

**FAC 7333 Open Mess and Club Facility**

FY25 SUC:           \$7.50 / SF  
Source:             Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 7333 Open Mess and Club Facility

FY25 SUC: \$7.50

UM: SF

Release: 2024 Qtr 3  
Zip Code Prefix: 222  
Type: MR

Expected Service Life: 45  
Model Size: 13988

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 clay brick wall, 1st floor	25	2.00 S.F.	\$95.26	\$116.88	1,800.00	1	1	\$116.88	\$116.88
Replace glass - 1st floor (1% of glass) - steel frame window	1	5.70 SF.	\$77.81	\$91.37	45,000.00	45	45	\$4,111.48	\$4,111.48
Repair 3'-9" x 5'-5" steel frame window - 1st floor.	20	29.00 Ea.	\$9,940.20	\$11,669.90	2,250.00	2	2	\$23,339.79	\$23,339.79
Refinish 3'-9" x 5'-5" steel frame window - 1st floor.	5	29.00 Ea.	\$2,635.35	\$3,259.28	9,000.00	9	9	\$29,333.55	\$29,333.55
Replace 3'-9" x 5'-5" steel frame window - 1st floor.	45	29.00 Ea.	\$55,322.24	\$63,665.48	1,000.00	1	1	\$63,665.48	\$63,665.48
Finish new 3'-9" x 5'-5" steel frame window - 1st floor.	45	29.00 Ea.	\$2,300.29	\$2,842.44	1,000.00	1	1	\$2,842.44	\$2,842.44
Repair solid core, painted, door	12	1.00 Ea.	\$394.00	\$472.79	3,750.00	3	3	\$1,418.38	\$1,418.38
Prepare and refinish solid core, painted, door	4	1.00 Ea.	\$72.68	\$87.24	11,250.00	11	11	\$959.63	\$959.63
Replace 3'-0" x 7'-0" solid core, painted, door	40	1.00 Ea.	\$1,478.07	\$1,736.45	1,125.00	1	1	\$1,736.45	\$1,736.45
Repair steel, painted, door	14	2.00 Ea.	\$1,555.12	\$1,841.54	3,214.3	3	3	\$5,524.61	\$5,524.61
Refinish 3'-0" x 7'-0" steel, painted, door	4	2.00 Ea.	\$95.98	\$117.51	11,250.00	11	11	\$1,292.56	\$1,292.56
Replace 3'-0" x 7'-0" steel, painted, door	45	2.00 Ea.	\$1,471.72	\$1,713.14	1,000.00	1	1	\$1,713.14	\$1,713.14
Debris removal and visual inspection of built-up roofing	0.5	6.30 M.S.F.	\$256.17	\$312.86	90,000.00	90	90	\$28,157.00	\$28,157.00
Non-destructive moisture inspection of built-up roofing	5	6.30 M.S.F.	\$796.37	\$972.59	9,000.00	9	9	\$8,753.27	\$8,753.27
Minor BUR membrane repairs, 2% of roof area	1	1.20 Sq.	\$700.90	\$828.53	45,000.00	45	45	\$37,283.91	\$37,283.91
BUR flashing repairs, 2 S.F. per sq. repaired	1	2.50 S.F.	\$9.60	\$11.66	45,000.00	45	45	\$524.56	\$524.56
Minor BUR membrane replacement, 25% of roof area	15	15.80 Sq.	\$15,909.94	\$18,781.08	3,000.00	3	3	\$56,343.25	\$56,343.25
Place new BUR membrane over existing	20	63.50 Sq.	\$37,712.87	\$44,289.82	2,250.00	2	2	\$88,579.64	\$88,579.64
Total BUR roof replacement	28	63.50 Sq.	\$61,743.84	\$72,667.22	1,607.1	1	1	\$72,667.22	\$72,667.22
Repair solid core wood door, interior	11	16.00 Ea.	\$4,749.60	\$5,541.15	4,909.4	4	4	\$22,164.59	\$22,164.59
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	16.00 Ea.	\$874.90	\$1,064.35	11,250.00	11	10	\$11,707.88	\$10,643.53
Replace 3'-0" x 7'-0" solid core wood door, interior	40	16.00 Ea.	\$10,300.44	\$11,876.81	1,125.00	1	1	\$11,876.81	\$11,876.81
Repair wallpaper - (2% of walls)	8	3.50 S.Y.	\$77.95	\$93.03	5,625.00	5	5	\$465.14	\$465.14
Replace wallpaper	20	177.70 S.Y.	\$6,228.79	\$7,548.56	2,250.00	2	2	\$15,097.13	\$15,097.13
Repair 5/8" drywall - (2% of walls)	20	144.00 S.F.	\$268.99	\$327.19	2,250.00	2	2	\$654.38	\$654.38
Refinish drywall	4	5.00 S.F.	\$34.61	\$44.43	11,250.00	11	11	\$48.70	\$48.70
Replace 5/8" drywall	75	5.00 S.F.	\$12.90	\$15.78	0.000.00	0	0	\$0.00	\$0.00
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.10 C.S.F.	\$92.10	\$110.85	4,500.00	4	4	\$443.41	\$443.41
Replace 4" x 4" thin set ceramic tile	75	8.00 C.S.F.	\$7,951.56	\$9,596.08	0.000.00	0	0	\$0.00	\$0.00
Repair plywood paneling - (2% of walls)	10	0.60 C.S.F.	\$283.41	\$340.88	4,500.00	4	4	\$1,363.53	\$1,363.53
Refinish plywood paneling	10	30.00 C.S.F.	\$3,721.59	\$4,563.14	4,500.00	4	4	\$18,252.58	\$18,252.58
Replace plywood paneling	30	30.00 C.S.F.	\$16,401.62	\$19,819.40	1,500.00	1	1	\$19,819.40	\$19,819.40
Refinish concrete floor finished	25	3.20 C.S.F.	\$1,467.24	\$1,762.80	1,800.00	1	1	\$1,762.80	\$1,762.80
Quarry tile floor repairs - (2% of floors)	15	19.00 S.F.	\$132.36	\$165.02	3,000.00	3	3	\$495.07	\$495.07
Replace quarry tile floor	50	950.00 S.F.	\$15,524.32	\$18,543.59	0.900.00	0	0	\$0.00	\$0.00
Replace carpet	8	850.00 S.Y.	\$47,343.74	\$54,749.19	5,625.00	5	5	\$273,745.96	\$273,745.96
Repair plaster ceiling - (2% of ceilings)	12	14.10 S.Y.	\$859.53	\$1,052.55	3,750.00	3	3	\$3,157.64	\$3,157.64
Refinish plaster ceiling	10	50.00 S.Y.	\$6,756.37	\$8,304.24	4,500.00	4	4	\$33,216.97	\$33,216.97
Replace plaster ceiling	75	505.00 S.Y.	\$34,024.23	\$41,730.11	0.000.00	0	0	\$0.00	\$0.00
Replace flush valve diaphragm tankless water closet	10	11.00 Ea.	\$303.49	\$377.04	4,500.00	4	4	\$1,508.15	\$1,508.15
Rebuild flush valve tankless water closet	20	11.00 Ea.	\$2,125.98	\$2,562.50	2,250.00	2	2	\$5,124.99	\$5,124.99
Unplug clogged line tankless water closet	5	11.00 Ea.	\$2,527.59	\$3,165.67	9,000.00	9	9	\$28,491.00	\$28,491.00
Replace tankless water closet	35	11.00 Ea.	\$15,143.22	\$17,525.15	1,285.7	1	1	\$17,525.15	\$17,525.15
Replace tankless flush valve	25	11.00 Ea.	\$2,999.21	\$3,520.21	1,800.00	1	1	\$3,520.21	\$3,520.21
Replace wax ring gasket for tankless water closet	5	11.00 Ea.	\$1,647.30	\$2,061.20	9,000.00	9	9	\$18,550.82	\$18,550.82
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$55.18	\$68.55	6,428.6	6	6	\$411.31	\$411.31
Rebuild flush valve for a urinal	20	2.00 Ea.	\$386.54	\$465.91	2,250.00	2	2	\$931.82	\$931.82
Unplug line urinal	5	2.00 Ea.	\$305.81	\$383.01	9,000.00	9	9	\$3,447.05	\$3,447.05
Replace wall-hung urinal	35	2.00 Ea.	\$2,184.58	\$2,628.78	1,285.7	1	1	\$2,628.78	\$2,628.78
Replace washer in spud connection lavatory, vitreous china	7	10.00 Ea.	\$173.93	\$6,428.6	6,428.6	6	6	\$1,274.02	\$1,274.02
Replace washer in faucet lavatory, vitreous china	2	10.00 Ea.	\$135.98	\$169.63	22,500.00	22	22	\$3,731.83	\$3,731.83
Replace faucets lavatory, vitreous china	10	10.00 Ea.	\$1,986.23	\$2,387.83	4,500.00	4	4	\$9,551.34	\$9,551.34
Clean out strainer and P trap lavatory, vitreous china	2	10.00 Ea.	\$370.88	\$464.51	22,500.00	22	22	\$10,219.22	\$10,219.22
Replace lavatory, vitreous china	35	10.00 Ea.	\$7,513.76	\$9,008.85	1,285.7	1	1	\$9,008.85	\$9,008.85
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$135.50	\$168.85	22,500.00	22	22	\$3,731.83	\$3,731.83
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.02	\$11.29	15,000.00	15	15	\$169.41	\$169.41
Replace faucets sink, iron enamel	10	1.00 Ea.	\$198.62	\$238.78	4,500.00	4	4	\$955.13	\$955.13
Unstop sink, iron enamel	2	1.00 Ea.	\$44.15	\$55.30	22,500.00	22	22	\$1,216.57	\$1,216.57
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	1.00 Ea.	\$910.17	\$1,070.70	1,285.7	1	1	\$1,070.70	\$1,070.70
Replace faucet washer sink, stainless steel	2	4.00 Ea.	\$54.02	\$67.38	22,500.00	22	22	\$1,482.43	\$1,482.43
Clean trap sink, stainless steel	3	4.00 Ea.	\$36.07	\$45.18	15,000.00	15	15	\$677.64	\$677.64
Replace faucets sink, stainless steel	10	4.00 Ea.	\$794.49	\$955.13	4,500.00	4	4	\$3,820.54	\$3,820.54
Unstop sink, stainless steel	2	4.00 Ea.	\$176.61	\$221.20	22,500.00	22	22	\$4,866.29	\$4,866.29
Replace sink, stainless steel	40	4.00 Ea.	\$4,758.93	\$5,581.05	1,125.00	1	1	\$5,581.05	\$5,581.05
Check / minor repairs drinking fountain	1	1.00 Ea.	\$51.94	\$66.06	45,000.00	45	45	\$2,927.58	\$2,927.58
Repair internal leaks drinking fountain	4	1.00 Ea.	\$47.79	\$59.65	11,250.00	11	11	\$659.38	\$659.38
Correct water pressure drinking fountain	2	1.00 Ea.	\$44.15	\$55.30	22,500.00	22	22	\$1,216.57	\$1,216.57
Replace refrigerant drinking fountain	2	1.00 Ea.	\$36.77	\$43.00	22,500.00	22	22	\$945.94	\$945.94
Repair drain leak drinking fountain	4	1.00 Ea.	\$30.51	\$36.81	11,250.00	11	9	\$404.89	\$331.28
Replace fountain drinking fountain	10	1.00 Ea.	\$1,523.39	\$1,794.44	4,500.00	4	4	\$7,177.76	\$7,177.76
Replace pipe and fittings, copper 3/4"	20	32.00 L.F.	\$771.15	\$937.28	2,250.00	2	2	\$1,874.56	\$1,874.56
Replace pipe and fittings, copper 2"	25	16.00 L.F.	\$904.99	\$1,084.54	1,800.00	1	1	\$1,084.54	\$1,084.54
Replace threaded steel pipe and fittings, 4"	75	150.00 L.F.	\$19,901.39	\$23,671.62	0.000.00	0	0	\$0.00	\$0.00
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$103.37	\$129.46	22,500.00	22	20	\$2,848.21	\$2,589.28
Clean & service water heater, gas / oil, 1150 GPH	2	1.00 Ea.	\$68.14	\$77.18	22,500.00	22	22	\$17,032.03	\$17,032.03
Replace water heater, gas / oil, 1150 GPH	20	1.00 Ea.	\$39,199.74	\$45,178.28	2,250.00	2	2	\$90,356.55	\$90,356.55
Replace storage tank, glass lined, P.E., 80 gal.	50	2.00 Ea.	\$10,048.84	\$11,450.37	0.900.00	0	0	\$0.00	\$0.00
Unplug floor drain, PVC	20	1.00 L.F.	\$50.39	\$63.11	2,250.00	2	2	\$126.21	\$126.21
Unplug 4" - 12" diameter PVC main drain per L.F.	10	1.00 L.F.	\$4.00	\$5.01	4,500.00	4	4	\$20.04	\$20.04
Repair joint pipe and fittings, PVC	10	2.00 Ea.	\$314.41	\$391.82	4,500.00	4	4	\$1,567.29	\$1,567.29
Replace pipe, 4" pipe and fittings, PVC	30	1.00 L.F.	\$93.70	\$114.67	1,500.00	1	1	\$114.67	\$114.67
General maintenance & repair drain: roof, scupper, area	1	3.00 Ea.	\$117.65	\$147.36	45,000.00	45	45	\$6,630.98	\$6,630.98
Replace drain: roof, scupper, area	40	3.00 Ea.	\$3,289.07	\$3,795.65	1,125.00	1	1	\$3,795.65	\$3,795.65
Repair boiler, gas/oil, 2000 MBH	7	2.00 Ea.	\$12,167.01	\$14,231.08	6,428.6	6	6	\$85,386.51	\$85,386.51
Replace boiler, gas/oil, 2000 MBH	30	2.00 Ea.	\$118,077.57	\$137,181.84	1,500.00	1	1	\$137,181.84	\$137,181.84
Replace metal flue, all fuel SS, 6" diameter metal flue / chimney	15	1.00 L.F.	\$185.43	\$213.70	3,000.00	3	3	\$641.10	\$641.10
Replace roof mounted exhaust fan, 20,300 CFM exhaust fan	20	1.00 Ea.	\$12,416.18	\$14,418.05	2,250.00	2	2	\$28,836.10	\$28,836.10
Repair circulator pump, 1/12 - 3/4 HP.	5	2.00 Ea.	\$209.65	\$247.29	9,000.00	9	6	\$2,225.64	\$1,483.76
Replace circulator pump, 1/12 - 3/4 HP.	15	2.00 Ea.	\$7,375.75	\$8,507.62	3,000.00	3	3	\$25,523.75	\$25,523.75
Repair damaged pipe insulation, fiberglass 3/4"	5	2.00 Ea.	\$45.91	\$55.98	9,000.00	9	9	\$503.80	\$503.80
Replace pipe insulation, fiberglass 3/4"	5	0.50 M.L.F.	\$4,733.30	\$5,745.54	9,000.00	9	9	\$51,709.86	\$51,709.86
Repair terminal reheat, 36" x 36" coil	10								

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace fire alarm control panel	15	1.00 Ea.	\$2,335.26	\$2,841.40	3.0000	3	3	\$8,524.19	\$8,524.19
Replace fire alarm bell, 6"	20	12.00 Ea.	\$2,405.22	\$2,913.86	2.2500	2	2	\$5,827.72	\$5,827.72
Maintenance and repair of general wiring lightning protection system	1	1.00 M.L.F.	\$111.32	\$137.36	45.0000	45	45	\$6,181.17	\$6,181.17
Replace lightning protection general wiring system	25	1.00 M.L.F.	\$13,424.28	\$15,895.64	1.8000	1	1	\$15,895.64	\$15,895.64
Maintenance and repair lightning ground rod	1	8.00 Ea.	\$763.68	\$954.66	45.0000	45	44	\$42,959.85	\$42,005.18
Replace lightning ground rod	25	8.00 Ea.	\$2,062.26	\$2,548.46	1.8000	1	1	\$2,548.46	\$2,548.46
Replace lamp emergency lighting fixture	2	20.00 Ea.	\$1,146.31	\$1,383.58	22.5000	22	22	\$30,438.69	\$30,438.69
Replace emergency lighting fixture	20	20.00 Ea.	\$12,475.64	\$14,729.89	2.2500	2	2	\$29,459.78	\$29,459.78
Maintenance and repair exit light	20	20.00 Ea.	\$798.31	\$988.12	2.2500	2	2	\$1,976.24	\$1,976.24
Replace lamp exit light	5	20.00 Ea.	\$365.97	\$433.82	9.0000	9	9	\$3,904.34	\$3,904.34
Replace lighting fixture exit light	20	20.00 Ea.	\$3,728.82	\$4,515.70	2.2500	2	2	\$9,031.39	\$9,031.39
			\$1,241,479.11	\$1,453,801.10				MR Subtotal:	\$3,529,951.88
								MR Per Year:	\$78,443.38
								PM Total:	\$26,464.09
								Subtotal:	\$104,907.47
								Total Per Unit:	\$7.50

FAC 7333 Open Mess and Club Facility

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$7.50

UM: SF

Expected Service Life: 45

Model Size: 13988

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
Fire doors, swinging, annualized	8	3.14	\$115.91	\$128.60	\$0.0000	244.51	294.68	350.65
Wheelchair lift, annualized	2	2.42	\$56.56	\$223.37	\$0.0000	279.93	352.59	428.09
Urinals, annualized	8	1.82	\$54.71	\$98.14	\$0.0000	152.85	187.76	225.41
Toilet (vacuum breaker type), annualized	12	2.12	\$110.21	\$114.72	\$0.0000	224.92	270.36	321.31
Lavatories, annualized	12	4.18	\$92.62	\$263.95	\$0.0000	356.57	445.02	538.10
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	3	5.16	\$265.26	\$276.64	\$0.0000	541.90	651.42	774.20
Boiler, hot water, oil, gas, or comb. fired, 120 - 500 MBH, annualized	2	31.76	\$180.74	\$2,030.40	\$0.0000	2,211.14	2,838.34	3,474.57
Chiller, recip., air cooled, up to 25 tons, annualized	2	19.45	\$214.94	\$1,243.62	\$0.0000	1,458.56	1,853.14	2,258.47
Air handling unit, 25 thru 50 tons, annualized	1	1.94	\$228.62	\$104.06	\$0.0000	332.68	386.76	452.27
VAV Boxes, annualized	6	5.60	\$57.15	\$357.86	\$0.0000	415.01	528.09	644.02
Hood and blower, annualized	2	4.64	\$119.19	\$248.72	\$0.0000	367.92	454.45	546.95
Backflow prevention device, up to 4", annualized	1	0.33	\$14.56	\$21.15	\$0.0000	35.71	43.51	52.04
Extinguishing system, wet pipe, annualized	1	11.34	\$54.71	\$714.67	\$0.0000	769.58	989.51	1,212.18
Fire pump, electric motor driven, annualized	1	47.75	\$61.55	\$3,003.30	\$0.0000	3,064.85	3,972.00	4,882.22
Extinguishing system, dry chemical, annualized	2	11.21	\$8.36	\$600.66	\$0.0000	609.02	790.06	971.51
Panelboard, 225 A and above, annualized	2	0.88	\$51.90	\$62.75	\$0.0000	114.64	138.66	165.27
Emergency diesel or gas generator, over 15 KVA, annualized	1	16.15	\$88.82	\$1,020.90	\$0.0000	1,109.72	1,424.87	1,744.47
Battery system and charger, annualized	4	34.93	\$87.82	\$2,211.12	\$0.0000	2,298.94	2,971.06	3,647.57
Light, emergency, hardwired system, annualized	20	5.00	\$161.64	\$315.73	\$0.0000	497.37	610.25	732.22
Refrigerator display, walk-in w/ external condenser case, annualized	2	4.75	\$658.50	\$180.50	\$0.0000	1,039.40	1,179.52	1,362.56
Refrigerator freezer, walk-in box w/external condenser, annualized	2	2.93	\$858.50	\$111.41	\$0.0000	969.91	1,089.19	1,251.39
						\$17,399.59	\$21,833.60	\$26,464.09