

FAC 7441 TRANSIENT LODGING

FY22 SUC: \$4.38 / SF
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3
component prices

FAC 7441 TRANSIENT LODGING

SUC \$4.38

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 41
Average Size 15628.0

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 washer in faucet lavatory, vitreous china	2	20.00 Ea.	\$257.70	\$321.04	20.5000	20	20	\$6,420.73	\$6,420.73
Replace faucets lavatory, vitreous china	10	20.00 Ea.	\$3,634.52	\$4,375.11	4.1000	4	4	\$17,500.43	\$17,500.43
Clean out strainer and P trap lavatory, vitreous china	2	20.00 Ea.	\$697.39	\$872.16	20.5000	20	20	\$17,443.17	\$17,443.17
Replace faucet washer sink, service/utility	2	2.00 Ea.	\$25.55	\$31.83	20.5000	20	20	\$636.64	\$636.64
Clean trap	3	2.00 Ea.	\$17.14	\$21.44	13.6667	13	13	\$278.68	\$278.68
Unstop sink	2	2.00 Ea.	\$83.64	\$104.60	20.5000	20	20	\$2,092.09	\$2,092.09
Inspect / clean shower head fiberglass	3	20.00 Ea.	\$987.86	\$1,235.42	13.6667	13	13	\$16,060.48	\$16,060.48
Replace mixing valve shower, fiberglass	10	20.00 Ea.	\$5,517.64	\$6,711.10	4.1000	4	4	\$26,844.41	\$26,844.41
Replace shower and fittings, fiberglass	20	20.00 Ea.	\$19,332.77	\$23,123.19	2.0500	2	2	\$46,246.39	\$46,246.39
Check / minor repairs drinking fountain	1	2.00 Ea.	\$97.76	\$122.27	41.0000	41	41	\$5,012.87	\$5,012.87
Repair internal leaks drinking fountain	4	2.00 Ea.	\$90.16	\$112.76	10.2500	10	10	\$1,127.56	\$1,127.56
Replace refrigerant drinking fountain	2	2.00 Ea.	\$65.37	\$76.54	20.5000	20	20	\$1,530.77	\$1,530.77
Repair drain leak drinking fountain	4	2.00 Ea.	\$67.83	\$81.07	10.2500	10	8	\$810.69	\$648.55
Replace fountain drinking fountain	10	2.00 Ea.	\$2,562.31	\$3,029.12	4.1000	4	4	\$12,116.47	\$12,116.47
Resolder joint pipe & fittings, copper	10	32.00 Ea.	\$1,426.98	\$1,768.94	4.1000	4	4	\$7,075.77	\$7,075.77
Replace pipe and fittings, copper 1"	25	136.00 L.F.	\$4,143.92	\$4,971.62	1.6400	1	1	\$4,971.62	\$4,971.62
Replace threaded steel pipe and fittings, 3/4"	75	42.00 L.F.	\$823.40	\$1,012.30	0.5467	0	0	\$0.00	\$0.00
Replace old valve, non-drain, less than 1-1/2"	10	4.00 Ea.	\$2,153.55	\$2,487.43	4.1000	4	4	\$9,949.72	\$9,949.72
Drain and flush water heater, electric, 300 gallon	7	1.00 Ea.	\$294.38	\$368.15	5.8571	5	5	\$1,840.77	\$1,840.77
Check operation water heater, electric, 300 gallon	3	1.00 Ea.	\$2.59	\$3.23	13.6667	13	13	\$42.03	\$42.03
Refill expansion chamber	5	1.00 Ea.	\$2.87	\$3.59	8.2000	8	8	\$28.69	\$28.69
Remove old chamber, install new expansion chamber	10	1.00 Ea.	\$1,041.65	\$1,190.89	4.1000	4	4	\$4,763.57	\$4,763.57
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.03	\$10.04	82.0000	82	82	\$823.23	\$823.23
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,100.58	\$1,290.00	4.1000	4	4	\$5,159.98	\$5,159.98
Remove old meter, install new water meter 5/8"	25	1.00 Ea.	\$134.53	\$161.06	1.6400	1	1	\$161.06	\$161.06
Clean floor drain w/o bucket	4	3.00 Ea.	\$351.95	\$440.15	10.2500	10	10	\$4,401.55	\$4,401.55
Replace floor drain w/o bucket	40	3.00 Ea.	\$6,482.14	\$7,439.60	1.0250	1	1	\$7,439.60	\$7,439.60
Install new 2" gasket, 1 per M.L.F. natural gas, steel/iron	30	2.00 Ea.	\$257.65	\$319.92	1.3667	1	1	\$319.92	\$319.92

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair boiler, gas, 2000 MBH	7	1.00 Ea.	\$5,785.82	\$6,733.75	5.8571	5	5	\$33,668.73	\$33,668.73
Replace boiler, gas, 2000 MBH	30	1.00 Ea.	\$39,838.14	\$46,620.21	1.3667	1	1	\$46,620.21	\$46,620.21
Repair chemical feed system	15	1.00 Ea.	\$843.44	\$1,008.19	2.7333	2	2	\$2,016.38	\$2,016.38
Repair deaerator	10	1.00 Ea.	\$74.41	\$93.06	4.1000	4	4	\$372.23	\$372.23
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$129.05	\$149.45	2.7333	2	2	\$298.91	\$298.91
Repair cooling tower, 50 ton	10	1.00 Ea.	\$1,244.67	\$1,481.97	4.1000	4	3	\$5,927.87	\$4,445.90
Replace cooling tower, 50 ton	15	1.00 Ea.	\$16,033.09	\$18,465.51	2.7333	2	2	\$36,931.02	\$36,931.02
Repair recirculating chiller, air cooled, 50 ton	10	1.00 Ea.	\$57,771.66	\$67,630.76	4.1000	4	4	\$270,523.03	\$270,523.03
Replace chiller, air cooled, 50 ton	20	1.00 Ea.	\$64,270.84	\$74,812.79	2.0500	2	2	\$149,625.58	\$149,625.58
Replace fan & motor, propeller exhaust, 1000 CFM exhaust fan	15	1.00 Ea.	\$854.38	\$1,007.05	2.7333	2	2	\$2,014.11	\$2,014.11
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$98.13	\$115.73	8.2000	8	6	\$925.85	\$694.39
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,822.30	\$4,402.23	2.7333	2	2	\$8,804.46	\$8,804.46
Repair terminal reheat, 36" x 36" coil	10	2.00 Ea.	\$325.88	\$407.55	4.1000	4	4	\$1,630.20	\$1,630.20
Replace terminal reheat, 36" x 36" coil	15	2.00 Ea.	\$6,884.93	\$8,000.51	2.7333	2	2	\$16,001.01	\$16,001.01
Repair central station A.H.U., 16,000 CFM	10	1.00 Ea.	\$1,502.82	\$1,746.04	4.1000	4	3	\$6,984.14	\$5,238.11
Replace central station A.H.U., 16,000 CFM	15	1.00 Ea.	\$66,939.65	\$77,045.08	2.7333	2	2	\$154,090.16	\$154,090.16
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$664.67	\$779.78	4.1000	4	4	\$3,119.13	\$3,119.13
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	41.0000	41	41	\$1,760.08	\$1,760.08
Replace sprinkler head	20	60.00 Ea.	\$5,131.37	\$6,311.37	2.0500	2	2	\$12,622.74	\$12,622.74
Maintenance and repair motor starter, up to 600 V	5	2.00 Ea.	\$559.28	\$675.20	8.2000	8	8	\$5,401.57	\$5,401.57
Maintenance and inspection lighting panel, indoor	3	3.00 Ea.	\$121.93	\$152.76	13.6667	13	13	\$1,985.94	\$1,985.94
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	42.00 Ea.	\$3,014.03	\$3,776.15	2.0500	2	2	\$7,552.29	\$7,552.29
Replace circuit breaker molded case, 600 V, 3 pole circuit breaker	50	3.00 Ea.	\$15,566.77	\$17,818.47	0.8200	0	0	\$0.00	\$0.00
Maintenance and repair safety switch general, 3 pole	8	1.00 Ea.	\$40.64	\$50.92	5.1250	5	5	\$254.61	\$254.61
Replace fluorescent light fixture ballast, 80 W	10	84.00 Ea.	\$10,472.15	\$12,703.93	4.1000	4	4	\$50,815.71	\$50,815.71
Replace lamps (2 lamps), 4', 34 W energy saver	10	84.00 Ea.	\$2,117.98	\$2,652.63	4.1000	4	4	\$10,610.52	\$10,610.52
Replace telephone jack	20	20.00 Ea.	\$581.24	\$718.85	2.0500	2	2	\$1,437.70	\$1,437.70
Replace TV cable outlet	20	20.00 Ea.	\$1,424.37	\$1,771.74	2.0500	2	2	\$3,543.48	\$3,543.48
Repair smoke detector	10	24.00 Ea.	\$1,353.30	\$1,673.14	4.1000	4	4	\$6,692.55	\$6,692.55
Check operation smoke detector	1	24.00 Ea.	\$388.66	\$486.94	41.0000	41	41	\$19,964.40	\$19,964.40
Check and repair manual pull station	10	8.00 Ea.	\$701.57	\$862.64	4.1000	4	4	\$3,450.57	\$3,450.57
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$149.71	\$182.27	8.2000	8	8	\$1,458.20	\$1,458.20
Minor repairs to annunciation panel	5	1.00 Ea.	\$149.71	\$182.27	8.2000	8	8	\$1,458.20	\$1,458.20
Replace fire alarm bell, 6"	20	8.00 Ea.	\$1,559.70	\$1,882.20	2.0500	2	2	\$3,764.41	\$3,764.41
Maintenance and repair electrical service ground	25	1.00 M.L.F.	\$87.89	\$109.79	1.6400	1	1	\$109.79	\$109.79

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 repair building structure ground	7	1.00 M.L.F.	\$87.89	\$109.79	5.8571	5	5	\$548.94	\$548.94
Replace building structure ground	50	1.00 M.L.F.	\$4,337.42	\$5,318.61	0.8200	0	0	\$0.00	\$0.00
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$96.72	\$119.83	41.0000	41	41	\$4,912.89	\$4,912.89
Maintenance and repair lightning ground rod	1	1.00 Ea.	\$87.89	\$109.79	41.0000	41	41	\$4,501.27	\$4,501.27
Replace lamp emergency lighting fixture	2	12.00 Ea.	\$656.27	\$790.51	20.5000	20	20	\$15,810.16	\$15,810.16
Maintenance and repair exit light	20	12.00 Ea.	\$446.42	\$552.04	2.0500	2	2	\$1,104.08	\$1,104.08
Replace lamp exit light	5	12.00 Ea.	\$202.16	\$239.56	8.2000	8	8	\$1,916.49	\$1,916.49
Repair clay brick wall, 1st floor	25	120.00 S.F.	\$5,157.19	\$6,329.34	1.6400	1	1	\$6,329.34	\$6,329.34
Point clay brick wall, 1st floor	25	87.00 C.S.F.	\$70,305.93	\$86,755.29	1.6400	1	1	\$86,755.29	\$86,755.29
Replace hardboard panels, 1st floor	12	125.00 C.S.F.	\$42,601.58	\$51,537.15	3.4167	3	3	\$154,611.45	\$154,611.45
Replace hardboard panels, 2nd floor	12	125.00 C.S.F.	\$59,051.11	\$71,964.34	3.4167	3	3	\$215,893.02	\$215,893.02
Refinish aluminum louver, 1st floor	5	4.00 Ea.	\$388.15	\$481.62	8.2000	8	8	\$3,852.98	\$3,852.98
Replace aluminum louver, 1st floor	60	4.00 Ea.	\$1,941.26	\$2,282.40	0.6833	0	0	\$0.00	\$0.00
Repair 3' x 4' aluminum window - 1st floor	20	32.00 Ea.	\$8,380.72	\$9,865.64	2.0500	2	2	\$19,731.29	\$19,731.29
Replace 3' x 4' aluminum window - 1st floor	50	32.00 Ea.	\$26,073.20	\$30,391.18	0.8200	0	0	\$0.00	\$0.00
Repair 3' x 4' aluminum window - 2nd floor	20	32.00 Ea.	\$9,871.37	\$11,716.75	2.0500	2	2	\$23,433.49	\$23,433.49
Replace 3' x 4' aluminum window - 2nd floor	50	32.00 Ea.	\$27,563.85	\$32,242.28	0.8200	0	0	\$0.00	\$0.00
Repair aluminum storefront door	12	1.00 Ea.	\$463.42	\$554.51	3.4167	3	3	\$1,663.54	\$1,663.54
Replace 3'-0" x 7'-0" aluminum storefront doors	50	1.00 Ea.	\$2,045.77	\$2,419.10	0.8200	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	1.00 Ea.	\$625.07	\$744.01	2.9286	2	2	\$1,488.01	\$1,488.01
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.00 Ea.	\$41.40	\$50.87	10.2500	10	10	\$508.66	\$508.66
Replace 3'-0" x 7'-0" steel, painted, door	45	1.00 Ea.	\$705.06	\$819.73	0.9111	0	0	\$0.00	\$0.00
Replace door panic device	25	1.00 Ea.	\$1,197.40	\$1,374.70	1.6400	1	1	\$1,374.70	\$1,374.70
Total EPDM roof replacement	25	86.60 Sq.	\$52,345.81	\$62,091.70	1.6400	1	1	\$62,091.70	\$62,091.70
Replace aluminum gutter, enameled, 5" K type, .032 " thick	40	320.00 L.F.	\$3,248.74	\$3,912.32	1.0250	1	1	\$3,912.32	\$3,912.32
Replace aluminum downspout, 3" x 4", .024" thick	25	80.00 L.F.	\$633.42	\$766.86	1.6400	1	1	\$766.86	\$766.86
Refinish concrete block wall painted	4	14.00 C.S.F.	\$1,412.86	\$1,720.43	10.2500	10	10	\$17,204.35	\$17,204.35
Repair hollow core wood door, interior	7	14.00 Ea.	\$4,108.33	\$4,781.90	5.8571	5	5	\$23,909.48	\$23,909.48
Refinish 3'-0" x 7'-0" hollow core wood door, interior	4	14.00 Ea.	\$607.11	\$745.50	10.2500	10	10	\$7,454.95	\$7,454.95
Replace 3'-0" x 7'-0" solid core wood door, interior	40	20.00 Ea.	\$9,788.55	\$11,316.20	1.0250	1	1	\$11,316.20	\$11,316.20
Repair solid core sliding wood door, interior	14	20.00 Ea.	\$1,073.12	\$1,295.00	2.9286	2	2	\$2,590.00	\$2,590.00
Repair concrete steps	15	130.00 S.F.	\$2,970.51	\$3,438.59	2.7333	2	2	\$6,877.17	\$6,877.17
Refinish metal stair railing, interior	7	60.00 S.F.	\$87.69	\$108.12	5.8571	5	5	\$540.61	\$540.61

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Refinish drywall	4	500.00 S.F.	\$310.49	\$381.96	10.2500	10	10	\$3,819.55	\$3,819.55
Ceramic tile floor repairs - (2% of floors)	15	50.00 C.S.F.	\$31,640.51	\$39,450.28	2.7333	2	2	\$78,900.57	\$78,900.57
Replace carpet	8	670.00 S.Y.	\$36,860.95	\$42,569.72	5.1250	5	5	\$212,848.62	\$212,848.62
Acoustic tile repairs - (2% of ceilings)	9	25.00 C.S.F.	\$22,692.59	\$26,373.04	4.5556	4	4	\$105,492.14	\$105,492.14
Unplug clogged line flush-tank water closet	5	20.00 Ea.	\$4,367.90	\$5,462.54	8.2000	8	8	\$43,700.29	\$43,700.29
Replace washer / diaphragm in ball cock flush-tank water closet	5	20.00 Ea.	\$372.17	\$458.96	8.2000	8	8	\$3,671.68	\$3,671.68
Replace valve and ball cock assembly flush-tank water closet	15	20.00 Ea.	\$1,872.36	\$2,311.36	2.7333	2	2	\$4,622.71	\$4,622.71
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$52.44	\$65.07	5.8571	5	5	\$325.36	\$325.36
Rebuild flush valve for a urinal	20	2.00 Ea.	\$360.87	\$434.91	2.0500	2	2	\$869.83	\$869.83
Unplug line urinal	5	2.00 Ea.	\$290.14	\$362.86	8.2000	8	8	\$2,902.85	\$2,902.85
Replace washer in spud connection lavatory, vitreous china	7	20.00 Ea.	\$329.25	\$401.60	5.8571	5	5	\$2,008.00	\$2,008.00
			\$799,953.46	\$949,456.37					
							MR Subtotal	\$2,210,173.92	
							MR Per Year	\$53,742.44	
							PM Total	\$14,748.99	
							Subtotal	\$68,491.43	
							Total Per Unit	\$4.38	

FAC 7441 TRANSIENT LODGING

SUC \$4.38

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 41

Type PM

Average Size 15628.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2.00	0.52	\$29.18	\$21.50	\$0.00	\$50.68	\$60.05	\$70.88
Elevator, hydraulic, passenger / freight, annualized	0.50	5.11	\$744.90	\$431.51	\$0.00	\$1,176.41	\$1,380.36	\$1,621.55
Urinals, annualized	2.00	0.46	\$12.64	\$22.91	\$0.00	\$35.54	\$43.68	\$52.45
Toilet (vacuum breaker type), annually	20.00	1.14	\$84.32	\$57.27	\$0.00	\$141.58	\$167.19	\$197.02
Toilet (tank type), annualized	20.00	7.76	\$152.66	\$387.64	\$0.00	\$540.30	\$671.86	\$811.05
Showers, annualized	20.00	4.56	\$257.81	\$272.23	\$0.00	\$530.03	\$637.48	\$757.82
Drink fountain, annualized	2.00	1.24	\$41.45	\$62.55	\$0.00	\$104.00	\$126.91	\$151.90
Boiler, steam, oil, gas, or comb. fired, 500 to 1000 MBH, annualized	1.00	20.70	\$88.97	\$1,255.42	\$0.00	\$1,344.39	\$1,729.92	\$2,119.89
Water cooling tower, up to 50 tons, annualized	1.00	4.55	\$26.29	\$273.11	\$0.00	\$299.40	\$383.96	\$469.83
Chiller, recip., water cooled, up to 50 tons, annualized	1.00	7.94	\$27.30	\$480.14	\$0.00	\$507.44	\$654.22	\$802.35
Air handling unit, 25 thru 50 tons, annualized	1.00	1.94	\$379.12	\$97.79	\$0.00	\$476.92	\$544.17	\$630.37
VAV Boxes, annualized	10.00	9.34	\$96.04	\$563.84	\$0.00	\$659.88	\$838.64	\$1,022.20
Backflow prevention device, up to 4", annualized	1.00	0.33	\$13.40	\$19.82	\$0.00	\$33.22	\$40.50	\$48.46
Extinguishing system, wet pipe, annualized	1.00	11.34	\$68.24	\$678.37	\$0.00	\$746.61	\$956.95	\$1,170.70
Switchboard, annualized	6.00	4.21	\$23.94	\$276.61	\$0.00	\$300.55	\$385.93	\$472.50
Circuit breaker, high voltage air, annualized	14.00	6.58	\$212.18	\$435.12	\$0.00	\$647.30	\$799.05	\$961.42
Transformer, dry type 500 KVA and over, annualized	1.00	0.77	\$15.16	\$50.76	\$0.00	\$65.92	\$82.66	\$100.17
Motor control center, over 400 A, annualized	1.00	0.39	\$23.20	\$25.90	\$0.00	\$49.10	\$59.19	\$70.44
Fire alarm annunciator system, annualized	1.00	11.05	\$179.39	\$652.68	\$0.00	\$832.07	\$1,045.82	\$1,268.53
Light, emergency, hardwired system, annualized	12.00	3.00	\$92.79	\$177.16	\$0.00	\$269.95	\$332.37	\$399.44
Ice machine, flake or cube, annualized	2.00	7.17	\$614.26	\$243.98	\$0.00	\$858.24	\$992.86	\$1,158.19
Refrigerator, domestic, annualized	20.00	4.68	\$109.10	\$159.67	\$0.00	\$268.77	\$327.57	\$391.84
						\$9,938.31	\$12,261.34	\$14,748.99

FAC 7441 TRANSIENT LODGING
Modeled Component List
CostWorks Release 2021 Qtr 3

D20 Plumbing

Shower, Fiberglass	20.0 Ea.
Drinking Fountain	2.0 Ea.
Valve, Non-Drain, Less Than 1-1/2", Less Than 1-1/2"	4.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.
Floor Drain W/O Bucket	3.0 Ea.

D30 HVAC

Boiler, Gas, 2000 MBH	1.0 Ea.
Metal Flue / Chimney, 6" diameter	1.0 L.F.
Cooling Tower, 50 ton	1.0 Ea.
Chiller, Air Cooled, Reciprocating, 50 ton	1.0 Ea.
Exhaust Fan, propeller exh., 4700 CFM	1.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.	1.0 Ea.
Terminal Reheat Coil, 36" x 36"	2.0 Ea.
Central Station Air Conditioning Air Handling Unit, 16,000 CFM	1.0 Ea.
VAV Box	10.0 Each

D40 Fire Protection

Backflow Preventer	1.0 Ea.
Sprinkler System, Fire Suppression, sprinkler head	60.0 Ea.

D50 Electrical

Load Center, 100 A, maintenance & inspection	3.0 Ea.
Circuit Breaker, molded case, 600 V, 3 pole	3.0 Ea.
TV Cable Outlet	20.0 Ea.
Fire Alarm Bell	8.0 Ea.
Building Structure Ground	1.0 M.L.F.

B20 Exterior Enclosure

Aluminum Window, Operating, 1st floor	32.0 Ea.
Aluminum Window, Operating, 2nd floor	32.0 Ea.
Glazed Aluminum	1.0 Ea.
Steel, Painted	1.0 Ea.

B30 Roofing

EPDM Roof	86.6 Sq.
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C10 Interior Construction

Concrete Block, Painted	14.0 C.S.F.
Solid Core Interior Doors	20.0 Ea.

C30 Interior Finishes

Carpet	670.0 S.Y.
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D10 Conveying

Elevator, hydraulic annualized	0.5 Each
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FAC 7441 TRANSIENT LODGING
Sustainment by Year
CostWorks Release 2021 Qtr 3

