

FAC 7414 CLUB AND ORGANIZATION BUILDING

FY24 SUC:	\$6.70 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7414 CLUB AND ORGANIZATION BUILDING

SUC \$6.70

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 45
Average Size 3149.0

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	100.00 S.F.	\$4,524.91	\$5,561.84	1.8000	1	1	\$5,561.84	\$5,561.84
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	3.12 S.F.	\$41.03	\$48.17	45.0000	45	45	\$2,167.85	\$2,167.85
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	5.20 Ea.	\$812.83	\$968.61	2.2500	2	2	\$1,937.22	\$1,937.22
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	20.00 Ea.	\$13,550.81	\$15,906.06	0.9000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	0.10 Ea.	\$70.23	\$83.42	3.2143	3	3	\$250.26	\$250.26
Refinish 3'-0" x 7'-0" steel, painted, door	4	1.00 Ea.	\$46.05	\$56.40	11.2500	11	11	\$620.36	\$620.36
Replace 3'-0" x 7'-0" steel, painted, door	45	1.00 Ea.	\$917.11	\$1,061.93	1.0000	1	1	\$1,061.93	\$1,061.93
Replace tempered glass - (3% of glass) steel painted door	1	0.63 S.F.	\$19.99	\$23.60	45.0000	45	45	\$1,062.10	\$1,062.10
Prepare and refinish 3'-0" x 7'-0" steel painted. door	4	1.00 Ea.	\$86.83	\$107.16	11.2500	11	11	\$1,178.76	\$1,178.76
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	1.00 Ea.	\$1,734.74	\$2,009.66	1.0000	1	1	\$2,009.66	\$2,009.66
Repair steel painted interior door	14	1.00 Ea.	\$278.99	\$325.68	3.2143	3	3	\$977.05	\$977.05
Refinish 3'-0" x 7'-0" steel painted interior door	4	1.00 Ea.	\$57.65	\$70.88	11.2500	11	11	\$779.65	\$779.65
Replace 3'-0" x 7'-0" steel painted interior door	60	1.00 Ea.	\$1,279.55	\$1,483.92	0.7500	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	1.00 Ea.	\$278.99	\$325.68	4.0909	4	4	\$1,302.73	\$1,302.73
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	10.00 Ea.	\$440.15	\$542.38	11.2500	11	10	\$5,966.16	\$5,423.78
Replace 3'-0" x 7'-0" solid core wood door, interior	40	10.00 Ea.	\$5,665.50	\$6,540.98	1.1250	1	1	\$6,540.98	\$6,540.98
Repair 5/8" drywall - (2% of walls)	20	50.00 S.F.	\$83.55	\$102.10	2.2500	2	2	\$204.20	\$204.20
Refinish drywall	4	2,500.00 S.F.	\$1,694.10	\$2,081.20	11.2500	11	11	\$22,893.16	\$22,893.16
Refinish concrete floor finished	25	3.00 C.S.F.	\$1,249.73	\$1,507.86	1.8000	1	1	\$1,507.86	\$1,507.86
Replace vinyl tile flooring	18	280.00 S.Y.	\$14,304.98	\$17,604.07	2.5000	2	2	\$35,208.14	\$35,208.14
Replace acoustic tile ceiling, fire-rated	20	25.00 C.S.F.	\$13,023.20	\$15,392.43	2.2500	2	2	\$30,784.86	\$30,784.86
Replace flush valve diaphragm tankless water closet	10	4.00 Ea.	\$109.06	\$135.42	4.5000	4	4	\$541.70	\$541.70
Rebuild flush valve tankless water closet	20	4.00 Ea.	\$767.52	\$925.08	2.2500	2	2	\$1,850.15	\$1,850.15
Unplug clogged line tankless water closet	5	4.00 Ea.	\$919.72	\$1,151.33	9.0000	9	9	\$10,361.94	\$10,361.94
Replace wax ring gasket for tankless water closet	5	4.00 Ea.	\$596.66	\$746.21	9.0000	9	9	\$6,715.93	\$6,715.93
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$54.53	\$67.71	6.4286	6	6	\$406.27	\$406.27
Rebuild flush valve for a urinal	20	2.00 Ea.	\$383.76	\$462.54	2.2500	2	2	\$925.08	\$925.08
Unplug line urinal	5	2.00 Ea.	\$305.28	\$382.16	9.0000	9	9	\$3,439.47	\$3,439.47
Replace washer in spud connection lavatory, vitreous china	7	5.00 Ea.	\$86.61	\$105.70	6.4286	6	6	\$634.22	\$634.22
Replace washer in faucet lavatory, vitreous china	2	5.00 Ea.	\$67.84	\$84.59	22.5000	22	22	\$1,860.89	\$1,860.89

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace faucets lavatory, vitreous china	10	5.00 Ea.	\$977.36	\$1,175.61	4.5000	4	4	\$4,702.43	\$4,702.43
Clean out strainer and P trap lavatory, vitreous china	2	5.00 Ea.	\$184.09	\$230.45	22.5000	22	22	\$5,069.98	\$5,069.98
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.45	\$16.77	22.5000	22	22	\$368.93	\$368.93
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	15.0000	15	15	\$169.11	\$169.11
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	4.5000	4	4	\$940.49	\$940.49
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	22.5000	22	22	\$1,212.06	\$1,212.06
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$1,208.43	\$1,409.28	1.2857	1	1	\$1,409.28	\$1,409.28
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.05	\$129.00	45.0000	45	45	\$5,805.01	\$5,805.01
Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.54	\$119.59	11.2500	11	11	\$1,315.53	\$1,315.53
Correct water pressure drinking fountain	2	2.00 Ea.	\$88.02	\$110.19	22.5000	22	22	\$2,424.13	\$2,424.13
Replace refrigerant drinking fountain	2	2.00 Ea.	\$70.81	\$82.86	22.5000	22	22	\$1,822.91	\$1,822.91
Repair drain leak drinking fountain	4	2.00 Ea.	\$58.19	\$70.38	11.2500	11	9	\$774.17	\$633.41
Replace fountain drinking fountain	10	2.00 Ea.	\$3,241.63	\$3,808.60	4.5000	4	4	\$15,234.41	\$15,234.41
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$100.27	\$123.69	4.5000	4	4	\$494.76	\$494.76
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.44	\$10.56	90.0000	90	90	\$950.57	\$950.57
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,218.91	\$1,426.89	4.5000	4	4	\$5,707.58	\$5,707.58
Unclog main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.84	\$61.14	4.5000	4	4	\$244.56	\$244.56
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	2.2500	2	2	\$126.31	\$126.31
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$39.18	\$49.05	45.0000	45	45	\$2,207.11	\$2,207.11
Replace drain: roof, scupper, area	40	1.00 Ea.	\$1,130.37	\$1,303.85	1.1250	1	1	\$1,303.85	\$1,303.85
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,758.88	\$3,222.41	6.4286	6	6	\$19,334.45	\$19,334.45
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$9,616.21	\$11,488.35	1.5000	1	1	\$11,488.35	\$11,488.35
Replace fan & motor, propeller exhaust, 375 CFM exhaust fan	15	1.00 Ea.	\$626.11	\$742.00	3.0000	3	3	\$2,226.00	\$2,226.00
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$103.47	\$122.05	9.0000	9	6	\$1,098.47	\$732.31
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,796.05	\$4,376.03	3.0000	3	3	\$13,128.10	\$13,128.10
Repair terminal reheat, 12" x 24" coil	10	2.00 Ea.	\$186.78	\$233.81	4.5000	4	3	\$935.25	\$701.44
Replace terminal reheat, 12" x 24" coil	15	2.00 Ea.	\$3,978.57	\$4,562.75	3.0000	3	3	\$13,688.25	\$13,688.25
Repair single zone rooftop unit, 10 ton	10	1.00 Ea.	\$24,567.87	\$28,383.15	4.5000	4	4	\$113,532.58	\$113,532.58
Replace single zone rooftop unit, 10 ton	15	1.00 Ea.	\$14,918.81	\$17,641.07	3.0000	3	3	\$52,923.22	\$52,923.22
Repair central station A.H.U., 8000 CFM	10	1.00 Ea.	\$1,802.39	\$2,085.97	4.5000	4	3	\$8,343.88	\$6,257.91
Replace central station A.H.U., 8000 CFM	15	1.00 Ea.	\$40,394.19	\$46,556.29	3.0000	3	3	\$139,668.88	\$139,668.88
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	45.0000	45	45	\$2,037.80	\$2,037.80

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace sprinkler head	20	8.00 Ea.	\$701.18	\$865.22	2.2500	2	2	\$1,730.43	\$1,730.43	
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$748.17	\$896.73	45.0000	45	45	\$40,352.80	\$40,352.80	
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	15.0000	15	15	\$795.77	\$795.77	
Replace lamps (2 lamps), 4', 34 W energy saver	10	32.00 Ea.	\$847.54	\$1,061.41	4.5000	4	4	\$4,245.62	\$4,245.62	
Repair smoke detector	10	3.00 Ea.	\$174.03	\$215.50	4.5000	4	3	\$861.99	\$646.49	
Check operation smoke detector	1	3.00 Ea.	\$51.00	\$63.90	45.0000	45	45	\$2,875.45	\$2,875.45	
Replace smoke detector	15	3.00 Ea.	\$907.66	\$1,083.66	3.0000	3	3	\$3,250.97	\$3,250.97	
Replace lamp emergency lighting fixture	2	6.00 Ea.	\$326.96	\$395.13	22.5000	22	22	\$8,692.87	\$8,692.87	
Replace emergency lighting fixture	20	6.00 Ea.	\$3,448.83	\$4,079.24	2.2500	2	2	\$8,158.48	\$8,158.48	
Maintenance and repair exit light	20	6.00 Ea.	\$230.94	\$286.02	2.2500	2	2	\$572.05	\$572.05	
Replace lamp exit light	5	6.00 Ea.	\$98.08	\$116.63	9.0000	9	9	\$1,049.69	\$1,049.69	
			\$182,699.65	\$214,932.98				MR Subtotal	\$648,440.34	
									MR Per Year	\$14,338.18
									PM Total	\$6,753.04
									Subtotal	\$21,091.22
									Total Per Unit	\$6.70

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SUC \$6.70

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 45

Type PM

Average Size 3149.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	3.00	0.78	\$50.29	\$34.45	\$0.00	\$84.74	\$100.10	\$117.98
Urinals, annualized	2.00	0.46	\$13.26	\$24.33	\$0.00	\$37.59	\$46.21	\$55.50
Toilet (vacuum breaker type), annualized	4.00	0.71	\$35.42	\$37.84	\$0.00	\$73.26	\$88.16	\$104.83
Lavatories, annualized	5.00	1.74	\$38.96	\$109.00	\$0.00	\$147.96	\$184.56	\$223.10
Drink fountain, annualized	2.00	1.24	\$74.89	\$66.27	\$0.00	\$141.16	\$168.53	\$199.65
Boiler, hot water, oil, gas, or comb. fired, up to 120 MBH, annualized	1.00	12.53	\$88.55	\$793.52	\$0.00	\$882.07	\$1,128.98	\$1,380.32
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$159.90	\$109.87	\$0.00	\$269.77	\$318.72	\$375.67
Fan, axial, up to 5,000 CFM, annualized	1.00	1.24	\$8.30	\$66.71	\$0.00	\$75.01	\$95.85	\$117.11
Package unit, air cooled, 3 thru 24 ton, annualized	6.00	14.38	\$1,001.88	\$910.37	\$0.00	\$1,912.25	\$2,285.55	\$2,708.94
Backflow prevention device, up to 4", annualized	1.00	0.33	\$14.02	\$20.93	\$0.00	\$34.94	\$42.62	\$51.01
Extinguishing system, wet pipe, annualized	1.00	11.34	\$49.59	\$710.68	\$0.00	\$760.27	\$978.43	\$1,199.07
Panelboard, 225 A and above, annualized	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
Light, emergency, hardwired system, annualized	1.00	0.25	\$8.98	\$15.77	\$0.00	\$24.75	\$30.38	\$36.46
Disposal, garbage, electric, annualized	1.00	1.52	\$15.68	\$54.78	\$0.00	\$70.46	\$88.46	\$107.25
						\$4,566.65	\$5,620.30	\$6,753.04

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Modeled Component List CostWorks Release 2023 Qtr 4

B20 Exterior Enclosure	
Aluminum Window, Fixed, 1st floor	20.0 Ea.
Steel, Painted	1.0 Ea.
Steel, Painted, w/ wire glass	1.0 Ea.
C10 Interior Construction	
Steel Painted Interior Doors	1.0 Ea.
Solid Core Interior Doors	10.0 Ea.
C30 Interior Finishes	
Concrete, Finished	3.0 C.S.F.
Vinyl	280.0 S.Y.
Acoustic Tile, fire-rated	25.0 C.S.F.
D20 Plumbing	
Sink, Iron Enamel	1.0 Ea.
Drinking Fountain	2.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.
Drain: Roof, Scupper, Area	1.0 Ea.
D30 HVAC	
Boiler, Gas, 250 MBH	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, 12" x 24"	2.0 Ea.
Single Zone Air Conditioner, 10 ton	1.0 Ea.
Central Station Air Conditioning Air Handling Unit, 8000 CFM	1.0 Ea.
D40 Fire Protection	
Sprinkler System, Fire Supression, sprinkler head	8.0 Ea.
Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.
D50 Electrical	
Load Center, 100 A, maintenance & inspection	1.0 Ea.
Smoke Detector	3.0 Ea.
Emergency Lighting Fixture	6.0 Ea.
E10 Equipment	
Garbage Disposal, annualized	1.0 Each

FAC 7414 CLUB AND ORGANIZATION BUILDING
Sustainment by Year
CostWorks Release 2023 Qtr 4

