

## **Initial Assessment**

North Park Village - Bldg. B Gym



Submitted To:

### **Public Building Commission**

50 West Washington Street; Suite 200  
Chicago, IL 60602

Owner:

### **Public Building Commission**

February 11, 2022

CCS Project # 21.189

1815 South Meyers Road

Suite 1070

Oakbrook Terrace, IL 60181

630.678.0808

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## 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.
- 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 19,662 gsf for two story gym with basement
- 8 Project budget is \$1.2 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 Cost	Total Alt. #2 ADACost	Total Non-Critical Cost
A01 - Base Estimate **** 01 - Foundations		19,662	\$52,470.00			
A01 - Base Estimate **** 02 - Substructures		19,662				
A01 - Base Estimate **** 03 - Superstructure		19,662				
A01 - Base Estimate **** 04 - Exterior Enclosures		19,662	\$4,538.00			
A01 - Base Estimate **** 05 - Roofing		19,662	\$320,279.00			
A01 - Base Estimate **** 06 - Interior Construction		19,662	\$158,232.25		\$30,400.00	
A01 - Base Estimate **** 08 - Mechanical	\$0.57	19,662	\$340,180.00			\$11,250.00
A01 - Base Estimate **** 09 - Electrical		19,662	\$119,741.00			
A01 - Base Estimate **** 11 - Equipment		19,662				
A01 - Base Estimate **** 12 - Sitework Allowance		19,662	\$25,350.00		\$4,150.00	
<b>A01 - Base Estimate - SUBTOTAL</b>	\$0.57	19,662	<b>\$1,020,790.25</b>		<b>\$34,550.00</b>	<b>\$11,250.00</b>
A01 - Base Estimate **** 10 - General Conditions	\$0.02	19,662	\$35,727.66		\$1,209.25	\$393.75
<b>A01 - Base Estimate - SUBTOTAL INCL GEN CONDITIONS</b>	3.50%		<b>\$1,056,517.91</b>		<b>\$35,759.25</b>	<b>\$11,643.75</b>

PROJECT RECAP & SUMMARY

Description	Unit Price Ext	Gross Square Footage	Total Critical Cost	Total Alt. #1 Life Safety Cost	Total Alt. #2 ADACost	Total Non-Critical Cost
===== SUMMARY =====						
SUMMARY MARKUPS						
Design Contingency	20.00%		\$211,303.58		\$7,151.85	\$2,328.75
General Liability Insurance	3.20%		\$40,570.29		\$1,373.16	\$447.12
Overhead & GC Fee	15.00%		\$196,258.77		\$6,642.64	\$2,162.94
MARKUP TOTAL			\$448,132.64		\$15,167.64	\$4,938.81
ESTIMATE TOTAL			\$1,504,650.54		\$50,926.89	\$16,582.56
Cost per square foot	19,662		\$76.53		\$2.59	\$0.84

**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
A01 - Base Estimate **** 01 - Foundations						<b>\$52,470.00</b>			
	At Basement Provide 100 LF of epoxy injection at concrete foundation wall cracking	100	LF	\$7.50	\$750.00				
	At Basement Provide 100 LF of epoxy injection at concrete slab cracking	100	LF	\$7.50	\$750.00				
	At Basement provide 100 LF of interior trench drain, sump, slab trenching and slab infill	100	LF	\$275.00	\$27,500.00				
	At Basement/1st Floor slab provide 300 SF of cementitious patching and repair on damaged concrete	300	SF	\$15.00	\$4,500.00				
	Concrete beams and slab 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.	542	SF	\$35.00	\$18,970.00				
A01 - Base Estimate **** 02 - Substructures									
A01 - Base Estimate **** 03 - Superstructure									
A01 - Base Estimate **** 04 - Exterior Enclosures						<b>\$4,538.00</b>			
	At exterior brick masonry, replace existing damaged masonry with new masonry toothed in and laid flush to match adjacent existing masonry. Please note masonry includes decorative courses. Include 500 SF of masonry replacement.	500	SF	\$7.50	\$3,750.00				

**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
	Remove insect nest	1	LS	\$500.00	\$500.00				
	Replace sealant for eight (8) windows, assume 100% replacement.	288	LF	\$1.00	\$288.00				
A01 - Base Estimate **** 05 - Roofing						<b>\$320,279.00</b>			
	Provide 100% replacement of existing clay tile roof with new clay tile roof.. Assume replacement of 100% of underlayment and roof deck.	1	SF	\$20,000.00	\$20,000.00				
	Assume 100% tuckpointing of exposed masonry parapets	724	SF	\$28.00	\$20,272.00				
	Assume multi-wythe masonry replacement at parapets. Assume 50 SF of replacement	50	SF	\$29.00	\$1,450.00				
	Assume 100% of sealant replacement at limestone parapet stones	362	SF	\$30.00	\$10,860.00				
	Assume 100% replacement of roof termination bars. When replace grind masonry grout to fully embed termination bar and flashing. Provide sealant.	362	SF	\$32.00	\$11,584.00				
	Replace low slope membrane with IECC compliant (R-30) for insulation and modified bitumen roof system, including extending vent stacks, mechanical equipment curbs, masonry parapet and the like to accommodate thicker roof structure	7761	SF	\$33.00	\$256,113.00				
A01 - Base Estimate **** 06 - Interior Construction Allowance						<b>\$158,232.25</b>		<b>\$30,400.00</b>	
	Replace all doors, frames and hardware in the basement, assume 100% replacement.	2	EACH	\$1,850.00	\$3,700.00				
	Replace Roof Access Door with insulated hollow metal door and hardware, assume 20 SF of masonry repair around door frame	1	LS	\$3,750.00	\$3,750.00				
ADA	Replace Aluminum and Glass Doors at Main Entry with ADA Accessible Doors and Hardware	3	EACH	\$1,850.00				\$19,150.00	

**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
ADA	Replace all exterior exit doors with new hollow metal doors & ADA accessible hardware. Four single and three pair of doors.	1	LS	\$19,150.00				\$11,250.00	
	Remove and replace existing gyp. bd. furring wall in basement with 1/2" moisture resistant gyp. bd. and metal furring, assume 500 SF of replacement	500	SF	\$22.50	\$11,250.00				
	At Basement Electrical and Mechanical Rooms, remove foundation wall insulation (coordinate with foundation wall work in other sections). Assume 6000 SF of replacement.	6000	SF	\$15.50	\$93,000.00				
	Patch/Repair damaged spray applied fire proofing at 2nd Floor Ceiling, assume 10% of area	927.6	SF	\$30.00	\$27,828.00				
	Confirm that existing Fire Extinguishers and Cabinets are up to date and in working order	1	LS	\$1,500.00	\$1,500.00				
	Provide interior painting of all gyp. bd. walls and ceilings	4915.5	SF	\$3.50	\$17,204.25				
A01 - Base Estimate **** 07 - Conveying Systems									

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Status	Description	Quantity	Unit of Measure	Unit Price Ext	Subtotal	Total Cost			
						Critical	Alt. #1 - Life Safety	Alt. #2 - ADA	Non-Critical
A01 - Base Estimate **** 08 - Mechanical						<b>\$340,180.00</b>			
NON	Replace leaky lavatory faucets, assume replacement of 50% of faucets	9	EACH	\$1,250.00					\$11,250.00
	Add second pump to sewage ejector for redundancy	1	LS	\$7,500.00	\$7,500.00				
	Provide new boiler system; prefer prior to Winter 2021	1	LS	\$35,000.00	\$35,000.00				
	Clean and Inspect drip pan for mold or ductwork should be replace entirely.	1	LS	\$1,250.00	\$1,250.00				
	Upgrade existing AHUs with new single zone VAV controls and upgrade existing condensers to new.	19662	SF	\$15.00	\$294,930.00				
	Remediate mold from HVAC system and replace ductwork if necessary.	1	LS	\$1,500.00	\$1,500.00				
A01 - Base Estimate **** 09 - Electrical						<b>\$119,741.00</b>			
	Replace 100% of Emergency Batteries for egress lighting	12	LS	\$350.00	\$4,200.00				
	Increase Fire Alarm Visual Notification Coverage	19662	LS	\$2.00	\$39,324.00				
	Replace all lighting with energy efficient luminaries	19662	SF	\$3.50	\$68,817.00				
	Provide cast-in-place concrete housekeeping pads at new and existing MEP Equipment in basement	1	LS	\$5,000.00	\$5,000.00				
	Replace damaged light fixture adjacent to main entrance	2	EACH	\$1,200.00	\$2,400.00				
A01 - Base Estimate **** 11 - Equipment									



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Status	Description	Quantity	Unit of Measure	Unit Price Ext	Subtotal	Total Cost			
						Critical	Alt. #1 - Life Safety	Alt. #2 - ADA	Non-Critical
A01 - Base Estimate **** 12 - Sitework Allowance						<b>\$25,350.00</b>		<b>\$4,150.00</b>	
	Selective regrading at building corners and sidewalks to address drainage erosion issues. Assume 500 SF of re-grading and landscape restoration	500	SF	\$12.00	\$6,000.00				
ADA	Re-stripe existing ADA Parking Stalls	6	EACH	\$275.00				\$1,650.00	
ADA	Provide ADA Parking Signage	1	LS	\$2,500.00				\$2,500.00	
	Selective Landscape restoration where landscaping has settled adjacent to sidewalks, assume 300 SF of restoration	300	SF	\$2.00	\$600.00				
	Replace front entry concrete walk, including gravel base and reinforcing with new concrete walk. Assume 1500 SF of replacement	1500	SF	\$12.50	\$18,750.00				
	<b>A01 - Base Estimate - SUBTOTAL</b>					<b>\$1,020,790.25</b>		<b>\$34,550.00</b>	<b>\$11,250.00</b>

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
A01 - Base Estimate **** 10 - General Conditions						\$35,727.66		\$1,209.25	\$393.75
	General Conditions		PCT	3.50%	\$35,727.66				\$393.75