

FAC 7441 Transient Lodging

FY25 SUC: \$4.54 / SF
Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 7441 Transient Lodging

FY25 SUC: \$4.54

Release: 2024 Qtr 3

UM: SF

Zip Code Prefix: 222

Expected Service Life: 41

Model Size: 18797

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 OPI	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Minor repairs to concrete floor unfinished	15	56.00 S.F.	\$2,278.32	\$2,774.82	2,7333	2	2	\$5,549.64	\$5,549.64
Repair masonry steps	4	120.00 S.F.	\$2,954.76	\$3,591.67	10,2500	10	10	\$35,916.68	\$35,916.68
Refinish metal hand rail	7	6.00 L.F.	\$12.58	\$15.52	5,8571	5	5	\$77.60	\$77.60
Repair clay brick wall, 1st floor	25	120.00 S.F.	\$5,715.68	\$7,012.50	1,6400	1	1	\$7,012.50	\$7,012.50
Point clay brick wall, 1st floor	25	87.00 C.S.F.	\$76,117.90	\$94,110.20	1,6400	1	1	\$94,110.20	\$94,110.20
Replace hardboard panels, 1st floor	12	95.00 C.S.F.	\$37,099.92	\$44,765.09	3,4167	3	3	\$134,295.26	\$134,295.26
Replace hardboard panels, 2nd floor	12	95.00 C.S.F.	\$50,647.15	\$61,616.52	3,4167	3	3	\$184,849.55	\$184,849.55
Refinish aluminum louver, 1st floor	5	4.00 Ea.	\$441.94	\$546.87	8,2000	8	8	\$4,374.93	\$4,374.93
Replace aluminum louver, 1st floor	60	4.00 Ea.	\$2,576.50	\$3,011.74	0,6833	0	0	\$0.00	\$0.00
Repair 3' x 4' aluminum window - 1st floor	20	32.00 Ea.	\$9,645.12	\$11,335.71	2,0500	2	2	\$22,671.42	\$22,671.42
Replace 3' x 4' aluminum window - 1st floor	50	32.00 Ea.	\$34,469.88	\$40,011.63	0,8200	0	0	\$0.00	\$0.00
Repair 3' x 4' aluminum window - 2nd floor	20	32.00 Ea.	\$11,281.36	\$13,371.03	2,0500	2	2	\$26,742.05	\$26,742.05
Replace 3' x 4' aluminum window - 2nd floor	50	32.00 Ea.	\$36,106.11	\$42,046.94	0,8200	0	0	\$0.00	\$0.00
Replace plate glass storefront - 1st floor	50	0.80 C.S.F.	\$4,237.49	\$4,908.19	0,8200	0	0	\$0.00	\$0.00
Repair aluminum storefront door	12	4.00 Ea.	\$2,198.35	\$2,621.34	3,4167	3	3	\$7,864.02	\$7,864.02
Replace 3'-0" x 7'-0" aluminum storefront doors	50	4.00 Ea.	\$11,457.85	\$13,436.80	0,8200	0	0	\$0.00	\$0.00
Repair steel, painted, door	14	3.00 Ea.	\$2,332.68	\$2,762.30	2,9286	2	2	\$5,524.61	\$5,524.61
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$143.98	\$176.26	10,2500	10	10	\$1,762.58	\$1,762.58
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,207.58	\$2,569.71	0,9111	0	0	\$0.00	\$0.00
Replace door panic device	25	3.00 Ea.	\$7,112.86	\$8,129.08	1,6400	1	1	\$8,129.08	\$8,129.08
Debris removal, by hand and visual inspection, thermosetting	1	9.40 M.S.F.	\$382.23	\$466.80	41,0000	41	41	\$19,138.82	\$19,138.82
Total EPDM roof replacement	25	86.60 Sq.	\$71,020.42	\$83,581.24	1,6400	1	1	\$83,581.24	\$83,581.24
Replace aluminum gutter, enameled, 5" K type, .032" thick	40	320.00 L.F.	\$3,461.80	\$4,172.30	1,0250	1	1	\$4,172.30	\$4,172.30
Replace aluminum downspout, 3" x 4", .024" thick	25	80.00 L.F.	\$916.73	\$1,092.75	1,6400	1	1	\$1,092.75	\$1,092.75
Refinish concrete block wall painted	4	14.00 C.S.F.	\$1,920.14	\$2,308.42	10,2500	10	10	\$23,084.17	\$23,084.17
Repair hollow core wood door, interior	7	14.00 Ea.	\$4,155.90	\$4,848.50	5,8571	5	5	\$24,242.52	\$24,242.52
Refinish 3'-0" x 7'-0" hollow core wood door, interior	4	14.00 Ea.	\$765.54	\$931.31	10,2500	10	10	\$9,313.09	\$9,313.09
Replace 3'-0" x 7'-0" solid core wood door, interior	40	24.00 Ea.	\$15,450.86	\$17,815.21	1,0250	1	1	\$17,815.21	\$17,815.21
Repair solid core sliding wood door, interior	14	24.00 Ea.	\$1,515.75	\$1,823.31	2,9286	2	2	\$3,646.62	\$3,646.62
Repair concrete steps	15	130.00 S.F.	\$4,009.74	\$4,625.48	2,7333	2	2	\$9,250.95	\$9,250.95
Refinish metal stair railing, interior	7	60.00 S.F.	\$99.18	\$122.12	5,8571	5	5	\$610.59	\$610.59
Refinish drywall	4	1,640.00 S.F.	\$1,184.17	\$1,452.06	10,2500	10	10	\$14,520.63	\$14,520.63
Office painting, 10' x 12', 10' high walls	5	3.00 Ea.	\$782.03	\$955.37	8,2000	8	8	\$7,642.92	\$7,642.92
Refinish wood surface - fireplace mantle	7	16.00 S.F.	\$27.98	\$33.92	5,8571	5	5	\$169.08	\$169.08
Ceramic tile floor repairs - (2% of floors)	15	50.00 C.S.F.	\$34,831.42	\$43,426.88	2,7333	2	2	\$86,853.76	\$86,853.76
Replace carpet	8	670.00 S.Y.	\$37,318.00	\$45,155.25	5,1250	5	5	\$215,776.23	\$215,776.23
Acoustic tile repairs - (2% of ceilings)	9	2.50 C.S.F.	\$2,876.78	\$3,334.21	4,5556	4	4	\$13,336.86	\$13,336.86
Unplug clogged line flush-tank water closet	5	22.00 Ea.	\$5,055.19	\$6,331.33	8,2000	8	8	\$50,650.67	\$50,650.67
Replace washer / diaphragm in ball cock flush-tank water closet	5	22.00 Ea.	\$434.48	\$536.22	8,2000	8	8	\$4,289.79	\$4,289.79
Replace valve and ball cock assembly flush-tank water closet	15	22.00 Ea.	\$2,137.91	\$2,644.25	2,7333	2	2	\$5,289.91	\$5,289.91
Replace flush valve diaphragm for a urinal	7	2.00 Ea.	\$85.18	\$68.55	5,8571	5	5	\$342.76	\$342.76
Rebuild flush valve for a urinal	20	2.00 Ea.	\$386.54	\$465.91	2,0500	2	2	\$931.82	\$931.82
Unplug line urinal	5	2.00 Ea.	\$305.81	\$383.01	8,2000	8	8	\$3,064.05	\$3,064.05
Replace washer in spud connection lavatory, vitreous china	7	22.00 Ea.	\$382.65	\$467.14	5,8571	5	5	\$2,335.71	\$2,335.71
Replace washer in faucet lavatory, vitreous china	2	22.00 Ea.	\$299.15	\$373.18	20,5000	20	20	\$7,463.66	\$7,463.66
Replace faucets lavatory, vitreous china	10	22.00 Ea.	\$4,389.70	\$5,253.24	4,1000	4	4	\$21,012.95	\$21,012.95
Clean out strainer and P trap lavatory, vitreous china	2	22.00 Ea.	\$815.94	\$1,021.92	20,5000	20	20	\$20,438.43	\$20,438.43
Replace faucet washer sink, service/utility	2	2.00 Ea.	\$27.01	\$33.69	20,5000	20	20	\$673.83	\$673.83
Clean trap	3	2.00 Ea.	\$18.04	\$22.59	13,6667	13	13	\$293.64	\$293.64
Unstop sink	2	2.00 Ea.	\$88.31	\$110.60	20,5000	20	20	\$2,211.95	\$2,211.95
Inspect / clean shower head fiberglass	3	20.00 Ea.	\$1,041.17	\$1,304.01	13,6667	13	13	\$16,952.14	\$16,952.14
Replace mixing valve shower, fiberglass	10	20.00 Ea.	\$5,876.48	\$7,150.38	4,1000	4	4	\$28,601.51	\$28,601.51
Replace shower and fittings, fiberglass	20	2.00 Ea.	\$23,770.33	\$28,249.03	2,0500	2	2	\$56,498.06	\$56,498.06
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.89	\$130.11	41,0000	41	41	\$5,334.71	\$5,334.71
Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.58	\$119.71	10,2500	10	10	\$1,197.06	\$1,197.06
Replace refrigerant drinking fountain	2	2.00 Ea.	\$73.54	\$85.99	20,5000	20	20	\$1,719.89	\$1,719.89
Repair drain leak drinking fountain	4	2.00 Ea.	\$61.02	\$73.62	10,2500	10	8	\$736.17	\$588.93
Replace fountain drinking fountain	10	2.00 Ea.	\$3,046.79	\$3,588.88	4,1000	4	4	\$14,059.52	\$14,059.52
Resolder joint pipe & fittings, copper	10	32.00 Ea.	\$1,628.88	\$2,009.14	4,1000	4	4	\$8,036.57	\$8,036.57
Replace pipe and fittings, copper 1"	25	136.00 L.F.	\$3,826.23	\$4,629.26	1,6400	1	1	\$4,629.26	\$4,629.26
Replace threaded steel pipe and fittings, 3/4"	75	42.00 L.F.	\$1,040.88	\$1,264.87	0,5467	0	0	\$0.00	\$0.00
Replace old valve, non-drain, less than 1-1/2"	10	4.00 Ea.	\$2,843.73	\$3,274.69	4,1000	4	4	\$13,098.74	\$13,098.74
Drain and flush water heater, electric, 300 gallon	7	1.00 Ea.	\$310.63	\$389.04	5,8571	5	5	\$1,945.22	\$1,945.22
Check operation water heater, electric, 300 gallon	3	1.00 Ea.	\$2.72	\$3.41	13,6667	13	13	\$44.32	\$44.32
Refill expansion chamber	5	1.00 Ea.	\$3.02	\$3.79	8,2000	8	8	\$30.29	\$30.29
Remove old chamber, install new expansion chamber	10	1.00 Ea.	\$1,119.69	\$1,280.10	4,1000	4	4	\$5,120.39	\$5,120.39
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.47	\$10.60	82,0000	82	82	\$869.56	\$869.56
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,265.32	\$1,479.95	4,1000	4	4	\$5,919.80	\$5,919.80
Remove old meter, install new water meter 5/8"	25	1.00 Ea.	\$307.97	\$358.77	1,6400	1	1	\$358.77	\$358.77
Clean floor drain w/o bucket	4	3.00 Ea.	\$370.88	\$464.51	10,2500	10	10	\$4,645.10	\$4,645.10
Replace floor drain w/o bucket	40	3.00 Ea.	\$7,932.10	\$9,092.44	1,0250	1	1	\$9,092.44	\$9,092.44
Install new 2" gasket, 1 per M.L.F., natural gas, steel/iron	30	2.00 Ea.	\$275.53	\$342.35	1,3667	1	1	\$342.35	\$342.35
Replace fan & motor, propeller exhaust, 1000 CFM exhaust fan	15	1.00 Ea.	\$930.97	\$1,096.55	2,7333	2	2	\$2,193.10	\$2,193.10
Repair terminal reheat, 36" x 36" coil	10	6.00 Ea.	\$1,034.73	\$1,295.94	4,1000	4	4	\$5,183.77	\$5,183.77
Replace terminal reheat, 36" x 36" coil	15	6.00 Ea.	\$23,444.20	\$27,210.58	2,7333	2	2	\$54,421.17	\$54,421.17
Repair multi-zone rooftop unit, 15 ton	10	2.00 Ea.	\$73,268.08	\$84,506.36	4,1000	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	2,7333	2	2	\$415,708.80	\$415,708.80
Repair central station A.H.U., 1300 CFM	10	2.00 Ea.	\$1,202.74	\$1,427.77	4,1000	4	3	\$5,711.07	\$4,283.31
Replace central station A.H.U., 1300 CFM	15	2.00 Ea.	\$21,346.09	\$24,682.61	2,7333	2	2	\$49,365.23	\$49,365.23
Rebuild 4" diameter reduced pressure backflow preventer	10	1.00 Ea.	\$1,010.59	\$1,174.64	4,1000	4	4	\$4,698.57	\$4,698.57
Inspect sprinkler system	1	1.00 Ea.	\$36.26	\$45.41	41,0000	41	41	\$1,861.81	\$1,861.81
Replace sprinkler head	20	60.00 Ea.	\$5,501.44	\$6,779.83	2,0500	2	2	\$13,559.67	\$13,559.67
Replace fuse	25	44.00 Ea.	\$26,739.26	\$30,634.16	1,6400	1	1	\$30,634.16	\$30,634.16
Repair switchboard meter	10	1.00 Ea.	\$1,321.89	\$1,553.91	4,1000	4	4	\$6,215.64	\$6,215.64
Maintenance and repair motor starter, up to 600 V	5	2.00 Ea.	\$699.10	\$837.86	8,2000	8	8	\$6,702.87	\$6,702.87
Maintenance and repair secondary transformer, dry	10	2.00 Ea.	\$591.02	\$702.53	4,1000	4	4	\$2,810.11	\$2,810.11
Maintenance and inspection lighting panel, indoor	3	3.00 Ea.	\$131.45	\$164.90	13,6667	13	13	\$2,143.72	\$2,143.72
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	4.00 Ea.	\$309.15	\$387.62	2,0500	2	2	\$775.65	\$775.65
Replace circuit breaker molded case, 600 V, 3 pole circuit breaker	50	0.00 Ea.	\$15,516.86	\$17,773.20	0,8200	0	0	\$0.00	\$0.00
Maintenance and inspection circuit breaker, enclosed, 240 V, 3 pole	1	25.00 Ea.	\$867.19	\$1,087.89	41,0000	41	41	\$44,603.63	\$44,603.63
Maintenance and repair safety switch general, 3 pole	8	1.00 Ea.	\$43.82	\$54.97	5,1250	5	5	\$274.84	\$274.84
Replace fluorescent light fixture ballast, 80 W	10	84.00 Ea.	\$9,150.29	\$11,283.49	4,1000	4	4	\$45,133.98	\$45,133.98
Replace lamps (2 lamps), 4', 34 W energy saver	10	84.00 Ea.	\$2,280.74	\$2,859.88	4,1000	4	4	\$11,439.51	\$11,439.51
Replace telephone jack	20	20.00 Ea.	\$676.52	\$832.62	2,0500	2	2	\$1,665.24	\$1,665.24
Replace TV cable outlet	20	20.00 Ea.	\$1,540.03	\$1,917.83	2,0500	2	2	\$3,835.66	\$3,835.66
Repair smoke detector	10	24.00 Ea.	\$1,458.36	\$1,804.92	4,1000	4	4	\$7,219.70	\$7,219.70
Check operation smoke detector	1	24.00 Ea.	\$419.17	\$525.85	41,0000	41	41	\$21,559.99	\$21,559.99
Check and repair manual pull station	10	8.00 Ea.	\$759.91	\$935.25	4,1000	4	4	\$3,741.02	\$3,741.02
Minor repairs to fire alarm control panel	5	1.00 Ea.	\$160.28	\$195.43	8,2000	8	8	\$1,563.40	\$1,563.40
Minor repairs to annunciation panel	5	1.00 Ea.	\$160.28	\$195.43	8,2000	8	8	\$1,563.40	\$1,563.40
Replace fire alarm bell, 6"	20	6.00 Ea.	\$1,202.61	\$1,456.93	2,0500	2	2	\$2,913.86	\$2,913.86
Maintenance and repair electrical service ground	25	0.60 M.L.F.	\$57.28	\$71.60	1,6400	1	1	\$71.60	\$71.60
Maintenance and repair building structure ground	7	0.60 M.L.F.	\$57.28	\$71.60	5,8571	5	5	\$358.00	\$358.00
Replace building structure ground	50	0.90 M.L.F.	\$5,245.59	\$6,344.52	0,8200	0	0	\$0.00	\$0.00
Maintenance and repair of general wiring lightning protection system	1	0.90 M.L.F.	\$100.19	\$123.62	41,0000	41	41	\$5,068.56	\$5,068.56
Maintenance and repair lightning ground rod	1	2.00 Ea.	\$180.32	\$228.67	41,0000	41	41	\$9,785.30	\$9,785.30
Replace lamp emergency lighting fixture	2	12.00 Ea.	\$687.79	\$830.15	20,5000	20	20	\$16,602.92	\$16,602.92
Maintenance and repair exit light	20	12.00 Ea.	\$478.98	\$592.87	2,0500	2	2	\$1,185.74	\$1,185.74
Replace lamp exit light	5	12.00 Ea.	\$219.58	\$260.29	8,2000	8	8	\$2,082.32	\$2,082.32
Maintenance and repair voice/data outlet	10	6.00 Ea.	\$334.16	\$417.69	4,1000	4	4	\$1,670.76	\$1,670.76
Replace voice/data outlet	20	6.00 Ea.	\$169.90	\$206.92	2,0500	2	2	\$413.83	\$413.83

FAC 7441 Transient Lodging

Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$4.54

UM: SF

Expected Service Life: 41

Model Size: 18797

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Door, emergency egress, swinging, annualized	2	0.52	\$31.64	\$23.47	\$0.0000	55.11	65.32	77.10
Elevator, cable, electric, passenger / freight, annualized	1	47.90	\$3,787.50	\$4,430.40	\$0.0000	8,217.90	9,925.77	11,823.02
Elevator, hydraulic, passenger / freight, annualized	0.5	5.11	\$656.50	\$473.04	\$0.0000	1,129.54	1,337.10	1,577.48
Urinals, annualized	2	0.46	\$13.68	\$24.53	\$0.0000	38.21	46.94	56.35
Toilet (vacuum breaker type), annually	20	1.14	\$91.84	\$61.25	\$0.0000	153.09	180.65	212.80
Toilet (tank type), annualized	20	7.76	\$166.09	\$414.54	\$0.0000	580.63	721.60	870.88
Showers, annualized	20	4.56	\$280.40	\$288.49	\$0.0000	568.88	683.47	812.08
Drink fountain, annualized	2	1.24	\$72.30	\$66.83	\$0.0000	139.13	166.41	197.31
Air handling unit, 25 thru 50 tons, annualized	2	3.88	\$457.24	\$208.12	\$0.0000	665.35	773.51	904.53
VAV Boxes, annualized	11	10.27	\$104.78	\$656.07	\$0.0000	760.86	968.16	1,180.70
Package unit, air cooled, 3 thru 24 ton, annualized	2	4.79	\$330.23	\$307.94	\$0.0000	638.17	763.58	905.49
Controls, central system, electro/pneumatic, annualized	2	3.84	\$359.54	\$245.34	\$0.0000	604.88	714.43	841.96
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
Switchboard, annualized	3	2.10	\$14.25	\$150.89	\$0.0000	165.15	211.84	259.24
Circuit breaker, high voltage air, annualized	14	6.58	\$231.24	\$467.12	\$0.0000	698.36	861.62	1,036.44
Motor control center, over 400 A, annualized	1	0.39	\$25.95	\$27.89	\$0.0000	53.84	64.80	77.06
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	12	3.00	\$108.98	\$189.44	\$0.0000	298.42	366.15	439.33
Ice machine, flake or cube, annualized	2	7.17	\$1,222.10	\$271.95	\$0.0000	1,494.05	1,697.84	1,962.74
Refrigerator, domestic, annualized	20	4.68	\$98.58	\$177.90	\$0.0000	276.48	339.71	407.86
						\$18,236.15	\$22,043.45	\$26,266.62