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**100% CONSTRUCTION DOCUMENT ESTIMATE**

**10/26/2021**

## **1769, 1819, 1869 PERSHING ROAD TUNNEL RENOVATION**

**1769, 1819, 1869 PERSHING ROAD, CHICAGO  
PUBLIC BUILDING COMMISSION OF CHICAGO**

**Prepared For**

Public Building Commission of Chicago

**Submitted On**

**Prepared By**

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141 W. Jackson Blvd., Suite 3810  
Chicago, IL 60604

**Our Ref**

4

**Project Number**

ORD21015



# 1769, 1819, 1869 PERSHING ROAD TUNNEL RENOVATION



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### PROJECT DETAILS

#### **Basis of estimate**

This estimate reflects the costs for preserving the tunnel linking the 3 buildings (1769, 1819 & 1869) at Pershing Road, Chicago.

The work involves removing MEP pipes and reconnecting within the buildings, filling the tunnel void with flowable concrete and repairing the interior transit tunnels.

The estimate is based on the 100% CD set of drawings provided by Harding Mode Joint Venture dated 10/14/21.

The estimate is based on measured quantities and built up rates from the 100% CD set of drawings.

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 5% market conditions estimating contingency is included, along with a 5% construction contingency. Escalation is included at 3%, expecting bid documents to be issued October 2021, notice to proceed December 2021 and substantial completion by end of March 2022.

#### **Items specifically included**

Abatement of the insulation on the steam pipe is included.

Filling the concrete in 12" pours with a two day cure time is included to alleviate hydrodynamic pressure on the interior walls.

Repaving over the tunnel as designated by the drawings.

#### **Items specifically excluded**

Architect's and Engineer's fees are excluded.

Night time or weekend working is excluded.

Repaving the parking areas

#### **Documents**

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### SUMMARY

GFA: Gross Floor Area  
Rates Current At October 2021

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
ALL	All Locations			1,931,810
<b>ESTIMATED NET COST</b>				<b>1,931,810</b>

MARGINS & ADJUSTMENTS		
General Conditions	10.0 %	193,181
Insurances and Bonds	2.0 %	42,500
Overhead & Profit	4.0 %	86,700
Current Market Conditions Estimating Contingency	5.0 %	112,710
Construction Contingency	5.0 %	118,345
Escalation	3.0 %	74,557
ESTIMATED TOTAL COST		2,559,803

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### TRADES SUMMARY

ALL All Locations

Rates Current At October 2021

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions	2.2 %		43,228
03	Concrete	58.6 %		1,131,138
04	Masonry	0.2 %		3,480
07	Thermal and Moisture Protection	10.1 %		194,816
21	Fire Suppression	2.8 %		53,855
22	Plumbing	5.6 %		107,925
23	Heating, Ventilating, and Air Conditioning	8.0 %		155,216
26	Electrical	7.3 %		140,639
28	Electronic Safety and Security	0.6 %		12,502
31	Earthwork	0.3 %		5,400
32	Exterior Improvements	3.6 %		69,211
33	Utilities	0.7 %		14,400
<b>ALL LOCATIONS</b>		<b>100.0 %</b>		<b>1,931,810</b>

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## 100% CONSTRUCTION DOCUMENT ESTIMATE

### TRADES ITEM

ALL All Locations

Rates Current At October 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>02</b>	<b>Existing Conditions</b>				
7	INTERIOR DEMOLITION	Note			
89	Asbestos abatement of steam pipe insulation	LF	1,163	18.50	21,516
9	1; Remove pair door & frame	EA	1	200.00	200
2	5; Remove fire shutter and housing	EA	3	1,200.00	3,600
4	10; Remove CMU wall infill	SF	295	2.00	590
145	SITE DEMOLITION	Note			
33	Remove asphalt and brick paving over Wood St transit tunnel area - title D	SF	3,209	2.00	6,418
140	Mill & grind asphalt surface over main tunnel - title D	SF	5,047	1.20	6,056
141	Remove alley pavement and base - title D	SF	2,424	2.00	4,848
	<b>Existing Conditions</b>				<b>43,228</b>
<b>03</b>	<b>Concrete</b>				
10	1; Concrete opening infills at large openings	CY	24	600.00	14,400
11	Rebar to above	Lb	1,293	2.50	3,233
12	Splices drilled to concrete	EA	192	15.00	2,880
13	Formwork	SF	1,188	17.66	20,980
14	1; Concrete opening infills at at small openings (av. 23 sf)	SF	141	800.00	112,800
18	1; Concrete infill at 1" diameter hole	EA	4	50.00	200
19	1; Concrete infill at 2" diameter hole	EA	1	70.00	70
15	1; Concrete infill at 6" diameter hole	EA	5	100.00	500
17	1; Concrete infill at 8" diameter hole	EA	3	150.00	450
16	1; Concrete infill at 12" diameter hole	EA	6	250.00	1,500
20	Spalled concrete repairs as 8/S-200 to walls	SF	722	43.43	31,356
23	Core drill 16" diameter hole to top of slab; 25'0" o.c.	EA	37	200.00	7,400
25	Flowable mix concrete pumped into sealed tunnel; pour to be in 12" lifts with 2 day cure time; contractor to ensure no air pockets at soffit; 546 cy per pour, pumped	CY	3,817	194.25	741,452
26	Concrete ramp infill	CY	19	800.00	15,200
27	LINK TUNNELS	Note			
28	Spalled concrete repairs as 7/S-200 to walls	SF	1,486	43.43	64,537
21	Spalled concrete repairs as 8/S-200 to soffit face transit tunnel	SF	90	60.00	5,400
30	Concrete column repair as 10/S-200	SF	112	80.00	8,960
31	Concrete column replacement as 11, 12 & 13/S-200	CY	2	1,500.00	3,000

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### TRADES ITEM

ALL All Locations (continued)

Rates Current At October 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
32	Shoring and demolition for column as above	LS	1	1,500.00	1,500
34	Patch and repair surface	SF	766	20.00	15,320
147	Shoring/bracing/scaffolding - allowance	LS	1	80,000.00	80,000
<b>Concrete</b>					<b>1,131,138</b>
<b>04</b>	<b>Masonry</b>				
139	12" CMU Bulkheads as tunnel dividers to control concrete fill (2 ea)	SF	232	15.00	3,480
<b>Masonry</b>					<b>3,480</b>
<b>07</b>	<b>Thermal and Moisture Protection</b>				
24	Clean wall, prepare and install waterproof membrane	SF	6,440	25.00	161,000
138	Termination bar	LF	1,872	8.00	14,976
35	Clean transit tunnel roof surface and apply waterproofing membrane to top and 24" of sides	SF	942	20.00	18,840
<b>Thermal and Moisture Protection</b>					<b>194,816</b>
<b>21</b>	<b>Fire Suppression</b>				
116	Decommision, disconnect, removal and disposal 6" to 10" dia.	LF	398	15.00	5,970
117	6" (double wall)	LF	33	180.00	5,940
132	6" schedule 40 steel distribution	LF	75	70.00	5,250
118	X-ray, core drill	EA	2	1,000.00	2,000
119	Link-seal at tunnel wall penetrations	EA	2	750.00	1,500
120	Connect to existing	EA	4	500.00	2,000
121	8" Schedule 40 steel, single wall distribution	LF	147	85.00	12,495
131	Zone valve	EA	1	2,500.00	2,500
133	Fire watch - allowance	Hr	80	65.00	5,200
134	Hydraulic calculations	Hr	40	150.00	6,000
135	General requirements: supervision, shop drawings, tags, markers, tool rentals, permits, fees etc.	Item			5,000
<b>Fire Suppression</b>					<b>53,855</b>
<b>22</b>	<b>Plumbing</b>				
75	Decommision, remove, dispose, cut & patch.	LS	2	10,000.00	20,000
92	WH1, electric water heater, 10 gallon	EA	1	650.00	650
93	ET1, expansion tank, 4.4 gallon	EA	1	300.00	300
94	HWT / Exp tank hook -up connections	LS	1	1,200.00	1,200
113	3/4" connect to existing	EA	1	150.00	150
114	3/4" copper distribution	LF	25	20.00	500

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### TRADES ITEM

ALL All Locations (continued)

Rates Current At October 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
115	3/4" thermal insulation	LF	25	8.00	200
95	1 1/2" connect to existing	EA	1	350.00	350
96	Plumbing distribution, decommission, removal and disposal	LF	1,141	10.00	11,410
97	Remove and make good of drains / clean outs.	EA	11	350.00	3,850
98	1 1/2" copper distribution	LF	379	35.00	13,265
99	1 1/2" thermal insulation	LF	379	10.00	3,790
100	Ceiling cut and patch	SF	1,350	10.00	13,500
105	4" connect to existing	EA	6	300.00	1,800
103	4" Cast iron drainage	LF	141	60.00	8,460
104	Clean outs	EA	4	350.00	1,400
106	2" CW (double wall)	LF	20	95.00	1,900
107	X-ray, core drill	EA	2	1,000.00	2,000
108	Link-seal at tunnel wall penetrations	EA	2	750.00	1,500
109	2" connect to existing	EA	2	350.00	700
110	2" copper distribution	LF	90	40.00	3,600
111	2" thermal insulation	LF	90	10.00	900
112	Modify catch basin / heavy duty clean-out	EA	13	500.00	6,500
137	General requirements: supervision, shop drawings, tags, markers, tool rentals, permits, fees etc.	Item			10,000
<b>Plumbing</b>					<b>107,925</b>
<b>23</b>	<b>Heating, Ventilating, and Air Conditioning</b>				
67	EUH-1 Electric unit heater, 3 kw, 350 cfm	EA	1	1,500.00	1,500
69	CP-1, Condensate duplex pump package, 18 gpm	EA	1	2,500.00	2,500
70	Decommission, disconnect, removal and disposal 1 to 3" dia.	LF	378	10.00	3,780
73	Decommission, disconnect, removal and disposal 10 to 12" dia.	LF	886	15.00	13,290
76	3" STM (double wall)	LF	20	100.00	2,000
77	X-ray, core drill	EA	4	1,000.00	4,000
78	Link-seal at tunnel wall penetrations	EA	2	750.00	1,500
79	3" connect to existing	EA	3	350.00	1,050
80	3" STM schedule 40 steel, single wall distribution	LF	9	45.00	405
81	3" thermal insulation	LF	9	12.00	108
82	Steam specialties	LS	1	15,000.00	15,000
83	12" connect to existing	EA	2	1,000.00	2,000
87	12" expansion joint	EA	2	3,000.00	6,000

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### TRADES ITEM

ALL All Locations (continued)

Rates Current At October 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	12" STM schedule 40 steel, single wall distribution	LF	261	230.00	60,030
85	4" connect to existing CD main	EA	2	1,000.00	2,000
101	12" thermal insulation	LF	261	65.00	16,965
86	2" CD schedule 40 steel, single wall distribution	LF	27	50.00	1,350
90	Stamped structural analysis for 10" and greater piping supports	EA	26	150.00	3,900
91	EUH-1 ductwork, grilles, controllers, cut and patching etc.	LS	1	3,500.00	3,500
102	2" thermal insulation	LF	27	12.52	338
136	General requirements: supervision, shop drawings, tags, markers, tool rentals, permits, fees etc.	Item			14,000
<b>Heating, Ventilating, and Air Conditioning</b>					<b>155,216</b>
<b>26</b>	<b>Electrical</b>				
37	ELECTRICAL DEMO DWG ED-100 Note ED.1	Note			
38	Disconnect and remove existing feeder for condensation pump 3/4"C	LF	90	5.00	450
39	ELECTRICAL DEMO DWG ED-100 Note ED.2	Note			
40	Remove existing generator controls conduit 3/4" & 1" C	LF	167	8.00	1,336
41	ELECTRICAL DEMO DWG ED-100 Note ED.3	Note			
42	Remove existing ground wire and rod 1"C	LF	50	6.80	340
43	ELECTRICAL DEMO DWG ED-100 Note ED.4	Note			
46	Disconnect motor connection	EA	2	95.00	190
44	Pull back generator wire feed into chiller room-(2) sets of (3)#600MCM-Protect during construction	LF	55	74.00	4,070
45	ELECTRICAL DEMO DWG ED-100 Note ED.5	Note			
47	Remove exist generator feed (2-sets 3 1/2"GRS w/3-600MCM)return wiring to owner	LF	175	150.00	26,250
48	ELECTRICAL DEMO DWG ED-100 Note ED.6	Note			
51	GENERAL ELECTRICAL DEMO DWG ED-100	Note			
52	Remove existing light-dispose	EA	33	90.00	2,970
53	Remove existing lighting conduit and wire	LF	921	4.00	3,684
54	Remove abandoned conduits (1) 2 1/2" & (1) 3/4"-allow	LF	100	18.00	1,800
55	Remove 24X24X6 PB	EA	1	510.00	510
56	Maintain continuity and investigative field verification work in existing panels	LS	1	7,500.00	7,500
57	Coordination for emergency power shut downs	LS	1	1,850.00	1,850
58	Patch existing conduit penetrations	LS	1	550.00	550



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### TRADES ITEM

ALL All Locations (continued)

Rates Current At October 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
59	Temporary power (350kW portable diesel generator) to match existing generator allowance (6 months) includes temporary wiring to ATS	Mth	6	6,900.00	41,400
60	New 20A breaker in panel NE	EA	1	165.00	165
61	Extend and re-connect circuits for generator power feeds (1) 3/4" & (1) 1"GRS including transition from GRS to EMT	LF	43	26.00	1,118
62	Generator control wiring feed 3/4" GRS	LF	127	16.00	2,032
63	24X24X6 PB	EA	1	860.00	860
64	Extend exist generator feeder and control conduit to PB elevation	LS	1	2,200.00	2,200
65	New 800A GRS conduit feeder for generator-reuse existing cabling	LF	175	212.00	37,100
66	Core drilling allowance	LS	1	600.00	600
68	20A mechanical equipment feed and connection	LF	144	16.00	2,304
71	Remove and replace exist 20A 3P breaker with 20A 2P breaker and spare 20A 1P breaker	LS	1	610.00	610
72	New generator grounding	LS	1	750.00	750
<b>Electrical</b>					<b>140,639</b>
<b>28</b>	<b>Electronic Safety and Security</b>				
49	Disconnect fire alarm relays	EA	4	175.00	700
50	Remove existing fire alarm conduit & wire	LF	420	6.79	2,852
74	Re-program existing fire alarm system and update annunciator panel	LS	1	8,950.00	8,950
<b>Electronic Safety and Security</b>					<b>12,502</b>
<b>31</b>	<b>Earthwork</b>				
88	7; Excavate beside tunnel roof for pipe connection, make good on completion - title D	EA	3	1,800.00	5,400
<b>Earthwork</b>					<b>5,400</b>
<b>32</b>	<b>Exterior Improvements</b>				
36	Add protection layer to tunnel	SF	909	5.00	4,545
143	4" Asphalt paving over milled surface	SF	5,047	5.00	25,235
144	New stone base and 4" asphalt surface	SF	5,633	7.00	39,431
<b>Exterior Improvements</b>					<b>69,211</b>
<b>33</b>	<b>Utilities</b>				
146	6" Traffic rated clean out to tunnel (not connected to drain pipes)	EA	12	1,200.00	14,400
<b>Utilities</b>					<b>14,400</b>
<b>ALL LOCATIONS</b>					<b>1,931,810</b>