

**FAC 7372 FAMILY SERVICE CENTER**

FY24 SUC:	\$5.95 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

**FAC 7372 FAMILY SERVICE CENTER**

SUC \$5.95

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MRUM SF  
Design Life 50  
Average Size 6940.0

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
Prepare and refinish 3'-0" x 7'-0" steel painted. door	4	2.00 Ea.	\$173.66	\$214.32	12.5000	12	12	\$2,571.85	\$2,571.85
Replace 3'-0" x 7'-0" steel, with wire glass, door	45	2.00 Ea.	\$3,469.48	\$4,019.33	1.1111	1	1	\$4,019.33	\$4,019.33
Debris removal, by hand and visual inspection, metal panel roofing	1	7.00 M.S.F.	\$171.79	\$209.53	50.0000	50	50	\$10,476.49	\$10,476.49
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	139.00 S.F.	\$642.47	\$763.52	10.0000	10	10	\$7,635.21	\$7,635.21
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	6.20 S.F.	\$156.90	\$187.53	50.0000	50	50	\$9,376.36	\$9,376.36
Minor metal roof panel replacement, 2.5% of roof area	20	173.00 S.F.	\$2,227.90	\$2,641.05	2.5000	2	2	\$5,282.10	\$5,282.10
Total metal roof panel replacement	30	69.00 Sq.	\$61,060.72	\$72,386.67	1.6667	1	1	\$72,386.67	\$72,386.67
Replace aluminum gutter, enameled, 5" K type, .032 " thick	40	340.00 L.F.	\$3,584.58	\$4,325.05	1.2500	1	1	\$4,325.05	\$4,325.05
Replace smoke detector	15	12.00 Ea.	\$3,630.63	\$4,334.62	3.3333	3	3	\$13,003.86	\$13,003.86
Check and repair manual pull station	10	4.00 Ea.	\$359.53	\$442.99	5.0000	5	4	\$2,214.94	\$1,771.95
Replace manual pull station	15	4.00 Ea.	\$835.03	\$1,007.05	3.3333	3	3	\$3,021.15	\$3,021.15
Replace fire alarm bell, 6"	20	1.00 Ea.	\$180.61	\$219.77	2.5000	2	2	\$439.54	\$439.54
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$109.50	\$134.89	50.0000	50	50	\$6,744.34	\$6,744.34
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$12,548.36	\$14,875.43	2.0000	2	2	\$29,750.85	\$29,750.85
Maintenance and repair lightning ground rod	1	1.00 Ea.	\$92.28	\$115.32	50.0000	50	48	\$5,766.08	\$5,535.43
Replace lightning ground rod	25	2.00 Ea.	\$491.21	\$607.34	2.0000	2	2	\$1,214.69	\$1,214.69
Repair clay brick wall, 1st floor	25	250.00 S.F.	\$11,312.28	\$13,904.61	2.0000	2	2	\$27,809.22	\$27,809.22
Replace clay brick wall, 2nd floor	75	18.50 C.S.F.	\$43,983.63	\$53,596.61	0.6667	0	0	\$0.00	\$0.00
Refinish wood overhang	5	24.00 S.F.	\$54.63	\$66.62	10.0000	10	10	\$666.18	\$666.18
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	6.60 S.F.	\$86.78	\$101.91	50.0000	50	50	\$5,095.37	\$5,095.37
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	34.00 Ea.	\$5,314.65	\$6,333.23	2.5000	2	2	\$12,666.46	\$12,666.46
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	34.00 Ea.	\$23,036.37	\$27,040.30	1.0000	1	1	\$27,040.30	\$27,040.30
Repair steel, painted, door	14	3.00 Ea.	\$2,107.00	\$2,502.58	3.5714	3	3	\$7,507.73	\$7,507.73
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$138.16	\$169.19	12.5000	12	12	\$2,030.26	\$2,030.26
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,751.33	\$3,185.78	1.1111	1	1	\$3,185.78	\$3,185.78
Replace tempered glass - (3% of glass) steel painted door	1	0.06 S.F.	\$1.90	\$2.25	50.0000	50	50	\$112.39	\$112.39
Replace aluminum downspout, 3" x 4", .024" thick	25	54.00 L.F.	\$478.35	\$577.72	2.0000	2	2	\$1,155.43	\$1,155.43
Repair 8" concrete block wall - (2% of walls) painted	25	24.00 C.S.F.	\$27,477.94	\$33,050.22	2.0000	2	2	\$66,100.44	\$66,100.44

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Refinish concrete block wall painted	4	20.00 C.S.F.	\$2,373.81	\$2,869.86	12.5000	12	12	\$34,438.36	\$34,438.36
Replace 8" concrete block wall painted	75	20.00 C.S.F.	\$24,361.55	\$29,357.62	0.6667	0	0	\$0.00	\$0.00
Repair steel painted interior door	14	9.00 Ea.	\$2,510.90	\$2,931.14	3.5714	3	3	\$8,793.42	\$8,793.42
Refinish 3'-0" x 7'-0" steel painted interior door	4	9.00 Ea.	\$518.86	\$637.90	12.5000	12	12	\$7,654.75	\$7,654.75
Replace 3'-0" x 7'-0" steel painted interior door	60	9.00 Ea.	\$11,515.93	\$13,355.26	0.8333	0	0	\$0.00	\$0.00
Repair solid core wood door, interior	11	14.00 Ea.	\$3,905.84	\$4,559.55	4.5455	4	4	\$18,238.20	\$18,238.20
Replace 3'-0" x 7'-0" solid core wood door, interior	40	14.00 Ea.	\$7,931.70	\$9,157.37	1.2500	1	1	\$9,157.37	\$9,157.37
Repair fabric wall finish fabric interior	9	396.10 S.Y.	\$12,475.33	\$14,997.13	5.5556	5	5	\$74,985.67	\$74,985.67
Replace fabric wall finish fabric interior	50	396.10 S.Y.	\$61,746.47	\$76,276.18	1.0000	1	1	\$76,276.18	\$76,276.18
Repair 5/8" drywall - (2% of walls)	20	390.40 S.F.	\$652.33	\$797.19	2.5000	2	2	\$1,594.38	\$1,594.38
Replace 5/8" drywall	75	9,522.00 S.F.	\$22,498.74	\$27,628.78	0.6667	0	0	\$0.00	\$0.00
Replace vinyl tile flooring	18	16.60 S.Y.	\$848.08	\$1,043.67	2.7778	2	2	\$2,087.34	\$2,087.34
Terrazzo floor repairs - (2% of floors)	15	1.70 S.F.	\$29.07	\$34.85	3.3333	3	3	\$104.54	\$104.54
Replace terrazzo floor	75	8.00 C.S.F.	\$13,104.59	\$15,660.34	0.6667	0	0	\$0.00	\$0.00
Replace carpet	8	230.00 S.Y.	\$12,419.21	\$14,361.77	6.2500	6	6	\$86,170.62	\$86,170.62
Repair gypsum board ceiling - (2% of ceilings)	20	0.10 C.S.F.	\$38.42	\$47.18	2.5000	2	2	\$94.36	\$94.36
Refinish gypsum board ceiling, up to 12' high	20	5.30 C.S.F.	\$769.08	\$946.20	2.5000	2	1	\$1,892.39	\$946.20
Replace gypsum board ceiling, up to 12' high	40	5.30 C.S.F.	\$2,088.78	\$2,565.67	1.2500	1	1	\$2,565.67	\$2,565.67
Acoustic tile repairs - (2% of ceilings)	9	1.00 C.S.F.	\$923.79	\$1,074.73	5.5556	5	5	\$5,373.65	\$5,373.65
Replace acoustic tile ceiling, fire-rated	20	54.40 C.S.F.	\$28,338.48	\$33,493.93	2.5000	2	2	\$66,987.87	\$66,987.87
Replace flush valve diaphragm tankless water closet	10	10.00 Ea.	\$272.64	\$338.56	5.0000	5	5	\$1,692.80	\$1,692.80
Rebuild flush valve tankless water closet	20	10.00 Ea.	\$1,918.81	\$2,312.69	2.5000	2	2	\$4,625.38	\$4,625.38
Unplug clogged line tankless water closet	5	10.00 Ea.	\$2,299.29	\$2,878.32	10.0000	10	10	\$28,783.17	\$28,783.17
Replace tankless water closet	35	10.00 Ea.	\$14,165.54	\$16,383.21	1.4286	1	1	\$16,383.21	\$16,383.21
Replace tankless flush valve	25	10.00 Ea.	\$2,702.43	\$3,172.18	2.0000	2	2	\$6,344.35	\$6,344.35
Replace wax ring gasket for tankless water closet	5	10.00 Ea.	\$1,491.65	\$1,865.53	10.0000	10	10	\$18,655.35	\$18,655.35
Replace flush valve diaphragm for a urinal	7	3.00 Ea.	\$81.79	\$101.57	7.1429	7	7	\$710.98	\$710.98
Rebuild flush valve for a urinal	20	3.00 Ea.	\$575.64	\$693.81	2.5000	2	2	\$1,387.61	\$1,387.61
Unplug line urinal	5	3.00 Ea.	\$457.93	\$573.24	10.0000	10	10	\$5,732.45	\$5,732.45
Replace wall-hung urinal	35	3.00 Ea.	\$3,262.56	\$3,924.14	1.4286	1	1	\$3,924.14	\$3,924.14
Replace washer in spud connection lavatory, vitreous china	7	11.00 Ea.	\$190.53	\$232.55	7.1429	7	7	\$1,627.84	\$1,627.84
Replace washer in faucet lavatory, vitreous china	2	11.00 Ea.	\$149.24	\$186.09	25.0000	25	25	\$4,652.23	\$4,652.23
Replace faucets lavatory, vitreous china	10	11.00 Ea.	\$2,150.19	\$2,586.34	5.0000	5	5	\$12,931.68	\$12,931.68

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Clean out strainer and P trap lavatory, vitreous china	2	11.00 Ea.	\$405.01	\$507.00	25.0000	25	25	\$12,674.94	\$12,674.94
Replace lavatory, vitreous china	35	11.00 Ea.	\$7,905.95	\$9,497.47	1.4286	1	1	\$9,497.47	\$9,497.47
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.45	\$16.77	25.0000	25	25	\$419.23	\$419.23
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	16.6667	16	16	\$180.39	\$180.39
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	5.0000	5	5	\$1,175.61	\$1,175.61
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	25.0000	25	25	\$1,377.35	\$1,377.35
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$1,208.43	\$1,409.28	1.4286	1	1	\$1,409.28	\$1,409.28
Replace pipe and fittings, copper 3/4"	20	32.00 L.F.	\$799.91	\$969.47	2.5000	2	2	\$1,938.94	\$1,938.94
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$838.84	\$1,008.95	2.0000	2	2	\$2,017.90	\$2,017.90
Drain and flush water heater, electric, 120 gallon	7	1.00 Ea.	\$309.15	\$387.00	7.1429	7	7	\$2,709.00	\$2,709.00
Check operation water heater, electric, 120 gallon	3	1.00 Ea.	\$2.72	\$3.40	16.6667	16	16	\$54.40	\$54.40
Replace water heater, electric, 120 gallon	15	1.00 Ea.	\$16,477.14	\$18,839.91	3.3333	3	3	\$56,519.72	\$56,519.72
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	2.5000	2	2	\$126.31	\$126.31
General maintenance & repair drain: roof, scupper, area	1	2.00 Ea.	\$78.36	\$98.09	50.0000	50	50	\$4,904.69	\$4,904.69
Replace drain: roof, scupper, area	40	2.00 Ea.	\$2,260.75	\$2,607.70	1.2500	1	1	\$2,607.70	\$2,607.70
Repair terminal reheat, 18" x 24" coil	10	12.00 Ea.	\$1,313.88	\$1,644.75	5.0000	5	5	\$8,223.76	\$8,223.76
Replace terminal reheat, 18" x 24" coil	15	12.00 Ea.	\$27,291.18	\$31,387.51	3.3333	3	3	\$94,162.52	\$94,162.52
Repair single zone rooftop unit, 25 ton	10	1.00 Ea.	\$54,305.81	\$62,518.61	5.0000	5	4	\$312,593.03	\$250,074.42
Replace single zone rooftop unit, 25 ton	15	1.00 Ea.	\$52,455.46	\$60,922.27	3.3333	3	3	\$182,766.81	\$182,766.81
Repair central station A.H.U., 8000 CFM	10	1.00 Ea.	\$1,802.39	\$2,085.97	5.0000	5	4	\$10,429.85	\$8,343.88
Replace central station A.H.U., 8000 CFM	15	1.00 Ea.	\$40,394.19	\$46,556.29	3.3333	3	3	\$139,668.88	\$139,668.88
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$921.17	\$1,072.81	5.0000	5	5	\$5,364.06	\$5,364.06
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	50.0000	50	50	\$2,264.22	\$2,264.22
Replace sprinkler head	20	30.00 Ea.	\$2,629.44	\$3,244.56	2.5000	2	2	\$6,489.11	\$6,489.11
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	16.6667	16	16	\$848.82	\$848.82
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	21.00 Ea.	\$1,592.65	\$1,995.36	2.5000	2	2	\$3,990.71	\$3,990.71
Maintenance and inspection circuit breaker, molded case, 480 V, 1 pole	0.5	21.00 Ea.	\$716.69	\$897.91	100.0000	100	100	\$89,791.03	\$89,791.03
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	21.00 Ea.	\$16,556.95	\$19,160.66	1.0000	1	1	\$19,160.66	\$19,160.66
Maintenance and repair incandescent lighting fixtures	10	9.00 Ea.	\$606.01	\$724.03	5.0000	5	3	\$3,620.14	\$2,172.08
Replace incandescent lighting fixture lamp	5	9.00 Ea.	\$115.56	\$139.08	10.0000	10	10	\$1,390.84	\$1,390.84
Replace incandescent lighting fixture	20	9.00 Ea.	\$1,257.42	\$1,525.13	2.5000	2	2	\$3,050.27	\$3,050.27
Replace fluorescent light fixture ballast, 80 W	10	70.00 Ea.	\$7,322.43	\$9,029.36	5.0000	5	5	\$45,146.78	\$45,146.78

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Replace lamps (2 lamps), 4', 34 W energy saver	10	70.00 Ea.	\$1,854.00	\$2,321.83	5.0000	5	5	\$11,609.13	\$11,609.13	
Repair smoke detector	10	12.00 Ea.	\$696.12	\$861.99	5.0000	5	4	\$4,309.95	\$3,447.96	
Check operation smoke detector	1	12.00 Ea.	\$204.01	\$255.60	50.0000	50	50	\$12,779.78	\$12,779.78	
Replace lamp emergency lighting fixture	2	15.00 Ea.	\$817.39	\$987.83	25.0000	25	25	\$24,695.64	\$24,695.64	
Replace emergency lighting fixture	20	15.00 Ea.	\$8,622.09	\$10,198.11	2.5000	2	2	\$20,396.21	\$20,396.21	
Maintenance and repair exit light	20	15.00 Ea.	\$577.36	\$715.06	2.5000	2	2	\$1,430.12	\$1,430.12	
Replace lamp exit light	5	15.00 Ea.	\$245.20	\$291.58	10.0000	10	10	\$2,915.79	\$2,915.79	
Replace lighting fixture exit light	20	15.00 Ea.	\$2,640.97	\$3,202.61	2.5000	2	2	\$6,405.21	\$6,405.21	
			\$700,862.42	\$831,606.84				MR Subtotal	\$1,878,045.84	
									MR Per Year	\$37,560.92
									PM Total	\$3,702.75
									Subtotal	\$41,263.67
									Total Per Unit	\$5.95

FAC 7372 FAMILY SERVICE CENTER

Release 2023 Qtr 4

Zip Code Prefix 222

Type PM

UM SF

Design Life 50

Average Size 6940.0

SUC \$5.95

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
Urinals, annualized	3.00	0.68	\$19.89	\$36.49	\$0.00	\$56.38	\$69.32	\$83.25
Toilet (vacuum breaker type), annualized	10.00	1.77	\$88.55	\$94.61	\$0.00	\$183.16	\$220.40	\$262.07
Lavatories, annualized	11.00	3.83	\$85.72	\$239.80	\$0.00	\$325.52	\$406.03	\$490.83
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$159.90	\$109.87	\$0.00	\$269.77	\$318.72	\$375.67
Package unit, air cooled, 25 thru 50 ton, annualized	1.00	3.25	\$166.98	\$204.92	\$0.00	\$371.90	\$450.07	\$536.60
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
Light, emergency, hardwired system, annualized	15.00	3.75	\$134.70	\$236.61	\$0.00	\$371.31	\$455.77	\$546.96
						\$2,486.24	\$3,074.83	\$3,702.75



**FAC 7372 FAMILY SERVICE CENTER**  
**Modeled Component List**  
**CostWorks Release 2023 Qtr 4**

<b>B20 Exterior Enclosure</b>		
Steel, Painted, w/ wire glass	2.0 Ea.	
Aluminum Window, Fixed, 1st floor	34.0 Ea.	
Steel, Painted	3.0 Ea.	
<b>B30 Roofing</b>		
Metal Steep Roofing	69.0 Sq.	
<b>D50 Electrical</b>		
Smoke Detector	12.0 Ea.	
Manual Pull Station	4.0 Ea.	
Fire Alarm Bell	1.0 Ea.	
Lightning Protection System	1.0 M.L.F.	
Lightning Ground Rod	2.0 Ea.	
Load Center, 100 A, maintenance & inspection	1.0 Ea.	
Circuit Breaker, molded case, 480 V, 1 pole	21.0 Ea.	
Incandescent Lighting Fixtures	9.0 Ea.	
Emergency Lighting Fixture	15.0 Ea.	
Exit Light	15.0 Ea.	
<b>C10 Interior Construction</b>		
Concrete Block, Painted	20.0 C.S.F.	
Steel Painted Interior Doors	9.0 Ea.	
Solid Core Interior Doors	14.0 Ea.	
<b>C30 Interior Finishes</b>		
Fabric Interior Wall Finish	396.1 S.Y.	
Drywall	9522.0 S.F.	
Vinyl	16.6 S.Y.	
Terrazzo	8.0 C.S.F.	
Carpet	230.0 S.Y.	
Gypsum Wall Board	5.3 C.S.F.	
Acoustic Tile, fire-rated	54.4 C.S.F.	
<b>D20 Plumbing</b>		
Tankless Water Closet	10.0 Ea.	
Urinal	3.0 Ea.	
Lavatory, Vitreous China	11.0 Ea.	
Sink, Iron Enamel	1.0 Ea.	
Water Heater, Electric, 120 Gallon	1.0 Ea.	
Drain: Roof, Scupper, Area	2.0 Ea.	
<b>D30 HVAC</b>		
Terminal Reheat Coil, 18" x 24"	12.0 Ea.	
Single Zone Air Conditioner, 25 ton	1.0 Ea.	
Central Station Air Conditioning Air Handling Unit, 8000 CFM	1.0 Ea.	
<b>D40 Fire Protection</b>		
Backflow Preventer	1.0 Ea.	
Sprinkler System, Fire Suppression, sprinkler head	30.0 Ea.	



FAC 7372 FAMILY SERVICE CENTER  
Sustainment by Year  
CostWorks Release 2023 Qtr 4

