
CONCEPT ESTIMATE 5 YEAR PLAN

PERSHING ROAD BUILDING

1769 W. PERSHING ROAD
PUBLIC BUILDING COMMISSION OF CHICAGO

Prepared For

Public Building Commission of Chicago

Submitted On

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Our Ref

4

Project Number

ORD21009

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PROJECT DETAILS

Basis of estimate

This Concept Estimate is based off of the Harding/Mode Joint Venture Facility Evaluation Report dated 7/9/2021.

The work involves making safe the interior structure and providing ventilation to prevent condensation build up to enable "mothballing" the building.

The estimate is based off of the narrative and some basic quantity measures derived from the included floor plans.

It is assumed the project will be bid as a JOC contract and that the awarded contractor and sub-contractors will be required to pay union wage rates.

Unit pricing is based on October 2021 costs. A 10% design and estimating contingency is included, along with a 10% construction contingency. Escalation is included at 3%, expecting bid documents to be issued in the 1st quarter of 2022.

Items specifically included

Items specifically excluded

All exterior roofing is excluded, plus any demolition and rebuild of roof structures

All window replacement and caulking is excluded

All exterior masonry is excluded

Work to the elevators, the elevator lobby exteriors and doors is excluded

Architects and engineers fees are excluded

Night time or weekend working is excluded

Documents

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CONSTRUCTION SUMMARY

GFA: Gross Floor Area
Rates Current At October 2021

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
ALL	All Locations	663,992	2.22	1,476,759
ESTIMATED NET COST		663,992	2.22	1,476,759

MARGINS & ADJUSTMENTS				
General Conditions	10.0 %			147,676
Insurances & Bond	2.5 %			40,611
Overhead & Profit	5.0 %			83,252
Estimating Contingency	10.0 %			174,830
Construction Contingency	10.0 %			192,313
Escalation	3.0 %			63,463
ESTIMATED TOTAL COST		663,992	3.28	2,178,904

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TRADE SUMMARY

GFA: Gross Floor Area
Rates Current At October 2021

Ref	Description	GFA \$/SF	Total Cost \$
02	Existing Conditions	0.48	321,179
03	Concrete	0.18	116,620
05	Metals	0.82	546,960
08	Openings	0.21	140,800
22	Plumbing	0.11	71,200
23	Heating, Ventilating, and Air Conditioning	0.14	92,700
26	Electrical	0.28	187,300
ESTIMATED NET COST		2.22	1,476,759

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TRADE ITEM DETAILS

ALL All Locations

GFA: 663,992 SF Cost/SF: 2.22
Rates Current At October 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	Existing Conditions				
7	Debris removal (mostly clear but some floors abandoned materials)	SF	663,992	0.08	53,119
8	Clear exterior doors at roof (stairs & elevators)	EA	10	200.00	2,000
9	Clear exterior doors at grade - allow	EA	3	200.00	600
15	Remove and clean up top 2 floors of mold on walls, floor & ceilings	SF	179,750	1.36	244,460
16	Abatement and removal of AVT and mastic where tile is loose and tripping hazard - Allowance	SF	6,000	3.50	21,000
	Existing Conditions			0.48/SF	321,179
03	Concrete				
14	Repair landings at stair D	LS	7	1,000.00	7,000
17	STRUCTURAL ROOF REPAIR - Underside only	Note			
18	Rake out crack joint at roof skylights, expose rebar, treat, patch with epoxy concrete (1/3 of the 20 locations)	LF	283	105.00	29,715
19	Rake out and repair cracks to roof or floor structure due to water damage - Allowance	LF	500	105.00	52,500
20	Repair to floor structure 4th floor at window beam, prior to window replacement (by others)	LF	261	105.00	27,405
	Concrete			0.18/SF	116,620
05	Metals				
10	Replace stairwell wall handrails	LF	1,032	130.00	134,160
11	Replace stairwell center balustrade	LF	1,032	400.00	412,800
	Metals			0.82/SF	546,960
08	Openings				
12	New door at roof	EA	1	2,200.00	2,200
13	Replace all doors at stairwells	EA	63	2,200.00	138,600
	Openings			0.21/SF	140,800
22	Plumbing				
29	Rod and televise roof drains, provide report	EA	12	600.00	7,200
30	1" insulation to horizontal rainwater pipes - Length allowance	LF	800	80.00	64,000
	Plumbing			0.11/SF	71,200
23	Heating, Ventilating, and Air Conditioning				
22	Remove exhaust fan, louver and associated ductwork at basement	LS	1	2,500.00	2,500
23	New louver and bird screen, 5' x 3'	EA	1	1,200.00	1,200
24	3HP, 11,000 CFM inline exhaust fan, timelock	EA	1	9,000.00	9,000
21	Roof mounted gravity vents, including core drilling, roof patching	EA	4	5,000.00	20,000

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TRADE ITEM DETAILS

ALL All Locations (continued)

GFA: 663,992 SF Cost/SF: 2.22
Rates Current At October 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
25	Inline exhaust fan, 5HP, 15,000 CFM, timelock	EA	5	12,000.00	60,000
	Heating, Ventilating, and Air Conditioning			0.14/SF	92,700
26	Electrical				
2	Exterior lighting allowance between building and parking lot	EA	10	7,500.00	75,000
3	Interior emergency lighting at ground floor entrances allowance	EA	5	1,200.00	6,000
31	New light fixture at staircases	EA	60	350.00	21,000
4	Investigative work in panels	LS	1	5,500.00	5,500
5	De-energize and make safe existing power allowance	LS	1	7,800.00	7,800
6	Heat trace allowance to rainwater pipe	LF	800	55.00	44,000
26	5kW unit heaters at sump pump locations	EA	6	1,500.00	9,000
27	Re-establish power to sump pumps	EA	6	2,000.00	12,000
28	New feeder to emergency panel for unit heaters, 100LF	EA	2	3,500.00	7,000
	Electrical			0.28/SF	187,300
	ALL LOCATIONS			2.22/SF	1,476,759