
CONSTRUCTION DOCUMENT ESTIMATE

LAKEVIEW HEALTH CENTER - RENOVATION

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PROJECT DETAILS

Basis of estimate

This estimate has been prepared at the request of the PBC and is to provide a construction document estimate for renovation at the Lakeview Health Center at 2849 N. Clark St., Chicago, IL 60657.

The work is to include various exterior masonry repairs, sill repairs and upper level roofing replacement. Internally there will be finishes replacement and restoration where upper level water damage has occurred. A new elevator and its necessary pit, shaft and overrun are included. New plumbing fixtures, new controls, new fire alarm and some lighting replacement is to occur.

The building will be occupied during construction, and it is assumed departments will free up space to enable the contractor to maintain continuity of work.

The estimate is based off of 3 architects submittals by HOH, the last being dated 11.31.21. Where information was insufficient, assumptions and clarifications were made.

It is assumed that the project will be competitively bid between 4 and 6 general contractors and that the awarded contractor and sub-contractors will be required to pay prevailing wage rates.

Unit pricing is based on November 2021 rates.

Please note that the impact of COVID-19 outbreaks have not been accounted for with regards to material supply, labor availability, general conditions build-ups etc., as they are unknown impacts to estimated costs.

Items specifically included

Architectural, structural and MEP trades as outlined by the drawings

Items specifically excluded

Special testing

Hazardous abatement

Refurbishment or repairs to defective equipment, other than what is specifically called out

2nd floor finishes, other than repairs noted

Permits, plans and reviews

Fixtures, furniture and equipment

Moving of furniture for construction work

Architecture and engineering fees

Documents

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SUMMARY BASE ESTIMATE ONLY

GFA: Gross Floor Area
Rates Current At November 2021

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
A	Base Estimate Construction	26,972	32.47	875,814
ESTIMATED NET COST		26,972	32.47	875,814

MARGINS & ADJUSTMENTS				
Phasing of the work	2.0 %			17,516
General Requirements	2.0 %			17,866
General Conditions	10.0 %			91,119
Insurances & Bond	2.8 %			28,064
Overhead & Profit	4.0 %			41,216
Design & Estimating Contingency	10.0 %			107,160
ESTIMATED TOTAL COST		26,972	43.70	1,178,755

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LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At November 2021

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
A	Base Estimate Construction	26,972	32.47	875,814
B	Toilet upgrades			100,727
C	HVAC Upgrades			685,504
D	Other			189,641
ESTIMATED NET COST		26,972	68.65	1,851,686

MARGINS & ADJUSTMENTS				
Phasing of the work	2.0 %			37,034
General Requirements	2.0 %			37,774
General Conditions	10.0 %			192,649
Insurances & Bond	2.8 %			59,336
Overhead & Profit	4.0 %			87,139
Design & Estimating Contingency	10.0 %			226,562
ESTIMATED TOTAL COST		26,972	92.40	2,492,180

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LOCATION DIVISIONS ITEM

A Base Estimate Construction

GFA: 26,972 SF Cost/SF: 32.47
Rates Current At November 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	Existing Conditions				
129	Hazardous abatement - allowance	LS	1	5,000.00	5,000
	Existing Conditions			0.19/SF	5,000
04	Masonry				
104	MASONRY REPAIR	Note			
76	D6.7 & 8; Shore brickwork and remove bricks 2' above lintel	SF	130	150.00	19,500
77	D6.7 & 8; Remove corroded lintel	LF	65	20.00	1,300
103	Remove brickwork around scuppers	LS	6	1,500.00	9,000
105	New Lintel & flashing (6 locations)	LF	65	80.00	5,200
106	New brickwork around lintels	SF	130	180.00	23,400
107	New brickwork around scuppers	LS	6	3,000.00	18,000
124	Remove chimney stack to 6' above roof	SF	1,200	11.00	13,200
125	6" concrete cap to chimney	LS	1	800.00	800
	Masonry			3.35/SF	90,400
05	Metals				
2	Remove wall handrails and replace with code compliant ones	LF	118	90.00	10,620
	Metals			0.39/SF	10,620
06	Wood, Plastics, and Composites				
126	Remove and replace damaged stair treads - Allowance	EA	20	184.00	3,680
	Wood, Plastics, and Composites			0.14/SF	3,680
07	Thermal and Moisture Protection				
92	ROOFING AND ROOF STRUCTURE DEMOLITION	Note			
93	Roof tarpaulin protection during demo and reconstruction	LS	1	2,000.00	2,000
29	Remove 2nd floor bitumen roofing	SF	10,168	2.00	20,336
33	Remove mansard roof shingles	SF	1,127	0.50	564
98	D5.2; Remove portions of damaged mansard roof deck	SF	240	2.00	480
91	D6.2; Remove ply deck (17 locations phased)	SF	1,600	1.00	1,600
99	D6.3; Remove and salvage metal coping	LF	487	3.00	1,461
94	NEW ROOF REPLACEMENT	Note			
102	R5.2; New 3/4" ply deck to mansard	SF	240	7.50	1,800
95	R6.2; New ply deck in small areas (phased)	SF	1,600	5.00	8,000
100	R6.3; Repalce existing coping	LF	390	12.00	4,680
101	R6.3; New metal coping	LF	98	35.00	3,430
96	Tapered insulation and cover board	SF	10,168	15.00	152,520
30	Provide new bitumen roofing	SF	10,168	15.00	152,520

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LOCATION DIVISIONS ITEM

A Base Estimate Construction (continued)

GFA: 26,972 SF Cost/SF: 32.47
Rates Current At November 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
32	New perimeter flashing	LF	487	25.00	12,175
34	New shingles on existing sub-strate	SF	1,127	3.33	3,753
Thermal and Moisture Protection				13.54/SF	365,319
08	Openings				
3	Remove single door and frame and replace - Exterior	EA	2	3,500.00	7,000
75	Remove door and frame and replace - Interior	EA	2	2,500.00	5,000
130	Remove double door and frame and replace - Exterior	EA	1	6,000.00	6,000
Openings				0.67/SF	18,000
09	Finishings				
114	WALL FINISHES	Note			
27	3; Paint stair walls	SF	1,880	2.20	4,136
115	FLOOR FINISHES	Note			
26	3; Replace floor tread finish	LF	252	40.00	10,080
116	CEILING FINISHES	Note			
28	3; Paint stair ceilings, including new plaster board overlay	SF	417	9.00	3,753
Finishings				0.67/SF	17,969
11	Equipment				
1	Remove sample boxes at entrance to more appropriate location; Remove reception glazing at south window and incorporate two boxes into new exterior wall cladding 4' x 6'	LS	1	3,500.00	3,500
Equipment				0.13/SF	3,500
21	Fire Suppression				
123	Drain down and refill - off hours	LS	1	250.00	250
119	Replace fire alarm bell	EA	1	500.00	500
120	Replace flow switch	EA	2	450.00	900
121	Replace tamper switch for valves	EA	4	450.00	1,800
122	Connect to new devices to fire alarm control panel	EA	1	2,000.00	2,000
128	Remove Fire extinguisher cabinet and relocate, patch walls	EA	1	500.00	500
Fire Suppression				0.22/SF	5,950
22	Plumbing				
68	Remove Drinking fountain- single	EA	1	240.00	240
127	Install Hi-Low drinking fountain with bottle filler	EA	1	4,500.00	4,500
Plumbing				0.18/SF	4,740
23	Heating, Ventilating, and Air Conditioning				
46	Disconnect and dispose of existing controls	SF	26,972	1.00	26,972

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LOCATION DIVISIONS ITEM

A Base Estimate Construction (continued)

GFA: 26,972 SF Cost/SF: 32.47
Rates Current At November 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
49	BAS and DDC controls - boilers, dampers, thermostats, valves, AHUs, CU, FTR, EF etc.	SF	26,972	6.00	161,832
	Heating, Ventilating, and Air Conditioning			7.00/SF	188,804
28	Electronic Safety and Security				
37	New fire alarm system - allowance	SF	26,972	6.00	161,832
	Electronic Safety and Security			6.00/SF	161,832
	BASE ESTIMATE CONSTRUCTION			32.47/SF	875,814

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LOCATION DIVISIONS ITEM

B Toilet upgrades

Rates Current At November 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	Existing Conditions				
24	5: Remove and replace rubber base	LF	132	3.00	396
86	Remove ceramic tile floor finishes	SF	301	4.00	1,204
	Existing Conditions				1,600
09	Finishings				
90	Paint walls	SF	1,257	1.80	2,263
85	Ceramic tile to toilets	SF	301	20.00	6,020
88	Ceramic tile base	LF	140	15.00	2,100
	Finishings				10,383
10	Specialties				
21	Toilet partitions and fixed accessories - ADA, remove & new	EA	2	2,750.00	5,500
22	Toilet partitions and fixed accessories - standard, remove & new	EA	1	2,250.00	2,250
	Specialties				7,750
22	Plumbing				
16	REMOVE AND REPLACE THE FOLLOWING PLUMBING FIXTURES	Note			
17	Toilet	EA	4	1,350.00	5,400
18	Double lavatory, including solid surface counter & backsplash	EA	1	3,900.00	3,900
19	Single Lavatory	EA	2	1,000.00	2,000
20	Urinal	EA	2	900.00	1,800
62	Modifications to existing domestic water for connections of new fixtures	EA	9	500.00	4,500
63	Modifications to existing sanitary waste and vent for connections of new fixtures	EA	9	500.00	4,500
64	Miscellaneous isolation/shut downs, coring, testing and balancing, commissioning	SF	300	15.00	4,500
65	Disconnect and dispose of existing plumbing fixtures	EA	9	50.00	450
	Plumbing				27,050
23	Heating, Ventilating, and Air Conditioning				
74	Temporary HVAC systems	SF	26,972	2.00	53,944
	Heating, Ventilating, and Air Conditioning				53,944
	TOILET UPGRADES				100,727

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LOCATION DIVISIONS ITEM

C HVAC Upgrades

Rates Current At November 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
07	Thermal and Moisture Protection				
67	New roof curbs to condensing units	EA	2	2,000.00	4,000
	Thermal and Moisture Protection				4,000
23	Heating, Ventilating, and Air Conditioning				
42	Disconnect and dispose of existing FTR	EA	28	150.00	4,200
43	Disconnect and dispose of existing AHU	EA	2	4,250.00	8,500
44	Disconnect and dispose of existing CU	EA	2	3,200.00	6,400
47	Fin-tube radiation with cover	LF	149	200.00	29,800
50	AHU basement, in kind - 25hp, 18,000 cfm with VFDs	EA	1	150,000.00	150,000
51	Return fan, basement in-kind - 10hp, 13,500 cfm with VFD	EA	1	20,000.00	20,000
53	AHU 2nd floor, in kind - 10hp, 12,690 cfm with VFDs	EA	1	80,000.00	80,000
52	Return fan, 2nd floor in-kind - 5 hp with VFD	EA	1	15,000.00	15,000
54	FTR connection to existing steam piping	EA	27	750.00	20,250
55	Condensing unit, basement in-kind - 60 tons	EA	1	50,000.00	50,000
56	Condensing unit, 2nd floor in-kind - 30 tons	EA	1	35,000.00	35,000
57	Testing and balancing - air side	SF	26,972	0.40	10,789
58	Testing and balancing - water side	SF	26,972	0.25	6,743
59	Commissioning	SF	26,972	0.15	4,046
60	Refrigerant and condensate piping - allowance	LS	1	15,000.00	15,000
61	Allowance for miscellaneous ductwork, insulation, DRG modifications - assume minimal, around new equipment only	SF	26,972	6.00	161,832
66	AHU connection to existing steam piping	EA	2	5,000.00	10,000
	Heating, Ventilating, and Air Conditioning				627,560
26	Electrical				
36	Mechanical equipment power requirement allowance-includes scope items listed on page 4 HVAC equipment schedule	SF	26,972	2.00	53,944
	Electrical				53,944
	HVAC UPGRADES				685,504

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LOCATION DIVISIONS ITEM

D Other

Rates Current At November 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	Existing Conditions				
4	D9.2; Remove exterior existing wood window sills, 2nd fl.	LF	97	12.00	1,164
78	D7.3; Remove ACT ceiling	SF	1,589	0.50	795
79	D7.4; Remove water damaged plaster on walls	SF	873	5.00	4,365
86	Remove ceramic tile floor finishes	SF	3,309	4.00	13,236
	Existing Conditions				19,560
06	Wood, Plastics, and Composites				
5	New aluminum sills to match windows	LF	97	100.00	9,700
	Wood, Plastics, and Composites				9,700
09	Finishings				
118	Replaster and paint walls, include replace window trim	SF	873	15.00	13,095
88	Ceramic tile base	LF	1,369	15.00	20,535
117	New ACT Ceiling	SF	1,589	7.50	11,918
131	2 x 2 Ceramic tile to corridors	SF	2,063	15.00	30,945
132	6 x 6 Ceramic tile to corridors	SF	1,246	18.00	22,428
	Finishings				98,921
26	Electrical				
39	Lighting renovation for exit lighting allowance-counts taken from MEP scope sheet-re-use existing circuitry	EA	10	595.00	5,950
40	Investigative work in existing panels, testing, commissioning allowance	LS	1	7,500.00	7,500
	Electrical				13,450
28	Electronic Safety and Security				
41	Security allowance per General notes #1-on 1st & 2nd floor renovation drawings A-101R & A-102R	SF	26,972	1.78	48,010
	Electronic Safety and Security				48,010
	OTHER				189,641