



Estimator: Jared Witt

Summary of tagged estimates...

Division Summary (MF04)

01 - General Requirements	\$14,500.57
02 - Existing Conditions	
03 - Concrete	\$386.56
04 - Masonry	
05 - Metals	\$205.50
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$465.40
08 - Openings	
09 - Finishes	\$4,066.40
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	\$844.00
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$11,512.75
25 - Integrated Automation	

Totalling Components

Priced Line Items	\$86,134.60
RSMeans CHICAGO, IL CCI 2024Q2, 118.10%	\$15,590.37

26 - Electrical	\$34,989.67
27 - Communications	
28 - Electronic Safety and Security	\$6,317.00
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	\$12,846.75
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$86,134.60

2020 City of Aurora JOC F.H. Paschen Standard (-7.0000%)	\$(6,307.11)
2020 City of Aurora JOC F.H. Paschen Nonstandard (-7.0000%)	\$(813.64)

Grand Total \$94,604.22

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Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-1750-L Cost adjustment factors, protection of existing work, add to construction costs for particular job requirements, maximum Protection of existing work.	Costs	95,000.0000	7.0000%	\$6,650.00	RSM22FAC
2	01-54-33-60-0200-2 Rent per day for rent crane climbing 106 foot jib, 6,000 lb 410 fpm Crane for (1) day to pick new split system and load onto roof.	Ea.	1.0000	\$3,034.17	\$3,034.17	RSM22FAC
3	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 to site. Alarm, HVAC, Carpentry, Flooring, Card Readers, Electrician, and Fire Protection.	Ea.	14.0000	\$228.00	\$3,192.00	RSM22FAC
4	01-54-36-50-1300 Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer Truck to drop off ductless split system and all HVAC equipment.	Ea.	1.0000	\$370.00	\$370.00	RSM22FAC
5	01-93-13-03-0320 Prepare and re-surface old or coated concrete floor, epoxy/silica finish, 1/16" thick, rolled, includes medium shotblast & cleaning Prepare existing concrete floor for new VCT tile. Room is 7' x 18' x 10' x 13' x 28'.	S.F.	256.0000	\$4.90	\$1,254.40	RSM22FAC
01 - General Requirements Total					\$14,500.57	
03 - Concrete						
6	03-35-13-30-0200 Concrete finishing, fresh concrete flatwork, floors, basic finishing for unspecified flatwork, bull float, manual float & manual steel trowel, excl placing, striking off & consolidating Sand concrete subfloor to allow for installation of new LVT. Room is 7' x 18' x 10' x 13' x 28'.	S.F.	256.0000	\$1.51	\$386.56	RSM22FAC
03 - Concrete Total					\$386.56	
05 - Metals						
7	05-12-23-40-1380 Roof frames, structural steel, 3'-0" square, 5' span, shop fabricated, incl shop primer, fasteners Furnish and install roof portal sheets.	Lb.	50.0000	\$4.11	\$205.50	RSM22FAC
05 - Metals Total					\$205.50	
07 - Thermal and Moisture Protection						
8	07-56-10-10-9000 Elastomeric roofing, minimum labor/equipment charge Cost to furnish and install new roofing on new roof portal.	Job	1.0000	\$340.00	\$340.00	RSM22FAC
9	07-65-10-10-0060 Sheet metal flashing, aluminum, flexible, mill finish, .019" thick, including up to 4 bends Furnish and install all roof flashing as required.	S.F.	12.0000	\$10.45	\$125.40	RSM22FAC

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07 - Thermal and Moisture Protection

Item	Description	UM	Quantity	Unit Cost	Total	Book
07 - Thermal and Moisture Protection Total						\$465.40

09 - Finishes

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 new ceiling tile.	S.F.	256.0000	\$3.62	\$926.72 RSM22FAC
11	09-53-23-30-0300	Acoustic ceiling grid, 2' x 2' Furnish and install new ceiling grid.	S.F.	256.0000	\$3.23	\$826.88 RSM22FAC
12	09-53-23-30-1040	Hanging wire, 4' long, 12 gauge Furnish and install new grid hangers.	C.S.F.	10.0000	\$12.25	\$122.50 RSM22FAC
13	09-65-19-23-7600	Flooring, vinyl tile, premium colors/patterns, 12" x 12"x 1/8" Furnish and install new LVT tile. Room is 7' x 18' x 10' x 13' x 28'.	S.F.	256.0000	\$8.05	\$2,060.80 RSM22FAC
14	09-93-23-10-0020	Paints & coatings, varnish 1 coat + sealer, on wood trim, brush, incl. no sanding, no VOC Re-varnish existing wood trims.	S.F.	74.0000	\$1.75	\$129.50 RSM22FAC
09 - Finishes Total						\$4,066.40

21 - Fire Suppression

15	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 sprinkler head locations.	Ea.	2.0000	\$103.00	\$206.00 RSM22FAC
16	21-13-13-50-2360	Sprinkler system components, sprinkler head escutcheons, standard, chrome, 1" size Furnish and install all escutcheon plates as required.	Ea.	2.0000	\$26.00	\$52.00 RSM22FAC
17	21-13-16-50-2660	Sprinkler system component, sprinkler heads, dry, pendent, K5.6, 1" NPT, 3" to 6" length, excludes supply piping Furnish and install new pendant sprinkler system.	Ea.	2.0000	\$293.00	\$586.00 RSM22FAC
21 - Fire Suppression Total						\$844.00

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

18	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 RSM22FAC
19	23-05-93-50-0140	Pipe testing, nondestructive hydraulic pressure test, isolate, 1 hour hold, 1" to 4" pipe, 0-250 LF Pipe test to check system operations.	Ea.	1.0000	\$650.00	\$650.00 RSM22FAC

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Combined estimates...

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

Item	Description	UM	Quantity	Unit Cost	Total	Book
20 23-05-93-50-0140	Pipe testing, nondestructive hydraulic pressure test, isolate, 1 hour hold, 1" to 4" pipe, 0-250 LF Pipe test to ensure sprinkler operations.	Ea.	1.0000	\$650.00	\$650.00	RSM22FAC
21 23-09-53-10-5200	Control component, thermostats, automatic, clock, 24 hour Furnish and install new thermostat to control new system.	Ea.	1.0000	\$310.00	\$310.00	RSM22FAC
22 23-23-16-16-3280	Refrigerant line sets, insulated copper supply and return tubes, 1/4" and 1/2" tubes, 3/8" insulation, 50' long Furnish and install new refrigerant lines.	Ea.	1.0000	\$265.00	\$265.00	RSM22FAC
23 23-23-23-20-4440	Refrigeration specialties, refrigerant, R-408A, 25 lb. disposable cylinder Charge new system with refrigerant.	Lb.	10.0000	\$27.50	\$275.00	RSM22FAC
24 23-81-26-10-3020	Split ductless system, cooling only, multizone, wall mount, 2 @ 3/4 ton cooling Furnish and install new ductless split system.	Ea.	1.0000	\$4,575.00	\$4,575.00	RSM22FAC
25 23-81-26-10-3020-4140	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 ductless split system.	Ea.	1.0000	\$141.25	\$141.25	RSM22FAC
26 23-81-26-10-3020-7010	Split ductless system, accessories for all split ductless systems, for ambient frost control, add (Modified using 23-81-26-10-7010) Furnish and install new ductless split system.	Ea.	1.0000	\$480.00	\$480.00	RSM22FAC
27 23-81-26-10-3020-7036	Split ductless system, accessories for all split ductless systems, for tube / wiring kit, 25' kit (Modified using 23-81-26-10-7036) Furnish and install new ductless split system.	Ea.	1.0000	\$115.00	\$115.00	RSM22FAC
28 23-82-19-40-4160	Fan coil AHU, variable refrigerant volume (VFR) type, indoor type, duct free, ceiling mounted cassette, 2 ton cooling, outside air connection possible, excludes interconnecting refrigerant tubing and multi-zone controls Furnish and install indoor ceiling cassette for ductless split.	Ea.	1.0000	\$3,425.00	\$3,425.00	RSM22FAC
29 23-82-19-40-4160-1080	Labor adjustment factor (mechanical), general, 10' to 14.5' high, add to labor for elevated installation (above floor level), for Division 21, 22 and 23 only (Modified using 22-01-02-20-1080) Furnish and install indoor ceiling cassette for ductless split.	Ea.	1.0000	\$39.00	\$39.00	RSM22FAC
30 23-82-19-40-4160-4140	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 indoor ceiling cassette for ductless split.	Ea.	1.0000	\$97.50	\$97.50	RSM22FAC

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

\$11,512.75

26 - Electrical

31 26-05-19-13-3540	Underecarpet, data cable 25 conductor w/connection, dual lead, 40' Furnish and install (6) Cat 6A dual cable additions for general network feeds.	Ea.	6.0000	\$320.00	\$1,920.00	RSM22FAC
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Combined estimates...

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
32	26-05-19-13-3540-4020 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 (6) Cat 6A dual cable additions for general network feeds.	Ea.	6.0000	\$6.00	\$36.00	RSM22FAC
33	26-05-19-90-0050 Wire, copper, stranded, 600 volt, #14, type THW, normal installation conditions in wireway, conduit, cable tray Furnish and install new wiring for new wall mounted visual device.	C.L.F.	10.0000	\$80.50	\$805.00	RSM22FAC
34	26-05-19-90-0050-1010 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 new wiring for new wall mounted visual device.	C.L.F.	10.0000	\$4.05	\$40.50	RSM22FAC
35	26-05-19-90-0050-4020 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 wiring for new wall mounted visual device.	C.L.F.	10.0000	\$10.13	\$101.30	RSM22FAC
36	26-05-19-90-0160 Wire, copper, stranded, 600 volt, #6, type THW, normal installation conditions in wireway, conduit, cable tray Furnish and install all wiring.	C.L.F.	50.0000	\$208.00	\$10,400.00	RSM22FAC
37	26-05-19-90-0160-1010 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 all wiring.	C.L.F.	50.0000	\$8.15	\$407.50	RSM22FAC
38	26-05-19-90-0160-4020 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.	C.L.F.	50.0000	\$20.38	\$1,019.00	RSM22FAC
39	26-05-19-90-1550 Wire, copper, stranded, 600 volt, #1, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray Furnish and install new wiring as required to energize unit.	C.L.F.	20.0000	\$380.00	\$7,600.00	RSM22FAC
40	26-05-19-90-1550-1010 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 new wiring as required to energize unit.	C.L.F.	20.0000	\$13.20	\$264.00	RSM22FAC
41	26-05-19-90-1550-4020 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 wiring as required to energize unit.	C.L.F.	20.0000	\$33.00	\$660.00	RSM22FAC
42	26-05-33-13-0300 Aluminum conduit, 1/2" diameter, to 10' H, incl 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 LF Furnish and install new conduit for wiring for wall mounted visual device.	L.F.	5.0000	\$10.45	\$52.25	RSM22FAC
43	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 new conduit as required.	L.F.	100.0000	\$15.45	\$1,545.00	RSM22FAC
44	26-05-33-13-5100-1010 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 new conduit as required.	L.F.	100.0000	\$0.66	\$66.00	RSM22FAC
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 new conduit as required.	L.F.	100.0000	\$1.65	\$165.00	RSM22FAC

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26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
46 26-13-16-10-4100	Circuit breaker, 2 pole, 15 to 60 amp, type FH Furnish and install 120v power to (6) locations.	Ea.	6.0000	\$1,175.00	\$7,050.00	RSM22FAC
47 26-13-16-10-4100-3210	Labor adjustment factor (electrical), for existing structure (Elevator available), add for work on floor 3 and above (Modified using 26-01-02-20-3210) Furnish and install 120v power to (6) locations.	Ea.	6.0000	\$1.89	\$11.34	RSM22FAC
48 26-13-16-10-4100-4020	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 120v power to (6) locations.	Ea.	6.0000	\$23.63	\$141.78	RSM22FAC
49 26-27-26-20-2130	Dimmer switch, fluorescent, 1,500 watt Furnish and install (1) dimmer switch.	Ea.	1.0000	\$440.00	\$440.00	RSM22FAC
50 26-51-13-50-0940	Fluorescent fixture, interior, acrylic lens, grid recess ceiling mounted, 2-32 W T8, 2' W x 4' L, incl lamps, mounting hardware and connections Furnish and install (5) 2x4 lay in fixtures.	Ea.	5.0000	\$266.00	\$1,330.00	RSM22FAC
51 26-51-13-50-0940-1010	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 (5) 2x4 lay in fixtures.	Ea.	5.0000	\$10.00	\$50.00	RSM22FAC
52 26-51-13-50-0940-3210	Labor adjustment factor (electrical), for existing structure (Elevator available), add for work on floor 3 and above (Modified using 26-01-02-20-3210) Furnish and install (5) 2x4 lay in fixtures.	Ea.	5.0000	\$2.00	\$10.00	RSM22FAC
53 26-51-13-50-0940-4020	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 (5) 2x4 lay in fixtures.	Ea.	5.0000	\$25.00	\$125.00	RSM22FAC
54 26-51-13-50-0940-6250	Labor adjustment factor (electrical), poor unloading/storage area no hydraulic lifts or jacks (Modified using 26-01-02-20-6250) Furnish and install (5) 2x4 lay in fixtures.	Ea.	5.0000	\$20.00	\$100.00	RSM22FAC
55 26-52-13-16-0260	Exit lighting, LED w/ battery unit, double face, ceiling or wall mount Furnish and install new exit light.	Ea.	1.0000	\$650.00	\$650.00	RSM22FAC

26 - Electrical Total

\$34,989.67

28 - Electronic Safety and Security

56 28-15-11-11-0040	Access control, card type, computerized card key system for 1 door, does not include door hardware, lockset or wiring Furnish and install (1) card reader.	Ea.	1.0000	\$1,850.00	\$1,850.00	RSM22FAC
57 28-15-11-11-0100	Access control, processor for card key access system Furnish and install processor for system.	Ea.	1.0000	\$1,375.00	\$1,375.00	RSM22FAC
58 28-15-11-11-0720	Access control equipment, entrance card reader, credential Furnish and install (1) card reader device.	Ea.	1.0000	\$830.00	\$830.00	RSM22FAC
59 28-15-11-11-0950	Access control equipment, switch, tamper Furnish and install card reader switch.	Ea.	1.0000	\$435.00	\$435.00	RSM22FAC

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Combined estimates...

28 - Electronic Safety and Security

Item	Description	UM	Quantity	Unit Cost	Total	Book
60 28-15-11-11-1100	Access control equipment, accessories, electric door strike/bolt Furnish and install electric strike.	Ea.	1.0000	\$685.00	\$685.00	RSM22FAC
61 28-15-11-11-1120	Access control equipment, accessories, electromagnetic lock Furnish and install lock.	Ea.	1.0000	\$795.00	\$795.00	RSM22FAC
62 28-46-20-50-5610	Detection system, strobe & horn, ADA type, excluding wires & conduits Furnish and install (1) wall mounted visual device in new office.	Ea.	1.0000	\$310.00	\$310.00	RSM22FAC
63 28-46-20-50-5610-1010	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 (1) wall mounted visual device in new office.	Ea.	1.0000	\$10.00	\$10.00	RSM22FAC
64 28-46-20-50-5610-3210	Labor adjustment factor (electrical), for existing structure (Elevator available), add for work on floor 3 and above (Modified using 26-01-02-20-3210) Furnish and install (1) wall mounted visual device in new office.	Ea.	1.0000	\$2.00	\$2.00	RSM22FAC
65 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 (1) wall mounted visual device in new office.	Ea.	1.0000	\$25.00	\$25.00	RSM22FAC

28 - Electronic Safety and Security Total

\$6,317.00

Alternate

66 09-21-13-10-0800	Partition wall, 3.4 lb metal lath, 3 coats gypsum plaster, 2 sides, 3-5/8" metal studs, 25 ga., 16" OC Make all plaster repairs to existing walls as required. Room is 7' x 18' x 10' x 13' x 28'. All walls are 10'3". Labor only.	S.F.	779.0000	\$12.33	\$9,605.07	CUSTOM
67 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 Demo existing ceiling tile.	S.F.	256.0000	\$1.14	\$291.84	CUSTOM
68 09-53-23-30-0300	Demo - Acoustic ceiling grid, 2' x 2' Demo existing ceiling grid.	S.F.	256.0000	\$1.10	\$281.60	CUSTOM
69 09-65-19-23-7600	Demo - Flooring, vinyl tile, premium colors/patterns, 12" x 12"x 1/8" Demo existing flooring. Room is 7' x 18' x 10' x 13' x 28'.	S.F.	256.0000	\$1.34	\$343.04	CUSTOM
70 21-13-16-50-2660	Demo - Sprinkler system component, sprinkler heads, dry, pendent, K5.6, 1" NPT, 3" to 6" length, excludes supply piping Demo existing sprinklers.	Ea.	2.0000	\$60.90	\$121.80	CUSTOM
71 26-51-13-50-0940	Demo - Fluorescent fixture, interior, acrylic lens, grid recess ceiling mounted, 2 -32 W T8, 2' W x 4' L, incl lamps, mounting hardware and connections Demo existing ceiling fixtures.	Ea.	5.0000	\$153.80	\$769.00	CUSTOM

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Combined estimates...

Alternate						
Item	Description	UM	Quantity	Unit Cost	Total	Book
72 SPEC	Specialty Electrician Crew Specialty crew to install new card reader devices.	Daily	1.0000	\$1,434.40	\$1,434.40	CUSTOM
Alternate Total						\$12,846.75
Estimate Grand Total						94,604.22