

22 01 Operation and Maintenance of Plumbing

22 01 02 – Labor Adjustments

22 01 02.10 Boilers, General

		Crew	Daily Output	Labor-Hours	Unit	Material	2022 Bare Costs Labor	Equipment	Total	Total Incl O&P
0010	BOILERS, GENERAL , Prices do not include flue piping, elec. wiring,									
0020	gas or oil piping, boiler base, pad, or tankless unless noted									
0100	Boiler H.P.: 10 KW = 34 lb./steam/hr. = 33,475 BTU/hr.									
0150	To convert SFR to BTU rating: Hot water, 150 x SFR;									
0160	Forced hot water, 180 x SFR; steam, 240 x SFR									

22 01 02.20 Labor Adjustment Factors

0010	LABOR ADJUSTMENT FACTORS (For Div. 21, 22 and 23)	R220102-20								
0100	Labor factors: The below are reasonable suggestions, but									
0110	each project must be evaluated for its own peculiarities, and									
0120	the adjustments be increased or decreased depending on the									
0130	severity of the special conditions.									
1000	Add to labor for elevated installation (Above floor level)									
1080	10' to 14.5' high						10%			
1100	15' to 19.5' high						20%			
1120	20' to 24.5' high						25%			
1140	25' to 29.5' high						35%			
1160	30' to 34.5' high						40%			
1180	35' to 39.5' high						50%			
1200	40' and higher						55%			
2000	Add to labor for crawl space									
2100	3' high						40%			
2140	4' high						30%			
3000	Add to labor for multi-story building									
3010	For new construction (No elevator available)									
3100	Add for floors 3 thru 10						5%			
3110	Add for floors 11 thru 15						10%			
3120	Add for floors 16 thru 20						15%			
3130	Add for floors 21 thru 30						20%			
3140	Add for floors 31 and up						30%			
3170	For existing structure (Elevator available)									
3180	Add for work on floor 3 and above						2%			
4000	Add to labor for working in existing occupied buildings									
4100	Hospital						35%			
4140	Office building						25%			
4180	School						20%			
4220	Factory or warehouse						15%			
4260	Multi dwelling						15%			
5000	Add to labor, miscellaneous									
5100	Cramped shaft						35%			
5140	Congested area						15%			
5180	Excessive heat or cold						30%			
9000	Labor factors: The above are reasonable suggestions, but									
9010	each project should be evaluated for its own peculiarities.									
9100	Other factors to be considered are:									
9140	Movement of material and equipment through finished areas									
9180	Equipment room									
9220	Attic space									
9260	No service road									
9300	Poor unloading/storage area									
9340	Congested site area/heavy traffic									