

Opinion of Probable Costs
Project Cost Summary



Project: 80 S. River Development
 Owner: Fox Valley Developers
 Date: 10/25/2018
 Proposal No 181001.01
 Proj. Status: Proposal Submittal
 Est. By: JMB

Project Size:
 Second Floor Area: 19,015
 First Floor Area: 19,015
 Basement Area: 20,435
 Total Project Area: 58,465

Item	COST ITEM	Quantity	Unit	Unit Price	Total	Notes
EXTERIOR ENVELOPE						
01	Roof	20,435	SF	\$ 12.00	\$ 245,220	Demo + New, abatement not included
02	Masonry Façade Repairs	24,570	SF	\$ 3.00	\$ 73,710	
03	Glazing/Windows	6,143	SF	\$ 20.00	\$ 122,850	
04	Overhead Door	1	Ea.	\$ 7,500.00	\$ 7,500	
05	Balcony (East Side)	5	Ea.	\$ 6,000.00	\$ 30,000	
06	Misc. Sealant/Caulk	24,570	Ea.	\$ 0.70	\$ 17,199	
TOTAL EXTERIOR ENVELOPE COSTS					\$ 496,479	
SECOND FLOOR						
07	Demolition	19,015	SF	\$ 2.00	\$ 38,030	abatement not included
08	General New Construction	19,015	SF	\$ 75.00	\$ 1,426,125	
09	MEP Infrastructure	19,015	SF	\$ 20.00	\$ 380,300	
10	Furnace	22	Ea.	\$ 2,500.00	\$ 55,000	
11	Plumbing Fixtures	22	Ea.	\$ 3,500.00	\$ 77,000	Water Heater, Bathroom Vanity, Shower, Bathroom Sink, Kitchen Sink, Disposal
TOTAL SECOND FLOOR COSTS					\$ 1,976,455	
FIRST FLOOR						
12	Demolition	19,015	SF	\$ 5.00	\$ 95,075	abatement not included
13	Core/Shell Improvements	19,015	SF	\$ 40.00	\$ 760,600	does not include tenant improvements
14	MEP Infrastructure	19,015	SF	\$ 30.00	\$ 570,450	does not include tenant improvements
TOTAL FIRST FLOOR COSTS					\$ 1,426,125	
BASEMENT						
15	Misc. Clean/Paint	20,435	SF	\$ 5.00	\$ 102,175	abatement not included
TOTAL BASEMENT COSTS					\$ 102,175	
OTHER						
16	New Elevator	1	Ea.	\$ 150,000.00	\$ 150,000	Includes shaft modifications/MEP
17	New Stair	1	Ea.	\$ 15,000.00	\$ 15,000	
18	Existing Stair Modifications	3	Ea.	\$ 7,500.00	\$ 22,500	
19	Misc. Structural Reinforcing	1	Allow	\$ 25,000.00	\$ 25,000	mechanical units, shafts, other
20	Northeast Walkway	1	Allow	\$ 20,000.00	\$ 20,000	
21	Miscellaneous Site Allowance	1	Allow	\$ 45,000.00	\$ 45,000	ramp, northeast corner
TOTAL OTHER COSTS					\$ 277,500	
TOTAL PROJECT COST					\$ 4,278,734	
with 5% Contingency					\$ 4,492,671	
	Appliances (Second Floor)	22	Allow	\$ 3,500.00	\$ 77,000	Fridge, Washer/Dryer, Dishwasher, Stove, Microwave
	ESTIMATED A/E FEES (KLUBER)				\$275,000	Through permit documents
	ESTIMATED CIVIL ENG. FEES (TBD)				\$ 20,000	Through permit documents

Notes: Assumes existing utilities (gas, water, sewer, sanitary, electric) are adequate for the proposed renovations.