

## **Initial Assessment**

North Park Village - Bldg. F Chapel



Submitted To:

### **Public Building Commission**

50 West Washington Street; Suite 200

Chicago, IL 60602

Owner:

### **Public Building Commission**

Revise 2/11/2022

CCS Project # 21.189

1815 South Meyers Road

Suite 1070

Oakbrook Terrace, IL 60181

630.678.0808

[www.CCSdifference.com](http://www.CCSdifference.com)



## Clarifications and Qualifications

### 00 - Notes Regarding This Estimate

- 1 This Conceptual estimate is based on drawings and narrative, prepared by the office of KOO LLC received 11/12/2021, together with discussions with their staff on 01/27/2022.
- 2 This estimate assumes a normal market condition.
- 3 This estimate assumes five or more qualified Contractors competitively bidding on this project.
- 4 This estimate assumes one contract awarded to one General Contractor.
- 5 Those cost estimates provided by the Architect and/or Consultants are identified in the body of the estimate.
- 6 After six months, this estimate should be updated for current market conditions.
- 7 Gross square footage is 10,676 gsf.
- 8 Project budget is \$1.3 million.

### 08 - Mechanical

- 1 Mechanical estimate is based upon Conceptual sketches and narratives.

### 09 - Electrical

- 1 Electrical estimate is based upon Conceptual sketches and narratives.

#### **THIS ESTIMATE EXCLUDES:**

- 1 Professional design fees, PMO, testing, moving expense, etc. for Owner's account,
- 2 Furnishings, furniture and equipment other than those shown in the body of the estimate,
- 3 Premium costs for work done in phases, out of sequence, out of hours,
- 4 Finish paint analysis.
- 5 Destructive testing at walls.
- 6 Radon testing.
- 7 Hazardous material testing and abatement.
- 8 Site review.
- 9 Hazardous material removal and abatement,
- 10 Builder's Risk Insurance.
- 11 This estimate is based on information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.
- 12 This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

**PROJECT RECAP & SUMMARY**

Description	Unit Price Ext	Gross Square Footage	Total Critical Cost	Total Alt. #1 - Life Safety	Total Alt. #2 - ADA	Total Non-Critical Cost
A01 - Base Estimate **** 01 - Foundations	\$0.90	10,676	\$9,629.00			
A01 - Base Estimate **** 02 - Substructures		10,676				
A01 - Base Estimate **** 03 - Superstructure		10,676				
A01 - Base Estimate **** 04 - Exterior Enclosures	\$5.82	10,676	\$62,187.50			
A01 - Base Estimate **** 05 - Roofing	\$28.87	10,676	\$308,172.00			
A01 - Base Estimate **** 06 - Interior Construction	\$9.42	10,676	\$100,539.75		\$41,238.00	
A01 - Base Estimate **** 08 - Mechanical		10,676				
A01 - Base Estimate **** 09 - Electrical	\$7.00	10,676	\$74,732.00	\$69,394.00		
A01 - Base Estimate **** 11 - Equipment		10,676				
A01 - Base Estimate **** 12 - Sitework Allowance	\$2.81	10,676	\$30,000.00			
<b>A01 - Base Estimate - SUBTOTAL</b>	\$54.82	10,676	<b>\$585,260.25</b>	<b>\$69,394.00</b>	<b>\$41,238.00</b>	
A01 - Base Estimate **** 10 - General Conditions	3.50%		\$20,484.11	\$2,428.79	\$1,443.33	
<b>A01 - Base Estimate - SUBTOTAL INCL GEN CONDITIONS</b>			<b>\$605,744.36</b>	<b>\$71,822.79</b>	<b>\$42,681.33</b>	

PROJECT RECAP & SUMMARY

Description	Unit Price Ext	Gross Square Footage	Total Critical Cost	Total Alt. #1 - Life Safety	Total Alt. #2 - ADA	Total Non-Critical Cost
===== SUMMARY =====						
SUMMARY MARKUPS						
Design Contingency	20.00%		\$121,148.87	\$14,364.56	\$8,536.27	
General Liability Insurance	3.20%		\$23,260.58	\$2,758.00	\$1,638.96	
Overhead & GC Fee	15.00%		\$112,523.07	\$13,341.80	\$7,928.48	
MARKUP TOTAL			\$256,932.53	\$30,464.35	\$18,103.71	
ESTIMATE TOTAL			\$862,676.89	\$102,287.14	\$60,785.04	
Cost per square foot			\$80.81	\$9.58	\$5.69	

**PROJECT RECAP & SUMMARY**

Status	Description	Quantity	Unit of Measure	Unit Price Ext	Subtotal	Total Cost			
						Critical	Alt. 1 - Life Safety	Alt. 2 - ADA	Non- Critical
<b>A01 - Base Estimate **** 01 - Foundations</b>						<b>\$9,629.00</b>			
	At Basement Provide 200 LF of epoxy injection at concrete foundation wall cracking	200	LF	\$1.50	\$300.00				
	At Basement Provide 200 LF of epoxy injection at concrete slab cracking	200	LF	\$4.50	\$900.00				
	Concrete beams with exposed reinforcement bars and spalled concrete should be repaired. Repair will consist of abrasive blast cleaning to remove rust, and possibly addition of new reinforcement. Concrete patch repair mix will be used to replace lost section. Assume 25% repair of concrete beams in the Basement. 25%	798	SF	\$5.50	\$4,389.00				
	Structural framing at roof should be inspected and replaced as required, which will require selective demo.	1616	ALLOW	\$2.50	\$4,040.00				
<b>A01 - Base Estimate **** 02 - Substructures</b>									
<b>A01 - Base Estimate **** 03 - Superstructure</b>									
<b>A01 - Base Estimate **** 04 - Exterior Enclosures</b>						<b>\$62,187.50</b>			
	At the east side of building, remove vines and plants grow along the gutter. Replace all existing gutters and downspouts with new copper downspouts and gutters.	1250	LF	\$5.50	\$6,875.00				
	At the exterior brick masonry at bell tower, replace existing damaged masonry with new masonry and laid flush to match adjacent masonry. Assume 100 SF.	100	SF	\$7.50	\$750.00				
	At decorative limestone entrances, clean all limestone elements, assume 100% cleaning	1	ALLOW	\$1,500.00	\$1,500.00				
	Tuckpoint 100% of joints at limestone entrance	275	SF	\$7.50	\$2,062.50				
	At the back of house spaces, provide new thermally broken, insulated double hung windows. Assume 20 windows.	20	EACH	\$1,500.00	\$30,000.00				

**PROJECT RECAP & SUMMARY**

Status	Description	Quantity	Unit of Measure	Unit Price Ext	Subtotal	Total Cost			
						Critical	Alt. 1 - Life Safety	Alt. 2 - ADA	Non- Critical
	At the Narthex stairwell to second floor, provide new thermally broken, insulated casement windows with frosted glazing panels. Assume 6 windows	6	EACH	\$3,500.00	\$21,000.00				
<b>A01 - Base Estimate **** 05 - Roofing</b>			4:12 SLOPE			<b>\$308,172.00</b>			
	Provide 100% replacement of existing clay tile roof with new clay tile roof, assume salvage and reinstallation of 25% of existing clay tile, other 75% should be new. Assume replacement 100% of underlayment and roof deck.	6000	SF	\$50.00	\$300,000.00				
	Replace all existing gutters and downspouts with new copper downspouts and gutters.	454	LF	\$18.00	\$8,172.00				
<b>A01 - Base Estimate **** 06 - Interior Construction Allowance</b>						<b>\$100,539.75</b>		<b>\$41,238.00</b>	
	Provide Fire Extinguishers and Cabinets in conformance with applicable codes	1	LS	\$7,500.00	\$7,500.00				
	Patch and repair existing fire proofing on First Floor Slab, assume 50 SF of Fire Proofing Replacement	50	SF	\$50.00	\$2,500.00				
	Provide plaster repair and patching at interior walls and ceilings. Assume 100 % replacement at Rooms 103 through 109	1986	SF	\$12.50	\$24,825.00				
	Provide plaster ceiling repair at Narthex 101, assume 50% of ceiling area including decorative cove ceiling	3245.5	SF	\$12.50	\$40,568.75				
	Provide plaster repair and patching at severely damaged ceiling Sacristy and Altar. Assume 50 SF.	50	SF	\$22.50	\$1,125.00				
ADA	Replace all existing interior wood doors and casings with new solid core wood doors and casings, including new ADA compliant hardware.	22	EACH	\$16.50				\$363.00	
ADA	In Outfit Room 103, clean millwork and provide ADA compliant Hardware	1	ALLOW	\$2,000.00				\$2,000.00	
	Provide interior painting at 100% of the building	5338	SF	\$4.50	\$24,021.00				

# CCS International, Inc.

North Park Village - Bldg. F Chapel

Oakbrook Terrace, IL / Bethesda, MD / Durham, NC / Houston, TX

Date: Revise 2/11/2022

## PROJECT RECAP & SUMMARY

Status	Description	Quantity	Unit of Measure	Unit Price Ext	Subtotal	Total Cost			
						Critical	Alt. 1 - Life Safety	Alt. 2 - ADA	Non- Critical
ADA	Provide Automated ADA Compliant Push Paddles at Main Entrance.	2	EACH	\$3,500.00				\$7,000.00	
ADA	Replace existing stair guardrail and handrail with ADA and Code compliant Handrails and Guardrail.	25	EACH	\$275.00				\$6,875.00	
ADA	At Bathroom 108, remove all existing finishes, fixtures and similar items. Convert existing bathroom into ADA Accessible All-Gender Toilet Room, including new plumbing fixtures, tile floor and wainscot, vanity, grab bars and toilet accessories. Include 50 SF of slab trenching and infill for plumbing routing.	1	ALLOW	\$25,000.00				\$25,000.00	
A01 - Base Estimate **** 07 - Conveying Systems									
A01 - Base Estimate **** 08 - Mechanical									
A01 - Base Estimate **** 09 - Electrical						\$74,732.00	\$69,394.00		
	Replacement of all lighting with LED luminaries	10676	SF	\$3.50	\$37,366.00				
	Upgraded lighting controls for the building in accordance with the requirements of IECC 2018	10676	SF	\$3.50	\$37,366.00				
Life	Installation of emergency source of power in accordance with CEC Article 700.	10676	SF	\$1.50			\$16,014.00		
Life	Installation of fire alarm system	10676	SF	\$5.00			\$53,380.00		
A01 - Base Estimate **** 11 - Equipment									
A01 - Base Estimate **** 12 - Sitework Allowance						\$30,000.00			
	Replace existing exterior concrete ramps. Provide ADA compliant stainless steel ramp guardrail and handrail. Assume 2 ramps.	20	EACH	\$1,500.00	\$30,000.00				
<b>A01 - Base Estimate - SUBTOTAL</b>						<b>\$585,260.25</b>	<b>\$69,394.00</b>	<b>\$41,238.00</b>	
A01 - Base Estimate **** 10 - General Conditions			PCT	3.50%		\$20,484.11	\$2,428.79	\$1,443.33	