

BUDGET ESTIMATE
D97 Maintenance Department - Relocation Renovation

STR CONSULTING
 350 West Ontario Street, Suite 200
 Chicago, Illinois 60654

Client: Oak Park School District D97
 Architect: STR Partners

October 4, 2017

No.	Description	Quantity	Unit	Unit Price	Amount	Total
SUMMARY						
	Estimate is based on STR Partners Sketches dated 9/29/17					
	Remote Caged Ares	1,015	s.f.			
	Parking Area	2,976	s.f.			
	Storage and Key Room	2,510	s.f.			
	Total Gross Area	6,501	s.f.			
A.	Demolition	6,501	s.f.	\$1.96	\$12,732.	
B.	Concrete & Steel Work	6,501	s.f.	\$14.33	\$93,128.	
C.	Masonry Work	6,501	s.f.	\$2.79	\$18,120.	
D.	Roofing	6,501	s.f.	\$17.30	\$112,440.	
E.	Ceilings	6,501	s.f.	\$0.56	\$3,609.	
F.	Floor Coverings	6,501	s.f.	\$0.00	\$0.	
G.	Painting and Wall Coverings	6,501	s.f.	\$2.09	\$13,584.	
H.	Doors, Frames, and Hardware	6,501	s.f.	\$1.23	\$8,000.	
I.	Repair Salt Stains	6,501	s.f.	\$0.94	\$6,125.	
J.	HVAC System and Controls	6,501	s.f.	\$16.02	\$104,140.	
K.	Sprinkler System	6,501	s.f.	\$1.96	\$12,720.	
L.	Fire Alarm System	6,501	s.f.	\$0.66	\$4,300.	
M.	Plumbing System	6,501	s.f.	\$0.31	\$2,020.	
N.	Specialties	6,501	s.f.	\$0.48	\$3,150.	
O.	Electrical	6,501	s.f.	\$14.91	\$96,932.	
P.	Data and Communication	6,501	s.f.	\$0.00	\$0.	
	Subtotal Construction					\$490,999.
Q.	General Conditions	15%	lot	\$490,999	\$73,650.	
R.	Overtime Allowance	1	lot		None	
S.	Contractor's Overhead and Profit	8%	lot	\$564,649	\$45,172.	
T.	Project Contingency	15%	lot	\$609,821	\$91,473.	
	TOTAL GENERAL REQUIREMENTS	6,501		\$107.87		\$701,294.
	Alternate #1					
	Net saving if RTU is mounted on Ground					(\$76,098.)
	The following items are excluded from this estimate:					
	- Special Consultant Fees			- Premium time and overtime labor rates		
	- Legal Fees			- Escalation		
	- Utility Company Service Fees			- FF&E Work		
				- Hazardous Waste Handling		

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
	Detailed Estimate Breakdown	6,501	S.F.			
A.	Demolition					
1	Remove chain link fencing and gate	8	hours	\$95.00	\$760.	
2	Remove lighting and conduit	6,501	s.f.	\$1.00	\$6,501.	
3	Remove power and conduit	6,501	s.f.	\$0.50	\$3,251.	
4	Remove flooring				None	
5	Remove casework				None	
6	Demo walls				None	
7	Demo Mechanical				See Mech below	
8	Demo electrical power devices & conduit				None	
9	Voice and Data device removal				None	
10	Removal of debris from building	8	hours	\$90.00	\$720.	
11	Dumpsters	3	each	\$500.00	\$1,500.	
	Subtotal Demolition					\$12,732.
B.	Concrete and Steel Work					
1	Cut & frame first floor deck for duct openings	3	each	\$3,160.00	\$9,480.	
2	Cut & frame roof deck for duct openings	3	each	\$3,160.00	\$9,480.	
3	Core exterior wall for conduit feeders	2	allow	\$500.00	\$1,000.	
4	Housekeeping pads for transformer & other equipment	1	allow	\$2,500.00	\$2,500.	
5	2" Concrete topping over existing SOG	2,510	s.f.	\$3.00	\$7,530.	
a.	Concrete floor sealer	2,510	s.f.	\$1.25	\$3,138.	
6	Allowance for roof reinforcing for RTU	1,200	s.f.	\$50.00	\$60,000.	
	Subtotal Concrete and Steel					\$93,128.
C.	Masonry Work					
1	8" thick CMU partitions	1,080	s.f.	\$14.00	\$15,120.	
2	8" bond beams and lintels	60	l.f.	\$25.00	\$1,500.	
3	Steel lintel & jambs for overhead door	10	l.f.	\$150.00	\$1,500.	
	Subtotal Masonry					\$18,120.
D.	Roofing with Acoustical Screen					
1	Remove and re-install modular roof tray system	16	hours	\$90.00	\$1,440.	
2	Cut and patch existing single ply roof & insulation for penetra	400	s.f.	\$25.00	\$10,000.	
3	Allowance for roof structure reinforcing for RTU	1,200	s.f.	\$25.00	\$30,000.	
4	Roof walk paver and accessories	1	allow	\$5,000.00	\$5,000.	
5	Acoustical screen at RTU	44	l.f.	\$1,500.00	\$66,000.	
	Subtotal Partitions					\$112,440.
E.	Ceilings					
1	2x2 acoustical tile in Key Room	213	s.f.	\$4.25	\$905.	
2	Patch and paint exposed concrete "T" in Storage 006A	2,253	s.f.	\$1.20	\$2,704.	
	Subtotal Ceilings					\$3,609.
F.	Floor Coverings				None	
	Subtotal Floor Coverings					\$0.
G.	Painting & Caulking					
1	Paint walls	5,436	s.f.	\$2.00	\$10,872.	
2	Paint man doors and frames	2	leafs	\$120.00	\$240.	
3	Paint overhead door and support steel	1	allow	\$1,972.00	\$1,972.	
4	Miscellaneous painting and chalking	1	allow	\$500.00	\$500.	
	Subtotal Wall Coverings					\$13,584.

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Detailed Estimate Breakdown						
H. Doors, Frames, and Hardware						
1	Hollow metal man doors and frames	2	each	\$1,500.00	\$3,000.	
2	Motorized 8'x10' overhead door	1	allow	\$5,000.00	\$5,000.	
Subtotal Doors						\$8,000.
I. Repair Salt Stains						
1	Clean salt stains off concrete walls	175	l.f.	\$10.00	\$1,750.	
2	Repair and caulk joint at leaks	175	l.f.	\$25.00	\$4,375.	
Subtotal Carpentry						\$6,125.
J. HVAC System and Controls						
1	Relocate existing ductwork outside Storage area	250	l.f.	\$50.00	\$12,500.	
2	Carrier Model #50HC 7.5 tons, 3,000 CFM	1	each	\$15,000.00	\$15,000.	
	a. Exterior roof top ductwork allowance	1,200	pounds	\$10.00	\$12,000.	
	b. Riser to basement from roof	864	pounds	\$10.00	\$8,640.	
	c. New supply & return in basement	2,400	pounds	\$10.00	\$24,000.	
	d. Insulation and support for roof top ductwork	200	l.f.	\$40.00	\$8,000.	
	e. Premium for crane hoisting	1	allow	\$10,000.00	\$10,000.	
3	Welding exhaust					
	a. Allowance for welding extraction exhaust thru roof	50	l.f.	\$50.00	\$2,500.	
	b. Greenheck Model SWB	1	allow	\$1,500.00	\$1,500.	
	c. Rain screen and hood	1	allow	\$500.00	\$500.	
	d. Source capture exhaust intakes	1	each	\$2,000.00	\$2,000.	
5	Existing air compressor, piping, blast cabinets, regulators.				By Owner	
6	Temperature controls allowance	1	allow	\$6,000.00	\$6,000.	
7	Testing / balancing	1	each	\$1,500.00	\$1,500.	
Subtotal HVAC						\$104,140.
K. Fire Protection						
1	Revise existing sprinkler heads for new layout	2,500	s.f.	\$4.00	\$10,000.	
2	Drain down and re-charge system	1	allow	\$1,720.00	\$1,720.	
3	Isolation valves	2	each	\$500.00	\$1,000.	
Subtotal Sprinklers						\$12,720.
L. Fire Alarm System						
1	Fire alarm devices	2	each	\$500.00	\$1,000.	
2	Tamper switches	2	each	\$600.00	\$1,200.	
3	Connection to existing fire detection system	1	allow	\$2,100.00	\$2,100.	
Subtotal Fire Alarm						\$4,300.
M. Plumbing System						
1	Allowance for hose bibs	2	each	\$1,010.00	\$2,020.	
2	Allowance for domestic hot & cold water				None	
3	Allowance for natural gas				None	
Subtotal Plumbing						\$2,020.
N. Specialties						
1	Fire extinguisher	2	each	\$450.00	\$3,150.	
Subtotal Specialties						\$3,150.

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	Detailed Estimate Breakdown					
O.	Electrical					
1	Tap existing ComEd transformer	1	allow	\$2,900.00	\$2,900.	
2	New 400 AMP C/T cabinet	1	each	\$6,275.00	\$6,275.	
3	3#600 kcmil, 1#2GRD & 3-1/2" Conduit ComEd to MDP	30	l.f.	\$90.00	\$2,700.	
4	From C/T to MDP 3#600 kcmil, 1#2GRD & 3-1/2" conduit	300	l.f.	\$90.00	\$27,000.	
5	Equipment in cage area					
	a. 480Y/277C 24-pole 400 amp panel	1	each	\$5,000.00	\$5,000.	
	- 70A-3P C/B for 45kVA transformer	1	each	\$320.00	\$320.	
	- 80A-3P C/B for RTU	1	each	\$600.00	\$600.	
	- 15A-3P C/B for exhaust fan	1	each	\$125.00	\$125.	
	- 20A-1P C/B for lighting	1	each	\$150.00	\$150.	
	b. 45kVA transformer NEMA 3R	1	each	\$5,500.00	\$5,500.	
	- 3#4, 1#8GRD, & 1/1/4" conduit	10	l.f.	\$22.75	\$228.	
	- 4#10, 1#8GRD & 2" conduit	10	l.f.	\$21.20	\$212.	
	- 1#6, & 3/4" conduit	10	l.f.	\$9.75	\$98.	
	c. 208Y/120V 30-pole, 150 Amp panel - 24 breakers	1	each	\$1,200.00	\$1,200.	
6	Storage Room					
	a. Fire alarm devices					See Fire Alarm above
	b. Cell phone booster allowance (Wilson pro 70 Plus)	1	each	\$4,400.00	\$4,400.	
	c. Power to overhead door	1	allow	\$1,900.00	\$1,900.	
	d. Control conduit and devices for overhead door	1	allow	\$1,900.00	\$1,900.	
	e. GFI outlets on north walls	16	each	\$250.00	\$4,000.	
	f. Dedicated 220V outlets	3	each	\$500.00	\$1,500.	
	g. GFI outlets on south & west walls	18	each	\$250.00	\$4,500.	
	h. Power to RTU 3#2, 1#8 GRD & 1/1/4" conduit	100	l.f.	\$22.75	\$2,275.	
	i. Power to exhaust fan	1	allow	\$1,300.00	\$1,300.	
	j. LED strip lighting fixtures	22	each	\$350.00	\$7,700.	
	k. Feed-thru lighting relay panel with clock	1	each	\$1,200.00	\$1,200.	
7	Key Room					
	a. 2x4 lay-in LED fixtures	4	each	\$400.00	\$1,600.	
	b. Occupancy sensor wall switch	1	each	\$250.00	\$250.	
	c. GFI outlets	8	each	\$250.00	\$2,000.	
8	Separate Lighting in Cage Area & Parking					
	a. Existing light fixtures to remain					NO Cost
	b. Re-circuit lights and conduit	1	allow	\$2,100.00	\$2,100.	
	c. New lighting controls	1	allow	\$2,100.00	\$2,100.	
9	General Electrical Requirements					
	a. Permit allowance	1	allow	\$1,000.00	\$1,000.	
	b. Shop drawing, cuts and submittals	1	allow	\$2,000.00	\$2,000.	
	c. Trim out and Testing	12	hours	\$100.00	\$1,200.	
	d. Manuals and owner training	1	allow	\$1,700.00	\$1,700.	
	Subtotal Electrical					\$96,932.
P.	Data and Communication					
	Subtotal Data Cabling					\$0.

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Alt #1	Relocate RTU to On Grade Installation					
1	Credit for 1st floor and roof deck opening	-4	each	\$3,160.00	(\$12,640.)	
2	Credit for acoustical roof screen VS on grade wall	44	l.f.	(\$700.00)	(\$30,800.)	
3	Credit for structural reinforcement of roof to support RTU	-1,200	s.f.	\$50.00	(\$60,000.)	
4	RTU foundation & steel supports	1	allow	\$10,000.00	\$10,000.	
5	Cut ductwork penetrations hole in exterior walls	2	each	\$3,740.00	\$7,480.	
6	Reduce amount of roof top ductwork to grade ductwork	-900	pounds	\$10.00	(\$9,000.)	
	h. Power to RTU 3#2, 1#8 GRD & 1/1/4" conduit	-50	l.f.	\$22.75	(\$1,138.)	
7	Remove landscaping to install grade unit	2,000	s.f.	\$2.00	\$4,000.	
8	Reinstall landscaping	2,000	s.f.	\$8.00	\$16,000.	
	Net Reduction for Ground Mounted Unit					(\$76,098.)