

City of Evanston Civic Center

Evanston, Illinois

COMPARISON OF 2 ESTIMATES TO REHAB EXISTING AND ONE BUDGET FOR A NEW BUILDING Budget Summary Sheet

		1	2	3		
Code	DESCRIPTION	CLUNE ESTIMATE REHAB IN ONE PHASE	DOYLE REPORT	NEW 90,000 SF BLDG ADJUSTED TO YEAR 2005	COMMENTS	
The cost categories are as shown, only for purposes of comparing quotes received to other estimates; Doyle report had only square foot costs, not detailed as others						
1						
2						
3	2050 DEMOLITION	573,600	0	100,000	A new building may require some site demolition, depending upon the site selected. An allowance is included	
4	2300 BUILDING EXCAVATION			143,397		
5	UNSUITABLE SOIL REMOVAL			176,661		
6	DEWATERING			25,000		
7	EXCAVATION FOR UTILITIES			65,456		
8	2380 CAISSONS			175,000		
9	2513 ASPHALT PAVEMENT			100,811		
10	SITE CONCRETE			34,890		
11	2900 LANDSCAPING			82,256		
12						
13	BIKE RACK			2,500		
14	PRECAST CONCRETE BENCHES			5,956		
15	3000 CONCRETE	145,500	0	847,946		In the new building, this would be for concrete on metal deck for floors.
16	REINFORCING STEEL MATERIALS			65,000		
17	REINFORCING STEEL LABOR			95,000		
18	3300 CONCRETE LATEX	67,600				
19	3450 PRECAST CONCRETE			1,160,927	The combined items of precast concrete, glass and glazing would create a budget for the building façade; in a downtown for a civic center, a masonry façade may be more appropriate than a precast façade; there would be a slightly higher cost	
20	4200 MASONRY	113,400	0	100,000		
21	5100 STRUCTURAL STEEL	585,500	0	1,005,853		
22	5500 MISCELLANEOUS IRON	242,000	0	60,000		
23	6100 ROUGH CARPENTRY	183,900	0	221,411		
24	6400 MILLWORK	224,200	0	467,144		
25	7100 ROOFING	279,000	0	193,686	Roofing cost from Clune only includes asphalt shingles; does not consider copper liner removal, replacement of deteriorated components in substrate, any work on balustrades, etc. Estimate from BCI is \$1,342,000, a premium over Clune of more than \$1,000,000	
26	7250 FIREPROOFING	30,000	0	37,571		
27	FIRESTOPPING			16,255		
28	BENTONITE WATERPROOFING			5,900		
29	CAULKING			13,283		
30	ROOF SPECIALTIES			4,500		
31	8100 HOLLOW METAL FRAMES/DOORS	195,700	0	222,179		
32	ACCESS DOORS AND PANELS			3,850		
33	AUTOMATIC DOOR OPERATORS			7,400		
34	8700 HARDWARE	184,700	0	232,314		
35	8800 GLASS AND GLAZING	11,800	0	454,159		
36	9250 DRYWALL	1,069,100	0	750,000		
37	PLASTER			6,820		
38	9300 CERAMIC TILE	107,200	0	108,665		
40	9500 ACOUSTIC TILE	281,500	0	225,000		
41	9650 RESILIENT FLOOR	67,500	0	239,500		
42	9680 CARPETING	419,500	0	212,908		
43	9900 PAINTING	119,500	0	225,000		

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44	ARTWORK ALLOWANCE	0	0	75,000	
45	10800 ACCESSORIES	85,800	0	29,587	
46	11130 AUDIO VISUAL EQUIPMENT	15,000	0	0	
47	11450 APPLIANCES	0	0	15,000	
48	12500 WINDOW TREATMENTS	0	0	60,000	
49	14200 ELEVATORS	386,000		450,000	
50	15300 FIRE PROTECTION	396,400		218,304	
51	15400 PLUMBING	1,130,000		800,000	
52	15500 HVAC	2,354,000		1,530,000	
53	16000 ELECTRICAL	1,593,600		1,260,000	
54	16700 COMMUNICATIONS	0		0	
55	16800 SECURITY	0		150,000	
56	17200 FINAL CLEANING	29,900		IN GC	
57	17500 EXISTING CONDITIONS SURVEY WORK	17,500		IN GC	
58					
59	SUBTOTAL DIRECT COSTS	10,909,400		12,482,089	
60					
61	GENERAL CONDITIONS	545,500		645,561	
62					
63	TEMPORARY HEATING			100,000	
64	TEMPORARY ELECTRIC			10,000	
65	DRAWING REPRODUCTION			33,727	
66					
67	SECURITY GATES			17,060	
68	CONSTRUCTION FENCING			10,000	
69					
70	PERMIT	0		in GC	
71	INSURANCE (GL)	109,100		93,892	
72	PERFORMANCE BONDS			78,092	
73	OCIP			225,000	
74					
75	SUBTOTAL	11,564,000	11,358,472	13,695,421	
76					
77	FEE	346,900		IN GC	Fees are assumed to be included in Doyle's unit costs
78					
79	SUBTOTAL	11,910,900	11,358,472	13,695,421	
80					
81	CONTINGENCY	500,000	1,703,771	1,369,542	Doyle uses 15% contingency; Clune is a lump sum, 10% used for new construction
82					
83	SOFT COSTS (20%) FOR REHABS	2,382,180	2,271,694	1,872,313	
84					This is for a 90,000 sf building; to adjust for 75,000, unit price may slightly increase
85	TOTAL	14,793,080	15,333,937	16,937,276	Budget is based on actual costs for a 90,000 sf office building, with some minor adjustments in scope
86					

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87	EXCLUSIONS to be added for complete scope:				
88	HAZARDOUS MATERIALS REMOVAL	100,000			Doyle report indicated hazardous materials are present; need to allow for this removal
89	ATTIC STOCK FOR RESILIENT FLOOR	1,000			allowance
90	PREACTION FIRE PROTECTION SYSTEM	25,000			allowance for data center, depends on code analysis and requirement
91	RISER SHUTDOWNS	0			not a factor if building is empty during renovation
92	PERMIT FEES	125,000			
93	PHASING	2,250,000	750,000		Clune single phase requires City to move out, move in; assume 18 month time frame
94					
95	TENANT FINISHES		1,260,000		adjust Doyle to \$40/sf for tenant finishes;
96	UTILITIES SERVICES				
97	PAYMENT AND PERFORMANCE BONDS	80,000	80,000		allowance to equalize estimates
98	BUILDERS RISK AND OCIP INSURANCE	225,000			
99	HOISTING AND ELEVATOR CHARGES	100,000			should be part of general conditions or hard costs; will be required to complete job
100	SECURITY GUARD SERVICES	60,000	incl?		\$5,000/mo for 12 months
101	LOADING DOCK ATTENDANT	0		0	not required
102	BUILDING DRAIN DOWN	40,000	incl?		allowance
103	FURNITURE SYSTEMS AND FURNITURE				assumptions would be the same for all, except temporary move
104	ALIGNMENT OF EXISTING WALLS	100,000			allowance; could go much higher if structural problems found
105	BUSHING OF EXISTING FLOOR SLAB	46,000			would be required to level the existing floor in many places; allow \$0.50/sf
106	PAGING SYSTEM				
107	SECURITY CONDUIT, WIRING, EQUIPMENT, TERMINATIONS	150,000			allowance
108	COMMUNICATIONS WIRING, EQUIPMENT AND TERMINATIONS	75,000			allowance
109	AUDIO VISUAL WIRING, EQUIPMENT, AND TERMINATIONS	50,000			allowance
110	SIGNAGE	25,000			allowance
111	CONTINGENCY AT \$500,000 TOO LOW	1,200,000			If Clune's contingency is used to cover roofing costs, the figure may still be low
112	ADJUST DOYLE TO 2005 COSTS			1,684,354	1.5% per year for 7 years
113					
114	ADJUSTED TOTALS	19,445,080	19,108,291		

NOTES 1 Doyle costs are based upon \$26.66/sf tenant finish; our experience indicates \$40.00/sf as a low end. Adjustment is shown in line 95
 2 Items below line are estimated to complete the scope .