

ESTIMATE

STR CONSULTING

350 West Ontario Street, Suite 200
Chicago, Illinois 60610

Project: Retro-fit Sprinkler - Fire Protection System Using Black Iron Pipe
 Location: Illinois
 Owner: University
 Architect: _____

Date: December 28, 2009
 Estimate Type: Budget
 STRC File Name: Verification.xls|STRBreakdown

No.	Description	Quantity	Unit	Unit Price	Amount	Total
Division 1	General Requirements					
01300	Submittal allowances					
1	Shop Drawings and Product data	80	hours	\$125.00	\$10,000	
2	Reproduction and mail	1	allow	\$2,000.00	\$2,000	
3	Design and Sprinkler Calculations	120	hours	\$125.00	\$15,000	
01040	Project Coordination					
1	Field Superintendent	6	months	\$4,166.67	\$25,000	
2	Project Manger	3	months	\$10,000	\$30,000	
01500	Temporary Facilities	5%	allow	\$539,634	\$26,982	
01700	Contract Close Out	40	hours	\$125.00	\$5,000	
01710	Final Clean Up	48	hours	\$75.00	\$3,600	
01720	Record Drawings	80	hours	\$90.00	\$7,200	
	Subtotal					\$124,782
Division 2	Sitework					
02071	Selective Demolition for Interiors					
1	Investigate existing building and layout routes	32	hours	\$90.00	\$2,880	
2	Remove existing domestic water service				See Plumbing	
3	Remove furniture at new pump room	1	allow	\$80.00	\$80	
4	Allowance to relocate existing equipment				Not required	
5	Dumpster and debris removal	10	each	\$500.00	\$5,000	
6	Excavation and backfill for new water service				See Plumbing	
	Subtotal					\$7,960
Division 3	Concrete Work					
03350	Concrete Topping					
1	Allowance for housekeeping pads	2	each	\$600.00	\$1,200	
2	Replace concrete driveway apron & walk	500	s.f.	\$8.50	\$4,250	
2	Miscellaneous floor patching	400	s.f.	\$2.75	\$1,100	
	Subtotal					\$6,550
Division 4	Masonry Work					
04200	Unit Masonry				None	
	Subtotal					\$0
Division 5	Metals					
05120	Structural Steel				None	
	Subtotal					\$0
Division 6	Wood and Plastics					
06100	Rough Carpentry				None	
06200	Finished Carpentry				None	
06420	Interior Architectural Wood Work				None	
	Subtotal					\$0
Division 7	Thermal and Moisture Protection					
07845	Fire Safing				Included with pipe & conduit	
	Subtotal					\$0
Division 8	Doors and Windows					
08200	Pump room door	1	allow	\$1,200.00	\$1,200	
	Subtotal					\$1,200

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
Division 9	Finishes					
09230	Gypsum & Plaster Assemblies					
1	Drywall partition at new pump room	225	s.f.	\$6.50	\$1,463	
2	Core and patch attic pipe drops penetrations	77	drops	\$150.00	\$11,550	
3	Allowance for miscellaneous patching	4	floor	\$1,760.00	\$7,040	
09500	Acoustical tile ceilings					
	Remove and re-install for pipe installation	774	l.f.	\$7.00	\$5,418	
09900	Painting					
1	Allowance for miscellaneous patching & paint	4	floor	\$840.00	\$3,360	
2	Painting pump room	1	allow	\$1,680.00	\$1,680	
	Subtotal					\$30,511
Division 10	Specialties				None	
	Subtotal					\$0
Division 11	Equipment				None	
	Subtotal					\$0
Division 12	Furnishings				None	
	Subtotal					\$0
Division 13	Special Construction					
13915	Fire Suppression Piping					
1	Distribution Piping 1", Sch 40, Black Iron	2,367	l.f.	\$22.00	\$52,074	
	a. Wall penetrations	138	each	\$75.00	\$10,350	
2	Distribution Piping 2-1/2", Sch 40, Black Iron	2,151	l.f.	\$40.00	\$86,040	
	a. Wall penetrations	37	each	\$125.00	\$4,625	
3	6" Main - Welded	78	l.f.	\$120.00	\$9,360	
	a. Wall penetrations		each	\$400.00	\$0	
4	Sprinkler Heads					
	a. Sidewall sprinkler heads	245	each	\$100.00	\$24,500	
	b. Concealed sprinkler heads with swing drops	46	each	\$130.00	\$5,980	
	c. Upright sprinkler heads	139	each	\$65.00	\$9,035	
	d. Attic to third floor heads	77	each	\$140.00	\$10,780	
5	Risers					
	a. 4" standpipe	60	l.f.	\$75.00	\$4,500	
	b. Floor control valve assembly	4	each	\$2,000.00	\$8,000	
	c. 2" drain line	60	l.f.	\$32.00	\$1,920	
	d. Core floor slabs	9	each	\$500.00	\$4,500	
6	Fire safing and acoustical sealant					
	a. Stand pipe and test risers sleeves and fire safing	9	each	\$250.00	\$2,250	
	b. Corridor and demising wall safing	175	each	\$50.00	\$8,750	
	c. Attic heads to third floor	77	each	\$50.00	\$3,850	
13921	Fire Pumps, Controls, & Piping					
1	6" flanged elbow				See Plumbing	
2	6" OS&Y gate valve	3	each	\$1,500.00	\$4,500	
3	6" tee	1	each	\$300.00	\$300	
4	Inline fire pump w/ controls 300GPM, 20HP, elect	1	each	\$25,000	\$25,000	
5	4" Flange reducer	2	each	\$600.00	\$1,200	
6	4" Grooved butterfly valve	4	each	\$450.00	\$1,800	
7	4" Check valves	1	each	\$850.00	\$850	
8	6" Wafer butterfly valve	1	each	\$3,000.00	\$3,000	
9	2-1/2" test header	2	each	\$250.00	\$500	

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
13921	Fire Pumps, Controls, & Piping					
10	Jockey pump 1/2 HP 120V/1PH	1	each	\$5,000.00	\$5,000	
	a. Controller for Jockey pump	1	allow	\$2,500.00	\$2,500	
11	Piping allowance	60	l.f.	\$215.00	\$12,900	
12	Testing and Report	1	allow	\$15,900.00	\$15,900	
	Subtotal	55,771		\$5.74		\$319,964
Division 14	Conveying System				None	
	Subtotal					\$0
Division 15	Mechanical					
15100	Plumbing					
1	8" Underground Service CPVC pipe	150	l.f.	\$124.00	\$18,600	
	a. Excavation & asphalt removal allowance	1	allow	\$3,277.78	\$3,278	
	b. P-gravel backfill	89	c.y.	\$40.00	\$3,556	
	c. Cut and patch street, parking lot, & sidewalks	1	allow	\$5,000.00	\$5,000	
	d. Connection to water main	1	allow	\$5,000.00	\$5,000	
	e. Core building wall	1	allow	\$1,000.00	\$1,000	
2	6" flanged elbow	1	each	\$600.00	\$600	
3	Relocate meter	1	allow	\$680.00	\$680	
4	Connection to existing domestic					
	a. Piping allowance	50	l.f.	\$25.00	\$1,250	
	b. Ball valves	2	each	\$150.00	\$300	
	c. Connections to existing pipe	1	allow	\$440.00	\$440	
	d. Coring and safing	2	each	\$250.00	\$500	
	Subtotal	55,771		\$0.72		\$40,203
Division 16	Electrical					
16100	Equipment Power					
1	50hp,208V/3PH for Fire Pump					
	a. Control panel				Included in pump cost	
	b. 3" EMT conduit & 4#350MCM - meter to pump controller	160	l.f.	\$175.00	\$28,000	
	1. Coring & safing	5	each	\$250.00	\$1,250	
	c. 3" EMT conduit & 4#350MCM - pump to pump controller	15	l.f.	\$175.00	\$2,625	
	1. Concrete encasement	15	l.f.	\$50.00	\$750	
	d. Wiring and connections allowance	1	allow	\$1,220.00	\$1,220	
2	120V/1PH for Jockey Pump					
	a. Control panel				Included in pump cost	
	b. 3/4" conduit & wire to panel	25	l.f.	\$12.00	\$300	
	c. Connect pumps	1	each	\$380.00	\$380	
	d. 20AMP breaker in panel EM-1	1	allow	\$510.00	\$510	
3	New Building Grounding					
	a. Grounding cabinet	1	allow	\$500.00	\$500	
	b. Modify existing grounding	1	allow	\$3,380.00	\$3,380	
	c. 1-1/4" conduit & 1/250MCM to water meter	140	l.f.	\$20.00	\$2,800	
	d. Bond jumper and final connections	1	allow	\$560.00	\$560	
	e. Disconnect existing system	1	allow	\$460.00	\$460	
16421	Incoming Service Entrance					
1	Connection to ComEd Transformer on pole				By ComEd	
2	Weather head	1	allow	\$1,000.00	\$1,000	
3	3" HWC conduit & 4#350MCM - on building exterior	32	l.f.	\$200.00	\$6,400	
4	225 AMP meter socket	1	each	\$5,000.00	\$5,000	
5	Grounding allowance	1	allow	\$2,040.00	\$2,040	

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Division 16	Electrical					
15766	Electric Baseboard Heaters					
1	1500W 120V electrical heater	5	each	\$800.00	\$4,000	
2	3/4" Conduit and wiring - allowance	200	l.f.	\$12.00	\$2,400	
3	Breaker in Panel "AB"	5	each	\$121.25	\$606	
4	Coring and safing allowance	10	allow	\$150.00	\$1,500	
16000	Pump Room Electrical Work					
1	Light fixtures	2	each	\$175.00	\$350	
2	Wall switch	1	each	\$125.00	\$125	
3	Connection to building existing power source	1	allow	\$480.00	\$480	
16721	Fire Alarm					
1	Devices					
	a. Valve Supervisory Switch	14	each	\$560.00	\$7,840	
	b. Water Flow Detectors	7	each	\$560.00	\$3,920	
	c. 3/4" conduit and wiring for devices	800	l.f.	\$12.00	\$9,600	
	d. Coring and safing allowance	10	allow	\$150.00	\$1,500	
2	Valve Supervisory Control Panel	1	allow	\$7,000.00	\$7,000	
	a. 1-1/2" conduit between VSSCP & Annunciator	85	l.f.	\$50.00	\$4,250	
3	Valve Supervisory Annunciator Panel	1	allow	\$2,500.00	\$2,500	
4	Install alarm bells and strobe provided by FPC	3	each	\$340.00	\$1,020	
5	Trouble Bells	2	each	\$660.00	\$1,320	
6	Exterior strobe alarm	1	allow	\$400.00	\$400	
7	Interface with existing fire alarm system	1	allow	\$4,100.00	\$4,100	
16010	Electrical Requirements					
1	Training & Operation Manuals	1	allow	\$6,260.00	\$6,260	
2	Trim out and testing	1	allow	\$3,380.00	\$3,380	
3	Premium time allowance for power turn-overs	2	allow	\$6,760.00	\$13,520	
	Subtotal	55,771	s.f.	\$2.39		\$133,246
Division 27	Communication					
27000	Data and Voice Communication				None	
28000	Electronic Safety and Security				Provided by University	
	Subtotal					\$0
Division 12	FF&E					
12400	Furnishing and Accessories				None	
	Subtotal					\$0
	Subtotal Construction Estimate					\$664,416
Division	Project Requirements					
99000	Contractor's Overhead and Profit	6%		\$664,416	\$39,865	
	Subtotal					\$39,865
99100	Contingency	1		\$80,000	\$80,000	
	Subtotal					\$80,000
99100	Escalation for 2011	4%		\$784,281	\$31,371	
	Subtotal					\$31,371
	TOTAL CONSTRUCTION ESTIMATE	55,771	S.F.	\$14.63		\$815,652
	Blackstone Gross Building Areas					
	Basement	11,497	s.f.			
	First Floor	12,350	s.f.			
	Second Floor	12,350	s.f.			
	Third Floor	12,350	s.f.			
	Attic	7,224	s.f.			
	Total Gross Area	55,771	s.f.			