

**FAC 7371 Nursery and Child Care Facility**

FY25 SUC:           \$3.25 / SF  
Source:             Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

**FAC 7371 Nursery and Child Care Facility**

FY25 SUC: \$3.25

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

UM: SF  
Expected Service Life: 45  
Model Size: 13075

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	487.00 S.F.	\$23,196.14	\$28,459.08	1.8000	1	1	\$28,459.08	\$28,459.08
Refinish aluminum louver, 1st floor	5	2.00 Ea.	\$220.97	\$273.43	9.0000	9	9	\$2,460.90	\$2,460.90
Replace glass - 1st floor (1% of glass) - alum. window fixed	1	6.96 S.F.	\$95.01	\$111.56	45.0000	45	45	\$5,020.34	\$5,020.34
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	48.00 Ea.	\$7,751.91	\$9,237.88	2.2500	2	2	\$18,475.77	\$18,475.77
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	48.00 Ea.	\$39,444.66	\$46,085.44	0.9000	0	0	\$0.00	\$0.00
Repair aluminum storefront door	12	6.00 Ea.	\$3,297.52	\$3,932.01	3.7500	3	3	\$11,796.03	\$11,796.03
Replace 3'-0" x 7'-0" flush aluminum door	50	2.00 Ea.	\$5,724.76	\$6,546.14	0.9000	0	0	\$0.00	\$0.00
Replace wire glass - (3% of glass) aluminum door	1	1.26 S.F.	\$64.05	\$74.44	45.0000	45	45	\$3,349.70	\$3,349.70
Repair steel, painted, door	14	0.80 Ea.	\$622.05	\$736.61	3.2143	3	3	\$2,209.84	\$2,209.84
Refinish 3'-0" x 7'-0" steel, painted, door	4	8.00 Ea.	\$383.94	\$470.02	11.2500	11	11	\$5,170.23	\$5,170.23
Replace 3'-0" x 7'-0" steel, painted, door	45	8.00 Ea.	\$5,886.87	\$6,852.55	1.0000	1	1	\$6,852.55	\$6,852.55
Replace tempered glass - (3% of glass) steel painted door	1	6.35 S.F.	\$209.22	\$246.98	45.0000	45	45	\$11,113.92	\$11,113.92
Replace door panic device	25	6.00 Ea.	\$14,225.73	\$16,258.16	1.8000	1	1	\$16,258.16	\$16,258.16
Debris removal, by hand and visual inspection, metal panel roofing	1	0.21 M.S.F.	\$5.16	\$6.30	45.0000	45	45	\$283.63	\$283.63
Minor metal roof finish repairs, 2% of roof area, metal panel roofing	5	237.00 S.F.	\$1,149.04	\$1,363.60	9.0000	9	9	\$12,272.38	\$12,272.38
Metal roof flashing replacement, 2 SF/sq repaired, metal panel roofing	1	14.50 S.F.	\$409.75	\$487.61	45.0000	45	45	\$21,942.48	\$21,942.48
Total metal roof panel replacement	30	116.00 Sq.	\$111,500.96	\$131,852.93	1.5000	1	1	\$131,852.93	\$131,852.93
Replace Roof edges, aluminum, duranodine, .050" thick, 6" face	25	640.00 L.F.	\$19,630.50	\$23,184.82	1.8000	1	1	\$23,184.82	\$23,184.82
Replace aluminum downspout, 2" x 3", .024" thick	25	240.00 L.F.	\$1,745.53	\$2,112.83	1.8000	1	1	\$2,112.83	\$2,112.83
Repair glass skylight glazing single unit	6	6.00 S.F.	\$545.66	\$637.78	7.5000	7	7	\$4,464.45	\$4,464.45
Replace skylight and structure, double glazed, 10 to 20 SF.	40	6.00 S.F.	\$397.26	\$457.29	1.1250	1	1	\$457.29	\$457.29
Repair solid core wood door, interior	11	2.20 Ea.	\$653.07	\$781.91	4.0909	4	4	\$3,047.63	\$3,047.63
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	22.00 Ea.	\$1,202.99	\$1,463.49	11.2500	11	10	\$16,098.34	\$14,634.85
Replace 3'-0" x 7'-0" solid core wood door, interior	40	22.00 Ea.	\$14,163.10	\$16,330.61	1.1250	1	1	\$16,330.61	\$16,330.61
Repair medium weight vinyl wall covering - (2% of walls)	1	0.50 C.S.F.	\$265.12	\$309.40	45.0000	45	45	\$13,923.10	\$13,923.10
Replace medium weight vinyl wall covering	15	14.20 C.S.F.	\$8,566.34	\$10,078.12	3.0000	3	3	\$30,234.37	\$30,234.37
Repair fabric wall finish fabric interior	9	64.00 S.Y.	\$2,463.88	\$2,937.02	5.0000	5	5	\$14,685.08	\$14,685.08
Replace fabric wall finish fabric interior	50	64.00 S.Y.	\$10,643.34	\$13,112.88	0.9000	0	0	\$0.00	\$0.00
Repair 5/8" drywall - (2% of walls)	20	198.90 S.F.	\$371.55	\$451.93	2.2500	2	2	\$903.86	\$903.86
Refinish drywall	4	945.00 S.F.	\$682.34	\$836.71	11.2500	11	11	\$9,203.77	\$9,203.77
Replace 5/8" drywall	75	145.00 S.F.	\$373.96	\$457.70	0.6000	0	0	\$0.00	\$0.00
Replace vinyl tile flooring	18	2.79 S.Y.	\$157.80	\$193.15	2.5000	2	2	\$386.30	\$386.30
Replace carpet	8	88.00 S.Y.	\$4,901.47	\$5,668.15	6.6250	5	5	\$28,340.76	\$28,340.76
Repair gypsum board ceiling - (2% of ceilings)	20	0.50 C.S.F.	\$204.33	\$250.54	2.2500	2	2	\$501.07	\$501.07
Refinish gypsum board ceiling, up to 12' high	20	25.00 C.S.F.	\$3,803.43	\$4,676.10	2.2500	2	1	\$9,352.19	\$4,676.10
Replace gypsum board ceiling, up to 12' high	40	25.10 C.S.F.	\$10,513.60	\$12,895.83	1.1250	1	1	\$12,895.83	\$12,895.83
Replace acoustic tile ceiling, fire-rated	20	28.40 C.S.F.	\$17,741.27	\$20,863.65	2.2500	2	2	\$41,727.31	\$41,727.31
Replace flush valve diaphragm tankless water closet	10	14.00 Ea.	\$386.25	\$479.87	4.5000	4	4	\$1,919.47	\$1,919.47
Rebuild flush valve tankless water closet	20	14.00 Ea.	\$2,705.79	\$3,261.36	2.2500	2	2	\$6,522.72	\$6,522.72
Unplug clogged line tankless water closet	5	16.00 Ea.	\$3,676.50	\$4,604.61	9.0000	9	9	\$14,441.46	\$14,441.46
Replace tankless water closet	35	14.00 Ea.	\$19,273.19	\$22,304.74	1.2857	1	1	\$22,304.74	\$22,304.74
Replace tankless flush valve	25	14.00 Ea.	\$3,817.17	\$4,480.39	1.8000	1	1	\$4,480.39	\$4,480.39
Replace wax ring gasket for tankless water closet	5	14.00 Ea.	\$2,096.56	\$2,623.35	9.0000	9	9	\$23,610.13	\$23,610.13
Replace flush valve diaphragm for a urinal	7	14.00 Ea.	\$386.25	\$479.87	6.4286	6	6	\$2,879.20	\$2,879.20
Rebuild flush valve for a urinal	20	3.00 Ea.	\$579.81	\$698.86	2.2500	2	2	\$1,397.72	\$1,397.72
Unplug line urinal	5	3.00 Ea.	\$458.71	\$574.51	9.0000	9	9	\$5,170.58	\$5,170.58
Replace wall-hung urinal	35	3.00 Ea.	\$3,276.87	\$3,943.16	1.2857	1	1	\$3,943.16	\$3,943.16
Replace washer in spud connection lavatory, vitreous china	7	18.00 Ea.	\$313.08	\$382.21	6.4286	6	6	\$2,293.24	\$2,293.24
Replace washer in faucet lavatory, vitreous china	2	18.00 Ea.	\$244.76	\$305.33	22.5000	22	22	\$6,717.29	\$6,717.29
Replace faucets lavatory, vitreous china	10	18.00 Ea.	\$3,575.21	\$4,298.10	4.5000	4	4	\$17,192.41	\$17,192.41
Clean out strainer and P trap lavatory, vitreous china	2	18.00 Ea.	\$667.59	\$836.12	22.5000	22	22	\$18,394.59	\$18,394.59
Replace lavatory, vitreous china	35	18.00 Ea.	\$13,524.76	\$16,215.94	1.2857	1	1	\$16,215.94	\$16,215.94
Replace faucet washer sink, iron enamel	2	8.00 Ea.	\$108.03	\$134.77	22.5000	22	22	\$2,964.85	\$2,964.85
Clean trap sink, iron enamel	3	8.00 Ea.	\$72.14	\$90.35	15.0000	15	15	\$1,355.28	\$1,355.28
Replace faucets sink, iron enamel	10	8.00 Ea.	\$1,588.98	\$1,910.27	4.5000	4	4	\$7,641.07	\$7,641.07
Unstop sink, iron enamel	2	8.00 Ea.	\$353.22	\$442.39	22.5000	22	22	\$9,732.59	\$9,732.59
Replace sink, P.E.C.I. sink, iron enamel kitchen	35	2.00 Ea.	\$1,820.34	\$2,141.40	1.2857	1	1	\$2,141.40	\$2,141.40
Replace faucet washer sink, stainless steel	2	2.00 Ea.	\$27.01	\$33.69	22.5000	22	22	\$741.21	\$741.21
Clean trap sink, stainless steel	3	2.00 Ea.	\$18.04	\$22.59	15.0000	15	15	\$338.82	\$338.82
Replace faucets sink, stainless steel	10	2.00 Ea.	\$397.25	\$477.57	4.5000	4	4	\$1,910.27	\$1,910.27
Unstop sink, stainless steel	2	2.00 Ea.	\$88.31	\$110.60	22.5000	22	22	\$2,433.15	\$2,433.15
Replace sink, stainless steel	40	2.00 Ea.	\$2,379.47	\$2,790.52	1.1250	1	1	\$2,790.52	\$2,790.52
Check / minor repairs drinking fountain	1	3.00 Ea.	\$155.83	\$195.17	45.0000	45	45	\$8,782.75	\$8,782.75
Repair internal leaks drinking fountain	4	3.00 Ea.	\$143.37	\$179.56	11.2500	11	11	\$1,875.14	\$1,875.14
Correct water pressure drinking fountain	2	3.00 Ea.	\$132.46	\$165.90	22.5000	22	22	\$3,649.72	\$3,649.72
Replace refrigerant drinking fountain	2	3.00 Ea.	\$110.31	\$128.99	22.5000	22	22	\$2,837.81	\$2,837.81
Repair drain leak drinking fountain	4	3.00 Ea.	\$91.53	\$110.43	11.2500	11	9	\$1,214.68	\$993.83
Replace fountain drinking fountain	10	3.00 Ea.	\$4,570.18	\$5,383.32	4.5000	4	4	\$21,533.28	\$21,533.28
Resolder joint pipe & fittings, copper	10	2.00 Ea.	\$101.81	\$125.57	4.5000	4	4	\$502.29	\$502.29
Replace pipe and fittings, copper 3/4"	20	16.00 L.F.	\$385.58	\$468.64	2.2500	2	2	\$937.28	\$937.28
Replace pipe and fittings, copper 2"	25	8.00 L.F.	\$452.27	\$542.27	1.8000	1	1	\$542.27	\$542.27
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	16.00 L.F.	\$165.02	\$201.61	3.0000	3	3	\$604.82	\$604.82
Drain and flush water heater, electric, 120 gallon	7	0.50 Ea.	\$155.31	\$194.52	6.4286	6	6	\$1,167.13	\$1,167.13
Check operation water heater, electric, 120 gallon	3	0.50 Ea.	\$1.36	\$1.70	15.0000	15	15	\$25.57	\$25.57
Replace water heater, electric, 120 gallon	15	0.50 Ea.	\$7,973.03	\$9,118.74	3.0000	3	3	\$27,356.23	\$27,356.23
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.47	\$10.60	90.0000	90	90	\$954.39	\$954.39
Replace pump / motor assembly circulation pump, 1/12 HP	20	62.00 Ea.	\$1,265.32	\$1,479.95	4.5000	4	4	\$5,919.80	\$5,919.80
Unplug main drain pipe & fittings, cast iron	10	1.00 Ea.	\$48.83	\$61.15	4.5000	4	4	\$244.62	\$244.62
Replace pipe & fittings, cast iron, 4"	40	8.00 L.F.	\$487.72	\$591.08	1.1250	1	1	\$591.08	\$591.08
Unplug floor drain, PVC	20	1.00 Ea.	\$50.39	\$63.11	2.2500	2	2	\$126.21	\$126.21
Repair joint pipe and fittings, PVC	10	1.00 Ea.	\$157.21	\$195.91	4.5000	4	4	\$783.64	\$783.64
Replace pipe, 4" pipe and fittings, PVC	30	8.00 L.F.	\$749.59	\$917.36	1.5000	1	1	\$917.36	\$917.36
General maintenance & repair drain: roof, scupper, area	1	8.00 Ea.	\$313.74	\$392.95	45.0000	45	45	\$17,682.60	\$17,682.60
Replace drain: roof, scupper, area	40	8.00 Ea.	\$8,770.86	\$10,121.72	1.1250	1	1	\$10,121.72	\$10,121.72
Check gas pressure natural gas, pressure reducing valve	5	1.00 Ea.	\$10.18	\$12.75	9.0000	9	9	\$114.76	\$114.76
Replace pressure regulator 1" diam. pipe natural gas	14	1.00 Ea.	\$218.88	\$256.30	3.2143	3	3	\$768.90	\$768.90
Replace 10" steel pipe 1" diam. per M.L.F. LPG distribution	12	4.00 Ea.	\$1,639.16	\$2,002.56	3.7500	3	3	\$6,007.68	\$6,007.68
Repair fan coil unit, 1 ton	10	0.50 Ea.	\$227.74	\$272.69	4.5000	4	3	\$1,090.77	\$816.08
Replace fan coil unit, 1 ton	15	1.00 Ea.	\$1,356.49	\$1,584.16	3.0000	3	3	\$4,752.47	\$4,752.47
Replace fan coil, DX 1-1/2 ton, with heat	15	3.00 Ea.	\$5,587.60	\$6,565.89	3.0000	3	3	\$19,697.67	\$19,697.67
Replace fan coil, DX 2 ton, with heat	15	3.00 Ea.	\$5,562.78	\$6,545.28	3.0000	3	3	\$19,635.83	\$19,635.8

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Maintenance and repair voice/data outlet	10	2.00 Ea.	\$111.39	\$139.23	4.5000	4	4	\$556.92	\$556.92
Replace voice/data outlet	20	2.00 Ea.	\$56.63	\$68.97	2.2500	2	2	\$137.94	\$137.94
Maintenance and inspection patch panel	0.5	1.00 Ea.	\$92.50	\$116.04	90.0000	90	90	\$10,443.78	\$10,443.78
			\$631,961.44	\$745,785.60				MR Subtotal:	\$1,555,038.80
								MR Per Year:	\$34,556.42
								PM Total:	\$7,988.41
								Subtotal:	\$42,544.83
								Total Per Unit:	\$3.25

FAC 7371 Nursery and Child Care Facility

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$3.25

UM: SF

Expected Service Life: 45

Model Size: 13075

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	8	2.08	\$126.58	\$93.87	\$0.0000	220.45	261.26	308.41
Urinals, annualized	3	0.68	\$20.52	\$36.80	\$0.0000	57.32	70.41	84.53
Toilet (vacuum breaker type), annualized	14	2.48	\$128.57	\$133.84	\$0.0000	262.41	315.42	374.86
Lavatories, annualized	18	6.26	\$138.93	\$395.93	\$0.0000	534.86	667.53	807.15
Drink fountain, annualized	3	1.86	\$108.45	\$100.25	\$0.0000	208.70	249.62	295.96
VAV Boxes, annualized	6	5.60	\$57.15	\$357.86	\$0.0000	415.01	528.09	644.02
Fan, axial, up to 5,000 CFM, annualized	1	1.24	\$13.78	\$66.83	\$0.0000	80.61	102.04	124.15
Package unit, air cooled, 3 thru 24 ton, annualized	1	2.40	\$165.11	\$153.97	\$0.0000	319.09	381.79	452.75
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	\$714.87	\$0.0000	769.58	989.51	1,212.18
Circuit breaker, high voltage air, annualized	6	2.82	\$99.10	\$200.20	\$0.0000	299.30	369.27	444.19
Panelboard, 225 A and above, annualized	2	0.88	\$51.90	\$62.75	\$0.0000	114.64	138.66	165.27
Dishwasher, electric, annualized	1	4.71	\$168.67	\$179.70	\$0.0000	348.37	419.15	498.36
Disposal, garbage, electric, annualized	1	1.52	\$14.80	\$57.80	\$0.0000	72.60	91.42	110.98
Ice machine, flake or cube, annualized	1	3.56	\$611.05	\$135.97	\$0.0000	747.02	848.92	981.37
Oven, convection, gas / electric, annualized	1	11.24	\$52.52	\$428.28	\$0.0000	480.80	614.54	750.91
Refrigerator display, walk-in w/ external condenser case, annualized	1	2.38	\$429.25	\$90.45	\$0.0000	519.70	589.76	681.28
						\$5,486.17	\$6,680.90	\$7,988.41