

Public Building Commission

Juvenile Intervention & Support Center Facility Repairs

3900 S. California Ave.
Chicago, IL 60632

Conceptual Estimate

January 24, 2022

Revision #2

Project: 2021A157

Prepared For:

Public Building Commission of Chicago
Richard J. Daley Center
50 W. Washington
Suite 200
Chicago, IL 60602

NOTES REGARDING PREPARATION OF ESTIMATE

This estimate was prepared based on the following documents provided by Public Building Commission:

1. Concept Design Pricing Package received November 29, 2021.
2. 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 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.

CURRENT MARKET CONDITIONS

It should be noted that there is ongoing volatility in the construction materials market due to the effects of the pandemic on both the production and supply of materials. Due to the lack of in stock materials suppliers are struggling to fulfill orders in a timely manner, which in turn leads to much longer than normal lead times. The impact of ongoing global raw material shortages and fuel price increases adds to the overall spike in material pricing coupled with the increased demand for construction that the construction industry is now seeing. These factors should be considered when determining the bidding strategy and schedule for projects.

ASSUMED CONSTRUCTION PARAMETERS

The pricing is based on the following project parameters:

1. The contract will be competitively bid to multiple contractors.
2. All contractors will be required to pay prevailing wages.
3. There are no phasing requirements.
4. The contractors will have full access to the site during normal working hours
5. Estimate includes pricing as of January 2022.

EXCLUSIONS

The following are excluded from the cost of this estimate:

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

COST SUMMARY		N/A GSF	\$/SF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS			\$0
02000	EXISTING CONDITIONS			\$0
03000	CONCRETE			\$0
04000	MASONRY			\$16,532
05000	METALS			\$0
06000	WOODS, PLASTICS & COMPOSITES			\$0
07000	THERMAL & MOISTURE PROTECTION SYSTEM			\$174,504
08000	OPENINGS			\$17,608
09000	FINISHES			\$57,535
10000	SPECIALTIES			\$37,404
11000	EQUIPMENT			\$0
12000	FURNISHINGS			\$0
13000	SPECIAL CONSTRUCTION			\$0
14000	CONVEYING EQUIPMENT			\$0
21000	FIRE SUPPRESSION			\$0
22000	PLUMBING			\$79,955
23000	HEATING, VENTILATING & AIR CONDITIONING			\$267,507
26000	ELECTRICAL			\$63,643
27000	COMMUNICATIONS			\$0
28000	ELECTRONIC SAFETY AND SECURITY			\$0
31000	EARTHWORK			\$0
32000	EXTERIOR IMPROVEMENTS			\$0
33000	UTILITIES			\$0
SUBTOTAL				\$714,689
	DESIGN CONTINGENCY	15.0%		\$107,203
	GENERAL CONDITIONS/BOND/INSURANCE	20.0%		\$164,378
	CONTRACTOR'S FEES	6.0%		\$59,176
TOTAL ESTIMATED CONSTRUCTION COSTS				\$1,045,447
ALTERNATES				
	Alternate #1: Water infiltration repair		ADD	\$162,607

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
BASE BID				
04000 MASONRY				
04200 Exterior Masonry Restoration				
Allowance to repair interior of parapet wall, assumed tuckpointing & sealing - qty allowance	525	SQFT	31.49	16,532
SUBTOTAL: Exterior Masonry Restoration				\$16,532
TOTAL: MASONRY				\$16,532
07000 THERMAL & MOISTURE PROTECTION				
07400 Roofing				
Remove & replace modified bitumen roof system with TPO system including flashings, new coping etc.	6,400	SQFT	26.46	169,322
SUBTOTAL: Roofing				\$169,322
07500 Roofing Specialties				
Roof hatch & ships ladder, 3'-0" x 6'-0"	1	EACH	5,182.16	5,182
SUBTOTAL: Roofing Specialties				\$5,182
TOTAL: THERMAL & MOISTURE PROTECTION				\$174,504
08000 OPENINGS				
08300 Exterior Doors, Frames, & Hardware				
Remove & replace door, frame & hardware	1	EACH	5,036.16	5,036
Remove & replace OH garage door, frame & hardware	1	EACH	12,572.32	12,572
SUBTOTAL: Exterior Doors, Frames, & Hardware				\$17,608
TOTAL: OPENINGS				\$17,608
09000 FINISHES				
09100 Plaster & Gypsum Board				
Remove & replace water damaged drywall	640	SQFT	7.80	4,995
SUBTOTAL: Plaster & Gypsum Board				\$4,995
09200 Floor Finishes				
Remove & replace floor finish at first floor restrooms, assumes vinyl based product	874	SQFT	10.13	8,854
Remove & replace floor finish at corridors, assumes vinyl based product - qty allowance	3,000	SQFT	10.13	30,390
SUBTOTAL: Floor Finishes				\$39,243
09400 Ceiling Finishes				
Remove water damaged acoustical ceiling tiles	1,280	SQFT	5.18	6,632
SUBTOTAL: Ceiling Finishes				\$6,632
09600 Paints & Coatings				
Prepare & paint walls & ceilings at first floor restrooms	1,564	SQFT	3.02	4,729
Prepare & paint repalced drywall	640	SQFT	3.02	1,935
SUBTOTAL: Paints & Coatings				\$6,664



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Facility Repairs**

Conceptual Estimate
01/24/2022
Revision #2

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
TOTAL: FINISHES				\$57,535
10000 SPECIALTIES				
10200 Signage				
ADA signage for restrooms	6	EACH	322.52	1,935
SUBTOTAL: Signage				\$1,935
10400 Toilet Accessories				
Remove & replace toilet partition	11	EACH	1,709.04	18,799
Urinal screen	3	EACH	757.23	2,272
Remove & replace toilet paper dispenser, double roll	11	EACH	117.42	1,292
Remove & replace soap dispenser	8	EACH	130.45	1,044
Remove & replace electric hand dryer	8	EACH	704.52	5,636
Remove & replace grab bar set, three piece	6	EACH	759.04	4,554
Remove & replace Mirror	8	EACH	234.08	1,873
SUBTOTAL: Toilet Accessories				\$35,469
TOTAL: SPECIALTIES				\$37,404
22000 PLUMBING				
22100 Selective Demolition				
Remove existing wall-mount water closets including carrier and piping	11	EACH	376.80	4,145
Remove existing wall-mount lavatories including carrier and piping	14	EACH	314.00	4,396
Remove existing wall-mount urinals including carrier and piping	6	EACH	376.80	2,261
SUBTOTAL: Selective Demolition				\$10,802
22200 Plumbing Fixtures				
Water closet, wall hung, manual flush valve	11	EACH	2,218.02	24,398
Lavatory, wall hung, manual faucet	14	EACH	2,025.17	28,352
Urinal, wall hung, manual flush valve	6	EACH	2,198.83	13,193
SUBTOTAL: Plumbing Fixtures				\$65,944
22300 Plumbing Equipment & Specialties				
Provide drip pan over electrical closet; route piping to nearest drain	1	EACH	3,209.60	3,210
SUBTOTAL: Plumbing Equipment & Specialties				\$3,210
TOTAL: PLUMBING				\$79,955
23000 HEATING VENTILATION & AIR CONDITIONING				
23100 Selective Demolition				
Disconnect and remove rooftop unit, rooftop ductwork, and piping	1	EACH	17,637.00	17,637
Disconnect and remove air-cooled condensing unit	1	EACH	10,054.80	10,055
Disconnect and remove air-cooled chiller and piping	1	EACH	20,952.64	20,953
Remove existing BAS/DDC controls	1	LSUM	10,109.60	10,110
SUBTOTAL: Selective Demolition				\$58,754
23200 Ventilation & Exhaust				
Rooftop unit, packaged, DX coil, gas heat, RA fans, filters, condenser section	1	EACH	98,753.63	98,754



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DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
SUBTOTAL: Ventilation & Exhaust				\$98,754
23600 Temperature Controls				
Replace existing BAS/DDC controls w/ new - 50% allowance per AOR	11,500	SQFT	6.09	70,001
SUBTOTAL: Temperature Controls				\$70,001
23700 Testing, Balancing, & Commissioning				
Testing, balancing, and commissioning	23,000	SQFT	1.74	39,999
SUBTOTAL: Testing, Balancing, & Commissioning				\$39,999
TOTAL: HEATING VENTILATION & AIR CONDITIONING				\$267,507
26000 ELECTRICAL				
26500 Lighting				
DIscconnect and remove the existing light fixtures, branch circuits to remain - qty allowance per AOR	7,522	SQFT	0.40	3,009
New LED light fixtures, connect to existing branch circuits - qty allowance per AOR	7,522	SQFT	7.25	54,535
SUBTOTAL: Lighting				\$57,543
26600 Branch Power Distribution & Devices				
Junction Box and hardwired connections	1	LSUM	2,500.00	2,500
SUBTOTAL: Branch Power Distribution & Devices				\$2,500
26700 Mechanical Equipment Connections & Feeders				
Motors connection, disconnect switches and associated feeders - Rooftop unit, packaged	1	EACH	3,600.00	3,600
SUBTOTAL: Mechanical Equipment Connections & Feeders				\$3,600
TOTAL: ELECTRICAL				\$63,643
TOTAL: BASE BID				\$714,689

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
ALTERNATE #1: WATER INFILTRATION REPAIR				
03000 CONCRETE				
03300 Cast in Place Concrete				
Provide 6" wide x 12" high reinf concrete curb	26	LNFT	91.54	2,380
SUBTOTAL: Cast in Place Concrete				\$2,380
03700 Concrete Restoration				
Remove damaged concrete slab. Excavate & prepare for new slab section, 6'-0"x5'-0"	1	EACH	7,295.48	7,295
Remove cracked and damaged concrete and replace in kind. Clean efflorescence thoroughly. Provide a control joint every 2 feet in both directions	314	SQFT	47.95	15,058
Sewer and Plumbing expert required to observe the sewer and plumbing systems to confirm and/or detect possible damaged connection or leaky pipe in system.	1	LSUM	10,646.32	10,646
Repair concrete slab throughout, clean, prepare and epoxy paint 2 coats.				
SUBTOTAL: Concrete Restoration				\$33,000
TOTAL: CONCRETE				\$35,380
04000 MASONRY				
04200 Exterior Masonry Restoration				
Brick chimney: Remove upper 3 courses. Tuckpoint a minimum of 12 courses.	1	EACH	24,311.65	24,312
Provide new 8" reinforced concrete cap				
Apply permeable masonry sealer	741	SQFT	4.25	3,148
SUBTOTAL: Exterior Masonry Restoration				\$27,459
04300 Interior Masonry				
Remove & replace structurally unsound bricks at interior basement	1	LSUM	6,953.41	6,953
SUBTOTAL: Interior Masonry				\$6,953
TOTAL: MASONRY				\$34,413
07000 THERMAL & MOISTURE PROTECTION				
07800 Caulking & Sealants				
Seal joint between building and exterior sidewalk	198	LNFT	18.28	3,619
SUBTOTAL: Caulking & Sealants				\$3,619
TOTAL: THERMAL & MOISTURE PROTECTION				\$3,619
08000 OPENINGS				
08400 Interior Doors, Frames, & Hardware				
Remove & replace fire rated HM door & frame	1	EACH	3,018.08	3,018
SUBTOTAL: Interior Doors, Frames, & Hardware				\$3,018
TOTAL: OPENINGS				\$3,018
09000 FINISHES				
09100 Plaster & Gypsum Board				



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DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Clean all bearing wall surfaces of efflorescence with vinegar and water solution. Remove damaged concrete. Clean masonry surface & provide new 1" concrete mix on walls	1,385	SQFT	18.61	25,775
Remove and replace damaged interior fire rated partition	1	EACH	5,590.42	5,590
Remove and replace damaged partition	104	SQFT	32.37	3,366
SUBTOTAL: Plaster & Gypsum Board				\$34,732
TOTAL: FINISHES				\$34,732
TOTAL: ALTERNATE #1: WATER INFILTRATION REPAIR				\$111,161