



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 FS #5 Washroom Renovations - 4623-150

Estimator: Mark Holmes

Aurora FS #5 Washroom Renovations

Division Summary (MF04)

01 - General Requirements	\$35,185.00
02 - Existing Conditions	\$9,206.00
03 - Concrete	\$3,856.25
04 - Masonry	
05 - Metals	\$55.20
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$1,741.50
08 - Openings	\$1,440.00
09 - Finishes	\$65,301.50
10 - Specialties	\$16,575.75
11 - Equipment	
12 - Furnishings	\$4,052.00
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	\$100,658.75
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$250.92
25 - Integrated Automation	

Totalling Components

Priced Line Items	\$274,717.60
RSMeans CHICAGO, IL CCI 2022, 117.30%	\$47,526.14

26 - Electrical	\$13,461.65
27 - Communications	
28 - Electronic Safety and Security	
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	\$20,600.68
Trades	\$2,332.40
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$274,717.60

2020 City of Aurora JOC F.H. Paschen Standard (-7.0000%)	\$(22,557.06)
----------------------------------------------------------	---------------

Grand Total

\$299,686.68

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-0850-M Cost adjustment factors, dust protection, add to construction costs for particular job requirements, maximum Line item is used for all costs associated with protecting the adjacent spaces from dust spread. Line item includes all dust mitigation during demo, floor grinding, sawcutting, and during the general construction tasks.	Costs	300,000.0000	4.0000%	\$12,000.00	RSM22FAC
2	01-31-13-20-0260 Field personnel, superintendent, average Provide superintendent supervision for the duration of the project as required.	Week	5.0000	\$3,725.00	\$18,625.00	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 for each crew on site as required.	Ea.	20.0000	\$228.00	\$4,560.00	RSM22FAC
01 - General Requirements Total					\$35,185.00	
02 - Existing Conditions						
4	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 a dumpster for the duration of the project.	Week	8.0000	\$625.00	\$5,000.00	RSM22FAC
5	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 Line item includes all costs with bringing all removed materials outside as required.	C.Y.	80.0000	\$46.50	\$3,720.00	RSM22FAC
6	02-41-19-20-0100 Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only Line item includes all costs associated with dumping all construction debris.	Ton	6.0000	\$81.00	\$486.00	RSM22FAC
02 - Existing Conditions Total					\$9,206.00	
03 - Concrete						
7	03-30-53-40-9000 Structural concrete, in place, minimum labor/equipment charge Prep and pour new concrete after underground work is complete.	Job	1.0000	\$1,425.00	\$1,425.00	RSM22FAC
8	03-35-43-10-0210 Polished concrete floors, processing of interior floors, grinding and edging with diamond/metal matrix, 40-grit, includes wet grinding, wet vac pick-up, auto scrubbing between grit changes Grind all floors after the removal of the existing floor tile.	M.S.F.	0.7500	\$1,875.00	\$1,406.25	RSM22FAC
9	03-81-13-50-0590 Selective demolition, concrete slab cutting/sawing, minimum labor/equipment charge Line item includes all costs associated with the cutting of the concrete as required to install new HVAC and underground plumbing.	Job	1.0000	\$1,025.00	\$1,025.00	RSM22FAC
03 - Concrete Total					\$3,856.25	
05 - Metals						
10	05-12-23-65-0050 Steel plate, structural, for connections & stiffeners, 1/8" T, shop fabricated, incl shop primer	S.F.	6.0000	\$9.20	\$55.20	RSM22FAC

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

05 - Metals

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Line item is used to furnish and install all wall brackets for countertops as required.					
05 - Metals Total						\$55.20

07 - Thermal and Moisture Protection

11	07-92-13-20-0065	Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/2", in place Misc caulking as required.	L.F.	645.0000	\$2.70	\$1,741.50 RSM22FAC
07 - Thermal and Moisture Protection Total						\$1,741.50

08 - Openings

12	08-12-13-13-0025	Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 6'-8" Furnish and install new door frames as required.	Ea.	2.0000	\$330.00	\$660.00 RSM22FAC
13	08-14-16-09-0380	Door, wood, architectural, flush, interior, hollow core, 7 ply, walnut face, 3'-0" x 6'-8" x 1-3/8" thick Furnish and install new wood doors as required.	Ea.	2.0000	\$390.00	\$780.00 RSM22FAC
08 - Openings Total						\$1,440.00

09 - Finishes

14	09-01-70-10-0500	Gypsum wallboard, repairs, skim coat surface with joint compound Skim coat all surfaces that are scarred from demo as required.	S.F.	2,300.0000	\$0.49	\$1,127.00 RSM22FAC
15	09-01-90-94-0670	Surface preparation, interior, walls, sand, gypsum board and plaster, medium Sand all walls and ceilings to be painted as required.	S.F.	1,600.0000	\$0.28	\$448.00 RSM22FAC
16	09-28-13-10-0160	Cementitious backerboard, on wall, 3' x 5' x 1/2" sheet Furnish and install new backer board at new shower location.	S.F.	300.0000	\$4.89	\$1,467.00 RSM22FAC
17	09-29-10-30-1050	Gypsum wallboard, on ceilings, taped & finished, standard, 1/2" thick Furnish and install new drywall on ceiling as required.	S.F.	100.0000	\$2.20	\$220.00 RSM22FAC
18	09-30-13-20-1200	Ceramic tile, seal tile and grout with penetrating sealer Seal all new tile as required.	S.F.	2,050.0000	\$1.84	\$3,772.00 RSM22FAC
19	09-30-13-45-0100	Spacers, 1/8" Provide all spacers as required to install all floor and wall tiles.	C	600.0000	\$0.76	\$456.00 RSM22FAC
20	09-30-95-10-0200	Membrane, elastomeric, moisture resistant, anti-fracture, 1/16" thick Furnish and install Mapei waterproofing as required.	S.F.	500.0000	\$6.40	\$3,200.00 RSM22FAC
21	09-31-13-10-5500	Ceramic tile, walls, interior, thin set, 6" x 4-1/4" Furnish and install all new wall tiles as required.	S.F.	1,300.0000	\$21.00	\$27,300.00 RSM22FAC

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
22 09-32-13-10-2700	Ceramic tile, bullnose trim, mud set, 2" x 6" Furnish and install new schluter metal on all outside corners and edges.	L.F.	275.0000	\$15.90	\$4,372.50	RSM22FAC
23 09-32-16-10-0900	Quarry tile, floors, mud set, red, 6" x 6" x 1/2" thick, 3/4" thick P.C. bed, 1,000 S.F. lots Furnish and install new floor tile as required.	S.F.	750.0000	\$17.85	\$13,387.50	RSM22FAC
24 09-32-16-10-0900-2200	Quarry tile, 6" x 6" x 1/2" thick, for epoxy grout & mortar, add (Modified using 09-32-16-10-2200) Furnish and install new floor tile as required.	S.F.	750.0000	\$5.75	\$4,312.50	RSM22FAC
25 09-91-23-33-1000	Paints & coatings, interior, alkyd (oil base), flush door w/frame, 1 coat, brushwork, 3' x 7" Paint two new door frames and doors as required.	Ea.	2.0000	\$68.00	\$136.00	RSM22FAC
26 09-91-23-72-0200	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, primer or sealer coat, smooth finish, brushwork Prime all walls and ceilings as required.	S.F.	2,700.0000	\$0.60	\$1,620.00	RSM22FAC
27 09-91-23-72-0800	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, brushwork Paint all walls and ceilings as required.	S.F.	2,700.0000	\$1.29	\$3,483.00	RSM22FAC
09 - Finishes Total					\$65,301.50	

10 - Specialties

28 10-21-13-13-4200	Entrance screens, toilet, floor mounted, powder coated steel, 58" h x 48" w Furnish and install new toilet partition doors as required.	Ea.	2.0000	\$325.00	\$650.00	RSM22FAC
29 10-21-13-13-4704	Entrance screens, toilet, urinal screen, ceiling braced, powder coated steel, 18" w Furnish and install new urinal partitions as required.	Ea.	3.0000	\$485.00	\$1,455.00	RSM22FAC
30 10-28-19-10-3000	Shower/dressing compartments, shower enclosure, marble, stock design w/curtain, excludes plumbing Line item used to furnish and install solid surface shower surrounds.	Ea.	4.0000	\$3,250.00	\$13,000.00	RSM22FAC
31 10-51-13-10-0140	Lockers, steel, baked enamel, single tier box, 18" x 18" x 72" Furnish and install new lockers as required.	Ea.	3.0000	\$470.00	\$1,410.00	RSM22FAC
32 10-51-13-10-0140-5010	Lockers, for 'ready to assemble' lockers, add to labor (Modified using 10-51-13-10-5010) Furnish and install new lockers as required.	Ea.	3.0000	\$20.25	\$60.75	RSM22FAC
10 - Specialties Total					\$16,575.75	

12 - Furnishings

33 12-36-61-16-2400	Solid surface countertop, acrylic polymer, solid colors, with silicone attached 4" backsplash, pricing for orders of 1-50 LF, 25" wide	L.F.	14.0000	\$178.00	\$2,492.00	RSM22FAC
---------------------	----------------------------------------------------------------------------------------------------------------------------------------	------	---------	----------	------------	----------

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

12 - Furnishings

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Furnish and install new countertops as required.					
34 12-36-61-17-0015	Vanity top, solid surface, center bowl, 17" x19" Furnish and install new solid surface integral bowls as required.	Ea.	4.0000	\$390.00	\$1,560.00	RSM22FAC
12 - Furnishings Total					\$4,052.00	

22 - Plumbing

35 22-07-19-10-4286	Insulation, pipe (price copper tube one size less than I.P.S.), cellular glass, closed cell foam, all service jacket, sealant, 0 water vapor transmission, working temperature (-450 Deg.F to +900 Deg.F), 1" wall, 1/2" iron pipe size, includes sealant copper pipe insulation. Line item used to represent multiple pipe sizings as the CTC does not include all piping insulation sizes required.	L.F.	360.0000	\$27.50	\$9,900.00	RSM22FAC
36 22-07-19-10-4286-4140	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) copper pipe insulation. Line item used to represent multiple pipe sizings as the CTC does not include all piping insulation sizes required.	L.F.	360.0000	\$1.89	\$680.40	RSM22FAC
37 22-07-19-10-4301	Insulation, pipe (price copper tube one size less than I.P.S.), cellular glass, closed cell foam, all service jacket, sealant, 0 water vapor transmission, working temperature (-450 Deg.F to +900 Deg.F), 1-1/2" wall, 1" iron pipe size, includes sealant copper pipe insulation.	L.F.	65.0000	\$25.00	\$1,625.00	RSM22FAC
38 22-07-19-10-4301-4140	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) copper pipe insulation.	L.F.	65.0000	\$2.16	\$140.40	RSM22FAC
39 22-07-19-10-4304	Insulation, pipe (price copper tube one size less than I.P.S.), cellular glass, closed cell foam, all service jacket, sealant, 0 water vapor transmission, working temperature (-450 Deg.F to +900 Deg.F), 1-1/2" wall, 2-1/2" iron pipe size, includes sealant copper pipe insulation.	L.F.	65.0000	\$38.00	\$2,470.00	RSM22FAC
40 22-07-19-10-4304-4140	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) copper pipe insulation.	L.F.	65.0000	\$2.53	\$164.45	RSM22FAC
41 22-11-13-23-1140	Pipe, copper, tubing, solder, 1/2" diameter, type K, includes coupling & clevis hanger assembly 10' OC Furnish and install new copper piping.	L.F.	225.0000	\$19.20	\$4,320.00	RSM22FAC
42 22-11-13-23-1140-4140	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 copper piping.	L.F.	225.0000	\$1.79	\$402.75	RSM22FAC

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

22 - Plumbing

Item	Description	UM	Quantity	Unit Cost	Total	Book
43 22-11-13-23-1180	Pipe, copper, tubing, solder, 3/4" diameter, type K, includes coupling & clevis hanger assembly 10' OC Furnish and install new copper piping.	L.F.	50.0000	\$25.00	\$1,250.00	RSM22FAC
44 22-11-13-23-1180-4140	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 copper piping.	L.F.	50.0000	\$1.89	\$94.50	RSM22FAC
45 22-11-13-23-1200	Pipe, copper, tubing, solder, 1" diameter, type K, includes coupling & clevis hanger assembly 10' OC Furnish and install new copper piping.	L.F.	50.0000	\$30.50	\$1,525.00	RSM22FAC
46 22-11-13-23-1200-4140	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 copper piping.	L.F.	50.0000	\$2.11	\$105.50	RSM22FAC
47 22-11-13-23-1220	Pipe, copper, tubing, solder, 1-1/4" diameter, type K, includes coupling & clevis hanger assembly 10' OC Furnish and install new copper piping.	L.F.	50.0000	\$37.50	\$1,875.00	RSM22FAC
48 22-11-13-23-1220-4140	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 copper piping.	L.F.	50.0000	\$2.49	\$124.50	RSM22FAC
49 22-11-13-23-1240	Pipe, copper, tubing, solder, 1-1/2" diameter, type K, includes coupling & clevis hanger assembly 10' OC Furnish and install new copper piping.	L.F.	30.0000	\$45.50	\$1,365.00	RSM22FAC
50 22-11-13-23-1240-4140	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 copper piping.	L.F.	30.0000	\$2.79	\$83.70	RSM22FAC
51 22-11-13-23-1260	Pipe, copper, tubing, solder, 2" diameter, type K, includes coupling & clevis hanger assembly 10' OC Furnish and install new copper pipe.	L.F.	45.0000	\$65.00	\$2,925.00	RSM22FAC
52 22-11-13-23-1260-4140	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 copper pipe.	L.F.	45.0000	\$3.49	\$157.05	RSM22FAC
53 22-11-13-25-0680	Coupling, copper, wrought, copper x copper, 1/2" Copper fittings.	Ea.	150.0000	\$42.00	\$6,300.00	RSM22FAC
54 22-11-13-25-0680-4140	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) Copper fittings.	Ea.	150.0000	\$6.38	\$957.00	RSM22FAC

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

22 - Plumbing

Item	Description	UM	Quantity	Unit Cost	Total	Book
55 22-11-13-25-0700	Coupling, copper, wrought, copper x copper, 3/4" Copper fittings.	Ea.	40.0000	\$47.50	\$1,900.00	RSM22FAC
56 22-11-13-25-0700-4140	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) Copper fittings.	Ea.	40.0000	\$6.63	\$265.20	RSM22FAC
57 22-11-13-25-0710	Coupling, copper, wrought, copper x copper, 1" Copper fittings.	Ea.	20.0000	\$61.00	\$1,220.00	RSM22FAC
58 22-11-13-25-0710-4140	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) Copper fittings.	Ea.	20.0000	\$7.75	\$155.00	RSM22FAC
59 22-11-13-25-0715	Coupling, copper, wrought, copper x copper, 1-1/4" Copper fittings.	Ea.	20.0000	\$73.00	\$1,460.00	RSM22FAC
60 22-11-13-25-0715-4140	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) Copper fittings.	Ea.	20.0000	\$8.25	\$165.00	RSM22FAC
61 22-11-13-25-0716	Coupling, copper, wrought, copper x copper, 1-1/2" Copper fittings.	Ea.	10.0000	\$87.00	\$870.00	RSM22FAC
62 22-11-13-25-0716-4140	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) Copper fittings.	Ea.	10.0000	\$9.25	\$92.50	RSM22FAC
63 22-11-13-25-0718	Coupling, copper, wrought, copper x copper, 2" Copper fittings.	Ea.	10.0000	\$116.00	\$1,160.00	RSM22FAC
64 22-11-13-25-0718-4140	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) Copper fittings.	Ea.	10.0000	\$10.75	\$107.50	RSM22FAC
65 22-11-13-74-1910	Pipe, plastic, PVC, 2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10' Furnish and install new waste and vent piping.	L.F.	160.0000	\$39.00	\$6,240.00	RSM22FAC
66 22-11-13-74-1910-4140	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 waste and vent piping.	L.F.	160.0000	\$4.26	\$681.60	RSM22FAC
67 22-11-13-74-1930	Pipe, plastic, PVC, 3" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	150.0000	\$52.00	\$7,800.00	RSM22FAC

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

22 - Plumbing

Item	Description	UM	Quantity	Unit Cost	Total	Book
Furnish and install new waste and vent piping.						
68 22-11-13-74-1930-4140	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 waste and vent piping.	L.F.	150.0000	\$4.74	\$711.00	RSM22FAC
69 22-11-13-74-1940	Pipe, plastic, PVC, 4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10' Furnish and install new PVC piping as required.	L.F.	90.0000	\$48.50	\$4,365.00	RSM22FAC
70 22-11-13-74-1940-4140	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 PVC piping as required.	L.F.	90.0000	\$5.25	\$472.50	RSM22FAC
71 22-11-13-76-3430	Coupling, plastic, PVC, white, socket joint, 2", schedule 40 PVC fittings.	Ea.	40.0000	\$45.50	\$1,820.00	RSM22FAC
72 22-11-13-76-3430-4140	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) PVC fittings.	Ea.	40.0000	\$6.88	\$275.20	RSM22FAC
73 22-11-13-76-3450	Coupling, plastic, PVC, white, socket joint, 3", schedule 40 PVC fittings.	Ea.	30.0000	\$78.00	\$2,340.00	RSM22FAC
74 22-11-13-76-3450-4140	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) PVC fittings.	Ea.	30.0000	\$11.00	\$330.00	RSM22FAC
75 22-11-13-76-3460	Coupling, plastic, PVC, white, socket joint, 4", schedule 40 PVC fittings.	Ea.	13.0000	\$100.00	\$1,300.00	RSM22FAC
76 22-11-13-76-3460-4140	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) PVC fittings.	Ea.	13.0000	\$13.75	\$178.75	RSM22FAC
77 22-13-19-13-2040	Drain, floor, medium duty, cast iron, deep flange, 7" diameter top, 2" and 3" pipe size Furnish and install new floor drains for each shower as required.	Ea.	4.0000	\$585.00	\$2,340.00	RSM22FAC
78 22-13-19-13-2040-4140	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 floor drains for each shower as required.	Ea.	4.0000	\$21.00	\$84.00	RSM22FAC
79 22-41-13-13-1050	Water closet, tank type, vitreous china, floor mounted, one piece, includes seat, supply pipe with stop Furnish and install new toilets as required.	Ea.	2.0000	\$1,300.00	\$2,600.00	RSM22FAC

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

22 - Plumbing

Item	Description	UM	Quantity	Unit Cost	Total	Book
80	22-41-13-13-1050-1980 Water closet, tank type, vitreous china, floor mounted, rough-in, supply, waste and vent, one piece (Modified using 22-41-13-13-1980) Furnish and install new toilets as required.	Ea.	2.0000	\$920.00	\$1,840.00	RSM22FAC
81	22-41-13-13-1050-4140 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 toilets as required.	Ea.	2.0000	\$47.50	\$95.00	RSM22FAC
82	22-41-23-20-1580 Shower, stall, baked enamel, terrazzo receptor, corner angle, 36", includes drain only, excludes valve control and door/curtain Furnish and install new terrazzo shower bases as required.	Ea.	3.0000	\$2,850.00	\$8,550.00	RSM22FAC
83	22-41-23-20-1580-4140 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 terrazzo shower bases as required.	Ea.	3.0000	\$52.25	\$156.75	RSM22FAC
84	22-41-23-40-5200 Shower, built-in head, arm, by-pass, integral stops, handles Furnish and install new shower trim as required.	Ea.	4.0000	\$585.00	\$2,340.00	RSM22FAC
85	22-41-23-40-5200-4140 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 shower trim as required.	Ea.	4.0000	\$38.75	\$155.00	RSM22FAC
86	22-41-23-40-5900 Shower, mixing valve, exposed, tub/shower Furnish and install new shower trim as required.	Ea.	4.0000	\$1,075.00	\$4,300.00	RSM22FAC
87	22-41-23-40-5900-4140 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 shower trim as required.	Ea.	4.0000	\$23.25	\$93.00	RSM22FAC
88	22-41-39-10-2280 Faucets/fittings, lavatory faucet, center set with single control lever handle, satin nickel, with pop-up drain Furnish and install new lavatory faucets as required.	Ea.	3.0000	\$535.00	\$1,605.00	RSM22FAC
89	22-41-39-10-2280-4140 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 lavatory faucets as required.	Ea.	3.0000	\$21.00	\$63.00	RSM22FAC
90	22-42-13-16-3140 Urinal, wall hung, vitreous china, with self-closing valve, water saving, .5 gpf Furnish and install new urinals as required.	Ea.	2.0000	\$1,175.00	\$2,350.00	RSM22FAC
91	22-42-13-16-3140-3300 Urinal, wall hung, rough-in, supply, waste and vent (Modified using 22-42-13-16-3300) Furnish and install new urinals as required.	Ea.	2.0000	\$1,450.00	\$2,900.00	RSM22FAC

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

22 - Plumbing

Item	Description	UM	Quantity	Unit Cost	Total	Book
92 22-42-13-16-3140-4140	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 urinals as required.	Ea.	2.0000	\$83.75	\$167.50	RSM22FAC
93 22-42-39-10-0950	Faucets/fittings, flush valve, urinal, exposed stall, pedestal, top spud Furnish and install new urinals as required.	Ea.	2.0000	\$305.00	\$610.00	RSM22FAC
94 22-42-39-10-0950-4140	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 urinals as required.	Ea.	2.0000	\$17.50	\$35.00	RSM22FAC
22 - Plumbing Total					\$100,658.75	

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

95 23-37-13-30-1020	Grille, steel, air return, 10" x 6" Furnish and install new grilles.	Ea.	2.0000	\$61.50	\$123.00	RSM22FAC
96 23-37-13-30-1020-4140	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 grilles.	Ea.	2.0000	\$5.63	\$11.26	RSM22FAC
97 23-37-13-60-4060	Register, air supply, floor, enameled steel, 6" x 8", includes toe operated damper Furnish and install new floor grilles.	Ea.	2.0000	\$53.50	\$107.00	RSM22FAC
98 23-37-13-60-4060-4140	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 floor grilles.	Ea.	2.0000	\$4.83	\$9.66	RSM22FAC
23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total					\$250.92	

26 - Electrical

99 26-05-33-16-0160	Outlet boxes, pressed steel, for Romex or BX, 4" square Furnish and install new outlets as required.	Ea.	5.0000	\$47.50	\$237.50	RSM22FAC
100 26-05-33-16-0160-4020	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 new outlets as required.	Ea.	5.0000	\$6.63	\$33.15	RSM22FAC
101 26-05-33-16-0160-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new outlets as required.	Ea.	5.0000	\$2.65	\$13.25	RSM22FAC
102 26-05-90-10-8270	Bathroom vent fan, residential, hook-up, (use w/above hook-up), low noise model, 50 CFM	Ea.	3.0000	\$109.00	\$327.00	RSM22FAC

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
Furnish and install new shower exhaust fans as required.						
103 26-05-90-10-8270-4020	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 shower exhaust fans as required.	Ea.	3.0000	\$8.88	\$26.64	RSM22FAC
104 26-05-90-10-8270-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new shower exhaust fans as required.	Ea.	3.0000	\$3.55	\$10.65	RSM22FAC
105 26-27-26-20-2482	Duplex receptacle, ground fault interrupting, 20 amp Furnish and install new receptacles as required.	Ea.	5.0000	\$63.00	\$315.00	RSM22FAC
106 26-27-26-20-2482-4020	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 receptacles as required.	Ea.	5.0000	\$4.90	\$24.50	RSM22FAC
107 26-27-26-20-2482-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new receptacles as required.	Ea.	5.0000	\$1.96	\$9.80	RSM22FAC
108 26-27-26-20-2800	Wall plate, stainless steel, 2 gang Wall plates as needed.	Ea.	5.0000	\$31.50	\$157.50	RSM22FAC
109 26-27-26-20-2800-4020	Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, office building (Modified using 26-01-02-20-4020) Wall plates as needed.	Ea.	5.0000	\$2.50	\$12.50	RSM22FAC
110 26-27-26-20-2800-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Wall plates as needed.	Ea.	5.0000	\$1.00	\$5.00	RSM22FAC
111 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 can lights as required.	Ea.	20.0000	\$485.00	\$9,700.00	RSM22FAC
112 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 can lights as required.	Ea.	20.0000	\$16.50	\$330.00	RSM22FAC
113 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 can lights as required.	Ea.	20.0000	\$6.60	\$132.00	RSM22FAC
114 26-51-13-70-2600	Incandescent fixture, residential, interior, pendent mounted, globe with shade, 150 watt Furnish and install new bathroom vanity lights as required.	Ea.	2.0000	\$241.00	\$482.00	RSM22FAC
115 26-51-13-70-2600-4020	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 bathroom vanity lights as required.	Ea.	2.0000	\$6.63	\$13.26	RSM22FAC

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
116 26-51-13-70-2600-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new bathroom vanity lights as required.	Ea.	2.0000	\$2.65	\$5.30	RSM22FAC
117 26-52-13-10-0700	Emergency lighting units, nickel cadmium battery operated, twin sealed beam light, 25 W, 6 V each Furnish and install new EM lighting as required.	Ea.	2.0000	\$590.00	\$1,180.00	RSM22FAC
118 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 new EM lighting as required.	Ea.	2.0000	\$33.00	\$66.00	RSM22FAC
119 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 new EM lighting as required.	Ea.	2.0000	\$13.20	\$26.40	RSM22FAC
120 26-52-13-16-0200	Exit lighting, LED standard, single face, ceiling or wall mount Furnish and install new exit lights as required.	Ea.	2.0000	\$154.00	\$308.00	RSM22FAC
121 26-52-13-16-0200-4020	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 lights as required.	Ea.	2.0000	\$16.50	\$33.00	RSM22FAC
122 26-52-13-16-0200-6210	Labor adjustment factor (electrical), movement of material and equipment through finished areas (Modified using 26-01-02-20-6210) Furnish and install new exit lights as required.	Ea.	2.0000	\$6.60	\$13.20	RSM22FAC
26 - Electrical Total					\$13,461.65	

Alternate

123 01-31-13-30-0050	Insurance, standard builders risk, maximum	Job	300,000.0000	1.2000%	\$3,600.00	CUSTOM
124 08-12-13-13-0025	Demo - Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 6'-8" Furnish and install new door frames as required.	Ea.	3.0000	\$92.40	\$277.20	CUSTOM
125 08-14-16-09-0380	Demo - Door, wood, architectural, flush, interior, hollow core, 7 ply, walnut face, 3'-0" x 6'-8" x 1-3/8" thick Remove and dispose of the existing doors as required.	Ea.	3.0000	\$84.20	\$252.60	CUSTOM
126 09-29-10-30-1050	Demo - Gypsum wallboard, on ceilings, taped & finished, standard, 1/2" thick Remove and dispose of the existing hard ceiling as required.	S.F.	100.0000	\$1.87	\$187.00	CUSTOM
127 09-31-13-10-3300	Demo - Ceramic tile, floors, glazed, porcelain type, 1 color, color group 2, 1" x 1" Remove and dispose of the existing floor tile.	S.F.	500.0000	\$6.52	\$3,260.00	CUSTOM
128 10-28-19-10-3000	Demo - Shower/dressing compartments, shower enclosure, marble, stock design w/curtain, excludes plumbing Remove and dispose of the existing shower surrounds as required.	Ea.	4.0000	\$1,077.50	\$4,310.00	CUSTOM

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

Alternate							
Item	Description			UM	Quantity	Unit Cost	Total Book
129 12-36-61-16-2400	Demo - Solid surface countertop, acrylic polymer, solid colors, with silicone attached 4" backsplash, pricing for orders of 1-50 LF, 25" wide Remove and dispose of the existing countertop.			L.F.	11.0000	\$76.25	\$838.75 CUSTOM
130 12-36-61-17-0015	Demo - Vanity top, solid surface, center bowl, 17" x19" Remove and dispose			Ea.	3.0000	\$60.00	\$180.00 CUSTOM
131 22-41-13-13-1050	Demo - Water closet, tank type, vitreous china, floor mounted, one piece, includes seat, supply pipe with stop Remove and dispose of the existing toilet as required.			Ea.	1.0000	\$304.50	\$304.50 CUSTOM
132 22-41-16-13-7660	Demo - Lavatory, pedestal, vitreous china, white, 26" x 20", includes trim Remove and dispose of the existing lavatories as required.			Ea.	3.0000	\$247.00	\$741.00 CUSTOM
133 22-41-23-20-1580	Demo - Shower, stall, baked enamel, terrazzo receptor, corner angle, 36", includes drain only, excludes valve control and door/curtain Remove and dispose of the existing showers as required.			Ea.	3.0000	\$320.00	\$960.00 CUSTOM
134 22-41-23-40-5200	Demo - Shower, built-in head, arm, by-pass, integral stops, handles Remove and dispose of the existing shower trim as required.			Ea.	3.0000	\$238.50	\$715.50 CUSTOM
135 22-41-23-40-5900	Demo - Shower, mixing valve, exposed, tub/shower Remove and dispose			Ea.	4.0000	\$140.00	\$560.00 CUSTOM
136 22-41-39-10-2280	Demo - Faucets/fittings, lavatory faucet, center set with single control lever handle, satin nickel, with pop-up drain Remove and dispose of the existing faucets as required.			Ea.	3.0000	\$128.00	\$384.00 CUSTOM
137 22-42-39-10-0950	Demo - Faucets/fittings, flush valve, urinal, exposed stall, pedestal, top spud Remove and dispose of the existing urinals as required.			Ea.	2.0000	\$107.00	\$214.00 CUSTOM
138 23-37-13-30-1020	Demo - Grille, steel, air return, 10" x 6" Remove and dispose			Ea.	2.0000	\$35.10	\$70.20 CUSTOM
139 23-37-13-60-4060	Demo - Register, air supply, floor, enameled steel, 6" x 8", includes toe operated damper Remove and dispose			Ea.	2.0000	\$29.85	\$59.70 CUSTOM
140 26-05-33-16-0160	Demo - Outlet boxes, pressed steel, for Romex or BX, 4" square Remove and dispose			Ea.	5.0000	\$40.73	\$203.65 CUSTOM
141 26-05-90-10-8270	Demo - Bathroom vent fan, residential, hook-up, (use w/above hook-up), low noise model, 50 CFM Remove and dispose			Ea.	3.0000	\$54.00	\$162.00 CUSTOM
142 26-27-26-20-2482	Demo - Duplex receptacle, ground fault interrupting, 20 amp Remove and dispose			Ea.	5.0000	\$30.00	\$150.00 CUSTOM
143 26-27-26-20-2800	Demo - Wall plate, stainless steel, 2 gang Remove and dispose			Ea.	5.0000	\$15.22	\$76.10 CUSTOM

Final Estimate

Estimator: David P. Roy

Aurora FS #5 Washroom Renovations

Alternate

Item	Description	UM	Quantity	Unit Cost	Total	Book
144 26-51-13-55-0100	Demo - Interior LED fixtures, downlight, recess mounted, 25 watt, 7.5" diameter, incl lamps, mounting hardware and connections Remove and dispose as required.	Ea.	20.0000	\$100.00	\$2,000.00	CUSTOM
145 26-51-13-70-2600	Demo - Incandescent fixture, residential, interior, pendent mounted, globe with shade, 150 watt Remove and dispose	Ea.	2.0000	\$40.80	\$81.60	CUSTOM
146 26-52-13-10-0700	Demo - Emergency lighting units, nickel cadmium battery operated, twin sealed beam light, 25 W, 6 V each Remove and dispose.	Ea.	2.0000	\$205.00	\$410.00	CUSTOM
147 26-52-13-16-0200	Demo - Exit lighting, LED standard, single face, ceiling or wall mount Remove and dispose	Ea.	2.0000	\$101.75	\$203.50	CUSTOM
148 32-33-43-13-0550	Demo - Site seating, park benches, steel barstock pedestals, backless, 4 x 4 wood plank, 8' long Remove and dispose of the existing bench as required. 18/8 = 2.25	Ea.	2.2500	\$177.50	\$399.38	CUSTOM
Alternate Total					\$20,600.68	

Trades

149 SHEE	Sheet Metal Workers - 2022 RSMeans Facilities O&P Rate Provide one man for one day to balance the air as required.	Hour	8.0000	\$105.15	\$841.20	Trades
150 SKWK	Skilled Workers Average (35 trades) - 2022 RSMeans Facilities O&P Rate Provide 16 man hours to tape and finish all demo scars as required.	Hour	16.0000	\$93.20	\$1,491.20	Trades
Trades Total					\$2,332.40	

Estimate Grand Total

299,686.68