



City of Aurora - PNC Building Renovation

Trade Package	FHP Cost	Comment
FIRST FLOOR		
Window Washing / Final Clean Allowance	\$7,000	
Demolition 1st Floor	\$11,820	Midwest Wrecking
Demolition Allowance - Basement Ceiling for Plumber	\$5,000	
Exterior Concrete	\$0	Not included in scope of work
Core Drilling and Saw Cutting	\$4,000	
Joint Sealants	\$500	
Rough Carpentry	In Below	
Glazing and Storefronts	\$14,980	ICG
Glazing Film	\$1,200	ICG
Finish Carpentry / Casework (FURNISH ONLY)	\$26,695	Heartland
D/F/H (FURNISH ONLY)	\$7,425	Anderson Lock
D/F/H (INSTALL ONLY)	In Below	
Replace All Door Hardware With ADA Compliant Hardware	In Above	
Drywall Assemblies/Wall Finishes/Ceiling Finishes/Casework Install	\$47,880	Garrigan
Basement Ceiling Patch	\$10,000	
Paint	\$6,450	Celtic
Flooring - 1st Floor Main Area	\$17,039	Flooring Resources
Floor Prep	\$15,000	
Ceramic Tile	\$7,252	Flooring Resources
Ceilings	In Above	
Bath Accessories / Partitions	\$1,009	Commercial Spec.
Interior Room Signage	\$500	ASI Signs
Plumbing (Design Build)	\$39,800	Jensen
Mechanical (Design Build)	\$6,800	Artlip
Electrical (Design Build)	\$58,000	Valley \$69,700, SRC Electric \$58,000
CARD READERS	\$0	Not included in scope of work
Exterior Canopy Allowance	\$0	Repair scope unknown - not included

Trade Cost Subtotal: \$288,350

Structural Engineer Allowance PHASE II		Exterior assesment of parking structure to remain
Plumbing - Engineer Stamped Drawings	\$0	Not Required
Electric - Engineer Stamped Drawings	\$0	Not Required
Architectural Design - 1st Floor	\$0	Completed
Architectural Services:	\$16,300	
Construction As-Built Drawing Allowance: PHASE II		

TOTAL TRADE COST + DESIGN COST: \$304,650

Construction Contingency 10%: \$0 Not Included

Preconstruction Services:	\$4,500
FHP Project Management / Supervision:	\$29,071
FHP Cleanup, Safety, and Quality Control:	\$2,960
FHP General Conditions:	\$4,650
CM's Fee 4%:	\$12,186

TOTAL TRADE COST + DESIGN COST + CONTINGENCY + CM FEES: \$358,017

CM P&P Bond 1%:	\$3,580
Builders Risk/Gen Liability Insurance: 1.95%:	\$6,981

Owners Contingency:	By Owner
Environmental Costs:	By Owner
Furniture, Fixtures & Equipment	By Owner
Data Cabling / Low Voltage:	By Owner
Elevator Upgrades:	By Owner

Project Subtotal: \$368,579

Procurement Fee 6% of Total: \$23,526 Naperville Coop

Total Project Cost: \$392,105