

## **FAC 7220 Dining Facility**

FY25 SUC:        \$6.17 / SF

Source:

## FAC 7220 Dining Facility

FY25 SUC: \$6.17

Release: 2024 Qtr 3

UM: SF

Zip Code Prefix: 222

Expected Service Life: 40

Type: MR

Model Size: 11145

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
Minor repairs to concrete floor unfinished	15	420.00 S.F.	\$17,087.44	\$20,811.14	2.6667	2	2	\$41,622.29	\$41,622.29
Replace steel decking	30	120.00 S.F.	\$720.44	\$837.25	1.3333	1	1	\$837.25	\$837.25
Repair 8" concrete block wall, 1st floor	25	1,260.00 S.F.	\$33,734.48	\$41,268.87	1.6000	1	1	\$41,268.87	\$41,268.87
Refinish steel louver, 1st floor	5	4.00 Ea.	\$441.94	\$546.87	8.0000	8	8	\$4,374.93	\$4,374.93
Repair 3' x 4' aluminum window - 1st floor	20	32.00 Ea.	\$9,645.12	\$11,335.71	2.0000	2	2	\$22,671.42	\$22,671.42
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	26.60 S.F.	\$363.13	\$426.38	40.0000	40	40	\$17,055.04	\$17,055.04
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	54.00 Ea.	\$8,720.89	\$10,392.62	2.0000	2	2	\$20,785.24	\$20,785.24
Repair aluminum storefront door	12	4.00 Ea.	\$2,198.35	\$2,621.34	3.3333	3	3	\$7,864.02	\$7,864.02
Replace insulating glass - (3% of glass) aluminum storefront door	1	2.50 S.F.	\$169.01	\$196.81	40.0000	40	40	\$7,872.57	\$7,872.57
Repair steel, painted, door	14	4.00 Ea.	\$3,110.24	\$3,683.07	2.8571	2	2	\$7,366.14	\$7,366.14
Refinish 3'-0" x 7'-0" steel, painted, door	4	4.00 Ea.	\$191.97	\$235.01	10.0000	10	10	\$2,350.10	\$2,350.10
Debris removal, by hand and visual inspection, metal panel roofing	1	11.20 M.S.F.	\$275.25	\$336.15	40.0000	40	40	\$13,445.97	\$13,445.97
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	224.00 S.F.	\$1,086.01	\$1,288.80	8.0000	8	8	\$10,310.41	\$10,310.41
Minor metal roof panel replacement, 2.5% of roof area	20	280.00 S.F.	\$3,872.61	\$4,580.82	2.0000	2	2	\$9,161.64	\$9,161.64
Total metal roof panel replacement	30	112.00 Sq.	\$107,656.10	\$127,306.27	1.3333	1	1	\$127,306.27	\$127,306.27
Repair steel painted interior door	14	3.00 Ea.	\$890.55	\$1,038.97	2.8571	2	2	\$2,077.93	\$2,077.93
Refinish 3'-0" x 7'-0" steel painted interior door	4	3.00 Ea.	\$180.61	\$222.07	10.0000	10	10	\$2,220.73	\$2,220.73
Repair 5/8" drywall - (2% of walls)	20	54.60 S.F.	\$101.99	\$124.06	2.0000	2	2	\$248.12	\$248.12
Refinish drywall	4	1,730.00 S.F.	\$1,249.16	\$1,531.75	10.0000	10	10	\$15,317.49	\$15,317.49
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.78 C.S.F.	\$718.41	\$864.65	4.0000	4	4	\$3,458.59	\$3,458.59
Refinish concrete floor finished	25	13.30 C.S.F.	\$6,098.22	\$7,326.62	1.6000	1	1	\$7,326.62	\$7,326.62
Replace vinyl sheet flooring	18	260.00 S.Y.	\$20,741.03	\$25,151.50	2.2222	2	2	\$50,303.00	\$50,303.00
Ceramic tile floor repairs - (2% of floors)	15	0.40 C.S.F.	\$278.65	\$347.42	2.6667	2	2	\$694.83	\$694.83
Replace acoustic tile ceiling, non fire-rated	20	4.60 C.S.F.	\$2,827.26	\$3,324.17	2.0000	2	2	\$6,648.34	\$6,648.34
Refinish acoustic tile ceiling and grid (occupied area)	5	40.60 C.S.F.	\$1,091.09	\$1,357.35	8.0000	8	8	\$10,858.81	\$10,858.81
Replace flush valve diaphragm tankless water closet	10	8.00 Ea.	\$220.72	\$274.21	4.0000	4	4	\$1,096.84	\$1,096.84
Rebuild flush valve tankless water closet	20	8.00 Ea.	\$1,546.17	\$1,863.63	2.0000	2	2	\$3,727.27	\$3,727.27
Unplug clogged line tankless water closet	5	8.00 Ea.	\$1,838.25	\$2,302.30	8.0000	8	8	\$18,418.43	\$18,418.43
Replace tankless water closet	35	8.00 Ea.	\$11,013.25	\$12,745.57	1.1429	1	1	\$12,745.57	\$12,745.57
Replace tankless flush valve	25	8.00 Ea.	\$2,181.24	\$2,560.22	1.6000	1	1	\$2,560.22	\$2,560.22
Replace wax ring gasket for tankless water closet	5	8.00 Ea.	\$1,198.04	\$1,489.06	8.0000	8	8	\$11,992.45	\$11,992.45
Replace flush valve diaphragm for a urinal	7	6.00 Ea.	\$165.54	\$205.66	5.7143	5	5	\$1,028.29	\$1,028.29
Rebuild flush valve for a urinal	20	6.00 Ea.	\$1,159.63	\$1,397.72	2.0000	2	2	\$2,795.45	\$2,795.45
Unplug line urinal	5	6.00 Ea.	\$917.42	\$1,149.02	8.0000	8	8	\$9,192.14	\$9,192.14
Replace wall-hung urinal	35	6.00 Ea.	\$6,553.74	\$7,886.33	1.1429	1	1	\$7,886.33	\$7,886.33
Replace washer in spud connection lavatory, vitreous china	7	8.00 Ea.	\$139.14	\$169.87	5.7143	5	5	\$849.35	\$849.35
Replace washer in faucet lavatory, vitreous china	2	8.00 Ea.	\$108.78	\$135.70	20.0000	20	20	\$2,714.06	\$2,714.06
Replace faucets lavatory, vitreous china	10	8.00 Ea.	\$1,588.98	\$1,910.27	4.0000	4	4	\$7,641.07	\$7,641.07
Clean out strainer and P trap lavatory, vitreous china	2	8.00 Ea.	\$296.71	\$371.61	20.0000	20	20	\$7,432.16	\$7,432.16
Replace lavatory, vitreous china	35	8.00 Ea.	\$6,011.00	\$7,207.08	1.1429	1	1	\$7,207.08	\$7,207.08
Replace faucet washer sink, stainless steel	2	5.00 Ea.	\$67.52	\$84.23	20.0000	20	20	\$1,684.58	\$1,684.58
Clean trap sink, stainless steel	3	5.00 Ea.	\$45.09	\$56.47	13.3333	13	13	\$734.11	\$734.11
Replace faucets sink, stainless steel	10	5.00 Ea.	\$993.11	\$1,193.92	4.0000	4	4	\$4,775.67	\$4,775.67
Unstop sink, stainless steel	2	5.00 Ea.	\$220.76	\$276.49	20.0000	20	20	\$5,529.88	\$5,529.88
Replace sink, stainless steel	40	5.00 Ea.	\$5,948.66	\$6,976.31	1.0000	1	1	\$6,976.31	\$6,976.31
Replace faucet washer sink, service/utility	2	1.00 Ea.	\$13.50	\$16.85	20.0000	20	20	\$336.92	\$336.92
Clean trap	3	1.00 Ea.	\$9.92	\$11.29	13.3333	13	13	\$146.82	\$146.82
Replace faucets sink, service/utility	10	1.00 Ea.	\$198.62	\$238.78	4.0000	4	4	\$955.13	\$955.13
Unstop sink	2	5.00 Ea.	\$220.76	\$276.49	20.0000	20	20	\$5,529.88	\$5,529.88
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.89	\$130.11	40.0000	40	40	\$5,204.59	\$5,204.59
Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.58	\$119.71	10.0000	10	10	\$1,197.06	\$1,197.06
Repair drain leak drinking fountain	4	2.00 Ea.	\$61.02	\$73.62	10.0000	10	10	\$736.17	\$736.17
Replace pipe and fittings, copper 3/4"	20	264.00 L.F.	\$6,362.01	\$7,732.58	2.0000	2	2	\$15,465.16	\$15,465.16
Remove old insulation & replace with new, pipe 3/4", wall 3/4"	15	100.01 L.F.	\$1,252.75	\$1,540.56	2.6667	2	2	\$3,081.12	\$3,081.12
Remove old insulation & replace with new, pipe 1-1/2", wall 3/4"	15	100.00 L.F.	\$1,475.75	\$1,795.78	2.6667	2	2	\$3,591.55	\$3,591.55
Overhaul water heater, gas / oil, 70 gallon	5	2.00 Ea.	\$346.43	\$433.88	8.0000	8	8	\$3,471.05	\$3,471.05
Clean & service water heater, gas / oil, 70 gallon	1	1.00 Ea.	\$206.74	\$258.93	40.0000	40	40	\$10,357.14	\$10,357.14
Replace water heater, gas / oil, 70 gallon	12	1.00 Ea.	\$5,470.45	\$6,302.52	3.3333	3	3	\$18,907.56	\$18,907.56
Insp/chk pump/mtr oper, lub, chg alknl circulation pump, CI 1-1/2 HP	0.5	1.00 Ea.	\$12.60	\$15.76	80.0000	80	80	\$1,262.63	\$1,262.63
Replace pump / motor assembly circulation pump, CI 1-1/2 HP	20	1.00 Ea.	\$3,285.90	\$3,797.29	2.0000	2	2	\$7,594.58	\$7,594.58
Unplug main drain pipe & fittings, cast iron	10	2.00 Ea.	\$97.66	\$122.31	4.0000	4	4	\$489.23	\$489.23
Replace pipe & fittings, cast iron, 4"	40	10.00 L.F.	\$609.65	\$738.85	1.0000	1	1	\$738.85	\$738.85
Replace pipe, 4" pipe and fittings, PVC	30	30.00 L.F.	\$2,810.95	\$3,440.10	1.3333	1	1	\$3,440.10	\$3,440.10
General maintenance & repair drain: roof, scupper, area	1	4.00 Ea.	\$156.87	\$196.47	40.0000	40	40	\$7,858.93	\$7,858.93
Replace drain: roof, scupper, area	40	4.00 Ea.	\$4,385.43	\$5,060.86	1.0000	1	1	\$5,060.86	\$5,060.86
Repair boiler, gas, 250 MBH	7	1.00 Ea.	\$2,552.63	\$2,989.56	5.7143	5	4	\$14,947.80	\$11,954.24
Replace boiler, gas, 250 MBH	30	1.00 Ea.	\$1,636.25	\$2,049.31	1.3333	1	1	\$2,049.31	\$2,049.31
Replace unit ventilator, 750 CFM, heat/cool coils	15	2.00 Ea.	\$15,894.85	\$18,460.29	2.6667	2	2	\$36,920.58	\$36,920.58
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	3.00 Ea.	\$13,033.08	\$15,118.96	2.0000	2	2	\$30,237.91	\$30,237.91
Repair circulator pump, 1 HP.	5	2.00 Ea.	\$920.11	\$1,247.87	8.0000	8	6	\$1,982.93	\$1,487.19
Replace circulator, pump, 1 HP.	15	2.00 Ea.	\$10,922.26	\$12,538.04	2.6667	2	2	\$25,076.08	\$25,076.08
Maintenance and repair standard suspended heater	2	2.00 Ea.	\$237.88	\$280.77	20.0000	20	20	\$5,615.40	\$5,615.40
Replace terminal reheat, 18" x 24" coil	15	6.00 Ea.	\$13,887.83	\$15,971.56	2.6667	2	2	\$31,943.12	\$31,943.12
Repair terminal reheat, 36" x 36" coil	10	6.00 Ea.	\$1,034.73	\$1,295.94	4.0000	4	4	\$5,183.77	\$5,183.77
Repair multi-zone rooftop unit, 15 ton	10	2.00 Ea.	\$73,268.08	\$84,506.36	4.0000	4	3	\$338,025.42	\$253,519.07
Replace multi-zone rooftop unit, 15 ton	15	2.00 Ea.	\$180,401.20	\$207,853.40	2.6667	2	2	\$415,706.80	\$415,706.80
Repair central station A.H.U., 16,000 CFM	10	2.00 Ea.	\$4,262.30	\$4,928.62	4.0000	4	3	\$19,706.46	\$14,779.85
Replace central station A.H.U., 16,000 CFM	15	2.00 Ea.	\$150,264.75	\$172,853.73	2.6667	2	2	\$345,707.45	\$345,707.45
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$1,010.59	\$1,174.64	4.0000	4	4	\$4,698.57	\$4,698.57
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	40.0000	40	40	\$1,816.40	\$1,816.40
Replace sprinkler head	20	58.00 Ea.	\$5,318.06	\$6,553.84	2.0000	2	2	\$13,107.68	\$13,107.68
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$753.40	\$903.05	40.0000	40	40	\$36,122.11	\$36,122.11
Repair 15 KV primary transformer, dry	15	1.00 Ea.	\$245.95	\$300.05	2.6667	2	2	\$600.11	\$600.11
Maintenance and inspection primary transformer, dry	0.5	1.00 Ea.	\$43.82	\$54.97	80.0000	80	80	\$4,397.38	\$4,397.38
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$43.82	\$54.97	13.3333	13	13	\$714.57	\$714.57
Repair failed breaker, molded case, 600 V, 3 pole	10	2.00 Ea.	\$808.88	\$962.61	4.0000	4	4	\$3,850.44	\$3,850.44
Maintenance and repair receptacles and plugs	20	16.00 Ea.	\$732.15	\$914.81	2.0000	2	2	\$1,829.61	\$1,829.61
Replace receptacle/plug receptacles and plugs	20	16.00 Ea.	\$1,291.89	\$1,589.14	2.0000	2	2	\$3,178.27	\$3,178.27
Maintenance and repair wiring devices, switches	10	18.00 Ea.	\$823.66	\$1,029.16	4.0000	4	4	\$4,116.62	\$4,116.62
Replace wiring devices, switches	15	18.00 Ea.	\$1,251.62	\$1,558.51	2.6667	2	2	\$3,117.03	\$3,117.03
Replace fluorescent light fixture ballast, 80 W	10	58.00 Ea.	\$6,318.06	\$7,790.98	4.0000	4	4	\$31,163.94	\$31,163.94
Replace lamps (2 lamps), 4", 34 W energy saver	10	58.00 Ea.	\$1,574.79	\$1,974.68	4.0000	4	4	\$7,898.71	\$7,898.71
Replace high pressure sodium ballast, 250 W	10								

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Zip Code Prefix: 222

Type: PM

FY25 SUC: \$6.17

UM: SF

Expected Service Life: 40

Model Size: 11145

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	4	1.04	\$63.29	\$46.94	\$0.0000	110.22	130.63	154.21
Urinals, annualized	6	1.37	\$41.03	\$73.60	\$0.0000	114.64	140.82	169.06
Toilet (vacuum breaker type), annually	8	0.46	\$36.74	\$24.50	\$0.0000	61.24	72.26	85.12
Lavatories, annualized	8	2.78	\$61.75	\$175.97	\$0.0000	237.71	296.68	358.73
Drink fountain, annualized	2	1.24	\$72.30	\$66.83	\$0.0000	139.13	166.41	197.31
Water heater, gas, to 120 gal., annualized	1	1.72	\$88.42	\$92.21	\$0.0000	180.63	217.14	258.07
Boiler, hot water, oil, gas, or comb. fired, 120 - 500 MBH, annualized	1	15.88	\$90.37	\$1,015.20	\$0.0000	1,105.57	1,419.17	1,737.29
Air handling unit, 3 thru 24 tons, annualized	2	4.12	\$326.32	\$221.55	\$0.0000	547.87	647.10	762.54
Fan, axial, 5,000 to 10,000 CFM, annualized	3	3.87	\$106.98	\$208.12	\$0.0000	315.10	388.23	466.71
Hood and blower, annualized	4	9.27	\$238.39	\$497.45	\$0.0000	735.84	908.91	1,093.90
Package unit, air cooled, 3 thru 24 ton, annually	2	2.00	\$230.57	\$127.75	\$0.0000	358.32	419.70	492.61
Backflow prevention device, up to 4", annualized	4	1.33	\$58.23	\$84.60	\$0.0000	142.83	174.03	208.15
Extinguishing system, wet pipe, annualized	1	11.34	\$54.71	\$714.87	\$0.0000	769.58	989.51	1,212.18
Extinguishing system, CO2, annualized	1	9.47	\$727.86	\$507.60	\$0.0000	1,235.46	1,460.53	1,721.99
Panelboard, 225 A and above, annualized	4	1.76	\$103.79	\$125.50	\$0.0000	229.29	277.32	330.53
Fire alarm annunciator system, annualized	1	11.05	\$195.61	\$697.20	\$0.0000	892.81	1,121.53	1,360.03
Light, emergency, hardwired system, annualized	4	1.00	\$36.33	\$63.15	\$0.0000	99.47	122.05	146.44
Deep fat fryer, conventional type, gas / electric, annualized	1	2.58	\$24.74	\$98.24	\$0.0000	122.98	154.93	188.11
Grill, gas / electric, annualized	1	3.28	\$137.36	\$124.59	\$0.0000	261.95	313.07	371.05
Oven, convection, gas / electric, annualized	1	11.24	\$52.52	\$428.28	\$0.0000	480.80	614.54	750.91
Refrigerator freezer, walk-in box w/external condenser, annually	2	1.47	\$430.26	\$55.71	\$0.0000	485.97	545.71	626.96
Vacuum, annualized	1	1.23	\$26.26	\$46.72	\$0.0000	72.98	89.62	107.58
						\$8,700.49	\$10,669.89	\$12,799.48