

**FAC 7332 NON-EXCHANGE EATING FACILITY**

FY24 SUC:	\$4.56 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7332 NON-EXCHANGE EATING FACILITY

SUC \$4.56

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM SF  
Design Life 35  
Average Size 3789.22267

Adjusted Occurences 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
Replace 1000 L.F. of hung 4" diam steel pipe natural gas	75	0.20 M.L.F.	\$24,187.37	\$28,839.03	0.4667	0	0	\$0.00	\$0.00
Replace roof mounted exhaust fan, 20,300 CFM exhaust fan	20	1.00 Ea.	\$12,316.51	\$14,302.94	1.7500	1	1	\$14,302.94	\$14,302.94
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.00 Ea.	\$103.47	\$122.05	7.0000	7	5	\$854.36	\$610.26
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.00 Ea.	\$3,796.05	\$4,376.03	2.3333	2	2	\$8,752.06	\$8,752.06
Repair damaged pipe insulation, fiberglass 3/4"	5	4.00 Ea.	\$88.60	\$108.27	7.0000	7	7	\$757.89	\$757.89
Repair damaged pipe insulation, fiberglass 2"	5	2.00 Ea.	\$52.78	\$64.34	7.0000	7	7	\$450.39	\$450.39
Replace pipe insulation, fiberglass 3/4"	5	0.03 M.L.F.	\$271.79	\$330.79	7.0000	7	7	\$2,315.52	\$2,315.52
Replace pipe insulation, fiberglass 2"	5	0.01 M.L.F.	\$108.69	\$131.92	7.0000	7	7	\$923.44	\$923.44
Repair single zone rooftop unit, 5 ton	10	1.00 Ea.	\$2,705.41	\$3,236.70	3.5000	3	3	\$9,710.11	\$9,710.11
Replace single zone rooftop unit, 5 ton	15	1.00 Ea.	\$8,703.79	\$10,346.16	2.3333	2	2	\$20,692.33	\$20,692.33
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	35.0000	35	35	\$1,584.96	\$1,584.96
Replace sprinkler head	20	16.00 Ea.	\$1,402.37	\$1,730.43	1.7500	1	1	\$1,730.43	\$1,730.43
Repair switchgear 1200 A mainframe	5	1.00 Ea.	\$1,803.55	\$2,115.75	7.0000	7	6	\$14,810.27	\$12,694.51
Replace switchgear 1200 A mainframe	20	1.00 Ea.	\$4,250.93	\$5,127.30	1.7500	1	1	\$5,127.30	\$5,127.30
Replace fuse	25	24.00 Ea.	\$10,965.48	\$12,592.05	1.4000	1	1	\$12,592.05	\$12,592.05
Repair switchboard meter	10	1.00 Ea.	\$1,218.62	\$1,434.12	3.5000	3	3	\$4,302.37	\$4,302.37
Maintenance and repair motor starter, up to 600 V	5	2.00 Ea.	\$525.64	\$638.99	7.0000	7	7	\$4,472.92	\$4,472.92
Maintenance and inspection motor starter, up to 600 V	0.5	2.00 Ea.	\$113.76	\$142.53	70.0000	70	70	\$9,976.78	\$9,976.78
Replace starter motor starter, up to 600 V	18	2.00 Ea.	\$1,682.04	\$2,001.49	1.9444	1	1	\$2,001.49	\$2,001.49
Maintenance and repair secondary transformer, dry	10	1.00 Ea.	\$254.10	\$303.63	3.5000	3	3	\$910.88	\$910.88
Maintenance and inspection secondary transformer, dry	0.5	1.00 Ea.	\$85.32	\$106.89	70.0000	70	70	\$7,482.59	\$7,482.59
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	3.00 Ea.	\$127.03	\$159.15	4.3750	4	4	\$636.61	\$636.61
Maintenance and inspection safety switch, 3 pole, heavy duty	1	3.00 Ea.	\$127.03	\$159.15	35.0000	35	35	\$5,570.37	\$5,570.37
Replace safety switch, heavy duty 30 A	25	3.00 Ea.	\$2,029.89	\$2,418.70	1.4000	1	1	\$2,418.70	\$2,418.70
Maintenance and repair receptacles and plugs	20	36.00 Ea.	\$1,585.56	\$1,979.35	1.7500	1	1	\$1,979.35	\$1,979.35
Replace receptacle/plug receptacles and plugs	20	36.00 Ea.	\$2,693.90	\$3,321.63	1.7500	1	1	\$3,321.63	\$3,321.63
Maintenance and repair wiring devices, switches	10	9.00 Ea.	\$396.39	\$494.84	3.5000	3	3	\$1,484.51	\$1,484.51
Replace wiring devices, switches	15	9.00 Ea.	\$600.13	\$747.06	2.3333	2	2	\$1,494.12	\$1,494.12

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	52.00 Ea.	\$5,439.52	\$6,707.52	3.5000	3	2	\$20,122.57	\$13,415.04
Replace lamps (2 lamps), 4', 34 W energy saver	10	52.00 Ea.	\$1,377.26	\$1,724.78	3.5000	3	3	\$5,174.35	\$5,174.35
Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W	20	52.00 Ea.	\$12,876.45	\$15,671.59	1.7500	1	1	\$15,671.59	\$15,671.59
Repair smoke detector	10	6.00 Ea.	\$348.06	\$431.00	3.5000	3	2	\$1,292.99	\$861.99
Check operation smoke detector	1	6.00 Ea.	\$102.01	\$127.80	35.0000	35	35	\$4,472.92	\$4,472.92
Replace smoke detector	15	6.00 Ea.	\$1,815.31	\$2,167.31	2.3333	2	2	\$4,334.62	\$4,334.62
Remove and replace dishwasher pump	15	1.00 Ea.	\$1,321.12	\$1,511.99	2.3333	2	2	\$3,023.98	\$3,023.98
Unplug line urinal	5	2.00 Ea.	\$305.28	\$382.16	7.0000	7	7	\$2,675.14	\$2,675.14
Replace wall-hung urinal	35	2.00 Ea.	\$2,175.04	\$2,616.09	1.0000	1	1	\$2,616.09	\$2,616.09
Replace washer in spud connection lavatory, vitreous china	7	8.00 Ea.	\$138.57	\$169.13	5.0000	5	5	\$845.63	\$845.63
Replace washer in faucet lavatory, vitreous china	2	8.00 Ea.	\$108.54	\$135.34	17.5000	17	17	\$2,300.74	\$2,300.74
Replace faucets lavatory, vitreous china	10	8.00 Ea.	\$1,563.78	\$1,880.97	3.5000	3	3	\$5,642.92	\$5,642.92
Clean out strainer and P trap lavatory, vitreous china	2	8.00 Ea.	\$294.55	\$368.73	17.5000	17	17	\$6,268.33	\$6,268.33
Replace lavatory, vitreous china	35	8.00 Ea.	\$5,749.78	\$6,907.25	1.0000	1	1	\$6,907.25	\$6,907.25
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.45	\$16.77	17.5000	17	17	\$285.08	\$285.08
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	11.6667	11	11	\$124.01	\$124.01
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	3.5000	3	3	\$705.36	\$705.36
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	17.5000	17	17	\$936.60	\$936.60
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$1,208.43	\$1,409.28	3.5000	3	3	\$4,227.83	\$4,227.83
Replace faucet washer sink, stainless steel	2	3.00 Ea.	\$40.35	\$50.31	17.5000	17	17	\$855.24	\$855.24
Clean trap sink, stainless steel	3	3.00 Ea.	\$27.02	\$33.82	11.6667	11	11	\$372.04	\$372.04
Replace faucets sink, stainless steel	10	3.00 Ea.	\$586.42	\$705.36	3.5000	3	3	\$2,116.09	\$2,116.09
Unstop sink, stainless steel	2	3.00 Ea.	\$132.03	\$165.28	17.5000	17	17	\$2,809.79	\$2,809.79
Replace sink, stainless steel	40	3.00 Ea.	\$3,635.62	\$4,260.04	0.8750	0	0	\$0.00	\$0.00
Replace pipe and fittings, copper 3/4"	20	32.00 L.F.	\$799.91	\$969.47	1.7500	1	1	\$969.47	\$969.47
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$838.84	\$1,008.95	1.4000	1	1	\$1,008.95	\$1,008.95
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$103.05	\$129.00	17.5000	17	16	\$2,193.00	\$2,064.00
Clean & service water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$617.22	\$772.66	17.5000	17	17	\$13,135.18	\$13,135.18
Replace water heater, gas / oil, 1150 GPH	20	1.00 Ea.	\$40,152.67	\$46,253.95	1.7500	1	1	\$46,253.95	\$46,253.95
General maintenance & repair distribution: gutters, pipe	1	0.27 M.L.F.	\$85.64	\$107.21	35.0000	35	35	\$3,752.39	\$3,752.39
Replace pipe or gutter distribution	20	298.00 L.F.	\$17,343.04	\$21,021.03	1.7500	1	1	\$21,021.03	\$21,021.03
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	2.00 Ea.	\$452.59	\$560.91	1.1667	1	1	\$560.91	\$560.91
Rebuild flush valve for a urinal	20	2.00 Ea.	\$383.76	\$462.54	1.7500	1	1	\$462.54	\$462.54
Replace terra cotta wall, 1st floor	50	19.50 C.S.F.	\$27,980.22	\$33,162.22	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.	\$47.34	\$55.59	35.0000	35	35	\$1,945.50	\$1,945.50
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	32.00 Ea.	\$5,002.02	\$5,960.69	1.7500	1	1	\$5,960.69	\$5,960.69
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	32.00 Ea.	\$21,681.29	\$25,449.70	0.7000	0	0	\$0.00	\$0.00
Repair aluminum storefront door	12	4.00 Ea.	\$2,040.91	\$2,438.74	2.9167	2	2	\$4,877.48	\$4,877.48
Replace 3'-0" x 7'-0" aluminum storefront doors	50	4.00 Ea.	\$9,636.78	\$11,353.24	0.7000	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	2.00 Ea.	\$1,404.67	\$1,668.39	2.5000	2	2	\$3,336.77	\$3,336.77
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$92.11	\$112.79	8.7500	8	8	\$902.34	\$902.34
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,834.22	\$2,123.85	0.7778	0	0	\$0.00	\$0.00
Visual inspection, clay tile roofing	3	4.00 M.S.F.	\$98.16	\$119.73	11.6667	11	11	\$1,317.04	\$1,317.04
Minor clay tile repairs, 2% of roof area, clay tile roofing	20	80.20 S.F.	\$1,032.04	\$1,217.15	1.7500	1	1	\$1,217.15	\$1,217.15
Clay tile flashing repairs, 2 S.F. per sq. repaired, clay tile roofing	1	1.60 S.F.	\$120.19	\$140.67	35.0000	35	35	\$4,923.44	\$4,923.44
Total clay tile roof replacement, clay tile roofing	70	34.50 Sq.	\$47,549.93	\$56,043.74	0.5000	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	8.00 Ea.	\$2,231.91	\$2,605.46	3.1818	3	3	\$7,816.37	\$7,816.37
Replace 3'-0" x 7'-0" solid core wood door, interior	40	8.00 Ea.	\$4,532.40	\$5,232.78	0.8750	0	0	\$0.00	\$0.00
Repair medium weight vinyl wall covering - (2% of walls)	1	2.00 C.S.F.	\$882.25	\$1,034.03	35.0000	35	35	\$36,191.16	\$36,191.16
Replace medium weight vinyl wall covering	15	32.00 C.S.F.	\$16,422.72	\$19,413.50	2.3333	2	2	\$38,826.99	\$38,826.99
Repair 5/8" drywall - (2% of walls)	20	19.20 S.F.	\$32.08	\$39.21	1.7500	1	1	\$39.21	\$39.21
Replace 5/8" drywall	75	962.00 S.F.	\$2,273.03	\$2,791.31	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.	\$40.25	\$48.73	3.5000	3	3	\$146.20	\$146.20
Replace 4" x 4" thin set ceramic tile	75	2.50 C.S.F.	\$2,189.54	\$2,657.80	0.4667	0	0	\$0.00	\$0.00
Refinish concrete floor finished	25	2.80 C.S.F.	\$1,166.42	\$1,407.33	1.4000	1	1	\$1,407.33	\$1,407.33
Quarry tile floor repairs - (2% of floors)	15	57.80 S.F.	\$389.58	\$485.78	2.3333	2	2	\$971.56	\$971.56
Replace quarry tile floor	50	2,890.00 S.F.	\$38,597.39	\$46,522.75	0.7000	0	0	\$0.00	\$0.00
Acoustic tile repairs - (2% of ceilings)	9	1.80 C.S.F.	\$1,662.82	\$1,934.52	3.8889	3	3	\$5,803.55	\$5,803.55
Replace acoustic tile ceiling, fire-rated	20	9.00 C.S.F.	\$4,688.35	\$5,541.28	1.7500	1	1	\$5,541.28	\$5,541.28
Repair wood ceiling - (2% of ceilings)	10	0.60 C.S.F.	\$484.87	\$574.57	3.5000	3	3	\$1,723.71	\$1,723.71
Refinish wood ceiling	6	20.20 C.S.F.	\$2,434.81	\$2,988.86	5.8333	5	5	\$14,944.31	\$14,944.31
Replace wood ceiling	50	20.20 C.S.F.	\$16,523.77	\$19,591.92	0.7000	0	0	\$0.00	\$0.00
Replace flush valve diaphragm tankless water closet	10	7.00 Ea.	\$190.85	\$236.99	3.5000	3	3	\$710.98	\$710.98
Rebuild flush valve tankless water closet	20	7.00 Ea.	\$1,343.17	\$1,618.88	1.7500	1	1	\$1,618.88	\$1,618.88
Unplug clogged line tankless water closet	5	7.00 Ea.	\$1,609.50	\$2,014.82	7.0000	7	7	\$14,103.75	\$14,103.75
Replace tankless water closet	35	7.00 Ea.	\$9,915.88	\$11,468.25	1.0000	1	1	\$11,468.25	\$11,468.25
Replace tankless flush valve	25	7.00 Ea.	\$1,891.70	\$2,220.52	1.4000	1	1	\$2,220.52	\$2,220.52
Replace wax ring gasket for tankless water closet	5	7.00 Ea.	\$1,044.15	\$1,305.87	7.0000	7	7	\$9,141.12	\$9,141.12

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.	\$54.53	\$67.71	5.0000	5	5	\$338.56	\$338.56	
			\$411,638.02	\$488,055.69					MR Subtotal	\$491,661.73
									MR Per Year	\$14,047.48
									PM Total	\$3,232.08
									Subtotal	\$17,279.56
									Total Per Unit	\$4.56

FAC 7332 NON-EXCHANGE EATING FACILITY

SUC \$4.56

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 35

Type PM

Average Size 3789.22267

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	\$67.05	\$45.93	\$0.00	\$112.99	\$133.47	\$157.31
Fire doors, swinging, annualized	4.00	1.57	\$62.66	\$61.82	\$0.00	\$124.49	\$149.30	\$177.25
Urinals, annualized	2.00	0.46	\$13.26	\$24.33	\$0.00	\$37.59	\$46.21	\$55.50
Toilet (vacuum breaker type), annualized	7.00	1.24	\$61.98	\$66.23	\$0.00	\$128.21	\$154.28	\$183.45
Lavatories, annualized	8.00	2.78	\$62.34	\$174.40	\$0.00	\$236.74	\$295.29	\$356.96
Switchboard, annualized	1.00	0.70	\$3.98	\$48.97	\$0.00	\$52.95	\$68.04	\$83.33
Circuit breaker, high voltage air, annualized	1.00	0.47	\$13.83	\$32.48	\$0.00	\$46.31	\$57.43	\$69.25
Transformer, dry type 500 KVA and over, annualized	1.00	0.77	\$13.83	\$53.61	\$0.00	\$67.44	\$84.91	\$103.07
Panelboard, 225 A and above, annualized	1.00	0.44	\$22.00	\$30.41	\$0.00	\$52.42	\$63.74	\$76.16
Package unit, air cooled, 3 thru 24 ton, annualized	1.00	2.40	\$166.98	\$151.73	\$0.00	\$318.71	\$380.92	\$451.49
Broiler, conveyor type, gas, annualized	1.00	4.82	\$84.48	\$173.75	\$0.00	\$258.23	\$318.81	\$383.60
Dishwasher, steam, annualized	1.00	4.73	\$109.72	\$170.81	\$0.00	\$280.53	\$342.75	\$410.45
Disposal, garbage, electric, annualized	1.00	1.52	\$15.68	\$54.78	\$0.00	\$70.46	\$88.46	\$107.25
Refrigerator display, walk-in w/ external condenser case, annualized	1.00	2.38	\$383.55	\$85.99	\$0.00	\$469.54	\$533.69	\$617.02
						\$2,256.60	\$2,717.31	\$3,232.08



# FAC 7332 NON-EXCHANGE EATING FACILITY

## Modeled Component List

### CostWorks Release 2023 Qtr 4

#### 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.
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#### 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.

#### 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.

#### 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.
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#### C10 Interior Construction

Solid Core Interior Doors	8.0 Ea.
Fire Doors, Swinging, annualized	4.0 Each

#### C30 Interior Finishes

Vinyl Wall Covering	32.0 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 2023 Qtr 4

