



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 5th Floor Media Center - 4623-077

Estimator: Mark Holmes

Summary of tagged estimates...

Division Summary (MF04)

01 - General Requirements	\$66,924.80
02 - Existing Conditions	\$10,284.50
03 - Concrete	\$2,555.88
04 - Masonry	
05 - Metals	\$575.00
06 - Wood, Plastics, and Composites	\$1,968.00
07 - Thermal and Moisture Protection	\$1,474.00
08 - Openings	\$9,689.50
09 - Finishes	\$52,617.90
10 - Specialties	\$4,775.50
11 - Equipment	
12 - Furnishings	\$1,280.00
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	\$1,449.85
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$5,824.63
25 - Integrated Automation	

Totalling Components

Priced Line Items	\$661,168.90
RSMeans CHICAGO, IL CCI 2021Q2, 122.90%	\$151,407.68

26 - Electrical	\$33,801.74
27 - Communications	\$169.57
28 - Electronic Safety and Security	\$1,027.25
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	\$455,827.18
Trades	\$10,923.60
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$661,168.90

2020 City of Aurora JOC F.H. Paschen Standard (-7.0000%)	\$(56,880.36)
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Grand Total

\$755,696.22

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Aurora 5th Floor Media Center Base Bid

Division Summary (MF04)

01 - General Requirements	\$58,597.00	26 - Electrical	\$20,478.17
02 - Existing Conditions	\$5,345.00	27 - Communications	\$141.36
03 - Concrete	\$1,305.88	28 - Electronic Safety and Security	\$368.00
04 - Masonry		31 - Earthwork	
05 - Metals		32 - Exterior Improvements	
06 - Wood, Plastics, and Composites	\$1,968.00	33 - Utilities	
07 - Thermal and Moisture Protection	\$963.80	34 - Transportation	
08 - Openings	\$1,846.50	35 - Waterway and Marine Transportation	
09 - Finishes	\$30,216.94	41 - Material Processing and Handling Equipment	
10 - Specialties	\$4,582.00	44 - Pollution Control Equipment	
11 - Equipment		46 - Water and Wastewater Equipment	
12 - Furnishings	\$1,280.00	48 - Electric Power Generation	
13 - Special Construction		Alternate	\$441,643.23
14 - Conveying Equipment		Trades	\$8,400.00
21 - Fire Suppression	\$1,449.85	Assemblies	
22 - Plumbing		FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$1,683.64	MF04 Total (Without totalling components)	\$580,269.37
25 - Integrated Automation			
Totalling Components			
Priced Line Items	\$580,269.37	2020 City of Aurora JOC F.H. Paschen Standard (-7.0000%)	\$(49,920.57)
RSMeans CHICAGO, IL CCI 2021Q2, 122.90%	\$132,881.69		

Estimate Grand Total **\$663,230.49**

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Aurora 5th Floor Media Center Base Bid

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 sprinkler layout.	Contract	3,000.0000	4.1000%	\$123.00	RSM21FAC
2	01-21-53-50-0800-L Cost adjustment factors, dust protection, add to construction costs for particular job requirements, minimum Furnish and install all dust protection as needed to not effect any adjacent spaces not within scope.	Costs	500,000.0000	2.0000%	\$10,000.00	RSM21FAC
3	01-21-53-50-1700-L Cost adjustment factors, protection of existing work, add to construction costs for particular job requirements, minimum Cost includes protecting all adjacent spaces and stairwells from being damaged.	Costs	500,000.0000	2.0000%	\$10,000.00	RSM21FAC
4	01-31-13-20-0240 Field personnel, superintendent, minimum Superintendent supervision required for the duration of the project.	Week	4.0000	\$3,400.00	\$13,600.00	RSM21FAC
5	01-31-13-30-0050 Insurance, standard builders risk, maximum	Job	500,000.0000	0.8000%	\$4,000.00	RSM21FAC
6	01-31-13-90-0100 Performance Bond, for buildings, maximum	Job	500,000.0000	2.5000%	\$12,500.00	RSM21FAC
7	01-54-19-50-0200 Crane crew, daily use for small jobs, 25-ton truck-mounted hydraulic crane, portal to portal Provide crane for HVAC unit roof placement.	Day	1.0000	\$1,650.00	\$1,650.00	RSM21FAC
8	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 crews.	Ea.	22.0000	\$222.00	\$4,884.00	RSM21FAC
9	01-54-36-50-1400 Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer Mobilize and demobilize crane.	Ea.	2.0000	\$920.00	\$1,840.00	RSM21FAC
01 - General Requirements Total					\$58,597.00	
02 - Existing Conditions						
10	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 Provide dumpster for project duration. Quantity doubled due to Farmers Market conflicts. Dumpster must be pulled every Friday and brought back every monday.	Week	8.0000	\$625.00	\$5,000.00	RSM21FAC
11	02-41-19-25-9000 Selective demolition, saw cutting, minimum labor/equipment charge Minimum labor charge for sawcutting roof for new curb and portal.	Job	1.0000	\$345.00	\$345.00	RSM21FAC
02 - Existing Conditions Total					\$5,345.00	
03 - Concrete						
12	03-30-53-40-3150 Structural concrete, in place, elevated slab (4000 psi), 4" slab, concrete (Portland cement Type I), placing and finishing, excl forms, reinforcing Furnish and install concrete as required to patch.	S.F.	12.5000	\$3.72	\$46.50	RSM21FAC

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Aurora 5th Floor Media Center Base Bid

03 - Concrete

Item	Description	UM	Quantity	Unit Cost	Total	Book
13	03-30-53-40-3150-3500 Structural concrete, in place, elevated slab, floor fill, 3 to 6 stories, add per floor (Modified using 03-30-53-40-3500) Add for concrete being placed on 5th floor.	S.F.	62.5000	\$0.15	\$9.38	RSM21FAC
14	03-81-13-50-0590 Selective demolition, concrete slab cutting/sawing, minimum labor/equipment charge Sawcut slab for in-ground outlets.	Job	1.0000	\$1,250.00	\$1,250.00	RSM21FAC
03 - Concrete Total						\$1,305.88

06 - Wood, Plastics, and Composites

15	06-11-10-02-2620 2" x 4" miscellaneous wood blocking, to wood construction, per M.B.F. Furnish and install new roof curb.	M.B.F.	0.0100	\$5,250.00	\$52.50	RSM21FAC
16	06-11-10-18-2100 Wood framing, joists, 2" x 6" Furnish and install all treated lumber for platform.	L.F.	200.0000	\$2.28	\$456.00	RSM21FAC
17	06-11-10-24-5000 Wood framing, miscellaneous, nailers, treated, wood construction, 2" x 4" Furnish and install all treated blocking as required.	L.F.	150.0000	\$2.73	\$409.50	RSM21FAC
18	06-16-26-10-0302 Underlayment, plywood, underlayment grade, 3/4" thick Furnish and install new fire treated plywood for the platform as required.	S.F.	300.0000	\$3.50	\$1,050.00	RSM21FAC
06 - Wood, Plastics, and Composites Total						\$1,968.00

07 - Thermal and Moisture Protection

19	07-54-16-10-0100 Ketone ethylene ester roofing, 50 mils, fully adhered Furnish and install new roofing membrane for new curb and portal.	Sq.	0.1000	\$360.00	\$36.00	RSM21FAC
20	07-65-10-10-0030 Sheet metal flashing, aluminum, flexible, mill finish, .016" thick, including up to 4 bends Furnish and install all flashing as required for new curb and portal.	S.F.	10.0000	\$5.85	\$58.50	RSM21FAC
21	07-72-80-30-0800 Vents, one-way, polystyrene baffles, 12" wide for 16" OC rafter spacing Furnish and install wind baffle for new HVAC system.	Ea.	1.0000	\$8.30	\$8.30	RSM21FAC
22	07-91-26-10-4380 Pre-formed joint seals, joint fillers, butyl rubber, 1" x 1" Furnish and install all sealant required for new curb and portal.	L.F.	20.0000	\$6.90	\$138.00	RSM21FAC
23	07-92-13-20-0055 Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/4", in place Furnish and install all caulk as required throughout.	L.F.	300.0000	\$2.41	\$723.00	RSM21FAC
07 - Thermal and Moisture Protection Total						\$963.80

08 - Openings

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Aurora 5th Floor Media Center Base Bid

08 - Openings

Item	Description	UM	Quantity	Unit Cost	Total	Book
24 08-12-13-13-0100	Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 7'-0" New HM Door Frame	Ea.	1.0000	\$325.00	\$325.00	RSM21FAC
25 08-12-13-13-0100-4900	Frames, steel, knock down, hollow metal, for welded frames, add (Modified using 08-12-13-13-4900) New HM Door Frame	Ea.	1.0000	\$76.50	\$76.50	RSM21FAC
26 08-14-16-09-0280	Door, wood, architectural, flush, interior, hollow core, 7 ply, oak face, 3'-0" x 6'-8" x 1-3/8" thick New plain sliced red oak wood door	Ea.	1.0000	\$259.00	\$259.00	RSM21FAC
27 08-71-20-30-0020	Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm New door closer	Ea.	1.0000	\$257.00	\$257.00	RSM21FAC
28 08-71-20-42-0110	Door hardware, mortise lockset, commercial, wrought knobs and full escutcheon trim, keyed, office/entrance/apartment, grade 1 New office function lockset	Ea.	1.0000	\$670.00	\$670.00	RSM21FAC
29 08-71-20-50-1300	Door hardware, doorstops, holder and bumper, for wall, with rubber pad, aluminum, 4" dia. new wall stop	Ea.	1.0000	\$37.00	\$37.00	RSM21FAC
30 08-71-20-90-0040	Door hardware, hinges, full mortise, average frequency, steel base, US26D, 4-1/2" x 4-1/2" Door hinges	Pr.	1.5000	\$90.00	\$135.00	RSM21FAC
31 08-79-20-10-0140	Door hardware, door bolt, surface, 4" Line item used for casework door/drawer lock	Ea.	2.0000	\$43.50	\$87.00	RSM21FAC

08 - Openings Total

\$1,846.50

09 - Finishes

32 09-01-70-10-0100	Gypsum wallboard, repairs, fill and sand, pin / nail holes Minor wall reparis as needed.	Ea.	100.0000	\$0.73	\$73.00	RSM21FAC
33 09-01-70-10-0120	Gypsum wallboard, repairs, fill and sand, dents, up to 2" square Minor wall reparis as needed.	Ea.	50.0000	\$14.50	\$725.00	RSM21FAC
34 09-01-70-10-0140	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, up to 2" square Minor wall reparis as needed.	Ea.	25.0000	\$58.00	\$1,450.00	RSM21FAC
35 09-01-70-10-0150	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 2" to 4" square Minor wall reparis as needed.	Ea.	25.0000	\$63.50	\$1,587.50	RSM21FAC
36 09-01-70-10-0160	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 4" to 8" square Minor wall reparis as needed.	Ea.	20.0000	\$70.00	\$1,400.00	RSM21FAC

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Aurora 5th Floor Media Center Base Bid

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
37 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
38 09-01-70-10-0500	Gypsum wallboard, repairs, skim coat surface with joint compound Finish all new walls.	S.F.	500.0000	\$0.48	\$240.00	RSM21FAC
39 09-01-70-10-0510	Gypsum wallboard, repairs, prepare, retape and refinish joints Tape all new walls.	L.F.	300.0000	\$12.35	\$3,705.00	RSM21FAC
40 09-05-05-20-0400	Flooring demolition, carpet, bonded, includes surface scraping	S.F.	1,620.0000	\$0.57	\$923.40	RSM21FAC
41 09-21-16-33-2200	Partition wall, interior, fire resistant, 2 layers, 1 1/2 hour, taped both sides, installed on & incl.25 ga, NLB metal studs, 3-5/8" wide, 16" OC, 8' to 12' high, 1/2" gypsum drywall Line item used to furnish and install new G3 and G3e walls	S.F.	325.0000	\$7.80	\$2,535.00	RSM21FAC
42 09-21-16-33-2200-9600	Partition wall, for work over 8' high, add (Modified using 09-21-16-33-9600) Line item used to furnish and install new G3 and G3e walls	S.F.	75.0000	\$0.91	\$68.25	RSM21FAC
43 09-51-23-10-1110	Suspended acoustic ceiling tiles, mineral fiber tile, lay-in, fine texture, 2' x 2' or 2' x 4', 5/8" thick Furnish and install new ceiling tile in existing grid.	S.F.	450.0000	\$2.01	\$904.50	RSM21FAC
44 09-51-23-30-0800	Complete suspended ceilings, mineral fiber, lay-in board, 2' x 2' x 3/4", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels Furnish and install new ceiling tile and grid	S.F.	355.0000	\$6.10	\$2,165.50	RSM21FAC
45 09-51-23-30-0800-2500	Complete suspended ceilings, for rooms under 500 S.F., add (Modified using 09-51-23-30-2500) Furnish and install new ceiling tile and grid	S.F.	355.0000	\$0.32	\$113.60	RSM21FAC
46 09-53-23-30-1040	Hanging wire, 4' long, 12 gauge ACT hangers	C.S.F.	3.5500	\$13.35	\$47.39	RSM21FAC
47 09-65-13-13-0700	Wall base, vinyl, straight or cove, standard colors, 4" high, 1/8" thick New vinyl base throughout	L.F.	375.0000	\$3.40	\$1,275.00	RSM21FAC
48 09-65-13-13-0730	Wall base, vinyl corners, standard colors, 4" high, 1/8" thick Base corners	Ea.	18.0000	\$5.55	\$99.90	RSM21FAC
49 09-68-05-11-0107	Carpet transition strip, clamp down brass divider 12'/each (@vinyl to carpet)	Ea.	2.0000	\$36.00	\$72.00	RSM21FAC
50 09-68-10-10-9000	Carpet, 20 oz./sq. yd., for tackless, stretched installation, add padding to above, sponge rubber pad New carpet pad for broadloom carpet	S.Y.	180.0000	\$9.70	\$1,746.00	RSM21FAC
51 09-68-16-10-0700	Carpet, commercial grades, direct cement, nylon, level loop, 26 oz., light to medium traffic New broadloom carpet as specified	S.Y.	180.0000	\$26.00	\$4,680.00	RSM21FAC

Final Estimate

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Aurora 5th Floor Media Center Base Bid

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
52	09-68-16-10-0700-5100 Carpet, for small room, less than 12' wide, add (Modified using 09-68-16-10-5100) New broadloom carpet as specified	S.Y.	180.0000	\$1.38	\$248.40	RSM21FAC
53	09-81-16-10-1500 Sound attenuation blanket, 3" thick Sound batt in G3 walls	S.F.	225.0000	\$1.40	\$315.00	RSM21FAC
54	09-91-23-72-0240 Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, primer or sealer coat, smooth finish, roller Prime all walls as required.	S.F.	3,000.0000	\$0.51	\$1,530.00	RSM21FAC
55	09-91-23-72-0240-8200 Paints & coatings, walls & ceilings, interior, for work 8'-15' high, add (Modified using 09-91-23-72-8200) Prime all walls as required.	S.F.	3,000.0000	\$0.03	\$90.00	RSM21FAC
56	09-91-23-72-0840 Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, roller Provide 2 coats of paint as required.	S.F.	3,000.0000	\$0.92	\$2,760.00	RSM21FAC
57	09-91-23-72-0840-8200 Paints & coatings, walls & ceilings, interior, for work 8'-15' high, add (Modified using 09-91-23-72-8200) Provide 2 coats of paint as required.	S.F.	3,000.0000	\$0.05	\$150.00	RSM21FAC

09 - Finishes Total **\$30,216.94**

10 - Specialties

58	10-44-16-13-2100 Fire extinguishers, dry chemical, pressurized, ABC all purpose type, portable, 20 lb Provide all fire extinguishers as required per OSHA regulations.	Ea.	4.0000	\$187.00	\$748.00	RSM21FAC
59	10-44-16-13-9400 Fire extinguishers, installation of extinguishers, on nailable surface, 12 or more Place all fire extinguishers on bases as required.	Ea.	4.0000	\$23.00	\$92.00	RSM21FAC
60	10-57-13-10-2500 Wardrobe cabinet, hospital type with door, KD, hardwood, 24" x 24" x 76"h Furnish and install new wardrobe casework.	Ea.	2.0000	\$1,700.00	\$3,400.00	RSM21FAC
61	10-57-23-19-1500 Wood shelving, prefinished shelves with supports, stock, 8" wide Line item used to furnish and install adjustable and fixed shelving within new casework	L.F.	24.0000	\$14.25	\$342.00	RSM21FAC

10 - Specialties Total **\$4,582.00**

12 - Furnishings

62	12-24-13-10-2010 Shade, roller, polyester room darkening, w/continuous cord, GEI, 36" x 72" Window Shades	Ea.	10.0000	\$128.00	\$1,280.00	RSM21FAC
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12 - Furnishings Total **\$1,280.00**

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Aurora 5th Floor Media Center Base Bid

Item	Description	UM	Quantity	Unit Cost	Total	Book
21 - Fire Suppression						
63	21-13-13-50-1940 Sprinkler system components, connector for sprinkler heads, 40" length, 1/2" and 3/4" outlet size Furnish and install new metal hose sprinkler extensions.	Ea.	5.0000	\$95.50	\$477.50	RSM21FAC
64	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 new metal hose sprinkler extensions.	Ea.	5.0000	\$4.44	\$22.20	RSM21FAC
65	21-13-13-50-2360 Sprinkler system components, sprinkler head escutcheons, standard, chrome, 1" size Furnish and install all escutcheon plates as required.	Ea.	5.0000	\$26.50	\$132.50	RSM21FAC
66	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.	5.0000	\$3.33	\$16.65	RSM21FAC
67	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.	5.0000	\$140.00	\$700.00	RSM21FAC
68	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.	5.0000	\$13.25	\$66.25	RSM21FAC
69	21-13-13-50-4820-4900 Sprinkler system components, sprinkler heads, recessed pendent, brass, 135 to 286 degrees F, excludes supply piping, for satin chrome, add (Modified using 21-13-13-50-4900) Furnish and install all new sprinkler heads.	Ea.	5.0000	\$6.95	\$34.75	RSM21FAC
21 - Fire Suppression Total					\$1,449.85	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)						
70	23-05-93-10-2800 Balancing, air conditioning equipment, rooftop heating and cooling unit, (Subcontractor's quote including material & labor) Provide testing and balancing as required.	Ea.	1.0000	\$490.00	\$490.00	RSM21FAC
71	23-05-93-10-2800-4140 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) Provide testing and balancing as required.	Ea.	1.0000			RSM21FAC
72	23-23-16-16-0140 Refrigerant line sets, insulated copper supply and return tubes, 1/4" and 1/2" tubes, 1/2" insulation, 20' long Furnish and install new re Fridgerant lines as required.	Ea.	1.0000	\$124.00	\$124.00	RSM21FAC

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

Item	Description	UM	Quantity	Unit Cost	Total	Book
73	23-23-16-16-0140-1100 Labor adjustment factor (mechanical), general, 15' to 19.5' high, add to labor for elevated installation (above floor level), for Division 21, 22 and 23 only (Modified using 22-01-02-20-1100) Furnish and install new re Fridgerant lines as required.	Ea.	1.0000	\$4.90	\$4.90	RSM21FAC
74	23-23-16-16-0140-2300 Refrigerant line sets, insulated copper supply and return tubes, add, for 1" thick insulation (Modified using 23-23-16-16-2300) Furnish and install new re Fridgerant lines as required.	Ea.	1.0000	\$27.23	\$27.23	RSM21FAC
75	23-23-16-16-0140-4140 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 re Fridgerant lines as required.	Ea.	1.0000	\$6.13	\$6.13	RSM21FAC
76	23-23-23-20-4420 Refrigeration specialties, refrigerant, R-22, 30 lb. disposable cylinder Charge new system with re Fridgerant.	Lb.	10.0000	\$25.00	\$250.00	RSM21FAC
77	23-23-23-20-4420-4140 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) Charge new system with re Fridgerant.	Lb.	10.0000			RSM21FAC
78	23-33-46-10-1940 Ductwork, flexible coated fiberglass fabric on corrosion resistant metal helix, insulated, P.E. jacket, 1" thick, 6" diameter, pressure to 12"(WG) UL-181 Furnish and install all new ductwork as required.	L.F.	50.0000	\$9.85	\$492.50	RSM21FAC
79	23-33-46-10-1940-1284 Flexible ducts, 15' to 20' high, add to labor for elevated installation of prefabricated (purchased) ductwork (Modified using 23-33-46-10-1284) Furnish and install all new ductwork as required.	L.F.	50.0000	\$0.72	\$36.00	RSM21FAC
80	23-33-46-10-1940-4140 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 new ductwork as required.	L.F.	50.0000	\$0.91	\$45.50	RSM21FAC
81	23-37-13-30-1080 Grille, steel, air return, 16" x 8" Furnish and install new return grill to match existing.	Ea.	1.0000	\$75.50	\$75.50	RSM21FAC
82	23-83-33-10-3800 Electric heating, thermostat, line voltage, 1 pole Furnish and install new thermostat for new HVAC system.	Ea.	1.0000	\$116.00	\$116.00	RSM21FAC
83	23-83-33-10-3800-4140 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 thermostat for new HVAC system.	Ea.	1.0000	\$15.88	\$15.88	RSM21FAC
23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total						\$1,683.64

26 - Electrical

Final Estimate

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26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
84 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.	1.0500	\$68.00	\$71.40	RSM21FAC
85 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.	1.0500	\$9.75	\$10.24	RSM21FAC
86 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.	1.0500	\$11.70	\$12.29	RSM21FAC
87 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.	1.0500	\$3.90	\$4.10	RSM21FAC
88 26-05-33-13-5020	Electric metallic tubing (EMT), 3/4" diameter, to 10' high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF Furnish and install all 3/4" conduit.	L.F.	150.0000	\$7.10	\$1,065.00	RSM21FAC
89 26-05-33-13-5020-4020	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 3/4" conduit.	L.F.	150.0000	\$0.98	\$147.00	RSM21FAC
90 26-05-33-13-5020-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install all 3/4" conduit.	L.F.	150.0000	\$0.39	\$58.50	RSM21FAC
91 26-05-33-13-5020-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install all 3/4" conduit.	L.F.	150.0000	\$0.59	\$88.50	RSM21FAC
92 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 for homeruns back to the panel.	L.F.	200.0000	\$12.60	\$2,520.00	RSM21FAC
93 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 for homeruns back to the panel.	L.F.	200.0000	\$1.41	\$282.00	RSM21FAC
94 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 for homeruns back to the panel.	L.F.	200.0000	\$0.57	\$114.00	RSM21FAC
95 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 for homeruns back to the panel.	L.F.	200.0000	\$0.85	\$170.00	RSM21FAC
96 26-05-33-13-5740	EMT elbows, 1-1/2" diameter, to 15' H Fittings	Ea.	25.0000	\$38.50	\$962.50	RSM21FAC
97 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) Fittings	Ea.	25.0000	\$5.25	\$131.25	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center Base Bid

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
98	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) Fittings	Ea.	25.0000	\$2.10	\$52.50	RSM21FAC
99	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) Fittings	Ea.	25.0000	\$3.15	\$78.75	RSM21FAC
100	26-05-33-13-6220 EMT couplings, set screw, steel, 3/4" diameter, to 15' H Fittings	Ea.	50.0000	\$4.99	\$249.50	RSM21FAC
101	26-05-33-13-6220-4020 Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Fittings	Ea.	50.0000	\$0.68	\$34.00	RSM21FAC
102	26-05-33-13-6220-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Fittings	Ea.	50.0000	\$0.27	\$13.50	RSM21FAC
103	26-05-33-13-6220-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Fittings	Ea.	50.0000	\$0.41	\$20.50	RSM21FAC
104	26-05-33-13-6280 EMT couplings, set screw, steel, 1-1/2" diameter, to 15' H Fittings	Ea.	20.0000	\$12.05	\$241.00	RSM21FAC
105	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) Fittings	Ea.	20.0000	\$1.35	\$27.00	RSM21FAC
106	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) Fittings	Ea.	20.0000	\$0.54	\$10.80	RSM21FAC
107	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) Fittings	Ea.	20.0000	\$0.81	\$16.20	RSM21FAC
108	26-05-33-13-6520 EMT boxes connectors, set screw, steel, 3/4" diameter, to 15' H Fittings	Ea.	20.0000	\$8.25	\$165.00	RSM21FAC
109	26-05-33-13-6520-4020 Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Fittings	Ea.	20.0000	\$1.16	\$23.20	RSM21FAC
110	26-05-33-13-6520-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Fittings	Ea.	20.0000	\$0.46	\$9.20	RSM21FAC
111	26-05-33-13-6520-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Fittings	Ea.	20.0000	\$0.69	\$13.80	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center Base Bid

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
112 26-05-33-13-6580	EMT boxes connectors, set screw, steel, 1-1/2" diameter, to 15' H Fittings	Ea.	1.0000	\$18.80	\$18.80	RSM21FAC
113 26-05-33-13-6580-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Fittings	Ea.	1.0000	\$2.13	\$2.13	RSM21FAC
114 26-05-33-13-6580-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Fittings	Ea.	1.0000	\$0.85	\$0.85	RSM21FAC
115 26-05-33-13-6580-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Fittings	Ea.	1.0000	\$1.28	\$1.28	RSM21FAC
116 26-05-33-13-7620	EMT-T fittings with covers, set screw, 3/4" diameter, to 15' H Fittings	Ea.	5.0000	\$60.00	\$300.00	RSM21FAC
117 26-05-33-13-7620-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Fittings	Ea.	5.0000	\$8.50	\$42.50	RSM21FAC
118 26-05-33-13-7620-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Fittings	Ea.	5.0000	\$3.40	\$17.00	RSM21FAC
119 26-05-33-13-7620-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Fittings	Ea.	5.0000	\$5.10	\$25.50	RSM21FAC
120 26-05-33-13-7660	EMT-T fittings with covers, set screw, 1-1/2" diameter, to 15' H Fittings	Ea.	5.0000	\$100.00	\$500.00	RSM21FAC
121 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) Fittings	Ea.	5.0000	\$12.75	\$63.75	RSM21FAC
122 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) Fittings	Ea.	5.0000	\$5.10	\$25.50	RSM21FAC
123 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) Fittings	Ea.	5.0000	\$7.65	\$38.25	RSM21FAC
124 26-05-33-16-0170	Outlet boxes, pressed steel, for Romex or BX, with bracket, 4" square Furnish and install all junction boxes as required.	Ea.	15.0000	\$49.00	\$735.00	RSM21FAC
125 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 required.	Ea.	15.0000	\$6.38	\$95.70	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center Base Bid

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
126	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 required.	Ea.	15.0000	\$2.55	\$38.25	RSM21FAC
127	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 required.	Ea.	15.0000	\$3.83	\$57.45	RSM21FAC
128	26-05-90-10-2350 Switch devices, residential, 3-way rotary dimmer, type NM cable, 20', incl box & cover plate Furnish and install all required switching.	Ea.	2.0000	\$83.00	\$166.00	RSM21FAC
129	26-05-90-10-2350-4020 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 required switching.	Ea.	2.0000	\$9.50	\$19.00	RSM21FAC
130	26-05-90-10-2350-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install all required switching.	Ea.	2.0000	\$3.80	\$7.60	RSM21FAC
131	26-05-90-10-2350-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install all required switching.	Ea.	2.0000	\$5.70	\$11.40	RSM21FAC
132	26-09-23-10-0120 Lighting devices, occupancy sensors, dual technology, ceiling mounted Furnish and install new occupancy sensors as required.	Ea.	2.0000	\$260.00	\$520.00	RSM21FAC
133	26-27-23-40-9310 Surface raceway, non-metallic, straight section, base & cover, blank, 7/16" x 7/8" Furnish and install all wiremold as required.	L.F.	50.0000	\$7.30	\$365.00	RSM21FAC
134	26-27-23-40-9310-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install all wiremold as required.	L.F.	50.0000	\$0.32	\$16.00	RSM21FAC
135	26-27-23-40-9310-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install all wiremold as required.	L.F.	50.0000	\$0.48	\$24.00	RSM21FAC
136	26-27-26-20-2470 Duplex receptacle, grounded, 120 volt, 20 amp Furnish and install new duplex receptacles as indicated.	Ea.	8.0000	\$41.00	\$328.00	RSM21FAC
137	26-27-26-20-2470-4020 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 indicated.	Ea.	8.0000	\$4.71	\$37.68	RSM21FAC
138	26-27-26-20-2470-6210 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 indicated.	Ea.	8.0000	\$1.89	\$15.12	RSM21FAC
139	26-27-26-20-2470-6220 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 indicated.	Ea.	8.0000	\$2.83	\$22.64	RSM21FAC

Final Estimate

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Aurora 5th Floor Media Center Base Bid

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
140 26-27-26-20-2542	Quad receptacle, isolated ground, quad, 20 amp Furnish and install floor box electric.	Ea.	5.0000	\$77.50	\$387.50	RSM21FAC
141 26-27-26-20-2542-4020	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 floor box electric.	Ea.	5.0000	\$6.38	\$31.90	RSM21FAC
142 26-27-26-20-2542-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install floor box electric.	Ea.	5.0000	\$2.55	\$12.75	RSM21FAC
143 26-27-26-20-2542-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install floor box electric.	Ea.	5.0000	\$3.83	\$19.15	RSM21FAC
144 26-28-16-20-9050	Disconnect switch, 3 pole fusible, 60 amp, to 30 HP motor, 600 volt Furnish and install disssconnect to rooftop HVAC unit.	Ea.	1.0000	\$1,250.00	\$1,250.00	RSM21FAC
145 26-28-16-20-9050-4020	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 disssconnect to rooftop HVAC unit.	Ea.	1.0000	\$55.50	\$55.50	RSM21FAC
146 26-28-16-20-9050-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install disssconnect to rooftop HVAC unit.	Ea.	1.0000	\$22.20	\$22.20	RSM21FAC
147 26-28-16-20-9050-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install disssconnect to rooftop HVAC unit.	Ea.	1.0000	\$33.30	\$33.30	RSM21FAC
148 26-51-13-55-0100	Interior LED fixtures, downlight, recess mounted, 25 watt, 7.5" diameter, incl lamps, mounting hardware and connections Furnish and install new LED light fixtures.	Ea.	2.0000	\$480.00	\$960.00	RSM21FAC
149 26-51-13-55-0100-4020	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 LED light fixtures.	Ea.	2.0000	\$15.88	\$31.76	RSM21FAC
150 26-51-13-55-0100-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new LED light fixtures.	Ea.	2.0000	\$6.35	\$12.70	RSM21FAC
151 26-51-13-55-0100-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install new LED light fixtures.	Ea.	2.0000	\$9.53	\$19.06	RSM21FAC
152 26-51-13-55-1010	Interior LED fixtures, troffer, recess mounted, 4,800 lumens, 2' x 4', replaces three T8 lamp, incl lamps, mounting hardware and connections Furnish and install new LED light fixtures as required.	Ea.	14.0000	\$310.00	\$4,340.00	RSM21FAC
153 26-51-13-55-1010-4020	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 LED light fixtures as required.	Ea.	14.0000	\$25.50	\$357.00	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center Base Bid

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
154	26-51-13-55-1010-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new LED light fixtures as required.	Ea.	14.0000	\$10.20	\$142.80	RSM21FAC
155	26-51-13-55-1010-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install new LED light fixtures as required.	Ea.	14.0000	\$15.30	\$214.20	RSM21FAC
156	26-52-13-10-0700 Emergency lighting units, nickel cadmium battery operated, twin sealed beam light, 25 W, 6 V each Furnish and install emergency lighting as required.	Ea.	2.0000	\$570.00	\$1,140.00	RSM21FAC
157	26-52-13-10-0700-4020 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 emergency lighting as required.	Ea.	2.0000	\$31.75	\$63.50	RSM21FAC
158	26-52-13-10-0700-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install emergency lighting as required.	Ea.	2.0000	\$12.70	\$25.40	RSM21FAC
159	26-52-13-10-0700-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install emergency lighting as required.	Ea.	2.0000	\$19.05	\$38.10	RSM21FAC
160	26-52-13-16-0260 Exit lighting, LED w/ battery unit, double face, ceiling or wall mount Furnish and install new exit light device.	Ea.	1.0000	\$640.00	\$640.00	RSM21FAC
161	26-52-13-16-0260-4020 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 exit light device.	Ea.	1.0000	\$31.75	\$31.75	RSM21FAC
162	26-52-13-16-0260-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new exit light device.	Ea.	1.0000	\$12.70	\$12.70	RSM21FAC
163	26-52-13-16-0260-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install new exit light device.	Ea.	1.0000	\$19.05	\$19.05	RSM21FAC
164	26-61-13-30-0300 Fixture whips, 3/8" greenfield, 2 connectors, THHN wire, three #14, 6' long Furnish and install new fixture whips as required.	Ea.	14.0000	\$30.00	\$420.00	RSM21FAC
165	26-61-13-30-0300-4020 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 fixture whips as required.	Ea.	14.0000	\$3.99	\$55.86	RSM21FAC
166	26-61-13-30-0300-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new fixture whips as required.	Ea.	14.0000	\$1.60	\$22.40	RSM21FAC
167	26-61-13-30-0300-6220 Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install new fixture whips as required.	Ea.	14.0000	\$2.39	\$33.46	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center Base Bid

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
26 - Electrical Total						\$20,478.17

27 - Communications

168	27-15-43-13-1140	Voice/data wall plate, stainless steel, 1 gang, 2-port, excl voice/data devices Furnish and install data outlets as indicated.	Ea.	3.0000	\$20.00	\$60.00 RSM21FAC
169	27-15-43-13-1140-4020	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 outlets as indicated.	Ea.	3.0000	\$1.78	\$5.34 RSM21FAC
170	27-15-43-13-1140-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install data outlets as indicated.	Ea.	3.0000	\$0.71	\$2.13 RSM21FAC
171	27-15-43-13-1140-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install data outlets as indicated.	Ea.	3.0000	\$1.07	\$3.21 RSM21FAC
172	27-15-43-13-1180	Voice/data wall plate, stainless steel, 1 gang, 4-port, excl voice/data devices Furnish and install all new 4-port data outlets as required.	Ea.	3.0000	\$20.00	\$60.00 RSM21FAC
173	27-15-43-13-1180-4020	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 new 4-port data outlets as required.	Ea.	3.0000	\$1.78	\$5.34 RSM21FAC
174	27-15-43-13-1180-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install all new 4-port data outlets as required.	Ea.	3.0000	\$0.71	\$2.13 RSM21FAC
175	27-15-43-13-1180-6220	Labor adjustment factor (electrical), equipment room min security direct access w/authorization (Modified using 26-01-02-20-6220) Furnish and install all new 4-port data outlets as required.	Ea.	3.0000	\$1.07	\$3.21 RSM21FAC
27 - Communications Total						\$141.36

28 - Electronic Safety and Security

176	28-46-20-50-5610	Detection system, strobe & horn, ADA type, excluding wires & conduits Furnish and install FA horn/strobe as indicated.	Ea.	1.0000	\$320.00	\$320.00 RSM21FAC
177	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 FA horn/strobe as indicated.	Ea.	1.0000	\$24.00	\$24.00 RSM21FAC
178	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 FA horn/strobe as indicated.	Ea.	1.0000	\$9.60	\$9.60 RSM21FAC
179	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)	Ea.	1.0000	\$14.40	\$14.40 RSM21FAC

Estimator: Mark Holmes

Aurora 5th Floor Media Center Base Bid

28 - Electronic Safety and Security

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Furnish and install FA horn/strobe as indicated.					
28 - Electronic Safety and Security Total						\$368.00

Alternate

180	01-21-16-50-0011	Cash Allowance for Drapery Curtains	LSUM	1.0000	\$5,000.00	\$5,000.00 CUSTOM
181	01-21-16-50-0012	Contingency Allowance	LSUM	1.0000	\$10,000.00	\$10,000.00 CUSTOM
182	01-21-53-50-1450-L	Cost adjustment factors, material handling & storage limitation, add to construction costs for particular job requirements, maximum COST ADJUSTMENT FACTOR FOR WORK ZONE AND DUMPSTER LOCATION ACCESS. PERCENTAGE HAS BEEN INCREASED FROM CTC BOOK VALUE OF 7% TO 20% DUE TO JOBSITE CONDITIONS. WORK ZONE IS LOCATED ON THE 5TH FLOOR WITH NO ELEVATOR ACCESS. ALL TOOLS, EQUIPMENT, AND MATERIALS WILL BE WALKED UP AND DOWN THE STAIRS INCLUDING DEMO DEBRIS. DUMPSTER LOCATION IS ADJACENT TO THE BUILDING ACROSS THE STREET FROM THIS ONE. ALL DEBRIS NEEDS TO BE WALKED DOWN THE STAIRS, LOADED INTO A GONDOLA, WHEELED ACROSS THE STREET, AND UNLOADED INTO A DUMPSTER.	Costs	500,000.0000	20.00000%	\$100,000.00 CUSTOM
183	08-12-13-13-0100	Demo - Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 7'-0" New HM Door Frame	Ea.	1.0000	\$86.30	\$86.30 CUSTOM
184	08-14-16-09-0280	Demo - Door, wood, architectural, flush, interior, hollow core, 7 ply, oak face, 3'-0" x 6'-8" x 1-3/8" thick New plain sliced red oak wood door	Ea.	1.0000	\$81.90	\$81.90 CUSTOM
185	08-71-20-42-0110	Demo - Door hardware, mortise lockset, commercial, wrought knobs and full escutcheon trim, keyed, office/entrance/apartment, grade 1 New office function lockset	Ea.	1.0000	\$103.50	\$103.50 CUSTOM
186	09-21-16-33-3800	Demo - Partition wall, interior, standard, taped both sides, installed on & incl. 25 ga, NLB metal studs, 3-5/8" wide, 16" OC, 8' to 12' high, 5/8" gypsum drywall remove existing wall 25*15 = 375.00	S.F.	375.0000	\$4.08	\$1,530.00 CUSTOM
187	09-51-23-10-1110	Demo - Suspended acoustic ceiling tiles, mineral fiber tile, lay-in, fine texture, 2' x 2' or 2' x 4', 5/8" thick Remove existing tile/grid.	S.F.	450.0000	\$1.11	\$499.50 CUSTOM
188	09-51-23-30-0800	Demo - Complete suspended ceilings, mineral fiber, lay-in board, 2' x 2' x 3/4", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels Remove existing tile/grid.	S.F.	355.0000	\$2.00	\$710.00 CUSTOM
189	09-53-23-30-1040	Demo - Hanging wire, 4' long, 12 gauge Remove ceiling tile and grid.	C.S.F.	3.5500	\$10.69	\$37.95 CUSTOM
190	09-65-13-13-0700	Demo - Wall base, vinyl, straight or cove, standard colors, 4" high, 1/8" thick	L.F.	375.0000	\$2.05	\$768.75 CUSTOM

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center Base Bid

Alternate

Item	Description	UM	Quantity	Unit Cost	Total	Book
191 09-65-13-13-0730	Demo - Wall base, vinyl corners, standard colors, 4" high, 1/8" thick	Ea.	18.0000	\$2.07	\$37.26	CUSTOM
192 09-68-05-11-0107	Demo - Carpet transition strip, clamp down brass divider 12'/each (@vinyl to carpet)	Ea.	2.0000	\$20.32	\$40.64	CUSTOM
193 09-68-10-10-9000	Demo - Carpet, 20 oz./sq. yd., for tackless, stretched installation, add padding to above, sponge rubber pad	S.Y.	180.0000	\$4.31	\$775.80	CUSTOM
194 09-68-16-10-0700	Demo - Carpet, commercial grades, direct cement, nylon, level loop, 26 oz., light to medium traffic	S.Y.	180.0000	\$8.40	\$1,512.00	CUSTOM
195 11-91-23-10-1100	Sanctuary furnishings, lecterns, wood, deluxe Line item used to furnish new lectern.	Ea.	1.0000	\$9,274.70	\$9,274.70	CUSTOM
196 12-21-13-13-0020	Demo - Blinds, interior, horizontal, solid color, stock, 1" aluminum slats Remove existing blinds.	S.F.	180.0000	\$1.24	\$223.20	CUSTOM
197 26-05-90-10-2130	Demo - Switch devices, residential, single pole, ivory, EMT & wire, 20', 15 amp, incl box & cover plate Remove existing switches as neccessary.	Ea.	6.0000	\$137.10	\$822.60	CUSTOM
198 26-27-26-20-2470	Demo - Duplex receptacle, grounded, 120 volt, 20 amp Remove existing duplex receptacles as required.	Ea.	4.0000	\$28.90	\$115.60	CUSTOM
199 26-51-13-55-0100	Demo - Interior LED fixtures, downlight, recess mounted, 25 watt, 7.5" diameter, incl lamps, mounting hardware and connections Remove 2 can lights as indicated.	Ea.	2.0000	\$100.50	\$201.00	CUSTOM
200 26-51-13-55-1010	Demo - Interior LED fixtures, troffer, recess mounted, 4,800 lumens, 2' x 4', replaces three T8 lamp, incl lamps, mounting hardware and connections Remove existing light fixtures.	Ea.	14.0000	\$156.00	\$2,184.00	CUSTOM
201 26-61-13-30-0300	Demo - Fixture whips, 3/8" greenfield, 2 connectors, THHN wire, three #14, 6' long Remove all existing fixture whips as required.	Ea.	14.0000	\$24.64	\$344.96	CUSTOM
202 27-15-43-13-1140	Demo - Voice/data wall plate, stainless steel, 1 gang, 2-port, excl voice/data devices Remove all existing 2-port data outlets.	Ea.	1.0000	\$10.76	\$10.76	CUSTOM
203 27-15-43-13-1180	Demo - Voice/data wall plate, stainless steel, 1 gang, 4-port, excl voice/data devices Remove one existing 4-port data outlet.	Ea.	1.0000	\$10.81	\$10.81	CUSTOM
204 28-00-00-00-0000	A/V Allowance Provide an A/V 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	LSUM	1.0000	\$297,424.00	\$297,424.00	CUSTOM
205 HVAC	2.5 Ton Ductless Split Heat Pump Furnish new 2.5 ton split ductless heat pump. CTC does not accurately provide pricing for current line item.	Ea	1.0000	\$9,848.00	\$9,848.00	CUSTOM

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center Base Bid

Alternate							
Item	Description	UM	Quantity	Unit Cost	Total	Book	
Alternate Total						\$441,643.23	
Trades							
206	CARP Carpenters - 2021 RSMeans Facilities O&P Rate Two men for one day to haul lectern from outside to the fifth floor to the final location.	Hour	16.0000	\$87.10	\$1,393.60	Trades	
207	PLUM Plumbers - 2021 RSMeans Facilities O&P Rate One pipefitter for one day to find drain pipe for new HVAC equipment.	Hour	8.0000	\$104.40	\$835.20	Trades	
208	SHEE Sheet Metal Workers - 2021 RSMeans Facilities O&P Rate Two men for one day to install new split system.	Hour	16.0000	\$102.00	\$1,632.00	Trades	
209	SKWK Skilled Workers Average (35 trades) - 2021 RSMeans Facilities O&P Rate Two men for two days to provide final cleaning.	Hour	32.0000	\$90.50	\$2,896.00	Trades	
210	SPRI Sprinkler Installers - 2021 RSMeans Facilities O&P Rate Fitter hours to disarm and drain system for sprinkler work and to re-fill system upon completion.	Hour	16.0000	\$102.70	\$1,643.20	Trades	
Trades Total						\$8,400.00	
Estimate Grand Total						663,230.49	

Estimator: Mark Holmes

Aurora 5th Floor Media Center CE#01

Division Summary (MF04)

01 - General Requirements	\$6,107.80	26 - Electrical	\$7,716.87
02 - Existing Conditions	\$2,822.50	27 - Communications	\$28.21
03 - Concrete	\$1,250.00	28 - Electronic Safety and Security	\$659.25
04 - Masonry		31 - Earthwork	
05 - Metals	\$575.00	32 - Exterior Improvements	
06 - Wood, Plastics, and Composites		33 - Utilities	
07 - Thermal and Moisture Protection	\$510.20	34 - Transportation	
08 - Openings	\$7,843.00	35 - Waterway and Marine Transportation	
09 - Finishes	\$294.00	41 - Material Processing and Handling Equipment	
10 - Specialties		44 - Pollution Control Equipment	
11 - Equipment		46 - Water and Wastewater Equipment	
12 - Furnishings		48 - Electric Power Generation	
13 - Special Construction		Alternate	\$11,121.00
14 - Conveying Equipment		Trades	\$2,523.60
21 - Fire Suppression		Assemblies	
22 - Plumbing		FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$4,140.99	MF04 Total (Without totalling components)	\$45,592.42
25 - Integrated Automation			

Totalling Components

Priced Line Items	\$45,592.42	2020 City of Aurora JOC F.H. Paschen Standard (-7.0000%)	\$(3,922.32)
RSMeans CHICAGO, IL CCI 2021Q2, 122.90%	\$10,440.66		

Estimate Grand Total **\$52,110.76**

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center CE#01

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-0800-L Cost adjustment factors, dust protection, add to construction costs for particular job requirements, minimum Furnish and install all dust protection as needed to not effect any adjacent spaces not within scope.	Costs	49,000.0000	2.0000%	\$980.00	RSM21FAC
2	01-21-53-50-1700-M Cost adjustment factors, protection of existing work, add to construction costs for particular job requirements, minimum Cost includes protecting all adjacent spaces and stairwells from being damaged.	Costs	49,000.0000	2.0000%	\$980.00	RSM21FAC
3	01-31-13-20-0240 Field personnel, superintendent, minimum Superintendent supervision required for the duration of the project.	Week	1.0000	\$3,400.00	\$3,400.00	RSM21FAC
4	01-31-13-30-0250 Insurance, all-risk, maximum Project insurance.	Job	49,000.0000	0.6200%	\$303.80	RSM21FAC
5	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 equipment and tools for glazing work.	Ea.	2.0000	\$222.00	\$444.00	RSM21FAC
01 - General Requirements Total					\$6,107.80	
02 - Existing Conditions						
6	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 Dumpster for debris.	Week	1.0000	\$625.00	\$625.00	RSM21FAC
7	02-41-19-19-2040 Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost Hauling of materials.	C.Y.	15.0000	\$68.50	\$1,027.50	RSM21FAC
8	02-41-19-19-2040-2080 Selective demolition, rubbish handling, haul and return, add per each extra 100' haul, hand carried, cost to be added to demolition cost (Modified using 02-41-19-19-2080) Hauling of materials.	C.Y.	15.0000	\$32.00	\$480.00	RSM21FAC
9	02-41-19-25-9000 Selective demolition, saw cutting, minimum labor/equipment charge Minimum labor charge for sawcutting roof.	Job	2.0000	\$345.00	\$690.00	RSM21FAC
02 - Existing Conditions Total					\$2,822.50	
03 - Concrete						
10	03-81-13-50-0590 Selective demolition, concrete slab cutting/sawing, minimum labor/equipment charge Sawcut slab for in-ground outlets.	Job	1.0000	\$1,250.00	\$1,250.00	RSM21FAC
03 - Concrete Total					\$1,250.00	

05 - Metals

Estimator: Mark Holmes

Aurora 5th Floor Media Center CE#01

05 - Metals							
Item	Description	UM	Quantity	Unit Cost	Total	Book	
11	05-52-16-50-0020 Railing, industrial, welded, steel pipe, 2 rails, 3'-6" high, posts @ 5' OC, 1-1/2" dia x 42" H, shop fabricated Furnish and install equipment rails on roof.	L.F.	10.0000	\$57.50	\$575.00	RSM21FAC	
05 - Metals Total							\$575.00

07 - Thermal and Moisture Protection							
12	07-54-16-10-0100 Ketone ethylene ester roofing, 50 mils, fully adhered Furnish and install new roofing membrane for new portals.	Sq.	0.1000	\$360.00	\$36.00	RSM21FAC	
13	07-65-10-10-0030 Sheet metal flashing, aluminum, flexible, mill finish, .016" thick, including up to 4 bends Furnish and install all flashing as required for new portals.	S.F.	12.0000	\$5.85	\$70.20	RSM21FAC	
14	07-72-80-30-0800 Vents, one-way, polystyrene baffles, 12" wide for 16" OC rafter spacing Furnish and install wind baffle for new HVAC system.	Ea.	1.0000	\$8.30	\$8.30	RSM21FAC	
15	07-91-26-10-4380 Pre-formed joint seals, joint fillers, butyl rubber, 1" x 1" Furnish and install all sealant required for new portals.	L.F.	25.0000	\$6.90	\$172.50	RSM21FAC	
16	07-92-13-20-3655 Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 1/2" x 1/4" Caulking around both sides of window as required.	L.F.	80.0000	\$2.79	\$223.20	RSM21FAC	
07 - Thermal and Moisture Protection Total							\$510.20

08 - Openings							
17	08-12-13-13-0100 Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 7'-0" Furnish and install HM frame.	Ea.	1.0000	\$325.00	\$325.00	RSM21FAC	
18	08-12-13-13-1140 Frames, steel, knock down, hollow metal, double, 16 ga., up to 4-7/8" deep, 7'-0" h x 6'-0" w Furnish and install window frames.	Ea.	2.0000	\$335.00	\$670.00	RSM21FAC	
19	08-12-13-15-1010 Borrowed lite, assembeled frame, 3'-0" x 2'-0", 16 gauge, 3-3/4", glass stop Furnish and install borrow as required.	Ea.	1.0000	\$390.00	\$390.00	RSM21FAC	
20	08-14-13-10-3200 Doors, solid wood, six panel, red oak, 1-3/4" thick stile and rail, 3'-0" x 7'-0" Furnish and install red oak door.	Ea.	1.0000	\$1,600.00	\$1,600.00	RSM21FAC	
21	08-71-20-30-1500 Door hardware, door closer, rack and pinion, concealed, normal use, head, pivot hung, interior Furnish and install door closer.	Ea.	1.0000	\$540.00	\$540.00	RSM21FAC	
22	08-71-20-40-1600 Door hardware, lockset, heavy duty, cylindrical, with sectional trim, keyed, single cylinder function, communicating Furnish and install lockset.	Ea.	1.0000	\$375.00	\$375.00	RSM21FAC	

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center CE#01

08 - Openings

Item	Description	UM	Quantity	Unit Cost	Total	Book
23 08-71-20-50-1300	Door hardware, doorstops, holder and bumper, for wall, with rubber pad, aluminum, 4" dia. New wall stop.	Ea.	1.0000	\$37.00	\$37.00	RSM21FAC
24 08-71-20-90-4800	Door hardware, hinges, half surface, half mortise, or full surface, high frequency, stainless steel base, US32, 4-1/2" x 4-1/2" Furnish and install door jamb.	Pr.	1.0000	\$197.00	\$197.00	RSM21FAC
25 08-71-20-92-0900	Door hardware, hinges, high frequency, steel plated, ball bearing Furnish and install door hinges.	Pr.	3.0000	\$114.00	\$342.00	RSM21FAC
26 08-81-10-10-3600	Float glass, clear, plain, 1" thick Furnish and install insulated glass.	S.F.	24.0000	\$128.00	\$3,072.00	RSM21FAC
27 08-87-53-10-0030	Security film, clear, 8 mil, excl. glass Furnish and install glass film.	S.F.	50.0000	\$5.90	\$295.00	RSM21FAC
08 - Openings Total					\$7,843.00	

09 - Finishes

28 09-91-23-35-9000	Paints & coatings, doors & windows, interior latex, minimum labor/equipment charge Prep, prime, and paint new HM door frames as required.	Job	1.0000	\$294.00	\$294.00	RSM21FAC
09 - Finishes Total					\$294.00	

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

29 23-09-53-10-5030	Control component, thermostats, manual Furnish and install thermostat for heat pump.	Ea.	1.0000	\$154.00	\$154.00	RSM21FAC
30 23-09-53-10-5030-4140	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 thermostat for heat pump.	Ea.	1.0000	\$17.13	\$17.13	RSM21FAC
31 23-23-16-16-0150	Refrigerant line sets, insulated copper supply and return tubes, 1/4" and 1/2" tubes, 1/2" insulation, 30' long Furnish and install refrigerant lines for ductless heat pumps.	Ea.	2.0000	\$163.00	\$326.00	RSM21FAC
32 23-23-16-16-0150-1100	Labor adjustment factor (mechanical), general, 15' to 19.5' high, add to labor for elevated installation (above floor level), for Division 21, 22 and 23 only (Modified using 22-01-02-20-1100) Furnish and install refrigerant lines for ductless heat pumps.	Ea.	2.0000	\$5.30	\$10.60	RSM21FAC
33 23-23-16-16-0150-4140	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 refrigerant lines for ductless heat pumps.	Ea.	2.0000	\$6.63	\$13.26	RSM21FAC

Estimator: Mark Holmes

Aurora 5th Floor Media Center CE#01

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

Item	Description	UM	Quantity	Unit Cost	Total	Book
34 23-23-23-20-4420	Refrigeration specialties, refrigerant, R-22, 30 lb. disposable cylinder Furnish and install needed refrigerant.	Lb.	30.0000	\$25.00	\$750.00	RSM21FAC
35 23-33-46-10-1940	Ductwork, flexible coated fiberglass fabric on corrosion resistant metal helix, insulated, P.E. jacket, 1" thick, 6" diameter, pressure to 12"(WG) UL-181 Furnish and install all new ductwork as required.	L.F.	250.0000	\$9.85	\$2,462.50	RSM21FAC
36 23-33-46-10-1940-1284	Flexible ducts, 15' to 20' high, add to labor for elevated installation of prefabricated (purchased) ductwork (Modified using 23-33-46-10-1284) Furnish and install all new ductwork as required.	L.F.	250.0000	\$0.72	\$180.00	RSM21FAC
37 23-33-46-10-1940-4140	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 new ductwork as required.	L.F.	250.0000	\$0.91	\$227.50	RSM21FAC

23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total **\$4,140.99**

26 - Electrical

38 26-05-19-90-0020	Wire, copper solid, 600 volt, #14, type THW, normal installation conditions in wireway, conduit, cable tray Furnish and install wiring.	C.L.F.	2.0000	\$69.00	\$138.00	RSM21FAC
39 26-05-19-90-0020-4020	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 wiring.	C.L.F.	2.0000	\$9.75	\$19.50	RSM21FAC
40 26-05-19-90-0020-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install wiring.	C.L.F.	2.0000	\$3.90	\$7.80	RSM21FAC
41 26-05-33-13-5060	Electric metallic tubing (EMT), 1-1/4" diameter, to 10' high, incl 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 LF Furnish and install empty conduit as needed.	L.F.	60.0000	\$10.80	\$648.00	RSM21FAC
42 26-05-33-13-5060-4020	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 empty conduit as needed.	L.F.	60.0000	\$1.28	\$76.80	RSM21FAC
43 26-05-33-13-5060-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install empty conduit as needed.	L.F.	60.0000	\$0.51	\$30.60	RSM21FAC
44 26-05-33-13-5100	Electric metallic tubing (EMT), 2" diameter, to 10' high, incl 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 LF Furnish and install conduit from j boxes under desk and by doors thru ceiling as needed.	L.F.	160.0000	\$14.00	\$2,240.00	RSM21FAC
45 26-05-33-13-5100-4020	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 conduit thru ceiling as needed.	L.F.	160.0000	\$1.59	\$254.40	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center CE#01

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
46	26-05-33-13-5100-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install conduit thru ceiling as needed.	L.F.	160.0000	\$0.64	\$102.40	RSM21FAC
47	26-05-33-13-5260 Electric metallic tubing (EMT), field bends, 45 Deg. to 90 Deg., 1-1/4" diameter Furnish and install field bends as needed.	Ea.	2.0000	\$20.50	\$41.00	RSM21FAC
48	26-05-33-13-5260-1010 Labor adjustment factor (electrical), add to labor for elevated installation (above floor level), 10' to 14.5' high (Modified using 26-01-02-20-1010) Furnish and install field bends as needed.	Ea.	2.0000	\$1.34	\$2.68	RSM21FAC
49	26-05-33-13-5260-4020 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 field bends as needed.	Ea.	2.0000	\$3.35	\$6.70	RSM21FAC
50	26-05-33-13-5260-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install field bends as needed.	Ea.	2.0000	\$1.34	\$2.68	RSM21FAC
51	26-05-33-13-5300 Electric metallic tubing (EMT), field bends, 45 Deg. to 90 Deg., 2" diameter Furnish and install emt field bends as needed.	Ea.	2.0000	\$30.00	\$60.00	RSM21FAC
52	26-05-33-13-5300-1010 Labor adjustment factor (electrical), add to labor for elevated installation (above floor level), 10' to 14.5' high (Modified using 26-01-02-20-1010) Furnish and install emt field bends as needed.	Ea.	2.0000	\$1.96	\$3.92	RSM21FAC
53	26-05-33-13-5300-4020 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 emt field bends as needed.	Ea.	2.0000	\$4.90	\$9.80	RSM21FAC
54	26-05-33-13-5300-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install emt field bends as needed.	Ea.	2.0000	\$1.96	\$3.92	RSM21FAC
55	26-05-33-13-5720 EMT elbows, 1-1/4" diameter, to 15' H Furnish and install elbows as needed.	Ea.	6.0000	\$30.00	\$180.00	RSM21FAC
56	26-05-33-13-5720-1010 Labor adjustment factor (electrical), add to labor for elevated installation (above floor level), 10' to 14.5' high (Modified using 26-01-02-20-1010) Furnish and install elbows as needed.	Ea.	6.0000	\$1.60	\$9.60	RSM21FAC
57	26-05-33-13-5720-4020 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 elbows as needed.	Ea.	6.0000	\$3.99	\$23.94	RSM21FAC
58	26-05-33-13-5720-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install elbows as needed.	Ea.	5.0000	\$1.60	\$8.00	RSM21FAC
59	26-05-33-13-5760 EMT elbows, 2" diameter, to 15' H Furnish and install emt elbows.	Ea.	10.0000	\$47.50	\$475.00	RSM21FAC

Estimator: Mark Holmes

Aurora 5th Floor Media Center CE#01

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
60	26-05-33-13-5760-1010 Labor adjustment factor (electrical), add to labor for elevated installation (above floor level), 10' to 14.5' high (Modified using 26-01-02-20-1010) Furnish and install emt elbows.	Ea.	10.0000	\$2.55	\$25.50	RSM21FAC
61	26-05-33-13-5760-4020 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 emt elbows.	Ea.	10.0000	\$6.38	\$63.80	RSM21FAC
62	26-05-33-13-5760-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install emt elbows.	Ea.	8.0000	\$2.55	\$20.40	RSM21FAC
63	26-05-33-16-0150 Outlet boxes, pressed steel, 4" square Furnish and install junction boxes for electrical door strikes and floor boxes.	Ea.	6.0000	\$41.50	\$249.00	RSM21FAC
64	26-05-33-16-0150-4020 Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020)	Ea.	6.0000	\$6.38	\$38.28	RSM21FAC
65	26-05-33-16-0150-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210)	Ea.	6.0000	\$2.55	\$15.30	RSM21FAC
66	26-05-90-10-2380 Switch devices, residential, 3-way rotary dimmer, EMT & wire, 20', incl box & cover plate Furnish and install three way dimmer into room 505 as required.	Ea.	1.0000	\$212.00	\$212.00	RSM21FAC
67	26-05-90-10-2380-1010 Labor adjustment factor (electrical), add to labor for elevated installation (above floor level), 10' to 14.5' high (Modified using 26-01-02-20-1010) Furnish and install three way dimmer into room 505 as required.	Ea.	1.0000	\$10.50	\$10.50	RSM21FAC
68	26-05-90-10-2380-4020 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 three way dimmer into room 505 as required.	Ea.	1.0000	\$26.25	\$26.25	RSM21FAC
69	26-05-90-10-2380-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install three way dimmer into room 505 as required.	Ea.	1.0000	\$10.50	\$10.50	RSM21FAC
70	26-27-26-20-2470 Duplex receptacle, grounded, 120 volt, 20 amp Furnish and install recptacles for floor box.	Ea.	2.0000	\$41.00	\$82.00	RSM21FAC
71	26-27-26-20-2470-4020 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 recptacles for floor box.	Ea.	2.0000	\$4.71	\$9.42	RSM21FAC
72	26-27-26-20-2470-6210 Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install recptacles for floor box.	Ea.	2.0000	\$1.89	\$3.78	RSM21FAC
73	26-28-16-10-0400 Circuit breaker, 3 pole, 600 volt, 100 amp, enclosed (NEMA 1) Furnish and install new 3 pole breaker as required.	Ea.	2.0000	\$1,225.00	\$2,450.00	RSM21FAC
74	26-28-16-10-0400-4020 Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020)	Ea.	2.0000	\$55.50	\$111.00	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center CE#01

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Furnish and install new 3 pole breaker as required.					
75 26-28-16-10-0400-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new 3 pole breaker as required.	Ea.	2.0000	\$22.20	\$44.40	RSM21FAC
26 - Electrical Total						\$7,716.87

27 - Communications

76 27-15-43-13-0300	Data outlets, single opening, excl voice/data devices Furnish and install data port for floor box.	Ea.	1.0000	\$24.50	\$24.50	RSM21FAC
77 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) Furnish and install data port for floor box.	Ea.	1.0000	\$2.65	\$2.65	RSM21FAC
78 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) Furnish and install data port for floor box.	Ea.	1.0000	\$1.06	\$1.06	RSM21FAC
27 - Communications Total						\$28.21

28 - Electronic Safety and Security

79 28-15-11-11-1120	Access control equipment, accessories, electromagnetic lock Line item used to furnish and install electric strike for door.	Ea.	1.0000	\$570.00	\$570.00	RSM21FAC
80 28-15-11-11-1120-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Line item used to furnish and install electric strike for door.	Ea.	1.0000	\$63.75	\$63.75	RSM21FAC
81 28-15-11-11-1120-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Line item used to furnish and install electric strike for door.	Ea.	1.0000	\$25.50	\$25.50	RSM21FAC
28 - Electronic Safety and Security Total						\$659.25

Alternate

82 01-31-13-90-0100	Performance Bond, for buildings, 1% Line item includes all costs associated with the P&P bond required on the project.	Job	49,000.0000	1.0000%	\$490.00	CUSTOM
83 26-05-33-13-5060	Demo - Electric metallic tubing (EMT), 1-1/4" diameter, to 10' high, incl 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 LF Demolish and dispose of raceway as required.	L.F.	60.0000	\$7.53	\$451.80	CUSTOM
84 26-28-16-10-0400	Demo - Circuit breaker, 3 pole, 600 volt, 100 amp, enclosed (NEMA 1) Remove existing pole breaker as required.	Ea.	1.0000	\$331.20	\$331.20	CUSTOM

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Media Center CE#01

Alternate							
Item	Description	UM	Quantity	Unit Cost	Total	Book	
85	HVAC 2.5 Ton Ductless Split Heat Pump <small>Furnish new 2.5 ton split ductless heat pump. CTC does not accurately provide pricing for current line item.</small>	LSUM	1.0000	\$9,848.00	\$9,848.00	CUSTOM	
Alternate Total							\$11,121.00
Trades							
86	SHEE Sheet Metal Workers - 2022 RSMeans Facilities O&P Rate <small>Two men for one day to install split heat pumps and systems. Additional one day for one man to perform starting, testing, and balancing of system.</small>	Hour	24.0000	\$105.15	\$2,523.60	Trades	
Trades Total							\$2,523.60
Estimate Grand Total							52,110.76

Estimator: Mark Holmes

Aurora 5th Floor Conference Room & Lobby

Division Summary (MF04)

01 - General Requirements	\$2,220.00	26 - Electrical	\$5,606.70
02 - Existing Conditions	\$2,117.00	27 - Communications	
03 - Concrete		28 - Electronic Safety and Security	
04 - Masonry		31 - Earthwork	
05 - Metals		32 - Exterior Improvements	
06 - Wood, Plastics, and Composites		33 - Utilities	
07 - Thermal and Moisture Protection		34 - Transportation	
08 - Openings		35 - Waterway and Marine Transportation	
09 - Finishes	\$22,106.96	41 - Material Processing and Handling Equipment	
10 - Specialties	\$193.50	44 - Pollution Control Equipment	
11 - Equipment		46 - Water and Wastewater Equipment	
12 - Furnishings		48 - Electric Power Generation	
13 - Special Construction		Alternate	\$3,062.95
14 - Conveying Equipment		Trades	
21 - Fire Suppression		Assemblies	
22 - Plumbing		FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		MF04 Total (Without totalling components)	\$35,307.11
25 - Integrated Automation			

Totalling Components

Priced Line Items	\$35,307.11	2020 City of Aurora JOC F.H. Paschen Standard (-7.0000%)	\$(3,037.47)
RSMeans CHICAGO, IL CCI 2021Q2, 122.90%	\$8,085.33		

Estimate Grand Total \$40,354.97

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Conference Room & Lobby

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	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 equipment and tools needed for the job from all trades.	Ea.	10.0000	\$222.00	\$2,220.00	RSM21FAC
01 - General Requirements Total					\$2,220.00	
02 - Existing Conditions						
2	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 Dumpster for construction debris.	Week	1.0000	\$625.00	\$625.00	RSM21FAC
3	02-41-19-19-2045 Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, wheeled, cost to be added to demolition cost Dumping of debris as needed.	C.Y.	20.0000	\$45.50	\$910.00	RSM21FAC
4	02-41-19-19-2045-2085 Selective demolition, rubbish handling, haul and return, add per each extra 100' haul, wheeled, cost to be added to demolition cost (Modified using 02-41-19-19-2085) Dumping of debris as needed.	C.Y.	20.0000	\$21.00	\$420.00	RSM21FAC
5	02-41-19-19-2045-2120 Selective demolition, rubbish handling, for travel in elevators, up to 10 floors, add, cost to be added to demolition cost (Modified using 02-41-19-19-2120) Dumping of debris as needed.	C.Y.	20.0000	\$8.10	\$162.00	RSM21FAC
02 - Existing Conditions Total					\$2,117.00	
09 - Finishes						
6	09-01-90-94-9010 Surface preparation, interior, minimum labor/equipment charge Line item used for preparation of window and door frames for painting.	Job	1.0000	\$196.00	\$196.00	RSM21FAC
7	09-05-05-20-0400 Flooring demolition, carpet, bonded, includes surface scraping Remove and dispose of existing carpet.	S.F.	1,400.0000	\$0.57	\$798.00	RSM21FAC
8	09-05-05-20-0850 Flooring demolition, vinyl or rubber cove base, straight section Remove and dispose of existing vinyl cove base.	L.F.	100.0000	\$0.57	\$57.00	RSM21FAC
9	09-05-05-20-0860 Flooring demolition, vinyl or rubber cove base, molded corner Remove and dispose of existing vinyl base.	Ea.	8.0000	\$0.57	\$4.56	RSM21FAC
10	09-51-23-10-1110 Suspended acoustic ceiling tiles, mineral fiber tile, lay-in, fine texture, 2' x 2' or 2' x 4', 5/8" thick Furnish and install ceiling tile.	S.F.	1,400.0000	\$2.01	\$2,814.00	RSM21FAC
11	09-53-23-30-0300 Acoustic ceiling grid, 2' x 2' Furnish and install ceiling grid.	S.F.	1,400.0000	\$2.82	\$3,948.00	RSM21FAC
12	09-65-10-10-3600 Latex underlayment, cementitious for resilient flooring, 1/8" thick Line item used to skim coat, sand and prep subfloor for installation of new LVT and carpet tile	S.F.	1,400.0000	\$5.45	\$7,630.00	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Conference Room & Lobby

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
13 09-65-13-13-0690	Wall base, vinyl, straight or cove, standard colors, 2-1/2" high, 1/8" thick Furnish and install vinyl cove.	L.F.	100.0000	\$2.91	\$291.00	RSM21FAC
14 09-65-13-13-0720	Wall base, vinyl corners, standard colors, 2-1/2" high, 1/8" thick Furnish and install vinyl wall base.	Ea.	8.0000	\$5.05	\$40.40	RSM21FAC
15 09-65-19-23-7550	Flooring, vinyl tile, standard colors, patterns, 12" x 12, 1/8" thick Probably flooring line item.	S.F.	1,400.0000	\$2.70	\$3,780.00	RSM21FAC
16 09-68-05-11-0117	Flooring transition strip, floor trim brass 12'/each (@vinyl to hard surface) Furnish and install Tarkett transitions as needed.	Ea.	7.0000	\$36.00	\$252.00	RSM21FAC
17 09-91-23-33-0500	Paints & coatings, interior, alkyd (oil base), flush door w/frame, primer, brushwork, 3' x 7' Prime the HM frames as required.	Ea.	7.0000	\$63.00	\$441.00	RSM21FAC
18 09-91-23-33-1200	Paints & coatings, interior, alkyd (oil base), flush door w/frame, 2 coats, brushwork, 3' x 7' Paint two coats of paint onto the hm door frames.	Ea.	7.0000	\$104.00	\$728.00	RSM21FAC
19 09-91-23-33-8600	Paints & coatings, interior, alkyd (oil base), windows, w/frame & trim, per side, standard, single lite, oil, primer, brushwork, 3' x 5' Prime windows as required.	Ea.	14.0000	\$31.00	\$434.00	RSM21FAC
20 09-91-23-33-8900	Paints & coatings, interior, alkyd (oil base), windows, w/frame & trim, per side, standard, single lite, oil, paint 2 coats, brushwork, 3' x 5' Paint two coats onto windows.	Ea.	14.0000	\$49.50	\$693.00	RSM21FAC

09 - Finishes Total **\$22,106.96**

10 - Specialties

21 10-57-23-19-1200	Wood shelving, adjustable closet rod and shelf, 12" wide, 3' long Line item used only for chrome closet rod.	Ea.	1.0000	\$51.00	\$51.00	RSM21FAC
22 10-57-23-19-1500	Wood shelving, prefinished shelves with supports, stock, 8" wide Furnish and install new plastic laminate shelf.	L.F.	10.0000	\$14.25	\$142.50	RSM21FAC

10 - Specialties Total **\$193.50**

26 - Electrical

23 26-05-19-90-1200	Wire, copper, stranded, 600 volt, #12, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray Furnish and install wiring as required.	C.L.F.	2.7000	\$91.00	\$245.70	RSM21FAC
24 26-05-33-13-5000	Electric metallic tubing (EMT), 1/2" diameter, to 10' high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF Furnish and install emt as required.	L.F.	20.0000	\$5.40	\$108.00	RSM21FAC

Final Estimate

Estimator: Mark Holmes

Aurora 5th Floor Conference Room & Lobby

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
25 26-05-33-13-6200	EMT couplings, set screw, steel, 1/2" diameter, to 15' H Furnish and install couplings as required.	Ea.	5.0000	\$3.94	\$19.70	RSM21FAC
26 26-05-33-35-0100	Flexible metallic conduit, steel, 1/2" diameter Furnish and install flexible conduit as required.	L.F.	10.0000	\$4.39	\$43.90	RSM21FAC
27 26-27-26-20-2470	Duplex receptacle, grounded, 120 volt, 20 amp Furnish and install receptacles as required.	Ea.	2.0000	\$41.00	\$82.00	RSM21FAC
28 26-27-26-20-4920	Receptacle cover plate, stainless steel, NEMA 5 & 6 Furnish and install coverplates as required.	Ea.	2.0000	\$11.20	\$22.40	RSM21FAC
29 26-51-13-55-0180	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections Furnish and install LED can lights as required.	Ea.	9.0000	\$196.00	\$1,764.00	RSM21FAC
30 26-51-13-55-1000	Interior LED fixtures, troffer, recess mounted, 3,200 lumens, 2' x 4', replaces two T8 lamp, incl lamps, mounting hardware and connections Furnish and install LED fixtures as required.	Ea.	9.0000	\$305.00	\$2,745.00	RSM21FAC
31 26-61-13-30-0100	Fixture whips, 3/8" greenfield, 2 connectors, TFFN wire, three #18, 6' long Furnish and install fixture whips for LEDs as required.	Ea.	18.0000	\$32.00	\$576.00	RSM21FAC

26 - Electrical Total **\$5,606.70**

Alternate

32 09-51-23-10-1110	Demo - Suspended acoustic ceiling tiles, mineral fiber tile, lay-in, fine texture, 2' x 2' or 2' x 4', 5/8" thick Remove and dispose of existing ceiling tile.	S.F.	1,400.0000	\$1.07	\$1,498.00	CUSTOM
33 09-53-23-30-0300	Demo - Acoustic ceiling grid, 2' x 2' Remove and dispose of ceiling grid.	S.F.	1,400.0000	\$1.03	\$1,442.00	CUSTOM
34 10-57-23-19-1200	Demo - Wood shelving, adjustable closet rod and shelf, 12" wide, 3' long Remove and dispose of existing closet rod.	Ea.	1.0000	\$33.65	\$33.65	CUSTOM
35 10-57-23-19-1500	Demo - Wood shelving, prefinished shelves with supports, stock, 8" wide Remove and dispose of plastic laminate shelf.	L.F.	10.0000	\$8.93	\$89.30	CUSTOM

Alternate Total **\$3,062.95**

Estimate Grand Total **40,354.97**