



May 28, 2024

ARCHITECTURAL ESTIMATE OF PROJECT COST

Family Shelter Renovations
Public Action to Deliver Shelter, Inc., dba Hesed House
659 S. River Street
Aurora, Illinois 60506

This Estimate of Project Cost is based on my knowledge of the existing conditions for the building located at 659 S. River Street in Aurora, Illinois along with the preliminary design drawing for the renovations I have proposed and included as Exhibit "A". I have formulated this estimate using Davis-Bacon requirements for compensating laborers with the prevailing wage as outlined by General Decision Number IL20240008. I have not included any contingencies.

SCOPE OF WORK

This estimate includes all of the labor and materials related to renovating approximately 8,000 sq. ft. of area within the existing exterior walls of the aforementioned building plus two exterior roofed additions. The renovations include, but are not limited to, the demolition of several interior concrete masonry unit formed walls, existing restrooms, offices, and storage spaces to accommodate a larger quantity of sleeping quarters for families requiring shelter. An ADA compliant wheelchair lift will be added to provide accessibility between the sleeping area and the daytime gathering and dining areas. New restrooms will be added for the increase in occupants and new offices will be constructed for support staff.

ESTIMATE

DEMOLITION

Asbestos abatement	\$ 20,000.00
Demolition of existing restrooms including capping of existing waste and vent lines and disconnection of existing water supply lines with 24" of main service branches as required per State of Illinois Plumbing Code	\$ 65,000.00
Demolition of interior non-load bearing concrete masonry unit walls, door frames, acoustic ceiling tiles and grids, and flooring	\$ 60,000.00
Demolition and removal of existing concrete floor slabs for new plumbing	\$ 20,000.00
<u>Demolition subtotal</u>	<u>\$ 165,000.00</u>

GENERAL CARPENTRY

Interior non-load bearing walls (CMU walls, steel studs / furring, insulation, gypsum board)	\$ 135,000.00
Doors, frames, and hardware	\$ 45,000.00
Interior windows	\$ 15,000.00
Concrete floor repairs / leveling	\$ 95,000.00
Acoustic ceiling tiles / drywall ceilings	\$ 30,000.00
Flooring and ceramic wall tile in restrooms	\$ 55,000.00
Fire treated wood blocking for millwork, toilet accessories, & partitions	\$ 5,000.00
Architectural millwork allowance	\$ 15,000.00
Toilet accessories and stainless steel toilet partitions allowance	\$ 40,000.00
Vertical platform lift	\$ 90,000.00
Painting	\$ 40,000.00

Enclose existing carport for outdoor play area	\$ 45,000.00
New roof over existing playground	\$ 80,000.00
General Carpentry Subtotal	\$ 690,000.00

MECHANICAL

HVAC system modifications including RTU upgrade, relocate ductwork, registers, and diffusers, and install new exhaust fans for new restrooms	\$ 135,000.00
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ELECTRICAL

New outlets, light fixtures, distribution panels, wiring, WiFi access points, etc.	\$ 110,000.00
New security system and monitoring cameras	\$ 120,000.00

PLUMBING

New plumbing fixtures, water heaters, domestic water supply lines, waste, and vent pipes, A new connection to the existing sewer, and reworking all existing plumbing as necessary	\$ 210,000.00
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MEP subtotal	\$ 575,000.00
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FIRE PROTECTION

Fire sprinkler modifications allowance	\$ 30,000.00
Fire alarm modification allowance	\$ 20,000.00

Fire protection subtotal	\$ 50,000.00
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Cost of Project Subtotal	\$1,480,000.00
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CONSTRUCTION MANAGEMENT

Full time site superintendent (6 Months)	\$ 144,000.00
Site utility allowance	\$ 20,000.00
Trash removal and temporary toilets	\$ 25,000.00
General conditions fee (5%)	\$ 74,000.00

Construction management subtotal	\$ 263,000.00
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ARCHITECTURAL & ENGINEERING

Architect fee	\$ 120,000.00
Structural Engineer fee	\$ 30,000.00
MEP Engineer fee	\$ 50,000.00

Architectural & Engineering subtotal	\$ 200,000.00
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Total Estimated Cost of Project	\$1,943,000.00
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This estimate does not include any contingency for unexpected conditions discovered during the course of demolition or construction. Should you require additional information or wish to discuss the project, or this estimate in finer detail, please feel free to contact my office at (630) 357-8100.

Respectfully,

Jonathan A. Bieritz, AIA
President | Founder
JB Architecture Group, Inc.

