

**FAC 8921 INSTALLATION GAS PRODUCTION PLANT**

FY24 SUC: \$27,730.23 / EA  
Source: Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 8921 INSTALLATION GAS PRODUCTION PLANT

SUC \$27,730.23

Release 2023 Qtr 4  
Zip Code Prefix 222  
Type MR

UM EA  
Design Life 55  
Average Size 1.0

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	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace pipe and fittings, oxygen	25	664.00 L.F.	\$16,526.82	\$20,027.30	2.2000	2	2	\$40,054.60	\$40,054.60
General maintenance pipe & fittings, compressed air	2	1.20 M.L.F.	\$46.37	\$58.05	27.5000	27	27	\$1,567.35	\$1,567.35
Check and adjust 25 H.P. compressor	1	10.00 Ea.	\$890.30	\$1,114.51	55.0000	55	55	\$61,297.93	\$61,297.93
Replace 25 H.P. compressor	25	10.00 Ea.	\$274,810.74	\$318,822.92	2.2000	2	2	\$637,645.84	\$637,645.84
Check operation compressed air systems	1	22.00 Ea.	\$543.16	\$679.94	55.0000	55	55	\$37,396.62	\$37,396.62
Replace 275 gallon fuel oil storage tank	30	4.00 Ea.	\$10,096.55	\$11,675.13	1.8333	1	1	\$11,675.13	\$11,675.13
Install new 2" gasket, 1 per M.L.F. natural gas, steel/iron	30	8.00 Ea.	\$1,131.26	\$1,400.77	1.8333	1	1	\$1,400.77	\$1,400.77
Install new 3" gasket, 1 per M.L.F. natural gas, steel/iron	30	4.00 Ea.	\$648.35	\$804.69	1.8333	1	1	\$804.69	\$804.69
Replace 10' of buried 2" diam steel pipe/M.L.F. natural gas	12	14.00 Ea.	\$9,439.43	\$11,711.29	4.5833	4	4	\$46,845.15	\$46,845.15
Check gas pressure natural gas, pressure reducing valve	5	4.00 Ea.	\$40.58	\$50.79	11.0000	11	11	\$558.73	\$558.73
Replace pressure regulator 2" diam. pipe natural gas	14	4.00 Ea.	\$3,963.10	\$4,554.95	3.9286	3	3	\$13,664.85	\$13,664.85
Replace 10' steel pipe 2" diam. M.L.F. LPG distribution	12	4.00 Ea.	\$2,554.70	\$3,092.65	4.5833	4	4	\$12,370.60	\$12,370.60
Repair deaerator	10	2.00 Ea.	\$155.65	\$194.84	5.5000	5	5	\$974.22	\$974.22
Repair condensate meter	15	2.00 Ea.	\$3,082.13	\$3,576.29	3.6667	3	3	\$10,728.86	\$10,728.86
Replace condensate meter 500 lb./hr.	30	2.00 Ea.	\$10,971.94	\$12,488.19	1.8333	1	1	\$12,488.19	\$12,488.19
Install new gasket, 4" pipe size, steel/iron, flanged	25	14.00 Ea.	\$3,153.11	\$3,907.56	2.2000	2	2	\$7,815.13	\$7,815.13
Replace expansion tank, 400 gal capacity	50	1.00 Ea.	\$14,251.18	\$16,284.75	1.1000	1	1	\$16,284.75	\$16,284.75
Maintenance and inspection lighting panel, indoor	3	1.00 Ea.	\$42.34	\$53.05	18.3333	18	18	\$954.92	\$954.92
Maintenance and repair breaker, molded case, 480 V, 1 pole	20	4.00 Ea.	\$303.36	\$380.07	2.7500	2	2	\$760.14	\$760.14
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	4.00 Ea.	\$3,153.70	\$3,649.65	1.1000	1	1	\$3,649.65	\$3,649.65
Repair failed breaker, molded case, 600 V, 3 pole	10	2.00 Ea.	\$727.15	\$867.98	5.5000	5	5	\$4,339.89	\$4,339.89
Replace circuit breaker molded case, 600 V, 3 pole circuit breaker	50	2.00 Ea.	\$9,369.15	\$10,737.08	1.1000	1	1	\$10,737.08	\$10,737.08
Replace metal halide ballast, 175 W	10	8.00 Ea.	\$1,335.10	\$1,598.12	5.5000	5	5	\$7,990.58	\$7,990.58
Replace metal halide fixture lamp, 175 W	5	8.00 Ea.	\$456.77	\$555.93	11.0000	11	11	\$6,115.26	\$6,115.26
Repair smoke detector	10	5.00 Ea.	\$290.05	\$359.16	5.5000	5	4	\$1,795.81	\$1,436.65
Check operation smoke detector	1	5.00 Ea.	\$85.00	\$106.50	55.0000	55	55	\$5,857.40	\$5,857.40
Replace smoke detector	15	5.00 Ea.	\$1,512.76	\$1,806.09	3.6667	3	3	\$5,418.28	\$5,418.28
Check and repair manual pull station	10	4.00 Ea.	\$359.53	\$442.99	5.5000	5	4	\$2,214.94	\$1,771.95
Replace manual pull station	15	2.00 Ea.	\$417.52	\$503.53	3.6667	3	3	\$1,510.58	\$1,510.58
Maintenance and repair voice/data outlet	10	6.00 Ea.	\$325.94	\$407.05	5.5000	5	5	\$2,035.25	\$2,035.25

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace voice/data outlet	20	6.00 Ea.	\$159.56	\$194.66	2.7500	2	2	\$389.32	\$389.32
Maintenance and inspection patch panel	0.5	1.00 Ea.	\$91.01	\$114.02	110.0000	110	110	\$12,542.24	\$12,542.24
			\$370,934.32	\$432,220.48				MR Subtotal	\$979,082.56
								MR Per Year	\$17,801.50
								PM Total	\$9,928.73
								Subtotal	\$27,730.23
								Total Per Unit	\$27,730.23

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SUC \$27,730.23

Release 2023 Qtr 4

UM EA

Zip Code Prefix 222

Design Life 55

Type PM

Average Size 1.0

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Deaerator tank, annualized	2.00	3.01	\$50.60	\$191.84	\$0.00	\$242.44	\$305.05	\$370.19
Unit heater, gas radiant, annualized	2.00	2.02	\$2.06	\$108.13	\$0.00	\$110.19	\$142.84	\$175.59
Controls, central system, electro/pneumatic, annually	4.00	7.68	\$676.02	\$484.83	\$0.00	\$1,160.85	\$1,373.90	\$1,620.75
Air compressor, reciprocating, 5 to 40 H.P., annualized	8.00	38.85	\$797.46	\$2,441.60	\$0.00	\$3,239.06	\$4,051.28	\$4,903.38
Steam humidification system, annualized	1.00	2.54	\$27.32	\$161.32	\$0.00	\$188.64	\$239.77	\$292.27
Backflow prevention device, up to 4", annualized	1.00	0.33	\$14.02	\$20.93	\$0.00	\$34.94	\$42.62	\$51.01
Circuit breaker, high voltage air, annualized	4.00	1.88	\$55.32	\$129.91	\$0.00	\$185.22	\$229.73	\$277.00
Transformer, oil pad mounted, annualized	1.00	1.08	\$0.84	\$75.26	\$0.00	\$76.11	\$98.77	\$121.48
Panelboard, 225 A and above, annualized	2.00	0.88	\$44.00	\$60.83	\$0.00	\$104.83	\$127.48	\$152.33
Motor control center, over 400 A, annualized	1.00	0.39	\$22.00	\$26.81	\$0.00	\$48.81	\$59.05	\$70.39
Light, emergency, hardwired system, annualized	2.00	0.50	\$17.96	\$31.55	\$0.00	\$49.51	\$60.77	\$72.93
Hoist / winch, chain / cable, electric, annually	2.00	3.30	\$374.81	\$122.51	\$0.00	\$497.32	\$571.55	\$664.53
Blower, aerator, annualized	1.00	10.31	\$244.11	\$532.35	\$0.00	\$776.46	\$960.58	\$1,156.90
						\$6,714.38	\$8,263.39	\$9,928.73



# **FAC 8921 INSTALLATION GAS PRODUCTION PLANT**

## **Modeled Component List**

### **CostWorks Release 2023 Qtr 4**

#### **D20 Plumbing**

Compressed Air Systems, Compressors, 25 H.P.	10.0 Ea.
Compressed Air Systems, Compressors, Check operation	22.0 Ea.

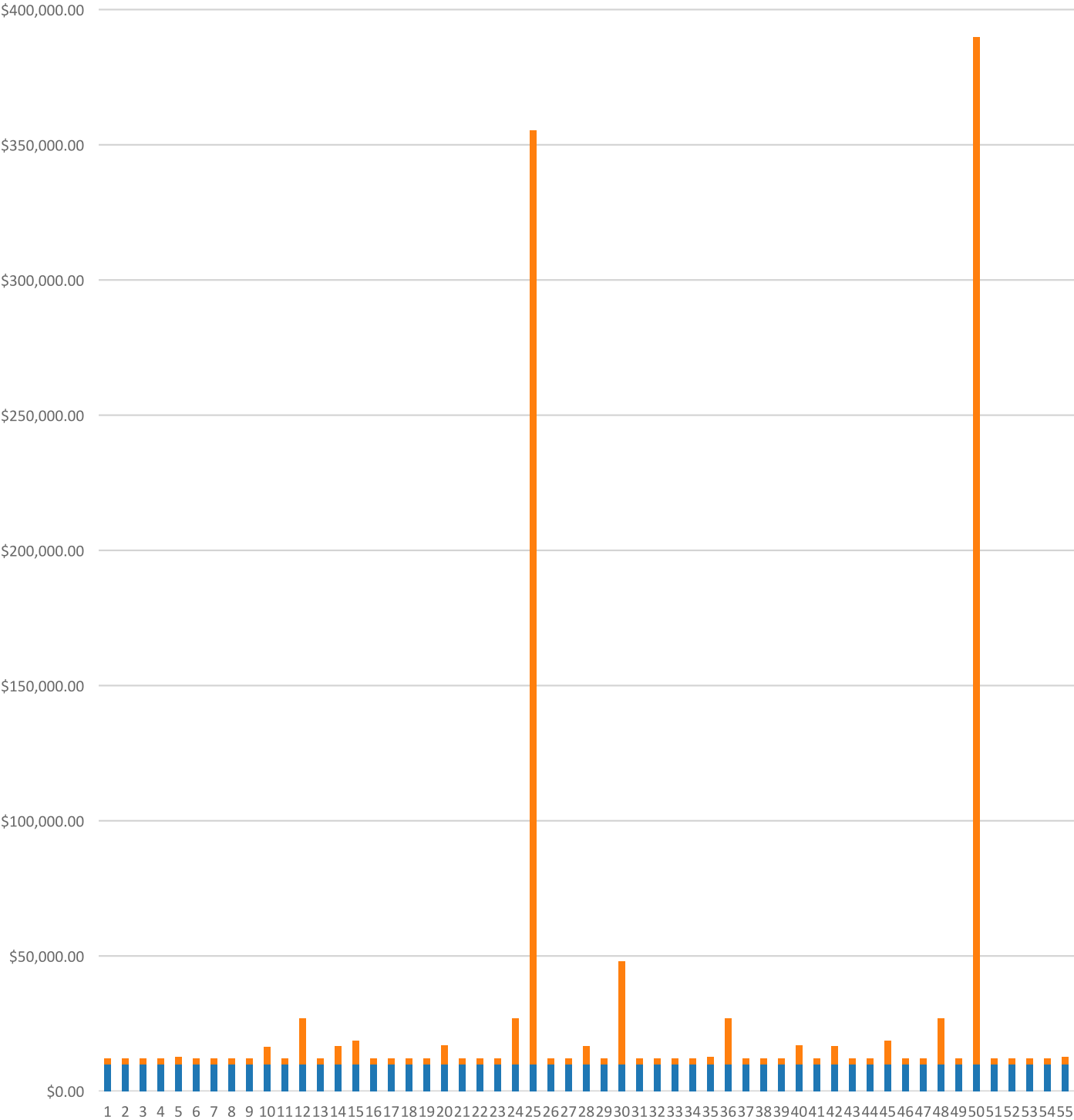
#### **D30 HVAC**

Fuel Oil Storage Tank, 275 Gallon	4.0 Ea.
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#### **D50 Electrical**

Load Center, 100 A, maintenance & inspection	1.0 Ea.
Circuit Breaker, molded case, 480 V, 1 pole	4.0 Ea.
Circuit Breaker, molded case, 600 V, 3 pole	2.0 Ea.
Smoke Detector	5.0 Ea.
Manual Pull Station	2.0 Ea.

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Sustainment by Year  
CostWorks Release 2023 Qtr 4



PM Cost  
MR Cost