

**FAC 8221 HEAT DISTRIBUTION LINE**

FY22 SUC:       \$2.94 / LF

Source:           Calculated using R.S. Means CostWorks 2021 Qtr 3 component prices

FAC 8221 HEAT DISTRIBUTION LINE

Release 2021 Qtr 3  
Zip Code Prefix 222  
Type MR

UM LF  
Design Life 34  
Average Size 14918.0

SUC \$2.94

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 steam regulator valve 3" diameter	6	4.00 Ea.	\$38,901.08	\$44,292.14	5.6667	5	5	\$221,460.71	\$221,460.71
Repair flash tank 24 gallon	5	1.00 Ea.	\$439.94	\$550.19	6.8000	6	6	\$3,301.16	\$3,301.16
Replace pipe insulation, fiberglass 4"	5	10.00 M.L.F.	\$133,823.99	\$162,655.84	6.8000	6	6	\$975,935.06	\$975,935.06
Repair damaged pipe insulation, fiberglass 4"	5	15.00 Ea.	\$491.76	\$600.30	6.8000	6	6	\$3,601.80	\$3,601.80
Replace circulator. pump, 1 H.P.	15	4.00 Ea.	\$23,073.92	\$26,455.16	2.2667	2	2	\$52,910.32	\$52,910.32
Repair circulator pump, 1 H.P.	5	4.00 Ea.	\$393.44	\$464.07	6.8000	6	4	\$2,784.40	\$1,856.27
Replace drain valve stem assembly, 3/4" valves	8	4.00 Ea.	\$241.48	\$293.11	4.2500	4	4	\$1,172.43	\$1,172.43
Repack drain valve gland, 3/4" valves	3	4.00 Ea.	\$111.38	\$133.24	11.3333	11	11	\$1,465.66	\$1,465.66
Install new gasket, 4" pipe size, steel/iron, flanged	25	175.00 Ea.	\$36,726.78	\$45,557.29	1.3600	1	1	\$45,557.29	\$45,557.29
Replace radiator valve 1-1/4" angle union	50	4.00 Ea.	\$842.31	\$992.41	0.6800	0	0	\$0.00	\$0.00
Replace steam trap, 15 PSIG, 2" threaded	7	4.00 Ea.	\$5,106.27	\$5,890.44	4.8571	4	4	\$23,561.78	\$23,561.78
Replace condensate meter 1500 lb./hr.	30	4.00 Ea.	\$23,462.85	\$26,738.28	1.1333	1	1	\$26,738.28	\$26,738.28
Repair condensate meter	15	4.00 Ea.	\$5,851.86	\$6,788.83	2.2667	2	2	\$13,577.66	\$13,577.66
			\$269,467.06	\$321,411.31					
								MR Subtotal	\$1,371,138.42
								MR Per Year	\$40,327.60
								PM Total	\$3,498.06
								Subtotal	\$43,825.66
								Total Per Unit	\$2.94

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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, pressure regular, above 4", annualized	15.00	5.38	\$84.17	\$270.91	\$0.00	\$355.07	\$444.76	\$538.66
Pump, condensate return unit, 2 pumps, annually	4.00	2.29	\$254.77	\$137.44	\$0.00	\$392.21	\$458.92	\$538.36
Heat pump, water cooled, over 5 ton, annualized	4.00	12.91	\$638.95	\$778.80	\$0.00	\$1,417.76	\$1,715.29	\$2,044.78
Controls, central system, electro/pneumatic, annualized	1.00	1.92	\$70.77	\$115.41	\$0.00	\$186.18	\$227.88	\$273.12
Heat exchanger, steam, annualized	1.00	0.92	\$22.75	\$46.69	\$0.00	\$69.44	\$85.72	\$103.14
						\$2,420.66	\$2,932.57	\$3,498.06

**FAC 8221 HEAT DISTRIBUTION LINE**  
**Modeled Component List**  
**CostWorks Release 2021 Qtr 3**

D30 HVAC

Circulator Pump, 1 H.P.

4.0 Ea.

Steam Traps

4.0 Ea.

FAC 8221 HEAT DISTRIBUTION LINE  
Sustainment by Year  
CostWorks Release 2021 Qtr 3

