

FAC 8221 Heat Distribution Line

FY25 SUC: \$4.20 / LF

Source: Calculated using R.S. Means CostWorks 2024 Qtr 3 component prices

FAC 8221 Heat Distribution Line

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Release: 2024 Qtr 3			UM: LF						
Zip Code Prefix: 222			Expected Service Life: 34		Adjusted Occurrences are the occurrences remaining after subtracting Repair/Replacement Overlaps. Overlap				
Type: MR			Model Size: 12687		reduction removes a repair when it occurs the same year as a replacement.				
Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Service Life/Frequency	Occurrences	Adjusted Occurrences	Life Cost	Adjusted Cost
Replace threaded steel pipe and fittings, 4"	75	960.00 L.F.	\$127,368.92	\$151,498.36	0.4533	0	0	\$0.00	\$0.00
Repair deaerator	10	4.00 Ea.	\$313.74	\$392.95	3.4000	3	3	\$1,178.84	\$1,178.84
Replace deaerator	20	4.00 Ea.	\$212,185.11	\$247,935.38	1.7000	1	1	\$247,935.38	\$247,935.38
Repair flash tank 24 gallon	5	2.00 Ea.	\$935.00	\$1,171.03	6.8000	6	6	\$7,026.20	\$7,026.20
Replace steam regulator valve 3" diameter	6	4.00 Ea.	\$67,435.50	\$76,724.59	5.6667	5	5	\$383,622.94	\$383,622.94
Repair condensate meter	15	4.00 Ea.	\$6,231.98	\$7,230.85	2.2667	2	2	\$14,461.71	\$14,461.71
Replace condensate meter 1500 lb./hr.	30	4.00 Ea.	\$25,738.64	\$29,329.50	1.1333	1	1	\$29,329.50	\$29,329.50
Replace steam trap, 15 PSIG, 2" threaded	7	4.00 Ea.	\$5,007.90	\$5,785.58	4.8571	4	4	\$23,142.31	\$23,142.31
Replace radiator valve 1-1/4" angle union	50	4.00 Ea.	\$1,207.46	\$1,409.99	0.6800	0	0	\$0.00	\$0.00
Install new gasket, 4" pipe size, steel/iron, flanged	25	175.00 Ea.	\$38,514.50	\$47,860.62	1.3600	1	1	\$47,860.62	\$47,860.62
Repack drain valve gland, 3/4" valves	3	4.00 Ea.	\$118.24	\$141.53	11.3333	11	11	\$1,556.79	\$1,556.79
Replace drain valve stem assembly, 3/4" valves	8	4.00 Ea.	\$281.16	\$339.41	4.2500	4	4	\$1,357.65	\$1,357.65
Repair circulator pump, 1 H.P.	5	4.00 Ea.	\$420.22	\$495.73	6.8000	6	4	\$2,974.39	\$1,982.93
Replace circulator, pump, 1 H.P.	15	4.00 Ea.	\$21,844.52	\$25,076.08	2.2667	2	2	\$50,152.16	\$50,152.16
Repair damaged pipe insulation, fiberglass 4"	5	15.00 Ea.	\$571.87	\$693.86	6.8000	6	6	\$4,163.17	\$4,163.17
Replace pipe insulation, fiberglass 4"	5	6.00 M.L.F.	\$95,573.98	\$115,362.66	6.8000	6	6	\$692,175.98	\$692,175.98
Replace pipe insulation, fiberglass 6"	5	0.60 M.L.F.	\$11,812.97	\$14,267.79	6.8000	6	6	\$85,606.74	\$85,606.74
Maintenance and repair voice/data outlet	10	28.00 Ea.	\$1,559.42	\$1,949.21	3.4000	3	3	\$5,847.64	\$5,847.64
Replace voice/data outlet	20	28.00 Ea.	\$792.88	\$965.61	1.7000	1	1	\$965.61	\$965.61
			\$617,914.01	\$728,630.73					
								MR Subtotal:	\$1,598,366.17
								MR Per Year:	\$47,010.77
								PM Total:	\$6,252.71
								Subtotal:	\$53,263.48
								Total Per Unit:	\$4.20

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Release: 2024 Qtr 3

Zip Code Prefix: 222

Type: PM

FY25 SUC: \$4.20

UM: LF

Expected Service Life: 34

Model Size: 12587

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Valve, check, above 4", annualized	8	2.06	\$55.10	\$110.32	\$0.0000	165.42	204.03	245.39
Valve, OS&Y, above 4", annualized	12	1.91	\$82.65	\$102.54	\$0.0000	185.19	224.22	267.37
Valve, pressure relief, above 4", annualized	12	1.78	\$73.28	\$95.43	\$0.0000	168.70	204.66	244.28
Valve, pressure regular, above 4", annualized	15	5.39	\$91.59	\$291.87	\$0.0000	383.46	480.18	581.48
Valve, sediment strainer, above 4", annualized	14	4.38	\$85.49	\$235.70	\$0.0000	321.18	400.44	483.97
Pump, condensate return unit, 2 pumps, annually	4	2.29	\$279.42	\$145.51	\$0.0000	424.93	496.53	582.10
Heat exchanger, steam, annualized	1	0.92	\$24.91	\$49.49	\$0.0000	74.40	91.74	110.33
Heat pump, water cooled, over 5 ton, annualized	4	12.91	\$586.20	\$825.70	\$0.0000	1,411.90	1,718.22	2,053.86
Controls, central system, electro/pneumatic, annualized	4	7.68	\$719.07	\$490.68	\$0.0000	1,209.75	1,428.86	1,683.93
						\$4,344.93	\$5,248.88	\$6,252.71