\$12,761.87	\$12,761.87
Repair terminal reheat, 12" x 24" coil	10	3.00 Ea.	\$282.06	\$353.26	5.0000	5	4	\$1,766.31	\$1,413.05
Replace terminal reheat, 12" x 24" coil	15	3.00 Ea.	\$6,027.94	\$6,913.43	3.3333	3	3	\$20,740.29	\$20,740.29
Repair single zone variable volume, 20 ton	10	1.00 Ea.	\$36,712.21	\$42,346.59	5.0000	5	4	\$211,732.93	\$179,385.34
Replace single zone variable volume, 20 ton	15	1.00 Ea.	\$37,507.41	\$43,805.98	3.3333	3	3	\$131,417.95	\$131,417.95
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	50.0000	50	50	\$2,270.50	\$2,270.50
Replace sprinkler head	20	24.00 Ea.	\$2,200.58	\$2,711.93	2.5000	2	2	\$5,423.87	\$5,423.87
Rebuild double check 3" backflow preventer sprinkler system	1	0.50 Ea.	\$376.70	\$451.53	50.0000	50	50	\$22,576.32	\$22,576.32
Replace fuse	25	13.00 Ea.	\$7,900.24	\$9,051.00	2.0000	2	2	\$18,102.00	\$18,102.00
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$87.63	\$109.93	16.6667	16	16	\$1,758.95	\$1,758.95
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	2.00 Ea.	\$154.57	\$193.91	2.5000	2	2	\$387.82	\$387.82
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	8.00 Ea.	\$618.29	\$775.65	2.0000	2	2	\$1,551.30	\$1,551.30
Maintenance and repair incandescent lighting fixtures	10	4.00 Ea.	\$297.33	\$354.06	5.0000	5	5	\$1,770.30	\$1,770.30
Replace incandescent lighting fixture lamp	5	4.00 Ea.	\$54.53	\$65.56	10.0000	10	10	\$655.56	\$655.56
Replace fluorescent light fixture ballast, 80 W	10	34.00 Ea.	\$3,703.69	\$4,567.13	5.0000	5	5	\$22,835.64	\$22,835.64
Replace lamps (2 lamps), 4', 34 W energy saver	10	34.00 Ea.	\$923.16	\$1,157.57	5.0000	5	5	\$5,787.85	\$5,787.85
Repair smoke detector	10	14.00 Ea.	\$850.71	\$1,052.87	5.0000	5	4	\$5,264.36	\$4,211.49
Check operation smoke detector	1	14.00 Ea.	\$244.52	\$306.75	50.0000	50	50	\$15,337.39	\$15,337.39
Replace smoke detector	15	14.00 Ea.	\$4,723.90	\$5,621.10	3.3333	3	3	\$16,863.31	\$16,863.31
Check and repair manual pull station	10	6.00 Ea.	\$569.93	\$701.44	5.0000	5	4	\$3,507.20	\$2,805.76
Replace manual pull station	15	6.00 Ea.	\$1,380.46	\$1,659.03	3.3333	3	3	\$4,977.08	\$4,977.08
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$160.28	\$195.43	10.0000	10	10	\$1,954.25	\$1,954.25
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$46.25	\$58.02	100.0000	100	100	\$5,802.10	\$5,802.10
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	3.3333	3	3	\$8,524.19	\$8,524.19
Replace fire alarm bell, 6"	20	2.00 Ea.	\$400.87	\$485.64	2.5000	2	2	\$971.29	\$971.29
Maintenance and repair of general wiring lightning protection system	1	0.50 M.L.F.	\$55.66	\$68.68	50.0000	50	50	\$3,433.98	\$3,433.98
Replace lightning protection general wiring system	25	0.50 M.L.F.	\$6,712.14	\$7,947.82	2.0000	2	2	\$15,895.64	\$15,895.64
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$190.92	\$238.67	50.0000	50	48	\$11,933.29	\$11,455.96
Replace lightning ground rod	25	2.00 Ea.	\$351.56	\$337.11	2.0000	2	2	\$1,944.23	\$1,94

FAC 7362 Religious Education Facility

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$5.47

UM: SF

Expected Service Life: 50

Model Size: 6395

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	4	1.04	\$63.29	\$46.94	\$0.0000	110.22	130.63	154.21
Fire doors, swinging, annualized	1	0.39	\$14.49	\$16.08	\$0.0000	30.56	36.84	43.83
Urinals, annualized	4	0.91	\$27.36	\$49.07	\$0.0000	76.42	93.88	112.70
Toilet (vacuum breaker type), annualized	8	1.42	\$73.47	\$76.48	\$0.0000	149.95	180.24	214.20
Lavatories, annualized	6	2.09	\$46.31	\$131.98	\$0.0000	178.29	222.51	269.05
Drink fountain, annualized	2	1.24	\$72.30	\$66.83	\$0.0000	139.13	166.41	197.31
Boiler, hot water, oil, gas, or comb. fired, up to 120 MBH, annualized	1	12.53	\$90.37	\$799.47	\$0.0000	889.84	1,136.72	1,392.12
VAV Boxes, annualized	9	8.41	\$85.73	\$536.79	\$0.0000	622.52	792.13	966.02
Package unit, air cooled, 3 thru 24 ton, annualized	1	2.40	\$165.11	\$153.97	\$0.0000	319.09	381.79	452.75
Controls, central system, electro/pneumatic, annualized	1	1.92	\$179.77	\$122.67	\$0.0000	302.44	357.22	420.98
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
Light, emergency, hardwired system, annualized	6	1.50	\$54.49	\$94.72	\$0.0000	149.21	183.08	219.66
Disposal, garbage, electric, annualized	1	1.52	\$14.80	\$57.80	\$0.0000	72.60	91.42	110.98
						\$3,845.56	\$4,807.89	\$5,818.03