

FOR BUDGETARY PLANNING PURPOSE

CONCEPT ESTIMATE 5 YEAR PLAN

PERSHING ROAD BUILDING 1819

1819 W. PERSHING ROAD
PUBLIC BUILDING COMMISSION OF CHICAGO

Prepared For

Public Building Commission of Chicago

Submitted On

13 October 2021

Prepared By

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Our Ref

3

Project Number

ORD21009

PERSHING ROAD BUILDING

CONCEPT ESTIMATE 5 YEAR PLAN



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BASE ESTIMATE CONSTRUCTION SUMMARY

GFA: Gross Floor Area
Rates Current At June 2021

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
A1	Building 1819	629,122	32.93	20,716,644
ESTIMATED NET COST		629,122	32.93	20,716,644

MARGINS & ADJUSTMENTS				
General Conditions	10.0 %			2,071,664
Insurances & Bond	2.5 %			569,708
Overhead & Profit	4.0 %			934,320
Estimating Contingency	5.0 %			1,214,617
Construction Contingency	5.0 %			1,275,347
Escalation	3.0 %			803,469
ESTIMATED TOTAL COST		629,122	43.85	27,585,769

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OPTION # 2 EMERGENCY LIGHTING SUMMARY

GFA: Gross Floor Area
Rates Current At June 2021

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
A2	Option 2; Emergency lighting, relamp only			-106,951
ESTIMATED NET COST				-106,951

MARGINS & ADJUSTMENTS		
General Conditions	10.0 %	-10,695
Insurances & Bond	2.5 %	-2,941
Overhead & Profit	4.0 %	-4,823
Estimating Contingency	5.0 %	-6,271
Construction Contingency	5.0 %	-6,584
Escalation	3.0 %	-4,148
ESTIMATED TOTAL COST		-142,413

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OPTION # 2 EACH FLOOR LIGHTING SUMMARY

GFA: Gross Floor Area
Rates Current At June 2021

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
A3	Option2; Relamp Lighting basement, 1st, 2nd floor fixtures			-1,119,000
ESTIMATED NET COST				-1,119,000

MARGINS & ADJUSTMENTS		
General Conditions	10.0 %	-111,900
Insurances & Bond	2.5 %	-30,773
Overhead & Profit	4.0 %	-50,467
Estimating Contingency	5.0 %	-65,607
Construction Contingency	5.0 %	-68,887
Escalation	3.0 %	-43,399
ESTIMATED TOTAL COST		-1,490,033

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BASE ESTIMATE SUMMARY

GFA: Gross Floor Area
Rates Current At June 2021

Ref	Description	GFA \$/SF	Building 1819
02	Existing Conditions	0.47	297,916
03	Concrete	0.24	147,893
04	Masonry	0.20	123,500
05	Metals	0.87	546,960
08	Openings	0.51	319,800
09	Finishings	0.05	33,984
10	Specialties	0.02	13,150
14	Conveying Equipment	0.44	278,000
21	Fire Suppression	7.34	4,616,580
22	Plumbing	1.61	1,015,171
23	Heating, Ventilating, and Air Conditioning	5.19	3,262,149
26	Electrical	11.34	7,136,124
28	Electronic Safety and Security	4.65	2,925,417
ESTIMATED NET COST		32.93	20,716,644

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TRADE ITEM DETAILS

A1 Building 1819

GFA: 629,122 SF Cost/SF: 32.93
Rates Current At June 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	Existing Conditions				
37	Debris & stored materials removal	SF	629,122	0.05	31,456
38	Clear exterior doors	EA	5	200.00	1,000
39	Remove and clean up top 2 floors of mold on walls, floor and ceilings	SF	179,750	1.36	244,460
47	Abatement and removal of AVT and mastic where tile is loose and tripping hazard - Allowance	SF	6,000	3.50	21,000
	Existing Conditions			0.47/SF	297,916
03	Concrete				
41	STRUCTURAL ROOF REPAIR - UNDERSIDE ONLY	Note			
42	Rake out crack joint at roof monitors, expose rebar, treat, patch with epoxy concrete (12 locations)	LF	1,102	105.53	116,294
43	Rake out water damage crack running north south across building and repair as above	LF	300	105.33	31,599
	Concrete			0.24/SF	147,893
04	Masonry				
2	Build 8" CMU walls at basement and bridge connections (east & west)	SF	1,456	25.00	36,400
31	CMU Partitions to new washrooms	SF	2,184	25.00	54,600
48	Build 8" CMU vestibule wall at stair C and F to accommodate compliant door width	SF	1,300	25.00	32,500
	Masonry			0.20/SF	123,500
05	Metals				
4	New wall handrail at stairs, remove existing	LF	1,032	130.00	134,160
5	New handrail and center balustrade at stairs, remove existing	LF	1,032	400.00	412,800
	Metals			0.87/SF	546,960
08	Openings				
1	Remove and replace all doors, frames & hardware at stair wells	EA	63	2,200.00	138,600
3	Fire shutter doors at connections; 8' x 13'	EA	14	12,000.00	168,000
35	HM Door, frame & hardware to washrooms	EA	6	2,200.00	13,200
	Openings			0.51/SF	319,800
09	Finishings				
32	Epoxy flooring to washrooms	SF	288	18.00	5,184
33	Ceramic tile to walls	SF	1,344	18.00	24,192
34	Drywall ceiling & support to washrooms	SF	288	16.00	4,608
	Finishings			0.05/SF	33,984

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TRADE ITEM DETAILS

A1 Building 1819 (continued)

GFA: 629,122 SF Cost/SF: 32.93
Rates Current At June 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
10	Specialties				
36	Toilet accessories	EA	6	1,500.00	9,000
49	Door signage	EA	83	50.00	4,150
	Specialties			0.02/SF	13,150
14	Conveying Equipment				
44	Remove large freight elevator	EA	1	10,000.00	10,000
45	New Large freight elevator serving 7 floors	EA	1	240,000.00	240,000
46	Repairs to elevator opening surrounds	SF	14	2,000.00	28,000
	Conveying Equipment			0.44/SF	278,000
21	Fire Suppression				
6	fire pump replacement, 1000 gpm, 75 hp.	LS	1	100,000.00	100,000
7	New sprinkler pipe system -not required. confirmation existing system functions is required.	Hr	40	110.00	4,400
23	4" mains - schedule 40 steel distribution	LF	540	100.00	54,000
18	8" mains - schedule 40 steel distribution	LF	1,500	175.00	262,500
19	Fire hose cabinets c/w hook-up and hose.	EA	42	4,000.00	168,000
20	X-ray and core drilling	EA	50	500.00	25,000
21	Valving, siamese connections, miscellaneous items etc.	LS	1	50,000.00	50,000
22	Decommision, removal and disposal	LS	1	10,000.00	10,000
24	General requirements: supervision, hydraulic calculations, fire watch, shop drawings, tools, rentals etc.	Item			602,000
25	Firestopping / seal allowance	LS	1	25,000.00	25,000
27	Fire extinguishers	EA	70	150.00	10,500
82	Replace branch piping as required - allowance	SF	629,122	1.00	629,122
78	New sprinkler system for levels 5 and 6	SF	179,750	4.00	719,000
79	6" combined risers (70 feet)	LF	140	150.00	21,000
80	Decommision, removal and disposal	SF	629,122	0.50	314,561
81	10" main from service tunnel to building (surface restoration included.)	LF	30	300.00	9,000
83	Replace sprinkler heads	EA	4,450	120.00	534,000
84	Replace level B4 sprinkler system	SF	89,875	5.00	449,375
86	2 sprinkler zone per floor	SF	629,122	1.00	629,122
	Fire Suppression			7.34/SF	4,616,580
22	Plumbing				
29	Confirm operability of existing toilets	Hr	40	110.00	4,400

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TRADE ITEM DETAILS

A1 Building 1819 (continued)

GFA: 629,122 SF Cost/SF: 32.93
Rates Current At June 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
30	M/F washrooms every other level c/w water, sanitary and vent piping	EA	6	20,000.00	120,000
74	Replace the domestic water services serving the renovated washrooms	SF	629,122	0.50	314,561
75	Replace the sanitary services serving the renovated washrooms	SF	629,122	0.75	471,842
76	Investigative work c/w report	LS	1	10,000.00	10,000
77	Fixtures outside the washrooms to be investigated and replace if required. - allowance	SF	629,122	0.15	94,368
Plumbing				1.61/SF	1,015,171
23	Heating, Ventilating, and Air Conditioning				
26	Firestopping / seal allowance	LS	1	25,000.00	25,000
28	Ventilation system allowance (Supply and return fans, ductwork etc...) - renovation scope	SF	629,122	3.00	1,887,366
64	Demolish, removal and disposal (2) suspended AHU's, northeast corner	Hr	60	85.00	5,100
65	Provide replacement suspended unit as per report with all the supporting scope of work - 7500 cfm / 20 ton unit	LS	2	120,000.00	240,000
66	Outside air - louvers - 7500 cfm	EA	2	2,500.00	5,000
67	Relief air - louvers - 7500 cfm	EA	2	2,500.00	5,000
68	Provide 20 ton condensing units, refrigerant piping etc.	LS	2	20,000.00	40,000
69	4 ton DX cooling split with low ambient kit, insulated line set	LS	3	20,000.00	60,000
70	Condensate drain	LS	3	2,000.00	6,000
71	5 Lbs steam generator c/w piping	LS	3	15,000.00	45,000
72	Heating system allowance - renovation scope	SF	629,122	1.50	943,683
73	Equipment system allowance - renovation scope	Item			Incl.
Heating, Ventilating, and Air Conditioning				5.19/SF	3,262,149
26	Electrical				
13	Investigative work in existing power panels	LS	1	48,500.00	48,500
14	Branch circuitry to new lighting from existing power panels and emergency power panels	SF	629,122	1.25	786,403
16	Exterior lighting between buildings and parking lot allowance	EA	10	7,500.00	75,000
40	Mechanical equipment motor connections-allowance	SF	629,122	0.31	195,028
50	Option 1; Demolition of service 7 distribution	SF	629,122	0.04	25,165
51	Option 1; New distribution equipment allowance in ComEd vault (SWBD-1 & SWBD-2). New switchboards to provide spare spaces for additional breakers. Re-use existing feeders	LS	1	122,500.00	122,500

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TRADE ITEM DETAILS

A1 Building 1819 (continued)

GFA: 629,122 SF Cost/SF: 32.93
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Ref	Description	Unit	Qty	Rate \$	Total Cost \$
52	Inspection/testing allowance required for floors 4 - 6 power equipment for water damage and floors basement through 3rd floor for miscellaneous missing front covers, etc.	SF	629,122	0.22	138,407
53	Testing, commissioning, arc flash and coordination study	LS	1	25,000.00	25,000
54	Option #1-Emergency lighting system allowance -Replace emergency light fixtures with new LED and re-connect to existing circuitry. Provide additional as required.	SF	629,122	0.48	301,979
56	Base bid -Remove and replace existing stairway lighting-reuse existing circuitry- (5) staircases per floor (12 fixtures per staircase) allowance	EA	60	475.00	28,500
57	Base bid; Remove and replace existing EXIT lights and replace with new LED exit lights with battery back-up. Reuse existing circuitry - allowance	EA	210	454.00	95,340
58	Base bid; Provide new EBU light fixtures and new emergency light fixtures throughout the building - allowance. Reuse existing circuitry	SF	629,122	0.40	251,649
59	Base bid; Floors 3rd, 4th, 5th, 6th , remove and replace existing fixture with new 4' LED along with control system. Reuse existing lighting circuitry	EA	4,000	685.00	2,740,000
87	Option 1; Floors basement, 1st, 2nd , remove and replace existing fixture with new 4' LED along with control system. Reuse existing lighting circuitry	EA	3,000	685.00	2,055,000
61	Temporary lighting and power	SF	629,122	0.35	220,193
62	Exterior lighting; replace roof mounted with new LED fixture and control wiring	EA	10	1,850.00	18,500
63	Exterior lighting; replace wall mounted with new LED fixture and control wiring	EA	8	1,120.00	8,960
Electrical				11.34/SF	7,136,124
28	Electronic Safety and Security				
8	New complete Fire Alarm system-including voice communication system testing and commissioning-core and shell only	SF	629,122	4.65	2,925,417
Electronic Safety and Security				4.65/SF	2,925,417
BUILDING 1819				32.93/SF	20,716,644

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TRADE ITEM DETAILS

A2 Option 2; Emergency lighting, relamp only

Rates Current At June 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
26	Electrical				
54	Option #1-Emergency lighting system allowance -Replace emergency light fixtures with new LED and re-connect to existing circuitry. Provide additional as required.	SF	-629,122	0.48	-301,979
55	Option 2; Emergency lighting system allowance - relamp emergency light fixtures throughout the building and provide additional as required	SF	629,122	0.31	195,028
	Electrical				-106,951
	OPTION 2; EMERGENCY LIGHTING, RELAMP ONLY				-106,951

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TRADE ITEM DETAILS

A3 Option2; Relamp Lighting basement, 1st, 2nd floor fixtures

Rates Current At June 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
26	Electrical				
87	Option 1; Floors basement, 1st, 2nd , remove and replace existing fixture with new 4' LED along with control system. Reuse existing lighting circuitry	EA	-3,000	685.00	-2,055,000
60	Option 2; Floors basement, 1st, 2nd, relamp and clean existing fixtures along with new control system. Reuse existing lighting circuitry	EA	3,000	312.00	936,000
	Electrical				-1,119,000
	OPTION2; RELAMP LIGHTING BASEMENT, 1ST, 2ND FLOOR FIXTURES				-1,119,000