

**FAC 7371 NURSERY AND CHILD CARE FACILITY**

FY22 SUC: \$3.42 / SF  
Source: Calculated using R.S. Means CostWorks 2021 Qtr 3  
component prices

**FAC 7371 NURSERY AND CHILD CARE FACILITY**
**SUC \$3.42**

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 45

Type MR

Average Size 11865.0

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
Repair clay brick wall, 1st floor	25	99.00 S.F.	\$4,254.68	\$5,221.70	1.8000	1	1	\$5,221.70	\$5,221.70
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	6.89 S.F.	\$83.08	\$97.64	45.0000	45	45	\$4,393.91	\$4,393.91
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	9.90 Ea.	\$1,432.89	\$1,708.83	2.2500	2	2	\$3,417.66	\$3,417.66
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	60.00 Ea.	\$29,287.90	\$34,711.45	0.9000	0	0	\$0.00	\$0.00
Repair aluminum door	12	0.20 Ea.	\$76.49	\$89.76	3.7500	3	3	\$269.27	\$269.27
Replace 3'-0" x 7'-0" flush aluminum door	50	2.00 Ea.	\$3,674.19	\$4,212.26	0.9000	0	0	\$0.00	\$0.00
Replace wire glass - (3% of glass) aluminum door	1	1.24 S.F.	\$55.41	\$64.45	45.0000	45	45	\$2,900.18	\$2,900.18
Repair steel, painted, door	14	1.98 Ea.	\$1,237.65	\$1,473.13	3.2143	3	3	\$4,419.39	\$4,419.39
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.98 Ea.	\$81.97	\$100.72	11.2500	11	11	\$1,107.87	\$1,107.87
Replace 3'-0" x 7'-0" steel, painted, door	45	1.98 Ea.	\$1,396.03	\$1,623.07	1.0000	1	1	\$1,623.07	\$1,623.07
Replace tempered glass - (3% of glass) steel painted door	1	6.29 S.F.	\$142.14	\$169.84	45.0000	45	45	\$7,642.59	\$7,642.59
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	234.63 S.F.	\$819.58	\$983.33	9.0000	9	9	\$8,849.93	\$8,849.93
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	4.95 S.F.	\$90.58	\$109.75	45.0000	45	45	\$4,938.92	\$4,938.92
Minor metal roof panel replacement, 2.5% of roof area	20	297.00 S.F.	\$3,394.00	\$4,030.91	2.2500	2	2	\$8,061.82	\$8,061.82
Total metal roof panel replacement	30	118.65 Sq.	\$100,276.65	\$118,770.58	1.5000	1	1	\$118,770.58	\$118,770.58
Repair solid core wood door, interior	11	2.18 Ea.	\$639.73	\$744.61	4.0909	4	4	\$2,978.44	\$2,978.44
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	9.90 Ea.	\$429.31	\$527.17	11.2500	11	10	\$5,798.89	\$5,271.72
Replace 3'-0" x 7'-0" solid core wood door, interior	40	10.00 Ea.	\$4,894.27	\$5,658.10	1.1250	1	1	\$5,658.10	\$5,658.10
Repair medium weight vinyl wall covering - (2% of walls)	1	0.50 C.S.F.	\$135.94	\$161.76	45.0000	45	45	\$7,279.02	\$7,279.02
Replace medium weight vinyl wall covering	15	24.79 C.S.F.	\$8,414.06	\$10,101.84	3.0000	3	3	\$30,305.51	\$30,305.51
Repair 5/8" drywall - (2% of walls)	20	196.91 S.F.	\$329.89	\$401.40	2.2500	2	2	\$802.80	\$802.80
Refinish drywall	4	3,960.00 S.F.	\$2,459.09	\$3,025.08	11.2500	11	11	\$33,275.93	\$33,275.93
Replace vinyl tile flooring	18	2.76 S.Y.	\$136.35	\$167.45	2.5000	2	2	\$334.90	\$334.90
Replace carpet	8	247.50 S.Y.	\$13,616.54	\$15,725.38	5.6250	5	5	\$78,626.92	\$78,626.92
Repair gypsum board ceiling - (2% of ceilings)	20	0.50 C.S.F.	\$181.09	\$222.31	2.2500	2	2	\$444.62	\$444.62
Refinish gypsum board ceiling, up to 12' high	20	24.85 C.S.F.	\$3,207.99	\$3,965.65	2.2500	2	2	\$7,931.29	\$7,931.29
Replace flush valve diaphragm tankless water closet	10	6.00 Ea.	\$157.32	\$195.22	4.5000	4	4	\$780.86	\$780.86
Rebuild flush valve tankless water closet	20	6.00 Ea.	\$1,082.60	\$1,304.74	2.2500	2	2	\$2,609.49	\$2,609.49

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Unplug clogged line tankless water closet	5	6.00 Ea.	\$1,310.37	\$1,638.76	9.0000	9	9	\$14,748.85	\$14,748.85
Replace tankless flush valve	25	6.00 Ea.	\$1,513.29	\$1,776.66	1.8000	1	1	\$1,776.66	\$1,776.66
Replace wax ring gasket for tankless water closet	5	6.00 Ea.	\$849.12	\$1,060.96	9.0000	9	9	\$9,548.63	\$9,548.63
Replace washer in spud connection lavatory, vitreous china	7	6.00 Ea.	\$98.78	\$120.48	6.4286	6	6	\$722.88	\$722.88
Replace washer in faucet lavatory, vitreous china	2	6.00 Ea.	\$77.31	\$96.31	22.5000	22	22	\$2,118.84	\$2,118.84
Replace faucets lavatory, vitreous china	10	6.00 Ea.	\$1,090.36	\$1,312.53	4.5000	4	4	\$5,250.13	\$5,250.13
Clean out strainer and P trap lavatory, vitreous china	2	6.00 Ea.	\$209.22	\$261.65	22.5000	22	22	\$5,756.24	\$5,756.24
Replace faucet washer sink, iron enamel	2	2.00 Ea.	\$25.55	\$31.83	22.5000	22	22	\$700.30	\$700.30
Clean trap sink, iron enamel	3	2.00 Ea.	\$17.14	\$21.44	15.0000	15	15	\$321.56	\$321.56
Replace faucets sink, iron enamel	10	2.00 Ea.	\$363.45	\$437.51	4.5000	4	4	\$1,750.04	\$1,750.04
Unstop sink, iron enamel	2	2.00 Ea.	\$83.64	\$104.60	22.5000	22	22	\$2,301.30	\$2,301.30
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	2.00 Ea.	\$1,273.40	\$1,515.02	1.2857	1	1	\$1,515.02	\$1,515.02
Replace faucet washer sink, stainless steel	2	2.00 Ea.	\$25.55	\$31.83	22.5000	22	22	\$700.30	\$700.30
Clean trap sink, stainless steel	3	2.00 Ea.	\$17.14	\$21.44	15.0000	15	15	\$321.56	\$321.56
Replace faucets sink, stainless steel	10	2.00 Ea.	\$363.45	\$437.51	4.5000	4	4	\$1,750.04	\$1,750.04
Unstop sink, stainless steel	2	2.00 Ea.	\$83.64	\$104.60	22.5000	22	22	\$2,301.30	\$2,301.30
Replace sink, stainless steel	40	2.00 Ea.	\$2,251.90	\$2,639.64	1.1250	1	1	\$2,639.64	\$2,639.64
Check / minor repairs drinking fountain	1	3.00 Ea.	\$146.65	\$183.40	45.0000	45	45	\$8,252.90	\$8,252.90
Repair internal leaks drinking fountain	4	3.00 Ea.	\$135.24	\$169.13	11.2500	11	11	\$1,860.47	\$1,860.47
Correct water pressure drinking fountain	2	3.00 Ea.	\$125.46	\$156.91	22.5000	22	22	\$3,451.95	\$3,451.95
Replace refrigerant drinking fountain	2	3.00 Ea.	\$98.05	\$114.81	22.5000	22	22	\$2,525.77	\$2,525.77
Repair drain leak drinking fountain	4	3.00 Ea.	\$101.75	\$121.60	11.2500	11	9	\$1,337.64	\$1,094.43
Replace fountain drinking fountain	10	3.00 Ea.	\$3,843.47	\$4,543.68	4.5000	4	4	\$18,174.71	\$18,174.71
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
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.03	\$10.04	90.0000	90	90	\$903.54	\$903.54
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,100.58	\$1,290.00	4.5000	4	4	\$5,159.98	\$5,159.98
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$46.17	\$57.74	4.5000	4	4	\$230.95	\$230.95
Replace pipe & fittings, cast iron, 4"	40	8.00 L.F.	\$535.58	\$642.86	1.1250	1	1	\$642.86	\$642.86
Unclog floor drain, PVC	20	1.00 Ea.	\$47.80	\$59.77	2.2500	2	2	\$119.55	\$119.55

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
General maintenance & repair drain: roof, scupper, area	1	2.00 Ea.	\$73.98	\$92.51	45.0000	45	45	\$4,163.13	\$4,163.13	
Replace drain: roof, scupper, area	40	2.00 Ea.	\$1,573.86	\$1,824.72	1.1250	1	1	\$1,824.72	\$1,824.72	
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,031.05	\$2,390.45	6.4286	6	6	\$14,342.70	\$14,342.70	
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,398.04	\$11,210.13	1.5000	1	1	\$11,210.13	\$11,210.13	
Repair reciprocating chiller, air cooled, 50 ton	10	1.50 Ea.	\$86,657.49	\$101,446.14	4.5000	4	4	\$405,784.54	\$405,784.54	
Replace chiller, air cooled, 50 ton	20	1.50 Ea.	\$96,406.26	\$112,219.19	2.2500	2	2	\$224,438.37	\$224,438.37	
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	1.00 Ea.	\$3,939.83	\$4,573.41	2.2500	2	2	\$9,146.83	\$9,146.83	
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$98.13	\$115.73	9.0000	9	6	\$1,041.58	\$694.39	
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,822.30	\$4,402.23	3.0000	3	3	\$13,206.68	\$13,206.68	
Repair terminal reheat, 18" x 24" coil	10	1.00 Ea.	\$103.74	\$129.74	4.5000	4	4	\$518.95	\$518.95	
Replace terminal reheat, 18" x 24" coil	15	1.00 Ea.	\$2,009.00	\$2,312.37	3.0000	3	3	\$6,937.11	\$6,937.11	
Repair central station A.H.U., 1900 CFM	10	1.00 Ea.	\$553.50	\$659.94	4.5000	4	3	\$2,639.75	\$1,979.82	
Replace central station A.H.U., 1900 CFM	15	1.00 Ea.	\$13,917.09	\$16,032.67	3.0000	3	3	\$48,098.01	\$48,098.01	
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	25.00 Ea.	\$2,138.07	\$2,629.74	2.2500	2	2	\$5,259.48	\$5,259.48	
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$710.41	\$851.09	45.0000	45	45	\$38,299.22	\$38,299.22	
Maintenance and inspection lighting panel, indoor	3	2.00 Ea.	\$81.29	\$101.84	15.0000	15	15	\$1,527.64	\$1,527.64	
Maintenance and inspection circuit breaker, molded case, 600 V, 3 pole	0.33	1.00 Ea.	\$32.39	\$40.58	136.3636	136	136	\$5,518.61	\$5,518.61	
Replace circuit breaker molded case, 600 V, 3 pole circuit breaker	50	1.00 Ea.	\$5,188.92	\$5,939.49	0.9000	0	0	\$0.00	\$0.00	
Replace fluorescent light fixture ballast, 80 W	10	198.00 Ea.	\$24,684.35	\$29,944.97	4.5000	4	4	\$119,779.89	\$119,779.89	
Replace lamps (2 lamps), 4', 34 W energy saver	10	198.00 Ea.	\$4,992.38	\$6,252.63	4.5000	4	4	\$25,010.52	\$25,010.52	
Repair smoke detector	10	16.83 Ea.	\$949.00	\$1,173.29	4.5000	4	3	\$4,693.15	\$3,519.86	
Check operation smoke detector	1	17.00 Ea.	\$275.30	\$344.91	45.0000	45	45	\$15,521.10	\$15,521.10	
Replace smoke detector	15	16.83 Ea.	\$4,783.71	\$5,713.14	3.0000	3	3	\$17,139.43	\$17,139.43	
Check and repair manual pull station	10	5.94 Ea.	\$520.92	\$640.51	4.5000	4	3	\$2,562.05	\$1,921.54	
Replace manual pull station	15	5.94 Ea.	\$1,208.60	\$1,454.95	3.0000	3	3	\$4,364.85	\$4,364.85	
Minor repairs to fire alarm control panel	5	0.99 Ea.	\$148.21	\$180.45	9.0000	9	9	\$1,624.07	\$1,624.07	
Maintenance and inspection fire alarm control panel	0.5	1.00 Ea.	\$43.18	\$54.10	90.0000	90	90	\$4,869.37	\$4,869.37	
Replace fire alarm control panel	15	0.99 Ea.	\$1,933.93	\$2,368.00	3.0000	3	3	\$7,104.00	\$7,104.00	
Replace EMS, Three Phase, 5 Meters	15	1.00 Ea.	\$15,802.46	\$18,399.79	3.0000	3	3	\$55,199.37	\$55,199.37	
Replace EMS, Mech, BTU, 3 Meters, 3 Duct Sensors, 3 Space Sensors	20	1.00 Ea.	\$17,137.72	\$20,030.68	2.2500	2	2	\$40,061.35	\$40,061.35	
			\$502,454.17	\$592,041.54				MR Subtotal	\$1,562,120.21	
									MR Per Year	\$34,660.66
									PM Total	\$5,927.93
									Subtotal	\$40,588.59



FAC 7371 NURSERY AND CHILD CARE FACILITY

SUC \$3.42

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 11865.0

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
Toilet (vacuum breaker type), annualized	24.00	4.25	\$202.60	\$213.55	\$0.00	\$416.16	\$500.49	\$594.94
Lavatories, annualized	6.00	2.09	\$35.79	\$124.22	\$0.00	\$160.01	\$200.86	\$243.49
Drink fountain, annualized	3.00	1.86	\$62.18	\$93.83	\$0.00	\$156.00	\$190.37	\$227.84
Boiler, hot water, oil, gas, or comb. fired, up to 120 MBH, annualized	1.00	12.53	\$77.34	\$753.25	\$0.00	\$830.60	\$1,064.31	\$1,301.88
Air handling unit, 25 thru 50 tons, annualized	1.00	1.94	\$379.12	\$97.79	\$0.00	\$476.92	\$544.17	\$630.37
Package unit, air cooled, 25 thru 50 ton, annualized	1.00	3.25	\$176.92	\$195.58	\$0.00	\$372.51	\$448.87	\$534.09
Controls, central system, electro/pneumatic, annually	1.00	1.92	\$70.77	\$115.41	\$0.00	\$186.18	\$227.88	\$273.12
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
Light, emergency, hardwired system, annualized	25.00	6.25	\$193.31	\$369.08	\$0.00	\$562.39	\$692.44	\$832.16
						\$3,991.27	\$4,926.88	\$5,927.93



# FAC 7371 NURSERY AND CHILD CARE FACILITY

## Modeled Component List CostWorks Release 2021 Qtr 3

B20 Exterior Enclosure	
Aluminum Window, Fixed, 1st floor	60.0 Ea.
Aluminum Doors, Flush	2.0 Ea.
Steel, Painted	1.98 Ea.
B30 Roofing	
Metal Steep Roofing	118.65 Sq.
C10 Interior Construction	
Solid Core Interior Doors	10.0 Ea.
C30 Interior Finishes	
Vinyl Wall Covering	24.79 C.S.F.
Vinyl	2.76 S.Y.
Carpet	247.5 S.Y.
D20 Plumbing	
Sink, Iron Enamel	2.0 Ea.
Sink, Stainless Steel	2.0 Ea.
Drinking Fountain	3.0 Ea.
Water Heater, Gas / Oil, 30 Gallon	1.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.
Drain: Roof, Scupper, Area	2.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	1.0 Ea.
Chiller, Air Cooled, Reciprocating, 50 ton	1.5 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, 18" x 24"	1.0 Ea.
Central Station Air Conditioning Air Handling Unit, 1900 CFM	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Suppression, sprinkler head	25.0 Ea.
Sprinkler System, Fire Suppression, 3" backflow preventer	1.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	2.0 Ea.
Circuit Breaker, molded case, 600 V, 3 pole	1.0 Ea.
Smoke Detector	16.83 Ea.
Manual Pull Station	5.94 Ea.
Fire Alarm Control Panel	0.99 Ea.



FAC 7371 NURSERY AND CHILD CARE FACILITY  
Sustainment by Year  
CostWorks Release 2021 Qtr 3

