

ESTIMATE

STR CONSULTING

350 West Ontario Street, Suite 200
Chicago, Illinois 60654

Project: Skyline Club Renovation
Location: 24th Floor
Owner: _____
Architect: _____

Date: May 3, 2011
Estimate Type: Design Development
STRC File Name: Sample2.xls\Lobby&Toilets

No.	Description	Quantity	Unit	Unit Price	Amount	Total
A.	Renovation of Lobby					
1	Demo existing lobby finishes					
	a. Salvage stone flooring	300	s.f.	\$4.00	\$1,200	
	b. Remove ceiling	300	s.f.	\$2.00	\$600	
	c. Strip woodwork and millwork	300	s.f.	\$3.00	\$900	
	d. Wall and partition removal allowance	1	allow	\$1,440.00	\$1,440	
	e. MEP demo allowance	300	s.f.	\$5.00	\$1,500	
	f. Debris and dumpster allowance	1	allow	\$1,000.00	\$1,000	
2	Remove 11" penthouse slab for head room					
	a. Remove penthouse equipment & debris	300	s.f.	\$1.50	\$450	
	b. Saw cut slab	75	l.f.	\$15.00	\$1,125	
	c. Remove slab	300	s.f.	\$6.00	\$1,800	
	d. Add shear bracing & structure	300	s.f.	\$25.00	\$7,500	
	e. Remove slab debris from building	1	allow	\$3,400.00	\$3,400	
	f. Fire separation ceiling between 24th & 25th floors	300	s.f.	\$10.00	\$3,000	
	1. Fire separation partition at ceiling line	563	s.f.	\$6.50	\$3,656	
	2. Fire rated access door to penthouse PH1	1	allow	\$800.00	\$800	
	g. Debris and dumpster allowance	1	allow	\$1,500.00	\$1,500	
3	Elevator Extension					
	a. Elevator shaft estimate	1	allow	\$68,724	\$68,724	
	b. Kone Elevator budget quote	1	quote	\$60,237	\$60,237	
4	New raised floor in Lobby					
	a. Structure floor	300	s.f.	\$25.00	\$7,500	
	b. Stair to existing exist access stairway			See Ornamental Stairway below		
5	New Lobby finishes and woodwork					
	a. Finished Ceiling allowance	300	s.f.	\$20.00	\$6,000	
	b. Reinstall stone flooring	300	s.f.	\$15.00	\$4,500	
	c. Ornamental stairway	1	allow	\$8,000.00	\$8,000	
	d. Woodwork, wainscot, base, chair rail, & molding	62	l.f.	\$130.00	\$8,060	
	e. 1-1/2 hour rated door with vision panel	1	allow	\$3,500.00	\$3,500	
	f. Relocate existing Dining Room doors & trim	1	allow	\$2,020.00	\$2,020	
	g. Allowance for partitions including arched dining room entry					
	1. Carpenter (2 men for 5 days)	80	hours	\$90.00	\$7,200	
	2. Material allowance	1	allow	\$2,000.00	\$2,000	
	h. Paint & stain					
	1. Painter (2 men for 4 days)	64	hours	\$85.00	\$5,440	
	2. Material allowance	1	allow	\$1,000.00	\$1,000	
6	MEP					
	a. Lighting allowance	300	s.f.	\$10.00	\$3,000	
	b. Ventilation	300	s.f.	\$25.00	\$7,500	
	c. Fire protection			Funded by Other Contract		
	d. Allowance to Remove / relocate MEP equipment in PH1					
	1. Remove fan in southwest corner of PH1	1	allow	\$480.00	\$480	
	2. Relocate expansion tanks	1	allow	\$8,600.00	\$8,600	
7	Signage				By Owner	
	Subtotal					\$233,632

ESTIMATE

STR CONSULTING

350 West Ontario Street, Suite 200
Chicago, Illinois 60654

Project: Skyline Club Renovation
 Location: 24th Floor
 Owner: _____
 Architect: _____

Date: May 3, 2011
 Estimate Type: Design Development
 STRC File Name: Sample2.xls\Lobby&Toilets

No.	Description	Quantity	Unit	Unit Price	Amount	Total
B.	Modify existing men's & add women's Toiletrooms – ADA compliant					
1	Demolition					
	a. Men's rooms finishes	1	allow	\$1,280.00	\$1,280	
	b. Strip roofing for access to structure	1	allow	\$1,860.00	\$1,860	
	c. Remove plumbing and piping	1	allow	\$540.00	\$540	
	d. Remove debris from building	1	allow	\$3,400.00	\$3,400	
2	Masonry					
	a. Create opening for door in wall to new womens	1	allow	\$2,260.00	\$2,260	
	b. New exterior wall					
	1. Masonry (2 men for 4 days)	64	hours	\$90.00	\$5,760	
	2. Laborer (3 men for 4 days)	96	hours	\$85.00	\$8,160	
	3. Material allowance - White glazed brick	480	s.f.	\$35.00	\$16,800	
	c. Miscellaneous cutting & patching of masonry	1	allow	\$920.00	\$920	
3	Window allowance	1	allow	\$900.00	\$900	
4	Roof structure					
	a. Metal deck and structure	200	s.f.	\$10.00	\$2,000	
5	Roof					
	a. Roofing membrane and insulation	200	s.f.	\$15.00	\$3,000	
	b. Connection to existing roof	30	l.f.	\$65.00	\$1,950	
	c. Flashing at wall base	30	l.f.	\$75.00	\$2,250	
6	Interior Construction					
	a. 3x7 wood door allowance	2	allow	\$2,000.00	\$4,000	
	b. Partitions and furring	1,001	s.f.	\$6.00	\$6,006	
	c. Flooring - Ceramic tile	260	s.f.	\$16.00	\$4,160.00	
	1. Base	92	l.f.	\$12.00	\$1,104.00	
	d. Ceramic tile walls	828	s.f.	\$16.00	\$13,248.00	
	e. Gypsum ceiling with painted finishes	260	l.f.	\$12.00	\$3,120.00	
	f. Cut back / modify existing cabinetry at doorways	2	each	\$1,940.00	\$3,880.00	
	g. Widen (3'-0") opening to Bar Area	1	allow	\$920.00	\$920.00	
7	Interior Finishes					
	a. Toilet partitions	5	allow	\$1,200.00	\$6,000	
	b. Granite vanities with wood fascia	2	allow	\$500.00	\$1,000	
	c. Toilet accessories	1	allow	\$4,700.00	\$4,700	
8	Plumbing					
	a. Waste and Vent allowance					
	1. Plumber (2 men for 3 days)	48	hours	\$90.00	\$4,320	
	2. Material allowance	1	allow	\$1,705.00	\$1,705	
	b. Domestic water					
	1. Plumber (1 men for 2 days)	16	hours	\$90.00	\$1,440	
	2. Material allowance	1	allow	\$1,023.00	\$1,023	
	c. Plumbing fixtures					
	1. Toilets	3	each	\$2,000.00	\$6,000	
	2. Urinals	1	each	\$900.00	\$900	
	3. Vanities lavatories	2	each	\$800.00	\$1,600	
	4. Automatic valves (battery powered)	6	each	\$450.00	\$2,700	

ESTIMATE

STR CONSULTING

350 West Ontario Street, Suite 200
Chicago, Illinois 60654

Project: Skyline Club Renovation
Location: 24th Floor
Owner: _____
Architect: _____

Date: May 3, 2011
Estimate Type: Design Development
STRC File Name: Sample2.xls\Lobby&Toilets

No.	Description	Quantity	Unit	Unit Price	Amount	Total
B.	Modify existing men's & add women's Toiletrrooms – ADA compliant					
9	Electrical					
	a. GFI outlets	4	each	\$225.00	\$900	
	b. Lighting & switching	260	s.f.	\$8.00	\$2,080	
10	Mechanical					
	a. HVAC allowance	260	s.f.	\$35.00	\$9,100	
	b. Toilet exhaust & exterior louvers	2	each	\$1,200.00	\$2,400	
	b. Fire protection				Funded by Other Contract	
11	MEP testing, balancing and trim out	1	allow	\$3,800.00	\$3,800	
	Subtotal					\$127,846
C.	New egress doors onto roof deck					
1	Remove existing doors & re-work frame for swing	8	hours	\$90.00	\$720	
2	New steel Hope doors	2	each	\$3,500.00	\$7,000	
3	Rework sill	1	allow	\$560.00	\$560	
	Subtotal					\$8,280
						=====
	Subtotal Estimate Budget					\$379,098
H.	General Requirements					
1	General Conditions	10%		\$379,098	\$37,909.81	
	a. Premium time labor	0%		\$170,594	\$0.00	
2	Contractor Overhead and Profit	6%		\$417,008	\$25,020.47	
3	Contingency	15%		\$442,028	\$66,304.25	
	Subtotal					\$129,235
						=====
	Total Estimate Budget Estimate					\$508,333
	The following items are excluded from this estimate:					
	- Special Consultant Fees			- A/E Fees		
	- Legal Fees			- FF&E Work		
	- Utility Company Service Fees			- Hazardous Waste & Disposal		
	- Escalation					

ESTIMATE

STR CONSULTING

350 West Ontario Street, Suite 200
Chicago, Illinois 60654

Project: Skyline Club Renovation
 Location: 24th Floor
 Owner: _____
 Architect: _____

Date: May 3, 2011
 Estimate Type: Design Development
 STRC File Name: inDevSample2.xls\Elevator

No.	Description	Quantity	Unit	Unit Price	Amount	Total
SUMMARY						
Elevator						
A.	Demolition				\$15,860	
B.	Excavation				\$0	
C.	Concrete				\$10,000	
D.	Steel and Miscellaneous Steel				\$21,524	
F.	Masonry				\$11,540	
G.	Roofing				\$0	
H.	Doors and Hardware				\$0	
I.	Drywall and Ceilings				\$0	
J.	Floor Coverings				\$0	
K.	Painting				\$120	
L.	HVAC System				\$0	
M.	Sprinkler System				\$0	
N.	Electrical				\$9,680	
O.	Plumbing System				\$0	
P.	Elevators				By other contact	
	Subtotal					\$68,724
R.	General Conditions			See 24th Floor Lobby Renovation		
S.	Contractor's Overhead and Profit			See 24th Floor Lobby Renovation		
T.	Premium Labor Allowance			Not Required		\$0
						=====
	TOTAL ESTIMATED COST					\$68,724
	The following items are excluded from this estimate:					
	- Special Consultant Fees			- Contingencies		
	- Legal Fees			- A/E Fees		
	- Utility Company Service Fees			- FF&E Work		
	- Cost of Land			- Hazardous Waste & Disposal		
				- Easements / ROW agreements		

ESTIMATE

STR CONSULTING

350 West Ontario Street, Suite 200
Chicago, Illinois 60654

Project: Skyline Club Renovation
Location: 24th Floor
Owner: _____
Architect: _____

Date: May 3, 2011
Estimate Type: Design Development
STRC File Name: inDevSample2.xls|Elevator

No.	Description	Quantity	Unit	Unit Price	Amount	Total
DETAILED BREAKDOWN						
A.	General Demolition					
1	Remove furniture and equipment				By Owner	
2	Gross demolition of 24th floor elevator lobby			See 24th Floor Lobby Renovation		
3	Prepare 25th floor penthouse for structural work					
	a. Temporary shoring	1	allow	\$2,060.00	\$2,060	
	b. Clear debris	8	hours	\$85.00	\$680	
4	Mechanical & Electrical demo					
	a. Fitter / plumber allowance	32	hours	\$90.00	\$2,880	
	b. Electrician	16	hours	\$95.00	\$1,520	
	c. Material allowance	1	allow	\$2,000.00	\$2,000	
3	Build debris platform in elevator shaft	1	allow	\$4,800.00	\$4,800	
5	Lock down & protect elevators for construction	16	hours	\$120.00	\$1,920	
	Subtotal					\$15,860
C.	Concrete					
1	Cut elevator shaft opening in Penthouse #2					
	a. Saw cut 25th floor slab	24	l.f.	\$25.00	\$600	
	b. Remove suspended slab					
	1. Labor (4 men for one day)	32	hours	\$85.00	\$2,720	
	2. Remove slab debris from building	12	hours	\$85.00	\$1,020	
	3. Equipment allowance	1	allow	\$400.00	\$400	
2	Dumpster	1	allow	\$500.00	\$500	
3	5" Concrete fill in Metal Deck at elevator shaft roof	1	allow	\$2,000.00	\$2,000	
	a. Labor (4 men for 1/2 day)	16	hours	\$90.00	\$1,440	
	b. Concrete material	2	c.y.	\$300.00	\$600	
	3. Hoisting	1	allow	\$720.00	\$720	
	Subtotal					\$10,000
D.	Steel and Miscellaneous Steel					
1	Setting plates & anchors for steel to concrete connection	4	allow	\$500	\$2,000	
2	Structural Steel allowance					
	a. Elevator sill and hoisting steel	1	allow	\$800.00	\$800	
	b. Modify existing beam					
	1. PG6 (2 beams supporting PH2 floor)	24	hours	\$110.00	\$2,640	
	2. MOD 21.I 79.9 (1 beam supporting PH1 floor)	24	hours	\$110.00	\$2,640	
	c. Special hoisting to 25th floor	1	allow	\$4,400.00	\$4,400	
	d. Allowance for new steel					
	1. Labor allowance for Ironworkers	32	hours	\$110.00	\$3,520	
	2. Material allowance					
	a. WF 12x26	442	lbs.	\$4.00	\$1,768	
	b. WF 8x18 hangers	459	lbs.	\$4.00	\$1,836	
	c. Allowance for angles & plates	1	allow	\$500.00	\$500	
3	Composite 2" metal deck at elevator shaft	1	allow	\$940.00	\$940	
	a. Edge seal for fire & smoke rating	32	l.f.	\$15.00	\$480	
	Subtotal					\$21,524

ESTIMATE

STR CONSULTING

350 West Ontario Street, Suite 200
Chicago, Illinois 60654

Project: Skyline Club Renovation
Location: 24th Floor
Owner: _____
Architect: _____

Date: May 3, 2011
Estimate Type: Design Development
STRC File Name: inDevSample2.xls\Elevator

No.	Description	Quantity	Unit	Unit Price	Amount	Total
F.	Masonry					
1	Cut and tooth wall opening for steel beams work	1	allow	\$1,860	\$1,860	
2	Elevator shaft - 6" CMU walls	480	s.f.	\$11.00	\$5,280	
3	Hoisting block & mortar to 25 floor	1	allow	\$2,540	\$2,540	
4	Cut new elevator door opening to shaft	1	allow	\$1,860	\$1,860	
	Subtotal					\$11,540
G.	Roofing				None	
	Subtotal					\$0
H.	Doors and Hardware					
1	1/2 hour Rated door and sidelight			See 24th Floor Lobby Renovation		
	Subtotal					\$0
I.	Drywall and Ceilings			See 24th Floor Lobby Renovation		
	Subtotal					\$0
J.	Carpentry			See 24th Floor Lobby Renovation		
	Subtotal					\$0
K.	Painting					
1	Paint walls all walls			See 24th Floor Lobby Renovation		
2	Paint ceiling			See 24th Floor Lobby Renovation		
3	Finish new elevator door & frames	1	each	\$120.00	\$120	
	Subtotal					\$120
L.	HVAC System				None	
	Subtotal					\$0
M.	Sprinkler System					
1	Revise fire protection in elevator shaft			Funded by Other Contract		
2	Allowance for drain downs & recharge / testing			Funded by Other Contract		
	Subtotal					\$0

ESTIMATE

STR CONSULTING

350 West Ontario Street, Suite 200
Chicago, Illinois 60654

Project: Skyline Club Renovation
 Location: 24th Floor
 Owner: _____
 Architect: _____

Date: May 3, 2011
 Estimate Type: Design Development
 STRC File Name: inDevSample2.xls\Elevator

No.	Description	Quantity	Unit	Unit Price	Amount	Total
	DETAILED BREAKDOWN					
N.	Electrical					
1	Relocate electrical panels in PH2					
	a. Labor allowance	40	hours	\$95.00	\$3,800	
	b. Material	1	allow	\$1,500.00	\$1,500	
2	Lighting modifications in PH1 & PH2					
	a. Labor allowance	16	hours	\$95.00	\$1,520	
	b. Material	1	allow	\$500.00	\$500	
3	Power and outlets modifications in PH1 & PH2					
	a. GFI outlet in shaft				By Kone Elevator	
	b. Standard duplex outlets	2	each	\$130.00	\$260	
4	Fire alarm modifications in PH1 & PH2					
	a. Heat and smoke detectors	2	each	\$500.00	\$1,000	
	b. Reinstall existing devices	2	each	\$150.00	\$300	
	c. Addressable module	1	each	\$400.00	\$400	
	d. Relay control module	1	each	\$400.00	\$400	
	e. Visual				None	
5	Phone & communications					
	a. Penthouse PH2 phone				None	
	b. Elevator cab with travel cable				By Kone Elevator	
	Subtotal					\$9,680
O.	Plumbing System				None	
	Subtotal					\$0
P.	Elevators					
1	Elevator work to be added to Owner's existing work order with Kone Elevator					
	Subtotal					\$0
	Notes:					
1	Renovation of the existing elevators and shaft is provided under the Elevator Renovation Work.					
	The estimate is to extend a single elevator shaft to the 24th floor lobby of the Sky Line Club.					
2	Electrical power and controls to renovated elevators and elevator equipment is provided under the Elevator Renovation Work.					
3	Kone Elevator work included \$60,236.83 to extend the elevator to the Sky Line Club's 24th floor lobby.					
	This 60,236.89 is a line item 3.a. in the Lobby renovation work estimate.					
4	All life safety work such as fire alarm, fire protection (sprinklers), and communication with in the elevator shafts are provided under the Elevator Renovation Work and is not included in this estimate.					