

General Services Administration State Street Building Renovations

Chicago, IL 60604

Conceptual Estimate

May 25, 2023

Project: 2022A035

Prepared For:

Interactive Design Architects
900 N. Franklin St.
Chicago, IL 60610

NOTES REGARDING PREPARATION OF ESTIMATE

This estimate was prepared based on the following documents provided by Interactive Design Architects:

1. Concept Design Pricing Package received May 01, 2023.
2. Information regarding the project was also obtained via meetings, phone conversations, and email messages that clarified the project scope.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been generated from current material/labor rates, historical production data, and discussions with relevant subcontractors and material suppliers. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated.

Pricing reflects probable construction costs obtainable in the Chicago, Illinois area on the bid date. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors with a minimum of 3 bidders for all items of subcontracted work and a with a minimum of 3 bidders for a general contractor. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since The Concord Group has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, this statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents The Concord Group's best judgment as professional construction cost consultants familiar with the construction industry. However, The Concord Group cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

CURRENT MARKET CONDITIONS

It should be noted that there is ongoing volatility in the construction materials market due to the effects of the pandemic on both the production and supply of materials. Due to the lack of in stock materials suppliers are struggling to fulfill orders in a timely manner, which in turn leads to much longer than normal lead times. The impact of ongoing global raw material shortages and fuel price increases adds to the overall spike in material pricing coupled with the increased demand for construction that the construction industry is now seeing. These factors should be considered when determining the bidding strategy and schedule for projects.

ASSUMED CONSTRUCTION PARAMETERS

The pricing is based on the following project parameters:

1. A bid opening date of Q2, 2026.
2. A construction duration of 48-54months.
3. The contract will be bid as one project.
4. The contract will be competitively bid to multiple contractors.
5. All contractors will be required to pay prevailing wages.
6. There are no phasing requirements.
7. The contractors will not have full access to the site during normal working hours.
8. Estimate assumes noisy/disruptive work occurs during Government unoccupied hours.
9. Estimate assumes site will be shut down during predetermined City Of Chicago events.
10. Estimate assumes vibration monitoring & repairs as necessary to immediate neighboring buildings
11. Estimate detail includes pricing as of May 2023.

EXCLUSIONS

The following are excluded from the cost of this estimate:

1. Professional Design Fees
2. Testing Fees
3. Owner Contingencies/Scope Changes
4. Premium Time / Restrictions on Contractor Working Hours
5. Cost Escalation Beyond a Construction Mid-Point Date of Q1 2027
6. Finance and Legal Charges
7. Temporary Owner Facilities
8. Moisture Mitigation
9. Equipment (Owner Furnished/Installed)
10. Loose Furniture
11. Artwork
12. Lead and Radio Frequency Shielding
13. Third Party Commissioning
14. Non-fixed Audio/Visual Equipment & Wiring
15. Telephone / Data Equipment & Wiring
16. Contaminated Soil Removal
17. Structurally Unsuitable Soil Removal
18. Unforeseen Future Cost Impacts Based on Supply Chain Impacts

COST SUMMARY

**BUILDING
TOTAL**

202 STATE STREET

\$116,990,194

214 STATE STREET

\$15,094,053

220 STATE STREET

\$275,895,693

TOTAL ESTIMATED CONSTRUCTION COSTS

\$407,979,940

COST SUMMARY 202 STATE STREET		BUILDING TOTAL	
A	SUBSTRUCTURE		
A100	FOUNDATIONS	\$0	
A200	BASEMENTS	\$1,224,897	
B	SHELL		
B100	SUPERSTRUCTURE	\$1,966,267	
B200	EXTERIOR ENCLOSURE	\$22,551,763	
B300	ROOFING	\$353,860	
C	INTERIORS		
C100	INTERIOR CONSTRUCTION	\$6,490,176	
C200	STAIRS	\$1,110,450	
C300	INTERIOR FINISHES	\$1,888,324	
D	SERVICES		
D100	CONVEYING	\$2,110,000	
D200	PLUMBING	\$2,998,275	
D300	HVAC	\$5,732,245	
D400	FIRE PROTECTION	\$826,585	
D500	ELECTRICAL	\$6,290,887	
E	EQUIPMENT & FURNISHINGS		
E100	EQUIPMENT	\$0	
E200	FURNISHINGS	\$0	
F	SPECIAL CONSTRUCTION & DEMOLITION		
F100	SPECIAL CONSTRUCTION	\$0	
F200	SELECTIVE BUILDING DEMOLITION	\$1,891,313	
G	SITework		
G100	SITE PREPARATION	\$0	
G200	SITE IMPROVEMENTS	\$0	
G300	CIVIL & MECHANICAL UTILITIES	\$124,000	
G400	SITE ELECTRICAL UTILITIES	\$0	
G900	OTHER SITE CONSTRUCTION	\$0	
Z100	GENERAL REQUIREMENTS	\$0	
SUBTOTAL		\$55,559,043	
Z201	DESIGN CONTINGENCY	25.0%	\$13,889,761
Z100	GENERAL CONDITIONS/BOND/INSURANCE	11.25%	\$7,812,990
Z106	CONTRACTOR'S FEES	5.0%	\$3,863,090
Z202	ESCALATION TO MID-POINT OF CONSTRUCTION	31.1%	\$25,229,839
SUBTOTAL		\$106,354,722	
Z203	CONSTRUCTION CONTINGENCY	10.0%	\$10,635,472
TOTAL ESTIMATED CONSTRUCTION COSTS		\$116,990,194	

COST SUMMARY 214 STATE STREET		BUILDING TOTAL	
A	SUBSTRUCTURE		
A100	FOUNDATIONS	\$0	
A200	BASEMENTS	\$100,455	
B	SHELL		
B100	SUPERSTRUCTURE	\$354,738	
B200	EXTERIOR ENCLOSURE	\$2,035,612	
B300	ROOFING	\$126,108	
C	INTERIORS		
C100	INTERIOR CONSTRUCTION	\$969,145	
C200	STAIRS	\$208,342	
C300	INTERIOR FINISHES	\$693,704	
D	SERVICES		
D100	CONVEYING	\$325,000	
D200	PLUMBING	\$529,854	
D300	HVAC	\$411,967	
D400	FIRE PROTECTION	\$171,726	
D500	ELECTRICAL	\$712,753	
E	EQUIPMENT & FURNISHINGS		
E100	EQUIPMENT	\$0	
E200	FURNISHINGS	\$0	
F	SPECIAL CONSTRUCTION & DEMOLITION		
F100	SPECIAL CONSTRUCTION	\$0	
F200	SELECTIVE BUILDING DEMOLITION	\$424,815	
G	SITework		
G100	SITE PREPARATION	\$0	
G200	SITE IMPROVEMENTS	\$0	
G300	CIVIL & MECHANICAL UTILITIES	\$104,000	
G400	SITE ELECTRICAL UTILITIES	\$0	
G900	OTHER SITE CONSTRUCTION	\$0	
Z100	GENERAL REQUIREMENTS	\$0	
SUBTOTAL		\$7,168,217	
Z201	DESIGN CONTINGENCY	25.0%	\$1,792,054
Z100	GENERAL CONDITIONS/BOND/INSURANCE	11.25%	\$1,008,031
Z106	CONTRACTOR'S FEES	5.0%	\$498,415
Z202	ESCALATION TO MID-POINT OF CONSTRUCTION	31.1%	\$3,255,149
SUBTOTAL		\$13,721,867	
Z203	CONSTRUCTION CONTINGENCY	10.0%	\$1,372,187
TOTAL ESTIMATED CONSTRUCTION COSTS		\$15,094,053	

COST SUMMARY 220 STATE STREET		BUILDING TOTAL	
A	SUBSTRUCTURE		
A100	FOUNDATIONS	\$0	
A200	BASEMENTS	\$2,099,902	
B	SHELL		
B100	SUPERSTRUCTURE	\$4,577,008	
B200	EXTERIOR ENCLOSURE	\$57,693,239	
B300	ROOFING	\$620,977	
C	INTERIORS		
C100	INTERIOR CONSTRUCTION	\$15,696,880	
C200	STAIRS	\$0	
C300	INTERIOR FINISHES	\$5,814,542	
D	SERVICES		
D100	CONVEYING	\$4,315,000	
D200	PLUMBING	\$7,229,193	
D300	HVAC	\$11,962,542	
D400	FIRE PROTECTION	\$2,134,608	
D500	ELECTRICAL	\$14,589,351	
E	EQUIPMENT & FURNISHINGS		
E100	EQUIPMENT	\$0	
E200	FURNISHINGS	\$0	
F	SPECIAL CONSTRUCTION & DEMOLITION		
F100	SPECIAL CONSTRUCTION	\$0	
F200	SELECTIVE BUILDING DEMOLITION	\$4,126,565	
G	SITWORK		
G100	SITE PREPARATION	\$0	
G200	SITE IMPROVEMENTS	\$0	
G300	CIVIL & MECHANICAL UTILITIES	\$164,000	
G400	SITE ELECTRICAL UTILITIES	\$0	
G900	OTHER SITE CONSTRUCTION	\$0	
Z100	GENERAL REQUIREMENTS	\$0	
SUBTOTAL		\$131,023,806	
Z201	DESIGN CONTINGENCY	25.0%	\$32,755,952
Z100	GENERAL CONDITIONS/BOND/INSURANCE	11.25%	\$18,425,223
Z106	CONTRACTOR'S FEES	5.0%	\$9,110,249
Z202	ESCALATION TO MID-POINT OF CONSTRUCTION	31.1%	\$59,499,036
SUBTOTAL		\$250,814,266	
Z203	CONSTRUCTION CONTINGENCY	10.0%	\$25,081,427
TOTAL ESTIMATED CONSTRUCTION COSTS		\$275,895,693	

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
202 STATE STREET				
A200000 BASEMENTS				
03700 Concrete Restoration				
Perform repairs ranging from partial depth patches to full depth replacement on concrete elevated basement slabs	3,200	SQFT	257.08	822,652
SUBTOTAL: Concrete Restoration				\$822,652
04900 Miscellaneous Masonry				
Repair underside of ground level clay tile arch slab, assumes 10%	400	SQFT	493.07	197,228
SUBTOTAL: Miscellaneous Masonry				\$197,228
05100 Structural Steel				
Reinforce (small percentage) of steel beams supporting basement & ground levels	1	LSUM	134,949.53	134,950
SUBTOTAL: Structural Steel				\$134,950
07700 Fireproofing & Firestopping				
Repair missing encasement (fireproofing) around steel framing supporting basement & ground levels, assumes 20%	2,100	SQFT	33.37	70,067
SUBTOTAL: Fireproofing & Firestopping				\$70,067
TOTAL: BASEMENTS				\$1,224,897
B100000 SUPERSTRUCTURE				
04900 Miscellaneous Masonry				
Repair localized damaged areas of clay tile arch floor system, assumes 3%	2,000	SQFT	493.07	986,141
SUBTOTAL: Miscellaneous Masonry				\$986,141
05100 Structural Steel				
Evaluate clay tile arch & steel tie rods at northwest corner of level 7 through roof level for deterioration due to freeze thaw cycles. Repair as necessary	11	EACH	43,604.34	479,648
SUBTOTAL: Structural Steel				\$479,648
07700 Fireproofing & Firestopping				
Reinstall encasement around exposed columns & various connections of steel framing - qty allowance	15,000	SQFT	33.37	500,478
SUBTOTAL: Fireproofing & Firestopping				\$500,478
TOTAL: SUPERSTRUCTURE				\$1,966,267
B200000 EXTERIOR ENCLOSURE				
04200 Exterior Masonry Restoration				
Building facade access, assumes combination of mast climbers & scaffold	65,000	SQFT	39.72	2,581,540
Remove & replace deteriorated brick masonry at South & West elevations, assumes 40%	9,900	SQFT	82.91	820,829
Remove & replace deteriorated brick back up, assumes 15%	6,135	SQFT	82.91	508,665
Remove & rebuild penthouse wall	4,900	SQFT	230.54	1,129,634
Remove & rebuild parapet wall to match existing	1,970	SQFT	1,067.01	2,102,014
Repoint all mortar joints	40,900	SQFT	44.24	1,809,535

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Expose & scrape, prime, & paint existing lintel, add additiona reinforcement, including rebuild brick facade, one wythe, 2'-0" high	1,920	LNFT	417.35	801,308
Expose & scrape, prime, & paint existing lintel, add additiona reinforcement, including rebuild of terra cotta units, one wythe	2,210	LNFT	752.50	1,663,025
Remove and Replace damaged or missing terra cotta with units to match existing, assumes 95%	15,470	SQFT	407.34	6,301,598
Remove, repair & reinstall terra cotta units with minor deterioration, assumes 5%	815	SQFT	244.69	199,419
Remove and replace terra cotta coping	410	LNFT	993.81	407,464
SUBTOTAL: Exterior Masonry Restoration				\$18,325,031
08100 Windows				
Remove & replace window system, match historical profiles	10,800	SQFT	325.29	3,513,137
SUBTOTAL: Windows				\$3,513,137
08200 Curtainwall & Storefront				
Remove & replace curtainwall system	3,510	SQFT	180.29	632,820
SUBTOTAL: Curtainwall & Storefront				\$632,820
08300 Exterior Doors, Frames, & Hardware				
Remove & replace HM door, frame & hardware	1	EACH	4,683.84	4,684
Remove & replace AL/GL door, frame & hardware - single	6	EACH	8,125.76	48,755
Remove & replace AL/GL door, frame & hardware - double	2	EACH	13,667.68	27,335
SUBTOTAL: Exterior Doors, Frames, & Hardware				\$80,774
TOTAL: EXTERIOR ENCLOSURE				\$22,551,763
B30000 ROOFING				
07400 Roofing				
Remove & replace roof system	3,760	SQFT	57.33	215,569
Remove & replace roof system at chimney (112 SF)	1	EACH	17,571.08	17,571
SUBTOTAL: Roofing				\$233,141
07500 Roofing Specialties				
New doghouse structure for roof access	1	EACH	92,092.00	92,092
Replace all access ladders to roof levels	5	EACH	5,725.52	28,628
SUBTOTAL: Roofing Specialties				\$120,720
TOTAL: ROOFING				\$353,860
C100000 INTERIOR CONSTRUCTION				
03400 Cementitious Decks				
LTWT Concrete topping slab	78,700	SQFT	15.98	1,257,949
SUBTOTAL: Cementitious Decks				\$1,257,949
05900 Miscellaneous Metals				
Miscellaneous angles, channels, lintels, etc.	78,700	SQFT	2.99	234,935
SUBTOTAL: Miscellaneous Metals				\$234,935
06200 Rough Carpentry				
Miscellaneous wood blocking & rough carpentry	78,700	SQFT	2.62	205,958

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
SUBTOTAL: Rough Carpentry				\$205,958
07800 Caulking & Sealants				
Miscellaneous caulking & sealants	78,700	SQFT	0.67	52,808
SUBTOTAL: Caulking & Sealants				\$52,808
07900 Miscellaneous Thermal & Moisture Protection				
Remediation of the source of lower level 2 & 3 water penetration	1	LSUM	342,851.43	342,851
SUBTOTAL: Miscellaneous Thermal & Moisture Protection				\$342,851
08400 Interior Doors, Frames, & Hardware				
Door, frame & hardware	132	EACH	3,251.20	429,158
Door, frame & hardware, fire rated	32	EACH	3,551.20	113,638
SUBTOTAL: Interior Doors, Frames, & Hardware				\$542,797
09100 Plaster & Gypsum Board				
Gyp board partition	47,100	SQFT	22.01	1,036,520
Gyp board partition, fire rated	30,720	SQFT	25.21	774,540
Gyp board column enclosure	7,700	SQFT	18.78	144,622
Gyp board furring	66,200	SQFT	15.62	1,033,872
SUBTOTAL: Plaster & Gypsum Board				\$2,989,555
09900 Miscellaneous Finishes				
Construct 1st floor lobby entry	2,500	SQFT	120.00	300,000
SUBTOTAL: Miscellaneous Finishes				\$300,000
10200 Signage				
Interior wayfinding signage - allowance	78,700	SQFT	0.59	46,197
SUBTOTAL: Signage				\$46,197
10400 Toilet Accessories				
Toilet specialties, multi user	34	EACH	15,209.60	517,126
SUBTOTAL: Toilet Accessories				\$517,126
TOTAL: INTERIOR CONSTRUCTION				\$6,490,176
C20000 STAIRS				
02100 Selective Demolition				
Create opening in slab for new stair. Patch & frame	14	EACH	21,539.38	301,551
SUBTOTAL: Selective Demolition				\$301,551
05300 Stairs				
Concrete filled metal pan stair, 2 flights, 1/2 landing	14	EACH	29,155.24	408,173
Renovate lower level 1 stairwell to lower level 2	1	EACH	21,581.56	21,582
SUBTOTAL: Stairs				\$429,755
09900 Miscellaneous Finishes				
Refinish stone stair treads & wainscot back to an acceptable use condition, Lower Level 1 thru 16	17	EACH	22,302.60	379,144
SUBTOTAL: Miscellaneous Finishes				\$379,144

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
TOTAL: STAIRS				\$1,110,450
C300000 INTERIOR FINISHES				
09100 Plaster & Gypsum Board				
Gypsum board ceiling	10,600	SQFT	11.09	117,505
Gypsum board soffit	4,200	SQFT	20.42	85,767
SUBTOTAL: Plaster & Gypsum Board				\$203,272
09200 Floor Finishes				
Ceramic tile floor	5,300	SQFT	17.78	94,255
Ceramic tile base	1,900	LNFT	26.83	50,979
Rubber base	4,850	LNFT	2.76	13,389
Concrete sealer	6,300	SQFT	1.92	12,119
Carpet flooring	49,700	SQFT	5.99	297,628
SUBTOTAL: Floor Finishes				\$468,370
09300 Wall Finishes				
Ceramic wall tile	17,100	SQFT	21.13	361,369
SUBTOTAL: Wall Finishes				\$361,369
09400 Ceiling Finishes				
ACT, 2'x2'x3/4"	63,500	SQFT	7.67	486,899
SUBTOTAL: Ceiling Finishes				\$486,899
09600 Paints & Coatings				
Paint walls	229,540	SQFT	1.49	341,188
Paint ceiling/soffit	14,800	SQFT	1.84	27,226
SUBTOTAL: Paints & Coatings				\$368,414
TOTAL: INTERIOR FINISHES				\$1,888,324
D100000 CONVEYING				
14200 Electric Traction Elevators				
Electric traction elevator, 18 stop	3	EACH	520,000.00	1,560,000
Electric traction elevator, 20 stop	1	EACH	550,000.00	550,000
SUBTOTAL: Electric Traction Elevators				\$2,110,000
TOTAL: CONVEYING				\$2,110,000
D200000 PLUMBING				
22100 Selective Demolition				
Gut, demolish, and remove existing plumbing equipment, piping, and fixtures	78,700	SQFT	8.15	641,562
SUBTOTAL: Selective Demolition				\$641,562
22200 Plumbing Fixtures				
Water closet, wall hung, manual flush valve	119	EACH	2,184.54	259,960
Lavatory, wall hung, manual faucet	85	EACH	2,009.33	170,793
Urinal, wall hung, manual flush valve	34	EACH	2,109.33	71,717
Drinking fountain, ADA bi-level w/ bottle filler	17	EACH	3,072.00	52,224

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
			SUBTOTAL: Plumbing Fixtures	\$554,694
22300 Plumbing Equipment & Specialties				
Domestic water booster system w/remote hydropneumatic tank	1	EACH	88,211.84	88,212
Domestic water heater, gas-fired, 500 mbh	2	EACH	21,932.80	43,866
DHW recirculating pump	2	EACH	2,210.59	4,421
Expansion tank	2	EACH	1,420.76	2,842
Thermostatic mixing valve - central	1	EACH	4,513.24	4,513
Thermostatic mixing valve - 1/2", point of use	272	EACH	309.16	84,090
Sewage ejectors, duplex, w/basin, controls	1	EACH	29,105.92	29,106
Sump pumps, duplex, w/basin, controls - bldg. & switchgear room	2	EACH	29,105.92	58,212
Elevator sump pump	4	EACH	1,863.24	7,453
Hub drains	4	EACH	606.62	2,426
Floor drains, finished floor - allowance	50	EACH	806.62	40,331
Floor drains - heavy duty, allowance	10	EACH	1,156.62	11,566
Cleanouts - allowance	12	EACH	436.11	5,233
Roof drains - allowance	10	EACH	1,031.62	10,316
Vent thru roof	5	EACH	419.54	2,098
			SUBTOTAL: Plumbing Equipment & Specialties	\$394,685
22400 Domestic Water, Waste & Vent, & Storm Drainage Piping				
Domestic water pipe, fittings, and supports, 2" type L copper avg.	4,800	LNFT	62.26	298,864
Pipe insulation, 2" domestic water piping avg.	4,800	LNFT	12.93	62,087
Sanitary/waste pipe, fittings, and supports, CI hub and spigot, AG	2,500	LNFT	94.38	235,960
Elevator sump pump discharge piping, 2"	500	LNFT	55.42	27,709
Vent pipe, fittings, and supports, CI hub and spigot, AG	3,000	LNFT	76.40	229,204
Storm drainage pipe, fittings, and supports, CI hub and spigot, AG, 6" avg.	2,700	LNFT	107.19	289,412
Pipe insulation, AG horizontal storm drainage, 6" avg.	1,000	LNFT	21.10	21,095
Sanitary/waste pipe and fittings, CI hub and spigot, UG	150	LNFT	193.11	28,967
Subsoil drainage pipe, perforated PVC - allowance	600	LNFT	50.27	30,164
Incoming service, w/meter & backflow preventers	1	EACH	16,682.40	16,682
Excavation, bedding, backfill, and patching - UG piping	750	LNFT	172.39	129,291
Pipe and valve tagging - domestic water	4,800	LNFT	1.44	6,916
System pressure testing, water pipe chlorination, and pipe flushing - domestic plumbing	1	LSUM	30,981.60	30,982
			SUBTOTAL: Domestic Water, Waste & Vent, & Storm Drainage Piping	\$1,407,334
TOTAL: PLUMBING				\$2,998,275
D300000 HVAC				
23100 Selective Demolition				
Gut, demolish, and remove existing mechanical systems	78,700	SQFT	8.20	645,552
			SUBTOTAL: Selective Demolition	\$645,552
23200 Ventilation & Exhaust				
AHU's, DOAS, w/energy recovery, 15,000 cfm	1	EACH	133,263.04	133,263
Air handling unit - lobby, 5,000 cfm	1	EACH	60,164.40	60,164

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
CHW coil connections, DOAS units - valves, fittings, specialties, and pipe insulation	1	EACH	11,914.30	11,914
CHW coil connections, lobby AHU - valves, fittings, specialties, and pipe insulation	1	EACH	5,500.50	5,501
HW coil connections, DOAS unit - valves, fittings, specialties, and pipe insulation	1	EACH	9,632.22	9,632
HW coil connections, lobby AHU - valves, fittings, specialties, and pipe insulation	1	EACH	5,500.50	5,501
Stairwell pressurization fan, 13,000 cfm w/supports, vibration isolation	1	EACH	24,263.04	24,263
Exhaust fan, 7,000 cfm, w/supports, vibration isolation	2	EACH	13,164.40	26,329
Exhaust fan, 1,500 cfm, w/supports, vibration isolation	4	EACH	4,065.76	16,263
Galvanized steel duct (qty per narrative)	80,000	LBS	14.94	1,195,408
Duct insulation	55,000	SQFT	9.35	514,481
Fire dampers - allowance	30	EACH	597.33	17,920
Combination fire/smoke dampers - allowance	50	EACH	4,049.32	202,466
SUBTOTAL: Ventilation & Exhaust				\$2,223,105
23300 Central Hydronic & Steam Equipment & Specialties				
HW boilers, condensing, 1500 mbh	2	EACH	52,413.60	104,827
Gas booster unit	2	EACH	12,065.44	24,131
CA duct, boilers	500	LNFT	32.27	16,133
CA duct, domestic water heaters	500	LNFT	22.44	11,222
Boiler flue/breeching	500	LNFT	217.49	108,746
Domestic water heater flue/vent	500	LNFT	138.74	69,372
Chiller, water-cooled, 250 tons	2	EACH	208,261.76	416,524
Cooling tower, 2-cells, 500 tons heat rejection	1	EACH	143,261.76	143,262
Cooling tower/condenser pumps, 30 hp, base-mount	3	EACH	9,731.37	29,194
HW pumps, 15 hp, base-mount	2	EACH	6,026.48	12,053
CHW primary pumps, 25 hp, base-mount	3	EACH	10,973.16	32,919
Variable frequency drive, CHW secondary pumps, 25 hp (MC supply, EC install)	3	EACH	4,817.22	14,452
Variable frequency drive, HW pump, 15 hp (MC supply, EC install)	2	EACH	3,253.77	6,508
Vibration isolation, pumps	8	EACH	1,962.27	15,698
Isolation valves, pumps, butterfly, 10" cooling tower pumps	3	EACH	1,745.63	5,237
Isolation valves, pumps, butterfly, 8" (HW, CHW)	5	EACH	1,722.75	8,614
Flexible pump connections, 10" cooling tower pumps	6	EACH	833.04	4,998
Flexible pump connections, 8" (HW, CHW)	5	EACH	679.29	3,396
Suction diffuser, 10" cooling tower pumps	3	EACH	3,191.48	9,574
Suction diffuser, 8" (HW, CHW)	5	EACH	2,746.50	13,732
Triple duty valve, 10" cooling tower pumps	3	EACH	7,601.48	22,804
Triple duty valve, 8" (HW, CHW)	5	EACH	6,001.50	30,007
Pump strainer, Y-type, 10" cooling tower pumps	3	EACH	2,658.08	7,974
Pump strainer, Y-type, 8" (HW, CHW)	5	EACH	1,968.45	9,842
Expansion tank, CHW, HW	2	EACH	12,598.16	25,196
Air separator, 8" (CHW, HW system)	2	EACH	5,862.72	11,725
Chemical treatment - cooling towers	1	EACH	162,308.30	162,308
Chemical pot feeder	2	EACH	2,849.08	5,698
Sidestream filters - new	2	EACH	3,549.08	7,098
Pressure fill/makeup water system	2	EACH	8,172.72	16,345
SUBTOTAL: Central Hydronic & Steam Equipment & Specialties				\$1,349,593

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
23500 HVAC Piping				
Cooling tower supply/return piping, std. wgt. blk. steel pipe, fittings, and supports, welded/flanged	800	LNFT	349.10	279,280
CHWS/R piping, std. wgt. blk. steel pipe, fittings, and supports, welded/flanged	1,300	LNFT	197.23	256,401
HHWS/R piping, std. wgt. blk. steel pipe, fittings, and supports, welded/flanged	1,300	LNFT	159.73	207,650
Natural gas piping, std. wgt. blk. steel pipe, fittings, and supports	200	LNFT	91.87	18,374
Pipe insulation, CHWS/R	1,300	LNFT	22.58	29,358
Pipe insulation, HHWS/R	1,300	LNFT	19.54	25,406
Pipe and valve tagging - interior bldg HVAC piping	3,600	LNFT	1.40	5,025
SUBTOTAL: HVAC Piping				\$821,495
23600 Temperature Controls				
DDC controls - air handling units, DOAS	1	EACH	45,000.00	45,000
DDC controls - air handling units, lobby	1	EACH	10,000.00	10,000
DDC controls - stairwell pressurization, exhaust fans	7	EACH	3,000.00	21,000
DDC controls - HW boilers	2	EACH	3,000.00	6,000
DDC controls - chiller, water-cooled	2	EACH	4,000.00	8,000
DDC controls - cooling tower	1	EACH	10,000.00	10,000
DDC controls - gas booster	2	EACH	3,000.00	6,000
DDC controls - hydronic pumps, constant speed	3	EACH	3,000.00	9,000
DDC controls - hydronic pumps, variable speed	5	EACH	7,500.00	37,500
BTU meters - tenants - CHW, HW	32	EACH	5,000.00	160,000
Miscellaneous points & devices	1	LSUM	65,000.00	65,000
Utility meter interfaces	1	EACH	25,000.00	25,000
Engineer's station	1	LSUM	20,000.00	20,000
Programming, testing, and training	1	LSUM	55,000.00	55,000
SUBTOTAL: Temperature Controls				\$477,500
23700 Testing, Balancing, & Commissioning				
Airflow system testing and balancing	1	LSUM	80,000.00	80,000
Pipe system testing and balancing	1	LSUM	60,000.00	60,000
HVAC system commissioning assistance	1	LSUM	75,000.00	75,000
SUBTOTAL: Testing, Balancing, & Commissioning				\$215,000
TOTAL: HVAC				\$5,732,245

D400000 FIRE PROTECTION

21100 Selective Demolition

Selective demolition - sprinkler system	78,700	SQFT	2.64	207,705
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SUBTOTAL: Selective Demolition **\$207,705**

21200 Fire Sprinkler Equipment & Specialties

Fire pump, 1500 gpm, electric motor, w/controller	1	EACH	57,768.62	57,769
Jockey pump, electric motor, w/controller	1	EACH	4,809.92	4,810
Fire pump test connection, polished brass finish, 6" 4-way	1	EACH	10,361.07	10,361
Fire alarm bell, 10"	1	EACH	361.62	362
Double check detector valve, 8"	1	EACH	22,003.85	22,004

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Wet sprinkler system	78,700	SQFT	6.65	523,575
SUBTOTAL: Fire Sprinkler Equipment & Specialties				\$618,880
TOTAL: FIRE PROTECTION				\$826,585

D500000 ELECTRICAL

26100 Selective Demolition

Demolish all existing electrical equipment and infrastructure in this building in its entirety	1	EACH	78,500.00	78,500
Disconnect service and make safe	1	EACH	12,549.20	12,549
SUBTOTAL: Selective Demolition				\$91,049

26200 Main Power Distribution

Coordinate with ComEd for new electrical service	1	EACH	25,065.60	25,066
Provide a new switchboard to feed the entire building (assumed 480/277V 2ph 4w) 3000A	1	EACH	363,164.00	363,164
Provide new bus duct to throughout the floors	300	LNFT	850.00	255,000
Service and distribution - distribution panels, transformers, panelboards and associated feeders	78,700	SQFT	3.91	307,764
Provide a new stand-by generator - allowance	1	EACH	180,000.00	180,000
Emergency distribution - panelboards and associated feeders	78,700	SQFT	2.09	164,389
SUBTOTAL: Main Power Distribution				\$1,295,382

26400 Grounding & Lightning Protection System

Grounding System per code	1	EACH	60,000.00	60,000
Lightning protection system per code	1	EACH	175,000.00	175,000
SUBTOTAL: Grounding & Lightning Protection System				\$235,000

26500 Lighting

Light fixture, interior, L.E.D. mounting hardware and connections - Type - 2x4 (assumed quantities)	6,000	EACH	387.28	2,323,650
Light fixture, interior, L.E.D. mounting hardware and connections - Type - 1x4 (assumed quantities)	1,280	EACH	337.28	431,712
LED exit signage throughout the building	78,700	SQFT	0.80	62,968
Lighting controls compliant with most current standards, occupancy sensors, daylight harvesting, and time-based scheduling	78,700	SQFT	1.75	137,678
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	78,700	SQFT	3.80	299,052
SUBTOTAL: Lighting				\$3,255,060

26600 Branch Power Distribution & Devices

Provide convenience receptacles and hardwired connections to serve building maintenance and custodial staff (assumed quantities)	300	EACH	140.59	42,177
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	1	EACH	65,000.00	65,000
SUBTOTAL: Branch Power Distribution & Devices				\$107,177

26700 Mechanical Equipment Connections & Feeders

Motors connection, disconnect switches and associated feeders - chilled water primary pumps 25hp	3	EACH	3,800.00	11,400
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DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Motors connection, disconnect switches and associated feeders - outdoor air unit 15000 CFM	1	EACH	6,500.00	6,500
Motors connection, disconnect switches and associated feeders - water booster pump system	1	EACH	3,500.00	3,500
Motors connection, disconnect switches and associated feeders - sump pump	5	EACH	1,500.00	7,500
Motors connection, disconnect switches and associated feeders - stair pressurization fan 13000 CFM.	1	EACH	6,500.00	6,500
Motors connection, disconnect switches and associated feeders - sewage ejector system	1	EACH	2,500.00	2,500
Motors connection, disconnect switches and associated feeders - hot water primary pumps 15hp	2	EACH	3,200.00	6,400
Motors connection, disconnect switches and associated feeders - fire pump	1	EACH	15,000.00	15,000
Motors connection, disconnect switches and associated feeders - fans,1500 CFM.	4	EACH	2,800.00	11,200
Motors connection, disconnect switches and associated feeders - elevators	4	EACH	10,000.00	40,000
Motors connection, disconnect switches and associated feeders - cooling tower	1	EACH	8,700.00	8,700
Motors connection, disconnect switches and associated feeders - chillers, 250 Ton	2	EACH	10,000.00	20,000
Motors connection, disconnect switches and associated feeders - condenser water pumps 30hp	3	EACH	4,100.00	12,300
Motors connection, disconnect switches and associated feeders - boilers ,1500MBH	2	EACH	2,500.00	5,000
Motors connection, disconnect switches and associated feeders - AHU for the entrance lobby 5000 CFM.	1	EACH	4,700.00	4,700
Motors connection, disconnect switches and associated feeders - jokey pump	1	EACH	1,000.00	1,000
SUBTOTAL: Mechanical Equipment Connections & Feeders				\$162,200
27200 Tele/Data Systems				
Provision for MDF room, plywood, cable tray, rack grounding, sleeves	1	EACH	36,500.00	36,500
Provision for IT closet, plywood, cable tray,rack, grounding, sleeves	16	EACH	7,700.00	123,200
Back bone cables distribution to MDF room (fiber optic, CAT5 cable)	2,000	LNFT	27.86	55,711
Low voltage system with capabilities to provide data outlets and wifi with expandability to provide services to future tenants	78,700	EACH	6.00	472,200
SUBTOTAL: Tele/Data Systems				\$687,611
28200 Fire Alarm Systems				
Fire alarm System, complete	78,700	SQFT	2.00	157,408
SUBTOTAL: Fire Alarm Systems				\$157,408
28300 Intrusion Detection & Access Control Systems				
Intrusion Detection System, complete - selected areas, allowance	1	EACH	100,000.00	100,000
SUBTOTAL: Intrusion Detection & Access Control Systems				\$100,000
28400 CCTV System				
CCTV System, complete - selected areas, allowance	1	EACH	200,000.00	200,000
SUBTOTAL: CCTV System				\$200,000
TOTAL: ELECTRICAL				\$6,290,887

F200000 SELECTIVE DEMOLITION

02100 Selective Demolition



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Interior selective building demolition	78,700	SQFT	9.19	723,119
Remove abandoned elevator & equipment	4	EACH	18,010.88	72,044
SUBTOTAL: Selective Demolition				\$795,163
02200 Environmental Abatement				
Environmental abatement per CCA	1	EACH	1,096,150.00	1,096,150
SUBTOTAL: Environmental Abatement				\$1,096,150
TOTAL: SELECTIVE DEMOLITION				\$1,891,313
G300000 CIVIL & MECHANICAL UTILITIES				
33100 Selective Site Demolition				
Excavate, remove, and cap off existing domestic water and sewer	1	LSUM	19,000.00	19,000
SUBTOTAL: Selective Site Demolition				\$19,000
33200 Site Water Service				
Domestic water provisions	1	LSUM	50,000.00	50,000
SUBTOTAL: Site Water Service				\$50,000
33300 Site Sanitary & Storm Sewer				
Storm and sanitary sewer provisions	1	LSUM	55,000.00	55,000
SUBTOTAL: Site Sanitary & Storm Sewer				\$55,000
TOTAL: CIVIL & MECHANICAL UTILITIES				\$124,000
TOTAL: 202 STATE STREET				\$55,559,043

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
214 STATE STREET				
A200000 BASEMENTS				
03300 Cast in Place Concrete				
Create new elevator pit	1	EACH	100,455.00	100,455
SUBTOTAL: Cast in Place Concrete				\$100,455
TOTAL: BASEMENTS				\$100,455
B100000 SUPERSTRUCTURE				
02100 Selective Demolition				
Enlarge & reframe elevator opening	5	EACH	30,565.64	152,828
SUBTOTAL: Selective Demolition				\$152,828
05100 Structural Steel				
Elevator & stair overrun structure	1	EACH	91,218.80	91,219
Evaluate roof framing for deterioration. Repair as necessary	1,893	SQFT	58.47	110,691
SUBTOTAL: Structural Steel				\$201,909
TOTAL: SUPERSTRUCTURE				\$354,738
B200000 EXTERIOR ENCLOSURE				
04100 Exterior Masonry				
Brick masonry & back up at elevator overrun & stair enclosure	850	SQFT	159.37	135,465
SUBTOTAL: Exterior Masonry				\$135,465
04200 Exterior Masonry Restoration				
Building facade access, assumes combination of mast climbers & scaffold	10,000	SQFT	39.72	397,160
Remove & replace deteriorated brick masonry at North & West elevations, assumes 40%	2,704	SQFT	82.91	224,194
Remove brick infill & prepare for new windows	231	SQFT	173.04	39,973
Remove & rebuild parapet wall, brick masonry	453	SQFT	366.08	165,836
Repoint all mortar joints	6,760	SQFT	44.24	299,082
Expose & scrape, prime, & paint existing lintel, add additional reinforcement, including rebuild brick facade, one wythe, 2'-0" high	84	LNFT	417.35	35,057
Demolish exterior facade. Replace with GFRC panelized system & back up	915	SQFT	277.34	253,769
Remove & replace clay tile coping	291	LNFT	423.67	123,288
SUBTOTAL: Exterior Masonry Restoration				\$1,538,360
08100 Windows				
Remove & replace window system, match historical profiles	693	SQFT	325.29	225,426
SUBTOTAL: Windows				\$225,426
08200 Curtainwall & Storefront				
Disassemble, refurbish & reinstall metal & glass storefront system	315	SQFT	289.36	91,149
SUBTOTAL: Curtainwall & Storefront				\$91,149
08300 Exterior Doors, Frames, & Hardware				
Remove & replace HM door, frame & hardware	5	EACH	4,683.84	23,419



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Remove & replace AL/GL door, frame & hardware - single	1	EACH	8,125.76	8,126
Remove & replace AL/GL door, frame & hardware - double	1	EACH	13,667.68	13,668
SUBTOTAL: Exterior Doors, Frames, & Hardware				\$45,213
TOTAL: EXTERIOR ENCLOSURE				\$2,035,612
B300000 ROOFING				
07400 Roofing				
Remove & replace roof system	1,900	SQFT	57.33	108,931
SUBTOTAL: Roofing				\$108,931
07500 Roofing Specialties				
Replace all access ladders to roof levels	3	EACH	5,725.52	17,177
SUBTOTAL: Roofing Specialties				\$17,177
TOTAL: ROOFING				\$126,108
C100000 INTERIOR CONSTRUCTION				
03400 Cementitious Decks				
LTWT Concrete topping slab	9,470	SQFT	15.98	151,369
SUBTOTAL: Cementitious Decks				\$151,369
05900 Miscellaneous Metals				
Miscellaneous angles, channels, lintels, etc.	9,470	SQFT	2.99	28,270
SUBTOTAL: Miscellaneous Metals				\$28,270
06200 Rough Carpentry				
Miscellaneous wood blocking & rough carpentry	9,470	SQFT	2.62	24,783
SUBTOTAL: Rough Carpentry				\$24,783
07800 Caulking & Sealants				
Miscellaneous caulking & sealants	9,470	SQFT	0.67	6,354
SUBTOTAL: Caulking & Sealants				\$6,354
08400 Interior Doors, Frames, & Hardware				
Door, frame & hardware	20	EACH	3,251.20	65,024
Door, frame & hardware, fire rated	5	EACH	3,551.20	17,756
SUBTOTAL: Interior Doors, Frames, & Hardware				\$82,780
09100 Plaster & Gypsum Board				
Gyp board partition	10,800	SQFT	22.01	237,673
Gyp board partition, fire rated	4,000	SQFT	25.21	100,852
Gyp board column enclosure	1,500	SQFT	18.78	28,173
Gyp board furring	2,000	SQFT	15.62	31,235
SUBTOTAL: Plaster & Gypsum Board				\$397,933
09900 Miscellaneous Finishes				
Construct 1st floor lobby entry	1,000	SQFT	120.00	120,000
SUBTOTAL: Miscellaneous Finishes				\$120,000
10200 Signage				

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Interior wayfinding signage - allowance	9,470	SQFT	0.59	5,559
			SUBTOTAL: Signage	\$5,559
10400 Toilet Accessories				
Toilet specialties, multi user	10	EACH	15,209.60	152,096
			SUBTOTAL: Toilet Accessories	\$152,096
TOTAL: INTERIOR CONSTRUCTION				\$969,145
C200000 STAIRS				
02100 Selective Demolition				
Remove existing stair, per floor	5	EACH	12,513.13	62,566
			SUBTOTAL: Selective Demolition	\$62,566
05300 Stairs				
Concrete filled metal pan stair, 2 flights, 1/2 landing	5	EACH	29,155.24	145,776
			SUBTOTAL: Stairs	\$145,776
TOTAL: STAIRS				\$208,342
C300000 INTERIOR FINISHES				
09100 Plaster & Gypsum Board				
Repair & patch existing plaster	26,400	SQFT	12.34	325,853
Gypsum board ceiling	3,000	SQFT	11.09	33,256
Gypsum board soffit	1,200	SQFT	20.42	24,505
			SUBTOTAL: Plaster & Gypsum Board	\$383,614
09200 Floor Finishes				
Ceramic tile floor	1,550	SQFT	17.78	27,565
Ceramic tile base	540	LNFT	26.83	14,489
Rubber base	1,000	LNFT	2.76	2,761
Concrete sealer	800	SQFT	1.92	1,539
Carpet flooring	7,000	SQFT	5.99	41,920
			SUBTOTAL: Floor Finishes	\$88,273
09300 Wall Finishes				
Ceramic wall tile	4,900	SQFT	21.13	103,550
			SUBTOTAL: Wall Finishes	\$103,550
09400 Ceiling Finishes				
ACT, 2'x2'x3/4"	8,000	SQFT	7.67	61,342
			SUBTOTAL: Ceiling Finishes	\$61,342
09600 Paints & Coatings				
Paint walls	33,100	SQFT	1.49	49,200
Paint ceiling/soffit	4,200	SQFT	1.84	7,726
			SUBTOTAL: Paints & Coatings	\$56,926
TOTAL: INTERIOR FINISHES				\$693,704

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
D100000 CONVEYING				
14200 Electric Traction Elevators				
Electric traction elevator, 5 stop	1	EACH	325,000.00	325,000
SUBTOTAL: Electric Traction Elevators				\$325,000
TOTAL: CONVEYING				\$325,000
D200000 PLUMBING				
22100 Selective Demolition				
Gut, demolish, and remove existing plumbing equipment, piping, and fixtures	9,470	SQFT	13.55	128,311
SUBTOTAL: Selective Demolition				\$128,311
22200 Plumbing Fixtures				
Water closet, wall hung, manual flush valve	10	EACH	2,184.54	21,845
Lavatory, wall hung, manual faucet	10	EACH	2,009.33	20,093
Urinal, wall hung, manual flush valve	5	EACH	2,109.33	10,547
Drinking fountain, ADA bi-level w/ bottle filler	5	EACH	3,072.00	15,360
SUBTOTAL: Plumbing Fixtures				\$67,845
22300 Plumbing Equipment & Specialties				
Domestic water booster system w/remote hydropneumatic tank	1	EACH	29,105.92	29,106
Domestic water heater, gas-fired, 120 mbh	2	EACH	8,526.48	17,053
DHW recirculating pump	1	EACH	2,210.59	2,211
Expansion tank	1	EACH	1,420.76	1,421
Thermostatic mixing valve - central	1	EACH	4,513.24	4,513
Thermostatic mixing valve - 1/2", point of use	10	EACH	309.16	3,092
Sewage ejectors, duplex, w/basin, controls	1	EACH	17,052.96	17,053
Sump pumps, duplex, w/basin, controls - bldg. & switchgear room	2	EACH	17,052.96	34,106
Elevator sump pump	1	EACH	1,863.24	1,863
Hub drains	1	EACH	606.62	607
Floor drains, finished floor - allowance	10	EACH	806.62	8,066
Floor drains - heavy duty, allowance	5	EACH	1,156.62	5,783
Cleanouts - allowance	30	EACH	436.11	13,083
Roof drains - allowance	5	EACH	1,031.62	5,158
Vent thru roof	2	EACH	419.54	839
SUBTOTAL: Plumbing Equipment & Specialties				\$143,954
22400 Domestic Water, Waste & Vent, & Storm Drainage Piping				
Domestic water pipe, fittings, and supports, 1-1/2" type L copper avg.	650	LNFT	49.08	31,903
Pipe insulation, 1-1/2" domestic water piping avg.	650	LNFT	11.03	7,171
Sanitary/waste pipe, fittings, and supports, CI hub and spigot, AG	350	LNFT	94.38	33,034
Elevator sump pump discharge piping, 2"	100	LNFT	55.42	5,542
Vent pipe, fittings, and supports, CI hub and spigot, AG	450	LNFT	76.40	34,381
Storm drainage pipe, fittings, and supports, CI hub and spigot, AG, 4" avg.	400	LNFT	80.27	32,110
Pipe insulation, AG horizontal storm drainage, 4" avg.	300	LNFT	17.13	5,139
Sanitary/waste pipe and fittings, CI hub and spigot, UG	60	LNFT	193.11	11,587
Subsoil drainage pipe, perforated PVC - allowance (300)	1	LNFT	50.27	50

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Incoming service, w/meter & backflow preventers	1	EACH	8,253.42	8,253
Excavation, bedding, backfill, and patching - UG piping	60	LNFT	172.39	10,343
Pipe and valve tagging - domestic water	650	LNFT	1.44	937
System pressure testing, water pipe chlorination, and pipe flushing - domestic plumbing	1	LSUM	9,294.48	9,294
SUBTOTAL: Domestic Water, Waste & Vent, & Storm Drainage Piping				\$189,744
TOTAL: PLUMBING				\$529,854
D300000 HVAC				
23100 Selective Demolition				
Gut, demolish, and remove existing mechanical systems	9,470	SQFT	13.63	129,109
SUBTOTAL: Selective Demolition				\$129,109
23200 Ventilation & Exhaust				
Rooftop unit, 10 tons packaged, DX coil, gas heat, fans, filters, condenser section	1	EACH	44,295.92	44,296
Exhaust fan, 800 cfm inline	1	EACH	3,565.76	3,566
Galvanized steel duct (qty per narrative)	500	LBS	33.24	16,618
Duct insulation	400	SQFT	9.32	3,727
SUBTOTAL: Ventilation & Exhaust				\$68,207
23300 Central Hydronic & Steam Equipment & Specialties				
CA duct, domestic water heaters	180	LNFT	22.44	4,040
Domestic water heater flue/vent	180	LNFT	138.74	24,974
SUBTOTAL: Central Hydronic & Steam Equipment & Specialties				\$29,014
23500 HVAC Piping				
Natural gas piping, std. wgt. blk. steel pipe, fittings, and supports, threaded	150	LNFT	77.58	11,637
SUBTOTAL: HVAC Piping				\$11,637
23600 Temperature Controls				
DDC controls - DOAS units	2	EACH	35,000.00	70,000
DDC controls - rooftop units	1	EACH	7,500.00	7,500
Thermostats/temperature sensors	1	EACH	500.00	500
CO sensors	1	EACH	500.00	500
Miscellaneous points & devices	1	LSUM	15,000.00	15,000
Utility meter interfaces	1	EACH	25,000.00	25,000
Central/headend provisions	1	LSUM	20,000.00	20,000
Programming, testing, and training	1	LSUM	15,000.00	15,000
SUBTOTAL: Temperature Controls				\$153,500
23700 Testing, Balancing, & Commissioning				
Airflow system testing and balancing	1	LSUM	10,000.00	10,000
Perform pipe pressure and leak testing - natural gas piping	1	LSUM	3,000.00	3,000
HVAC system commissioning assistance	1	LSUM	7,500.00	7,500
SUBTOTAL: Testing, Balancing, & Commissioning				\$20,500
TOTAL: HVAC				\$411,967

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
D400000 FIRE PROTECTION				
21100 Selective Demolition				
Selective demolition - sprinkler system	9,470	SQFT	2.89	27,343
SUBTOTAL: Selective Demolition				\$27,343
21200 Fire Sprinkler Equipment & Specialties				
Fire pump, 1000 gpm, electric motor, w/controller	1	EACH	41,732.80	41,733
Jockey pump, electric motor, w/controller	1	EACH	4,809.92	4,810
Fire pump test connection, polished brass finish, 6" 4-way	1	EACH	10,361.07	10,361
Fire alarm bell, 10"	1	EACH	361.62	362
Double check detector valve, 8"	1	EACH	22,003.85	22,004
Wet sprinkler system	9,470	SQFT	6.88	65,114
SUBTOTAL: Fire Sprinkler Equipment & Specialties				\$144,383
TOTAL: FIRE PROTECTION				\$171,726
D500000 ELECTRICAL				
26100 Selective Demolition				
Demolish all existing electrical equipment and infrastructure in this building in its entirety	1	EACH	16,065.60	16,066
Disconnect service and make safe	1	EACH	8,000.00	8,000
SUBTOTAL: Selective Demolition				\$24,066
26200 Main Power Distribution				
Coordinate with ComEd for new electrical service	1	EACH	15,000.00	15,000
Provide a new switchboard to feed the entire building (assumed 480/277V 2ph 4w) 400A	1	EACH	26,265.60	26,266
Service and distribution - distribution panels, transformers, panelboards and associated feeders	9,470	SQFT	3.91	37,033
SUBTOTAL: Main Power Distribution				\$78,299
26400 Grounding & Lightning Protection System				
Grounding System per code	1	EACH	12,000.00	12,000
SUBTOTAL: Grounding & Lightning Protection System				\$12,000
26500 Lighting				
Light fixture, interior, L.E.D. mounting hardware and connections - Type - 2x4 (assumed quantities)	800	EACH	387.28	309,820
Light fixture, interior, L.E.D. mounting hardware and connections - Type - 1x4 (assumed quantities)	64	EACH	337.28	21,586
LED exit signage and emergency battery units throughout the building	9,470	SQFT	1.30	12,313
Lighting controls compliant with most current standards, occupancy sensors, daylight harvesting, and time-based scheduling	9,470	SQFT	1.75	16,567
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	9,470	SQFT	5.25	49,718
SUBTOTAL: Lighting				\$410,004
26600 Branch Power Distribution & Devices				
Provide convenience receptacles and hardwired connections to serve building maintenance and custodial staff (assumed quantities)	40	EACH	140.59	5,624

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	1	EACH	18,000.00	18,000
SUBTOTAL: Branch Power Distribution & Devices				\$23,624
26700 Mechanical Equipment Connections & Feeders				
Motors connection, disconnect switches and associated feeders - fire pump	1	EACH	10,000.00	10,000
Motors connection, disconnect switches and associated feeders - electric water heater	2	EACH	1,000.00	2,000
Motors connection, disconnect switches and associated feeders - elevators	1	EACH	8,500.00	8,500
Motors connection, disconnect switches and associated feeders - fans,800 CFM.	1	EACH	2,200.00	2,200
Motors connection, disconnect switches and associated feeders - water booster pump system	1	EACH	3,000.00	3,000
Motors connection, disconnect switches and associated feeders - outdoor air unit 800 CFM	1	EACH	2,800.00	2,800
Motors connection, disconnect switches and associated feeders - jockey pump	1	EACH	800.00	800
Motors connection, disconnect switches and associated feeders - DX RoofTop Unit 10 Ton	1	EACH	4,700.00	4,700
SUBTOTAL: Mechanical Equipment Connections & Feeders				\$34,000
27200 Tele/Data Systems				
Provision for MDF room, plywood, cable tray, rack grounding, sleeves	1	EACH	10,000.00	10,000
Low voltage system with capabilities to provide data outlets and wifi with expandability to provide services to future tenants	9,470	EACH	6.00	56,820
SUBTOTAL: Tele/Data Systems				\$66,820
28200 Fire Alarm Systems				
Fire alarm System, complete	9,470	SQFT	2.00	18,941
SUBTOTAL: Fire Alarm Systems				\$18,941
28300 Intrusion Detection & Access Control Systems				
Intrusion Detection System, complete - selected areas, allowance	1	EACH	15,000.00	15,000
SUBTOTAL: Intrusion Detection & Access Control Systems				\$15,000
28400 CCTV System				
CCTV System, complete - selected areas, allowance	1	EACH	30,000.00	30,000
SUBTOTAL: CCTV System				\$30,000
TOTAL: ELECTRICAL				\$712,753
F200000 SELECTIVE DEMOLITION				
02100 Selective Demolition				
Interior selective building demolition	9,470	SQFT	9.19	87,013
Remove abandoned elevator & equipment	1	EACH	18,010.88	18,011
Remove fire escape	1	EACH	21,911.13	21,911
SUBTOTAL: Selective Demolition				\$126,935
02200 Environmental Abatement				
Environmental abatement per CCA	1	EACH	297,880.00	297,880
SUBTOTAL: Environmental Abatement				\$297,880
TOTAL: SELECTIVE DEMOLITION				\$424,815



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
G300000 CIVIL & MECHANICAL UTILITIES				
33100 Selective Site Demolition				
Excavate, remove, and cap off existing domestic water and sewer	1	LSUM	19,000.00	19,000
SUBTOTAL: Selective Site Demolition				\$19,000
33200 Site Water Service				
Domestic water provisions	1	LSUM	40,000.00	40,000
SUBTOTAL: Site Water Service				\$40,000
33300 Site Sanitary & Storm Sewer				
Storm and sanitary sewer provisions	1	LSUM	45,000.00	45,000
SUBTOTAL: Site Sanitary & Storm Sewer				\$45,000
TOTAL: CIVIL & MECHANICAL UTILITIES				\$104,000
TOTAL: 214 STATE STREET				\$7,168,217

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
220 STATE STREET				
A200000 BASEMENTS				
03700 Concrete Restoration				
Perform repairs ranging from partial depth patches to full depth replacement on concrete elevated basement slabs	7,035	SQFT	257.08	1,808,549
Replace sections of slab on grade, assumes 25%	2,230	SQFT	46.42	103,507
	SUBTOTAL: Concrete Restoration			\$1,912,056
04900 Miscellaneous Masonry				
	SUBTOTAL: Miscellaneous Masonry			\$0
05100 Structural Steel				
	SUBTOTAL: Structural Steel			\$0
07700 Fireproofing & Firestopping				
Repair missing encasement (fireproofing) around steel framing supporting basement & ground levels, assumes 20%	5,630	SQFT	33.37	187,846
	SUBTOTAL: Fireproofing & Firestopping			\$187,846
TOTAL: BASEMENTS				\$2,099,902
B100000 SUPERSTRUCTURE				
04900 Miscellaneous Masonry				
Repair localized damaged areas of clay tile arch floor system, assumes 3%	6,400	SQFT	493.07	3,155,651
	SUBTOTAL: Miscellaneous Masonry			\$3,155,651
07700 Fireproofing & Firestopping				
Reinstall encasement around exposed columns & various connections of steel framing - qty allowance	42,600	SQFT	33.37	1,421,358
	SUBTOTAL: Fireproofing & Firestopping			\$1,421,358
TOTAL: SUPERSTRUCTURE				\$4,577,008
B200000 EXTERIOR ENCLOSURE				
04200 Exterior Masonry Restoration				
Building facade access, assumes combination of mast climbers & scaffold	123,000	SQFT	39.72	4,885,068
Remove & replace deteriorated brick back up, assumes 15%	11,700	SQFT	82.91	970,070
Remove & rebuild parapet wall to match existing	2,775	SQFT	1,067.01	2,960,959
Repoint all mortar joints	77,728	SQFT	44.24	3,438,912
Expose & scrape, prime, & paint existing lintel, add additional reinforcement, including rebuild of terra cotta units, one wythe	9,450	LNFT	752.50	7,111,125
Repair/reinforce column, including rebuild of terra cotta units, one wythe	1,200	LNFT	1,290.00	1,548,000
Expose & scrape, prime, & paint existing lintel, including rebuild of terra cotta units, one wythe	6,600	LNFT	647.34	4,272,468
Remove and Replace damaged or missing terra cotta with units to match existing, assumes 95%	44,365	SQFT	407.34	18,071,777
Remove, repair & reinstall terra cotta units with minor deterioration, assumes 5%	2,335	SQFT	244.69	571,343
Remove and replace terra cotta coping	670	LNFT	993.81	665,856

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
SUBTOTAL: Exterior Masonry Restoration				\$44,495,578
08100 Windows				
Remove & replace window system, match historical profiles	37,800	SQFT	325.29	12,295,981
SUBTOTAL: Windows				\$12,295,981
08200 Curtainwall & Storefront				
Remove & replace curtainwall system	3,400	SQFT	180.29	612,988
SUBTOTAL: Curtainwall & Storefront				\$612,988
08300 Exterior Doors, Frames, & Hardware				
Remove & replace HM door, frame & hardware	29	EACH	4,683.84	135,831
Remove & replace AL/GL door, frame & hardware - single	2	EACH	8,125.76	16,252
Remove & replace AL/GL door, frame & hardware - double	3	EACH	13,667.68	41,003
SUBTOTAL: Exterior Doors, Frames, & Hardware				\$193,086
08700 Special Glazing Systems				
Remove & replace skylights	212	SQFT	450.97	95,605
SUBTOTAL: Special Glazing Systems				\$95,605
TOTAL: EXTERIOR ENCLOSURE				\$57,693,239
B300000 ROOFING				
07400 Roofing				
Remove & replace roof system	8,900	SQFT	57.33	510,257
SUBTOTAL: Roofing				\$510,257
07500 Roofing Specialties				
Replace all access ladders to roof levels	5	EACH	5,725.52	28,628
Repair all horizontal brace enclosures & interface with roof	10	EACH	8,209.20	82,092
SUBTOTAL: Roofing Specialties				\$110,720
TOTAL: ROOFING				\$620,977
C100000 INTERIOR CONSTRUCTION				
03400 Cementitious Decks				
LTWT Concrete topping slab	231,760	SQFT	15.98	3,704,475
SUBTOTAL: Cementitious Decks				\$3,704,475
05900 Miscellaneous Metals				
Miscellaneous angles, channels, lintels, etc.	231,760	SQFT	2.99	691,850
SUBTOTAL: Miscellaneous Metals				\$691,850
06200 Rough Carpentry				
Miscellaneous wood blocking & rough carpentry	231,760	SQFT	2.62	606,516
SUBTOTAL: Rough Carpentry				\$606,516
06300 Millwork				
New entry security desk	1	EACH	51,048.00	51,048
SUBTOTAL: Millwork				\$51,048

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
07700 Fireproofing & Firestopping				
Floor penetrations for new building services (per floor)	25	EACH	6,332.64	158,316
SUBTOTAL: Fireproofing & Firestopping				\$158,316
07800 Caulking & Sealants				
Miscellaneous caulking & sealants	231,760	SQFT	0.67	155,511
SUBTOTAL: Caulking & Sealants				\$155,511
08400 Interior Doors, Frames, & Hardware				
Door, frame & hardware	380	EACH	3,251.20	1,235,456
Door, frame & hardware, fire rated	100	EACH	3,551.20	355,120
SUBTOTAL: Interior Doors, Frames, & Hardware				\$1,590,576
09100 Plaster & Gypsum Board				
Gyp board partition	140,000	SQFT	22.01	3,080,952
Gyp board partition, fire rated	90,000	SQFT	25.21	2,269,161
Gyp board column enclosure	22,000	SQFT	18.78	413,206
Gyp board furring	137,000	SQFT	15.62	2,139,584
SUBTOTAL: Plaster & Gypsum Board				\$7,902,903
10200 Signage				
Interior wayfinding signage - allowance	231,760	SQFT	0.59	136,043
SUBTOTAL: Signage				\$136,043
10400 Toilet Accessories				
Toilet specialties, multi user	46	EACH	15,209.60	699,642
SUBTOTAL: Toilet Accessories				\$699,642
TOTAL: INTERIOR CONSTRUCTION				\$15,696,880
C300000 INTERIOR FINISHES				
09100 Plaster & Gypsum Board				
Gypsum board ceiling	30,000	SQFT	11.09	332,562
Gypsum board soffit	12,000	SQFT	20.42	245,048
SUBTOTAL: Plaster & Gypsum Board				\$577,610
09200 Floor Finishes				
Ceramic tile floor	7,200	SQFT	17.78	128,045
Ceramic tile base	2,500	LNFT	26.83	67,077
Rubber base	16,900	LNFT	2.76	46,654
Concrete sealer	25,000	SQFT	1.92	48,090
Carpet flooring	154,000	SQFT	5.99	922,229
SUBTOTAL: Floor Finishes				\$1,212,095
09300 Wall Finishes				
Ceramic wall tile	22,500	SQFT	21.13	475,486
SUBTOTAL: Wall Finishes				\$475,486
09400 Ceiling Finishes				
ACT, 2'x2'x3/4"	154,000	SQFT	7.67	1,180,826

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
			SUBTOTAL: Ceiling Finishes	\$1,180,826
09600	Paints & Coatings			
Paint walls	619,000	SQFT	1.49	920,082
Paint ceiling/soffit	42,000	SQFT	1.84	77,263
			SUBTOTAL: Paints & Coatings	\$997,345
09900	Miscellaneous Finishes			
Restoration & repair in 1st floor lobby incl marble stair to lower level 1	1,465	SQFT	98.84	144,796
Restoration of finishes, partitions, ceilings in common corridor areas	25,855	SQFT	42.89	1,109,045
Restoration of finishes, partitions, ceilings in stair areas	5,471	SQFT	21.45	117,339
			SUBTOTAL: Miscellaneous Finishes	\$1,371,180
TOTAL: INTERIOR FINISHES				\$5,814,542
D100000 CONVEYING				
14200	Electric Traction Elevators			
Electric traction elevator, 24 stop	5	EACH	600,000.00	3,000,000
Electric traction elevator, 25 stop	1	EACH	615,000.00	615,000
Electric traction freight elevator, 26 stop	1	EACH	700,000.00	700,000
			SUBTOTAL: Electric Traction Elevators	\$4,315,000
TOTAL: CONVEYING				\$4,315,000
D200000 PLUMBING				
22100	Selective Demolition			
Gut, demolish, and remove existing plumbing equipment, piping, and fixtures	231,760	SQFT	7.75	1,796,372
			SUBTOTAL: Selective Demolition	\$1,796,372
22200	Plumbing Fixtures			
Water closet, wall hung, manual flush valve	216	EACH	2,184.54	471,860
Lavatory, wall hung, manual faucet	216	EACH	2,009.33	434,015
Urinal, wall hung, manual flush valve	96	EACH	2,109.33	202,495
Drinking fountain, ADA bi-level w/ bottle filler	24	EACH	3,072.00	73,728
			SUBTOTAL: Plumbing Fixtures	\$1,182,098
22300	Plumbing Equipment & Specialties			
Domestic water booster system w/remote hydropneumatic tank	1	EACH	120,778.04	120,778
Domestic water heater, gas-fired, 500 mbh	4	EACH	21,932.80	87,731
DHW recirculating pump	4	EACH	2,210.59	8,842
Expansion tank	4	EACH	1,420.76	5,683
Thermostatic mixing valve - central	1	EACH	4,513.24	4,513
Thermostatic mixing valve - 1/2", point of use	384	EACH	309.16	118,716
Sewage ejectors, duplex, w/basin, controls	1	EACH	29,105.92	29,106
Sump pumps, duplex, w/basin, controls - bldg. & switchgear room	2	EACH	29,105.92	58,212
Elevator sump pump	7	EACH	1,863.24	13,043
Hub drains	7	EACH	606.62	4,246
Floor drains, finished floor - allowance	60	EACH	806.62	48,397

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Floor drains - heavy duty, allowance	15	EACH	1,156.62	17,349
Cleanouts - allowance	150	EACH	436.11	65,417
Roof drains - allowance	20	EACH	1,031.62	20,632
Vent thru roof	7	EACH	419.54	2,937
SUBTOTAL: Plumbing Equipment & Specialties				\$605,603
22400 Domestic Water, Waste & Vent, & Storm Drainage Piping				
Domestic water pipe, fittings, and supports, 2-1/2" type L copper avg.	10,000	LNFT	77.01	770,148
Pipe insulation, 2-1/2" domestic water piping avg.	10,000	LNFT	13.64	136,378
Sanitary/waste pipe, fittings, and supports, CI hub and spigot, AG	5,000	LNFT	94.38	471,921
Elevator sump pump discharge piping, 2"	700	LNFT	55.42	38,792
Vent pipe, fittings, and supports, CI hub and spigot, AG	6,000	LNFT	76.40	458,408
Storm drainage pipe, fittings, and supports, CI hub and spigot, AG, 8" avg.	7,200	LNFT	192.71	1,387,499
Pipe insulation, AG horizontal storm drainage, 8" avg.	3,000	LNFT	26.48	79,439
Sanitary/waste pipe and fittings, CI hub and spigot, UG	250	LNFT	193.11	48,278
Subsoil drainage pipe, perforated PVC - allowance	600	LNFT	50.27	30,164
Incoming service, w/meter & backflow preventers	1	EACH	16,682.40	16,682
Excavation, bedding, backfill, and patching - UG piping	850	LNFT	172.39	146,529
Pipe and valve tagging - domestic water	10,000	LNFT	1.44	14,409
System pressure testing, water pipe chlorination, and pipe flushing - domestic plumbing	1	LSUM	46,472.40	46,472
SUBTOTAL: Domestic Water, Waste & Vent, & Storm Drainage Piping				\$3,645,120
TOTAL: PLUMBING				\$7,229,193

D300000 HVAC

23100 Selective Demolition

Gut, demolish, and remove existing mechanical systems	231,760	SQFT	7.80	1,807,543
SUBTOTAL: Selective Demolition				\$1,807,543

23200 Ventilation & Exhaust

AHU's, DOAS, w/energy recovery, 15,000 cfm	2	EACH	133,263.04	266,526
Air handling unit - lobby, 5,000 cfm	1	EACH	60,164.40	60,164
CHW coil connections, DOAS units - valves, fittings, specialties, and pipe insulation	2	EACH	11,914.30	23,829
CHW coil connections, lobby AHU - valves, fittings, specialties, and pipe insulation	1	EACH	5,500.50	5,501
HW coil connections, DOAS unit - valves, fittings, specialties, and pipe insulation	2	EACH	9,632.22	19,264
HW coil connections, lobby AHU - valves, fittings, specialties, and pipe insulation	1	EACH	5,500.50	5,501
Stairwell pressurization fan, 18,000 cfm w/supports, vibration isolation	1	EACH	33,263.04	33,263
Exhaust fan, 15,000 cfm, w/supports, vibration isolation	2	EACH	24,164.40	48,329
Exhaust fan, 2,000 cfm, w/supports, vibration isolation	4	EACH	4,365.76	17,463
Galvanized steel duct (qty per narrative)	160,000	LBS	14.94	2,390,816
Duct insulation	100,000	SQFT	9.35	935,420
Fire dampers - allowance	40	EACH	597.33	23,893
Combination fire/smoke dampers - allowance	65	EACH	4,049.32	263,206
SUBTOTAL: Ventilation & Exhaust				\$4,093,174

23300 Central Hydronic & Steam Equipment & Specialties

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
HW boilers, condensing, 3000 mbh	4	EACH	73,261.76	293,047
Gas booster unit	4	EACH	12,065.44	48,262
CA duct, boilers	1,450	LNFT	67.13	97,336
CA duct, donestic water heaters	1,450	LNFT	22.44	32,545
Boiler flue/breeching	1,450	LNFT	217.49	315,364
Domestic water heater flue/vent	1,450	LNFT	138.74	201,179
Heat exchanger, plate & frame, 2520 mbh	2	EACH	35,163.60	70,327
Heat exchanger, plate & frame, 3000 mbh	2	EACH	35,163.60	70,327
Piping connections, plate & frame HX's- fittings, valves, specialties, pipe insulation	4	EACH	33,752.00	135,008
Chiller, water-cooled, 600 tons	2	EACH	508,261.76	1,016,524
Cooling tower, 2-cells, 1200 tons heat rejection	1	EACH	308,261.76	308,262
Cooling tower/condenser water pumps, 80 hp, base-mount	3	EACH	21,980.88	65,943
CHW primary system pumps, 60 hp, base-mount	3	EACH	17,255.88	51,768
CHW secondary pumps (upper zone), 25 hp, base-mount	2	EACH	10,973.16	21,946
HW system pump, 20 hp, base-mount	4	EACH	10,448.16	41,793
Variable frequency drive, CHW primary pumps, 60 hp (MC supply, EC install)	3	EACH	10,623.72	31,871
Variable frequency drive, CHW secondary pumps, 25 hp (MC supply, EC install)	2	EACH	4,817.22	9,634
Variable frequency drive, HW pumps, 20 hp (MC supply, EC install)	4	EACH	3,923.67	15,695
Vibration isolation, pumps	12	EACH	1,962.27	23,547
Isolation valves, pumps, butterfly, 12" (cooling tower pumps)	3	EACH	2,595.37	7,786
Isolation valves, pumps, butterfly, 10" (primary CHW)	3	EACH	2,017.40	6,052
Isolation valves, pumps, butterfly, 8" (HW, secondary CHW)	6	EACH	1,722.75	10,336
Flexible pump connections, 12" (cooling tower pumps)	6	EACH	1,379.59	8,278
Flexible pump connections, 10" (primary CHW)	6	EACH	968.41	5,810
Flexible pump connections, 8" (HW, secondary CHW)	12	EACH	679.29	8,152
Suction diffuser, 12" (cooling tower pumps)	3	EACH	4,544.17	13,633
Suction diffuser, 10" (primary CHW)	3	EACH	3,463.25	10,390
Suction diffuser, 8" (HW, secondary CHW)	6	EACH	2,746.50	16,479
Triple duty valve, 12" (cooling tower pumps)	3	EACH	11,159.17	33,478
Triple duty valve, 10" (primary CHW)	3	EACH	7,873.25	23,620
Triple duty valve, 8" (HW, secondary CHW)	6	EACH	6,001.50	36,009
Pump strainer, Y-type, 12" (cooling tower pumps)	3	EACH	4,123.12	12,369
Pump strainer, Y-type, 10" (primary CHW)	3	EACH	2,929.85	8,790
Pump strainer, Y-type, 8" (HW, secondary CHW)	6	EACH	1,968.45	11,811
Expansion tank, CHW, HW	2	EACH	12,598.16	25,196
Air separator, 10" (CHW system)	1	EACH	10,264.08	10,264
Air separator, 8" (HW system)	1	EACH	5,862.72	5,863
Chemical treatment - cooling towers	1	EACH	162,308.30	162,308
Chemical pot feeder	2	EACH	2,849.08	5,698
Sidestream filters - new	2	EACH	3,549.08	7,098
Pressure fill/makeup water system	2	EACH	8,172.72	16,345

SUBTOTAL: Central Hydronic & Steam Equipment & Specialties \$3,296,142

23500 HVAC Piping

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Cooling tower supply/return piping, std. wgt. blk. steel pipe, fittings, and supports, welded/flanged	1,000	LNFT	504.52	504,517
CHWS/R piping, std. wgt. blk. steel pipe, fittings, and supports, welded/flanged	1,600	LNFT	349.10	558,561
HHWS/R piping, std. wgt. blk. steel pipe, fittings, and supports, welded/flanged	2,600	LNFT	159.73	415,301
Natural gas piping, std. wgt. blk. steel pipe, fittings, and supports	200	LNFT	91.87	18,374
Pipe insulation, CHWS/R	1,600	LNFT	38.18	61,081
Pipe insulation, HHWS/R	2,600	LNFT	19.54	50,812
Pipe and valve tagging - interior bldg HVAC piping	5,400	LNFT	1.40	7,538
SUBTOTAL: HVAC Piping				\$1,616,183
23600 Temperature Controls				
DDC controls - air handling units, DOAS	2	EACH	45,000.00	90,000
DDC controls - air handling units, lobby	1	EACH	10,000.00	10,000
DDC controls - stairwell pressurization, exhaust fans	7	EACH	3,000.00	21,000
DDC controls - HW boilers	4	EACH	3,000.00	12,000
DDC controls - heat exchanger, plate & frame	4	EACH	10,000.00	40,000
DDC controls - chiller, water-cooled	2	EACH	4,000.00	8,000
DDC controls - cooling tower	1	EACH	10,000.00	10,000
DDC controls - gas booster	4	EACH	3,000.00	12,000
DDC controls - hydronic pumps, constant speed	3	EACH	3,000.00	9,000
DDC controls - hydronic pumps, variable speed	9	EACH	7,500.00	67,500
BTU meters - tenants - CHW, HW	44	EACH	5,000.00	220,000
Miscellaneous points & devices	1	LSUM	100,000.00	100,000
Utility meter interfaces	1	EACH	35,000.00	35,000
Engineer's station	1	LSUM	25,000.00	25,000
Programming, testing, and training	1	LSUM	65,000.00	65,000
SUBTOTAL: Temperature Controls				\$724,500
23700 Testing, Balancing, & Commissioning				
Airflow system testing and balancing	1	LSUM	200,000.00	200,000
Pipe system testing and balancing	1	LSUM	100,000.00	100,000
HVAC system commissioning assistance	1	LSUM	125,000.00	125,000
SUBTOTAL: Testing, Balancing, & Commissioning				\$425,000
TOTAL: HVAC				\$11,962,542

D400000 FIRE PROTECTION

21100 Selective Demolition

Selective demolition - sprinkler system	231,760	SQFT	2.34	543,384
SUBTOTAL: Selective Demolition				\$543,384

21200 Fire Sprinkler Equipment & Specialties

Fire pump, 1500 gpm, electric motor, w/controller	1	EACH	57,768.62	57,769
Jockey pump, electric motor, w/controller	1	EACH	4,809.92	4,810
Fire pump test connection, polished brass finish, 6" 4-way	1	EACH	10,361.07	10,361
Fire alarm bell, 10"	1	EACH	361.62	362
Double check detector valve, 8"	1	EACH	22,003.85	22,004

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Wet sprinkler system	231,760	SQFT	6.45	1,495,918
SUBTOTAL: Fire Sprinkler Equipment & Specialties				\$1,591,223
TOTAL: FIRE PROTECTION				\$2,134,608

D500000 ELECTRICAL

26100 Selective Demolition

Demolish all existing electrical equipment and infrastructure in this building in its entirety	1	EACH	95,200.00	95,200
Disconnect service and make safe	1	EACH	15,000.00	15,000
SUBTOTAL: Selective Demolition				\$110,200

26200 Main Power Distribution

Coordinate with ComEd for new electrical service	2	EACH	20,000.00	40,000
Provide a new switchboard to feed the entire building (assumed 480/277V 2ph 4w) 2500A	2	EACH	323,164.00	646,328
Provide new bus duct to throughout the floors	550	LNFT	850.00	467,500
Service and distribution - distribution panels, transformers, panelboards and associated feeders	231,760	SQFT	3.91	906,344
Provide a new stand-by generator - allowance	1	EACH	312,492.00	312,492
Emergency distribution - panelboards and associated feeders	231,760	SQFT	2.09	484,100
SUBTOTAL: Main Power Distribution				\$2,856,764

26400 Grounding & Lightning Protection System

Grounding System per code	1	EACH	110,000.00	110,000
Lightning protection system per code	1	EACH	260,000.00	260,000
SUBTOTAL: Grounding & Lightning Protection System				\$370,000

26500 Lighting

Light fixture, interior, L.E.D. mounting hardware and connections - Type - 2x4 (assumed quantities)	16,000	EACH	387.28	6,196,400
Light fixture, interior, L.E.D. mounting hardware and connections - Type - 1x4 (assumed quantities)	1,216	EACH	337.28	410,126
LED exit signage throughout the building	231,760	SQFT	0.80	185,431
Lighting controls compliant with most current standards, occupancy sensors, daylight harvesting, and time-based scheduling	231,760	SQFT	1.75	405,441
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	231,760	SQFT	3.80	880,665
SUBTOTAL: Lighting				\$8,078,063

26600 Branch Power Distribution & Devices

Provide convenience receptacles and hardwired connections to serve building maintenance and custodial staff (assumed quantities)	550	EACH	140.59	77,324
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	1	EACH	150,000.00	150,000
SUBTOTAL: Branch Power Distribution & Devices				\$227,325

26700 Mechanical Equipment Connections & Feeders

Motors connection, disconnect switches and associated feeders - chilled water primary pumps 60hp	3	EACH	4,800.00	14,400
Motors connection, disconnect switches and associated feeders - jokey pump	1	EACH	1,000.00	1,000



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Motors connection, disconnect switches and associated feeders - water booster pump system	1	EACH	3,500.00	3,500
Motors connection, disconnect switches and associated feeders - sump pump	7	EACH	1,500.00	10,500
Motors connection, disconnect switches and associated feeders - stair pressurization fan 18000 CFM.	1	EACH	7,800.00	7,800
Motors connection, disconnect switches and associated feeders - sewage ejector system	1	EACH	2,500.00	2,500
Motors connection, disconnect switches and associated feeders - outdoor air unit 15000 CFM	2	EACH	6,500.00	13,000
Motors connection, disconnect switches and associated feeders - hot water primary pumps 20hp	4	EACH	3,800.00	15,200
Motors connection, disconnect switches and associated feeders - fire pump	1	EACH	25,000.00	25,000
Motors connection, disconnect switches and associated feeders - fans,2000 CFM.	4	EACH	3,700.00	14,800
Motors connection, disconnect switches and associated feeders - fans,15000 CFM.	2	EACH	4,700.00	9,400
Motors connection, disconnect switches and associated feeders - elevators	7	EACH	10,000.00	70,000
Motors connection, disconnect switches and associated feeders - cooling tower	2	EACH	9,700.00	19,400
Motors connection, disconnect switches and associated feeders - condenser water pumps 80hp	3	EACH	6,000.00	18,000
Motors connection, disconnect switches and associated feeders - chilled water secondary pumps 25hp	2	EACH	5,600.00	11,200
Motors connection, disconnect switches and associated feeders - boilers ,3000MBH	4	EACH	3,600.00	14,400
Motors connection, disconnect switches and associated feeders - AHU for the entrance lobby 5000 CFM.	1	EACH	4,700.00	4,700
Motors connection, disconnect switches and associated feeders - hot water secondary pumps 20hp	2	EACH	3,800.00	7,600
Motors connection, disconnect switches and associated feeders - chillers, 600 Ton	2	EACH	17,500.00	35,000
SUBTOTAL: Mechanical Equipment Connections & Feeders				\$297,400
27200 Tele/Data Systems				
Provision for MDF room, plywood, cable tray, rack grounding, sleeves	1	EACH	46,200.00	46,200
Provision for IT closet, plywood, cable tray,rack, grounding, sleeves	19	EACH	7,700.00	146,300
Back bone cables distribution to MDF room (fiber optic, CAT5 cable)	2,800	LNFT	27.86	77,996
Low voltage system with capabilities to provide data outlets and wifi with expandability to provide services to future tenants	231,760	EACH	6.00	1,390,560
SUBTOTAL: Tele/Data Systems				\$1,661,056
28200 Fire Alarm Systems				
Fire alarm System, complete	231,760	SQFT	2.00	463,543
SUBTOTAL: Fire Alarm Systems				\$463,543
28300 Intrusion Detection & Access Control Systems				
Intrusion Detection System, complete - selected areas, allowance	1	EACH	200,000.00	200,000
SUBTOTAL: Intrusion Detection & Access Control Systems				\$200,000
28400 CCTV System				
CCTV System, complete - selected areas, allowance	1	EACH	325,000.00	325,000
SUBTOTAL: CCTV System				\$325,000

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
TOTAL: ELECTRICAL				\$14,589,351
F200000 SELECTIVE DEMOLITION				
02100 Selective Demolition				
Interior selective building demolition	231,780	SQFT	9.19	2,129,664
Remove abandoned elevator & equipment	7	EACH	18,010.88	126,076
Remove fire escape	1	EACH	84,644.51	84,645
SUBTOTAL: Selective Demolition				\$2,340,385
02200 Environmental Abatement				
Environmental abatement per CCA	1	EACH	1,786,180.00	1,786,180
SUBTOTAL: Environmental Abatement				\$1,786,180
TOTAL: SELECTIVE DEMOLITION				\$4,126,565
G300000 CIVIL & MECHANICAL UTILITIES				
33100 Selective Site Demolition				
Excavate, remove, and cap off existing domestic water and sewer	1	LSUM	19,000.00	19,000
SUBTOTAL: Selective Site Demolition				\$19,000
33200 Site Water Service				
Domestic water provisions	1	LSUM	70,000.00	70,000
SUBTOTAL: Site Water Service				\$70,000
33300 Site Sanitary & Storm Sewer				
Storm and sanitary sewer provisions	1	LSUM	75,000.00	75,000
SUBTOTAL: Site Sanitary & Storm Sewer				\$75,000
TOTAL: CIVIL & MECHANICAL UTILITIES				\$164,000
TOTAL: 220 STATE STREET				\$131,023,806