

FAC 8221 HEAT DISTRIBUTION LINE

FY24 SUC:	\$4.03 / LF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 8221 HEAT DISTRIBUTION LINE

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM LF
Design Life 34
Average Size 12687.345631

SUC \$4.03

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	
Replace circulator. pump, 1 H.P.	15	4.00 Ea.	\$22,531.31	\$25,853.13	2.2667	2	2	\$51,706.26	\$51,706.26	
Repair damaged pipe insulation, fiberglass 4"	5	15.00 Ea.	\$554.93	\$674.41	6.8000	6	6	\$4,046.47	\$4,046.47	
Replace pipe insulation, fiberglass 4"	5	6.00 M.L.F.	\$91,982.37	\$111,239.93	6.8000	6	6	\$667,439.60	\$667,439.60	
Replace pipe insulation, fiberglass 6"	5	0.60 M.L.F.	\$11,360.72	\$13,752.44	6.8000	6	6	\$82,514.65	\$82,514.65	
Maintenance and repair voice/data outlet	10	28.00 Ea.	\$1,521.05	\$1,899.56	3.4000	3	3	\$5,698.69	\$5,698.69	
Replace voice/data outlet	20	28.00 Ea.	\$744.63	\$908.42	1.7000	1	1	\$908.42	\$908.42	
Replace threaded steel pipe and fittings, 4"	75	960.00 L.F.	\$126,894.67	\$150,891.41	0.4533	0	0	\$0.00	\$0.00	
Repair deaerator	10	4.00 Ea.	\$311.30	\$389.69	3.4000	3	3	\$1,169.06	\$1,169.06	
Replace deaerator	20	4.00 Ea.	\$214,301.55	\$250,222.36	1.7000	1	1	\$250,222.36	\$250,222.36	
Repair flash tank 24 gallon	5	2.00 Ea.	\$923.15	\$1,155.63	6.8000	6	6	\$6,933.76	\$6,933.76	
Replace steam regulator valve 3" diameter	6	4.00 Ea.	\$60,016.58	\$68,292.38	5.6667	5	5	\$341,461.88	\$341,461.88	
Repair condensate meter	15	4.00 Ea.	\$6,164.25	\$7,152.57	2.2667	2	2	\$14,305.14	\$14,305.14	
Replace condensate meter 1500 lb./hr.	30	4.00 Ea.	\$25,631.26	\$29,206.75	1.1333	1	1	\$29,206.75	\$29,206.75	
Replace steam trap, 15 PSIG, 2" threaded	7	4.00 Ea.	\$5,152.99	\$5,949.38	4.8571	4	4	\$23,797.51	\$23,797.51	
Replace radiator valve 1-1/4" angle union	50	4.00 Ea.	\$1,094.51	\$1,281.19	0.6800	0	0	\$0.00	\$0.00	
Install new gasket, 4" pipe size, steel/iron, flanged	25	175.00 Ea.	\$39,413.88	\$48,844.53	1.3600	1	1	\$48,844.53	\$48,844.53	
Repack drain valve gland, 3/4" valves	3	4.00 Ea.	\$117.07	\$140.10	11.3333	11	11	\$1,541.07	\$1,541.07	
Replace drain valve stem assembly, 3/4" valves	8	4.00 Ea.	\$296.13	\$356.30	4.2500	4	4	\$1,425.22	\$1,425.22	
Repair circulator pump, 1 H.P.	5	4.00 Ea.	\$414.80	\$489.34	6.8000	6	4	\$2,936.02	\$1,957.34	
			\$609,427.14	\$718,699.52				MR Subtotal	\$1,533,178.71	
									MR Per Year	\$45,093.49
									PM Total	\$6,067.36
									Subtotal	\$51,160.85
									Total Per Unit	\$4.03

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Design Life 34

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Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Valve, check, above 4", annualized	8.00	2.06	\$33.11	\$109.87	\$0.00	\$142.98	\$179.26	\$217.19
Valve, OS&Y, above 4", annualized	12.00	1.91	\$49.67	\$102.02	\$0.00	\$151.69	\$187.27	\$225.32
Valve, pressure relief, above 4", annualized	12.00	1.78	\$71.04	\$94.70	\$0.00	\$165.74	\$201.26	\$240.32
Valve, pressure regular, above 4", annualized	15.00	5.38	\$88.80	\$287.76	\$0.00	\$376.56	\$471.77	\$571.42
Valve, sediment strainer, above 4", annualized	14.00	4.38	\$82.88	\$234.39	\$0.00	\$317.28	\$395.88	\$478.63
Pump, condensate return unit, 2 pumps, annually	4.00	2.29	\$259.07	\$144.75	\$0.00	\$403.82	\$473.16	\$555.44
Heat exchanger, steam, annualized	1.00	0.92	\$23.78	\$49.27	\$0.00	\$73.05	\$90.21	\$108.56
Heat pump, water cooled, over 5 ton, annualized	4.00	12.91	\$595.06	\$816.19	\$0.00	\$1,411.25	\$1,715.61	\$2,049.73
Controls, central system, electro/pneumatic, annualized	4.00	7.68	\$676.02	\$484.83	\$0.00	\$1,160.85	\$1,373.90	\$1,620.75
						\$4,203.23	\$5,088.31	\$6,067.36

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Modeled Component List
CostWorks Release 2023 Qtr 4

D30 HVAC	
Circulator Pump, 1 H.P.	4.0 Ea.
Deaerator	4.0 Ea.
Steam Traps	4.0 Ea.

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Sustainment by Year
CostWorks Release 2023 Qtr 4

