

**FAC 7442 RECREATIONAL LODGING**

FY22 SUC: \$4.54 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3  
component prices

**FAC 7442 RECREATIONAL LODGING**
**SUC \$4.54**

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.

Release 2021 Qtr 3  
 Zip Code Prefix 222  
 Type MR

UM SF  
 Design Life 45  
 Average Size 2439.0

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.21 C.S.F.	\$175.68	\$211.70	4.5000	4	4	\$846.81	\$846.81
Replace vinyl tile flooring	18	13.00 S.Y.	\$642.25	\$788.71	2.5000	2	2	\$1,577.42	\$1,577.42
Ceramic tile floor repairs - (2% of floors)	15	0.02 C.S.F.	\$10.12	\$12.62	3.0000	3	3	\$37.87	\$37.87
Sand and refinish parquet floor	10	100.00 S.F.	\$276.46	\$337.95	4.5000	4	4	\$1,351.82	\$1,351.82
Replace 5/16" oak parquet floor	40	100.00 S.F.	\$1,294.17	\$1,519.45	1.1250	1	1	\$1,519.45	\$1,519.45
Repair gypsum board ceiling - (2% of ceilings)	20	0.38 C.S.F.	\$137.63	\$168.96	2.2500	2	2	\$337.91	\$337.91
Refinish gypsum board ceiling, up to 12' high	20	19.00 C.S.F.	\$2,452.79	\$3,032.08	2.2500	2	1	\$6,064.17	\$3,032.08
Replace gypsum board ceiling, up to 12' high	40	19.00 C.S.F.	\$7,054.69	\$8,663.13	1.1250	1	1	\$8,663.13	\$8,663.13
Unplug clogged line flush-tank water closet	5	2.00 Ea.	\$436.79	\$546.25	9.0000	9	9	\$4,916.28	\$4,916.28
Replace washer / diaphragm in ball cock flush-tank water closet	5	2.00 Ea.	\$37.22	\$45.90	9.0000	9	9	\$413.06	\$413.06
Replace valve and ball cock assembly flush-tank water closet	15	2.00 Ea.	\$187.24	\$231.14	3.0000	3	3	\$693.41	\$693.41
Install gasket between tank and bowl flush-tank water closet	20	2.00 Ea.	\$83.27	\$103.40	2.2500	2	2	\$206.81	\$206.81
Replace two piece water closet flush-tank	35	2.00 Ea.	\$974.65	\$1,170.37	1.2857	1	1	\$1,170.37	\$1,170.37
Replace one piece water closet flush-tank	35	2.00 Ea.	\$2,473.76	\$2,873.91	1.2857	1	1	\$2,873.91	\$2,873.91
Replace washer in spud connection lavatory, vitreous china	7	0.00 Ea.	\$0.00	\$0.00	6.4286	6	6	\$0.00	\$0.00
Replace washer in faucet lavatory, vitreous china	2	2.00 Ea.	\$25.77	\$32.10	22.5000	22	22	\$706.28	\$706.28
Replace faucets lavatory, vitreous china	10	2.00 Ea.	\$363.45	\$437.51	4.5000	4	4	\$1,750.04	\$1,750.04
Clean out strainer and P trap lavatory, vitreous china	2	2.60 Ea.	\$90.66	\$113.38	22.5000	22	22	\$2,494.37	\$2,494.37
Replace lavatory, vitreous china	35	2.00 Ea.	\$1,345.15	\$1,616.44	1.2857	1	1	\$1,616.44	\$1,616.44
Replace faucets laundry sink, plastic	10	2.00 Ea.	\$363.45	\$437.51	4.5000	4	4	\$1,750.04	\$1,750.04
Clean out strainer and P trap laundry sink, plastic	2	2.00 Ea.	\$69.74	\$87.22	22.5000	22	22	\$1,918.75	\$1,918.75
Replace laundry sink, plastic	20	2.00 Ea.	\$1,265.65	\$1,528.71	2.2500	2	2	\$3,057.41	\$3,057.41
Replace mixing valve barrel bathtub, fiberglass	2	0.40 Ea.	\$113.04	\$132.93	22.5000	22	22	\$2,924.41	\$2,924.41
Replace mixing valve bathtub, fiberglass	10	2.00 Ea.	\$551.76	\$671.11	4.5000	4	4	\$2,684.44	\$2,684.44
Replace bathtub, fiberglass	20	2.00 Ea.	\$2,873.70	\$3,382.97	2.2500	2	2	\$6,765.94	\$6,765.94
Replace mixing valve barrel shower, miscellaneous	2	0.40 Ea.	\$113.04	\$132.93	22.5000	22	22	\$2,924.41	\$2,924.41
Replace mixing valve shower, miscellaneous	10	2.00 Ea.	\$551.76	\$671.11	4.5000	4	4	\$2,684.44	\$2,684.44
Replace shower surface, ceramic tile	30	2.00 Ea.	\$1,788.73	\$2,169.36	1.5000	1	1	\$2,169.36	\$2,169.36

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace pipe and fittings, copper 3/4"	20	32.00 L.F.	\$833.73	\$1,004.24	2.2500	2	2	\$2,008.49	\$2,008.49
Overhaul water heater, gas / oil, 30 gallon	5	1.00 Ea.	\$116.88	\$146.17	9.0000	9	9	\$1,315.57	\$1,315.57
Clean and service water heater, gas / oil, 30 gallon	1	1.00 Ea.	\$196.62	\$245.89	45.0000	45	45	\$11,065.00	\$11,065.00
Replace water heater, gas / oil, 30 gallon	10	1.00 Ea.	\$3,061.72	\$3,546.32	4.5000	4	4	\$14,185.27	\$14,185.27
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	4.5000	4	4	\$230.95	\$230.95
General maintenance & repair distribution: gutters, pipe	1	0.20 M.L.F.	\$60.41	\$75.55	45.0000	45	45	\$3,399.58	\$3,399.58
Refinish wood stairs	3	174.00 S.F.	\$290.17	\$358.42	15.0000	15	15	\$5,376.34	\$5,376.34
Replace wood balustrade	20	15.00 L.F.	\$1,113.07	\$1,318.24	2.2500	2	2	\$2,636.47	\$2,636.47
Refinish wood balustrade	7	15.00 L.F.	\$132.27	\$162.22	6.4286	6	6	\$973.32	\$973.32
Waterproof clay brick wall, 1st floor	10	13.20 C.S.F.	\$2,996.43	\$3,564.11	4.5000	4	4	\$14,256.44	\$14,256.44
Replace glass - 1st floor. (1% of glass) - alum. window	1	2.00 S.F.	\$24.12	\$28.34	45.0000	45	45	\$1,275.44	\$1,275.44
Repair 3' x 4' aluminum window - 1st floor	20	10.00 Ea.	\$2,618.97	\$3,083.01	2.2500	2	2	\$6,166.03	\$6,166.03
Replace glass - 2nd floor. (1% of glass) - alum. window	1	1.00 S.F.	\$16.77	\$20.03	45.0000	45	45	\$901.29	\$901.29
Repair 3' x 4' aluminum window - 2nd floor	20	10.00 Ea.	\$3,084.80	\$3,661.48	2.2500	2	2	\$7,322.97	\$7,322.97
Repair solid core, painted, door	12	6.00 Ea.	\$2,258.66	\$2,702.74	3.7500	3	3	\$8,108.21	\$8,108.21
Prepare and refinish solid core, painted, door	4	6.00 Ea.	\$319.84	\$388.74	11.2500	11	11	\$4,276.11	\$4,276.11
Replace 3'-0" x 7'-0" solid core, painted, door	40	6.00 Ea.	\$6,544.55	\$7,746.81	1.1250	1	1	\$7,746.81	\$7,746.81
Debris removal by hand and visual inspection, asphalt shingle	1	1.20 M.S.F.	\$27.34	\$33.35	45.0000	45	45	\$1,500.65	\$1,500.65
Minor asphalt shingle repair, 2% of roof area	1	5.20 S.F.	\$26.22	\$31.42	45.0000	45	45	\$1,413.73	\$1,413.73
Install new asphalt shingles over existing shingles	20	27.00 Sq.	\$7,462.60	\$8,799.37	2.2500	2	2	\$17,598.74	\$17,598.74
Total asphalt shingle roof replacement	40	27.00 Sq.	\$10,529.25	\$12,511.73	1.1250	1	1	\$12,511.73	\$12,511.73
Refinish 3'-0" x 7'-0" hollow core wood door, interior	4	6.00 Ea.	\$260.19	\$319.50	11.2500	11	11	\$3,514.48	\$3,514.48
Replace 3'-0" x 7'-0" hollow core wood door, interior	30	6.00 Ea.	\$1,811.93	\$2,135.36	1.5000	1	1	\$2,135.36	\$2,135.36
Refinish wood steps	3	66.00 S.F.	\$136.66	\$169.39	15.0000	15	15	\$2,540.84	\$2,540.84
Refinish wood stair railing, interior	7	16.00 L.F.	\$33.13	\$41.06	6.4286	6	6	\$246.38	\$246.38
Replace wood stair railing, interior	40	16.00 L.F.	\$190.07	\$231.31	1.1250	1	1	\$231.31	\$231.31
Repair 5/8" drywall - (2% of walls)	20	101.08 S.F.	\$169.34	\$206.05	2.2500	2	2	\$412.10	\$412.10
Refinish drywall	4	1,400.00 S.F.	\$869.37	\$1,069.47	11.2500	11	11	\$11,764.22	\$11,764.22
Maintenance and inspection circuit breaker, molded case, 480 V, 2 pole	0.5	2.00 Ea.	\$64.78	\$81.16	90.0000	90	90	\$7,304.05	\$7,304.05
Maintenance and repair incandescent lighting fixtures	10	14.00 Ea.	\$964.12	\$1,147.79	4.5000	4	2	\$4,591.16	\$2,295.58
Replace incandescent lighting fixture	20	14.00 Ea.	\$1,966.43	\$2,376.72	2.2500	2	2	\$4,753.45	\$4,753.45

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace fluorescent light fixture ballast, 80 W	10	4.00 Ea.	\$498.67	\$604.95	4.5000	4	2	\$2,419.80	\$1,209.90	
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	4.00 Ea.	\$909.75	\$1,109.66	2.2500	2	2	\$2,219.32	\$2,219.32	
Check operation smoke detector	1	5.00 Ea.	\$80.97	\$101.45	45.0000	45	45	\$4,565.03	\$4,565.03	
Replace smoke detector	15	5.00 Ea.	\$1,421.19	\$1,697.31	3.0000	3	3	\$5,091.93	\$5,091.93	
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$96.72	\$119.83	45.0000	45	45	\$5,392.19	\$5,392.19	
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$11,009.12	\$13,095.99	1.8000	1	1	\$13,095.99	\$13,095.99	
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$175.78	\$219.57	45.0000	45	44	\$9,880.84	\$9,661.27	
Replace lightning ground rod	25	2.00 Ea.	\$452.18	\$560.58	1.8000	1	1	\$560.58	\$560.58	
Replace lamp emergency lighting fixture	2	2.00 Ea.	\$109.38	\$131.75	22.5000	22	22	\$2,898.53	\$2,898.53	
Replace emergency lighting fixture	20	2.00 Ea.	\$1,204.74	\$1,419.52	2.2500	2	2	\$2,839.05	\$2,839.05	
Maintenance and repair exit light	20	4.00 Ea.	\$148.81	\$184.01	2.2500	2	2	\$368.03	\$368.03	
Replace lamp exit light	5	4.00 Ea.	\$67.39	\$79.85	9.0000	9	9	\$718.68	\$718.68	
Replace lighting fixture exit light	20	4.00 Ea.	\$764.14	\$919.04	2.2500	2	2	\$1,838.09	\$1,838.09	
Unstop disposal waste, residential	1	1.00 Ea.	\$44.24	\$55.33	45.0000	45	45	\$2,489.71	\$2,489.71	
Replace waste disposal unit, residential	8	1.00 Ea.	\$456.59	\$536.16	5.6250	5	5	\$2,680.80	\$2,680.80	
Replace pipe or gutter distribution	20	120.00 L.F.	\$5,380.43	\$6,615.99	2.2500	2	2	\$13,231.98	\$13,231.98	
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$129.05	\$149.45	3.0000	3	3	\$448.36	\$448.36	
Repair fan coil, DX 10 ton, cooling only	10	1.00 Ea.	\$4,323.43	\$5,204.08	4.5000	4	4	\$20,816.32	\$20,816.32	
Replace fan coil, DX 10 ton, no heat	15	1.00 Ea.	\$3,711.48	\$4,365.27	3.0000	3	3	\$13,095.82	\$13,095.82	
Repair furnace, gas, 100 MBH residential	10	1.00 Ea.	\$4,432.73	\$5,141.36	4.5000	4	4	\$20,565.44	\$20,565.44	
Replace furnace, gas, 100 MBH residential	15	1.00 Ea.	\$1,567.47	\$1,852.17	3.0000	3	3	\$5,556.50	\$5,556.50	
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	45.0000	45	45	\$1,931.79	\$1,931.79	
Replace sprinkler head	20	10.00 Ea.	\$855.23	\$1,051.90	2.2500	2	2	\$2,103.79	\$2,103.79	
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$81.29	\$101.84	15.0000	15	15	\$1,527.64	\$1,527.64	
Replace load center, 100 A	20	1.00 Ea.	\$1,094.16	\$1,336.88	2.2500	2	2	\$2,673.75	\$2,673.75	
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	8.00 Ea.	\$574.10	\$719.27	2.2500	2	2	\$1,438.53	\$1,438.53	
Maintenance and inspection circuit breaker, molded case, 480 V, 1 pole	0.5	8.00 Ea.	\$259.11	\$324.62	90.0000	90	90	\$29,216.19	\$29,216.19	
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	2.00 Ea.	\$143.53	\$179.82	2.2500	2	2	\$359.63	\$359.63	
			\$114,005.21	\$136,303.18				MR Subtotal	\$389,148.45	
									MR Per Year	\$8,647.74
									PM Total	\$2,434.24
									Subtotal	\$11,081.98
									Total Per Unit	\$4.54

FAC 7442 RECREATIONAL LODGING

SUC \$4.54

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 2439.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Toilet (tank type), annualized	2.00	0.78	\$15.27	\$38.76	\$0.00	\$54.03	\$67.19	\$81.11
Lavatories, annualized	2.00	0.70	\$11.93	\$41.41	\$0.00	\$53.34	\$66.95	\$81.16
Showers, annualized	2.00	0.46	\$25.78	\$27.22	\$0.00	\$53.00	\$63.75	\$75.78
Water heater, gas, to 120 gal., annualized	1.00	1.72	\$58.64	\$86.78	\$0.00	\$145.42	\$177.31	\$212.14
Fan coil unit, annualized	2.00	6.68	\$226.46	\$336.54	\$0.00	\$563.01	\$686.62	\$821.55
Forced air heater, oil or gas fired, up to 120 MBH, annualized	1.00	5.63	\$51.06	\$339.19	\$0.00	\$390.24	\$497.10	\$606.52
Package unit, air cooled, 3 thru 24 ton, annualized	1.00	2.40	\$176.92	\$144.48	\$0.00	\$321.41	\$382.45	\$452.33
Disposal, garbage, electric, annualized	1.00	1.52	\$16.33	\$52.03	\$0.00	\$68.36	\$85.60	\$103.65
						\$1,648.80	\$2,026.96	\$2,434.24



## FAC 7442 RECREATIONAL LODGING

### Modeled Component List

### CostWorks Release 2021 Qtr 3

C30 Interior Finishes	
Vinyl	13.0 S.Y.
Wood Parquet	100.0 S.F.
Gypsum Wall Board	19.0 C.S.F.
D20 Plumbing	
Flush-Tank Water Closet	2.0 Ea.
Flush-Tank Water Closet	2.0 Ea.
Lavatory, Vitreous China	2.0 Ea.
Laundry Sink, Plastic	2.0 Ea.
Bathtub, Fiberglass	2.0 Ea.
Shower, Misc.	2.0 Ea.
Water Heater, Gas / Oil, 30 Gallon	1.0 Ea.
B10 Superstructure	
Railing, Wood	15.0 L.F.
B20 Exterior Enclosure	
Clay Brick, 1st floor	13.2 C.S.F.
Solid Core, Painted	6.0 Ea.
C10 Interior Construction	
Hollow Core Interior Doors	6.0 Ea.
C20 Stairs	
Wood Interior Stair Railing	16.0 L.F.
D50 Electrical	
Incandescent Lighting Fixtures	14.0 Ea.
Fluorescent Lighting Fixture	4.0 Ea.
Smoke Detector	5.0 Ea.
Lightning Protection System	1.0 M.L.F.
Lightning Ground Rod	2.0 Ea.
Emergency Lighting Fixture	2.0 Ea.
Exit Light	4.0 Ea.
Load Center, 100 A, maintenance & inspection	2.0 Ea.
Load Center, 100 A, replacement	1.0 Ea.
D30 HVAC	
Metal Flue / Chimney, 6" diameter	1.0 L.F.
Fan Coil, DX Air Conditioner, 10 Ton, Cooling Only	1.0 Ea.
Fan Coil, DX Air Conditioner, 10 Ton, No Heat	1.0 Ea.
Residential Gas Furnace, 100 MBH	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	10.0 Ea.
E10 Equipment	
Garbage Disposal, annualized	1.0 Each

FAC 7442 RECREATIONAL LODGING  
Sustainment by Year  
CostWorks Release 2021 Qtr 3

