

## **FAC 7361 Chapel Facility**

FY25 SUC: \$5.36 / SF

Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

## FAC 7361 Chapel Facility

FY25 SUC: \$5.36

Release: 2024 Qtr 3

UM: SF

Zip Code Prefix: 222

Expected Service Life: 50

Model Size: 8118

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	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Repair masonry steps		4	420.00 S.F.	\$10,341.65	\$12,570.84	12.5000	12	12	\$150,850.04	\$150,850.04
Repair wrought iron balustrade		20	64.00 L.F.	\$1,529.97	\$13,615.98	2.5000	2	2	\$27,231.97	\$27,231.97
Point and refinish painted concrete block wall, 1st floor		25	9.70 C.S.F.	\$5,317.78	\$6,535.56	2.0000	2	2	\$13,071.12	\$13,071.12
Repair clay brick wall, 1st floor		25	204.00 S.F.	\$9,716.66	\$11,921.26	2.0000	2	2	\$23,842.52	\$23,842.52
Replace glass - 2nd floor, (1% of glass) - alum. window		1	5.60 S.F.	\$105.08	\$125.38	50.0000	50	50	\$6,269.07	\$6,269.07
Repair 3' x 4' aluminum window - 2nd floor		20	62.00 Ea.	\$21,857.63	\$25,906.36	2.5000	2	2	\$51,812.73	\$51,812.73
Replace glass - 1st floor (1% of glass) - alum. window fixed		1	9.20 S.F.	\$125.59	\$147.47	50.0000	50	50	\$7,373.42	\$7,373.42
Repair 2'-0" x 3'-0" aluminum window - 1st floor		20	52.00 Ea.	\$8,397.90	\$10,007.71	2.5000	2	2	\$20,015.41	\$20,015.41
Replace 2'-0" x 3'-0" aluminum window - 1st floor		50	52.00 Ea.	\$42,731.71	\$49,925.89	1.0000	1	1	\$49,925.89	\$49,925.89
Repair window - 1st floor (2% of glass) - fixed glass block		8	28.00 S.F.	\$2,297.80	\$2,737.75	6.2500	6	6	\$16,426.48	\$16,426.48
Replace plate glass storefront - 1st floor		50	0.40 C.S.F.	\$2,118.74	\$2,454.10	1.0000	1	1	\$2,454.10	\$2,454.10
Replace plate glass storefront - 2nd floor		50	0.40 C.S.F.	\$2,187.68	\$2,539.84	1.0000	1	1	\$2,539.84	\$2,539.84
Repair aluminum storefront door		12	4.00 Ea.	\$2,198.35	\$2,621.34	4.1667	4	4	\$10,485.36	\$10,485.36
Replace 3'-0" x 7'-0" aluminum storefront doors		50	4.00 Ea.	\$11,457.85	\$13,436.80	1.0000	1	1	\$13,436.80	\$13,436.80
Repair solid core, painted, door		12	4.00 Ea.	\$1,576.02	\$1,891.17	4.1667	4	4	\$7,564.68	\$7,564.68
Replace 3'-0" x 7'-0" solid core, painted, door		40	4.00 Ea.	\$5,912.29	\$6,945.80	1.2500	1	1	\$6,945.80	\$6,945.80
Repair steel, painted, door		14	3.00 Ea.	\$2,332.68	\$2,762.30	3.5714	3	3	\$8,286.91	\$8,286.91
Replace 3'-0" x 7'-0" steel, painted, door		45	3.00 Ea.	\$2,207.58	\$2,569.71	1.1111	1	1	\$2,569.71	\$2,569.71
Replace tempered glass - (3% of glass) steel painted door		1	28.00 S.F.	\$922.54	\$1,089.03	50.0000	50	50	\$54,451.39	\$54,451.39
Prepare and refinish 3'-0" x 7'-0" steel painted, door		4	1.00 Ea.	\$89.66	\$110.65	12.5000	12	12	\$1,327.84	\$1,327.84
Replace 3'-0" x 7'-0" steel, with wire glass, door		45	1.00 Ea.	\$1,677.90	\$1,946.32	1.1111	1	1	\$1,946.32	\$1,946.32
Debris removal, by hand and visual inspection, metal panel roofing		1	8.30 M.S.F.	\$203.98	\$249.11	50.0000	50	50	\$12,455.53	\$12,455.53
Minor metal roof finish repairs, 2% of roof area, metal panel roofing		5	166.00 S.F.	\$804.81	\$955.09	10.0000	10	10	\$8,550.94	\$8,550.94
Minor metal roof panel replacement, 2.5% of roof area		20	207.00 S.F.	\$2,862.97	\$3,386.53	2.5000	2	2	\$6,773.07	\$6,773.07
Total metal roof panel replacement		30	83.00 Sq.	\$79,780.86	\$94,343.04	1.6667	1	1	\$94,343.04	\$94,343.04
Repair 8" concrete block wall - (2% of walls) painted		25	12.00 C.S.F.	\$14,591.26	\$17,526.28	2.0000	2	2	\$35,052.56	\$35,052.56
Refinish concrete block wall painted		4	12.70 C.S.F.	\$1,741.84	\$2,094.06	12.5000	12	12	\$25,128.77	\$25,128.77
Repair steel painted interior door		14	1.00 Ea.	\$296.85	\$346.32	3.5714	3	3	\$1,038.97	\$1,038.97
Refinish 3'-0" x 7'-0" steel painted interior door		4	1.00 Ea.	\$60.20	\$74.02	12.5000	12	12	\$886.29	\$886.29
Repair solid core wood door, interior		11	4.00 Ea.	\$1,187.40	\$1,385.29	4.5455	4	4	\$5,541.15	\$5,541.15
Replace 3'-0" x 7'-0" solid core wood door, interior		40	4.00 Ea.	\$2,575.11	\$2,969.20	1.2500	1	1	\$2,969.20	\$2,969.20
Replace 3'-0" x 7'-0" solid core, w/ safety glass, door, interior		40	4.00 Ea.	\$3,419.32	\$3,928.53	1.2500	1	1	\$3,928.53	\$3,928.53
Repair concrete steps		15	25.00 S.F.	\$771.10	\$889.51	3.3333	3	3	\$2,668.54	\$2,668.54
Replace concrete steps		100	25.00 S.F.	\$1,475.92	\$1,799.68	0.5000	0	0	\$0.00	\$0.00
Repair 5/8" drywall - (2% of walls)		20	331.60 S.F.	\$619.43	\$753.44	2.5000	2	2	\$1,506.88	\$1,506.88
Replace vinyl tile flooring		18	260.00 S.Y.	\$14,705.15	\$17,999.56	2.7778	2	2	\$35,999.11	\$35,999.11
Ceramic tile floor repairs - (2% of floors)		15	0.09 C.S.F.	\$62.70	\$78.17	3.3333	3	3	\$234.51	\$234.51
Replace 2" x 2" thin set ceramic tile floor		50	4.60 C.S.F.	\$7,517.04	\$8,979.00	1.0000	1	1	\$8,979.00	\$8,979.00
Replace carpet		8	149.00 S.Y.	\$8,299.08	\$9,597.21	6.2500	6	6	\$57,583.27	\$57,583.27
Acoustic tile repairs - (2% of ceilings)		9	4.80 C.S.F.	\$5,523.42	\$6,401.69	5.5556	5	5	\$32,008.45	\$32,008.45
Replace flush valve diaphragm tankless water closet		10	8.00 Ea.	\$220.72	\$274.21	5.0000	5	5	\$1,371.05	\$1,371.05
Rebuild flush valve tankless water closet		20	8.00 Ea.	\$1,546.17	\$1,863.63	2.5000	2	2	\$3,727.27	\$3,727.27
Unplug clogged line tankless water closet		5	8.00 Ea.	\$1,838.25	\$2,302.30	10.0000	10	10	\$23,023.03	\$23,023.03
Replace tankless water closet		35	8.00 Ea.	\$11,013.25	\$12,745.57	1.4286	1	1	\$12,745.57	\$12,745.57
Replace tankless flush valve		25	8.00 Ea.	\$2,181.24	\$2,560.22	2.0000	2	2	\$5,120.45	\$5,120.45
Replace wax ring gasket for tankless water closet		5	8.00 Ea.	\$1,198.04	\$1,499.06	10.0000	10	10	\$14,990.56	\$14,990.56
Replace flush valve diaphragm for a urinal		7	4.00 Ea.	\$110.36	\$137.10	7.1429	7	7	\$999.73	\$999.73
Rebuild flush valve for a urinal		20	4.00 Ea.	\$773.08	\$931.82	2.5000	2	2	\$1,863.63	\$1,863.63
Unplug line urinal		5	4.00 Ea.	\$611.61	\$766.01	10.0000	10	10	\$7,660.12	\$7,660.12
Replace wall-hung urinal		35	4.00 Ea.	\$4,369.16	\$5,257.55	1.4286	1	1	\$5,257.55	\$5,257.55
Replace washer in spud connection lavatory, vitreous china		7	8.00 Ea.	\$139.14	\$169.87	7.1429	7	7	\$1,189.09	\$1,189.09
Replace washer in faucet lavatory, vitreous china		2	8.00 Ea.	\$108.78	\$135.70	25.0000	25	25	\$3,392.57	\$3,392.57
Replace faucets lavatory, vitreous china		10	8.00 Ea.	\$1,588.98	\$1,910.27	5.0000	5	5	\$8,551.34	\$8,551.34
Clean out strainer and P trap lavatory, vitreous china		35	8.00 Ea.	\$296.71	\$371.61	25.0000	25	25	\$9,290.20	\$9,290.20
Replace lavatory, vitreous china		35	8.00 Ea.	\$6,011.00	\$7,207.08	1.4286	1	1	\$7,207.08	\$7,207.08
Replace faucet washer sink, iron enamel		2	1.00 Ea.	\$13.50	\$16.85	25.0000	25	25	\$421.14	\$421.14
Clean trap sink, iron enamel		3	1.00 Ea.	\$9.02	\$11.29	16.6667	16	16	\$180.70	\$180.70
Replace faucets sink, iron enamel		10	1.00 Ea.	\$198.62	\$238.78	5.0000	5	5	\$1,193.92	\$1,193.92
Unstop sink, iron enamel		2	1.00 Ea.	\$44.15	\$55.30	25.0000	25	25	\$1,382.47	\$1,382.47
Replace sink, P.E.C.I. sink, iron enamel kitchen		10	1.00 Ea.	\$910.17	\$1,070.70	5.0000	5	5	\$5,353.51	\$5,353.51
Check / minor repairs drinking fountain		1	3.00 Ea.	\$155.83	\$195.17	50.0000	50	50	\$9,758.61	\$9,758.61
Repair internal leaks drinking fountain		4	3.00 Ea.	\$143.37	\$179.56	12.5000	12	12	\$2,154.70	\$2,154.70
Correct water pressure drinking fountain		2	3.00 Ea.	\$132.46	\$165.90	25.0000	25	25	\$4,147.41	\$4,147.41
Replace refrigerant drinking fountain		2	3.00 Ea.	\$110.31	\$128.99	25.0000	25	25	\$3,224.79	\$3,224.79
Repair drain leak drinking fountain		4	3.00 Ea.	\$91.53	\$110.43	12.5000	12	12	\$1,825.10	\$1,825.10
Replace fountain drinking fountain		10	3.00 Ea.	\$4,070.18	\$5,383.32	5.0000	5	5	\$26,916.60	\$26,916.60
Replace pipe and fittings, copper 3/4"		20	32.00 L.F.	\$771.15	\$937.28	2.5000	2	2	\$1,874.56	\$1,874.56
Drain and flush water heater, electric, 120 gallon		7	1.00 Ea.	\$310.63	\$389.04	7.1429	7	7	\$2,723.30	\$2,723.30
Check operation water heater, electric, 120 gallon		3	1.00 Ea.	\$2.72	\$3.41	16.6667	16	16	\$54.54	\$54.54
Unplug floor drain, PVC		20	3.00 Ea.	\$151.16	\$189.32	2.5000	2	2	\$378.63	\$378.63
Replace drain: roof, scupper, area		40	4.00 Ea.	\$4,385.43	\$5,060.86	1.2500	1	1	\$5,060.86	\$5,060.86
Repair boiler, gas, 250 MBH		7	1.00 Ea.	\$2,552.63	\$2,989.56	7.1429	7	7	\$20,926.92	\$20,926.92
Replace boiler, gas, 250 MBH		30	1.00 Ea.	\$1,636.25	\$2,049.31	1.6667	1	1	\$2,049.31	\$2,049.31
Repair circulator pump, 1/12 - 3/4 H.P.		5	1.00 Ea.	\$104.83	\$123.65	10.0000	10	7	\$1,236.47	\$865.53
Replace circulator pump, 1/12 - 3/4 H.P.		15	1.00 Ea.	\$3,687.87	\$4,253.96	3.3333	3	3	\$12,761.87	\$12,761.87
Repair damaged pipe insulation, fiberglass 3/4"		5	2.00 Ea.	\$45.91	\$55.98	10.0000	10	10	\$559.78	\$559.78
Replace pipe insulation, fiberglass 3/4"		5	0.01 M.L.F.	\$94.67	\$114.91	10.0000	10	10	\$1,149.11	\$1,149.11
Repair terminal reheat, 18" x 24" coil		10	4.00 Ea.	\$440.49	\$551.69	5.0000	5	5	\$2,758.43	\$2,758.43
Replace terminal reheat, 18" x 24" coil		15	4.00 Ea.	\$9,258.55	\$10,647.71	3.3333	3	3	\$31,943.12	\$31,943.12
Repair single zone rooftop unit, 25 ton		10	1.00 Ea.	\$55,072.84	\$63,403.92	5.0000	5	4	\$317,019.60	\$253,615.68
Replace single zone rooftop unit, 25 ton		15	1.00 Ea.	\$51,995.90	\$60,418.81	3.3333	3	3	\$181,256.43	\$181,256.43
Repair central station A.H.U., 1300 CFM		10	1.00 Ea.	\$601.37	\$713.88	5.0000	5	4	\$3,569.42	\$2,855.54
Replace central station A.H.U., 1300 CFM		15	1.00 Ea.	\$10,673.04	\$12,341.31	3.3333	3	3	\$37,023.92	\$37,023.92
Inspect sprinkler system		1	1.00 Ea.	\$36.26	\$45.41	50.0000	50	50	\$2,270.50	\$2,270.50
Replace sprinkler head		20	28.00 Ea.	\$2,567.34	\$3,163.92	2.5000	2	2	\$6,327.85	\$6,327.85
Replace fuse		25	22.00 Ea.	\$13,369.63	\$15,317.08	2.0000	2	2	\$30,634.16	\$30,634.16
Repair switchboard meter		10	1.00 Ea.	\$1,321.89	\$1,553.91	5.0000	5	5	\$7,769.55	\$7,769.55
Maintenance and inspection lighting panel, indoor		3	2.00 Ea.	\$87.63	\$109.93	16.6667	16	16	\$1,758.95	\$1,7,

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
								Total Per Unit:	\$5.36

FAC 7361 Chapel Facility

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$5.36

UM: SF

Expected Service Life: 50

Model Size: 8118

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	6	1.56	\$94.93	\$70.40	\$0.0000	165.33	195.95	231.31
Urinals, annualized	2	0.46	\$13.68	\$24.53	\$0.0000	38.21	46.94	56.35
Toilet (vacuum breaker type), annualized	8	1.42	\$73.47	\$76.48	\$0.0000	149.95	180.24	214.20
Lavatories, annualized	8	2.78	\$61.75	\$175.97	\$0.0000	237.71	296.68	358.73
Drink fountain, annualized	3	1.86	\$108.45	\$100.25	\$0.0000	208.70	249.62	295.96
Water heater, gas, to 120 gal., annualized	1	1.72	\$88.42	\$92.21	\$0.0000	180.63	217.14	258.07
Air handling unit, 3 thru 24 tons, annualized	1	2.06	\$163.16	\$110.83	\$0.0000	273.98	323.55	381.27
VAV Boxes, annualized	4	3.74	\$38.10	\$238.57	\$0.0000	276.68	352.06	429.34
Package unit, air cooled, 3 thru 24 ton, annualized	1	2.40	\$165.11	\$153.97	\$0.0000	319.09	381.79	452.75
Controls, central system, electro/pneumatic, annualized	1	1.92	\$179.77	\$122.67	\$0.0000	302.44	357.22	420.98
Extinguishing system, wet pipe, annualized	1	11.34	\$54.71	\$714.87	\$0.0000	769.58	989.51	1,212.18
Circuit breaker, high voltage air, annualized	8	3.76	\$132.14	\$266.93	\$0.0000	399.06	492.36	592.25
Switch, interrupt, high voltage, w/ aux fuses, air, annualized	2	0.73	\$33.03	\$51.79	\$0.0000	84.83	103.67	124.16
Panelboard, 225 A and above, annualized	2	0.88	\$51.90	\$62.75	\$0.0000	114.64	138.66	165.27
Light, emergency, hardwired system, annualized	9	2.25	\$81.74	\$142.06	\$0.0000	223.82	274.61	329.50
Dishwasher, electric, annually	1	1.18	\$56.06	\$44.92	\$0.0000	100.98	120.06	141.95
Disposal, garbage, electric, annualized	1	1.52	\$14.80	\$57.80	\$0.0000	72.60	91.42	110.98
Refrigerator, domestic, annualized	1	0.23	\$4.93	\$8.90	\$0.0000	13.82	16.99	20.39
						\$3,932.05	\$4,828.47	\$5,795.64