

**FAC 8261 REFRIGERATION AND AIR CONDITIONING SOURCE**

FY24 SUC: \$77.34 / TR  
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 8261 REFRIGERATION AND AIR CONDITIONING SOURCE

Release 2023 Qtr 4

Zip Code Prefix 222

Type MR

UM TR

Design Life 34

Average Size 607.864953

SUC \$77.34

Adjusted Occurences 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	
Insp/chk pump/mtr oper, lub, chk align circulation pump, 3 HP	0.5	3.00 Ea.	\$40.87	\$51.16	68.0000	68	68	\$3,478.65	\$3,478.65	
Replace pump / motor assembly circulation pump, 3 HP	20	4.00 Ea.	\$54,454.10	\$62,305.97	1.7000	1	1	\$62,305.97	\$62,305.97	
Repair water cooled chiller, 200 ton, reciprocating	10	2.00 Ea.	\$256,039.88	\$299,338.40	3.4000	3	2	\$898,015.20	\$598,676.80	
Replace chiller, water cooled, 200 ton, reciprocating	20	2.00 Ea.	\$326,373.60	\$379,257.64	1.7000	1	1	\$379,257.64	\$379,257.64	
Repair cooling tower, 300 ton	10	2.00 Ea.	\$20,416.73	\$23,964.75	3.4000	3	2	\$71,894.25	\$47,929.50	
Replace cooling tower, 300 ton	15	2.00 Ea.	\$89,982.98	\$104,082.78	2.2667	2	2	\$208,165.56	\$208,165.56	
Replace voice/data outlet	20	3.00 Ea.	\$79.78	\$97.33	1.7000	1	1	\$97.33	\$97.33	
Repair feed water supply pump	15	1.00 Ea.	\$5,965.19	\$6,863.28	2.2667	2	2	\$13,726.57	\$13,726.57	
Repack gate valve gland, 3/8" - 1-1/2" valves	10	6.00 Ea.	\$175.60	\$210.15	3.4000	3	3	\$630.44	\$630.44	
Replace gate valve, partial, 3/8" - 1-1/2" valves	20	6.00 Ea.	\$3,534.89	\$4,089.60	1.7000	1	1	\$4,089.60	\$4,089.60	
Maintenance and repair motor starter, 600 V	3	3.00 Ea.	\$2,103.50	\$2,589.13	11.3333	11	11	\$28,480.39	\$28,480.39	
Replace starter motor starter, 600 V	18	3.00 Ea.	\$17,427.15	\$20,306.13	1.8889	1	1	\$20,306.13	\$20,306.13	
			\$776,594.27	\$903,156.31				MR Subtotal	\$1,367,144.57	
									MR Per Year	\$40,210.13
									PM Total	\$6,803.23
									Subtotal	\$47,013.36
									Total Per Unit	\$77.34

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Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Chiller, recip., water cooled, over 50 tons, annualized	3.00	32.72	\$56.77	\$2,066.64	\$0.00	\$2,123.41	\$2,749.08	\$3,377.59
Centrifugal, over 1 HP, annualized	2.00	2.39	\$16.60	\$128.18	\$0.00	\$144.78	\$184.90	\$225.84
Water cooling tower, 50 thru 500 tons, annualized	2.00	19.82	\$406.82	\$1,255.68	\$0.00	\$1,662.50	\$2,079.89	\$2,517.62
Deaerator tank, annualized	3.00	4.52	\$75.90	\$287.76	\$0.00	\$363.66	\$457.58	\$555.29
Valve, automatic, above 4", annualized	6.00	1.12	\$24.83	\$59.91	\$0.00	\$84.74	\$105.20	\$126.89
						\$4,379.10	\$5,576.64	\$6,803.23



# **FAC 8261 REFRIGERATION AND AIR CONDITIONING SOURCE**

## **Modeled Component List CostWorks Release 2023 Qtr 4**

### **D30 HVAC**

Chiller, Water Cooled, Reciprocating, 200 ton	2.0 Ea.
Cooling Tower, 300 ton	2.0 Ea.

### **D50 Electrical**

Motor Starter, 600 V	3.0 Ea.
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Sustainment by Year  
CostWorks Release 2023 Qtr 4

