

City of Evanston

Evanston Public Library Renovation

1703 Orrington Avenue
Evanston, Illinois 60201

Conceptual Estimate

October 9, 2024

Project: 2024A125

Prepared For:

Moody Nolan
209 S. LaSalle Street
Suite 820
Chicago, IL 60604

NOTES REGARDING PREPARATION OF ESTIMATE

This estimate was prepared based on the following documents provided by Moody Nolan:

1. EPL Conceptual Program & Planning Study dated September 20, 2024.
2. Basement Floor Narrative dated September 20, 2024.
3. First Floor Narrative dated September 20, 2024.
4. Second Floor Narrative dated September 20, 2024.
5. Third Floor Narrative dated September 20, 2024.
6. Fourth Floor Narrative dated September 20, 2024.
7. Original construction documents dated July 22, 1993.
8. Information regarding the project was also obtained via meetings, phone conversations, and email messages that clarified the project scope.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been generated from current material/labor rates, historical production data, and discussions with relevant subcontractors and material suppliers. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated.

Pricing reflects probable construction costs obtainable in the Chicago, Illinois area on the bid date. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors with a minimum of 3 bidders for all items of subcontracted work and a with a minimum of 3 bidders for a general contractor. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since The Concord Group has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, this statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents The Concord Group's best judgment as professional construction cost consultants familiar with the construction industry. However, The Concord Group cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

ASSUMED CONSTRUCTION PARAMETERS

The pricing is based on the following project parameters:

1. A construction notice to proceed date of June, 2027.
2. A construction duration of 18-24 months.
3. The contract will be competitively bid to multiple contractors.
4. All contractors will be required to pay prevailing wages.
5. There are no phasing requirements.
6. The contractors will have full access to the site during normal working hours
7. Estimate detail includes pricing as of October 2024.

EXCLUSIONS

The following are excluded from the cost of this estimate:

1. Professional Design Fees
2. Testing Fees
3. Owner Contingencies/Scope Changes
4. Premium Time / Restrictions on Contractor Working Hours
5. Cost Escalation Beyond a Construction Mid-Point Date of April 2028
6. Finance and Legal Charges
7. Environmental Abatement Costs
8. Temporary Owner Facilities
9. Moisture Mitigation
10. Equipment (Owner Furnished/Installed)
11. Loose Furniture
12. Artwork
13. Third Party Commissioning
14. Non-fixed Audio/Visual Equipment & Wiring
15. Telephone / Data Equipment & Wiring
16. Contaminated Soil Removal
17. Structurally Unsuitable Soil Removal
18. Unforeseen Future Cost Impacts Based on Supply Chain Impacts

COST SUMMARY		117,221	GSF	\$/SF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS			\$0.00	\$0
02000	EXISTING CONDITIONS			\$3.26	\$381,895
03000	CONCRETE			\$3.06	\$358,426
04000	MASONRY			\$0.00	\$0
05000	METALS			\$1.59	\$186,405
06000	WOODS, PLASTICS & COMPOSITES			\$2.70	\$316,991
07000	THERMAL & MOISTURE PROTECTION SYSTEM			\$0.49	\$57,198
08000	OPENINGS			\$7.28	\$853,542
09000	FINISHES			\$32.97	\$3,865,362
10000	SPECIALTIES			\$0.48	\$56,426
11000	EQUIPMENT			\$0.00	\$285
12000	FURNISHINGS			\$2.32	\$272,329
13000	SPECIAL CONSTRUCTION			\$0.00	\$0
14000	CONVEYING EQUIPMENT			\$0.00	\$0
21000	FIRE SUPPRESSION			\$0.47	\$54,707
22000	PLUMBING			\$1.02	\$119,321
	HEATING, VENTILATING & AIR CONDITIONING			\$2.95	\$345,300
26000	ELECTRICAL			\$4.07	\$477,234
27000	COMMUNICATIONS			\$0.00	\$0
28000	ELECTRONIC SAFETY AND SECURITY			\$0.00	\$0
31000	EARTHWORK			\$0.00	\$0
32000	EXTERIOR IMPROVEMENTS			\$0.00	\$0
33000	UTILITIES			\$0.00	\$0
SUBTOTAL				\$62.66	\$7,345,420
	DESIGN CONTINGENCY	15.0%		\$9.40	\$1,101,813
	GENERAL CONDITIONS/BOND/INSURANCE	15.0%		\$10.81	\$1,267,085
	CONTRACTOR'S FEES	5.0%		\$4.14	\$485,716
	ESCALATION TO MID-POINT OF CONSTRUCTION	14.90%		\$12.97	\$1,519,805
TOTAL ESTIMATED CONSTRUCTION COSTS				\$99.98	\$11,719,839
ALTERNATES INCLUDING MARKUPS					
	Alternate #1: Replace Existing Flat Roofs			ADD	\$1,723,466
	Alternate #2: Replace Existing Standing Seam Roof			ADD	\$364,028
	Alternate #3: MEP Medium Term Goals			ADD	\$6,991,701
	Alternate #4: MEP Long Term Goals			ADD	\$1,883,123
	Alternate #5: Ramp A (South Ramp)			ADD	\$586,348
	Alternate #6: Ramp B (Southeast Ramp/Stair)			ADD	\$853,795

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
BASE BID				
02100 Selective Demolition				
02000 EXISTING CONDITIONS				
Remove decorative window and trim, salvage	1	EACH	250.16	250
Remove overhead garage door	2	EACH	500.32	1,001
Demolish exterior wall assembly	230	SQFT	16.61	3,820
Remove drywall metal stud partition	16,940	SQFT	2.29	38,720
Remove ceiling grid and tiles	79,978	SQFT	1.44	114,904
Remove flooring and base	74,183	SQFT	2.16	160,413
Remove ceramic tile	1,680	SQFT	2.96	4,981
Remove ceramic tile wall	6,510	SQFT	3.34	21,713
Remove terrazzo flooring	2,352	SQFT	6.67	15,690
Remove interior door and frame, single	12	EACH	216.25	2,595
Remove interior door and frame, single, salvage	7	EACH	216.25	1,514
Remove interior door and frame, double	5	EACH	389.25	1,946
Remove casework	117	LNFT	43.25	5,060
Remove casework, salvage service point desk	12	LNFT	173.00	2,076
Remove lockers, salvage	12	EACH	50.00	600
Remove toilet partition & toilet accessories, restrooms, salvage	10	EACH	500.32	5,003
Demo wall covering	760	SQFT	2.12	1,608
SUBTOTAL: EXISTING CONDITIONS				\$381,895
TOTAL: Selective Demolition				\$381,895
03700 Concrete Restoration				
03000 CONCRETE				
Patch & repair concrete floor	29,233	SQFT	12.26	358,426
SUBTOTAL: CONCRETE				\$358,426
TOTAL: Concrete Restoration				\$358,426
05100 Structural Steel				
05000 METALS				
Cantilevered structure extension at Board Room, approx 23'-0" x 3'-6"	1	EACH	30,946.30	30,946
Miscellaneous angles, channels, lintels, etc.	117,221	SQFT	1.33	155,458
SUBTOTAL: METALS				\$186,405
TOTAL: Structural Steel				\$186,405
06200 Rough Carpentry				
06000 WOODS, PLASTICS & COMPOSITES				
Miscellaneous wood blocking & rough carpentry	117,221	SQFT	1.46	171,131
SUBTOTAL: WOODS, PLASTICS & COMPOSITES				\$171,131
TOTAL: Rough Carpentry				\$171,131

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
06300 Millwork				
06000 WOODS, PLASTICS & COMPOSITES				
P-lam base cabinets and solid surface countertops	78	LNFT	606.54	47,310
P-lam wall hung cabinets	78	LNFT	586.53	45,750
Banquette Seating	56	LNFT	599.70	33,583
Service point desk	33	LNFT	481.46	15,888
Service point desk, reinstall salvage	12	LNFT	277.44	3,329
SUBTOTAL: WOODS, PLASTICS & COMPOSITES				\$145,860
TOTAL: Millwork				\$145,860
07700 Fireproofing & Firestopping				
07000 THERMAL & MOISTURE PROTECTION				
Fireproof steel structure at cantilever	1	LSUM	1,529.74	1,530
SUBTOTAL: THERMAL & MOISTURE PROTECTION				\$1,530
TOTAL: Fireproofing & Firestopping				\$1,530
07800 Caulking & Sealants				
07000 THERMAL & MOISTURE PROTECTION				
Miscellaneous caulking & sealants	117,221	SQFT	0.47	55,668
SUBTOTAL: THERMAL & MOISTURE PROTECTION				\$55,668
TOTAL: Caulking & Sealants				\$55,668
08300 Exterior Doors, Frames, & Hardware				
08000 OPENINGS				
Aluminum frame, 6'-0" x 7'-0"	2	EACH	1,417.05	2,834
Aluminum glass door, 6'-0" x 7'-0"	2	EACH	8,284.32	16,569
Elect operated OH garage door	2	EACH	2,445.98	4,892
Hardware set, double	2	EACH	1,918.64	3,837
SUBTOTAL: OPENINGS				\$28,132
TOTAL: Exterior Doors, Frames, & Hardware				\$28,132
08400 Interior Doors, Frames, & Hardware				
08000 OPENINGS				
HM frame, 3'-0" x 7'-0"	2	EACH	879.32	1,759
HM frame, 3'-0" x 7'-0", reinstall salvaged	7	EACH	284.32	1,990
HM frame, 3'-0" x 7'-0"; 2'-0" x 7'-0" sidelite	16	EACH	1,302.24	20,836
HM frame, 6'-0" x 7'-0"; 2'-0" x 7'-0" sidelite each side	10	EACH	2,114.48	21,145
Aluminum glass door, 3'-0" x 7'-0"	9	EACH	4,225.49	38,029
Aluminum glass door, 6'-0" x 7'-0"	10	EACH	8,284.32	82,843
Wood door, 3'-0" x 7'-0"	18	EACH	1,142.16	20,559
Wood door, 3'-0" x 7'-0", reinstall salvaged	7	EACH	142.16	995
Wood door, 6'-0" x 7'-0"	10	EACH	2,284.32	22,843
Hardware set, single	34	EACH	1,284.32	43,667

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Hardware set, double	20	EACH	1,918.64	38,373
SUBTOTAL: OPENINGS				\$293,039
TOTAL: Interior Doors, Frames, & Hardware				\$293,039
08500 Interior Glazing				
08000 OPENINGS				
Interior storefront, assuming 9' height at all locations	3,942	SQFT	134.26	529,249
SUBTOTAL: OPENINGS				\$529,249
TOTAL: Interior Glazing				\$529,249
08900 Miscellaneous Openings				
08000 OPENINGS				
Electric operated security gate	1	EACH	3,121.48	3,121
SUBTOTAL: OPENINGS				\$3,121
TOTAL: Miscellaneous Openings				\$3,121
09100 Plaster & Gypsum Board				
09000 FINISHES				
Partition: 3-5/8" metal studs @ 16" OC, 5/8" type X gypboard both sides, 3-1/2" sound attenuation batt insulation, full-height	17,160	SQFT	20.70	355,286
SUBTOTAL: FINISHES				\$355,286
TOTAL: Plaster & Gypsum Board				\$355,286
09200 Floor Finishes				
09000 FINISHES				
Ceramic tile floor	1,680	SQFT	27.52	46,235
Patch and repair terrazzo flooring	7,233	SQFT	37.74	272,987
Patch and repair terrazzo stair treads	660	LNFT	86.85	57,324
VCT	4,320	SQFT	3.79	16,379
Luxury vinyl tile	147	SQFT	9.29	1,366
Resilient base, 4" high	9,913	LNFT	2.76	27,384
Concrete sealer	29,233	SQFT	2.07	60,369
Carpet flooring	72,152	SQFT	6.30	454,558
SUBTOTAL: FINISHES				\$936,602
TOTAL: Floor Finishes				\$936,602
09300 Wall Finishes				
09000 FINISHES				
Ceramic wall tile	6,510	SQFT	23.87	155,402
Patch & repair wood wall trims	102,968	SQFT	6.39	657,677
SUBTOTAL: FINISHES				\$813,079
TOTAL: Wall Finishes				\$813,079

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
09400 Ceiling Finishes				
09000 FINISHES				
ACT system, 2'-0" x 4'-0"	80,063	SQFT	9.03	723,193
SUBTOTAL: FINISHES				\$723,193
TOTAL: Ceiling Finishes				\$723,193
09600 Paints & Coatings				
09000 FINISHES				
Paint door, single, interior	50	EACH	163.28	8,164
Paint door, double, interior	20	EACH	261.24	5,225
Paint door frame, single, interior	50	EACH	99.97	4,998
Paint door frame, double, interior	20	EACH	134.62	2,692
Patch and paint walls	102,968	SQFT	9.83	1,012,031
Paint exposed structure	1,620	SQFT	2.53	4,092
SUBTOTAL: FINISHES				\$1,037,203
TOTAL: Paints & Coatings				\$1,037,203
10200 Signage				
10000 SPECIALTIES				
Interior wayfinding signage	117,221	SQFT	0.34	39,808
SUBTOTAL: SPECIALTIES				\$39,808
TOTAL: Signage				\$39,808
10400 Toilet Accessories				
10000 SPECIALTIES				
Replace toilet partition & toilet accessories, restrooms	10	EACH	500.32	5,003
SUBTOTAL: SPECIALTIES				\$5,003
TOTAL: Toilet Accessories				\$5,003
10500 Fire Protection Specialties				
10000 SPECIALTIES				
Fire extinguisher & cabinet, recessed	10	EACH	554.09	5,541
SUBTOTAL: SPECIALTIES				\$5,541
TOTAL: Fire Protection Specialties				\$5,541
10600 Lockers & Benches				
10000 SPECIALTIES				
Storage locker	22	EACH	276.08	6,074
SUBTOTAL: SPECIALTIES				\$6,074
TOTAL: Lockers & Benches				\$6,074
11200 Library Equipment				

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
11000 EQUIPMENT				
Printer, reinstall existing	1	EACH	142.69	143
Microfiche, reinstall existing	1	EACH	142.69	143
			SUBTOTAL: EQUIPMENT	\$285
TOTAL: Library Equipment				\$285
12500 Library Furniture				
12000 FURNISHINGS				
Remove and replace stacks, salvage	7	EACH	250.16	1,751
Computer work station	32	EACH	8,455.55	270,578
			SUBTOTAL: FURNISHINGS	\$272,329
TOTAL: Library Furniture				\$272,329
21300 Sprinkler Heads & Piping				
21000 FIRE SUPPRESSION				
Perform necessary repairs to existing wet sprinkler system	99,467	SQFT	0.55	54,707
			SUBTOTAL: FIRE SUPPRESSION	\$54,707
TOTAL: Sprinkler Heads & Piping				\$54,707
22300 Plumbing Equipment & Specialties				
22000 PLUMBING				
Repair/replace existing unitary equipment - allowance	99,467	SQFT	1.20	119,321
			SUBTOTAL: PLUMBING	\$119,321
TOTAL: Plumbing Equipment & Specialties				\$119,321
23200 Ventilation & Exhaust				
23000 HEATING VENTILATION & AIR CONDITIONING				
Repair/replace existing unitary equipment - allowance	99,467	SQFT	1.62	161,296
			SUBTOTAL: HEATING VENTILATION & AIR CONDITIONING	\$161,296
TOTAL: Ventilation & Exhaust				\$161,296
23600 Temperature Controls				
23000 HEATING VENTILATION & AIR CONDITIONING				
Modify/upgrade existing BAS/DDC controls - allowance	99,467	SQFT	1.85	184,004
			SUBTOTAL: HEATING VENTILATION & AIR CONDITIONING	\$184,004
TOTAL: Temperature Controls				\$184,004
26100 Selective Demolition				
26000 ELECTRICAL				
Selective demolition and removal of light fixtures	130	EACH	107.17	13,932
			SUBTOTAL: ELECTRICAL	\$13,932
TOTAL: Selective Demolition				\$13,932

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
26200 Main Power Distribution				
26000 ELECTRICAL				
Replace 3,000 Amp, 480V main service bolted pressure switch with circuit breaker.	1	EACH	35,343.36	35,343
Add surge protection devices to the main services and panels downstream	8	EACH	2,251.88	18,015
Add a 200KW emergency generator to serve Standby and Emergency Services	1	EACH	348,200.00	348,200
SUBTOTAL: ELECTRICAL				\$401,558
TOTAL: Main Power Distribution				\$401,558
26500 Lighting				
26000 ELECTRICAL				
Replace emergency units.	130	EACH	474.95	61,744
SUBTOTAL: ELECTRICAL				\$61,744
TOTAL: Lighting				\$61,744
TOTAL: BASE BID				\$7,345,420

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
ALTERNATE #1: REPLACE EXISTING FLAT ROOFS				
02100 Selective Demolition				
02000 EXISTING CONDITIONS				
Remove roof assembly	19,342	SQFT	11.07	214,155
SUBTOTAL: EXISTING CONDITIONS				\$214,155
TOTAL: Selective Demolition				\$214,155
07400 Roofing				
07000 THERMAL & MOISTURE PROTECTION				
Roofing system, including insulation and protection board, walkway pads	19,342	SQFT	35.09	678,620
Flashing & counterflashing	1,763	LNFT	48.97	86,338
Flashing at roof drains	22	EACH	246.61	5,425
SUBTOTAL: THERMAL & MOISTURE PROTECTION				\$770,383
TOTAL: Roofing				\$770,383
22100 Selective Demolition				
22000 PLUMBING				
Remove roof drains	22	EACH	281.12	6,185
SUBTOTAL: PLUMBING				\$6,185
TOTAL: Selective Demolition				\$6,185
22300 Plumbing Equipment & Specialties				
22000 PLUMBING				
Provide new roof drains	22	EACH	985.97	21,691
Extend existing plumbing vents to required height - allowance	10	EACH	432.30	4,323
Rod and scope existing roof drains	22	EACH	2,883.96	63,447
SUBTOTAL: PLUMBING				\$89,461
TOTAL: Plumbing Equipment & Specialties				\$89,461
TOTAL: ALTERNATE #1: REPLACE EXISTING FLAT ROOFS				\$1,080,184

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
ALTERNATE #2: REPLACE EXISTING STANDING SEAM ROOF				
02100 Selective Demolition				
02000 EXISTING CONDITIONS				
Remove metal standing seam roofing	8,550	SQFT	2.34	19,998
SUBTOTAL: EXISTING CONDITIONS				\$19,998
TOTAL: Selective Demolition				\$19,998
07400 Roofing				
07000 THERMAL & MOISTURE PROTECTION				
Standing seam metal roof system, including rigid insulation	8,550	SQFT	24.35	208,157
SUBTOTAL: THERMAL & MOISTURE PROTECTION				\$208,157
TOTAL: Roofing				\$208,157
TOTAL: ALTERNATE #2: REPLACE EXISTING STANDING SEAM ROOF				\$228,155

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
ALTERNATE #3: MEP MEDIUM TERM GOALS				
21300 Sprinkler Heads & Piping				
21000 FIRE SUPPRESSION				
Reconfigure existing wet sprinkler system for renovation/buildout	99,467	SQFT	4.24	421,541
SUBTOTAL: FIRE SUPPRESSION				\$421,541
TOTAL: Sprinkler Heads & Piping				\$421,541
22100 Selective Demolition				
22000 PLUMBING				
Remove existing self-rimming sinks including roughin	1	EACH	210.97	211
SUBTOTAL: PLUMBING				\$211
TOTAL: Selective Demolition				\$211
22200 Plumbing Fixtures				
22000 PLUMBING				
Sink, stainless steel, single basin self-rimming, manual faucet	2	EACH	1,529.50	3,059
Allowance to replace other plumbing fixtures	99,467	SQFT	0.40	39,837
SUBTOTAL: PLUMBING				\$42,896
TOTAL: Plumbing Fixtures				\$42,896
22300 Plumbing Equipment & Specialties				
22000 PLUMBING				
Circuit setter balancing valve, 3/4"	2	EACH	171.22	342
Cleanouts - floor	2	EACH	768.21	1,536
SUBTOTAL: PLUMBING				\$1,879
TOTAL: Plumbing Equipment & Specialties				\$1,879
22400 Domestic Water, Waste & Vent, & Storm Drainage Piping				
22000 PLUMBING				
Domestic water pipe, fittings, and supports, 3/4" type L copper	100	LNFT	29.84	2,984
Pipe insulation, 3/4" domestic water piping	100	LNFT	10.86	1,086
Sanitary/waste pipe, fittings, and supports, CI no-hub, AG, 3"	20	LNFT	65.67	1,313
Vent pipe, fittings, and supports, CI no-hub, AG, 2"	50	LNFT	56.99	2,849
Shutoff/isolation valve, ball, 3/4"	4	EACH	156.41	626
Tie new domestic water piping into existing	4	EACH	824.74	3,299
Tie new sanitary/waste & piping into existing	2	EACH	912.80	1,826
Tie new vent piping into existing	2	EACH	751.24	1,502
Pipe and valve tagging - domestic water	100	LNFT	1.56	156
System pressure testing, water pipe chlorination, and pipe flushing - domestic plumbing	1	LSUM	3,414.06	3,414
SUBTOTAL: PLUMBING				\$19,055
TOTAL: Domestic Water, Waste & Vent, & Storm Drainage Piping				\$19,055

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
23100 Selective Demolition				
23000 HEATING VENTILATION & AIR CONDITIONING				
Remove existing branch ductwork and insulation	99,467	SQFT	4.65	462,651
Remove existing grilles and diffusers	99,467	EACH	0.47	46,759
SUBTOTAL: HEATING VENTILATION & AIR CONDITIONING				\$509,410
TOTAL: Selective Demolition				\$509,410
23200 Ventilation & Exhaust				
23000 HEATING VENTILATION & AIR CONDITIONING				
Provide new galvanized steel branch duct & insulation	99,467	SQFT	8.97	892,696
Provide new grilles and diffusers	99,467	SQFT	0.83	82,289
SUBTOTAL: HEATING VENTILATION & AIR CONDITIONING				\$974,985
TOTAL: Ventilation & Exhaust				\$974,985
23700 Testing, Balancing, & Commissioning				
23000 HEATING VENTILATION & AIR CONDITIONING				
Airflow system testing and balancing	1	LSUM	125,000.00	125,000
SUBTOTAL: HEATING VENTILATION & AIR CONDITIONING				\$125,000
TOTAL: Testing, Balancing, & Commissioning				\$125,000
26100 Selective Demolition				
26000 ELECTRICAL				
Modify panels/distribution system as required for any renovation work	99,467	EACH	0.65	64,654
Selective demolition and removal of devices and branch wiring	99,467	EACH	0.50	49,734
SUBTOTAL: ELECTRICAL				\$114,387
TOTAL: Selective Demolition				\$114,387
26200 Main Power Distribution				
26000 ELECTRICAL				
Rework/Upgrade/Relabel existing panelboards	1	LSUM	10,000.00	10,000
SUBTOTAL: ELECTRICAL				\$10,000
TOTAL: Main Power Distribution				\$10,000
26500 Lighting				
26000 ELECTRICAL				
Replace lights, controls and circuits for any renovation work.	99,467	EACH	15.65	1,556,688
Lighting control, devices, cabling, connections and testing	99,467	SQFT	1.20	119,002
Rework existing branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	99,467	SQFT	1.50	148,813
SUBTOTAL: ELECTRICAL				\$1,824,503
TOTAL: Lighting				\$1,824,503
26600 Branch Power Distribution & Devices				

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
26000 ELECTRICAL				
Replace end devices (receptacles) and circuits	99,467	EACH	1.15	114,387
	SUBTOTAL: ELECTRICAL			\$114,387
TOTAL: Branch Power Distribution & Devices				\$114,387
28200 Fire Alarm Systems				
28000 ELECTRONIC SAFETY & SECURITY				
Replace any fire alarm end devices and circuits as required for any renovation work.	99,467	EACH	2.25	223,801
	SUBTOTAL: ELECTRONIC SAFETY & SECURITY			\$223,801
TOTAL: Fire Alarm Systems				\$223,801
TOTAL: ALTERNATE #3: MEP MEDIUM TERM GOALS				\$4,382,055

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
ALTERNATE #4: MEP LONG TERM GOALS				
21100 Selective Demolition				
21000 FIRE SUPPRESSION				
Shutdown and drain entire wet sprinkler system	1	LSUM	5,354.80	5,355
Remove fire pump and controller	1	EACH	4,283.84	4,284
Remove jockey pump and controller	1	EACH	2,141.92	2,142
Remove dry pipe valve and compressor	1	EACH	805.23	805
SUBTOTAL: FIRE SUPPRESSION				\$12,586
TOTAL: Selective Demolition				\$12,586
21200 Fire Sprinkler Equipment & Specialties				
21000 FIRE SUPPRESSION				
Fire pump, 1250 gpm, electric motor, w/controller	1	EACH	62,649.71	62,650
Jockey pump, electric motor, w/controller	1	EACH	6,070.96	6,071
SUBTOTAL: FIRE SUPPRESSION				\$68,721
TOTAL: Fire Sprinkler Equipment & Specialties				\$68,721
21400 Testing & Commissioning				
21000 FIRE SUPPRESSION				
System pressure testing and certification	1	LSUM	3,245.33	3,245
SUBTOTAL: FIRE SUPPRESSION				\$3,245
TOTAL: Testing & Commissioning				\$3,245
21900 Special Fire Suppression				
21000 FIRE SUPPRESSION				
Dry pipe valve assembly, 4", w/trim & compressor	1	EACH	12,574.89	12,575
SUBTOTAL: FIRE SUPPRESSION				\$12,575
TOTAL: Special Fire Suppression				\$12,575
22100 Selective Demolition				
22000 PLUMBING				
Disconnect the remove domestic booster system	1	EACH	5,622.40	5,622
Disconnect and remove domestic water heaters	1	LSUM	13,493.76	13,494
Remove duplex sump pump	1	EACH	3,373.44	3,373
Remove duplex sewage ejector	1	EACH	3,373.44	3,373
SUBTOTAL: PLUMBING				\$25,863
TOTAL: Selective Demolition				\$25,863
22300 Plumbing Equipment & Specialties				
22000 PLUMBING				
Domestic booster system, duplex, remote hydropneumatic tank, controls	1	EACH	48,000.00	48,000
Domestic water heaters	1	LSUM	60,000.00	60,000

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Sewage ejectors, duplex, in existing basin, controls	1	EACH	35,000.00	35,000
Sump pumps, duplex, in existing basin, controls	1	EACH	33,500.00	33,500
SUBTOTAL: PLUMBING				\$176,500
TOTAL: Plumbing Equipment & Specialties				\$176,500
23100 Selective Demolition				
23000 HEATING VENTILATION & AIR CONDITIONING				
Disconnect and remove AHU fan array	1	EACH	9,063.04	9,063
Disconnect and remove HW boilers	2	EACH	6,759.84	13,520
Disconnect and remove air-cooled chillers	2	EACH	19,013.12	38,026
Disconnect and remove hydronic system pumps, base-mount end suction	4	EACH	1,681.55	6,726
Disconnect and remove hydronic system pumps, inline	2	EACH	563.32	1,127
SUBTOTAL: HEATING VENTILATION & AIR CONDITIONING				\$68,462
TOTAL: Selective Demolition				\$68,462
23200 Ventilation & Exhaust				
23000 HEATING VENTILATION & AIR CONDITIONING				
Provide new 100,000 cfm fan array, 4x2	1	EACH	228,594.56	228,595
SUBTOTAL: HEATING VENTILATION & AIR CONDITIONING				\$228,595
TOTAL: Ventilation & Exhaust				\$228,595
23300 Central Hydronic & Steam Equipment & Specialties				
23000 HEATING VENTILATION & AIR CONDITIONING				
HW boilers, condensing, 4000 mbh	2	EACH	100,541.50	201,083
Chiller, air-cooled, 182 tons	1	EACH	293,519.68	293,520
Hydronic system pump, 30 hp, base-mount	2	EACH	23,681.55	47,363
Hydronic system pump, 15 hp, base-mount	2	EACH	10,447.10	20,894
Hydronic system pump, 1/2 hp, inline	2	EACH	1,440.83	2,882
Variable frequency drive, pump, 30 hp (MC supply, EC install)	2	EACH	5,718.91	11,438
Variable frequency drive, pump, 15 hp (MC supply, EC install)	2	EACH	3,261.91	6,524
SUBTOTAL: HEATING VENTILATION & AIR CONDITIONING				\$583,703
TOTAL: Central Hydronic & Steam Equipment & Specialties				\$583,703
TOTAL: ALTERNATE #4: MEP LONG TERM GOALS				\$1,180,249

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
ALTERNATE #5: RAMP A (SOUTH RAMP)				
02100 Selective Demolition				
02000 EXISTING CONDITIONS				
Remove exterior window system/curtainwall	198	SQFT	27.96	5,536
SUBTOTAL: EXISTING CONDITIONS				\$5,536
TOTAL: Selective Demolition				\$5,536
03100 Concrete Formwork				
03000 CONCRETE				
Formwork for strip footing	181	SQFT	16.29	2,948
Formwork for retaining wall	1,044	SQFT	24.56	25,643
SUBTOTAL: CONCRETE				\$28,591
TOTAL: Concrete Formwork				\$28,591
03200 Concrete Reinforcement				
03000 CONCRETE				
Reinforcement in strip footings, avg 65 lbs/cy	612	LBS	3.96	2,423
Reinforcement in retaining walls, avg 125 lbs/cy	2,417	LBS	4.35	10,524
SUBTOTAL: CONCRETE				\$12,947
TOTAL: Concrete Reinforcement				\$12,947
03300 Cast in Place Concrete				
03000 CONCRETE				
Concrete in strip footings	10	CUYD	429.61	4,296
Concrete in retaining walls	20	CUYD	497.82	9,956
SUBTOTAL: CONCRETE				\$14,252
TOTAL: Cast in Place Concrete				\$14,252
04100 Exterior Masonry				
04000 MASONRY				
Brick veneer, retaining wall	795	SQFT	50.46	40,116
Precast cap, retaining wall	87	LNFT	208.93	18,177
SUBTOTAL: MASONRY				\$58,293
TOTAL: Exterior Masonry				\$58,293
05400 Metal Fabrications				
05000 METALS				
Railing for ramps, exterior	178	LNFT	179.84	32,012
SUBTOTAL: METALS				\$32,012
TOTAL: Metal Fabrications				\$32,012
08200 Curtainwall & Storefront				

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
08000 OPENINGS				
Aluminum curtainwall system	198	SQFT	202.89	40,172
			SUBTOTAL: OPENINGS	\$40,172
TOTAL: Curtainwall & Storefront				\$40,172
08300 Exterior Doors, Frames, & Hardware				
08000 OPENINGS				
Aluminum glass door, 6'-0" x 7'-0"	2	EACH	8,443.71	16,887
Hardware set, double	2	EACH	1,918.64	3,837
			SUBTOTAL: OPENINGS	\$20,725
TOTAL: Exterior Doors, Frames, & Hardware				\$20,725
31100 Site Preparation & Excavation				
31000 EARTHWORK				
Temporary job fence, qty allowance	148	LNFT	30.61	4,531
			SUBTOTAL: EARTHWORK	\$4,531
TOTAL: Site Preparation & Excavation				\$4,531
31300 Foundation Excavation & Fill				
31000 EARTHWORK				
Excavate for foundations	120	CUYD	61.70	7,404
Backfill with imported material	209	CUYD	88.71	18,540
Haul off excavated material as CCDD	120	CUYD	37.09	4,451
			SUBTOTAL: EARTHWORK	\$30,396
TOTAL: Foundation Excavation & Fill				\$30,396
31700 Pavement Bases				
31000 EARTHWORK				
Aggregate base, 6" thk, at concrete paving	35	CUYD	188.30	6,591
Aggregate base, 6" thk, at concrete paving terrace	10	CUYD	188.30	1,883
			SUBTOTAL: EARTHWORK	\$8,474
TOTAL: Pavement Bases				\$8,474
31800 Site Demolition				
31000 EARTHWORK				
Remove concrete pavement	2,441	SQFT	3.95	9,652
Remove brick ledge wall & foundations	110	LNFT	319.38	35,132
Remove railings/guardrail	110	LNFT	18.19	2,001
			SUBTOTAL: EARTHWORK	\$46,786
TOTAL: Site Demolition				\$46,786
32100 Pavement				
32000 EXTERIOR IMPROVEMENTS				

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Concrete pavement, 8" thk, terrace	541	SQFT	15.54	8,405
Concrete pavement, ramp, 8" thk	1,874	SQFT	15.54	29,115
SUBTOTAL: EXTERIOR IMPROVEMENTS				\$37,520
TOTAL: Pavement				\$37,520
32600 Landscaping				
32000 EXTERIOR IMPROVEMENTS				
Landscaping allowance	1	EACH	27,258.80	27,259
SUBTOTAL: EXTERIOR IMPROVEMENTS				\$27,259
TOTAL: Landscaping				\$27,259
TOTAL: ALTERNATE #5: RAMP A (SOUTH RAMP)				\$367,494

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
ALTERNATE #6: RAMP B (SOUTHEAST RAMP/STAIR)				
03100 Concrete Formwork				
03000 CONCRETE				
Formwork for strip footings	160	SQFT	16.29	2,606
Formwork for foundation walls	164	SQFT	24.56	4,028
SUBTOTAL: CONCRETE				\$6,634
TOTAL: Concrete Formwork				\$6,634
03200 Concrete Reinforcement				
03000 CONCRETE				
Reinforcement in strip footings, avg 65 lbs/cy	506	LBS	3.96	2,004
Reinforcement in foundation walls, avg 115 lbs/cy	350	LBS	4.35	1,524
SUBTOTAL: CONCRETE				\$3,528
TOTAL: Concrete Reinforcement				\$3,528
03300 Cast in Place Concrete				
03000 CONCRETE				
Concrete in strip footings	8	CUYD	429.61	3,437
Concrete in foundation walls	4	CUYD	497.82	1,991
Concrete slab on grade ramp, 5" thk, with WWF	777	SQFT	16.53	12,843
Aggregate base, 6" thk, at concrete	15	CUYD	188.30	2,825
Vapor barrier at slab	777	SQFT	1.71	1,325
Concrete steps	44	LNFT	104.09	4,580
SUBTOTAL: CONCRETE				\$27,001
TOTAL: Cast in Place Concrete				\$27,001
03400 Cementitious Decks				
03000 CONCRETE				
LWT Concrete on metal deck, 5" thk, with WWF	910	SQFT	16.14	14,690
SUBTOTAL: CONCRETE				\$14,690
TOTAL: Cementitious Decks				\$14,690
05200 Structural Metal Stud Framing				
05000 METALS				
Structural steel tube reinforcement	96	LNFT	133.99	12,863
SUBTOTAL: METALS				\$12,863
TOTAL: Structural Metal Stud Framing				\$12,863
05400 Metal Fabrications				
05000 METALS				
Railing for ramps and stairs, interior	85	LNFT	179.84	15,287
SUBTOTAL: METALS				\$15,287

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
TOTAL: Metal Fabrications				\$15,287
07400 Roofing				
07000 THERMAL & MOISTURE PROTECTION				
Roofing system, including insulation and protection board, walkway pads	910	SQFT	35.09	31,928
Flashing & counterflashing	151	LNFT	48.97	7,395
Flashing at roof drains	2	EACH	246.61	493
SUBTOTAL: THERMAL & MOISTURE PROTECTION				\$39,816
TOTAL: Roofing				\$39,816
07700 Fireproofing & Firestopping				
07000 THERMAL & MOISTURE PROTECTION				
Fireproof steel structure	910	SQFT	5.43	4,940
SUBTOTAL: THERMAL & MOISTURE PROTECTION				\$4,940
TOTAL: Fireproofing & Firestopping				\$4,940
08200 Curtainwall & Storefront				
08000 OPENINGS				
Aluminum curtainwall system	984	SQFT	202.89	199,644
SUBTOTAL: OPENINGS				\$199,644
TOTAL: Curtainwall & Storefront				\$199,644
08300 Exterior Doors, Frames, & Hardware				
08000 OPENINGS				
Aluminum glass door, 6'-0" x 7'-0"	1	EACH	8,443.71	8,444
Hardware set, double	1	EACH	1,918.64	1,919
SUBTOTAL: OPENINGS				\$10,362
TOTAL: Exterior Doors, Frames, & Hardware				\$10,362
09200 Floor Finishes				
09000 FINISHES				
Terrazzo flooring	865	SQFT	56.61	48,967
SUBTOTAL: FINISHES				\$48,967
TOTAL: Floor Finishes				\$48,967
09400 Ceiling Finishes				
09000 FINISHES				
ACT system, 2'-0" x 4'-0"	892	SQFT	9.03	8,057
SUBTOTAL: FINISHES				\$8,057
TOTAL: Ceiling Finishes				\$8,057
09600 Paints & Coatings				
09000 FINISHES				

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Paint walls	804	SQFT	1.83	1,470
SUBTOTAL: FINISHES				\$1,470
TOTAL: Paints & Coatings				\$1,470
21300 Sprinkler Heads & Piping				
21000 FIRE SUPPRESSION				
Extend sprinkler system into new addition/enclosed space	1	LSUM	8,354.17	8,354
SUBTOTAL: FIRE SUPPRESSION				\$8,354
TOTAL: Sprinkler Heads & Piping				\$8,354
22300 Plumbing Equipment & Specialties				
22000 PLUMBING				
Provide new roof drains	2	EACH	985.97	1,972
SUBTOTAL: PLUMBING				\$1,972
TOTAL: Plumbing Equipment & Specialties				\$1,972
23200 Ventilation & Exhaust				
23000 HEATING VENTILATION & AIR CONDITIONING				
HVAC provisions, extend existing system into new addition/enclosed space	1	LSUM	40,489.70	40,490
SUBTOTAL: HEATING VENTILATION & AIR CONDITIONING				\$40,490
TOTAL: Ventilation & Exhaust				\$40,490
26500 Lighting				
26000 ELECTRICAL				
Electrical & lighting provisions, extend existing system into new addition/enclosed space	1	LSUM	39,112.37	39,112
SUBTOTAL: ELECTRICAL				\$39,112
TOTAL: Lighting				\$39,112
31100 Site Preparation & Excavation				
31000 EARTHWORK				
Temporary job fence, qty allowance	82	LNFT	30.61	2,510
SUBTOTAL: EARTHWORK				\$2,510
TOTAL: Site Preparation & Excavation				\$2,510
31300 Foundation Excavation & Fill				
31000 EARTHWORK				
Excavate for foundations	48	CUYD	61.70	2,962
Backfill with imported material	36	CUYD	88.71	3,194
Haul off excavated material as CCDD	48	CUYD	37.09	1,780
SUBTOTAL: EARTHWORK				\$7,936
TOTAL: Foundation Excavation & Fill				\$7,936

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
31800 Site Demolition				
31000 EARTHWORK				
Remove concrete pavement	603	SQFT	3.95	2,384
Remove brick ledge wall & foundations	88	LNFT	319.38	28,106
Remove concrete steps	44	SQFT	62.91	2,768
Remove railings/guardrail	66	LNFT	18.19	1,201
	SUBTOTAL: EARTHWORK			\$34,459
TOTAL: Site Demolition				\$34,459
32100 Pavement				
32000 EXTERIOR IMPROVEMENTS				
Pavement patching allowance	1	EACH	7,024.27	7,024
	SUBTOTAL: EXTERIOR IMPROVEMENTS			\$7,024
TOTAL: Pavement				\$7,024
TOTAL: ALTERNATE #6: RAMP B (SOUTHEAST RAMP/STAIR)				\$535,117