

FAC 7332 NON-EXCHANGE EATING FACILITY

FY22 SUC:	\$4.40 / SF
Source:	Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 7332 NON-EXCHANGE EATING FACILITY

Release 2021 Qtr 3
Zip Code Prefix 222
Type MR

UM SF
Design Life 35
Average Size 3452.0

SUC \$4.40

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
Rebuild flush valve for a urinal	20	2.00 Ea.	\$360.87	\$434.91	1.7500	1	1	\$434.91	\$434.91
Unplug line urinal	5	2.00 Ea.	\$290.14	\$362.86	7.0000	7	7	\$2,539.99	\$2,539.99
Replace wall-hung urinal	35	2.00 Ea.	\$1,937.73	\$2,338.21	1.0000	1	1	\$2,338.21	\$2,338.21
Replace washer in spud connection lavatory, vitreous china	7	8.00 Ea.	\$131.70	\$160.64	5.0000	5	5	\$803.20	\$803.20
Replace washer in faucet lavatory, vitreous china	2	8.00 Ea.	\$103.08	\$128.41	17.5000	17	17	\$2,183.05	\$2,183.05
Replace faucets lavatory, vitreous china	10	8.00 Ea.	\$1,453.81	\$1,750.04	3.5000	3	3	\$5,250.13	\$5,250.13
Clean out strainer and P trap lavatory, vitreous china	2	8.00 Ea.	\$278.95	\$348.86	17.5000	17	17	\$5,930.68	\$5,930.68
Replace lavatory, vitreous china	35	8.00 Ea.	\$5,380.60	\$6,465.77	1.0000	1	1	\$6,465.77	\$6,465.77
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$12.78	\$15.92	17.5000	17	17	\$270.57	\$270.57
Clean trap sink, iron enamel	3	1.00 Ea.	\$8.57	\$10.72	11.6667	11	11	\$117.90	\$117.90
Replace faucets sink, iron enamel	10	1.00 Ea.	\$181.73	\$218.76	3.5000	3	3	\$656.27	\$656.27
Unstop sink, iron enamel	2	1.00 Ea.	\$41.82	\$52.30	17.5000	17	17	\$889.14	\$889.14
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$636.70	\$757.51	3.5000	3	3	\$2,272.53	\$2,272.53
Replace faucet washer sink, stainless steel	2	3.00 Ea.	\$38.33	\$47.75	17.5000	17	17	\$811.71	\$811.71
Clean trap sink, stainless steel	3	3.00 Ea.	\$25.71	\$32.16	11.6667	11	11	\$353.71	\$353.71
Replace faucets sink, stainless steel	10	3.00 Ea.	\$545.18	\$656.27	3.5000	3	3	\$1,968.80	\$1,968.80
Unstop sink, stainless steel	2	3.00 Ea.	\$125.46	\$156.91	17.5000	17	17	\$2,667.42	\$2,667.42
Replace sink, stainless steel	40	3.00 Ea.	\$3,377.84	\$3,959.46	0.8750	0	0	\$0.00	\$0.00
Replace pipe and fittings, copper 3/4"	20	32.00 L.F.	\$833.73	\$1,004.24	1.7500	1	1	\$1,004.24	\$1,004.24
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$983.75	\$1,170.32	1.4000	1	1	\$1,170.32	\$1,170.32
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$98.31	\$122.94	17.5000	17	16	\$2,090.06	\$1,967.11
Clean & service water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$586.59	\$733.59	17.5000	17	17	\$12,471.05	\$12,471.05
Replace water heater, gas / oil, 1150 GPH	20	1.00 Ea.	\$41,525.47	\$47,777.51	1.7500	1	1	\$47,777.51	\$47,777.51
General maintenance & repair distribution: gutters, pipe	1	0.27 M.L.F.	\$81.55	\$101.99	35.0000	35	35	\$3,569.56	\$3,569.56
Replace pipe or gutter distribution	20	270.00 L.F.	\$12,105.97	\$14,885.98	1.7500	1	1	\$14,885.98	\$14,885.98
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	2.00 Ea.	\$421.91	\$523.37	1.1667	1	1	\$523.37	\$523.37
Replace 1000 L.F. of hung 4" diam steel pipe natural gas	75	0.20 M.L.F.	\$17,421.70	\$21,057.91	0.4667	0	0	\$0.00	\$0.00
Replace roof mounted exhaust fan, 20,300 CFM exhaust fan	20	1.00 Ea.	\$11,255.78	\$13,078.79	1.7500	1	1	\$13,078.79	\$13,078.79
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$98.13	\$115.73	7.0000	7	5	\$810.12	\$578.66
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,822.30	\$4,402.23	2.3333	2	2	\$8,804.46	\$8,804.46

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair damaged pipe insulation, fiberglass 3/4"	5	4.00 Ea.	\$75.76	\$93.26	7.0000	7	7	\$652.85	\$652.85
Repair damaged pipe insulation, fiberglass 2"	5	2.00 Ea.	\$48.01	\$58.68	7.0000	7	7	\$410.73	\$410.73
Replace pipe insulation, fiberglass 3/4"	5	0.03 M.L.F.	\$226.70	\$278.33	7.0000	7	7	\$1,948.32	\$1,948.32
Replace pipe insulation, fiberglass 2"	5	0.01 M.L.F.	\$97.98	\$119.27	7.0000	7	7	\$834.88	\$834.88
Repair single zone rooftop unit, 5 ton	10	1.00 Ea.	\$2,372.90	\$2,849.79	3.5000	3	3	\$8,549.37	\$8,549.37
Replace single zone rooftop unit, 5 ton	15	1.00 Ea.	\$8,500.58	\$10,094.10	2.3333	2	2	\$20,188.20	\$20,188.20
Inspect sprinkler system	1	1.00 Ea.	\$34.33	\$42.93	35.0000	35	35	\$1,502.50	\$1,502.50
Replace sprinkler head	20	16.00 Ea.	\$1,368.36	\$1,683.03	1.7500	1	1	\$1,683.03	\$1,683.03
Repair switchgear 1200 A mainframe	5	1.00 Ea.	\$1,904.54	\$2,227.57	7.0000	7	6	\$15,593.02	\$13,365.45
Replace switchgear 1200 A mainframe	20	1.00 Ea.	\$4,350.12	\$5,225.48	1.7500	1	1	\$5,225.48	\$5,225.48
Replace fuse	25	24.00 Ea.	\$9,915.94	\$11,392.76	1.4000	1	1	\$11,392.76	\$11,392.76
Repair switchboard meter	10	1.00 Ea.	\$1,568.90	\$1,830.18	3.5000	3	3	\$5,490.55	\$5,490.55
Maintenance and repair motor starter, up to 600 V	5	2.00 Ea.	\$559.28	\$675.20	7.0000	7	7	\$4,726.37	\$4,726.37
Maintenance and inspection motor starter, up to 600 V	0.5	2.00 Ea.	\$107.96	\$135.26	70.0000	70	70	\$9,468.21	\$9,468.21
Replace starter motor starter, up to 600 V	18	2.00 Ea.	\$1,610.62	\$1,916.15	1.9444	1	1	\$1,916.15	\$1,916.15
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$232.44	\$278.27	3.5000	3	3	\$834.80	\$834.80
Maintenance and inspection secondary transformer, dry	0.5	1.00 Ea.	\$80.65	\$101.05	70.0000	70	70	\$7,073.31	\$7,073.31
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	3.00 Ea.	\$121.93	\$152.76	4.3750	4	4	\$611.06	\$611.06
Maintenance and inspection safety switch, 3 pole, heavy duty	1	3.00 Ea.	\$121.93	\$152.76	35.0000	35	35	\$5,346.75	\$5,346.75
Replace safety switch, heavy duty 30 A	25	3.00 Ea.	\$1,729.04	\$2,071.32	1.4000	1	1	\$2,071.32	\$2,071.32
Maintenance and repair receptacles and plugs	20	36.00 Ea.	\$1,520.76	\$1,898.59	1.7500	1	1	\$1,898.59	\$1,898.59
Replace receptacle/plug receptacles and plugs	20	36.00 Ea.	\$2,590.40	\$3,193.08	1.7500	1	1	\$3,193.08	\$3,193.08
Maintenance and repair wiring devices, switches	10	9.00 Ea.	\$380.19	\$474.65	3.5000	3	3	\$1,423.94	\$1,423.94
Replace wiring devices, switches	15	9.00 Ea.	\$588.40	\$731.00	2.3333	2	2	\$1,461.99	\$1,461.99
Replace fluorescent light fixture ballast, 80 W	10	52.00 Ea.	\$6,482.76	\$7,864.34	3.5000	3	2	\$23,593.01	\$15,728.67
Replace lamps (2 lamps), 4', 34 W energy saver	10	52.00 Ea.	\$1,311.13	\$1,642.10	3.5000	3	3	\$4,926.31	\$4,926.31
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	52.00 Ea.	\$11,826.73	\$14,425.59	1.7500	1	1	\$14,425.59	\$14,425.59
Repair smoke detector	10	6.00 Ea.	\$338.33	\$418.28	3.5000	3	2	\$1,254.85	\$836.57
Check operation smoke detector	1	6.00 Ea.	\$97.17	\$121.73	35.0000	35	35	\$4,260.70	\$4,260.70
Replace smoke detector	15	6.00 Ea.	\$1,705.42	\$2,036.77	2.3333	2	2	\$4,073.54	\$4,073.54
Remove and replace dishwasher pump	15	1.00 Ea.	\$1,298.66	\$1,485.85	2.3333	2	2	\$2,971.71	\$2,971.71
Replace terra cotta wall, 1st floor	50	19.50 C.S.F.	\$26,667.91	\$31,562.55	0.7000	0	0	\$0.00	\$0.00

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	3.60 S.F.	\$43.41	\$51.02	35.0000	35	35	\$1,785.62	\$1,785.62
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	32.00 Ea.	\$4,631.57	\$5,523.49	1.7500	1	1	\$5,523.49	\$5,523.49
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	32.00 Ea.	\$15,620.21	\$18,512.78	0.7000	0	0	\$0.00	\$0.00
Repair aluminum storefront door	12	4.00 Ea.	\$1,853.68	\$2,218.06	2.9167	2	2	\$4,436.12	\$4,436.12
Replace 3'-0" x 7'-0" aluminum storefront doors	50	4.00 Ea.	\$8,183.06	\$9,676.40	0.7000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	2.00 Ea.	\$1,250.15	\$1,488.01	2.5000	2	2	\$2,976.02	\$2,976.02
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$82.80	\$101.73	8.7500	8	8	\$813.86	\$813.86
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,410.13	\$1,639.46	0.7778	0	0	\$0.00	\$0.00
Visual inspection, clay tile roofing	3	4.00 M.S.F.	\$91.14	\$111.16	11.6667	11	11	\$1,222.75	\$1,222.75
Minor clay tile repairs, 2% of roof area, clay tile roofing	20	80.20 S.F.	\$1,011.74	\$1,191.02	1.7500	1	1	\$1,191.02	\$1,191.02
Clay tile flashing repairs, 2 S.F. per sq. repaired, clay tile roofing	1	1.60 S.F.	\$74.80	\$88.79	35.0000	35	35	\$3,107.79	\$3,107.79
Total clay tile roof replacement, clay tile roofing	70	34.50 Sq.	\$45,677.58	\$53,774.46	0.5000	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	8.00 Ea.	\$2,347.62	\$2,732.51	3.1818	3	3	\$8,197.54	\$8,197.54
Replace 3'-0" x 7'-0" solid core wood door, interior	40	8.00 Ea.	\$3,915.42	\$4,526.48	0.8750	0	0	\$0.00	\$0.00
Repair medium weight vinyl wall covering - (2% of walls)	1	1.20 C.S.F.	\$326.25	\$388.21	35.0000	35	35	\$13,587.50	\$13,587.50
Replace medium weight vinyl wall covering	15	27.70 C.S.F.	\$9,401.75	\$11,287.65	2.3333	2	2	\$22,575.30	\$22,575.30
Repair 5/8" drywall - (2% of walls)	20	19.20 S.F.	\$32.17	\$39.14	1.7500	1	1	\$39.14	\$39.14
Replace 5/8" drywall	75	962.00 S.F.	\$2,242.04	\$2,743.82	0.4667	0	0	\$0.00	\$0.00
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.05 C.S.F.	\$41.05	\$49.46	3.5000	3	3	\$148.39	\$148.39
Replace 4" x 4" thin set ceramic tile	75	2.50 C.S.F.	\$2,218.28	\$2,680.19	0.4667	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	2.80 C.S.F.	\$1,181.12	\$1,418.70	1.4000	1	1	\$1,418.70	\$1,418.70
Quarry tile floor repairs - (2% of floors)	15	57.80 S.F.	\$365.76	\$456.05	2.3333	2	2	\$912.09	\$912.09
Replace quarry tile floor	50	2,890.00 S.F.	\$35,363.29	\$42,688.00	0.7000	0	0	\$0.00	\$0.00
Acoustic tile repairs - (2% of ceilings)	9	1.80 C.S.F.	\$1,633.87	\$1,898.86	3.8889	3	3	\$5,696.58	\$5,696.58
Replace acoustic tile ceiling, fire-rated	20	9.00 C.S.F.	\$4,718.06	\$5,560.97	1.7500	1	1	\$5,560.97	\$5,560.97
Repair wood ceiling - (2% of ceilings)	10	0.60 C.S.F.	\$343.01	\$411.82	3.5000	3	3	\$1,235.47	\$1,235.47
Refinish wood ceiling	6	20.20 C.S.F.	\$2,125.22	\$2,623.61	5.8333	5	5	\$13,118.03	\$13,118.03
Replace wood ceiling	50	20.20 C.S.F.	\$11,732.27	\$14,093.60	0.7000	0	0	\$0.00	\$0.00
Replace flush valve diaphragm tankless water closet	10	7.00 Ea.	\$183.54	\$227.75	3.5000	3	3	\$683.25	\$683.25
Rebuild flush valve tankless water closet	20	7.00 Ea.	\$1,263.04	\$1,522.20	1.7500	1	1	\$1,522.20	\$1,522.20
Unplug clogged line tankless water closet	5	7.00 Ea.	\$1,528.77	\$1,911.89	7.0000	7	7	\$13,383.21	\$13,383.21
Replace tankless water closet	35	7.00 Ea.	\$9,003.55	\$10,419.47	1.0000	1	1	\$10,419.47	\$10,419.47
Replace tankless flush valve	25	7.00 Ea.	\$1,765.51	\$2,072.77	1.4000	1	1	\$2,072.77	\$2,072.77
Replace wax ring gasket for tankless water closet	5	7.00 Ea.	\$990.64	\$1,237.79	7.0000	7	7	\$8,664.50	\$8,664.50

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$52.44	\$65.07	5.0000	5	5	\$325.36	\$325.36	
			\$366,706.91	\$435,537.13					MR Subtotal	\$430,894.98
									MR Per Year	\$12,311.29
									PM Total	\$2,889.34
									Subtotal	\$15,200.63
									Total Per Unit	\$4.40

FAC 7332 NON-EXCHANGE EATING FACILITY

SUC \$4.40

Release 2021 Qtr 3

UM SF

Zip Code Prefix 222

Design Life 35

Type PM

Average Size 3452.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	4.00	1.04	\$58.37	\$43.00	\$0.00	\$101.37	\$120.10	\$141.76
Fire doors, swinging, annualized	4.00	1.57	\$57.28	\$58.23	\$0.00	\$115.52	\$138.71	\$164.77
Urinals, annualized	2.00	0.46	\$12.64	\$22.91	\$0.00	\$35.54	\$43.68	\$52.45
Toilet (vacuum breaker type), annualized	7.00	1.24	\$59.09	\$62.29	\$0.00	\$121.38	\$145.97	\$173.52
Lavatories, annualized	8.00	2.78	\$47.72	\$165.63	\$0.00	\$213.35	\$267.81	\$324.65
Switchboard, annualized	1.00	0.70	\$3.99	\$46.10	\$0.00	\$50.09	\$64.32	\$78.75
Circuit breaker, high voltage air, annualized	1.00	0.47	\$15.16	\$31.08	\$0.00	\$46.24	\$57.08	\$68.67
Transformer, dry type 500 KVA and over, annualized	1.00	0.77	\$15.16	\$50.76	\$0.00	\$65.92	\$82.66	\$100.17
Panelboard, 225 A and above, annualized	1.00	0.44	\$23.20	\$29.01	\$0.00	\$52.21	\$63.23	\$75.41
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
Broiler, conveyor type, gas, annualized	1.00	4.82	\$78.50	\$165.05	\$0.00	\$243.55	\$300.91	\$362.20
Dishwasher, steam, annualized	1.00	4.73	\$114.60	\$161.46	\$0.00	\$276.06	\$335.96	\$401.59
Disposal, garbage, electric, annualized	1.00	1.52	\$16.33	\$52.03	\$0.00	\$68.36	\$85.60	\$103.65
Refrigerator display, walk-in w/ external condenser case, annualized	1.00	2.38	\$207.43	\$81.33	\$0.00	\$288.75	\$333.89	\$389.41
						\$1,999.73	\$2,422.38	\$2,889.34

FAC 7332 NON-EXCHANGE EATING FACILITY

Modeled Component List CostWorks Release 2021 Qtr 3

D20 Plumbing	
Urinal	2.0 Ea.
Lavatory, Vitreous China	8.0 Ea.
Sink, Iron Enamel	1.0 Ea.
Sink, Stainless Steel	3.0 Ea.
Water Heater, Gas / Oil, 1150 GPH	1.0 Ea.
Tankless Water Closet	7.0 Ea.
D30 HVAC	
Exhaust Fan, roof mounted exhaust fan, 20300 CFM exhaust	1.0 Ea.
Circulator Pump, 1/12 - 3/4 H.P.	1.0 Ea.
Single Zone Air Conditioner, 5 ton	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Suppression, sprinkler head	16.0 Ea.
D50 Electrical	
Switchgear, Mainframe	1.0 Ea.
Motor Starter, Up To 600 V	2.0 Ea.
Safety Switch, Heavy Duty	3.0 Ea.
Fluorescent Lighting Fixture	52.0 Ea.
Smoke Detector	6.0 Ea.
B20 Exterior Enclosure	
Terra Cotta	19.5 C.S.F.
Aluminum Window, Fixed, 1st floor	32.0 Ea.
Glazed Aluminum	4.0 Ea.
Steel, Painted	2.0 Ea.
B30 Roofing	
Tile Steep Roofing	34.5 Sq.
C10 Interior Construction	
Solid Core Interior Doors	8.0 Ea.
Fire Doors, Swinging, annualized	4.0 Each
C30 Interior Finishes	
Vinyl Wall Covering	27.7 C.S.F.
Drywall	962.0 S.F.
Tile	2.5 C.S.F.
Concrete, Finished	2.8 C.S.F.
Quarry Tile	2890.0 S.F.
Acoustic Tile, fire-rated	9.0 C.S.F.
Wood	20.2 C.S.F.
E10 Equipment	
Garbage Disposal, annualized	1.0 Each
Refrigerator display, walk-in, annualized	1.0 Each

FAC 7332 NON-EXCHANGE EATING FACILITY
Sustainment by Year
CostWorks Release 2021 Qtr 3

