



Final Estimate

Mark Holmes

F.H. Paschen

20-16 - 2020 City of Aurora JOC F.H. Paschen - First Option - 10/01/2021 to 9/30/2022

Aurora Council Chambers Improvements - 4623-074

Estimator: Mark Holmes

Summary of tagged estimates...

Division Summary (MF04)

01 - General Requirements	\$200,437.00
02 - Existing Conditions	\$49,353.00
03 - Concrete	\$1,100.00
04 - Masonry	
05 - Metals	\$14,071.04
06 - Wood, Plastics, and Composites	\$26,521.46
07 - Thermal and Moisture Protection	\$2,055.00
08 - Openings	\$5,681.00
09 - Finishes	\$76,356.50
10 - Specialties	\$840.00
11 - Equipment	\$15,150.00
12 - Furnishings	\$54,490.35
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	\$11,037.78
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$3,710.00
25 - Integrated Automation	

Totalling Components

Priced Line Items	\$885,709.63
RSMeans CHICAGO, IL CCI 2021Q2, 122.90%	\$202,827.52

26 - Electrical	\$80,803.88
27 - Communications	\$721.97
28 - Electronic Safety and Security	\$978.00
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternate	\$338,570.25
Trades	\$3,832.40
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$885,709.63

2020 City of Aurora JOC F.H. Paschen Standard (-7.0000%)	\$(76,197.59)
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Grand Total

\$1,012,339.56

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Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-11-31-30-1000 Engineering fees, mechanical (plumbing & HVAC), minimum Provide engineered drawings of new existing sprinkler layout.	Contract	13,000.0000	4.1000%	\$533.00	RSM21FAC
2	01-21-53-50-1450-L Cost adjustment factors, material handling & storage limitation, add to construction costs for particular job requirements, maximum Labor to cover costs of having to use stairs for bringing material into space. Lint item also covers labor to bring trash and spoils to dumpster across the street into the parking lot.	Costs	1,000,000.0000	7.0000%	\$70,000.00	RSM21FAC
3	01-21-53-50-1750-M Cost adjustment factors, protection of existing work, add to construction costs for particular job requirements, maximum Install, maintain and remove protection of existing finished areas for duration of project	Costs	1,000,000.0000	5.0000%	\$50,000.00	RSM21FAC
4	01-31-13-20-0260 Field personnel, superintendent, average Superintendent supervision required for duration of the project.	Week	8.0000	\$3,725.00	\$29,800.00	RSM21FAC
5	01-31-13-30-0050 Insurance, standard builders risk, maximum	Job	1,000,000.0000	0.8000%	\$8,000.00	RSM21FAC
6	01-31-13-90-0100 Performance Bond, for buildings, maximum Payment and performance bond for project	Job	1,000,000.0000	2.5000%	\$25,000.00	RSM21FAC
7	01-54-36-50-1200 Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck Mobilization and demobilization of each crew on site.	Ea.	32.0000	\$222.00	\$7,104.00	RSM21FAC
8	01-74-13-20-0040 Cleaning up, clean up after job completion, allow, max Cleaning after construction is completed	Job	1,000,000.0000	1.0000%	\$10,000.00	RSM21FAC

01 - General Requirements Total	\$200,437.00
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02 - Existing Conditions

9	02-41-19-19-0725 Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	9.0000	\$625.00	\$5,625.00	RSM21FAC
10	02-82-13-41-6500 Asbestos abatement equipment, negative air machine, 1800 CFM Provide negative air machines as required during the removal of all ACM's.	Ea.	2.0000	\$990.00	\$1,980.00	RSM22FAC
11	02-82-13-43-3000 Bulk asbestos removal, remove cementitious material from flat surface, includes disposable tools & 2 suits & 1 respirator filter/day/worker Line item includes all costs associated with the removal of the mastic from the floor that contains asbestos.	S.F.	3,150.0000	\$3.66	\$11,529.00	RSM22FAC
12	02-82-13-45-0110 OSHA testing, certified technician, max Line item includes the oversight from Midwest Environmental for the duration of the project to ensure full containment as required.	Day	10.0000	\$670.00	\$6,700.00	RSM22FAC
13	02-82-13-45-1210 OSHA testing, cleaned area samples, TEM air sample analysis, NIOSH 7402, maximum Provide PCM Air testing as required.	Ea.	1.0000	\$450.00	\$450.00	RSM22FAC
14	02-82-13-46-5000 Decontamination of asbestos containment area, HEPA vacuum, shampoo carpeting	S.F.	3,150.0000	\$1.46	\$4,599.00	RSM22FAC

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Combined estimates...

02 - Existing Conditions

Item	Description	UM	Quantity	Unit Cost	Total	Book
Ensure proper removal of all ACM in carpet adhesives as required.						
15	02-82-13-46-9000 Decontamination of asbestos containment area, final cleaning of protected surfaces Clean all surfaces after the removal of all ACM.	S.F.	3,150.0000	\$0.30	\$945.00	RSM22FAC
16	02-82-13-47-0100 Asbestos waste packaging, handling & disposal, collect and bag bulk material, by hand, 3 CF Collect all bags of ACM required for proper disposal.	Ea.	100.0000	\$17.25	\$1,725.00	RSM22FAC
17	02-82-13-47-5020 Asbestos waste packaging, handling & disposal, disposal charges, excl. haul, max Line item includes all costs associated with the disposal of all ACM.	C.Y.	40.0000	\$395.00	\$15,800.00	RSM22FAC
02 - Existing Conditions Total					\$49,353.00	

03 - Concrete

18	03-01-30-62-0100 Patching concrete, floors, small area, regular grout, 1/4" thick Minor floor prep allowance	S.F.	200.0000	\$5.50	\$1,100.00	RSM21FAC
03 - Concrete Total					\$1,100.00	

05 - Metals

19	05-12-23-45-0020 Lintel angle, structural, unpainted, under 500 lb., shop fabricated Furnish and install (1) lintel	Lb.	50.0000	\$2.38	\$119.00	RSM21FAC
20	05-12-23-45-0020-0900 Lintel angle, structural, unpainted, under 500 lb., shop fabricated, for galvanizing, add (Modified using 05-12-23-45-0900) Furnish and install (1) lintel	Lb.	50.0000	\$0.42	\$21.00	RSM21FAC
21	05-41-13-30-4100 Partition, galvanized LB studs, 18 ga x 2-1/2" W studs 12" OC x 8' H, incl galvanized top & bottom track, excl openings, headers, beams, bracing & bridging Furnish and install all metal framing as required.	L.F.	30.0000	\$35.50	\$1,065.00	RSM21FAC
22	05-52-13-50-2050 2-line pipe rail with pickets and attached handrail, steel, primed, 1-1/2" pipe, 1/2" pickets @ 4-1/2" OC, 42" high, shop fabricated, straight & level Furnish and install new steel handrails as required.	L.F.	54.0000	\$189.00	\$10,206.00	RSM21FAC
23	05-52-13-50-2050-4100 Railing, shop fabricated, for sloped rails for stairs, add (Modified using 05-52-13-50-4100) Furnish and install new steel handrails as required.	L.F.	54.0000	\$49.26	\$2,660.04	RSM21FAC
05 - Metals Total					\$14,071.04	

06 - Wood, Plastics, and Composites

24	06-11-10-02-2620 2" x 4" miscellaneous wood blocking, to wood construction, per M.B.F. Furnish and install all 2x4 fire rated wood framing as required.	M.B.F.	0.6400	\$5,250.00	\$3,360.00	RSM21FAC
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Combined estimates...

06 - Wood, Plastics, and Composites

Item	Description	UM	Quantity	Unit Cost	Total	Book
25 06-11-10-18-4004	Wood framing, open web joists, 12" deep, treated, per linear foot Furnish and install all treated lumber as required.	L.F.	240.0000	\$8.80	\$2,112.00	RSM21FAC
26 06-11-10-24-5000	Wood framing, miscellaneous, nailers, treated, wood construction, 2" x 4" Furnish and install all treated lumber as required.	L.F.	160.0000	\$2.73	\$436.80	RSM21FAC
27 06-16-26-10-0102	Underlayment, plywood, underlayment grade, 1/2" thick Furnish and install all fire rated plywood as required.	S.F.	960.0000	\$2.98	\$2,860.80	RSM21FAC
28 06-16-26-10-0302	Underlayment, plywood, underlayment grade, 3/4" thick Furnish and install all fire rated plywood as required.	S.F.	480.0000	\$3.50	\$1,680.00	RSM21FAC
29 06-22-13-15-5110	Moldings, base, classic profile, 5/8" x 5-1/2", red oak Furnish and install all red oak base and column trim as required.	L.F.	182.0000	\$6.05	\$1,101.10	RSM21FAC
30 06-22-13-15-5110-5400	Moldings, base, for pre-finished, stain and clear coat, add (Modified using 06-22-13-15-5400) Furnish and install all red oak base and column trim as required.	L.F.	182.0000	\$1.10	\$200.20	RSM21FAC
31 06-22-13-15-5365	Moldings, base, caps, 3/4" x 1-3/4", red oak Furnish and install all wall caps as required	L.F.	202.0000	\$4.68	\$945.36	RSM21FAC
32 06-22-13-15-5365-5400	Moldings, base, for pre-finished, stain and clear coat, add (Modified using 06-22-13-15-5400) Furnish and install all wall caps as required	L.F.	202.0000	\$1.10	\$222.20	RSM21FAC
33 06-25-16-10-4300	Plywood paneling, prefinished, architectural grade, custom, 3/4" thick Furnish and install all plywood backing as required to install red oak panels.	S.F.	1,115.0000	\$12.20	\$13,603.00	RSM21FAC

06 - Wood, Plastics, and Composites Total

\$26,521.46

07 - Thermal and Moisture Protection

34 07-71-19-30-0100	Fascia, aluminum, reverse board & batten, colored, .032" thick, excl. furring Furnish and install all window fascia as required.	S.F.	30.0000	\$13.90	\$417.00	RSM21FAC
35 07-92-19-10-0030	Joint sealants, caulking and sealants, acoustical sealants, elastomeric, cartridges, 1/4" x 1/2", in place Furnish and install all caulk throughout project	L.F.	525.0000	\$3.12	\$1,638.00	RSM21FAC

07 - Thermal and Moisture Protection Total

\$2,055.00

08 - Openings

36 08-14-16-20-0090	Doors, wood, fire, particle core, 7 face plies, "B" label, 1 hour, birch face, 1-3/4" x 3'-0" x 7'-0" Furnish and install new wood door as required.	Ea.	1.0000	\$665.00	\$665.00	RSM21FAC
37 08-31-13-30-0021	Doors, specialty, access, floor, commercial, aluminum tile, steel frame, one leaf, 2'-0" x 2'-0" opening	Opng.	2.0000	\$1,375.00	\$2,750.00	RSM21FAC

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08 - Openings

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Furnish and install access doors, floor type					
38 08-71-20-15-2500	Door hardware, school, single, interior, regular use, incl. lever handle Furnish and install all hardware as required.	Door	1.0000	\$910.00	\$910.00	RSM21FAC
39 08-87-13-10-1050	Heat reflecting, solar film on glass, neutral, 20% VLT, excl. glass Furnish and install all window film as required.	S.F.	120.0000	\$11.30	\$1,356.00	RSM21FAC
08 - Openings Total					\$5,681.00	

09 - Finishes

40 09-01-70-10-0160	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 4" to 8" square Minor wall repairs as needed.	Ea.	15.0000	\$70.00	\$1,050.00	RSM21FAC
41 09-01-70-10-0170	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 8" to 12" square Minor wall repairs as needed.	Ea.	15.0000	\$87.50	\$1,312.50	RSM21FAC
42 09-01-70-10-0180	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 12" to 32" square Minor wall repairs as needed.	Ea.	10.0000	\$118.00	\$1,180.00	RSM21FAC
43 09-01-70-10-0500	Gypsum wallboard, repairs, skim coat surface with joint compound Minor wall repairs as needed.	S.F.	1,000.0000	\$0.48	\$480.00	RSM21FAC
44 09-01-70-10-0510	Gypsum wallboard, repairs, prepare, retape and refinish joints Minor wall repairs as needed.	L.F.	100.0000	\$12.35	\$1,235.00	RSM21FAC
45 09-29-10-30-2150	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 5/8" thick Furnish and install all gypsum board as required.	S.F.	960.0000	\$1.91	\$1,833.60	RSM21FAC
46 09-51-23-10-1175	Suspended acoustic ceiling tiles, mineral fiber tile, tegular, fissured, 2' x 2' or 2' x 4', 3/4" thick Furnish and install new 7/8" ceiling tile.	S.F.	3,100.0000	\$5.15	\$15,965.00	RSM21FAC
47 09-53-23-30-0300	Acoustic ceiling grid, 2' x 2' Furnish and install new 15/16" wide faced grid for new ceilings as specified.	S.F.	3,100.0000	\$2.82	\$8,742.00	RSM21FAC
48 09-53-23-30-1040	Hanging wire, 4' long, 12 gauge Grid hangers	C.S.F.	31.0000	\$13.35	\$413.85	RSM21FAC
49 09-65-13-13-0730	Wall base, vinyl corners, standard colors, 4" high, 1/8" thick	Ea.	18.0000	\$5.55	\$99.90	RSM21FAC
50 09-65-13-13-1100	Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick Furnish and install all rubber base as required.	L.F.	235.0000	\$3.79	\$890.65	RSM21FAC
51 09-68-10-10-9300	Carpet pad, 32-56 oz./sq. yd., for tackless, stretched installation, add padding to above, felt	S.Y.	350.0000	\$17.80	\$6,230.00	RSM21FAC

Final Estimate

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Combined estimates...

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Furnish and install all carpet pad as specified.					
52	09-68-16-10-1100 Carpet, commercial grades, direct cement, nylon, level loop, 40 oz., medium to heavy traffic Furnish and install all carpet as required.	S.Y.	350.0000	\$70.50	\$24,675.00	RSM21FAC
53	09-68-16-10-1100-5610 Carpet, for stairs, not incl. price of carpet, add (Modified using 09-68-16-10-5610) Furnish and install all carpet as required.	Riser	4.0000	\$21.50	\$86.00	RSM21FAC
54	09-68-16-10-1100-9850 Carpet, for brand-named specific fiber, add (Modified using 09-68-16-10-9850) Furnish and install all carpet as required.	S.Y.	350.0000	\$14.13	\$4,945.50	RSM21FAC
55	09-91-13-42-0190 Paints & coatings, misc. exterior, wrought iron railings, brushwork, zinc chromate, primer, 60" high, 1" rail, 1/2" sq. verticals, 6" OC Prime all metal railings.	L.F.	54.0000	\$5.40	\$291.60	RSM21FAC
56	09-91-13-42-0200 Paints & coatings, misc. exterior, wrought iron railings, brushwork, zinc chromate, 1 finish coat, 60" high, 1" rail, 1/2" sq. verticals, 6" OC Paint all railings.	L.F.	54.0000	\$5.85	\$315.90	RSM21FAC
57	09-91-23-35-0140 Paints & coatings, interior latex, doors, flush, both sides, roll & brush, primer + 2 coats, incl. frame & trim Prime and paint all door and window frames as required.	Ea.	21.0000	\$135.00	\$2,835.00	RSM21FAC
58	09-91-23-72-0240 Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, primer or sealer coat, smooth finish, roller Provide one prime coat to all walls as required.	S.F.	2,500.0000	\$0.51	\$1,275.00	RSM21FAC
59	09-91-23-72-0240-8200 Paints & coatings, walls & ceilings, interior, for work 8'-15' high, add (Modified using 09-91-23-72-8200) Provide one prime coat to all walls as required.	S.F.	2,500.0000	\$0.03	\$75.00	RSM21FAC
60	09-91-23-72-0840 Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, roller Paint all walls as required.	S.F.	2,500.0000	\$0.92	\$2,300.00	RSM21FAC
61	09-91-23-72-0840-8200 Paints & coatings, walls & ceilings, interior, for work 8'-15' high, add (Modified using 09-91-23-72-8200) Paint all walls as required.	S.F.	2,500.0000	\$0.05	\$125.00	RSM21FAC

09 - Finishes Total

\$76,356.50

10 - Specialties

62	10-44-16-13-2100 Fire extinguishers, dry chemical, pressurized, ABC all purpose type, portable, 20 lb Provide all fire extinguishers for the duration of the project.	Ea.	4.0000	\$187.00	\$748.00	RSM21FAC
63	10-44-16-13-9400 Fire extinguishers, installation of extinguishers, on nailable surface, 12 or more Place all fire extinguishers on an elevated surface per OSHA regulations.	Ea.	4.0000	\$23.00	\$92.00	RSM21FAC

Final Estimate

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Combined estimates...

10 - Specialties

Item	Description	UM	Quantity	Unit Cost	Total	Book
10 - Specialties Total						\$840.00

11 - Equipment

64	11-91-23-10-1100	Sanctuary furnishings, lecterns, wood, deluxe Furnish and install lecterns as required.	Ea.	2.0000	\$7,575.00	\$15,150.00 RSM21FAC
11 - Equipment Total						\$15,150.00

12 - Furnishings

65	12-24-13-10-2020	Shade, roller, polyester room darkening, w/continuous cord, GEI, 48" x 72" Furnish and install all 18 window shades as specified.	Ea.	18.0000	\$191.00	\$3,438.00 RSM21FAC
66	12-32-23-10-7850	Manufactured casework, cabinet panel Furnish and install all red oak panels as required.	S.F.	1,115.0000	\$27.00	\$30,105.00 RSM21FAC
67	12-32-23-10-7850-9000	Custom cabinets, for deluxe models of all cabinets, add (Modified using 12-32-23-10-9000) Furnish and install all red oak panels as required.	S.F.	1,115.0000	\$4.68	\$5,218.20 RSM21FAC
68	12-32-23-10-7850-9500	Custom cabinets, for custom built in place, add (Modified using 12-32-23-10-9500) Furnish and install all red oak panels as required.	S.F.	1,115.0000	\$3.81	\$4,248.15 RSM21FAC
69	12-36-61-19-0150	Engineered stone countertops, color group C, 25" wide, 4" backsplash, maximum Furnish and install all quartz countertops as required.	L.F.	43.0000	\$267.00	\$11,481.00 RSM21FAC
12 - Furnishings Total						\$54,490.35

21 - Fire Suppression

70	21-13-13-50-1940	Sprinkler system components, connector for sprinkler heads, 40" length, 1/2" and 3/4" outlet size Furnish and install all flexible metal hose connections to extend sprinkler locations.	Ea.	39.0000	\$95.50	\$3,724.50 RSM21FAC
71	21-13-13-50-1940-4140	Labor adjustment factor (mechanical), general, add to labor for working in existing occupied office building, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4140) Furnish and install all flexible metal hose connections to extend sprinkler locations.	Ea.	39.0000	\$4.44	\$173.16 RSM21FAC
72	21-13-13-50-2360	Sprinkler system components, sprinkler head escutcheons, standard, chrome, 1" size Furnish and install all escutcheon plates as required.	Ea.	39.0000	\$26.50	\$1,033.50 RSM21FAC
73	21-13-13-50-2360-4140	Labor adjustment factor (mechanical), general, add to labor for working in existing occupied office building, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4140) Furnish and install all escutcheon plates as required.	Ea.	39.0000	\$3.33	\$129.87 RSM21FAC

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Combined estimates...

21 - Fire Suppression

Item	Description	UM	Quantity	Unit Cost	Total	Book
74 21-13-13-50-4820	Sprinkler system components, sprinkler heads, recessed pendent, brass, 135 to 286 degrees F, 1/2" NPT, K2.8, quick response Furnish and install all new sprinkler heads.	Ea.	39.0000	\$140.00	\$5,460.00	RSM21FAC
75 21-13-13-50-4820-4140	Labor adjustment factor (mechanical), general, add to labor for working in existing occupied office building, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4140) Furnish and install all new sprinkler heads.	Ea.	39.0000	\$13.25	\$516.75	RSM21FAC
21 - Fire Suppression Total					\$11,037.78	

23 - Heating, Ventilating, and Air-Conditioning (HVAC)

76 23-37-13-10-1180	Diffuser, aluminum, ceiling, rectangular, 1 to 4 way blow, 24" x 24", includes opposed blade damper Furnish and install new duct diffusers as required.	Ea.	8.0000	\$445.00	\$3,560.00	RSM21FAC
77 23-37-13-10-1180-4140	Labor adjustment factor (mechanical), general, add to labor for working in existing occupied office building, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4140) Furnish and install new duct diffusers as required.	Ea.	8.0000	\$18.75	\$150.00	RSM21FAC
23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total					\$3,710.00	

26 - Electrical

78 26-05-19-13-0860	Underecarpet, cable flat, receptacle, direct connected, single, #12, 3 conductor Furnish and install data receptacles as required.	Ea.	12.0000	\$118.00	\$1,416.00	RSM21FAC
79 26-05-19-13-0860-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install data receptacles as required.	Ea.	12.0000	\$5.13	\$61.56	RSM21FAC
80 26-05-19-13-0860-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install data receptacles as required.	Ea.	12.0000	\$2.05	\$24.60	RSM21FAC
81 26-05-19-13-0860-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install data receptacles as required.	Ea.	12.0000	\$3.08	\$36.96	RSM21FAC
82 26-05-19-13-0870	Underecarpet, cable flat, receptacle, direct connected, dual, #12, 3 conductor Furnish and install all data receptacles as required.	Ea.	12.0000	\$191.00	\$2,292.00	RSM21FAC
83 26-05-19-90-1000	Wire, copper, stranded, 600 volt, #14, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray Furnish and install all wiring as required.	C.L.F.	38.0000	\$68.00	\$2,584.00	RSM21FAC
84 26-05-19-90-1000-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install all wiring as required.	C.L.F.	38.0000	\$9.75	\$370.50	RSM21FAC

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Combined estimates...

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
85	26-05-19-90-1000-5030 Labor adjustment factor (electrical), add to labor, excessive heat or cold (Modified using 26-01-02-20-5030) Furnish and install all wiring as required.	C.L.F.	38.0000	\$11.70	\$444.60	RSM21FAC
86	26-05-19-90-1000-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install all wiring as required.	C.L.F.	38.0000	\$3.90	\$148.20	RSM21FAC
87	26-05-33-13-5080 Electric metallic tubing (EMT), 1-1/2" diameter, to 10' high, incl 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 LF Furnish and install all conduit as it pertains to all new lighting fixtures, low-voltage, receptacles, etc...	L.F.	1,500.0000	\$12.60	\$18,900.00	RSM21FAC
88	26-05-33-13-5080-4020 Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install all conduit as it pertains to all new lighting fixtures, low-voltage, receptacles, etc...	L.F.	1,500.0000	\$1.41	\$2,115.00	RSM21FAC
89	26-05-33-13-5080-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install all conduit as it pertains to all new lighting fixtures, low-voltage, receptacles, etc...	L.F.	1,500.0000	\$0.57	\$855.00	RSM21FAC
90	26-05-33-13-5080-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install all conduit as it pertains to all new lighting fixtures, low-voltage, receptacles, etc...	L.F.	1,500.0000	\$0.85	\$1,275.00	RSM21FAC
91	26-05-33-13-5740 EMT elbows, 1-1/2" diameter, to 15' H EMT fittings	Ea.	250.0000	\$38.50	\$9,625.00	RSM21FAC
92	26-05-33-13-5740-4020 Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) EMT fittings	Ea.	250.0000	\$5.25	\$1,312.50	RSM21FAC
93	26-05-33-13-5740-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) EMT fittings	Ea.	250.0000	\$2.10	\$525.00	RSM21FAC
94	26-05-33-13-5740-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) EMT fittings	Ea.	250.0000	\$3.15	\$787.50	RSM21FAC
95	26-05-33-13-6280 EMT couplings, set screw, steel, 1-1/2" diameter, to 15' H EMT fittings	Ea.	250.0000	\$12.05	\$3,012.50	RSM21FAC
96	26-05-33-13-6280-4020 Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) EMT fittings	Ea.	250.0000	\$1.35	\$337.50	RSM21FAC
97	26-05-33-13-6280-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) EMT fittings	Ea.	250.0000	\$0.54	\$135.00	RSM21FAC
98	26-05-33-13-6280-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) EMT fittings	Ea.	250.0000	\$0.81	\$202.50	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Combined estimates...

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
99 26-05-33-13-7660	EMT-T fittings with covers, set screw, 1-1/2" diameter, to 15' H EMT fittings	Ea.	25.0000	\$100.00	\$2,500.00	RSM21FAC
100 26-05-33-13-7660-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) EMT fittings	Ea.	25.0000	\$12.75	\$318.75	RSM21FAC
101 26-05-33-13-7660-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) EMT fittings	Ea.	25.0000	\$5.10	\$127.50	RSM21FAC
102 26-05-33-13-7660-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) EMT fittings	Ea.	25.0000	\$7.65	\$191.25	RSM21FAC
103 26-05-33-16-0170	Outlet boxes, pressed steel, for Romex or BX, with bracket, 4" square Furnish and install all junction boxes as needed.	Ea.	48.0000	\$49.00	\$2,352.00	RSM21FAC
104 26-05-33-16-0170-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install all junction boxes as needed.	Ea.	48.0000	\$6.38	\$306.24	RSM21FAC
105 26-05-33-16-0170-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install all junction boxes as needed.	Ea.	48.0000	\$2.55	\$122.40	RSM21FAC
106 26-05-33-16-0170-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install all junction boxes as needed.	Ea.	48.0000	\$3.83	\$183.84	RSM21FAC
107 26-05-90-10-2180	Switch devices, residential, 3-way, #14/3, EMT & wire, 20', incl box & cover plate Furnish and install new 3 way swtiching as indicated	Ea.	2.0000	\$191.00	\$382.00	RSM21FAC
108 26-05-90-10-2180-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install new 3 way swtiching as indicated	Ea.	2.0000	\$25.50	\$51.00	RSM21FAC
109 26-05-90-10-2180-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new 3 way swtiching as indicated	Ea.	2.0000	\$10.20	\$20.40	RSM21FAC
110 26-05-90-10-2180-7010	Labor adjustment factor (electrical), correctional facilities, minimum security w/facilities escort (Modified using 26-01-02-20-7010) Furnish and install new 3 way swtiching as indicated	Ea.	2.0000	\$30.60	\$61.20	RSM21FAC
111 26-05-90-10-2280	Switch devices, residential, single pole, #12/2, EMT & wire, 20', 20 amp, incl box & cover plate Furnish and install new switching as requiried.	Ea.	1.0000	\$200.00	\$200.00	RSM21FAC
112 26-05-90-10-2280-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install new switching as requiried.	Ea.	1.0000	\$26.25	\$26.25	RSM21FAC

Estimator: Mark Holmes

Combined estimates...

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
113 26-05-90-10-2280-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new switching as required.	Ea.	1.0000	\$10.50	\$10.50	RSM21FAC
114 26-05-90-10-2280-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install new switching as required.	Ea.	1.0000	\$15.75	\$15.75	RSM21FAC
115 26-09-23-10-0120	Lighting devices, occupancy sensors, dual technology, ceiling mounted Furnish and install all lighting sensors as required.	Ea.	4.0000	\$260.00	\$1,040.00	RSM21FAC
116 26-09-23-10-0120-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install all lighting sensors as required.	Ea.	4.0000	\$19.63	\$78.52	RSM21FAC
117 26-09-23-10-0120-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install all lighting sensors as required.	Ea.	4.0000	\$7.85	\$31.40	RSM21FAC
118 26-09-23-10-0120-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install all lighting sensors as required.	Ea.	4.0000	\$11.78	\$47.12	RSM21FAC
119 26-24-16-30-1300	Panelboards, 3 phase 4 wire, main lugs, 277/480 V, 100 amp, 20 circuits, NEHB, incl 20 A 1 pole bolt-on breakers Furnish and install new sub panel as required.	Ea.	1.0000	\$3,675.00	\$3,675.00	RSM21FAC
120 26-24-16-30-1300-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install new sub panel as required.	Ea.	1.0000	\$212.50	\$212.50	RSM21FAC
121 26-24-16-30-1300-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new sub panel as required.	Ea.	1.0000	\$85.00	\$85.00	RSM21FAC
122 26-24-16-30-1300-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install new sub panel as required.	Ea.	1.0000	\$127.50	\$127.50	RSM21FAC
123 26-27-26-20-2482	Duplex receptacle, ground fault interrupting, 20 amp Furnish and install new duplex receptacles as required.	Ea.	32.0000	\$90.00	\$2,880.00	RSM21FAC
124 26-27-26-20-2482-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install new duplex receptacles as required.	Ea.	32.0000	\$4.71	\$150.72	RSM21FAC
125 26-27-26-20-2482-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new duplex receptacles as required.	Ea.	32.0000	\$1.89	\$60.48	RSM21FAC
126 26-27-26-20-2482-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install new duplex receptacles as required.	Ea.	32.0000	\$2.83	\$90.56	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Combined estimates...

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
127 26-27-26-20-4900	Receptacle, phenolic plastic cover plate, NEMA 5 & 6 duplex cover plates	Ea.	32.0000	\$10.55	\$337.60	RSM21FAC
128 26-27-26-20-4900-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) duplex cover plates	Ea.	32.0000	\$1.59	\$50.88	RSM21FAC
129 26-27-26-20-4900-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) duplex cover plates	Ea.	32.0000	\$0.64	\$20.48	RSM21FAC
130 26-27-26-20-4900-7010	Labor adjustment factor (electrical), correctional facilities, minimum security w/facilities escort (Modified using 26-01-02-20-7010) duplex cover plates	Ea.	32.0000	\$1.91	\$61.12	RSM21FAC
131 26-51-13-55-2000	Interior LED fixtures, strip, surface mounted, 3,500 K, one light bar 4' long, incl lamps, mounting hardware and connections Furnish and install new light fixtures as specified.	Ea.	5.0000	\$435.00	\$2,175.00	RSM21FAC
132 26-51-13-55-2000-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install new light fixtures as specified.	Ea.	35.0000	\$15.00	\$525.00	RSM21FAC
133 26-51-13-55-2000-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new light fixtures as specified.	Ea.	35.0000	\$6.00	\$210.00	RSM21FAC
134 26-51-13-55-2000-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install new light fixtures as specified.	Ea.	35.0000	\$9.00	\$315.00	RSM21FAC
135 26-51-13-55-3010	Interior LED fixtures, linear, suspended mounted, 74 watt, one light bar 8' long, incl lamps, mounting hardware and connections Furnish and install all lighting as required.	Ea.	30.0000	\$475.00	\$14,250.00	RSM21FAC
136 26-61-13-30-0300	Fixture whips, 3/8" greenfield, 2 connectors, THHN wire, three #14, 6' long Furnish and install all new fixture whips as required to power new lighting system.	Ea.	35.0000	\$30.00	\$1,050.00	RSM21FAC

26 - Electrical Total

\$80,803.88

27 - Communications

137 27-15-43-13-0300	Data outlets, single opening, excl voice/data devices Data outlets	Ea.	23.0000	\$24.50	\$563.50	RSM21FAC
138 27-15-43-13-0300-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Data outlets	Ea.	23.0000	\$2.65	\$60.95	RSM21FAC
139 27-15-43-13-0300-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Data outlets	Ea.	23.0000	\$1.06	\$24.38	RSM21FAC

Estimator: Mark Holmes

Combined estimates...

27 - Communications

Item	Description	UM	Quantity	Unit Cost	Total	Book
140 27-15-43-13-0300-7010	Labor adjustment factor (electrical), correctional facilities, minimum security w/facilities escort (Modified using 26-01-02-20-7010) Data outlets	Ea.	23.0000	\$3.18	\$73.14	RSM21FAC

27 - Communications Total **\$721.97**

28 - Electronic Safety and Security

141 28-46-11-27-5200	Detection system, heat detector, smoke detector, ceiling type, excl. wires & conduit Furnish and install smoke detectors as required.	Ea.	2.0000	\$264.00	\$528.00	RSM21FAC
142 28-46-11-27-5200-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install smoke detectors as required.	Ea.	2.0000	\$20.50	\$41.00	RSM21FAC
143 28-46-11-27-5200-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install smoke detectors as required.	Ea.	2.0000	\$8.20	\$16.40	RSM21FAC
144 28-46-11-27-5200-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install smoke detectors as required.	Ea.	2.0000	\$12.30	\$24.60	RSM21FAC
145 28-46-20-50-5610	Detection system, strobe & horn, ADA type, excluding wires & conduits Furnish and install new fire alarm annunciator.	Ea.	1.0000	\$320.00	\$320.00	RSM21FAC
146 28-46-20-50-5610-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Furnish and install new fire alarm annunciator.	Ea.	1.0000	\$24.00	\$24.00	RSM21FAC
147 28-46-20-50-5610-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new fire alarm annunciator.	Ea.	1.0000	\$9.60	\$9.60	RSM21FAC
148 28-46-20-50-5610-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install new fire alarm annunciator.	Ea.	1.0000	\$14.40	\$14.40	RSM21FAC

28 - Electronic Safety and Security Total **\$978.00**

Alternate

149 06-22-13-15-5110	Demo - Moldings, base, classic profile, 5/8" x 5-1/2", red oak Remove all existing trim as required.	L.F.	182.0000	\$3.15	\$573.30	CUSTOM
150 06-22-13-15-5365	Demo - Moldings, base, caps, 3/4" x 1-3/4", red oak Remove all existing base as required.	L.F.	202.0000	\$3.17	\$640.34	CUSTOM
151 08-14-16-20-0090	Demo - Doors, wood, fire, particle core, 7 face plies, "B" label, 1 hour, birch face, 1-3/4" x 3'-0" x 7'-0"	Ea.	1.0000	\$115.00	\$115.00	CUSTOM

Final Estimate

Estimator: Mark Holmes

Combined estimates...

Alternate		Item	Description	UM	Quantity	Unit Cost	Total	Book
			Remove existing door as required.					
152	08-71-20-15-2500		Demo - Door hardware, school, single, interior, regular use, incl. lever handle Remove existing hardware as required.	Door	1.0000	\$228.00	\$228.00	CUSTOM
153	09-51-23-10-1175		Demo - Suspended acoustic ceiling tiles, mineral fiber tile, tegular, fissured, 2' x 2' or 2' x 4', 3/4" thick	S.F.	3,100.0000	\$1.57	\$4,867.00	CUSTOM
154	09-53-23-30-0300		Demo - Acoustic ceiling grid, 2' x 2'	S.F.	3,100.0000	\$1.07	\$3,317.00	CUSTOM
155	09-53-23-30-1040		Demo - Hanging wire, 4' long, 12 gauge	C.S.F.	31.0000	\$10.69	\$331.39	CUSTOM
156	09-65-13-13-1100		Demo - Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick Remove all existing rubber base as required.	L.F.	235.0000	\$2.05	\$481.75	CUSTOM
157	09-65-13-13-1100		Demo - Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick	L.F.	235.0000	\$2.05	\$481.75	CUSTOM
158	09-68-10-10-9300		Demo - Carpet pad, 32-56 oz./sq. yd., for tackless, stretched installation, add padding to above, felt Demo existing carpet pad	S.Y.	350.0000	\$4.32	\$1,512.00	CUSTOM
159	09-68-16-10-1100		Demo - Carpet, commercial grades, direct cement, nylon, level loop, 40 oz., medium to heavy traffic Remove existing sheet carpeting as required.	S.Y.	350.0000	\$8.35	\$2,922.50	CUSTOM
160	12-21-13-13-0250		Demo - Blinds, interior, horizontal, solid color, stock, 2" aluminum slats Remove and dispose of all existing window blinds.	S.F.	360.0000	\$1.19	\$428.40	CUSTOM
161	12-32-23-10-7850		Demo - Manufactured casework, cabinet panel Remove all existing paneling as required.	S.F.	1,115.0000	\$14.13	\$15,754.95	CUSTOM
162	12-36-23-30-1500		Demo - Countertops, plastic laminate, 24" wide, 1-1/2" thick edging, plastic laminate edging, minimum Remove existing laminate countertops.	L.F.	49.0000	\$27.65	\$1,354.85	CUSTOM
163	12-61-13-13-2200		Demo - Auditorium chair, veneer back, padded seat Remove all existing fixed seating as required.	Ea.	150.0000	\$69.50	\$10,425.00	CUSTOM
164	23-37-13-10-0620		Demo - Diffuser, aluminum, ceiling, perforated, 24" x 24" lay-in panel size, 24" x 24", includes opposed blade damper Remove and dispose of all existing ceiling diffusers.	Ea.	8.0000	\$87.70	\$701.60	CUSTOM
165	26-05-90-10-2180		Demo - Switch devices, residential, 3-way, #14/3, EMT & wire, 20', incl box & cover plate	Ea.	2.0000	\$156.90	\$313.80	CUSTOM
166	26-05-90-10-2280		Demo - Switch devices, residential, single pole, #12/2, EMT & wire, 20', 20 amp, incl box & cover plate Remove existing switching as required.	Ea.	1.0000	\$160.95	\$160.95	CUSTOM

Final Estimate

Estimator: Mark Holmes

Combined estimates...

Alternate							
Item	Description	UM	Quantity	Unit Cost	Total	Book	
167	26-24-16-30-0700 Demo - Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 100 amp, 20 circuits, NQOD, incl 20 A 1 pole bolt-on breakers Remove existing panelboard.	Ea.	1.0000	\$1,192.50	\$1,192.50	CUSTOM	
168	26-27-26-20-2482 Demo - Duplex receptacle, ground fault interrupting, 20 amp Remove all electrical receptacles as required.	Ea.	9.0000	\$28.95	\$260.55	CUSTOM	
169	26-27-26-20-4900 Demo - Receptacle, phenolic plastic cover plate, NEMA 5 & 6 duplex cover plates	Ea.	32.0000	\$9.81	\$313.92	CUSTOM	
170	26-51-13-50-2300 Demo - Fluorescent fixture, interior, strip, surface mounted, R.S., 2-40 W, 4' long, incl lamps, mounting hardware and connections Remove all existing 4' lighting fixtures as specified.	Ea.	5.0000	\$98.00	\$490.00	CUSTOM	
171	26-51-13-50-2580 Demo - Fluorescent fixture, interior, strip, surface mounted, S.L., 1-60 W T8, 8' long, incl lamps, mounting hardware and connections Remove all existing 8' fixtures as required.	Ea.	30.0000	\$116.70	\$3,501.00	CUSTOM	
172	26-51-13-55-2000 Demo - Interior LED fixtures, strip, surface mounted, 3,500 K, one light bar 4' long, incl lamps, mounting hardware and connections Cut and make safe for demo trade to remove.	Ea.	5.0000	\$94.00	\$470.00	CUSTOM	
173	26-51-13-55-3010 Demo - Interior LED fixtures, linear, suspended mounted, 74 watt, one light bar 8' long, incl lamps, mounting hardware and connections Cut and make safe for demo trade to remove.	Ea.	30.0000	\$128.50	\$3,855.00	CUSTOM	
174	26-61-13-30-0300 Demo - Fixture whips, 3/8" greenfield, 2 connectors, THHN wire, three #14, 6' long	Ea.	35.0000	\$24.64	\$862.40	CUSTOM	
175	27-00-00-0000 AV Allowance Provide an AV allowance as provided by the Owner. This price includes all A/V scope of work as provided by Key Code Media per the City of Aurora's request.	Ea	1.0000	\$206,715.00	\$206,715.00	CUSTOM	
176	28-46-11-27-5200 Demo - Detection system, heat detector, smoke detector, ceiling type, excl. wires & conduit Remove existing smoke detectors as required.	Ea.	2.0000	\$125.40	\$250.80	CUSTOM	
177	28-46-20-50-5610 Demo - Detection system, strobe & horn, ADA type, excluding wires & conduits Remove existing annunciator.	Ea.	1.0000	\$149.50	\$149.50	CUSTOM	
178	Allowance Cash Allowance Raised Dais Signage	Ea	1.0000	\$7,500.00	\$7,500.00	CUSTOM	
179	Allowance Cash Allowance Owner requested seating allowance.	Ea	1.0000	\$35,000.00	\$35,000.00	CUSTOM	
180	Allowance Contingency Allowance Owner requested contingency allowance.	Ea	1.0000	\$25,000.00	\$25,000.00	CUSTOM	
181	Panel 4x8 Bullet Resistant Panel. Furnish all required bullet resistant panels as required. CTC does not provide bullet-resistant panel line item.	Ea	14.0000	\$600.00	\$8,400.00	CUSTOM	

Final Estimate

Estimator: Mark Holmes

Combined estimates...

Alternate							
Item	Description	UM	Quantity	Unit Cost	Total	Book	
Alternate Total						\$338,570.25	
Trades							
182	CARP	Carpenters - 2021 RSMeans Facilities O&P Rate Install all bullet-resistant panels as required. Two men for two and a half days.	Hour	40.0000	\$87.10	\$3,484.00	Trades
183	CARP	Carpenters - 2021 RSMeans Facilities O&P Rate Field measurements as required to fabricate window shades	Hour	4.0000	\$87.10	\$348.40	Trades
Trades Total						\$3,832.40	
Estimate Grand Total						1,012,339.56	