

The background of the page is a dark blue, semi-transparent aerial photograph of a city or town. The map shows a network of streets, buildings, and green spaces, with a prominent road or highway running diagonally across the center. The overall tone is professional and technical.

# APPENDIX C

# COST ESTIMATES



Gary-Chicago  
International Airport  
Gary, Indiana



Prepared for:

Jacobsen | Daniels  
121 Pearl Street  
Ypsilanti, MI 48197

CON·NICO

## Master Plan Update

Rough Order of Magnitude Estimate

**Report Date:**

May 11, 2020

**Revision Date:**

December 1, 2020

**Revision No.:**

4

December 1, 2020

(615) 758-7474  
[www.connico.com](http://www.connico.com)

Ms. Julie Kenfield  
Jacobsen | Daniels  
121 Pearl Street  
Ypsilanti, MI 48197

RE: Master Plan Update  
Gary-Chicago International Airport  
Gary, Indiana  
Rough Order of Magnitude Estimate

Dear Ms. Kenfield:

We are pleased to present the revised Rough Order of Magnitude Estimate for the referenced project. The Estimate has been drawn from the information noted in Exhibit A.

Included within the report are our Estimate Notes, which outline the criteria and allowances that were used to produce the estimate.

We appreciate the opportunity to work with you on this project. Should you have any questions or need additional information, please contact us at your convenience.

Sincerely,  
CONNICO INCORPORATED



Charl J. Nesar, MRICS, CCP  
Director  
[cjneser@connico.com](mailto:cjnesar@connico.com)



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CI File No. 4011.16

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## **INTRODUCTION**

### **TASK OUTLINE**

- ➔ Jacobsen | Daniels retained Connico Incorporated as cost consultants to provide an estimate of probable cost for the Master Plan Update project in at Gary-Chicago International Airport in Gary, Indiana. The estimate was based on plans, specifications and other information, as noted in Exhibit A of this report.
- ➔ In providing estimates of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's estimates of probable construction costs are made based on the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's estimate of probable construction cost.
- ➔ The Estimate of Probable Cost has been prepared based on information prepared/provided by others. Connico has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions that may be incorporated because of erroneous information provided by others.

### **PROJECT DESCRIPTION**

The Master Plan CIP Project, as defined on the GYY Master Plan CIP Project List dated April 23, 2020, includes the following:

- A-1 Extend Rwy 2-20 & TW B North
- A-2 Rehabilitate TW A - Phase II
- A-3 TW A RW Connectors (RIM - Direct Access)
- A-4 TW C Decommissioning to Service Road
- A-5 Construct East De-ice Pad
- A-6 Install Deice Infrastructure for West Bay to De-ice Pad
- L-1 Relocate Airport Road
- L-2 Southeast Service Road Extension
- S-1 New Air Traffic Control Tower (ATCT)
- S-2 Construct New ARFF Facility
- S-3 Construct New Electrical Vault
- S-4 Construct New Administrative Offices
- S-5 Air Cargo Infrastructure
- S-6 SRE Building Expansion
- S-7 New T-Hangar Campus
- S-8 Construct New Airport Maintenance and Operations Complex
- T-1 Construct New Terminal
- F-3 Shift TW A by 7 Ft. Between TW A-2 and TW A-8
- F-4 Shift Apron Edge Taxiway

## MARKET INFORMATION

- COVID-19 first started to impact the US economy in February 2020. Economic data suggest that the low point for the recession was in May 2020, and that recovery began in June 2020. As of 4Q 2020 the US economy is slowly recovering but is not close to pre-COVID-19 levels. It is anticipated that this may not occur until 2022. However, this assumes that a viable COVID-19 vaccine is developed and widely adopted. Should that not be the case, or if the COVID-19 pandemic resurges and becomes more widespread, the US economy could be severely impacted, with the possibility of local or regional shutdowns taking effect.
- The construction industry has been impacted by COVID-19 in multiple ways. The shortage of skilled construction labor that existed prior to the COVID-19 pandemic has been exacerbated by the pandemic. Funding for many construction projects has been suspended as State and Local Governments (and Airport Authorities) struggle to balance operational necessities against reduced income or tax revenue. Additionally, projects under construction during the pandemic have experienced significant supply chain disruptions and increases in basic construction material prices. The culmination of all these factors has resulted in fewer bidding opportunities for contractors, leading to bid day pricing inconsistencies that are difficult to forecast.
- The commercial construction sector continues to lag behind the levels set in 2019, and the forecast for 2021 shows only limited growth over 2020 levels. There are clearly political ramifications to be considered as well, as recovery into 2021 and beyond assumes some level of Government intervention with the release of a further funding initiative in 2021. Should this not happen recovery could be delayed. Additionally, Congress may pass an infrastructure bill in 2021 that would provide a significant boost to the construction industry.
- The estimate attempts to incorporate known impacts due to current market conditions, material pricing and labor impacts existing in the current market. However, the estimate cannot, and does not, reflect all potential economic impacts that may affect the construction market or the cost of the work. The impacts on material and labor availability have not been fully realized and the bidding and construction environment is in active flux as we continue to face uncertainty. Construction durations may be impacted by any of these conditions. We would recommend that the Owner carries a contingency fund in their project budget to address market volatility.

## **ESTIMATE NOTES**

### **GENERAL**

→ Connico did not perform a limited site observation in preparing this estimate.

### **MARKUPS AND SOFT COSTS**

→ The following “direct” markups on the cost of work are included in the estimate, based on traditional design, bid, build:

#### **General Contractor Markups**

Estimating Design Evolution	25.0%
Project Logistics & Labor Factor	3.5%
General Requirements, Phasing & Temporary Construction	5.0%
General Conditions	8.0%
General Contractor’s Overhead & Profit	5.0%
Insurance	2.5%
Payment & Performance Bonds	1.0%
Sustainability Requirements	0.0%

→ The following “indirect” markups (also known as ‘Owner’s Soft Costs’) are included in the estimate.

#### **Owner’s Soft Costs**

Program Management	0.0%
Construction Manager	0.0%
Planning & Preconstruction	0.2%
Architectural / Engineering Design	10.0%
Architectural / Engineering Construction Admin	2.0%
Airport Staff	4.0%
Materials Testing/Inspection/Commissioning	2.5%
Plan Check Services	0.1%
Cost Estimating & Scheduling	0.5%
Miscellaneous Owner Costs (i.e. Legal)	1.0%
Artwork	1.0%
Owner’s Construction Contingency	0.0%
Project Contingency	0.0%
Escalation	0.0%

→ A twenty five percent (25%) estimating design evolution has been included in the estimate for unforeseen work and final detailing that may be necessary to accomplish the project scope of work. The design evolution is not intended to be used for additions to the general scope of work.

- A project logistics and labor factor allowance has been included in the estimate to account for inefficiencies (i.e. remote staging, security, busing, etc.) associated with working at the Airport.
- A project phasing and temporary construction allocation has been included in the estimate to account for the phasing and temporary work that will be required during construction operations.
- An allowance for insurance is included in the unit rates in the estimate. There are many variables that will impact the cost of insurance including, but not limited to, the contractor's performance history, project size, complexity, location and phasing. Additionally, insurance costs will change if the Owner selects an Owner or Contractor Controlled Insurance Policy.
- An allowance for payment and performance bonds is included in the unit rates in the estimate. There are many variables that will impact the cost of payment and performance bonds including, but not limited to, the contractor's performance history, project size, complexity, location and phasing.
- The estimate is costed on the understanding that there will be free and open competition at all levels of contracting, that there will not be a restricted bidders list either for general or trade contractors, that there will be a minimum three general contract bidders and at minimum three sub bids will be available for each trade involved. The Owner can facilitate these conditions by ensuring that the project is publicly advertised for bids in general circulation as well as trade publications where advertisements for bid are regularly posted, that prequalification requirements, if prequalification of either general or sub bidders is contemplated, are not unduly restrictive, and by maintaining good industry relations.
- The estimate does not include an Owner's construction contingency to be utilized for changes and / or additions to the scope of work during construction.
- The estimate does not include a project contingency.
- The estimate is based on fourth quarter 2020 dollars with no adjustment for escalation.
- The estimate is costed on the understanding that there will be a requirement to utilize "prevailing wages" on the project.
- The estimate includes an allowance for an independent testing agency to provide field and lab testing of construction materials and to provide construction inspections.
- The estimate excludes design/build fees, construction management fees, building permit and fees, overtime and after hours' work.
- The estimate does not include any allowance for fees normally attributed to the Owner such as Real Estate fees, Impact fees, Tap fees, etc.
- Allowances included in the Estimate are amounts the Owner should expect to spend.

The following items are not included in the estimate:

- Tenant Relocations
- Lease Buy-Outs

**ESTIMATE SUMMARY**



<b>Project Title</b>	GYM Masterplan Update		
<b>Location</b>	Gary / Chicago International Airport		
<b>Submittal Stage</b>	Rough Order of Magnitude Estimate		
<b>Client Name</b>	Jacobsen   Daniels		
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid</b>		<b>CI Project No.</b>	4011.16
<b>Opening Date</b>			
<b>Project Manager</b>	MGF	<b>Checked by</b>	CJN

## Gary-Chicago International Airport Master Plan Update

### SUMMARY

DESCRIPTION	TOTAL
A-1 Extend Rwy 2-20 & TW B North	\$ 41,564,710
A-2 Rehabilitate TW A - Phase II	\$ 11,336,512
A-3 TW A RW Connectors (RIM - Direct Access)	\$ 16,667,189
A-4 TW C Decommissioning to Service Road	\$ 68,580
A-5 Construct East De-ice Pad	\$ 2,299,128
A-6 Install Deice Infrastructure for West Bay to De-ice Pad	\$ 1,529,163
L-1 Relocate Airport Road	\$ 76,091,404
L-2 Southeast Service Road Extension	\$ 1,371,608
S-1 New Air Traffic Control Tower (ATCT)	\$ 11,519,729
S-2 Construct New ARFF Facility	\$ 9,591,044
S-3 Construct New Electrical Vault	\$ 5,538,409
S-4 Construct New Administrative Offices	\$ 7,261,278
S-5 Air Cargo Infrastructure	\$ 9,675,842
S-6 SRE Building Expansion	\$ 6,308,391
S-7 New T-Hangar Campus	\$ 23,068,331
S-8 Construct New Airport Maintenance and Operations Complex	\$ 16,548,810
T-1 Construct New Terminal	\$ 72,597,707
F-3 Shift TW A by 7 Ft. Between TW A-2 and TW A-8	\$ 2,278,733
F-4 Shift Apron Edge Taxiway	\$ 6,780,634
<b>Opinion of Probable Program Cost</b>	<b>\$ 322,097,202</b>

**The following markups are included in the project costs:**

Estimating Design Evolution	25.0%
<b>General Contractors Markups</b>	
Project Logistics & Labor Factor	3.5%
General Requirements, Phasing & Temporary Construction	5.0%
General Conditions	8.0%
General Contractors Overhead & Profit	5.0%
Insurance	2.5%
Payment & Performance Bonds	1.0%
Sustainability Requirements	0.0%

# Gary-Chicago International Airport Master Plan Update

## SUMMARY

DESCRIPTION	TOTAL
<b>Owner's Soft Costs</b>	
Program Management	0.0%
Construction Manager	0.0%
Planning & Preconstruction	0.2%
Architectural / Engineering Design	10.0%
Architectural / Engineering Construction Admin	2.0%
Airport Staff	4.0%
Materials Testing / Inspection / Commissioning	2.5%
Plan Check Services	0.1%
Cost Estimating & Scheduling	0.5%
Miscellaneous Owner Costs (i.e. Legal)	1.0%
Artwork (Terminal Only)	1.0%
Owner's Construction Contingency	0.0%
Project Contingency	0.0%
Escalation (To Mid-Point Construction)	0.0%

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### Units - Key

ls = Lump Sum  
alw = Allowance  
ac = Acres  
sy = Square Yards  
lf = Linier Feet  
ea = Each  
cy = Cubic Yards  
sf = Square Feet  
tns = Tons  
pr = Pair  
lvs = Leafs  
flt = Flights  
stp = Stops  
lb = Pounds

**ESTIMATE DETAIL**



Project Title		GYG Masterplan Update	
Location		Gary / Chicago International Airport	
Submittal Stage		Rough Order of Magnitude Estimate	
Client Name		Jacobsen   Daniels	
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

### Extend Rwy 2-20 & TW B North

#### DETAIL

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$ 2,512,800.00	\$ 2,512,800
1001		Safety & Security (3%)	1	ls	\$ 731,900.00	\$ 731,900
1002		Temporary Construction Items (2%)	1	ls	\$ 478,400.00	\$ 478,400
1003		Drainage Allowance	1	alw	\$ 2,174,400.00	\$ 2,174,400
1004		Utility Relocation	1	alw	\$ 250,000.00	\$ 250,000
1005		Miscellaneous Demolition	1	alw	\$ 150,000.00	\$ 150,000
1006		Wetland Mitigation	1	alw	\$ 1,000,000.00	\$ 1,000,000
1007		Clearing and Grubbing	9	ac	\$ 5,000.00	\$ 45,000
1008		Pavement Demolition	16,000	sy	\$ 15.00	\$ 240,000
1009		Borrow Fill	550,000	cy	\$ 20.00	\$ 11,000,000
1010		Unclassified Excavation	17,597	cy	\$ 15.00	\$ 263,950
1011		Runway Pavement (15" P-501, 6" Stabilized Base, 19" P-209, Subgrade Prep., Markings)	23,333	sy	\$ 150.00	\$ 3,500,000
1012		Taxiway Pavement (14" P-501, 7" HMA Base, 8" P-209, Subgrade Prep., Markings)	9,854	sy	\$ 145.00	\$ 1,428,830
1013		Service Road Pavement (15" Asphalt, 8" DGA, Subgrade Prep., Markings)	26,395	sy	\$ 115.00	\$ 3,035,425
1014		Tunnel				Incl. in L1
1015		Property Acquisition				Incl. in L1
1016		AOA Fencing	5,100	lf	\$ 50.00	\$ 255,000
1017		Topsoiling & Seeding	10	ac	\$ 12,000.00	\$ 120,000
1018		New Edge Light, Base Can, Conduit, Cable, Counterpoise (Stake Mounted)	50	ea	\$ 6,180.00	\$ 309,000
1019		Airfield Guidance Signs	6	ea	\$ 9,000.00	\$ 54,000
1020		Relocate REILs (Stake Mounted)	8	ea	\$ 5,250.00	\$ 42,000
1021		Relocate RW 20 PAPI	1	ea	\$ 50,000.00	\$ 50,000
<b>Subtotal</b>						<b>\$ 27,640,705</b>
	25.0%	Estimating Design Evolution				\$ 6,910,176
<b>Opinion of Probable Construction Cost</b>						<b>\$ 34,550,881</b>

## Extend Rwy 2-20 & TW B North

### DETAIL

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Owner's Soft Costs</b>						\$ 7,013,829
	0.0%	Program Management			\$ -	
	0.0%	Construction Manager			\$ -	
	0.2%	Planning & Preconstruction			\$ 69,102	
	10.0%	Architectural / Engineering Design			\$ 3,455,088	
	2.0%	Architectural / Engineering Construction Admin			\$ 691,018	
	4.0%	Airport Staff			\$ 1,382,035	
	2.5%	Materials Testing / Inspection / Commissioning			\$ 863,772	
	0.1%	Plan Check Services			\$ 34,551	
	0.5%	Cost Estimating & Scheduling			\$ 172,754	
	1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$ 345,509	
	0.0%	Artwork (Terminal Only)			\$ -	
	0.0%	Owner's Construction Contingency			\$ -	
	0.0%	Project Contingency			\$ -	
<b>Subtotal</b>						<b>\$ 41,564,710</b>
	0.0%	Escalation (To Mid-Point Construction)			\$ -	
<b>Opinion of Probable Project Cost</b>						<b>\$ 41,564,710</b>



Project Title		GYG Masterplan Update	
Location		Gary / Chicago International Airport	
Submittal Stage		Rough Order of Magnitude Estimate	
Client Name		Jacobsen   Daniels	
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**Rehabilitate TW A - Phase II**

**DETAIL**

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$ 685,400.00	\$ 685,400
1001		Safety & Security (3%)	1	ls	\$ 199,700.00	\$ 199,700
1002		Temporary Construction Items (2%)	1	ls	\$ 130,500.00	\$ 130,500
1003		Drainage Allowance	1	alw	\$ 200,000.00	\$ 200,000
1004		Pavement Demolition	30,000	sy	\$ 15.00	\$ 450,000
1005		Unclassified Excavation	5,185	cy	\$ 15.00	\$ 77,778
1006		Taxiway Pavement (14" P-501, 7" HMA Base, 8" P-209, Subgrade Prep., Markings)	30,000	sy	\$ 145.00	\$ 4,350,000
1007		Pavement Markings	6,100	sf	\$ 2.50	\$ 15,250
1008		Site Restoration	1	alw	\$ 350,000.00	\$ 350,000
1009		Unforeseen Electrical and Utility Conflicts	1	ls	\$ 25,000.00	\$ 25,000
1010		New Edge Light, Base Can, Conduit, Cable, Counterpoise (In Turf)	150	ea	\$ 6,180.00	\$ 927,000
1011		Elevated Guard Light, Base Can, Conduit, Cable, Counterpoise	8	ea	\$ 7,025.00	\$ 56,200
1012		Airfield Guidance Signs	8	ea	\$ 9,000.00	\$ 72,000
<b>Subtotal</b>						<b>\$ 7,538,828</b>
	25.0%	Estimating Design Evolution				\$ 1,884,707
<b>Opinion of Probable Construction Cost</b>						<b>\$ 9,423,535</b>
<b>Owner's Soft Costs</b>						<b>\$ 1,912,978</b>
0.0%		Program Management			\$ -	
0.0%		Construction Manager			\$ -	
0.2%		Planning & Preconstruction			\$ 18,847	
10.0%		Architectural / Engineering Design			\$ 942,353	
2.0%		Architectural / Engineering Construction Admin			\$ 188,471	
4.0%		Airport Staff			\$ 376,941	
2.5%		Materials Testing / Inspection / Commissioning			\$ 235,588	
0.1%		Plan Check Services			\$ 9,424	
0.5%		Cost Estimating & Scheduling			\$ 47,118	
1.0%		Miscellaneous Owner Costs (i.e. Legal)			\$ 94,235	
0.0%		Artwork (Terminal Only)			\$ -	
0.0%		Owner's Construction Contingency			\$ -	
0.0%		Project Contingency			\$ -	
<b>Subtotal</b>						<b>\$ 11,336,512</b>

Rehabilitate TW A - Phase II

DETAIL

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
	0.0%	Escalation (To Mid-Point Construction)				\$ -
<b><i>Opinion of Probable Project Cost</i></b>						<b><i>\$ 11,336,512</i></b>



Project Title	GYG Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**TW A RW Connectors (RIM - Direct Access)**

**DETAIL**

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$1,007,700.00	\$ 1,007,700
1001		Safety & Security (3%)	1	ls	\$ 293,500.00	\$ 293,500
1002		Temporary Construction Items (2%)	1	ls	\$ 191,900.00	\$ 191,900
1003		Drainage Allowance	1	alw	\$ 175,000.00	\$ 175,000
1004		Pavement Demolition	11,900	sy	\$ 15.00	\$ 178,500
1005		Unclassified Excavation / Imported Fill	34,200	cy	\$ 24.00	\$ 820,800
1006		Taxiway Pavement (14" P-501, 7" HMA Base, 8" P-209, Subgrade Prep., Markings)	17,430	sy	\$ 145.00	\$ 2,527,350
1008		Apron Pavement (14" P-501, 7" HMA Base, 8" P-209, Subgrade Prep., Markings)	27,910	sy	\$ 145.00	\$ 4,046,950
1008		Site Restoration	1	alw	\$ 50,000.00	\$ 50,000
1009		Trench Drain Relocation	1	alw	\$ 200,750.00	\$ 200,750
1010		Unforeseen Electrical and Utility Conflicts	1	ls	\$ 15,000.00	\$ 15,000
1011		Vault Modifications, Complete	1	ls	\$ 25,000.00	\$ 25,000
1012		New Edge Light, Base Can, Conduit, Cable, Counterpoise	140	ea	\$ 8,350.00	\$ 1,169,000
1013		Semi-Flush T/W Holdbar Light in PCC Pavement. Base Can. Conduit, Cable.	52	ea	\$ 5,275.00	\$ 274,300
1014		Airfield Guidance Signs	12	ea	\$ 9,000.00	\$ 108,000
<b>Subtotal</b>						<b>\$ 11,083,750</b>
	25.0%	Estimating Design Evolution				\$ 2,770,938
<b>Opinion of Probable Construction Cost</b>						<b>\$ 13,854,688</b>
<b>Owner's Soft Costs</b>						<b>\$ 2,812,502</b>
	0.0%	Program Management			\$ -	
	0.0%	Construction Manager			\$ -	
	0.2%	Planning & Preconstruction			\$ 27,709	
	10.0%	Architectural / Engineering Design			\$ 1,385,469	
	2.0%	Architectural / Engineering Construction Admin			\$ 277,094	
	4.0%	Airport Staff			\$ 554,188	
	2.5%	Materials Testing / Inspection / Commissioning			\$ 346,367	
	0.1%	Plan Check Services			\$ 13,855	
	0.5%	Cost Estimating & Scheduling			\$ 69,273	
	1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$ 138,547	
	0.0%	Artwork (Terminal Only)			\$ -	
	0.0%	Owner's Construction Contingency			\$ -	
	0.0%	Project Contingency			\$ -	

**TW A RW Connectors (RIM - Direct Access)**

**DETAIL**

<b>ITEM NO.</b>	<b>SPEC NO.</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>TOTAL</b>
<i>Subtotal</i>						\$ 16,667,189
	0.0%	Escalation (To Mid-Point Construction)				\$ -
<i>Opinion of Probable Project Cost</i>						\$ 16,667,189



Project Title		GYG Masterplan Update	
Location		Gary / Chicago International Airport	
Submittal Stage		Rough Order of Magnitude Estimate	
Client Name		Jacobsen   Daniels	
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**TW C Decommissioning to Service Road**

**DETAIL**

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$ 4,200.00	\$ 4,200
1001		Safety & Security (3%)	1	ls	\$ 1,300.00	\$ 1,300
1002		Temporary Construction Items (2%)	1	ls	\$ 800.00	\$ 800
1003		Pavement Demolition	180	sy	\$ 50.00	\$ 9,000
1004		Pavement Markings Removal	2,850	sf	\$ 1.50	\$ 4,275
1005		Pavement Restoration Allowance	1	alw	\$ 7,500.00	\$ 7,500
1006		Pavement Markings	1,875	sf	\$ 1.75	\$ 3,281
1007		Site Restoration	1	alw	\$ 10,000.00	\$ 10,000
1008		Removal Of Taxiway Light	30	ea	\$ 150.00	\$ 4,500
1009		Guidance Sign Modification	3	ea	\$ 250.00	\$ 750
<b>Subtotal</b>						<b>\$ 45,606</b>
	25.0%	Estimating Design Evolution				\$ 11,402
<b>Opinion of Probable Construction Cost</b>						<b>\$ 57,008</b>
<b>Owner's Soft Costs</b>						<b>\$ 11,573</b>
0.0%		Program Management			\$ -	
0.0%		Construction Manager			\$ -	
0.2%		Planning & Preconstruction			\$ 114	
10.0%		Architectural / Engineering Design			\$ 5,701	
2.0%		Architectural / Engineering Construction Admin			\$ 1,140	
4.0%		Airport Staff			\$ 2,280	
2.5%		Materials Testing / Inspection / Commissioning			\$ 1,425	
0.1%		Plan Check Services			\$ 57	
0.5%		Cost Estimating & Scheduling			\$ 285	
1.0%		Miscellaneous Owner Costs (i.e. Legal)			\$ 570	
0.0%		Artwork (Terminal Only)			\$ -	
0.0%		Owner's Construction Contingency			\$ -	
0.0%		Project Contingency			\$ -	
<b>Subtotal</b>						<b>\$ 68,580</b>
	0.0%	Escalation (To Mid-Point Construction)				\$ -
<b>Opinion of Probable Project Cost</b>						<b>\$ 68,580</b>



Project Title	GY Y Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**Construct East De-ice Pad**

**DETAIL**

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$ 139,000.00	\$ 139,000
1001		Safety & Security (3%)	1	ls	\$ 40,500.00	\$ 40,500
1002		Temporary Construction Items (2%)	1	ls	\$ 26,500.00	\$ 26,500
1003		Utility Relocation (Replace Vault Homerun Cables)	1	alw	\$ 250,000.00	\$ 250,000
1004		Miscellaneous Demolition	1	alw	\$ 50,000.00	\$ 50,000
1005		Unclassified Excavation	3,568	cy	\$ 15.00	\$ 53,519
1006		Taxiway Pavement (14" P-501, 7 HMA Base, 8" P-209, Subgrade Prep., Markings)	3,211	sy	\$ 145.00	\$ 465,611
1007		Trench Drain	350	lf	\$ 500.00	\$ 175,000
1008		Deicing 8" Sanitary Piping, Manholes, Bypass Valve	1	ls	\$ 225,000.00	\$ 225,000
1009		Topsoiling & Seeding	2	ac	\$ 12,000.00	\$ 24,000
1010		New Edge Light, Base Can, Conduit, Cable, Counterpoise (Stake Mounted)	10	ea	\$ 6,180.00	\$ 61,800
1011		Airfield Guidance Signs	2	ea	\$ 9,000.00	\$ 18,000
<b>Subtotal</b>						<b>\$ 1,528,930</b>
	25.0%	Estimating Design Evolution				\$ 382,232
<b>Opinion of Probable Construction Cost</b>						<b>\$ 1,911,162</b>

**Construct East De-ice Pad**

**DETAIL**

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Owner's Soft Costs</b>						\$ 387,966
	0.0%	Program Management			\$ -	
	0.0%	Construction Manager			\$ -	
	0.2%	Planning & Preconstruction			\$ 3,822	
	10.0%	Architectural / Engineering Design			\$ 191,116	
	2.0%	Architectural / Engineering Construction Admin			\$ 38,223	
	4.0%	Airport Staff			\$ 76,446	
	2.5%	Materials Testing / Inspection / Commissioning			\$ 47,779	
	0.1%	Plan Check Services			\$ 1,911	
	0.5%	Cost Estimating & Scheduling			\$ 9,556	
	1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$ 19,112	
	0.0%	Artwork (Terminal Only)			\$ -	
	0.0%	Owner's Construction Contingency			\$ -	
	0.0%	Project Contingency			\$ -	
<b>Subtotal</b>						<b>\$ 2,299,128</b>
	0.0%	Escalation (To Mid-Point Construction)			\$ -	
<b>Opinion of Probable Project Cost</b>						<b>\$ 2,299,128</b>



Project Title	GYG Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**Install Deice Infrastructure for West Bay to De-ice Pad**

**DETAIL**

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$ 92,500.00	\$ 92,500
1001		Safety & Security (3%)	1	ls	\$ 27,000.00	\$ 27,000
1002		Temporary Construction Items (2%)	1	ls	\$ 17,600.00	\$ 17,600
1003		Utility Relocation	1	alw	\$ 50,000.00	\$ 50,000
1004		Miscellaneous Demolition	1	alw	\$ 50,000.00	\$ 50,000
1005		50 GPM Pump Station (incl. piping and manhole)	1	ls	\$ 700,000.00	\$ 700,000
1006		New Edge Light, Base Can, Conduit, Cable, Counterpoise (In Turf)	10	ea	\$ 6,180.00	\$ 61,800
1007		Airfield Guidance Signs	2	ea	\$ 9,000.00	\$ 18,000
<b>Subtotal</b>						<b>\$ 1,016,900</b>
	25.0%	Estimating Design Evolution				\$ 254,225
<b>Opinion of Probable Construction Cost</b>						<b>\$ 1,271,125</b>
<b>Owner's Soft Costs</b>						<b>\$ 258,038</b>
	0.0%	Program Management			\$ -	
	0.0%	Construction Manager			\$ -	
	0.2%	Planning & Preconstruction			\$ 2,542	
	10.0%	Architectural / Engineering Design			\$ 127,113	
	2.0%	Architectural / Engineering Construction Admin			\$ 25,423	
	4.0%	Airport Staff			\$ 50,845	
	2.5%	Materials Testing / Inspection / Commissioning			\$ 31,778	
	0.1%	Plan Check Services			\$ 1,271	
	0.5%	Cost Estimating & Scheduling			\$ 6,356	
	1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$ 12,711	
	0.0%	Artwork (Terminal Only)			\$ -	
	0.0%	Owner's Construction Contingency			\$ -	
	0.0%	Project Contingency			\$ -	
<b>Subtotal</b>						<b>\$ 1,529,163</b>
	0.0%	Escalation (To Mid-Point Construction)				\$ -
<b>Opinion of Probable Project Cost</b>						<b>\$ 1,529,163</b>



Project Title	GYG Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**Relocate Airport Road**

**DETAIL**

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$ 4,600,100.00	\$ 4,600,100
1001		Safety & Security (3%)	1	ls	\$ 1,339,900.00	\$ 1,339,900
1002		Temporary Construction Items (2%)	1	ls	\$ 875,800.00	\$ 875,800
1003		Drainage Allowance (20%)	1	ls	\$ 7,297,600.00	\$ 7,297,600
1004		Utility Relocation (2%)	1	alw	\$ 715,500.00	\$ 715,500
1005		Miscellaneous Demolition	1	alw	\$ 354,200.00	\$ 354,200
1006		Wetland Mitigation	1	alw	\$ 75,000.00	\$ 75,000
1007		Roadway and Tunnel Lighting	1	alw	\$ 800,000.00	\$ 800,000
1008		Signage	1	ls	\$ 75,000.00	\$ 75,000
1009		Property Acquisition	1	ls	\$ 2,500,000.00	\$ 2,500,000
1010		Clearing and Grubbing	17	ac	\$ 5,000.00	\$ 85,000
1011		Pavement Demolition	25,200	sy	\$ 15.00	\$ 378,000
1012		Demolition of Existing Buildings	36,500	sf	\$ 20.00	\$ 730,000
1013		Unclassified Excavation	33,000	cy	\$ 15.00	\$ 495,000
1014		Airport Road Pavement (Incl. Terminal	54,000	sy	\$ 115.00	\$ 6,210,000
1015		Airport Road Tunnel	950	lf	\$ 25,000.00	\$ 23,750,000
1016		AOA Fencing	5,000	lf	\$ 50.00	\$ 250,000
1017		Topsoiling & Seeding	7	ac	\$ 10,000.00	\$ 70,000
<b>Subtotal</b>						<b>\$ 50,601,100</b>
	25.0%	Estimating Design Evolution				\$ 12,650,275
<b>Opinion of Probable Construction Cost</b>						<b>\$ 63,251,375</b>
<b>Owner's Soft Costs</b>						<b>\$ 12,840,029</b>
	0.0%	Program Management			\$ -	
	0.0%	Construction Manager			\$ -	
	0.2%	Planning & Preconstruction			\$ 126,503	
	10.0%	Architectural / Engineering Design			\$ 6,325,138	
	2.0%	Architectural / Engineering Construction Admin			\$ 1,265,028	
	4.0%	Airport Staff			\$ 2,530,055	
	2.5%	Materials Testing / Inspection / Commissioning			\$ 1,581,284	
	0.1%	Plan Check Services			\$ 63,251	
	0.5%	Cost Estimating & Scheduling			\$ 316,257	
	1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$ 632,514	
	0.0%	Artwork (Terminal Only)			\$ -	
	0.0%	Owner's Construction Contingency			\$ -	
	0.0%	Project Contingency			\$ -	
<b>Subtotal</b>						<b>\$ 76,091,404</b>

## Relocate Airport Road

### DETAIL

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
	0.0%	Escalation (To Mid-Point Construction)				\$ -
<b><i>Opinion of Probable Project Cost</i></b>						<b><i>\$ 76,091,404</i></b>



<b>Project Title</b>	GYG Masterplan Update		
<b>Location</b>	Gary / Chicago International Airport		
<b>Submittal Stage</b>	Rough Order of Magnitude Estimate		
<b>Client Name</b>	Jacobsen   Daniels		
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid Opening Date</b>		<b>CI Project No.</b>	4011.16
<b>Project Manager</b>	MGF	<b>Checked by</b>	CJN

**Southeast Service Road Extension**

**DETAIL**

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$ 83,000.00	\$ 83,000
1001		Safety & Security (3%)	1	ls	\$ 24,200.00	\$ 24,200
1002		Temporary Construction Items (5%)	1	ls	\$ 38,400.00	\$ 38,400
1003		Drainage Allowance (10%)	1	ls	\$ 69,700.00	\$ 69,700
1004		Utility Relocation (2%)	1	alw	\$ 13,700.00	\$ 13,700
1005		Miscellaneous Demolition	1	alw	\$ 6,000.00	\$ 6,000
1006		Erosion and Sediment Control	1	alw	\$ 60,000.00	\$ 60,000
1007		Installation of Lighting System	1	alw	\$ 90,000.00	\$ 90,000
1008		Clearing and Grubbing	5	ac	\$ 5,000.00	\$ 25,000
1009		Topsoiling & Seeding	2	ac	\$ 10,000.00	\$ 20,000
1010		Unclassified Excavation	3,300	cy	\$ 15.00	\$ 49,500
1011		Service Road Pavement	3,675	sy	\$ 115.00	\$ 422,625
1012		Signage	1	ls	\$ 10,000.00	\$ 10,000
<b>Subtotal</b>						<b>\$ 912,125</b>
	25.0%	Estimating Design Evolution				\$ 228,031
<b>Opinion of Probable Construction Cost</b>						<b>\$ 1,140,156</b>
<b>Owner's Soft Costs</b>						<b>\$ 231,452</b>
0.0%		Program Management			\$ -	
0.0%		Construction Manager			\$ -	
0.2%		Planning & Preconstruction			\$ 2,280	
10.0%		Architectural / Engineering Design			\$ 114,016	
2.0%		Architectural / Engineering Construction Admin			\$ 22,803	
4.0%		Airport Staff			\$ 45,606	
2.5%		Materials Testing / Inspection / Commissioning			\$ 28,504	
0.1%		Plan Check Services			\$ 1,140	
0.5%		Cost Estimating & Scheduling			\$ 5,701	
1.0%		Miscellaneous Owner Costs (i.e. Legal)			\$ 11,402	
0.0%		Artwork (Terminal Only)			\$ -	
0.0%		Owner's Construction Contingency			\$ -	
0.0%		Project Contingency			\$ -	
<b>Subtotal</b>						<b>\$ 1,371,608</b>

**Southeast Service Road Extension**

**DETAIL**

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
	0.0%	Escalation (To Mid-Point Construction)				\$ -
<b><i>Opinion of Probable Project Cost</i></b>						<b><i>\$ 1,371,608</i></b>



<b>Project Title</b>	GYG Masterplan Update		
<b>Location</b>	Gary / Chicago International Airport		
<b>Submittal Stage</b>	Rough Order of Magnitude Estimate		
<b>Client Name</b>	Jacobsen   Daniels		
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid</b>		<b>CI Project No.</b>	4011.16
<b>Opening Date</b>		<b>Checked by</b>	CJN
<b>Project Manager</b>	MGF		

**New Air Traffic Control Tower (ATCT)**

**SUMMARY**

DESCRIPTION		COST PER SQUARE FOOT		TOTAL
<b>A</b>	<b>Substructure</b>		\$ 34.65	\$ 197,765
	Standard Foundations	\$ 153,329		
	Special Foundations	\$ -		
	Slab on Grade	\$ 44,437		
<b>B</b>	<b>Shell</b>		\$ 260.28	\$ 1,485,693
	Superstructure	\$ 615,340		
	Exterior Closure	\$ 844,425		
	Roofing	\$ 25,928		
<b>C</b>	<b>Interiors</b>		\$ 83.01	\$ 473,825
	Interior Construction	\$ 209,018		
	Stairs	\$ 215,400		
	Interior Finishes	\$ 49,407		
<b>D</b>	<b>Services</b>		\$ 419.62	\$ 2,395,183
	Conveying	\$ 525,000		
	Plumbing	\$ 101,032		
	HVAC	\$ 408,122		
	Fire Protection	\$ 53,029		
	Electrical	\$ 1,308,000		
<b>E</b>	<b>Equipment &amp; Furnishings</b>		\$ 75.87	\$ 433,065
	Equipment	\$ 5,277		
	Communication Equipment	\$ 400,000		
	Furnishings	\$ 27,788		
<b>F</b>	<b>Special Construction &amp; Demolition</b>		\$ -	\$ -
	Special Construction	\$ -		
<b>G</b>	<b>Building Sitework</b>		\$ 178.52	\$ 1,018,995
	Site Preparation	\$ 543,995		
	Site Improvements	\$ -		
	Site Mechanical Utilities	\$ 250,000		
	Site Electrical Utilities	\$ 225,000		
<b>Subtotal</b>			<b>\$ 1,051.95</b>	<b>\$ 6,004,526</b>
25.0% Estimating Design Evolution			\$	1,501,131
<b>Subtotal - Cost of Work</b>			<b>\$ 1,314.94</b>	<b>\$ 7,505,657</b>

## New Air Traffic Control Tower (ATCT)

### SUMMARY

DESCRIPTION	COST PER SQUARE FOOT	TOTAL
<b>General Contractors Markups</b>		
3.5% Project Logistics & Labor Factor	\$	262,698
5.0% General Requirements, Phasing & Temporary Construction	\$	388,418
8.0% General Conditions	\$	652,542
5.0% General Contractors Overhead & Profit	\$	440,466
2.5% Insurance	\$	231,245
1.0% Payment & Performance Bonds	\$	94,810
0.0% Sustainability Requirements	\$	-
<hr/>		
<b>Opinion of Probable Construction Cost</b>	<b>\$ 1,677.62</b>	<b>\$ 9,575,835</b>
<b>Owner's Soft Costs</b>		
0.0% Program Management	\$ -	1,943,894
0.0% Construction Manager	\$ -	
0.2% Planning & Preconstruction	\$ 19,152	
10.0% Architectural / Engineering Design	\$ 957,583	
2.0% Architectural / Engineering Construction Admin	\$ 191,517	
4.0% Airport Staff	\$ 383,033	
2.5% Materials Testing / Inspection / Commissioning	\$ 239,396	
0.1% Plan Check Services	\$ 9,576	
0.5% Cost Estimating & Scheduling	\$ 47,879	
1.0% Miscellaneous Owner Costs (i.e. Legal)	\$ 95,758	
0.0% Artwork (Terminal Only)	\$ -	
0.0% Owner's Construction Contingency	\$ -	
0.0% Project Contingency	\$ -	
<hr/>		
<b>Subtotal</b>	<b>\$ 2,018.17</b>	<b>\$ 11,519,729</b>
0.0% Escalation (To Mid-Point Construction)	\$	-
<hr/>		
<b>Opinion of Probable Project Cost</b>	<b>\$ 2,018.17</b>	<b>\$ 11,519,729</b>
<hr/>		



Project Title	GYG Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**New Air Traffic Control Tower (ATCT)**

**DETAIL**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Air Traffic Control Tower</b>	5,708	sf		
Tower - Level 1			1,029	sf
Tower - Level 2			803	sf
Tower - Level 3			803	sf
Tower - Level 4			803	sf
Tower - Level 5			803	sf
Tower - Level 6			803	sf
Tower - Cab Level			664	sf
<b>Total Area</b>	<b>5,708</b>	sf	<b>5,708</b>	sf

**A SUBSTRUCTURE**

**A10 Foundations**

A1010	Standard Foundations				
A1011	Matt Foundation System	5,708	sf	\$ 21.90	\$ 125,000
A1012	Foundation Wall	129	lf	\$ 134.00	\$ 17,329
A1013	Allowance for Rock Excavation	1	alw	\$ 7,000.00	\$ 7,000
A1014	Dewatering (Allowance)	1	alw	\$ 4,000.00	\$ 4,000
A1030	Special Foundations				
A1031	Special Foundations				Not Required
A1050	Slab on Grade				
A1051	6" Slab on Grade	1,424	sf	\$ 8.00	\$ 11,392
A1052	Turn Down Edge of Slab on Grade	129	lf	\$ 47.92	\$ 6,197
A1053	Elevator Pits	1	ea	\$ 15,000.00	\$ 15,000
A1054	Misc. Trenches, Pits & Bases	10	cy	\$ 750.00	\$ 7,500
A1055	Equipment / Housekeeping Pads	50	sf	\$ 30.00	\$ 1,500
A1056	Under-slab Drainage & Insulation	1,424	sf	\$ 2.00	\$ 2,848

**Subtotal - Substructure**

**\$ 197,765**

**B SHELL**

**B10 Superstructure**

B1010	Floor Construction				
B1011	Steel Floor Structure	62	tns	\$ 6,200.00	\$ 384,400
B1012	1-1/2" 18Ga Metal Floor Deck	3,568	sf	\$ 4.50	\$ 16,056

## New Air Traffic Control Tower (ATCT)

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
B1013	Cab Walkway	716 sf		\$ 10.00	\$ 7,160
B1014	2-1/2" Concrete Fill to Metal Floor Deck	3,568 sf		\$ 9.00	\$ 32,112
B1015	Misc. Steel, Connections etc. (10%)	6 tns		\$ 6,500.00	\$ 40,300
B1016	Elevated Floor Slab Fireproofing (columns only)	3,568 sf		\$ 3.00	\$ 10,704
B1017	Allowance for Seismic Upgrade				Not Required
B1030	Roof Construction				
B1031	Steel Roof Structure	16 tns		\$ 6,200.00	\$ 99,200
B1032	1-1/2" Wide Rib 20Ga Metal Roof Deck	1,305 sf		\$ 6.00	\$ 7,830
B1033	Misc. Steel, Connections etc. (10%)	2 tns		\$ 6,500.00	\$ 10,400
B1034	Roof Fireproofing (columns + deck)	1,305 sf		\$ 5.50	\$ 7,178
B1035	Allowance for Seismic Upgrade				Not Required
<b>B20 Exterior Closure</b>					
B2010	Exterior Walls				
B2011	Insulated Metal Wall Panel	8,114 sf		\$ 50.00	\$ 405,700
B2012	Back-up System to Metal Panel	8,114 sf		\$ 15.00	\$ 121,710
B2013	Steel Support Framing for Skin	6,610 sf		\$ 2.00	\$ 13,220
B2014	Extra for Cantilevered Steel Support Framing	1,504 sf		\$ 10.00	\$ 15,040
B2015	Railing at Walkway Perimeter	135 lf		\$ 85.00	\$ 11,475
B2016	Railing at Cab Roof Perimeter	108 lf		\$ 85.00	\$ 9,180
B2017	Allowance For Caulking and Sealants	8,114 sf		\$ 2.50	\$ 20,285
B2030	Exterior Windows				
B2031	Cab Glass	783 sf		\$ 225.00	\$ 176,175
B2032	Punched Windows	64 sf		\$ 70.00	\$ 4,480
B2050	Exterior Doors				
B2051	HM Door, Frame & HW - Single	3 ea		\$ 2,100.00	\$ 6,300
B2052	HM Door, Frame & HW - Double	2 pr		\$ 3,200.00	\$ 6,400
B2053	Extra for Access Control	7 lvs		\$ 1,000.00	\$ 7,000
B2070	Exterior Soffits				
B2071	Metal Panel Soffit	716 sf		\$ 60.00	\$ 42,960
B2090	Exterior Signage (Allowance)				
B2091	Logo	1 ls		\$ 2,500.00	\$ 2,500
B2092	Signage	1 ls		\$ 2,000.00	\$ 2,000
<b>B30 Roofing</b>					
B3010	Roof Coverings				
B3011	Standing Seam Metal Roof System at Level 2 Roof	226 sf		\$ 35.00	\$ 7,910
B3012	PVC Roof Membrane System at Cab Roof	664 sf		\$ 18.00	\$ 4,068
B3013	Miscellaneous Roof Items	890 sf		\$ 5.00	\$ 4,450
B3014	Fall Protection (Allowance)	1 alw		\$ 2,000.00	\$ 2,000

## New Air Traffic Control Tower (ATCT)

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
B3030	Roof Openings				
B3031	Roof Hatch	1 ea		\$ 7,500.00	\$ 7,500
<b>Subtotal - Shell</b>				<b>\$</b>	<b>1,485,693</b>
<b>C INTERIORS</b>					
<b>C10 Interior Construction</b>					
C1010	Partitions				
C1011	Shaft Wall, 2-Hr. FR	2,950 sf		\$ 15.50	\$ 45,725
C1012	Shaft Wall, 4-Hr. FR	500 sf		\$ 21.00	\$ 10,500
C1013	GWB Partitions - GWB bs - Rated	600 sf		\$ 14.25	\$ 8,550
C1014	GWB Partitions - GWB bs	1,130 sf		\$ 9.00	\$ 10,170
C1015	GWB Partitions - GWB os	1,234 sf		\$ 5.10	\$ 6,293
C1016	Rough Carpentry & Blocking	5,708 sf		\$ 1.00	\$ 5,708
C1017	Caulking, Sealants & Firestopping	5,708 sf		\$ 2.00	\$ 11,416
C1018	Misc. Metals, Bracing, Countertop Supports,	5,708 sf		\$ 3.00	\$ 17,124
C1030	Interior Doors				
C1031	HM Door, Frame & HW - Single	8 ea		\$ 1,555.00	\$ 12,440
C1032	HM Door, Frame & HW - Double	2 pr		\$ 2,535.00	\$ 5,070
C1033	Wood Door, HM Frame & HW - Single	5 ea		\$ 1,500.00	\$ 7,500
C1034	Access Door and Frame, Steel	12 ea		\$ 481.00	\$ 5,772
C1035	Extra for Access Control	18 lvs		\$ 850.00	\$ 15,300
C1050	Specialties				
C1051	Fire Extinguishers & Cabinets	8 ea		\$ 450.00	\$ 3,600
C1052	Code Signage	5,708 sf		\$ 0.10	\$ 571
C1053	Interior Signage	5,708 sf		\$ 0.50	\$ 2,854
C1054	Allowance for Fixtures, Accessories and Cabinets	5,708 sf		\$ 6.00	\$ 34,248
C1055	Beacon Support Base (Allowance)	1 ls		\$ 4,000.00	\$ 4,000
C1056	Elevator Pit Ladder	1 ea		\$ 750.00	\$ 750
C1057	Miscellaneous Specialties	5,708 sf		\$ 0.25	\$ 1,427
<b>C20 Stairs</b>					
C2010	Stair Construction				
C2011	Steel Stair				
C2012	Steel Stair, Concrete Treads	7 ft		\$ 18,900.00	\$ 132,300
C2013	Stair Double Handrail / Guardrail	7 ft		\$ 2,800.00	\$ 19,600
C2014	1 1/2" Stair Railing Fixed to Walls	7 ft		\$ 900.00	\$ 6,300
C2015	Disappearing Stairway at Roof Hatch	1 ft		\$ 7,500.00	\$ 7,500
C2030	Stair Finishes				
C2031	Stair Tread & Landing Finishes	7 ft		\$ 6,100.00	\$ 42,700
C2032	Stair Handrail & Balustrade Finishes	7 ft		\$ 1,000.00	\$ 7,000

## New Air Traffic Control Tower (ATCT)

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<b>C30 Interior Finishes</b>					
C3010	Interior Finishes				
C3011	<b>Floor Finishes</b>				
C3012	Carpet Tile	157 sf	\$	6.00	\$ 942
C3013	Static Dissipative Carpet Tile	547 sf	\$	7.50	\$ 4,103
C3014	Concrete Sealer	2,220 sf	\$	1.00	\$ 2,220
C3015	12" x 12" Vinyl Composition Tile	445 sf	\$	4.00	\$ 1,780
C3016	18" x 18" Luxury Vinyl Tile	273 sf	\$	7.50	\$ 2,048
C3017	12" x 12" Ceramic Floor Tile	46 sf	\$	16.00	\$ 739
C3018	<b>Base Finishes</b>				
C3019	4" Rubber Base	982 lf	\$	4.00	\$ 3,928
C3020	Ceramic Tile Base	29 lf	\$	16.00	\$ 458
C3021	<b>Wall Finishes</b>				
C3022	FRP Wainscot	35 sf	\$	4.50	\$ 158
C3023	Paint GWB	7,009 sf	\$	1.50	\$ 10,514
C3024	<b>Ceiling Finishes</b>				
C3025	2' x 2' ACT, White	922 sf	\$	5.00	\$ 4,609
C3026	2' x 2' ACT, Black	712 sf	\$	5.15	\$ 3,665
C3027	GWB	154 sf	\$	20.00	\$ 3,080
C3028	GWB, Moisture Resistant at Restroom	42 sf	\$	22.50	\$ 945
C3029	Shade Pocket	304 sf	\$	10.00	\$ 3,040
C3030	GWB Soffit	61 sf	\$	21.00	\$ 1,281
C3031	Paint GWB	561 sf	\$	1.70	\$ 954
C3032	Paint Structure	1,978 sf	\$	2.50	\$ 4,945
<b>Subtotal - Interiors</b>				<b>\$</b>	<b>473,825</b>
<b>D SERVICES</b>					
<b>D10 Conveying System</b>					
D1010	Elevators & Lifts				
D1011	Passenger Elevator	7 stp	\$	75,000.00	\$ 525,000
<b>D20 Plumbing</b>					
D2010	Plumbing Systems				
D2011	Fixtures and Equipment	5,708 sf	\$	5.20	\$ 29,682
D2012	Domestic Water Piping & Insulation	5,708 sf	\$	3.50	\$ 19,978
D2013	Sanitary Waste & Vent Piping	5,708 sf	\$	3.25	\$ 18,551
D2014	Stormwater Piping	5,708 sf	\$	3.25	\$ 18,551
D2015	Miscellaneous Plumbing Requirements; GC's,	5,708 sf	\$	2.50	\$ 14,270
<b>D30 HVAC</b>					
D3010	HVAC Systems				
D3011	HVAC Equipment; AHU's, FCU's, etc.	5,708 sf	\$	36.00	\$ 205,488
D3012	Air Distribution; Ductwork, Insulation	5,708 sf	\$	22.00	\$ 125,576
D3013	Controls and Instrumentation	5,708 sf	\$	6.25	\$ 35,675
D3014	Testing, Balancing & Commissioning	5,708 sf	\$	2.75	\$ 15,697
D3015	Miscellaneous HVAC Requirements; GC's,	5,708 sf	\$	4.50	\$ 25,686

## New Air Traffic Control Tower (ATCT)

### DETAIL

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>D40 Fire Protection</b>				
D4010	Sprinkler Systems			
D4011	1	ls	\$ 4,500.00	\$ 4,500
D4012	5,708	sf	\$ 6.75	\$ 38,529
D4013	1	alw	\$ 10,000.00	\$ 10,000
<b>D50 Electrical</b>				
D5010	Electrical Systems			
D5011	1	alw	\$ 135,000.00	\$ 135,000
D5012	1	alw	\$ 68,000.00	\$ 68,000
D5013	1	alw	\$ 95,000.00	\$ 95,000
D5014	1	alw	\$ 125,000.00	\$ 125,000
D5015	1	alw	\$ 75,000.00	\$ 75,000
D5016	1	alw	\$ 125,000.00	\$ 125,000
D5017	1	alw	\$ 165,000.00	\$ 165,000
D6010	Communications/Security/PA/Fire Alarm			
D6011	1	alw	\$ 100,000.00	\$ 100,000
D6012	1	alw	\$ 200,000.00	\$ 200,000
D6013	1	alw	\$ 25,000.00	\$ 25,000
D6014	1	alw	\$ 10,000.00	\$ 10,000
D6015	1	alw	\$ 90,000.00	\$ 90,000
D6016	1	alw	\$ 30,000.00	\$ 30,000
D6017	1	alw	\$ 15,000.00	\$ 15,000
D6018	1	alw	\$ 50,000.00	\$ 50,000
<b>Subtotal - Services</b>				<b>\$ 2,395,183</b>
<b>E EQUIPMENT &amp; FURNISHINGS</b>				
<b>E10 Equipment</b>				
E1010	Equipment			
E1011	1	ea	\$ 2,000.00	\$ 2,000
E1012	1	ea	\$ 1,000.00	\$ 1,000
E1013	1	ea	\$ 850.00	\$ 850
E1014	5,708	sf	\$ 0.25	\$ 1,427
E1020	ATCT Equipment			
E1021	1	alw	\$ 400,000.00	\$ 400,000
<b>E20 Furnishings</b>				
E2010	Fixed Furnishings			
E2011	5,708	sf	\$ 1.00	\$ 5,708
E2030	Window Treatment			
E2031	736	sf	\$ 12.50	\$ 9,200
E2032	736	sf	\$ 17.50	\$ 12,880

## New Air Traffic Control Tower (ATCT)

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<i>Subtotal - Equipment &amp; Furnishings</i>				\$	<b>433,065</b>
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION</b>					
<b>F10 Special Construction</b>					
F1010	Special Construction				
F1011	Special Construction				Not Required
<i>Subtotal - Special Construction &amp; Demolition</i>				\$	-
<b>G BUILDING SITEWORK</b>					
<b>G10 Site Preparation</b>					
G1001	General Conditions				
G1001	Mobilization (10%)	1	ls	\$ 93,000.00	\$ 93,000
G1002	Maintenance of Traffic (3.5%)	1	ls	\$ 32,000.00	\$ 32,000
G1003	Temporary Construction Items (2%)	1	ls	\$ 18,000.00	\$ 18,000
G1010	Site Demolition				
G1011	Tower Demolition	5,000	sf	\$ 30.00	\$ 150,000
G1012	Foundation Demolition	1,029	sf	\$ 5.00	\$ 5,145
G1030	Site Earthwork				
G1031	Clearing & Grubbing & Miscellaneous	0.5	ac	\$ 5,000.00	\$ 2,500
G1032	Unclassified Excavation	1,550	cy	\$ 15.00	\$ 23,250
<b>G20 Site Improvements</b>					
G2010	Pavement				
G2011	Parking Lot (2" Asphalt Surface, 3" Asphalt Base, 8" DGA, Subgrade Prep, Curb and Gutter Markings)	2,300	sy	\$ 92.00	\$ 211,600
G2030	Site Development				
G2031	Site Development and Landscaping	1	alw	\$ 7,500.00	\$ 7,500
G2032	Signage	1	alw	\$ 1,000.00	\$ 1,000
<b>G30 Site Mechanical Utilities</b>					
G3010	Site Mechanical Utilities				
G3011	Site Mechanical Utilities - Allowance	1	ls	\$ 250,000.00	\$ 250,000
<b>G40 Site Electrical Utilities</b>					
G4010	Site Electrical Utilities				
G4011	Utility Duct Bank (2) 4" Conc Encased	200	lf	\$ 200.00	\$ 40,000
G4012	Comm Duct Bank (2) 4" Direct Burial	200	lf	\$ 175.00	\$ 35,000
G4013	Comm Handholes	1	alw	\$ 25,000.00	\$ 25,000
G4014	Cross-field Cabling	1	alw	\$ 100,000.00	\$ 100,000

## New Air Traffic Control Tower (ATCT)

### DETAIL

	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
G4030	Site Lighting				
G4031	Site Lighting	1	alw	\$ 25,000.00	\$ 25,000
<hr/>					
<b>Subtotal - Building Sitework</b>					<b>\$ 1,018,995</b>
<hr/>					
<b>Subtotal</b>				<b>\$ 1,051.95</b>	<b>\$ 6,004,526</b>
<hr/>					
25.0%	Estimating Design Evolution				\$ 1,501,131
<hr/>					
<b>Subtotal - Cost of Work</b>				<b>\$ 1,314.94</b>	<b>\$ 7,505,657</b>
<hr/>					
<b>General Contractors Markups</b>					
3.5%	Project Logistics & Labor Factor				\$ 262,698
5.0%	General Requirements, Phasing & Temporary Construction				\$ 388,418
8.0%	General Conditions				\$ 652,542
5.0%	General Contractors Overhead & Profit				\$ 440,466
2.5%	Insurance				\$ 231,245
1.0%	Payment & Performance Bonds				\$ 94,810
0.0%	Sustainability Requirements				\$ -
<hr/>					
<b>Opinion of Probable Construction Cost</b>				<b>\$ 1,677.62</b>	<b>\$ 9,575,835</b>
<hr/>					
<b>Owner's Soft Costs</b>					<b>\$ 1,943,894</b>
0.0%	Program Management			\$ -	
0.0%	Construction Manager			\$ -	
0.2%	Planning & Preconstruction			\$ 19,152	
10.0%	Architectural / Engineering Design			\$ 957,583	
2.0%	Architectural / Engineering Construction Admin			\$ 191,517	
4.0%	Airport Staff			\$ 383,033	
2.5%	Materials Testing / Inspection / Commissioning			\$ 239,396	
0.1%	Plan Check Services			\$ 9,576	
0.5%	Cost Estimating & Scheduling			\$ 47,879	
1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$ 95,758	
0.0%	Artwork (Terminal Only)			\$ -	
0.0%	Owner's Construction Contingency			\$ -	
0.0%	Project Contingency			\$ -	
<hr/>					
<b>Subtotal</b>				<b>\$ 2,018.17</b>	<b>\$ 11,519,729</b>
<hr/>					
0.0%	Escalation (To Mid-Point Construction)				\$ -
<hr/>					
<b>Opinion of Probable Project Cost</b>				<b>\$ 2,018.17</b>	<b>\$ 11,519,729</b>
<hr/>					



<b>Project Title</b>	GYI Masterplan Update		
<b>Location</b>	Gary / Chicago International Airport		
<b>Submittal Stage</b>	Rough Order of Magnitude Estimate		
<b>Client Name</b>	Jacobsen   Daniels		
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid</b>		<b>CI Project No.</b>	4011.16
<b>Opening Date</b>		<b>Checked by</b>	CJN
<b>Project Manager</b>	MGF		

**Construct New ARFF Facility**

**SUMMARY**

DESCRIPTION		COST PER SQUARE FOOT		TOTAL
<b>A</b>	<b>Substructure</b>		\$ 30.44	\$ 185,686
	Standard Foundations	\$ 117,400		
	Slab on Grade	\$ 68,286		
<b>B</b>	<b>Shell</b>		\$ 182.23	\$ 1,111,600
	Superstructure	\$ 458,080		
	Exterior Closure	\$ 517,200		
	Roofing	\$ 136,320		
<b>C</b>	<b>Interiors</b>		\$ 56.10	\$ 342,235
	Interior Construction	\$ 79,285		
	Stairs	\$ -		
	Interior Finishes	\$ 262,950		
<b>D</b>	<b>Services</b>		\$ 164.33	\$ 1,002,395
	Plumbing	\$ 125,660		
	HVAC	\$ 361,560		
	Fire Protection	\$ 45,675		
	Electrical	\$ 469,500		
<b>E</b>	<b>Equipment &amp; Furnishings</b>		\$ 4.83	\$ 29,475
	Equipment	\$ 15,250		
	Furnishings	\$ 14,225		
<b>F</b>	<b>Special Construction &amp; Demolition</b>		\$ -	\$ -
	Special Construction	\$ -		
<b>G</b>	<b>Building Sitework</b>		\$ 381.61	\$ 2,327,830
	Site Preparation	\$ 888,080		
	Site Improvements	\$ 594,750		
	Site Mechanical Utilities	\$ 345,000		
	Site Electrical Utilities	\$ 500,000		
<b>Subtotal</b>			<b>\$ 819.54</b>	<b>\$ 4,999,221</b>
25.0% Estimating Design Evolution				\$ 1,249,805
<b>Subtotal - Cost of Work</b>			<b>\$ 1,024.43</b>	<b>\$ 6,249,026</b>

## Construct New ARFF Facility

### SUMMARY

DESCRIPTION	COST PER SQUARE FOOT	TOTAL
<b>General Contractors Markups</b>		
3.5% Project Logistics & Labor Factor	\$	218,716
5.0% General Requirements, Phasing & Temporary Construction	\$	323,387
8.0% General Conditions	\$	543,290
5.0% General Contractors Overhead & Profit	\$	366,721
2.5% Insurance	\$	192,529
1.0% Payment & Performance Bonds	\$	78,937
0.0% Sustainability Requirements	\$	-
<hr/>		
<b>Opinion of Probable Construction Cost</b>	<b>\$ 1,306.98</b>	<b>\$ 7,972,605</b>
<b>Owner's Soft Costs</b>		
0.0% Program Management	\$ -	1,618,439
0.0% Construction Manager	\$ -	
0.2% Planning & Preconstruction	\$ 15,945	
10.0% Architectural / Engineering Design	\$ 797,261	
2.0% Architectural / Engineering Construction Admin	\$ 159,452	
4.0% Airport Staff	\$ 318,904	
2.5% Materials Testing / Inspection / Commissioning	\$ 199,315	
0.1% Plan Check Services	\$ 7,973	
0.5% Cost Estimating & Scheduling	\$ 39,863	
1.0% Miscellaneous Owner Costs (i.e. Legal)	\$ 79,726	
0.0% Artwork (Terminal Only)	\$ -	
0.0% Owner's Construction Contingency	\$ -	
0.0% Project Contingency	\$ -	
<hr/>		
<b>Subtotal</b>	<b>\$ 1,572.30</b>	<b>\$ 9,591,044</b>
0.0% Escalation (To Mid-Point Construction)	\$	-
<hr/>		
<b>Opinion of Probable Project Cost</b>	<b>\$ 1,572.30</b>	<b>\$ 9,591,044</b>
<hr/>		



Project Title	GYG Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

### Construct New ARFF Facility

#### DETAIL

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>ARFF Facility</b>	6,100	sf		
Apparatus Bay			3585	sf
Circulation			335	sf
Communications Center			15	sf
Dayroom			215	sf
Decon			90	sf
Dining			200	sf
Dorms			500	sf
Exercise			265	sf
Kitchen			295	sf
Laundry			25	sf
Offices			80	sf
Restrooms			400	sf
Storage			35	sf
Utility			60	sf
<b>Total Area</b>	<b>6,100</b>	<b>sf</b>	<b>6,100</b>	<b>sf</b>

#### A SUBSTRUCTURE

##### A10 Foundations

A1010	Standard Foundations				
A1011	Spread Footings, Pedestals & Thickened Slab Edge	6,100	sf	\$ 18.50	\$ 112,850
A1012	Perimeter Drainage & Insulation	6,100	sf	\$ 0.50	\$ 3,050
A1013	Dewatering (Allowance)	1	alw	\$ 1,500.00	\$ 1,500
A1050	Slab on Grade				
A1051	6" Slab on Grade	6,100	sf	\$ 8.50	\$ 51,850
A1052	Misc. Trenches, Pits & Bases	6	cy	\$ 750.00	\$ 4,236
A1053	Under-slab Drainage & Insulation	6,100	sf	\$ 2.00	\$ 12,200

#### Subtotal - Substructure

\$ 185,686

#### B SHELL

##### B10 Superstructure

B1030	Roof Construction				
B1031	Steel Roof Structure	56	tns	\$ 6,200.00	\$ 347,944
B1032	1-1/2" Wide Rib 20Ga Metal Roof Deck	7,015	sf	\$ 5.00	\$ 35,075

## Construct New ARFF Facility

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
B1033	Misc. Steel, Connections etc. (10%)	6 tns		\$ 6,500.00	\$ 36,478
B1034	Roof Fireproofing	7,015 sf		\$ 5.50	\$ 38,583
B1035	Allowance for Seismic Upgrade				Not Required
<b>B20 Exterior Closure</b>					
B2010	Exterior Walls				
B2011	EIFS- 2"	6,500 sf		\$ 8.50	\$ 55,250
B2012	Metal Stud- 6", Gyp. board, Insulation & Vapor Barrier	6,500 sf		\$ 15.00	\$ 97,500
B2013	Split Faced Block	3,050 sf		\$ 35.00	\$ 106,750
B2014	CMU Back-up in Apparatus Bay	3,050 sf		\$ 22.00	\$ 67,100
B2015	Allowance For Caulking and Sealants	9,550 sf		\$ 1.00	\$ 9,550
B2030	Exterior Windows				
B2031	Curtain Wall	500 sf		\$ 110.00	\$ 55,000
B2032	Aluminum and Glass Storefront Windows	650 sf		\$ 65.00	\$ 42,250
B2050	Exterior Doors				
B2051	HM Door, Frame & HW - Single	5 ea		\$ 2,100.00	\$ 10,500
B2052	HM Door, Frame & HW - Double	2 pr		\$ 3,200.00	\$ 6,400
B2053	Extra for Access Control	7 lvs		\$ 1,000.00	\$ 7,000
B2070	Exterior Soffits				
B2071	Metal Panel Soffit	915 sf		\$ 60.00	\$ 54,900
B2090	Exterior Signage (Allowance)				
B2092	Signage	1 ls		\$ 5,000.00	\$ 5,000
<b>B30 Roofing</b>					
B3010	Roof Coverings				
B3011	Single Ply Roof	7,015 sf		\$ 18.00	\$ 126,270
B3013	Gutter	190 lf		\$ 25.00	\$ 4,750
B3014	Downspout	200 lf		\$ 18.00	\$ 3,600
B3030	Roof Openings				
B3031	Roof Hatch	2 ea		\$ 850.00	\$ 1,700
<b>Subtotal - Shell</b>					<b>\$ 1,111,600</b>
<b>C INTERIORS</b>					
<b>C10 Interior Construction</b>					
C1010	Partitions				
C1011	Partitions				Incl. in C3010
C1012	Rough Carpentry & Blocking	6,100 sf		\$ 1.00	\$ 6,100
C1013	Caulking, Sealants & Firestopping	6,100 sf		\$ 2.00	\$ 12,200
C1014	Misc. Metals, Bracing, Countertop Supports,	6,100 sf		\$ 3.00	\$ 18,300

## Construct New ARFF Facility

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
C1030	Interior Doors				
C1031	Interior Doors				Incl. in C3010
C1050	Specialties				
C1051	Interior Specialties				Incl. in C3010
C1052	Fire Extinguishers & Cabinets	2 ea		\$ 450.00	\$ 900
C1053	Code Signage	6,100 sf		\$ 0.10	\$ 610
C1054	Interior Signage	6,100 sf		\$ 0.50	\$ 3,050
C1055	Allowance for Fixtures, Accessories and Cabinets	6,100 sf		\$ 6.00	\$ 36,600
C1056	Miscellaneous Specialties	6,100 sf		\$ 0.25	\$ 1,525
<b>C20 Stairs</b>					
C2010	Stair Construction				
C2011	Stair Construction				Not Required
<b>C30 Interior Finishes</b>					
C3010	Interior Finishes				
C3011	Apparatus Bay	3,585 sf		\$ 25.00	\$ 89,625
C3012	Circulation	335 sf		\$ 35.00	\$ 11,725
C3013	Communications Center	15 sf		\$ 75.00	\$ 1,125
C3014	Dayroom	215 sf		\$ 55.00	\$ 11,825
C3015	Decon	90 sf		\$ 125.00	\$ 11,250
C3016	Dining	200 sf		\$ 55.00	\$ 11,000
C3017	Dorms	500 sf		\$ 55.00	\$ 27,500
C3018	Exercise	265 sf		\$ 65.00	\$ 17,225
C3019	Kitchen	295 sf		\$ 55.00	\$ 16,225
C3020	Laundry	25 sf		\$ 45.00	\$ 1,125
C3021	Offices	80 sf		\$ 85.00	\$ 6,800
C3022	Restrooms	400 sf		\$ 115.00	\$ 46,000
C3023	Storage	35 sf		\$ 25.00	\$ 875
C3024	Utility	60 sf		\$ 25.00	\$ 1,500
C3025	Miscellaneous Finishes	6,100 sf		\$ 1.50	\$ 9,150
<b>Subtotal - Interiors</b>					<b>\$ 342,235</b>
<b>D SERVICES</b>					
<b>D20 Plumbing</b>					
D2010	Plumbing Systems				
D2011	Fixtures and Equipment	6,100 sf		\$ 4.20	\$ 25,620
D2012	Domestic Water Piping & Insulation	6,100 sf		\$ 3.25	\$ 19,825
D2013	Sanitary Waste & Vent Piping	6,100 sf		\$ 3.10	\$ 18,910
D2014	Stormwater Piping	6,100 sf		\$ 3.10	\$ 18,910
D2015	Foam Generating Equipment & Piping	6,100 sf		\$ 3.00	\$ 18,300
D2016	Compressed Air Equipment & Piping	6,100 sf		\$ 2.20	\$ 13,420
D2017	Miscellaneous Plumbing Requirements; GC's, Testing, etc.	6,100 sf		\$ 1.75	\$ 10,675

## Construct New ARFF Facility

### DETAIL

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>D30 HVAC</b>				
D3010 HVAC Systems				
D3011 HVAC Equipment - Apparatus Bay	3,585 sf		\$ 18.00	\$ 64,530
D3012 HVAC Equipment - Conditioned Space	2,515 sf		\$ 32.00	\$ 80,480
D3013 Air Distribution; Ductwork, Insulation	6,100 sf		\$ 22.00	\$ 134,200
D3014 Controls and Instrumentation	6,100 sf		\$ 6.25	\$ 38,125
D3015 Testing, Balancing & Commissioning	6,100 sf		\$ 2.75	\$ 16,775
D3016 Miscellaneous HVAC Requirements; GC's, Hoisting, Warranties, etc.	6,100 sf		\$ 4.50	\$ 27,450
<b>D40 Fire Protection</b>				
D4010 Sprinkler Systems				
D4011 Firewater Main Service Entrance	1 ls		\$ 4,500.00	\$ 4,500
D4012 Automatic Sprinkler System	6,100 sf		\$ 6.75	\$ 41,175
<b>D50 Electrical</b>				
D5010 Electrical Systems				
D5011 Generator / Transfer Switch / UPS	1 alw		\$ 65,000.00	\$ 65,000
D5012 Distribution Equipment	1 alw		\$ 17,500.00	\$ 17,500
D5013 Feeder Conduit & Wire	1 alw		\$ 35,000.00	\$ 35,000
D5014 Wiring Devices	1 alw		\$ 35,500.00	\$ 35,500
D5015 Equipment Power and Connection	1 alw		\$ 40,000.00	\$ 40,000
D5016 Lighting	1 alw		\$ 65,000.00	\$ 65,000
D5017 Grounding and Lightning Protection	1 alw		\$ 100,000.00	\$ 100,000
D6010 Communications/Security/PA/Fire Alarm				
D6011 Equipment Rooms	1 alw		\$ 15,000.00	\$ 15,000
D6012 Voice/Data Devices & Cabling	1 alw		\$ 13,000.00	\$ 13,000
D6013 Paging System	1 alw		\$ 7,500.00	\$ 7,500
D6014 Dispatch Systems	1 alw		\$ 25,000.00	\$ 25,000
D6015 Access Control	1 alw		\$ 15,000.00	\$ 15,000
D6016 CCTV System	1 alw		\$ 11,000.00	\$ 11,000
D6017 Fire Alarm	1 alw		\$ 25,000.00	\$ 25,000
<b>Subtotal - Services</b>				<b>\$ 1,002,395</b>
<b>E EQUIPMENT &amp; FURNISHINGS</b>				
<b>E10 Equipment</b>				
E1010 Equipment				
E1011 Misc. Equipment Allowance	6,100 sf		\$ 2.50	\$ 15,250
<b>E20 Furnishings</b>				
E2010 Fixed Furnishings				
E2011 Casework				Incl. in C3010
E2012 Misc. Casework Allowance	6,100 sf		\$ 1.00	\$ 6,100

## Construct New ARFF Facility

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
E2030	Window Treatment				
E2031	Window Blinds or Shades	650 sf		\$ 12.50	\$ 8,125
<b>Subtotal - Equipment &amp; Furnishings</b>					<b>\$ 29,475</b>
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION</b>					
<b>F10 Special Construction</b>					
F1010	Special Construction				
F1011	Special Construction				Not Required
<b>Subtotal - Special Construction &amp; Demolition</b>					<b>\$ -</b>
<b>G BUILDING SITEWORK</b>					
<b>G10 Site Preparation</b>					
G1001	General Conditions				
G1001	Mobilization (10%)	1 ls		\$ 212,000.00	\$ 212,000
G1002	Maintenance of Traffic (3.5%)	1 ls		\$ 72,000.00	\$ 72,000
G1003	Temporary Construction Items (2%)	1 ls		\$ 41,000.00	\$ 41,000
G1030	Site Earthwork				
G1031	Clearing & Grubbing & Miscellaneous	1.7 ac		\$ 5,000.00	\$ 8,500
G1031	Unclassified Excavation	5,600 cy		\$ 15.00	\$ 84,000
<b>G20 Site Improvements</b>					
G2010	Pavement				
G2011	Service Road Pavement	5,115 sy		\$ 92.00	\$ 470,580
G2012	ARFF Access Concrete Pavement	3,070 sy		\$ 115.00	\$ 353,050
G2013	Parking Pavement (2" Asphalt Surface, 3" Asphalt Base, 8" DGA, Subgrade Prep, Curb and Gutter Markings)	225 sy		\$ 92.00	\$ 20,700
G2030	Site Development				
G2031	Site Development and Landscaping	1 alw		\$ 5,000.00	\$ 5,000
G2032	AOA Fencing	3,680 lf		\$ 50.00	\$ 184,000
G2033	AOA Gate	1 ea		\$ 30,000.00	\$ 30,000
G2033	Signage	1 alw		\$ 2,000.00	\$ 2,000
<b>G30 Site Mechanical Utilities</b>					
G3010	Site Mechanical Utilities				
G3011	Fire and Domestic Water Mains	1,000 lf		\$ 75.00	\$ 75,000
G3012	Sanitary Sewer Mains	1,000 lf		\$ 55.00	\$ 55,000
G3013	Sanitary Sewer Lift Station	1 ea		\$ 150,000.00	\$ 150,000
G3014	Stormwater Drainage Mains	1,000 lf		\$ 65.00	\$ 65,000

## Construct New ARFF Facility

### DETAIL

	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>G40 Site Electrical Utilities</b>					
G4010	Site Electrical Utilities				
G4011	Utility Duct Bank (2) 4" Conc Encased	1,000	lf	\$ 200.00	\$ 200,000
G4012	Comm Duct Bank (2) 4" Direct Burial	1,000	lf	\$ 175.00	\$ 175,000
G4013	Comm Handholes	1	alw	\$ 25,000.00	\$ 25,000
G4030	Site Lighting				
G4031	Site Lighting	1	alw	\$ 100,000.00	\$ 100,000
<b>Subtotal - Building Sitework</b>					<b>\$ 2,327,830</b>
<b>Subtotal</b>					<b>\$ 819.54 \$ 4,999,221</b>
25.0%	Estimating Design Evolution				\$ 1,249,805
<b>Subtotal - Cost of Work</b>					<b>\$ 1,024.43 \$ 6,249,026</b>
<b>General Contractors Markups</b>					
3.5%	Project Logistics & Labor Factor				\$ 218,716
5.0%	General Requirements, Phasing & Temporary Construction				\$ 323,387
8.0%	General Conditions				\$ 543,290
5.0%	General Contractors Overhead & Profit				\$ 366,721
2.5%	Insurance				\$ 192,529
1.0%	Payment & Performance Bonds				\$ 78,937
0.0%	Sustainability Requirements				\$ -
<b>Opinion of Probable Construction Cost</b>					<b>\$ 1,306.98 \$ 7,972,605</b>
<b>Owner's Soft Costs</b>					
<b>Owner's Soft Costs</b>					<b>\$ 1,618,439</b>
0.0%	Program Management			\$ -	
0.0%	Construction Manager			\$ -	
0.2%	Planning & Preconstruction			\$ 15,945	
10.0%	Architectural / Engineering Design			\$ 797,261	
2.0%	Architectural / Engineering Construction Admin			\$ 159,452	
4.0%	Airport Staff			\$ 318,904	
2.5%	Materials Testing / Inspection / Commissioning			\$ 199,315	
0.1%	Plan Check Services			\$ 7,973	
0.5%	Cost Estimating & Scheduling			\$ 39,863	
1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$ 79,726	
0.0%	Artwork (Terminal Only)			\$ -	
0.0%	Owner's Construction Contingency			\$ -	
0.0%	Project Contingency			\$ -	
<b>Subtotal</b>					<b>\$ 1,572.30 \$ 9,591,044</b>

## Construct New ARFF Facility

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
0.0%	Escalation (To Mid-Point Construction)			\$	-
<b><i>Opinion of Probable Project Cost</i></b>				<b>\$ 1,572.30</b>	<b>\$ 9,591,044</b>



<b>Project Title</b>	GYI Masterplan Update		
<b>Location</b>	Gary / Chicago International Airport		
<b>Submittal Stage</b>	Rough Order of Magnitude Estimate		
<b>Client Name</b>	Jacobsen   Daniels		
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid</b>		<b>CI Project No.</b>	4011.16
<b>Opening Date</b>			
<b>Project Manager</b>	MGF	<b>Checked by</b>	CJN

**Construct New Electrical Vault**

**SUMMARY**

DESCRIPTION		COST PER SQUARE FOOT		TOTAL
<b>A</b>	<b>Substructure</b>		\$ 19.01	\$ 42,800
	Standard Foundations	\$ 42,800		
	Slab on Grade	\$ -		
<b>B</b>	<b>Shell</b>		\$ 139.19	\$ 313,453
	Superstructure	\$ 42,553		
	Exterior Closure	\$ 178,961		
	Roofing	\$ 91,939		
<b>C</b>	<b>Interiors</b>		\$ 16.62	\$ 37,434
	Interior Construction	\$ 33,994		
	Stairs	\$ -		
	Interior Finishes	\$ 3,440		
<b>D</b>	<b>Services</b>		\$ 928.88	\$ 2,091,830
	Plumbing	\$ -		
	HVAC	\$ 109,830		
	Fire Protection	\$ -		
	Electrical	\$ 1,982,000		
<b>E</b>	<b>Equipment &amp; Furnishings</b>		\$ 1.25	\$ 2,815
	Equipment	\$ 563		
	Furnishings	\$ 2,252		
<b>F</b>	<b>Special Construction &amp; Demolition</b>		\$ -	\$ -
	Special Construction	\$ -		
<b>G</b>	<b>Building Sitework</b>		\$ 176.95	\$ 398,500
	Site Preparation	\$ 62,000		
	Site Improvements	\$ 1,500		
	Site Mechanical Utilities	\$ 10,000		
	Site Electrical Utilities	\$ 325,000		
	<b>Subtotal</b>		<b>\$ 1,281.90</b>	<b>\$ 2,886,831</b>
	25.0% Estimating Design Evolution		\$	721,708
	<b>Subtotal - Cost of Work</b>		<b>\$ 1,602.37</b>	<b>\$ 3,608,539</b>

## Construct New Electrical Vault

### SUMMARY

DESCRIPTION	COST PER SQUARE FOOT	TOTAL
<b>General Contractors Markups</b>		
3.5% Project Logistics & Labor Factor	\$	126,299
5.0% General Requirements, Phasing & Temporary Construction	\$	186,742
8.0% General Conditions	\$	313,726
5.0% General Contractors Overhead & Profit	\$	211,765
2.5% Insurance	\$	111,177
1.0% Payment & Performance Bonds	\$	45,582
0.0% Sustainability Requirements	\$	-
<hr/>		
<b>Opinion of Probable Construction Cost</b>	<b>\$ 2,044.33</b>	<b>\$ 4,603,831</b>
<b>Owner's Soft Costs</b>		
0.0% Program Management	\$ -	934,578
0.0% Construction Manager	\$ -	
0.2% Planning & Preconstruction	\$ 9,208	
10.0% Architectural / Engineering Design	\$ 460,383	
2.0% Architectural / Engineering Construction Admin	\$ 92,077	
4.0% Airport Staff	\$ 184,153	
2.5% Materials Testing / Inspection / Commissioning	\$ 115,096	
0.1% Plan Check Services	\$ 4,604	
0.5% Cost Estimating & Scheduling	\$ 23,019	
1.0% Miscellaneous Owner Costs (i.e. Legal)	\$ 46,038	
0.0% Artwork (Terminal Only)	\$ -	
0.0% Owner's Construction Contingency	\$ -	
0.0% Project Contingency	\$ -	
<hr/>		
<b>Subtotal</b>	<b>\$ 2,459.33</b>	<b>\$ 5,538,409</b>
0.0% Escalation (To Mid-Point Construction)	\$	-
<hr/>		
<b>Opinion of Probable Project Cost</b>	<b>\$ 2,459.33</b>	<b>\$ 5,538,409</b>
<hr/>		



Project Title	GYG Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**Construct New Electrical Vault**

**DETAIL**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<i>New Electrical Airfield Vault</i> Electrical Vault	2,252	sf		2,252 sf
Total Area	<b>2,252</b>	<b>sf</b>		<b>2,252 sf</b>

**A SUBSTRUCTURE**

**A10 Foundations**

A1010	Standard Foundations				
A1011	F26W Wall Footing , 2' 6" x 1' Deep, incl.	189	lf	\$ 35.00	\$ 6,615
A1012	F14WM Wall Footing , 1 4" x 1' 4" Deep, incl.	31	lf	\$ 50.00	\$ 1,550
A1013	12" CMU Foundation Wall Grout Filled Every Cell with #6@24" O.C.	378	sf	\$ 30.00	\$ 11,340
A1014	Dampproofing to Foundation Walls & Foundations	567	sf	\$ 4.20	\$ 2,381
A1050	Slab on Grade				
A1051	6" Conc. SOG W/6x6-W4.0 x W4.0 W.W.F. on 10 Mil Vapor, Barrier, Including Thickening	2,094	sf	\$ 8.50	\$ 17,799
A1052	Equipment Pad	34	sf	\$ 9.50	\$ 323
A1053	Selected Backfill Under SOG	233	cy	\$ 12.00	\$ 2,792

**Subtotal - Substructure**

**\$ 42,800**

**B SHELL**

**B10 Superstructure**

B1030	Roof Construction				
B1031	Steel Roof Structure - Open Web Steel Joists				
B1032	24K8 Steel Joists	485	lf	\$ 35.00	\$ 16,975
B1033	2.5K1 Steel Joists	88	lf	\$ 10.00	\$ 880
B1034	L4 x 4 x 1/4"	205	lf	\$ 15.00	\$ 3,075
B1035	HSS 2 1/2 x 2 1/2 x 1/4	44	lf	\$ 30.00	\$ 1,320
B1036	1/2" Diam Threaded Rod W/Nuts & Washer	48	lf	\$ 15.00	\$ 720
B1037	1 1/2" Steel Roof Deck, Type B	2,611	sf	\$ 6.00	\$ 15,666
B1038	Miscellaneous Steel	2,611	sf	\$ 1.50	\$ 3,917

**Construct New Electrical Vault**

**DETAIL**

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<b>B20 Exterior Closure</b>					
B2010	Exterior Walls				
B2011	12" CMU Wall with #6@32" O.C.	802 sf	\$	25.00	\$ 20,050
B2012	12" CMU Wall with #6@24" O.C.	1,791 sf	\$	26.00	\$ 46,566
B2013	8" CMU Wall with #5@24" O.C.	736 sf	\$	23.00	\$ 16,928
B2014	8" CMU Wall with #5@48" O.C.	608 sf	\$	22.00	\$ 13,376
B2015	Cast-in-Place Concrete Tie Beam	264 lf	\$	45.00	\$ 11,880
B2016	Precast Concrete Lintel	8 lf	\$	25.00	\$ 200
B2017	1" Thick Stucco Base	628 sf	\$	8.50	\$ 5,340
B2018	1/2" Painted Sand Float Finish	3,020 sf	\$	6.50	\$ 19,628
B2019	Wall Foam Insulation	3,329 sf	\$	5.00	\$ 16,645
B2020	Miscellaneous Metals, etc.	2,252 sf	\$	4.00	\$ 9,008
B2050	Exterior Doors				
B2051	Single Door, Insulated Hollow Metal Frame and Hardware.	2 ea	\$	2,000.00	\$ 4,000
B2052	Overhead Door 12.00' x 10.00'	1 ea	\$	7,500.00	\$ 7,500
B2070	Exterior Soffits				
B2071	Exterior Aluminum Soffit Panel	224 sf	\$	35.00	\$ 7,840.00
<b>B30 Roofing</b>					
B3010	Roof Coverings				
B3011	Standing Seam Metal Roof	2,611 sf	\$	28.00	\$ 73,108
B3012	Self-adhering Underlayment	2,611 sf	\$	2.00	\$ 5,222
B3013	Rigid Insulation R-30	2,611 sf	\$	3.00	\$ 7,833
B3014	Class A Spray Foam Insulation - around Perimeter	192 lf	\$	4.00	\$ 768
B3015	Gutter	112 lf	\$	25.00	\$ 2,800
B3016	Downspout	32 lf	\$	18.00	\$ 576
B3017	Aluminum Flashing	192 lf	\$	8.50	\$ 1,632
<b>Subtotal - Shell</b>					<b>\$ 313,453</b>
<b>C INTERIORS</b>					
<b>C10 Interior Construction</b>					
C1010	Partitions				
C1011	3 5/8" Metal Stud Wall 1' 4" O.C. W/ Single Layer of 5/8" Gypsum Wallboard Both Sides	1,015 sf	\$	8.50	\$ 8,628
C1012	Rough Carpentry & Blocking	2,252 sf	\$	1.00	\$ 2,252
C1013	Caulking, Sealants & Firestopping	2,252 sf	\$	2.00	\$ 4,504
C1014	Misc. Metals, Bracing, Countertop Supports,	2,252 sf	\$	3.00	\$ 6,756
C1030	Interior Doors				
C1031	Door, 3'-4" W x 7'-0" H, Hollow Metal Type "F", Metal Frame, Paint Finish. Including Door Hardware	1 ea	\$	1,850.00	\$ 1,850

**Construct New Electrical Vault**

**DETAIL**

	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
C1032	Double Door, 3'-4" W x 7'-0" H, Hollow Metal Type "F", Metal Frame, Paint Finish. Including Door Hardware	1	pr	\$ 4,500.00	\$ 4,500
C1050	Specialties				
C1051	Recessed Fire Extinguisher Cabinet W/ 4A:60-B:C 1-lb Extinguisher	2	ea	\$ 500.00	\$ 1,000
C1052	Code Signage	2,252	sf	\$ 1.50	\$ 3,378
C1053	Miscellaneous Specialties	2,252	sf	\$ 0.50	\$ 1,126
<b>C20 Stairs</b>					
C2010	Stair Construction				
C2011	Stair Construction				Not Required
<b>C30 Interior Finishes</b>					
C3010	Interior Finishes				
C3011	<b>Floor Finishes</b>				
C3012	Sealed Concrete Floor	2,252	sf	\$ 1.25	\$ 2,815
C3013	<b>Wall Finishes</b>				
C3014	Paint Interior Concrete Block				Not Required
C3015	Paint Metal Doors and Frames	5	lvs	\$ 125.00	\$ 625
C3016	<b>Ceiling</b>				
C3017	Paint Ceiling				Not Required
<b>Subtotal - Interiors</b>					<b>\$ 37,434</b>
<b>D SERVICES</b>					
<b>D10 Conveying System</b>					
D1010	Elevators & Lifts				
D1011	Elevators & Lifts				Not Required
<b>D20 Plumbing</b>					
D2010	Plumbing Systems				
D2011	Plumbing Systems				Not Required
<b>D30 HVAC</b>					
D3010	HVAC Systems				
D3011	Split System Air Conditioning Units; 4000 cfm. 12.5 Tons w/ Vibration Isolation	2	ea	\$ 25,680.00	\$ 51,360
D3012	Concrete Pads; 5" thk for Exterior Condensing Units (ACU-1A&B)	2	ea	\$ 750.00	\$ 1,500
D3013	Refrigerant Line Sets for Split Systems Including Insulation and Support Stands	2	ea	\$ 2,325.00	\$ 4,650
D3014	1 1/4" Condensate Piping (ACD) Routed to Exterior w/ Insulation & Splash Block	2	ea	\$ 1,240.00	\$ 2,480
D3015	<b>Air Distribution</b>				
D3016	Galvanized Ductwork; Supply, Return & Outside Air	2,000	lb	\$ 9.25	\$ 18,500

**Construct New Electrical Vault**

**DETAIL**

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
D3017	Duct Wrap Insulation, 2" thk	1,120	sf	\$ 8.21	\$ 9,195
D3018	Louvers; 12x12 Outside Air	2	ea	\$ 564.00	\$ 1,128
D3019	Motor Actuators for Dampers	6	ea	\$ 427.00	\$ 2,562
D3020	Grilles, Registers & Diffusers	2,252	sf	\$ 0.95	\$ 2,139
D3021	Manual Volume Dampers	10	ea	\$ 224.00	\$ 2,240
D3022	Controls and Instrumentation	2,252	sf	\$ 3.50	\$ 7,882
D3023	Testing, Balancing & Commissioning	2,252	sf	\$ 1.50	\$ 3,378
D3024	Miscellaneous HVAC Requirements; GC's, Hoisting, Warranties, etc.	2,252	sf	\$ 1.25	\$ 2,815
<b>D40 Fire Protection</b>					
D4010	Sprinkler Systems				
D4011	Sprinkler Systems				Not Required
<b>D50 Electrical</b>					
D5010	Electrical Systems				
D5011	Generator / Transfer Switch	1	alw	\$ 175,000.00	\$ 175,000
D5012	Distribution Equipment	1	alw	\$ 55,000.00	\$ 55,000
D5013	Feeder Conduit & Wire	1	alw	\$ 60,000.00	\$ 60,000
D5014	Wiring Devices	1	alw	\$ 35,000.00	\$ 35,000
D5015	Raceways / Cable Tray	1	alw	\$ 145,000.00	\$ 145,000
D5016	Lighting	1	alw	\$ 50,000.00	\$ 50,000
D5017	Grounding and Lightning Protection	1	alw	\$ 55,000.00	\$ 55,000
D5018	Airfield Lighting Equipment Allowance	1	alw	\$ 800,000.00	\$ 800,000
D5019	Cross Field Duck Bank Allowance	1	alw	\$ 425,000.00	\$ 425,000
D5020	Circuit Extensions Allowance	1	alw	\$ 75,000.00	\$ 75,000
D6010	Communications/Security/PA/Fire Alarm				
D6011	Fiber Cabinets and Patch Panels	1	alw	\$ 25,000.00	\$ 25,000
D6012	Fiber Cabling	1	alw	\$ 25,000.00	\$ 25,000
D6013	Access Control	1	alw	\$ 12,000.00	\$ 12,000
D6014	CCTV System	1	alw	\$ 30,000.00	\$ 30,000
D6015	Fire Alarm	1	alw	\$ 15,000.00	\$ 15,000
<b>Subtotal - Services</b>					<b>\$ 2,091,830</b>
<b>E EQUIPMENT &amp; FURNISHINGS</b>					
<b>E10 Equipment</b>					
E1010	Equipment				
E1011	Equipment				Incl. in C3010
E1012	Misc. Equipment Allowance	2,252	sf	\$ 0.25	\$ 563
<b>E20 Furnishings</b>					
E2010	Fixed Furnishings				
E2011	Misc. Casework Allowance	2,252	sf	\$ 1.00	\$ 2,252
<b>Subtotal - Equipment &amp; Furnishings</b>					<b>\$ 2,815</b>

**Construct New Electrical Vault**

**DETAIL**

	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION</b>					
<b>F10 Special Construction</b>					
F1010	Special Construction				
F1011	Special Construction				No Work Required
<hr/>					
<b>Subtotal - Special Construction &amp; Demolition</b>				<b>\$</b>	<b>-</b>
<b>G BUILDING SITEWORK</b>					
<b>G10 Site Preparation</b>					
G1001	General Conditions				
G1001	Mobilization (10%)	1 ls		\$ 37,000.00	\$ 37,000
G1002	Maintenance of Traffic (3.5%)	1 ls		\$ 13,000.00	\$ 13,000
G1003	Temporary Construction Items (2%)	1 ls		\$ 7,000.00	\$ 7,000
G1030	Site Earthwork				
G1031	Clearing & Grubbing & Miscellaneous Demolition	1.0 ac		\$ 5,000.00	\$ 5,000
<b>G20 Site Improvements</b>					
G2010	Pavement				
G2011	Pavement				Incl in S-8
G2030	Site Development				
G2031	Site Development and Landscaping	1 ls		\$ 1,500.00	\$ 1,500
<b>G30 Site Mechanical Utilities</b>					
G3010	Site Mechanical Utilities				
G3011	Site Mechanical Utilities	1 alw		\$ 10,000.00	\$ 10,000
<b>G40 Site Electrical Utilities</b>					
G4010	Site Electrical Utilities				
G4011	Electrical Utilities Allowance	1 alw		\$ 150,000.00	\$ 150,000
G4012	Comm Utilities Allowance	1 alw		\$ 150,000.00	\$ 150,000
G4030	Site Lighting				
G4031	Site Lighting Allowance	1 alw		\$ 25,000.00	\$ 25,000
<hr/>					
<b>Subtotal - Building Sitework</b>				<b>\$</b>	<b>398,500</b>
<hr/>					
<b>Subtotal</b>				<b>\$</b>	<b>1,281.90</b>
				<b>\$</b>	<b>2,886,831</b>

**Construct New Electrical Vault**

**DETAIL**

		<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>TOTAL</b>
25.0%		Estimating Design Evolution			\$	721,708
<b>Subtotal - Cost of Work</b>					<b>\$ 1,602.37</b>	<b>\$ 3,608,539</b>
<b>General Contractors Markups</b>						
3.5%		Project Logistics & Labor Factor			\$	126,299
5.0%		General Requirements, Phasing & Temporary Construction			\$	186,742
8.0%		General Conditions			\$	313,726
5.0%		General Contractors Overhead & Profit			\$	211,765
2.5%		Insurance			\$	111,177
1.0%		Payment & Performance Bonds			\$	45,582
0.0%		Sustainability Requirements			\$	-
<b>Opinion of Probable Construction Cost</b>					<b>\$ 2,044.33</b>	<b>\$ 4,603,831</b>
<b>Owner's Soft Costs</b>						934577.7298
0.0%		Program Management			\$	-
0.0%		Construction Manager			\$	-
0.2%		Planning & Preconstruction			\$	9,208
10.0%		Architectural / Engineering Design			\$	460,383
2.0%		Architectural / Engineering Construction Admin			\$	92,077
4.0%		Airport Staff			\$	184,153
2.5%		Materials Testing / Inspection / Commissioning			\$	115,096
0.1%		Plan Check Services			\$	4,604
0.5%		Cost Estimating & Scheduling			\$	23,019
1.0%		Miscellaneous Owner Costs (i.e. Legal)			\$	46,038
0.0%		Artwork (Terminal Only)			\$	-
0.0%		Owner's Construction Contingency			\$	-
0.0%		Project Contingency			\$	-
<b>Subtotal</b>					<b>\$ 2,459.33</b>	<b>\$ 5,538,409</b>
0.0%		Escalation (To Mid-Point Construction)			\$	-
<b>Opinion of Probable Project Cost</b>					<b>\$ 2,459.33</b>	<b>\$ 5,538,409</b>



<b>Project Title</b>	GYI Masterplan Update		
<b>Location</b>	Gary / Chicago International Airport		
<b>Submittal Stage</b>	Rough Order of Magnitude Estimate		
<b>Client Name</b>	Jacobsen   Daniels		
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid</b>		<b>CI Project No.</b>	4011.16
<b>Opening Date</b>			
<b>Project Manager</b>	MGF	<b>Checked by</b>	CJN

**Construct New Administrative Offices**

**SUMMARY**

DESCRIPTION		COST PER SQUARE FOOT		TOTAL
<b>A</b>	<b>Substructure</b>		\$ 23.25	\$ 209,250
	Standard Foundations	\$ 108,500		
	Slab on Grade	\$ 100,750		
<b>B</b>	<b>Shell</b>		\$ 134.37	\$ 1,209,297
	Superstructure	\$ 534,060		
	Exterior Closure	\$ 501,025		
	Roofing	\$ 174,212		
<b>C</b>	<b>Interiors</b>		\$ 73.50	\$ 661,500
	Interior Construction	\$ 63,000		
	Stairs	\$ -		
	Interior Finishes	\$ 598,500		
<b>D</b>	<b>Services</b>		\$ 131.12	\$ 1,180,095
	Plumbing	\$ 563,850		
	HVAC	\$ 117,750		
	Fire Protection	\$ -		
	Electrical	\$ 498,495		
<b>E</b>	<b>Equipment &amp; Furnishings</b>		\$ 1.81	\$ 16,250
	Equipment	\$ 2,250		
	Furnishings	\$ 14,000		
<b>F</b>	<b>Special Construction &amp; Demolition</b>		\$ -	\$ -
	Special Construction	\$ -		
<b>G</b>	<b>Building Sitework</b>		\$ 56.50	\$ 508,465
	Site Preparation	\$ 247,365		
	Site Improvements	\$ 7,500		
	Site Mechanical Utilities	\$ 39,000		
	Site Electrical Utilities	\$ 214,600		
	<b>Subtotal</b>		<b>\$ 420.54</b>	<b>\$ 3,784,857</b>
	25.0% Estimating Design Evolution		\$	946,214
	<b>Subtotal - Cost of Work</b>		<b>\$ 525.67</b>	<b>\$ 4,731,071</b>

## Construct New Administrative Offices

### SUMMARY

DESCRIPTION	COST PER SQUARE FOOT	TOTAL
<b>General Contractors Markups</b>		
3.5% Project Logistics & Labor Factor	\$	165,587
5.0% General Requirements, Phasing & Temporary Construction	\$	244,833
8.0% General Conditions	\$	411,319
5.0% General Contractors Overhead & Profit	\$	277,641
2.5% Insurance	\$	145,761
1.0% Payment & Performance Bonds	\$	59,762
0.0% Sustainability Requirements	\$	-
<hr/>		
<b>Opinion of Probable Construction Cost</b>	<b>\$ 670.66</b>	<b>\$ 6,035,975</b>
<b>Owner's Soft Costs</b>		
0.0% Program Management	\$ -	1,225,303
0.0% Construction Manager	\$ -	
0.2% Planning & Preconstruction	\$ 12,072	
10.0% Architectural / Engineering Design	\$ 603,597	
2.0% Architectural / Engineering Construction Admin	\$ 120,719	
4.0% Airport Staff	\$ 241,439	
2.5% Materials Testing / Inspection / Commissioning	\$ 150,899	
0.1% Plan Check Services	\$ 6,036	
0.5% Cost Estimating & Scheduling	\$ 30,180	
1.0% Miscellaneous Owner Costs (i.e. Legal)	\$ 60,360	
0.0% Artwork (Terminal Only)	\$ -	
0.0% Owner's Construction Contingency	\$ -	
0.0% Project Contingency	\$ -	
<hr/>		
<b>Subtotal</b>	<b>\$ 806.81</b>	<b>\$ 7,261,278</b>
0.0% Escalation (To Mid-Point Construction)	\$	-
<hr/>		
<b>Opinion of Probable Project Cost</b>	<b>\$ 806.81</b>	<b>\$ 7,261,278</b>
<hr/>		



Project Title	GYM Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**Construct New Administrative Offices**

**DETAIL**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>New Administrative Offices</b>	9,000	sf		
Offices			4,100	sf
Circulation			1,350	sf
Conference & Board Meeting Rooms			650	sf
Break Room			350	sf
Restrooms			900	sf
File Storage			300	sf
Janitorial Storage			100	sf
Utility Rooms			675	sf
Work / Copy Room			275	sf
Lobby / Reception			300	sf
<b>Total Area</b>	<b>9,000</b>	<b>sf</b>	<b>9,000</b>	<b>sf</b>

**A SUBSTRUCTURE**

**A10 Foundations**

A1010	Standard Foundations				
A1011	Wall Footings, Thickened Slab Edge	9,000	sf	\$ 10.50	\$ 94,500
A1012	Perimeter Drainage & Insulation	9,000	sf	\$ 0.50	\$ 4,500
A1013	Dewatering (Allowance)	1	alw	\$ 9,500.00	\$ 9,500
A1050	Slab on Grade				
A1051	6" Slab on Grade	9,000	sf	\$ 8.50	\$ 76,500
A1052	Misc. Trenches, Pits & Bases	8	cy	\$ 750.00	\$ 6,250
A1053	Under-slab Drainage & Insulation	9,000	sf	\$ 2.00	\$ 18,000

**Subtotal - Substructure**

**\$ 209,250**

**B SHELL**

**B10 Superstructure**

B1030	Roof Construction				
B1031	Steel Roof Structure	62	tns	\$ 6,200.00	\$ 385,020
B1032	1-1/2" Wide Rib 20Ga Metal Roof Deck	10,350	sf	\$ 5.00	\$ 51,750
B1033	Misc. Steel, Connections etc. (10%)	6	tns	\$ 6,500.00	\$ 40,365
B1034	Roof Fireproofing (columns + deck)	10,350	sf	\$ 5.50	\$ 56,925
B1035	Allowance for Seismic Upgrade				Not Required

## Construct New Administrative Offices

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<b>B20 Exterior Closure</b>					
B2010	Exterior Walls				
B2011	Insulated Metal Wall Panel	1,000 sf		\$ 50.00	\$ 50,000
B2012	Back-up System to Metal Panel	1,000 sf		\$ 15.00	\$ 15,000
B2011	EIFS- 2"	1,610 sf		\$ 8.50	\$ 13,685
B2012	Metal Stud- 6", Gyp. board, Insulation & Vapor Barrier	1,610 sf		\$ 15.00	\$ 24,150
B2013	Split Faced Block	3,900 sf		\$ 35.00	\$ 136,500
B2012	Back-up System to Split Faced Block	3,900 sf		\$ 15.00	\$ 58,500
B2017	Allowance For Caulking and Sealants	6,440 sf		\$ 1.00	\$ 6,440
B2030	Exterior Windows				
B2031	Storefront	350 sf		\$ 110.00	\$ 38,500
B2032	Aluminum and Glass Windows	650 sf		\$ 65.00	\$ 42,250
B2050	Exterior Doors				
B2051	Exterior Doors	1 alw		\$ 20,000.00	\$ 20,000
B2070	Exterior Soffits				
B2071	Metal Panel Soffit	1,350 sf		\$ 60.00	\$ 81,000
B2090	Exterior Signage (Allowance)				
B2091	Signage	1 ls		\$ 15,000.00	\$ 15,000
<b>B30 Roofing</b>					
B3010	Roof Coverings				
B3011	Single Ply Roof	9,000 sf		\$ 18.00	\$ 162,000
B3013	Gutter	360 lf		\$ 25.00	\$ 9,000
B3014	Downspout	84 lf		\$ 18.00	\$ 1,512
B3030	Roof Openings				
B3031	Roof Hatch	2 ea		\$ 850.00	\$ 1,700
				<b>\$ 1,209,297</b>	
<b>C INTERIORS</b>					
<b>C10 Interior Construction</b>					
C1010	Partitions				
C1011	Partitions				Incl. in C3010
C1012	Rough Carpentry & Blocking	9,000 sf		\$ 1.00	\$ 9,000
C1013	Caulking, Sealants & Firestopping	9,000 sf		\$ 2.00	\$ 18,000
C1014	Misc. Metals, Bracing, Countertop Supports,	9,000 sf		\$ 3.00	\$ 27,000

## Construct New Administrative Offices

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
C1030	Interior Doors				
C1031	Interior Doors				Incl. in C3010
C1050	Specialties				
C1051	Interior Specialties				Incl. in C3010
C1052	Fire Extinguishers & Cabinets	3 ea	\$	450.00	\$ 1,350
C1053	Code Signage	9,000 sf	\$	0.10	\$ 900
C1054	Interior Wayfinding Signage	9,000 sf	\$	0.50	\$ 4,500
C1055	Miscellaneous Specialties	9,000 sf	\$	0.25	\$ 2,250
<b>C20 Stairs</b>					
C2010	Stair Construction				
C2011	Stair Construction				Not Required
<b>C30 Interior Finishes</b>					
C3010	Interior Finishes				
C3011	Offices	4,100 sf	\$	65.00	\$ 266,500
C3012	Circulation	1,350 sf	\$	55.00	\$ 74,250
C3013	Conference & Board Meeting Rooms	650 sf	\$	75.00	\$ 48,750
C3014	Break Room	350 sf	\$	60.00	\$ 21,000
C3015	Restrooms	900 sf	\$	115.00	\$ 103,500
C3016	File Storage	300 sf	\$	35.00	\$ 10,500
C3017	Janitorial Storage	100 sf	\$	35.00	\$ 3,500
C3018	Utility Rooms	675 sf	\$	35.00	\$ 23,625
C3019	Work / Copy Room	275 sf	\$	45.00	\$ 12,375
C3020	Lobby / Reception	300 sf	\$	70.00	\$ 21,000
C3021	Miscellaneous Finishes	9,000 sf	\$	1.50	\$ 13,500
<b>Subtotal - Interiors</b>					<b>\$ 661,500</b>
<b>D SERVICES</b>					
<b>D20 Plumbing</b>					
D2010	Plumbing Systems				
D2011	Fixtures and Equipment	9,000 sf	\$	4.25	\$ 38,250
D2012	Domestic Water Piping & Insulation	9,000 sf	\$	2.65	\$ 23,850
D2013	Sanitary Waste & Vent Piping	9,000 sf	\$	2.50	\$ 22,500
D2014	Stormwater Piping	9,000 sf	\$	2.50	\$ 22,500
D2015	Miscellaneous Plumbing Requirements; GC's, Testing, etc.	9,000 sf	\$	1.50	\$ 13,500
<b>D30 HVAC</b>					
D3010	HVAC Systems				
D3011	HVAC Equipment; AHU's, FCU's, etc.	9,000 sf	\$	28.00	\$ 252,000
D3012	Air Distribution; Ductwork, Insulation	9,000 sf	\$	15.00	\$ 135,000
D3013	Controls and Instrumentation	9,000 sf	\$	6.25	\$ 56,250
D3014	Testing, Balancing & Commissioning	9,000 sf	\$	1.75	\$ 15,750
D3015	Miscellaneous HVAC Requirements; GC's, Hoisting, Warranties, etc.	9,000 sf	\$	3.25	\$ 29,250

## Construct New Administrative Offices

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<b>D40 Fire Protection</b>					
D4010	Sprinkler Systems				
D4011	Firewater Main Service Entrance	1	ls	\$ 4,500.00	\$ 4,500
D4012	Automatic Sprinkler System	9,000	sf	\$ 6.75	\$ 60,750
D4013	Clean Agent Fire Suppression for Computer Equipment Rooms	1	alw	\$ 7,500.00	\$ 7,500
<b>D50 Electrical</b>					
D5010	Electrical Systems				
D5011	Distribution Equipment	9,000	sf	\$ 2.25	\$ 20,250
D5012	Feeder Conduit & Wire	9,000	sf	\$ 5.00	\$ 45,000
D5013	Grounding and Lightning Protection	9,000	sf	\$ 4.00	\$ 36,000
D5014	Offices	4,100	sf	\$ 24.00	\$ 98,400
D5015	Circulation	1,350	sf	\$ 18.00	\$ 24,300
D5016	Conference & Board Meeting Rooms	650	sf	\$ 34.00	\$ 22,100
D5017	Breakroom	350	sf	\$ 32.00	\$ 11,200
D5018	Restrooms	900	sf	\$ 36.00	\$ 32,400
D5019	File Storage	300	sf	\$ 16.00	\$ 4,800
D5020	Janitorial Storage	100	sf	\$ 20.00	\$ 2,000
D5021	Utility Rooms	675	sf	\$ 13.00	\$ 8,775
D5022	Work / Copy Room	275	sf	\$ 32.00	\$ 8,800
D5023	Lobby / Reception	300	sf	\$ 63.00	\$ 18,900
D6010	Communications/Security/PA/Fire Alarm				
D6011	Equipment Rooms	1	alw	\$ 15,000.00	\$ 15,000
D6012	Voice/Data Devices & Cabling	9,000	sf	\$ 4.75	\$ 42,750
D6013	Access Control	9,000	sf	\$ 4.08	\$ 36,720
D6014	CCTV System	9,000	sf	\$ 2.90	\$ 26,100
D6015	Fire Alarm	9,000	sf	\$ 5.00	\$ 45,000
<b>Subtotal - Services</b>					<b>\$ 1,180,095</b>
<b>E EQUIPMENT &amp; FURNISHINGS</b>					
<b>E10 Equipment</b>					
E1010	Equipment				
E1011	Equipment				Incl. in C3010
E1012	Misc. Equipment Allowance	9,000	sf	\$ 0.25	\$ 2,250
<b>E20 Furnishings</b>					
E2010	Fixed Furnishings				
E2011	Misc. Casework Allowance	9,000	sf	\$ 1.00	\$ 9,000
E2030	Window Treatment				
E2031	Window Blinds or Shades	1	alw	\$ 5,000.00	\$ 5,000
<b>Subtotal - Equipment &amp; Furnishings</b>					<b>\$ 16,250</b>

## Construct New Administrative Offices

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION</b>					
<b>F10 Special Construction</b>					
F1010	Special Construction				
F1011	Special Construction				Not Required
<b>Subtotal - Special Construction &amp; Demolition</b>				<b>\$</b>	<b>-</b>
<b>G BUILDING SITEWORK</b>					
<b>G10 Site Preparation</b>					
G1001	General Conditions				
G1001	Mobilization (10%)	1 ls		\$ 47,000.00	\$ 47,000
G1002	Maintenance of Traffic (3.5%)	1 ls		\$ 16,000.00	\$ 16,000
G1003	Temporary Construction Items (2%)	1 ls		\$ 9,000.00	\$ 9,000
G1030	Site Earthwork				
G1031	Clearing & Grubbing & Miscellaneous	1.0 ac		\$ 5,000.00	\$ 5,000
G1032	Unclassified Excavation	1,115 cy		\$ 15.00	\$ 16,725
<b>G20 Site Improvements</b>					
G2010	Pavement				
G2011	New Parking Pavement (2" Asphalt Surface, 3" Asphalt Base, 8" DGA, Subgrade Prep, Curb and Gutter, Markings)	1,670 sy		\$ 92.00	\$ 153,640
G2030	Site Development				
G2031	Site Development and Landscaping	1 ls		\$ 5,000.00	\$ 5,000
G2032	Signage	1 ls		\$ 2,500.00	\$ 2,500
<b>G30 Site Mechanical Utilities</b>					
G3010	Site Mechanical Utilities				
G3011	Fire and Domestic Water Mains	1 ls		\$ 15,000.00	\$ 15,000
G3012	Sanitary Sewer Mains	1 ls		\$ 12,000.00	\$ 12,000
G3013	Stormwater Drainage Mains	1 ls		\$ 12,000.00	\$ 12,000
<b>G40 Site Electrical Utilities</b>					
G4010	Site Electrical Utilities				
G4011	Electrical Utilities Allowance	1 alw		\$ 100,000.00	\$ 100,000
G4012	Comm Utilities Allowance	1 alw		\$ 87,500.00	\$ 87,500
G4030	Site Lighting				
G4031	Site Lighting Allowance	1 alw		\$ 25,000.00	\$ 25,000
G4032	Monument Sign Connection	1 ea		\$ 2,100.00	\$ 2,100
<b>Subtotal - Building Sitework</b>				<b>\$</b>	<b>508,465</b>

## Construct New Administrative Offices

### DETAIL

	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Subtotal</b>				<b>\$ 420.54</b>	<b>\$ 3,784,857</b>
25.0%	Estimating Design Evolution				\$ 946,214
<b>Subtotal - Cost of Work</b>				<b>\$ 525.67</b>	<b>\$ 4,731,071</b>
<b>General Contractors Markups</b>					
3.5%	Project Logistics & Labor Factor				\$ 165,587
5.0%	General Requirements, Phasing & Temporary Construction				\$ 244,833
8.0%	General Conditions				\$ 411,319
5.0%	General Contractors Overhead & Profit				\$ 277,641
2.5%	Insurance				\$ 145,761
1.0%	Payment & Performance Bonds				\$ 59,762
0.0%	Sustainability Requirements				\$ -
<b>Opinion of Probable Construction Cost</b>				<b>\$ 670.66</b>	<b>\$ 6,035,975</b>
<b>Owner's Soft Costs</b>					\$ 1,225,303
0.0%	Program Management			\$ -	
0.0%	Construction Manager			\$ -	
0.2%	Planning & Preconstruction			\$ 12,072	
10.0%	Architectural / Engineering Design			\$ 603,597	
2.0%	Architectural / Engineering Construction Admin			\$ 120,719	
4.0%	Airport Staff			\$ 241,439	
2.5%	Materials Testing / Inspection / Commissioning			\$ 150,899	
0.1%	Plan Check Services			\$ 6,036	
0.5%	Cost Estimating & Scheduling			\$ 30,180	
1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$ 60,360	
0.0%	Artwork (Terminal Only)			\$ -	
0.0%	Owner's Construction Contingency			\$ -	
0.0%	Project Contingency			\$ -	
<b>Subtotal</b>				<b>\$ 806.81</b>	<b>\$ 7,261,278</b>
0.0%	Escalation (To Mid-Point Construction)				\$ -
<b>Opinion of Probable Project Cost</b>				<b>\$ 806.81</b>	<b>\$ 7,261,278</b>



<b>Project Title</b>		GYG Masterplan Update	
<b>Location</b>		Gary / Chicago International Airport	
<b>Submittal Stage</b>		Rough Order of Magnitude Estimate	
<b>Client Name</b>		Jacobsen   Daniels	
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid Opening Date</b>		<b>CI Project No.</b>	4011.16
<b>Project Manager</b>	MGF	<b>Checked by</b>	CJN

### Air Cargo Infrastructure

#### DETAIL

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$ 585,000.00	\$ 585,000
1001		Safety & Security (3%)	1	ls	\$ 170,400.00	\$ 170,400
1002		Temporary Construction Items (2%)	1	ls	\$ 111,400.00	\$ 111,400
1003		Drainage Allowance	1	alw	\$ 500,000.00	\$ 500,000
1004		Clearing and Grubbing	41	ac	\$ 2,000.00	\$ 82,000
1005		Unclassified Excavation / Imported Fill	125,000	cy	\$ 24.00	\$ 3,000,000
1006		Taxiway Pavement (15" P-501, 6" Stabilized Base, 19" P-209, Subgrade Prep., Markings)	4,485	sy	\$ 150.00	\$ 672,750
1006		Roadway Pavement	2,000	sy	\$ 115.00	\$ 230,000
1007		Pavement Markings	1,250	sf	\$ 2.50	\$ 3,125
1008		Site Restoration	1	alw	\$ 500,000.00	\$ 500,000
1009		Utility Extension to Site	1	alw	\$ 400,000.00	\$ 400,000
1009		Electrical Utilities	1	alw	\$ 100,000.00	\$ 100,000
1016		New Edge Light, Base Can, Conduit, Cable, Counterpoise (In Turf)	10	ea	\$ 6,180.00	\$ 61,800
1017		Airfield Guidance Signs	2	ea	\$ 9,000.00	\$ 18,000
<b>Subtotal</b>						<b>\$ 6,434,475</b>
	25.0%	Estimating Design Evolution				\$ 1,608,619
<b>Opinion of Probable Construction Cost</b>						<b>\$ 8,043,094</b>
<b>Owner's Soft Costs</b>						<b>\$ 1,632,748</b>
0.0%		Program Management			\$ -	
0.0%		Construction Manager			\$ -	
0.2%		Planning & Preconstruction			\$ 16,086	
10.0%		Architectural / Engineering Design			\$ 804,309	
2.0%		Architectural / Engineering Construction Admin			\$ 160,862	
4.0%		Airport Staff			\$ 321,724	
2.5%		Materials Testing / Inspection / Commissioning			\$ 201,077	
0.1%		Plan Check Services			\$ 8,043	
0.5%		Cost Estimating & Scheduling			\$ 40,215	
1.0%		Miscellaneous Owner Costs (i.e. Legal)			\$ 80,431	
0.0%		Artwork (Terminal Only)			\$ -	
0.0%		Owner's Construction Contingency			\$ -	
0.0%		Project Contingency			\$ -	
<b>Subtotal</b>						<b>\$ 9,675,842</b>
	0.0%	Escalation (To Mid-Point Construction)				\$ -
<b>Opinion of Probable Project Cost</b>						<b>\$ 9,675,842</b>



<b>Project Title</b>	GYG Masterplan Update		
<b>Location</b>	Gary / Chicago International Airport		
<b>Submittal Stage</b>	Rough Order of Magnitude Estimate		
<b>Client Name</b>	Jacobsen   Daniels		
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid</b>		<b>CI Project No.</b>	4011.16
<b>Opening Date</b>			
<b>Project Manager</b>	MGF	<b>Checked by</b>	CJN

**SRE Building Expansion**

**SUMMARY**

DESCRIPTION		COST PER SQUARE FOOT		TOTAL
<b>A</b>	<b>Substructure</b>		\$ 22.74	\$ 225,175
	Standard Foundations	\$ 225,175		
	Slab on Grade	\$ -		
<b>B</b>	<b>Shell</b>		\$ 169.77	\$ 1,680,741
	Superstructure	\$ 821,491		
	Exterior Closure	\$ 707,850		
	Roofing	\$ 151,400		
<b>C</b>	<b>Interiors</b>		\$ 40.23	\$ 398,315
	Interior Construction	\$ 69,165		
	Stairs	\$ 26,000		
	Interior Finishes	\$ 303,150		
<b>D</b>	<b>Services</b>		\$ 90.44	\$ 895,320
	Conveying	\$ -		
	Plumbing	\$ 330,795		
	HVAC	\$ 352,575		
	Fire Protection	\$ -		
	Electrical	\$ 211,950		
<b>E</b>	<b>Equipment &amp; Furnishings</b>		\$ 1.25	\$ 12,375
	Equipment	\$ 2,475		
	Passenger Boarding Bridges	\$ -		
	Furnishings	\$ 9,900		
<b>F</b>	<b>Special Construction &amp; Demolition</b>		\$ -	\$ -
	Special Construction	\$ -		
<b>G</b>	<b>Building Sitework</b>		\$ 7.70	\$ 76,250
	Site Preparation	\$ 22,250		
	Site Improvements	\$ -		
	Site Mechanical Utilities	\$ 39,000		
	Site Electrical Utilities	\$ 15,000		
	<b>Subtotal</b>		<b>\$ 332.14</b>	<b>\$ 3,288,176</b>
	25.0% Estimating Design Evolution			\$ 822,044
	<b>Subtotal - Cost of Work</b>		<b>\$ 415.17</b>	<b>\$ 4,110,219</b>

## SRE Building Expansion

### SUMMARY

DESCRIPTION	COST PER SQUARE FOOT	TOTAL
<b>General Contractors Markups</b>		
3.5% Project Logistics & Labor Factor	\$	143,858
5.0% General Requirements, Phasing & Temporary Construction	\$	212,704
8.0% General Conditions	\$	357,342
5.0% General Contractors Overhead & Profit	\$	241,206
2.5% Insurance	\$	126,633
1.0% Payment & Performance Bonds	\$	51,920
0.0% Sustainability Requirements	\$	-
<hr/>		
<b>Opinion of Probable Construction Cost</b>	<b>\$ 529.69</b>	<b>\$ 5,243,882</b>
<b>Owner's Soft Costs</b>		
0.0% Program Management	\$ -	1,064,508
0.0% Construction Manager	\$ -	
0.2% Planning & Preconstruction	\$ 10,488	
10.0% Architectural / Engineering Design	\$ 524,388	
2.0% Architectural / Engineering Construction Admin	\$ 104,878	
4.0% Airport Staff	\$ 209,755	
2.5% Materials Testing / Inspection / Commissioning	\$ 131,097	
0.1% Plan Check Services	\$ 5,244	
0.5% Cost Estimating & Scheduling	\$ 26,219	
1.0% Miscellaneous Owner Costs (i.e. Legal)	\$ 52,439	
0.0% Artwork (Terminal Only)	\$ -	
0.0% Owner's Construction Contingency	\$ -	
0.0% Project Contingency	\$ -	
<hr/>		
<b>Subtotal</b>	<b>\$ 637.21</b>	<b>\$ 6,308,391</b>
0.0% Escalation (To Mid-Point Construction)	\$	-
<hr/>		
<b>Opinion of Probable Project Cost</b>	<b>\$ 637.21</b>	<b>\$ 6,308,391</b>
<hr/>		



Project Title	GYG Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

## SRE Building Expansion

### DETAIL

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Ground Floor</b>	9,000	sf		
Apparatus Bay 1			3,000	sf
Apparatus Bay 2			3,000	sf
Apparatus Bay 3			3,000	sf
<b>Mezzanine</b>	900	sf		
Break / Print / Copy Room			115	sf
Offices			300	sf
Storage			75	sf
MEP			75	sf
Circulation			135	sf
Restrooms / Showers			200	sf
<b>Total Area</b>	<b>9,900</b>	<b>sf</b>	<b>9,900</b>	<b>sf</b>

#### A SUBSTRUCTURE

##### A10 Foundations

A1010	Standard Foundations				
A1011	Spread Footings, Pedestals & Thickened Slab Edge	9,900	sf	\$ 10.50	\$ 103,950
A1012	Perimeter Drainage & Insulation	9,900	sf	\$ 0.50	\$ 4,950
A1013	Dewatering (Allowance)	1	alw	\$ 10,400.00	\$ 10,400
A1050	Slab on Grade				
A1051	6" Slab on Grade	9,900	sf	\$ 8.00	\$ 79,200
A1052	Misc. Trenches, Pits & Bases	9	cy	\$ 750.00	\$ 6,875
A1053	Under-slab Drainage & Insulation	9,900	sf	\$ 2.00	\$ 19,800

#### Subtotal - Substructure

**\$ 225,175**

#### B SHELL

##### B10 Superstructure

B1010	Floor Construction				
B1011	Steel Floor Structure	9	tns	\$ 6,200.00	\$ 55,800
B1012	Steel Floor Deck	900	sf	\$ 7.00	\$ 6,300
B1013	Concrete Fill to Steel Floor Deck	900	sf	\$ 7.50	\$ 6,750
B1014	Miscellaneous Steel (5%)	1.0	tns	\$ 6,500.00	\$ 6,500

## SRE Building Expansion

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
B1015	Elevated Floor Slab Fireproofing (columns only)	900 sf		\$ 3.00	\$ 2,700
B1016	Allowance for Seismic Upgrade				Not Required
B1030	Roof Construction				
B1031	Steel Roof Structure	91 tns		\$ 6,200.00	\$ 564,696
B1032	1-1/2" Wide Rib 20Ga Metal Roof Deck	11,385 sf		\$ 5.00	\$ 56,925
B1033	Misc. Steel, Connections etc. (10%)	9 tns		\$ 6,500.00	\$ 59,202
B1034	Roof Fireproofing (columns + deck)	11,385 sf		\$ 5.50	\$ 62,618
B1035	Allowance for Seismic Upgrade				Not Required
<b>B20 Exterior Closure</b>					
B2010	Exterior Walls				
B2011	Metal Panel Walls	7,900 sf		\$ 50.00	\$ 395,000
B2012	Back-up System to Metal Panel Walls	7,900 sf		\$ 15.00	\$ 118,500
B2013	CMU Walls	2,100 sf		\$ 35.00	\$ 73,500
B2014	Back-up System to CMU Walls	2,100 sf		\$ 22.00	\$ 46,200
B2015	Caulking & Sealant to Exteriors	17,900 sf		\$ 1.00	\$ 17,900
B2030	Exterior Windows				
B2031	Punched Windows	525 sf		\$ 70.00	\$ 36,750
B2050	Exterior Doors				
B2051	Exterior Doors	1 alw		\$ 20,000.00	\$ 20,000
<b>B30 Roofing</b>					
B3010	Roof Coverings				
B3011	Roof Assembly - Single Ply	9,000 sf		\$ 16.00	\$ 144,000
B3012	Gutter	120 lf		\$ 25.00	\$ 3,000
B3013	Downspout	150 lf		\$ 18.00	\$ 2,700
B3030	Roof Openings				
B3031	Roof Hatch	2 ea		\$ 850.00	\$ 1,700
					<b>\$ 1,680,741</b>

*Subtotal - Shell*

**\$ 1,680,741**

### **C INTERIORS**

#### **C10 Interior Construction**

C1010	Partitions				
C1011	Partitions				Incl. in C3010
C1012	Rough Carpentry & Blocking	9,900 sf		\$ 1.00	\$ 9,900
C1013	Caulking, Sealants & Firestopping	9,900 sf		\$ 2.00	\$ 19,800
C1014	Misc. Metals, Bracing, Countertop Supports,	9,900 sf		\$ 3.00	\$ 29,700
C1030	Interior Doors				
C1031	Interior Doors				Incl. in C3010

## SRE Building Expansion

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
C1050	Specialties				
C1051	Interior Specialties				Incl. in C3010
C1052	Fire Extinguishers & Cabinets	3 ea	\$	450.00	\$ 1,350
C1053	Code Signage	9,900 sf	\$	0.10	\$ 990
C1054	Interior Signage	9,900 sf	\$	0.50	\$ 4,950
C1055	Miscellaneous Specialties	9,900 sf	\$	0.25	\$ 2,475
<b>C20 Stairs</b>					
C2010	Stair Construction				
C2011	Steel Stair, Concrete Treads	1 ft	\$	18,900.00	\$ 18,900
C2030	Stair Finishes				
C2031	Stair Tread & Landing Finishes	1 ft	\$	6,100.00	\$ 6,100
C2032	Stair Handrail & Balustrade Finishes	1 ft	\$	1,000.00	\$ 1,000
<b>C30 Interior Finishes</b>					
C3010	Interior Finishes				
C3011	Apparatus Bays	9,000 sf	\$	25.00	\$ 225,000
C3012	Break / Print / Copy Room	115 sf	\$	55.00	\$ 6,325
C3013	Offices	300 sf	\$	85.00	\$ 25,500
C3014	Storage	75 sf	\$	25.00	\$ 1,875
C3015	MEP	75 sf	\$	25.00	\$ 1,875
C3016	Circulation	135 sf	\$	35.00	\$ 4,725
C3017	Restrooms / Showers	200 sf	\$	115.00	\$ 23,000
C3021	Miscellaneous Finishes	9,900 sf	\$	1.50	\$ 14,850
<b>Subtotal - Interiors</b>					<b>\$ 398,315</b>
<b>D SERVICES</b>					
<b>D10 Conveying System</b>					
D1010	Elevators & Lifts				
D1011	Elevators & Lifts				Not Required
<b>D20 Plumbing</b>					
D2010	Plumbing Systems				
D2011	Fixtures and Equipment - Bays	9,000 sf	\$	4.10	\$ 36,900
D2012	Fixtures and Equipment - Mezzanine	900 sf	\$	9.50	\$ 8,550
D2013	Domestic Water Piping & Insulation	9,900 sf	\$	3.00	\$ 29,700
D2014	Sanitary Waste & Vent Piping	9,900 sf	\$	2.90	\$ 28,710
D2015	Stormwater Piping	9,900 sf	\$	2.90	\$ 28,710
D2016	Compressed Air Equipment & Piping	9,000 sf	\$	2.10	\$ 18,900
D2017	Miscellaneous Plumbing Requirements; GC's, Testing. etc.	9,900 sf	\$	1.75	\$ 17,325
<b>D30 HVAC</b>					
D3010	HVAC Systems				
D3011	HVAC Equipment - Bays	9,000 sf	\$	18.00	\$ 162,000

## SRE Building Expansion

### DETAIL

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
D3012 HVAC Equipment - Mezzanine	900 sf		\$ 32.00	\$ 28,800
D3013 Air Distribution; Ductwork, Insulation	9,900 sf		\$ 12.00	\$ 118,800
D3014 Controls and Instrumentation	9,900 sf		\$ 6.25	\$ 61,875
D3015 Testing, Balancing & Commissioning	9,900 sf		\$ 2.75	\$ 27,225
D3016 Miscellaneous HVAC Requirements; GC's, Hoisting, Warranties, etc.	9,900 sf		\$ 4.50	\$ 44,550
<b>D40 Fire Protection</b>				
D4010 Sprinkler Systems				
D4011 Firewater Main Service Entrance	1 ls		\$ 4,500.00	\$ 4,500
D4012 Automatic Sprinkler System	9,900 sf		\$ 6.75	\$ 66,825
<b>D50 Electrical</b>				
D5010 Electrical Systems				
D5011 Distribution Equipment	9,900 sf		\$ 1.00	\$ 9,900
D5012 Feeder Conduit & Wire	9,900 sf		\$ 1.75	\$ 17,325
D5013 Grounding and Lightning Protection	9,900 sf		\$ 4.00	\$ 39,600
D5014 <b>Equipment Bays</b>				
D5015 Wiring Devices	9,000 sf		\$ 0.85	\$ 7,650
D5016 Equipment Power and Connection	9,000 sf		\$ 1.45	\$ 13,050
D5017 Lighting	9,000 sf		\$ 4.50	\$ 40,500
D5018 <b>Office</b>				
D5019 Wiring Devices	900 sf		\$ 12.00	\$ 10,800
D5020 Equipment Power and Connection	900 sf		\$ 5.50	\$ 4,950
D5021 Lighting	900 sf		\$ 18.00	\$ 16,200
D6010 Communications/Security/PA/Fire Alarm				
D6011 Voice/Data Devices & Cabling	9,900 sf		\$ 2.25	\$ 22,275
D6012 Fire Alarm	9,900 sf		\$ 3.00	\$ 29,700
<hr/>				
<b>Subtotal - Services</b>				<b>\$ 895,320</b>
<b>E EQUIPMENT &amp; FURNISHINGS</b>				
<b>E10 Equipment</b>				
E1010 Equipment				
E1011 Equipment				Incl. in C3010
E1012 Misc. Equipment Allowance	9,900 sf		\$ 0.25	\$ 2,475
<b>E20 Furnishings</b>				
E2010 Fixed Furnishings				
E2011 Casework				Incl. in C3010
E2012 Misc. Casework Allowance	9,900 sf		\$ 1.00	\$ 9,900
<hr/>				
<b>Subtotal - Equipment &amp; Furnishings</b>				<b>\$ 12,375</b>

## SRE Building Expansion

### DETAIL

		DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION</b>						
<b>F10 Special Construction</b>						
F1010	Special Construction					Not Required
F1011	Special Construction					Not Required
<hr/>						
<b>Subtotal - Special Construction &amp; Demolition</b>						<b>\$ -</b>
<b>G BUILDING SITEWORK</b>						
<b>G10 Site Preparation</b>						
G1010	Site Demolition					
G1011	Demo Existing Apron Paving		1,150 sy	\$	15.00	\$ 17,250
G1030	Site Earthwork					
G1031	Allowance for Clearing Site		1 alw	\$	5,000.00	\$ 5,000
<b>G20 Site Improvements</b>						
G2010	Pavement					
G2011	Pavement					Not Required
G2030	Site Development					
G2031	Site Development					Not Required
<b>G30 Site Mechanical Utilities</b>						
G3010	Site Mechanical Utilities					
G3011	Fire and Domestic Water Mains		1 ls	\$	15,000.00	\$ 15,000
G3012	Sanitary Sewer Mains		1 ls	\$	12,000.00	\$ 12,000
G3013	Stormwater Drainage Mains		1 ls	\$	12,000.00	\$ 12,000
<b>G40 Site Electrical Utilities</b>						
G4010	Site Electrical Utilities					
G4011	Site Electrical Utilities					Not Required
G4030	Site Lighting					
G4031	Exterior Wall Packs		6 ea	\$	2,500.00	\$ 15,000
<hr/>						
<b>Subtotal - Building Sitework</b>						<b>\$ 76,250</b>
<hr/>						
<b>Subtotal</b>					<b>\$ 332.14</b>	<b>\$ 3,288,176</b>

## SRE Building Expansion

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
25.0%	Estimating Design Evolution			\$	822,044
<b>Subtotal - Cost of Work</b>				<b>\$ 415.17</b>	<b>\$ 4,110,219</b>
<b>General Contractors Markups</b>					
3.5%	Project Logistics & Labor Factor			\$	143,858
5.0%	General Requirements, Phasing & Temporary Construction			\$	212,704
8.0%	General Conditions			\$	357,342
5.0%	General Contractors Overhead & Profit			\$	241,206
2.5%	Insurance			\$	126,633
1.0%	Payment & Performance Bonds			\$	51,920
0.0%	Sustainability Requirements			\$	-
<b>Opinion of Probable Construction Cost</b>				<b>\$ 529.69</b>	<b>\$ 5,243,882</b>
<b>Owner's Soft Costs</b>					
0.0%	Program Management			\$	-
0.0%	Construction Manager			\$	-
0.2%	Planning & Preconstruction			\$	10,488
10.0%	Architectural / Engineering Design			\$	524,388
2.0%	Architectural / Engineering Construction Admin			\$	104,878
4.0%	Airport Staff			\$	209,755
2.5%	Materials Testing / Inspection / Commissioning			\$	131,097
0.1%	Plan Check Services			\$	5,244
0.5%	Cost Estimating & Scheduling			\$	26,219
1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$	52,439
0.0%	Artwork (Terminal Only)			\$	-
0.0%	Owner's Construction Contingency			\$	-
0.0%	Project Contingency			\$	-
<b>Subtotal</b>				<b>\$ 637.21</b>	<b>\$ 6,308,391</b>
0.0%	Escalation (To Mid-Point Construction)			\$	-
<b>Opinion of Probable Project Cost</b>				<b>\$ 637.21</b>	<b>\$ 6,308,391</b>



<b>Project Title</b>	GYI Masterplan Update		
<b>Location</b>	Gary / Chicago International Airport		
<b>Submittal Stage</b>	Rough Order of Magnitude Estimate		
<b>Client Name</b>	Jacobsen   Daniels		
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid</b>		<b>CI Project No.</b>	4011.16
<b>Opening Date</b>			
<b>Project Manager</b>	MGF	<b>Checked by</b>	CJN

**New T-Hangar Campus**

**SUMMARY**

DESCRIPTION		COST PER SQUARE FOOT		TOTAL
<b>A</b>	<b>Substructure</b>		\$ 46.13	\$ 1,047,163
	Standard Foundations	\$ 442,970		
	Slab on Grade	\$ 604,193		
<b>B</b>	<b>Shell</b>		\$ 61.57	\$ 1,397,550
	Superstructure	\$ 1,397,550		
	Exterior Closure	\$ -		
	Roofing	\$ -		
<b>C</b>	<b>Interiors</b>		\$ 15.34	\$ 348,117
	Interior Construction	\$ 170,247		
	Stairs	\$ -		
	Interior Finishes	\$ 177,870		
<b>D</b>	<b>Services</b>		\$ 95.24	\$ 2,161,858
	Plumbing	\$ 177,870		
	HVAC	\$ 470,085		
	Fire Protection	\$ 254,100		
	Electrical	\$ 1,259,803		
<b>E</b>	<b>Equipment &amp; Furnishings</b>		\$ -	\$ -
	Equipment	\$ -		
	Furnishings	\$ -		
<b>F</b>	<b>Special Construction &amp; Demolition</b>		\$ -	\$ -
	Special Construction	\$ -		
<b>G</b>	<b>Building Sitework</b>		\$ 311.43	\$ 7,069,412
	Site Preparation	\$ 1,360,500		
	Site Improvements	\$ 4,808,912		
	Site Mechanical Utilities	\$ 200,000		
	Site Electrical Utilities	\$ 700,000		
<b>Subtotal</b>			<b>\$ 529.70</b>	<b>\$ 12,024,100</b>
25.0% Estimating Design Evolution			\$	3,006,025
<b>Subtotal - Cost of Work</b>			<b>\$ 662.12</b>	<b>\$ 15,030,125</b>

## New T-Hangar Campus

### SUMMARY

DESCRIPTION	COST PER SQUARE FOOT	TOTAL
<b>General Contractors Markups</b>		
3.5% Project Logistics & Labor Factor	\$	526,054
5.0% General Requirements, Phasing & Temporary Construction	\$	777,809
8.0% General Conditions	\$	1,306,719
5.0% General Contractors Overhead & Profit	\$	882,035
2.5% Insurance	\$	463,069
1.0% Payment & Performance Bonds	\$	189,858
0.0% Sustainability Requirements	\$	-
<hr/>		
<b>Opinion of Probable Construction Cost</b>	<b>\$ 844.74</b>	<b>\$ 19,175,670</b>
<b>Owner's Soft Costs</b>		
0.0% Program Management	\$ -	3,892,661
0.0% Construction Manager	\$ -	
0.2% Planning & Preconstruction	\$ 38,351	
10.0% Architectural / Engineering Design	\$ 1,917,567	
2.0% Architectural / Engineering Construction Admin	\$ 383,513	
4.0% Airport Staff	\$ 767,027	
2.5% Materials Testing / Inspection / Commissioning	\$ 479,392	
0.1% Plan Check Services	\$ 19,176	
0.5% Cost Estimating & Scheduling	\$ 95,878	
1.0% Miscellaneous Owner Costs (i.e. Legal)	\$ 191,757	
0.0% Artwork (Terminal Only)	\$ -	
0.0% Owner's Construction Contingency	\$ -	
0.0% Project Contingency	\$ -	
<hr/>		
<b>Subtotal</b>	<b>\$ 1,016.23</b>	<b>\$ 23,068,331</b>
0.0% Escalation (To Mid-Point Construction)	\$	-
<hr/>		
<b>Opinion of Probable Project Cost</b>	<b>\$ 1,016.23</b>	<b>\$ 23,068,331</b>
<hr/>		



Project Title	GY Y Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**New T-Hangar Campus**

**DETAIL**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>T-Hangars</b>	50,820	sf		
Erect-a Tube Hangars - Type N54/42			50,820	sf
<b>Total Area</b>	<b>50,820</b>	<b>sf</b>	<b>50,820</b>	<b>sf</b>

**A SUBSTRUCTURE**

**A10 Foundations**

A1010	Standard Foundations				
A1011	Grade Beams, Wall Footings & Foundation Wall	50,820	sf	\$ 8.00	\$ 406,560
A1012	Perimeter Drainage & Insulation	50,820	sf	\$ 0.50	\$ 25,410
A1013	Dewatering (Allowance)	1	alw	\$ 11,000.00	\$ 11,000
A1030	Slab on Grade				
A1031	Slab on Grade	50,820	sf	\$ 8.50	\$ 431,970
A1032	Trenches, Pits & Bases	94	cy	\$ 750.00	\$ 70,583
A1033	Under-slab Drainage & Insulation	50,820	sf	\$ 2.00	\$ 101,640

**Subtotal - Substructure** **\$ 1,047,163**

**B SHELL**

**B10 Superstructure**

B1010	Floor Construction				
B1011	Floor Construction				Not Required
B1030	Pre-engineered Building				
B1031	Erect-a Tube Hangars - Type N54/42	50,820	sf	\$ 27.50	\$ 1,397,550

**B20 Exterior Closure**

B2010	Exterior Walls				
B2011	Exterior Walls				Included in B1030
B2020	Exterior Windows / Openings				
B2021	Exterior Windows / Openings				Included in B1030

DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
B2030	Exterior Doors				
B2032	Sliding Hangar Door				Included in B1030
<b>B30 Roofing</b>					
B3010	Roof Coverings				
B3011	Roof Coverings				Included in B1030
<b>Subtotal - Shell</b>					<b>\$ 1,397,550</b>
<b>C INTERIORS</b>					
<b>C10 Interior Construction</b>					
C1010	Partitions				
C1011	Interior Partitions				Included in C30
C1012	Rough Carpentry and Blocking	50,820	sf	\$ 0.25	\$ 12,705
C1013	Caulking and Sealants	50,820	sf	\$ 1.25	\$ 63,525
C1014	Miscellaneous Metals / Bracing etc.	50,820	sf	\$ 1.00	\$ 50,820
C1020	Interior Doors				
C1021	Interior Doors				Included in B1030
C1030	Specialties				
C1031	Code Signage	50,820	sf	\$ 0.10	\$ 5,082
C1032	Building Signage	50,820	sf	\$ 0.50	\$ 25,410
C1033	Miscellaneous Specialties	50,820	sf	\$ 0.25	\$ 12,705
<b>C20 Stairs</b>					
C2010	Stair Construction				
C2011	Stair Construction				Not Required
<b>C30 Interior Finishes</b>					
C3010	Interior Finishes				
C3011	Interior Finishes				Included in B1030
C3012	Epoxy Flooring	50,820	sf	\$ 3.50	\$ 177,870
<b>Subtotal - Interiors</b>					<b>\$ 348,117</b>
<b>D SERVICES</b>					
<b>D10 Conveying System</b>					
D1010	Elevators & Lifts				
D1011	Elevators & Lifts				Not Required
<b>D20 Plumbing</b>					
D2010	Plumbing Systems				
D2011	Erect-a Tube Hangars - Type N54/42	50,820	sf	\$ 3.50	\$ 177,870

DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<b>D30 HVAC</b>					
D3010	HVAC Systems				
D3011	Erect-a Tube Hangars - Type N54/42	50,820	sf	\$ 7.50	\$ 381,150
D3020	Controls and Instrumentation				
D3021	Erect-a Tube Hangars - Type N54/42	50,820	sf	\$ 1.50	\$ 76,230
D3030	Systems Testing & Balancing				
D3031	Erect-a Tube Hangars - Type N54/42	50,820	sf	\$ 0.25	\$ 12,705
<b>D40 Fire Protection</b>					
D4010	Sprinkler Systems				
D4011	Erect-a Tube Hangars - Type N54/42	50,820	sf	\$ 5.00	\$ 254,100
<b>D50 Electrical</b>					
D5010	Electrical Systems				
D5011	Power Distribution Equipment	1	alw	\$ 10,000.00	\$ 10,000
D5012	Feeder Conduit and Wire	1	alw	\$ 22,500.00	\$ 22,500
D5013	Hangar	50,820	sf	\$ 17.50	\$ 889,350
D6010	Communications/Security/PA/Fire Alarm				
D6011	Data/Voice Cabling	50,820	sf	\$ 1.25	\$ 63,525
D6012	Security	50,820	sf	\$ 1.65	\$ 83,853
D6013	Fire Alarm	50,820	sf	\$ 3.75	\$ 190,575
<b>Subtotal - Services</b>					<b>\$ 2,161,858</b>
<b>E EQUIPMENT &amp; FURNISHINGS</b>					
<b>E10 Equipment</b>					
E1010	Equipment				
E1011	Misc. Equipment Allowance				Not Required
<b>E20 Furnishings</b>					
E2010	Fixed Furnishings				
E2011	Misc. Casework Allowance				Not Required
<b>Subtotal - Equipment &amp; Furnishings</b>					<b>\$ -</b>
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION</b>					
<b>F20 Selective Building Demolition</b>					
F2020	Selective Building Demolition				Not Required
F2021	Selective Building Demolition				
<b>Subtotal - Special Construction &amp; Demolition</b>					<b>\$ -</b>

DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<b>G BUILDING SITEWORK</b>					
<b>G10 Site Preparation</b>					
G1001	General Conditions				
G1001	Mobilization (10%)	1 ls		\$ 643,000.00	\$ 643,000
G1002	Safety and Security (3%)	1 ls		\$ 188,000.00	\$ 188,000
G1003	Temporary Construction Items (2%)	1 ls		\$ 123,000.00	\$ 123,000
G1010	Site Demolition				
G1011	Miscellaneous Demolition	1 ls		\$ 5,000.00	\$ 5,000
G1030	Site Earthwork				
G1031	Clearing & Grubbing & Miscellaneous	8 ac		\$ 5,000.00	\$ 40,000
G1032	Unclassified Excavation	24,100 cy		\$ 15.00	\$ 361,500
<b>G20 Site Improvements</b>					
G2010	Pavement				
G2011	Apron Pavement - 7" Thick PCC	30,000 sy		\$ 140.00	\$ 4,200,000
G2012	New Taxiway Pavement - 7" Thick PCC	840 sy		\$ 140.00	\$ 117,600
G2013	Parking Area	5,286 sy		\$ 92.00	\$ 486,312
G2030	Site Development				
G2031	Site Development and Landscaping	1 alw		\$ 5,000.00	\$ 5,000
<b>G30 Site Mechanical Utilities</b>					
G3010	Site Mechanical Utilities				
G3011	Site Mechanical Allowance	1 ls		\$ 200,000.00	\$ 200,000
<b>G40 Site Electrical Utilities</b>					
G4010	Site Electrical Utilities				
G4011	Electrical Utilities Allowance	1 alw		\$ 87,500.00	\$ 87,500
G4012	Comm Utilities Allowance	1 alw		\$ 62,500.00	\$ 62,500
G4030	Site Lighting				
G4031	Parking Lot Lighting Allowance	1 alw		\$ 50,000.00	\$ 50,000
G4032	Apron Lighting Allowance	200,000 sf		\$ 2.50	\$ 500,000
<b>Subtotal - Building Sitework</b>				<b>\$</b>	<b>7,069,412</b>
<b>Subtotal</b>				<b>\$</b>	<b>236.60</b>
25.0% Estimating Design Evolution				<b>\$</b>	<b>3,006,025</b>
<b>Subtotal - Cost of Work</b>				<b>295.75</b>	<b>\$ 15,030,125</b>

DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<b>General Contractors Markups</b>					
3.5%	Project Logistics & Labor Factor			\$	526,054
5.0%	General Requirements, Phasing & Temporary Construction			\$	777,809
8.0%	General Conditions			\$	1,306,719
5.0%	General Contractors Overhead & Profit			\$	882,035
2.5%	Insurance			\$	463,069
1.0%	Payment & Performance Bonds			\$	189,858
0.0%	Sustainability Requirements			\$	-
				<hr/>	
<b>Opinion of Probable Construction Cost</b>				<b>377.33</b>	<b>\$ 19,175,670</b>
					3892661.009
<b>Owner's Soft Costs</b>					
0.0%	Program Management			\$	-
0.0%	Construction Manager			\$	-
0.2%	Planning & Preconstruction			\$	38,351
10.0%	Architectural / Engineering Design			\$	1,917,567
2.0%	Architectural / Engineering Construction Admin			\$	383,513
4.0%	Airport Staff			\$	767,027
2.5%	Materials Testing / Inspection / Commissioning			\$	479,392
0.1%	Plan Check Services			\$	19,176
0.5%	Cost Estimating & Scheduling			\$	95,878
1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$	191,757
0.0%	Artwork (Terminal Only)			\$	-
0.0%	Owner's Construction Contingency			\$	-
0.0%	Project Contingency			\$	-
				<hr/>	
<b>Subtotal</b>				<b>453.92</b>	<b>\$ 23,068,331</b>
0.0%	Escalation (To Mid-Point Construction)			\$	-
				<hr/>	
<b>Opinion of Probable Project Cost</b>				<b>453.92</b>	<b>\$ 23,068,331</b>
				<hr/>	



<b>Project Title</b>	GYG Masterplan Update		
<b>Location</b>	Gary / Chicago International Airport		
<b>Submittal Stage</b>	Rough Order of Magnitude Estimate		
<b>Client Name</b>	Jacobsen   Daniels		
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid</b>		<b>CI Project No.</b>	4011.16
<b>Opening Date</b>			
<b>Project Manager</b>	MGF	<b>Checked by</b>	CJN

**Construct New Airport Maintenance and Operations Complex**

**SUMMARY**

DESCRIPTION		COST PER SQUARE FOOT		TOTAL
<b>A</b>	<b>Substructure</b>		\$ 21.62	\$ 490,710
	Standard Foundations	\$ 266,233		
	Special Foundations	\$ -		
	Slab on Grade	\$ 224,478		
<b>B</b>	<b>Shell</b>		\$ 126.89	\$ 2,880,385
	Superstructure	\$ 1,124,785		
	Exterior Closure	\$ 1,374,200		
	Roofing	\$ 381,400		
<b>C</b>	<b>Interiors</b>		\$ 45.53	\$ 1,033,585
	Interior Construction	\$ 38,335		
	Stairs	\$ -		
	Interior Finishes	\$ 995,250		
<b>D</b>	<b>Services</b>		\$ 130.47	\$ 2,961,670
	Plumbing	\$ 732,125		
	HVAC	\$ 888,075		
	Fire Protection	\$ -		
	Electrical	\$ 1,341,470		
<b>E</b>	<b>Equipment &amp; Furnishings</b>		\$ 1.25	\$ 28,375
	Equipment	\$ 5,675		
	Passenger Boarding Bridges	\$ -		
	Furnishings	\$ 22,700		
<b>F</b>	<b>Special Construction &amp; Demolition</b>		\$ -	\$ -
	Special Construction	\$ -		
<b>G</b>	<b>Building Sitework</b>		\$ 54.24	\$ 1,231,150
	Site Preparation	\$ 330,250		
	Site Improvements	\$ 517,900		
	Site Mechanical Utilities	\$ 58,000		
	Site Electrical Utilities	\$ 325,000		
	<b>Subtotal</b>		<b>\$ 379.99</b>	<b>\$ 8,625,875</b>
	25.0% Estimating Design Evolution			\$ 2,156,469
	<b>Subtotal - Cost of Work</b>		<b>\$ 474.99</b>	<b>\$ 10,782,344</b>

## Construct New Airport Maintenance and Operations Complex

### SUMMARY

DESCRIPTION	COST PER SQUARE FOOT	TOTAL
<b>General Contractors Markups</b>		
3.5% Project Logistics & Labor Factor	\$	377,382
5.0% General Requirements, Phasing & Temporary Construction	\$	557,986
8.0% General Conditions	\$	937,417
5.0% General Contractors Overhead & Profit	\$	632,756
2.5% Insurance	\$	332,197
1.0% Payment & Performance Bonds	\$	136,201
0.0% Sustainability Requirements	\$	-
<hr/>		
<b>Opinion of Probable Construction Cost</b>	<b>\$ 606.00</b>	<b>\$ 13,756,284</b>
<b>Owner's Soft Costs</b>		
0.0% Program Management	\$ -	2,792,526
0.0% Construction Manager	\$ -	
0.2% Planning & Preconstruction	\$ 27,513	
10.0% Architectural / Engineering Design	\$ 1,375,628	
2.0% Architectural / Engineering Construction Admin	\$ 275,126	
4.0% Airport Staff	\$ 550,251	
2.5% Materials Testing / Inspection / Commissioning	\$ 343,907	
0.1% Plan Check Services	\$ 13,756	
0.5% Cost Estimating & Scheduling	\$ 68,781	
1.0% Miscellaneous Owner Costs (i.e. Legal)	\$ 137,563	
0.0% Artwork (Terminal Only)	\$ -	
0.0% Owner's Construction Contingency	\$ -	
0.0% Project Contingency	\$ -	
<hr/>		
<b>Subtotal</b>	<b>\$ 729.02</b>	<b>\$ 16,548,810</b>
0.0% Escalation (To Mid-Point Construction)	\$	-
<hr/>		
<b>Opinion of Probable Project Cost</b>	<b>\$ 729.02</b>	<b>\$ 16,548,810</b>
<hr/>		



Project Title	GYG Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**Construct New Airport Maintenance and Operations Complex**

**DETAIL**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Airport Maintenance and Operations Complex</b>	22,700	sf		
Break Room			250	sf
Conference Room			300	sf
Training			500	sf
Offices			780	sf
Storage			175	sf
MEP			235	sf
Lobby / Reception			650	sf
Circulation			625	sf
Restrooms / Showers			985	sf
Equipment Bays			18,200	sf
<b>Total Area</b>	<b>22,700</b>	<b>sf</b>	<b>22,700</b>	<b>sf</b>

**A SUBSTRUCTURE**

**A10 Foundations**

A1010	Standard Foundations				
A1011	Grade Beams, Wall Footings & Foundation Wall	22,700	sf	\$ 10.50	\$ 238,350
A1012	Perimeter Drainage & Insulation	715	lf	\$ 25.00	\$ 17,883
A1013	Rock Excavation				Excluded
A1014	Dewatering	1	alw	\$ 10,000.00	\$ 10,000
A1030	Special Foundations				
A1031	Special Foundations				Not Required
A1050	Slab on Grade				
A1051	Slab on Grade	22,700	sf	\$ 8.50	\$ 192,950
A1052	Trenches, Pits & Bases	42	cy	\$ 750.00	\$ 31,528
A1053	Elevator Pits				Not Required
A1054	Under-slab Drainage & Insulation				Not Required

**Subtotal - Substructure**

**\$ 490,710**

## Construct New Airport Maintenance and Operations Complex

### DETAIL

		DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>B SHELL</b>						
<b>B10 Superstructure</b>						
B1030	Roof Construction					
	B1031	Steel Roof Structure	136 tns		\$ 6,200.00	\$ 844,440
	B1032	Steel Roof Deck	22,700 sf		\$ 6.00	\$ 136,200
	B1033	Miscellaneous Steel (5%)	7 tns		\$ 6,500.00	\$ 44,265
	B1034	Roof Fireproofing (columns/beams only)	22,700 sf		\$ 4.40	\$ 99,880
	B1035	Allowance for Seismic Upgrade				Excluded
<b>B20 Exterior Closure</b>						
B2010	Exterior Walls					
	B2011	Metal Panel Walls	15,000 sf		\$ 50.00	\$ 750,000
	B2012	Back-up System to Metal Panel Walls	15,000 sf		\$ 15.00	\$ 225,000
	B2013	CMU Walls	900 sf		\$ 35.00	\$ 31,500
	B2014	Back-up System to Metal Panel Walls	900 sf		\$ 22.00	\$ 19,800
	B2015	Caulking & Sealant to Exteriors	17,900 sf		\$ 1.00	\$ 17,900
B2030	Exterior Windows					
	B2031	Storefront - Glazing	2,000 sf		\$ 65.00	\$ 130,000
B2040	Canopy Construction					
	B2041	Aluminum Canopy Construction				Not Required
B2050	Exterior Doors					
	B2051	Exterior Doors	1 alw		\$ 20,000.00	\$ 20,000
	B2052	Overhead Coiling Doors 10' t x 12' w (Electric)	18 ea		\$ 10,000.00	\$ 180,000
B2070	Exterior Soffits					
	B2071	Exterior Soffits				Not Required
<b>B30 Roofing</b>						
B3010	Roof Coverings					
	B3011	Roof Assembly - Single Ply	22,700 sf		\$ 16.00	\$ 363,200
	B3013	Gutter	550 lf		\$ 25.00	\$ 13,750
	B3014	Downspout	200 lf		\$ 18.00	\$ 3,600
B3030	Roof Openings					
	B3032	Roof Hatch	1 ea		\$ 850.00	\$ 850
<b>Subtotal - Shell</b>						<b>\$ 2,880,385</b>

## Construct New Airport Maintenance and Operations Complex

### DETAIL

	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>C INTERIORS</b>					
<b>C10 Interior Construction</b>					
C1010	Partitions				
C1011	Partitions				Incl. in C3010
C1012	Rough Carpentry & Blocking	22,700	sf	\$ 0.15	\$ 3,405
C1013	Caulking, Sealants & Firestopping	22,700	sf	\$ 0.30	\$ 6,810
C1014	Misc. Metals, Bracing, Countertop Supports,	22,700	sf	\$ 0.25	\$ 5,675
C1030	Interior Doors				
C1031	Interior Doors				Incl. in C3010
C1050	Specialties				
C1051	Interior Specialties				Incl. in C3010
C1052	Fire Extinguishers & Cabinets	7	ea	\$ 450.00	\$ 3,150
C1053	Code Signage	22,700	sf	\$ 0.10	\$ 2,270
C1054	Interior Wayfinding Signage	22,700	sf	\$ 0.50	\$ 11,350
C1055	Miscellaneous Specialties	22,700	sf	\$ 0.25	\$ 5,675
<b>C20 Stairs</b>					
C2010	Stair Construction				
C2011	Stair Construction				Not Required
<b>C30 Interior Finishes</b>					
C3010	Interior Finishes				
C3011	Break Room	250	sf	\$ 55.00	\$ 13,750
C3012	Conference Room	300	sf	\$ 75.00	\$ 22,500
C3013	Training	500	sf	\$ 55.00	\$ 27,500
C3014	Offices	780	sf	\$ 85.00	\$ 66,300
C3015	Storage	175	sf	\$ 25.00	\$ 4,375
C3016	MEP	235	sf	\$ 25.00	\$ 5,875
C3017	Lobby / Reception	650	sf	\$ 75.00	\$ 48,750
C3018	Circulation	625	sf	\$ 35.00	\$ 21,875
C3019	Restrooms / Showers	985	sf	\$ 115.00	\$ 113,275
C3020	Equipment Bays	18,200	sf	\$ 35.00	\$ 637,000
C3021	Miscellaneous Finishes	22,700	sf	\$ 1.50	\$ 34,050
<b>Subtotal - Interiors</b>					<b>\$ 1,033,585</b>
<b>D SERVICES</b>					
<b>D20 Plumbing</b>					
D2010	Plumbing Systems				
D2011	Fixtures and Equipment - Equip Bays	18,200	sf	\$ 4.10	\$ 74,620
D2012	Fixtures and Equipment - Operations	4,500	sf	\$ 9.50	\$ 42,750
D2013	Domestic Water Piping & Insulation	22,700	sf	\$ 3.00	\$ 68,100
D2014	Sanitary Waste & Vent Piping	22,700	sf	\$ 2.90	\$ 65,830
D2015	Stormwater Piping	22,700	sf	\$ 2.90	\$ 65,830
D2016	Compressed Air Equipment & Piping	22,700	sf	\$ 2.10	\$ 47,670

## Construct New Airport Maintenance and Operations Complex

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
D2017	Miscellaneous Plumbing Requirements; GC's, Testing, etc.	22,700 sf		\$ 1.75	\$ 39,725
<b>D30 HVAC</b>					
D3010	HVAC Systems				
D3011	HVAC Equipment - Equip Bays	18,200 sf		\$ 18.00	\$ 327,600
D3012	HVAC Equipment - Operations	4,500 sf		\$ 32.00	\$ 144,000
D3013	Air Distribution; Ductwork, Insulation	22,700 sf		\$ 12.00	\$ 272,400
D3014	Controls and Instrumentation	22,700 sf		\$ 6.25	\$ 141,875
D3015	Testing, Balancing & Commissioning	22,700 sf		\$ 2.75	\$ 62,425
D3016	Miscellaneous HVAC Requirements; GC's, Hoisting, Warranties, etc.	22,700 sf		\$ 4.50	\$ 102,150
<b>D40 Fire Protection</b>					
D4010	Sprinkler Systems				
D4011	Firewater Main Service Entrance	1 ls		\$ 4,500.00	\$ 4,500
D4012	Automatic Sprinkler System	22,700 sf		\$ 6.75	\$ 153,225
D4013	Clean Agent Fire Suppression for Computer Equipment Rooms	1 al		\$ 7,500.00	\$ 7,500
<b>D50 Electrical</b>					
D5010	Electrical Systems				
D5011	Distribution Equipment	22,700 sf		\$ 2.25	\$ 51,075
D5012	Feeder Conduit & Wire	22,700 sf		\$ 5.00	\$ 113,500
D5013	Grounding and Lightning Protection	22,700 sf		\$ 4.00	\$ 90,800
D5014	<b>Equipment Bays</b>				
D5015	Wiring Devices	18,200 sf		\$ 0.85	\$ 15,470
D5016	Equipment Power and Connection	18,200 sf		\$ 2.50	\$ 45,500
D5017	Lighting	18,200 sf		\$ 5.50	\$ 100,100
D5018	<b>Office</b>				
D5019	Wiring Devices	22,700 sf		\$ 12.00	\$ 272,400
D5020	Equipment Power and Connection	22,700 sf		\$ 5.50	\$ 124,850
D5021	Lighting	22,700 sf		\$ 18.00	\$ 408,600
D6010	Communications/Security/PA/Fire Alarm				
D6011	Voice/Data Devices & Cabling	22,700 sf		\$ 2.25	\$ 51,075
D6012	Fire Alarm	22,700 sf		\$ 3.00	\$ 68,100
<b>Subtotal - Services</b>					<b>\$ 2,961,670</b>
<b>E EQUIPMENT &amp; FURNISHINGS</b>					
<b>E10 Equipment</b>					
E1010	Equipment				
E1011	Equipment				Incl. in C3010
E1012	Misc. Equipment Allowance	22,700 sf		\$ 0.25	\$ 5,675

## Construct New Airport Maintenance and Operations Complex

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<b>E20 Furnishings</b>					
E2010	Fixed Furnishings				
E2011	Casework				Incl. in C3010
E2012	Misc. Casework Allowance	22,700 sf		\$ 1.00	\$ 22,700
<hr/>					
<b>Subtotal - Equipment &amp; Furnishings</b>					<b>\$ 28,375</b>
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION</b>					
<b>F10 Special Construction</b>					
F1010	Special Construction				
F1011	Special Construction				Not Required
<hr/>					
<b>Subtotal - Special Construction &amp; Demolition</b>					<b>\$ -</b>
<b>G BUILDING SITEWORK</b>					
<b>G10 Site Preparation</b>					
G1001	General Conditions				
G1001	Mobilization (10%)	1 ls		\$ 112,000.00	\$ 112,000
G1002	Maintenance of Traffic (3.5%)	1 ls		\$ 38,000.00	\$ 38,000
G1003	Temporary Construction Items (2%)	1 ls		\$ 22,000.00	\$ 22,000
G1010	Site Demolition				
G1011	Miscellaneous Demolition	1 alw		\$ 5,000.00	\$ 5,000
G1030	Site Earthwork				
G1031	Clearing & Grubbing & Miscellaneous Demolition	2 ac		\$ 5,000.00	\$ 10,000
G1032	Unclassified Excavation	9,550 cy		\$ 15.00	\$ 143,250
<b>G20 Site Improvements</b>					
G2010	Pavement				
G2011	New Parking Pavement (2" Asphalt Surface, 3" Asphalt Base, 8" DGA, Subgrade Prep, Curb and Gutter, Markings)	5,575 sy		\$ 92.00	\$ 512,900
G2030	Site Development				
G2031	Site Development and Landscaping	1 alw		\$ 5,000.00	\$ 5,000
<b>G30 Site Mechanical Utilities</b>					
G3010	Site Mechanical Utilities				
G3011	Fire and Domestic Water Mains	1 ls		\$ 22,000.00	\$ 22,000
G3012	Sanitary Sewer Mains	1 ls		\$ 18,000.00	\$ 18,000
G3013	Stormwater Drainage Mains	1 ls		\$ 18,000.00	\$ 18,000

## Construct New Airport Maintenance and Operations Complex

### DETAIL

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>G40 Site Electrical Utilities</b>				
G4010 Site Electrical Utilities				
G4011 Electrical Utilities Allowance	1	alw	\$ 150,000.00	\$ 150,000
G4012 Comm Utilities Allowance	1	alw	\$ 150,000.00	\$ 150,000
G4030 Site Lighting				
G4031 Site Lighting Allowance	1	alw	\$ 25,000.00	\$ 25,000
<b>Subtotal - Building Sitework</b>			<b>\$</b>	<b>1,231,150</b>
<b>Subtotal</b>			<b>\$ 379.99</b>	<b>\$ 8,625,875</b>
25.0%	Estimating Design Evolution			\$ 2,156,469
<b>Subtotal - Cost of Work</b>			<b>\$ 474.99</b>	<b>\$ 10,782,344</b>
<b>General Contractors Markups</b>				
3.5%	Project Logistics & Labor Factor			\$ 377,382
5.0%	General Requirements, Phasing & Temporary Construction			\$ 557,986
8.0%	General Conditions			\$ 937,417
5.0%	General Contractors Overhead & Profit			\$ 632,756
2.5%	Insurance			\$ 332,197
1.0%	Payment & Performance Bonds			\$ 136,201
0.0%	Sustainability Requirements			\$ -
<b>Opinion of Probable Construction Cost</b>			<b>\$ 606.00</b>	<b>\$ 13,756,284</b>

## Construct New Airport Maintenance and Operations Complex

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
<b>Owner's Soft Costs</b>					2792525.655
0.0%	Program Management		\$	-	
0.0%	Construction Manager		\$	-	
0.2%	Planning & Preconstruction		\$	27,513	
10.0%	Architectural / Engineering Design		\$	1,375,628	
2.0%	Architectural / Engineering Construction Admin		\$	275,126	
4.0%	Airport Staff		\$	550,251	
2.5%	Materials Testing / Inspection / Commissioning		\$	343,907	
0.1%	Plan Check Services		\$	13,756	
0.5%	Cost Estimating & Scheduling		\$	68,781	
1.0%	Miscellaneous Owner Costs (i.e. Legal)		\$	137,563	
0.0%	Artwork (Terminal Only)		\$	-	
0.0%	Owner's Construction Contingency		\$	-	
0.0%	Project Contingency		\$	-	
<b>Subtotal</b>				<b>\$ 729.02</b>	<b>\$ 16,548,810</b>
0.0%	Escalation (To Mid-Point Construction)				\$ -
<b>Opinion of Probable Project Cost</b>				<b>\$ 729.02</b>	<b>\$ 16,548,810</b>



<b>Project Title</b>	GYG Masterplan Update		
<b>Location</b>	Gary / Chicago International Airport		
<b>Submittal Stage</b>	Rough Order of Magnitude Estimate		
<b>Client Name</b>	Jacobsen   Daniels		
<b>Client Project No.</b>	09-112-16-00	<b>Revision</b>	4
<b>Original Date</b>	5/11/2020	<b>Revision Date</b>	12/1/2020
<b>Assumed Bid</b>		<b>CI Project No.</b>	4011.16
<b>Opening Date</b>			
<b>Project Manager</b>	MGF	<b>Checked by</b>	CJN

**Construct New Terminal**

**SUMMARY**

DESCRIPTION		COST PER SQUARE FOOT		TOTAL
<b>A</b>	<b>Substructure</b>		\$ 23.41	\$ 1,371,428
	Standard Foundations	\$ 394,475		
	Special Foundations	\$ 558,175		
	Slab on Grade	\$ 418,778		
<b>B</b>	<b>Shell</b>		\$ 159.34	\$ 9,333,271
	Superstructure	\$ 4,989,539		
	Exterior Closure	\$ 3,208,239		
	Roofing	\$ 1,135,494		
<b>C</b>	<b>Interiors</b>		\$ 72.23	\$ 4,231,101
	Interior Construction	\$ 408,439		
	Stairs	\$ 133,200		
	Interior Finishes	\$ 3,689,463		
<b>D</b>	<b>Services</b>		\$ 166.30	\$ 9,741,158
	Conveying	\$ 490,000		
	Plumbing	\$ 762,385		
	HVAC	\$ 3,516,811		
	Fire Protection	\$ 428,149		
	Electrical	\$ 4,543,813		
<b>E</b>	<b>Equipment &amp; Furnishings</b>		\$ 42.74	\$ 2,503,221
	Equipment	\$ 164,644		
	Passenger Boarding Bridges	\$ 1,900,000		
	Furnishings	\$ 438,578		
<b>F</b>	<b>Special Construction &amp; Demolition</b>		\$ -	\$ -
	Special Construction	\$ -		
<b>G</b>	<b>Building Sitework</b>		\$ 176.67	\$ 10,348,575
	Site Preparation	\$ 9,148,575		
	Site Improvements	\$ -		
	Site Mechanical Utilities	\$ 150,000		
	Site Electrical Utilities	\$ 1,050,000		
	<b>Subtotal</b>		<b>\$ 640.70</b>	<b>\$ 37,528,754</b>
	25.0% Estimating Design Evolution			\$ 9,382,189
	<b>Subtotal - Cost of Work</b>		<b>\$ 800.87</b>	<b>\$ 46,910,943</b>

## Construct New Terminal

### SUMMARY

DESCRIPTION	COST PER SQUARE FOOT	TOTAL
<b>General Contractors Markups</b>		
3.5% Project Logistics & Labor Factor	\$	1,641,883
5.0% General Requirements, Phasing & Temporary Construction	\$	2,427,641
8.0% General Conditions	\$	4,078,437
5.0% General Contractors Overhead & Profit	\$	2,752,945
2.5% Insurance	\$	1,445,296
1.0% Payment & Performance Bonds	\$	592,571
0.0% Sustainability Requirements	\$	-
<hr/>		
<b>Opinion of Probable Construction Cost</b>	<b>\$ 1,021.76</b>	<b>\$ 59,849,717</b>
<b>Owner's Soft Costs</b>		
0.0% Program Management	\$	-
0.0% Construction Manager	\$	-
0.2% Planning & Preconstruction	\$	119,699
10.0% Architectural / Engineering Design	\$	5,984,972
2.0% Architectural / Engineering Construction Admin	\$	1,196,994
4.0% Airport Staff	\$	2,393,989
2.5% Materials Testing / Inspection / Commissioning	\$	1,496,243
0.1% Plan Check Services	\$	59,850
0.5% Cost Estimating & Scheduling	\$	299,249
1.0% Miscellaneous Owner Costs (i.e. Legal)	\$	598,497
1.0% Artwork (Terminal Only)	\$	598,497
0.0% Owner's Construction Contingency	\$	-
0.0% Project Contingency	\$	-
<hr/>		
<b>Subtotal</b>	<b>\$ 1,239.40</b>	<b>\$ 72,597,707</b>
0.0% Escalation (To Mid-Point Construction)	\$	-
<hr/>		
<b>Opinion of Probable Project Cost</b>	<b>\$ 1,239.40</b>	<b>\$ 72,597,707</b>
<hr/>		



Project Title	GYG Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**Construct New Terminal**

**DETAIL**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Ground Floor</b>	29,000	sf		
Baggage Claim			3,375	sf
Concession			540	sf
Security			3,625	sf
In/Outbound Baggage			3,395	sf
MEP			1,450	sf
BOH Circulation			3,890	sf
Office / Tenant			820	sf
Public Circulation			3,750	sf
Restrooms / Lactation / Pet Relief			1,925	sf
Secure Circulation			2,850	sf
Services / Storage			1,245	sf
Ticketing			1,215	sf
Vertical Circulation, Monumental Stairs			130	sf
Vertical Circulation, Escalators			230	sf
Vertical Circulation, Service Elevators			295	sf
Vertical Circulation, Passenger Elevators			75	sf
TSA			190	sf
<b>Second Floor</b>	29,575			
Concession			175	sf
Departure Lounge / Holdroom			4,795	sf
MEP			1,275	sf
Restrooms / Lactation / Pet Relief			2,150	sf
Secure Circulation			16,550	sf
Services / Storage			2,015	sf
Open to Below			1,875	sf
Vertical Circulation, Escalators			370	sf
Vertical Circulation, Service Elevators			295	sf
Vertical Circulation, Passenger Elevators			75	sf
<b>Total Area</b>	<b>58,575</b>	<b>sf</b>	<b>58,575</b>	<b>sf</b>

**A SUBSTRUCTURE**

**A10 Foundations**

A1010	Standard Foundations				
A1011	Column Footings, Pile Caps, Grade Beams, Wall Footings & Foundation Wall	29,575	sf	\$ 12.50	\$ 369,688
A1012	Perimeter Drainage & Insulation	29,575	sf	\$ 0.50	\$ 14,788
A1013	Dewatering (Allowance)	1	alw	\$ 10,000.00	\$ 10,000

## Construct New Terminal

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
A1030	Special Foundations				
A1021	Pile Foundations	29,575	ls	\$ 13.00	\$ 384,475
A1022	Jetway Foundations	2	ea	\$ 80,000.00	\$ 160,000
A1023	Dewatering	1	ls	\$ 13,700.00	\$ 13,700
A1050	Slab on Grade				
A1031	Slab on Grade - 8" (Apron & Curb)	29,000	sf	\$ 9.50	\$ 275,500
A1032	Elevator Pits	3	ea	\$ 15,000.00	\$ 45,000
A1033	Trenches, Pits & Bases	54	cy	\$ 750.00	\$ 40,278
A1034	Under-slab Drainage & Insulation	29,000	sf	\$ 2.00	\$ 58,000
<b>Subtotal - Substructure</b>					<b>\$ 1,371,428</b>
<b>B SHELL</b>					
<b>B10 Superstructure</b>					
B1010	Floor Construction				
B1011	Steel Floor Structure	325	tns	\$ 6,200.00	\$ 2,017,015
B1012	Steel Floor Deck	29,575	sf	\$ 4.50	\$ 133,088
B1013	Concrete Fill to Steel Floor Deck	29,575	sf	\$ 8.00	\$ 236,600
B1014	Curtain Wall Supplemental Framing	55	tns	\$ 6,200.00	\$ 343,068
B1015	Miscellaneous Steel (5%)	19	tns	\$ 6,500.00	\$ 123,714
B1016	Elevated Floor Slab Fireproofing (columns only)	29,575	sf	\$ 3.00	\$ 88,725
B1017	Allowance for Seismic Upgrade				Not Required
B1030	Roof Construction				
B1021	Steel Roof Structure	266	tns	\$ 6,200.00	\$ 1,650,285
B1022	Steel Roof Deck	29,575	sf	\$ 5.00	\$ 147,875
B1023	Miscellaneous Steel (5%)	13	tns	\$ 6,500.00	\$ 86,507
B1024	Roof Fireproofing (columns + deck)	29,575	sf	\$ 5.50	\$ 162,663
B1035	Allowance for Seismic Upgrade				Not Required
<b>B20 Exterior Closure</b>					
B2010	Exterior Walls				
B2011	Face Brick	4,381	sf	\$ 35.00	\$ 9,316
B2012	Back-up System to Brick	4,381	sf	\$ 15.00	\$ 65,716
B2013	Metal Panel	9,222	sf	\$ 50.00	\$ 461,113
B2014	Back-up System to Metal Panel	9,222	sf	\$ 15.00	\$ 138,334
B2015	CMU	11,763	sf	\$ 35.00	\$ 411,695
B2014	Back-up System to CMU Walls	11,763	sf	\$ 22.00	\$ 258,779
B2016	Caulking and Sealing Exteriors	36,889	sf	\$ 1.00	\$ 36,889
B2020	Exterior Windows				
B2021	Curtain Wall	10,371	sf	\$ 140.00	\$ 1,451,898

## Construct New Terminal

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
B2030	Exterior Doors				
B2031	Allowance for External Doors	1 alw		\$ 100,000.00	\$ 100,000
B2060	Exterior Soffits				
B2061	Metal Panel Soffit	575 sf		\$ 60.00	\$ 34,500
B2070	Canopies				
B2071	Canopy at Building Face	1,500 sf		\$ 150.00	\$ 225,000
B2090	Exterior Signage (Allowance)				
B2092	Signage	1 alw		\$ 15,000.00	\$ 15,000
<b>B30 Roofing</b>					
B3010	Roof Coverings				
B3011	Standing Seam Metal Roof Assembly	29,575 sf		\$ 35.00	\$ 1,035,125
B3012	Miscellaneous Roof Items	29,575 sf		\$ 3.25	\$ 96,119
B3030	Roof Openings				
B3031	Roof Hatch	5 ea		\$ 850.00	\$ 4,250
<b>Subtotal - Shell</b>				<b>\$</b>	<b>9,333,271</b>
<b>C INTERIORS</b>					
<b>C10 Interior Construction</b>					
C1010	Partitions				
C1011	Partitions				Incl. in C3010
C1012	Rough Carpentry & Blocking	58,575 sf		\$ 1.00	\$ 58,575
C1013	Caulking, Sealants & Firestopping	58,575 sf		\$ 2.00	\$ 117,150
C1014	Misc. Metals, Bracing, Countertop Supports,	58,575 sf		\$ 3.00	\$ 175,725
C1030	Interior Doors				
C1031	Interior Doors				Incl. in C3010
C1050	Specialties				
C1051	Interior Specialties				Incl. in C3010
C1052	Fire Extinguishers & Cabinets	16 ea		\$ 450.00	\$ 7,200
C1053	Code Signage	58,575 sf		\$ 0.10	\$ 5,858
C1054	Interior Wayfinding Signage	58,575 sf		\$ 0.50	\$ 29,288
C1055	Miscellaneous Specialties	58,575 sf		\$ 0.25	\$ 14,644
<b>C20 Stairs</b>					
C2010	Stair Construction				
C2011	Steel Stair				
C2012	Steel Stair, Concrete Treads	4 ft		\$ 18,900.00	\$ 75,600

## Construct New Terminal

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
C2013	Stair Double Handrail / Guardrail	4 ft		\$ 2,800.00	\$ 11,200
C2014	1 1/2" Stair Railing Fixed to Walls	4 ft		\$ 900.00	\$ 3,600
C2030	Stair Finishes				
C2031	Stair Tread & Landing Finishes	4 ft		\$ 7,200.00	\$ 28,800
C2032	Stair Handrail & Balustrade Finishes	4 ft		\$ 3,500.00	\$ 14,000
<b>C30 Interior Finishes</b>					
C3010	Interior Finishes				
C3011	Baggage Claim	3,375 sf		\$ 60.00	\$ 202,500
C3012	Concessions (Shell)	715 sf		\$ 15.00	\$ 10,725
C3013	Security	3,625 sf		\$ 60.00	\$ 217,500
C3014	In/Outbound Baggage	3,395 sf		\$ 20.00	\$ 67,900
C3015	MEP	2,725 sf		\$ 45.00	\$ 122,625
C3016	BOH Circulation	3,890 sf		\$ 45.00	\$ 175,050
C3017	Office / Tenant	820 sf		\$ 65.00	\$ 53,300
C3018	Public Circulation	3,750 sf		\$ 85.00	\$ 318,750
C3019	Restrooms / Lactation / Pet Relief	4,075 sf		\$ 130.00	\$ 529,750
C3020	Secure Circulation	19,400 sf		\$ 60.00	\$ 1,164,000
C3021	Services / Storage	3,260 sf		\$ 45.00	\$ 146,700
C3022	Ticketing	1,215 sf		\$ 85.00	\$ 103,275
C3022	Vertical Circulation, Monumental Stairs	130 sf		\$ 65.00	\$ 8,450
C3023	Vertical Circulation, Escalators	600 sf		\$ 85.00	\$ 51,000
C3024	Vertical Circulation, Service Elevators	590 sf		\$ 15.00	\$ 8,850
C3025	Vertical Circulation, Passenger Elevators	150 sf		\$ 15.00	\$ 2,250
C3026	TSA	190 sf		\$ 60.00	\$ 11,400
C3027	Departure Lounge / Holdroom	4,795 sf		\$ 85.00	\$ 407,575
C3028	Miscellaneous Finishes	58,575 sf		\$ 1.50	\$ 87,863
<b>Subtotal - Interiors</b>					<b>\$ 4,231,101</b>
<b>D SERVICES</b>					
<b>D10 Conveying System</b>					
D1010	Elevators & Lifts				
D1011	Passenger Elevator (Allowance for Two 2 Stop Elevators)	4 stp		\$ 85,000.00	\$ 340,000
D1012	Service Elevator	2 stp		\$ 75,000.00	\$ 150,000
<b>D20 Plumbing</b>					
D2010	Plumbing Systems				
D2011	<b>Ground Floor</b>				
D2012	Baggage Claim	3,375 sf		\$ 7.50	\$ 25,313
D2013	Concession	540 sf		\$ 9.50	\$ 5,130
D2014	Security	3,625 sf		\$ 7.50	\$ 27,188
D2015	In/Outbound Baggage	3,395 sf		\$ 7.50	\$ 25,463
D2016	MEP	1,450 sf		\$ 9.50	\$ 13,775
D2017	BOH Circulation	3,890 sf		\$ 7.50	\$ 29,175
D2018	Office / Tenant	820 sf		\$ 7.50	\$ 6,150
D2019	Public Circulation	3,750 sf		\$ 7.50	\$ 28,125
D2020	Restrooms / Lactation / Pet Relief	1,925 sf		\$ 85.00	\$ 163,625

## Construct New Terminal

### DETAIL

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
D2021 Secure Circulation	2,850 sf	\$	7.50	\$ 21,375
D2022 Services / Storage	1,245 sf	\$	7.50	\$ 9,338
D2023 Ticketing	1,215 sf	\$	7.50	\$ 9,113
D2024 Vertical Circulation, Escalators	360 sf	\$	7.50	\$ 2,700
D2025 Vertical Circulation, Service Elevators	295 sf	\$	7.50	\$ 2,213
D2026 Vertical Circulation, Passenger Elevators	75 sf	\$	7.50	\$ 563
D2027 TSA	190 sf	\$	9.50	\$ 1,805
D2028 <b>Second Floor</b>				
D2029 Concession	175 sf	\$	9.50	\$ 1,663
D2030 Departure Lounge / Holdroom	4,795 sf	\$	7.50	\$ 35,963
D2031 MEP	1,275 sf	\$	9.50	\$ 12,113
D2032 Restrooms / Lactation / Pet Relief	2,150 sf	\$	85.00	\$ 182,750
D2033 Secure Circulation	16,550 sf	\$	7.50	\$ 124,125
D2034 Services / Storage	2,015 sf	\$	7.50	\$ 15,113
D2035 Open to Below	1,875 sf	\$	7.50	\$ 14,063
D2036 Vertical Circulation, Escalators	370 sf	\$	7.50	\$ 2,775
D2037 Vertical Circulation, Service Elevators	295 sf	\$	7.50	\$ 2,213
D2038 Vertical Circulation, Passenger Elevators	75 sf	\$	7.50	\$ 563
<b>D30 HVAC</b>				
D3011 <b>Ground Floor</b>				
D3012 Baggage Claim	3,375 sf	\$	52.00	\$ 175,500
D3013 Concession	540 sf	\$	55.00	\$ 29,700
D3014 Security	3,625 sf	\$	52.00	\$ 188,500
D3015 In/Outbound Baggage	3,395 sf	\$	35.00	\$ 118,825
D3016 MEP	1,450 sf	\$	55.00	\$ 79,750
D3017 BOH Circulation	3,890 sf	\$	52.00	\$ 202,280
D3018 Office / Tenant	820 sf	\$	52.00	\$ 42,640
D3019 Public Circulation	3,750 sf	\$	52.00	\$ 195,000
D3020 Restrooms / Lactation / Pet Relief	1,925 sf	\$	55.00	\$ 105,875
D3021 Secure Circulation	2,850 sf	\$	52.00	\$ 148,200
D3022 Services / Storage	1,245 sf	\$	52.00	\$ 64,740
D3023 Ticketing	1,215 sf	\$	52.00	\$ 63,180
D3024 Vertical Circulation, Escalators	360 sf	\$	52.00	\$ 18,720
D3025 Vertical Circulation, Service Elevators	295 sf	\$	52.00	\$ 15,340
D3026 Vertical Circulation, Passenger Elevators	75 sf	\$	52.00	\$ 3,900
D3027 TSA	190 sf	\$	52.00	\$ 9,880
D3028 <b>Second Floor</b>				
D3029 Concession	175 sf	\$	55.00	\$ 9,625
D3030 Departure Lounge / Holdroom	4,795 sf	\$	52.00	\$ 249,340
D3031 MEP	1,275 sf	\$	55.00	\$ 70,125
D3032 Restrooms / Lactation / Pet Relief	2,150 sf	\$	52.00	\$ 111,800
D3033 Secure Circulation	16,550 sf	\$	52.00	\$ 860,600
D3034 Services / Storage	2,015 sf	\$	52.00	\$ 104,780
D3035 Open to Below	1,875 sf	\$	52.00	\$ 97,500
D3036 Vertical Circulation, Escalators	370 sf	\$	52.00	\$ 19,240
D3037 Vertical Circulation, Service Elevators	295 sf	\$	52.00	\$ 15,340
D3038 Vertical Circulation, Passenger Elevators	75 sf	\$	52.00	\$ 3,900
D3060 Controls and Instrumentation				
D3061 <b>New Terminal</b>				
D3062 Controls and Instrumentation	58,575 sf	\$	6.50	\$ 380,738

## Construct New Terminal

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
D3070	Systems Testing & Balancing				
D3071	<b>New Terminal</b>				
D3072	Testing, Balancing & Commissioning	58,575 sf	\$	2.25	\$ 131,794
<b>D40 Fire Protection</b>					
D4010	Sprinkler Systems				
D4011	<b>Ground Floor</b>				
D4012	Baggage Claim	3,375 sf	\$	7.25	\$ 24,469
D4013	Concession	540 sf	\$	9.25	\$ 4,995
D4014	Security	3,625 sf	\$	7.25	\$ 26,281
D4015	In/Outbound Baggage	3,395 sf	\$	7.25	\$ 24,614
D4016	MEP	1,450 sf	\$	8.50	\$ 12,325
D4017	BOH Circulation	3,890 sf	\$	7.25	\$ 28,203
D4018	Office / Tenant	820 sf	\$	7.25	\$ 5,945
D4019	Public Circulation	3,750 sf	\$	7.25	\$ 27,188
D4020	Restrooms / Lactation / Pet Relief	1,925 sf	\$	7.25	\$ 13,956
D4021	Secure Circulation	2,850 sf	\$	7.25	\$ 20,663
D4022	Services / Storage	1,245 sf	\$	7.25	\$ 9,026
D4023	Ticketing	1,215 sf	\$	7.25	\$ 8,809
D4024	Vertical Circulation, Escalators	360 sf	\$	7.25	\$ 2,610
D4025	Vertical Circulation, Service Elevators	295 sf	\$	7.25	\$ 2,139
D4026	Vertical Circulation, Passenger Elevators	75 sf	\$	7.25	\$ 544
D4027	TSA	190 sf	\$	8.50	\$ 1,615
D4028	<b>Second Floor</b>				
D4029	Concession	175 sf	\$	9.25	\$ 1,619
D4030	Departure Lounge / Holdroom	4,795 sf	\$	7.25	\$ 34,764
D4031	MEP	1,275 sf	\$	7.25	\$ 9,244
D4032	Restrooms / Lactation / Pet Relief	2,150 sf	\$	7.25	\$ 15,588
D4033	Secure Circulation	16,550 sf	\$	7.25	\$ 119,988
D4034	Services / Storage	2,015 sf	\$	7.25	\$ 14,609
D4035	Open to Below	1,875 sf	\$	7.25	\$ 13,594
D4036	Vertical Circulation, Escalators	370 sf	\$	7.25	\$ 2,683
D4037	Vertical Circulation, Service Elevators	295 sf	\$	7.25	\$ 2,139
D4038	Vertical Circulation, Passenger Elevators	75 sf	\$	7.25	\$ 544
<b>D50 Electrical</b>					
D5010	Electrical Systems				
D5011	Generator / Transfer Switch	1 alw	\$	250,000.00	\$ 250,000
D5012	Distribution Equipment	58,575 sf	\$	6.00	\$ 351,450
D5013	Feeder Conduit & Wire	58,575 sf	\$	8.75	\$ 512,531
D5014	Wiring Devices	58,575 sf	\$	9.00	\$ 527,175
D5015	Equipment Power and Connection	58,575 sf	\$	2.25	\$ 131,794
D5016	Lighting	58,575 sf	\$	13.00	\$ 761,475
D5017	Grounding and Lightning Protection	58,575 sf	\$	4.00	\$ 234,300
D5018	Passenger Boarding Bridge Power and Connections	2 ea	\$	30,000.00	\$ 60,000
D5019	Baggage Handling System Power	1 alw	\$	90,000.00	\$ 90,000
D5020	SSCP Equipment Power	1 alw	\$	50,000.00	\$ 50,000
D6010	Communications/Security/PA/Fire Alarm				
D6011	Equipment Rooms	3 ea	\$	35,000.00	\$ 105,000

## Construct New Terminal

### DETAIL

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
D6012 Backbone Cabling	58,575 sf		\$ 3.75	\$ 219,656
D6013 Voice/Data Devices	58,575 sf		\$ 1.75	\$ 102,506
D6014 FIDS, BIDS, MUFIDS	58,575 sf		\$ 5.50	\$ 322,163
D6015 Public Address Systems	58,575 sf		\$ 3.00	\$ 175,725
D6016 Access Control	58,575 sf		\$ 4.00	\$ 234,300
D6017 CCTV System	58,575 sf		\$ 3.00	\$ 175,725
D6018 Fire Alarm	58,575 sf		\$ 3.50	\$ 205,013
D6019 SSCP Equipment Data Cabling	1 alw		\$ 35,000.00	\$ 35,000
<b>Subtotal - Services</b>				<b>\$ 9,741,158</b>
<b>E EQUIPMENT &amp; FURNISHINGS</b>				
<b>E10 Equipment</b>				
E1010 Equipment				
E1011 Concessions Equipment - not in scope				Excluded
E1012 Security Equipment - not in scope				Excluded
E1013 FIDS, BIDS, MUFIDS	1 ls		\$ 150,000.00	\$ 150,000
E1014 Misc. Equipment Allowance	58,575 sf		\$ 0.25	\$ 14,644
E1030 Passenger Boarding Bridges				
E1031 New Passenger Boarding Bridge	2 ea		\$ 950,000.00	\$ 1,900,000
<b>E20 Furnishings</b>				
E2010 Fixed Furnishings				
E2011 Gate Podiums and Backscreens	2 ea		\$ 32,000.00	\$ 64,000
E2012 Security Screening Station Tables (SSCP Lanes)				Excluded
E2013 Ticket Counter				Excluded
E2014 Holdroom Seating	250 ea		\$ 1,100.00	\$ 275,000
E2015 Misc. Seating etc.	58,575 sf		\$ 0.70	\$ 41,003
E2016 CUSS Kiosks / Millwork				Excluded
E2017 CUPPS Counter Millwork				Excluded
E2018 Passport Kiosks / Millwork (CBP Global Entry)				Excluded
E2019 Misc. Casework Allowance	58,575 sf		\$ 1.00	\$ 58,575
<b>Subtotal - Equipment &amp; Furnishings</b>				<b>\$ 2,503,221</b>
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION</b>				
<b>F10 Special Construction</b>				
F1010 Special Construction				
F1011 Special Construction				Not Required
<b>Subtotal - Special Construction &amp; Demolition</b>				<b>\$ -</b>
<b>G BUILDING SITEWORK</b>				
<b>G10 Site Preparation</b>				
G1001 General Conditions				

## Construct New Terminal

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
G1001	Mobilization (10%)	1	ls	\$ 941,000.00	\$ 941,000
G1002	Maintenance of Traffic (3.5%)	1	ls	\$ 319,000.00	\$ 319,000
G1003	Temporary Construction Items (2%)	1	ls	\$ 179,000.00	\$ 179,000
G1010	Site Demolition				
G1011	Miscellaneous Demolition	1	alw	\$ 50,000.00	\$ 50,000
G1012	Pavement Demolition	40,625	sy	\$ 15.00	\$ 609,375
G1013	Demo Existing Terminal (Incl. Foundations)	16,620	sf	\$ 25.00	\$ 415,500
G1030	Site Earthwork				
G1031	Unclassified Excavation	34,667	cy	\$ 15.00	\$ 520,000
<b>G20 Site Improvements</b>					
G2010	Pavement				
G2011	New Terminal Parking (2" Asphalt Surface, 3" Asphalt Base, 8" DGA, Subgrade Prep, Curb and Gutter Markings)	52,000	sy	\$ 92.00	\$ 4,784,000
G2012	Terminal Roadway and Loop Roadway				Incl in L-1
G2013	Apron Pavement (14" P-501, 7" HMA Base, 8" P-209, Subgrade Prep., Markings)	8,660	sy	\$ 145.00	\$ 1,255,700
G2030	Site Development				
G2031	Site Development and Landscaping	1	alw	\$ 50,000.00	\$ 50,000
G2032	Signage	1	alw	\$ 25,000.00	\$ 25,000
<b>G30 Site Mechanical Utilities</b>					
G3010	Site Mechanical Utilities				
G3011	Fire and Domestic Water Mains	1	ls	\$ 55,000.00	\$ 55,000
G3012	Sanitary Sewer Mains	1	ls	\$ 45,000.00	\$ 45,000
G3013	Stormwater Drainage Mains	1	ls	\$ 50,000.00	\$ 50,000
<b>G40 Site Electrical Utilities</b>					
G4010	Site Electrical Utilities				
G4011	Electrical Utilities Allowance	1	alw	\$ 350,000.00	\$ 350,000
G4012	Comm Utilities Allowance	1	alw	\$ 250,000.00	\$ 250,000
G4030	Site Lighting				
G4031	Apron Lighting Allowance	1	alw	\$ 125,000.00	\$ 125,000
G4011	Parking Lot Lighting Allowance	1	alw	\$ 75,000.00	\$ 75,000
G4012	Roadway Lighting Allowance	1	alw	\$ 250,000.00	\$ 250,000
<b>Subtotal - Building Sitework</b>					<b>\$ 10,348,575</b>
<b>Subtotal</b>				<b>\$ 640.70</b>	<b>\$ 37,528,754</b>

## Construct New Terminal

### DETAIL

DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL
25.0%	Estimating Design Evolution				\$ 9,382,189
<b>Subtotal - Cost of Work</b>				<b>\$ 800.87</b>	<b>\$ 46,910,943</b>
<b>General Contractors Markups</b>					
3.5%	Project Logistics & Labor Factor				\$ 1,641,883
5.0%	General Requirements, Phasing & Temporary Construction				\$ 2,427,641
8.0%	General Conditions				\$ 4,078,437
5.0%	General Contractors Overhead & Profit				\$ 2,752,945
2.5%	Insurance				\$ 1,445,296
1.0%	Payment & Performance Bonds				\$ 592,571
0.0%	Sustainability Requirements				\$ -
<b>Opinion of Probable Construction Cost</b>				<b>\$ 1,021.76</b>	<b>\$ 59,849,717</b>
<b>Owner's Soft Costs</b>					12747989.77
0.0%	Program Management				\$ -
0.0%	Construction Manager				\$ -
0.2%	Planning & Preconstruction				\$ 119,699
10.0%	Architectural / Engineering Design				\$ 5,984,972
2.0%	Architectural / Engineering Construction Admin				\$ 1,196,994
4.0%	Airport Staff				\$ 2,393,989
2.5%	Materials Testing / Inspection / Commissioning				\$ 1,496,243
0.1%	Plan Check Services				\$ 59,850
0.5%	Cost Estimating & Scheduling				\$ 299,249
1.0%	Miscellaneous Owner Costs (i.e. Legal)				\$ 598,497
1.0%	Artwork (Terminal Only)				\$ 598,497
0.0%	Owner's Construction Contingency				\$ -
0.0%	Project Contingency				\$ -
<b>Subtotal</b>				<b>\$ 1,239.40</b>	<b>\$ 72,597,707</b>
0.0%	Escalation (To Mid-Point Construction)				\$ -
<b>Opinion of Probable Project Cost</b>				<b>\$ 1,239.40</b>	<b>\$ 72,597,707</b>



Project Title	GYG Masterplan Update		
Location	Gary / Chicago International Airport		
Submittal Stage	Rough Order of Magnitude Estimate		
Client Name	Jacobsen   Daniels		
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

**Shift TW A by 7 Ft. Between TW A-2 and TW A-8**

**DETAIL**

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$ 137,800.00	\$ 137,800
1001		Safety & Security (3%)	1		\$ 40,200.00	\$ 40,200
1002		Temporary Construction Items (2%)	1	ls	\$ 26,300.00	\$ 26,300
1003		Drainage Allowance	1	ls	\$ 119,200.00	\$ 119,200
1004		Utility Relocation	1	alw	\$ 50,000.00	\$ 50,000
1005		Miscellaneous Demolition	1	alw	\$ 50,000.00	\$ 50,000
1006		Pavement Demolition	4,800	sy	\$ 15.00	\$ 72,000
1007		Unclassified Excavation	4,444	cy	\$ 15.00	\$ 66,667
1008		Taxiway Pavement (14" P-501, 7" HMA Base, 8" P-209, Subgrade Prep., Markings)	4,000	sy	\$ 145.00	\$ 580,000
1009		Topsoiling & Seeding	3	ac	\$ 12,000.00	\$ 36,000
1010		New Edge Light, Base Can, Conduit, Cable, Counterpoise (Stake Mounted)	40	ea	\$ 6,180.00	\$ 247,200
1011		Airfield Guidance Signs	10	ea	\$ 9,000.00	\$ 90,000
<b>Subtotal</b>						<b>\$ 1,515,367</b>
	25.0%	Estimating Design Evolution				\$ 378,842
<b>Opinion of Probable Construction Cost</b>						<b>\$ 1,894,208</b>
<b>Owner's Soft Costs</b>						<b>\$ 384,524</b>
	0.0%	Program Management			\$ -	
	0.0%	Construction Manager			\$ -	
	0.2%	Planning & Preconstruction			\$ 3,788	
	10.0%	Architectural / Engineering Design			\$ 189,421	
	2.0%	Architectural / Engineering Construction Admin			\$ 37,884	
	4.0%	Airport Staff			\$ 75,768	
	2.5%	Materials Testing / Inspection / Commissioning			\$ 47,355	
	0.1%	Plan Check Services			\$ 1,894	
	0.5%	Cost Estimating & Scheduling			\$ 9,471	
	1.0%	Miscellaneous Owner Costs (i.e. Legal)			\$ 18,942	
	0.0%	Artwork (Terminal Only)			\$ -	
	0.0%	Owner's Construction Contingency			\$ -	
	0.0%	Project Contingency			\$ -	
<b>Subtotal</b>						<b>\$ 2,278,733</b>

**Shift TW A by 7 Ft. Between TW A-2 and TW A-8**

**DETAIL**

<b>ITEM NO.</b>	<b>SPEC NO.</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>TOTAL</b>
	0.0%	Escalation (To Mid-Point Construction)				\$ -
<b><i>Opinion of Probable Project Cost</i></b>						<b><i>\$ 2,278,733</i></b>



Project Title		GYG Masterplan Update	
Location		Gary / Chicago International Airport	
Submittal Stage		Rough Order of Magnitude Estimate	
Client Name		Jacobsen   Daniels	
Client Project No.	09-112-16-00	Revision	4
Original Date	5/11/2020	Revision Date	12/1/2020
Assumed Bid Opening Date		CI Project No.	4011.16
Project Manager	MGF	Checked by	CJN

### Shift Apron Edge Taxiway

#### DETAIL

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1000		Mobilization (10%)	1	ls	\$ 410,000.00	\$ 410,000
1001		Safety & Security (3%)	1		\$ 119,400.00	\$ 119,400
1002		Temporary Construction Items (2%)	1	ls	\$ 78,100.00	\$ 78,100
1003		Drainage Allowance	1	ls	\$ 354,700.00	\$ 354,700
1004		Utility Relocation (Replace vault homerun cables)	1	alw	\$ 250,000.00	\$ 250,000
1005		Miscellaneous Demolition	1	alw	\$ 50,000.00	\$ 50,000
1006		Pavement Demolition	800	sy	\$ 15.00	\$ 12,000
1007		Unclassified Excavation	21,033	cy	\$ 15.00	\$ 315,500
1008		Apron Pavement (14" P-501, 7" HMA Base, 8" P-209. Subgrade Prep.. Markings)	18,930	sy	\$ 145.00	\$ 2,744,850
1009		Topsoiling & Seeding	2	ac	\$ 12,000.00	\$ 24,000
1010		New Edge Light, Base Can, Conduit, Cable, Counterpoise (Stake Mounted)	20	ea	\$ 6,180.00	\$ 123,600
1011		Airfield Guidance Signs	3	ea	\$ 9,000.00	\$ 27,000
<b>Subtotal</b>						<b>\$ 4,509,150</b>
	25.0%	Estimating Design Evolution				\$ 1,127,288
<b>Opinion of Probable Construction Cost</b>						<b>\$ 5,636,438</b>
<b>Owner's Soft Costs</b>						<b>\$ 1,144,197</b>
0.0%		Program Management			\$ -	
0.0%		Construction Manager			\$ -	
0.2%		Planning & Preconstruction			\$ 11,273	
10.0%		Architectural / Engineering Design			\$ 563,644	
2.0%		Architectural / Engineering Construction Admin			\$ 112,729	
4.0%		Airport Staff			\$ 225,458	
2.5%		Materials Testing / Inspection / Commissioning			\$ 140,911	
0.1%		Plan Check Services			\$ 5,636	
0.5%		Cost Estimating & Scheduling			\$ 28,182	
1.0%		Miscellaneous Owner Costs (i.e. Legal)			\$ 56,364	
0.0%		Artwork (Terminal Only)			\$ -	
0.0%		Owner's Construction Contingency			\$ -	
0.0%		Project Contingency			\$ -	
<b>Subtotal</b>						<b>\$ 6,780,634</b>

## Shift Apron Edge Taxiway

### DETAIL

ITEM NO.	SPEC NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
	0.0%	Escalation (To Mid-Point Construction)				\$ -
<b><i>Opinion of Probable Project Cost</i></b>						<b>\$ 6,780,634</b>

**EXHIBITS**

**Exhibit A**  
Document List

**Exhibit A – Document List**

- ➔ The estimate reflects the specifications and the drawings listed herein, as well as information received verbally and via email from Jacobsen | Daniels.

Description	Received Date
Gary-Chicago International Airport – Airport Layout Plan (18 Drawings)	April 17, 2020
GYG Master Plan CIP Project List	April 23, 2020
GYG_TERMINAL-Alt-3_200331	April 23, 2020
GYG_PDP_200716-ALP	November 02, 2020
TWY A Direct Alternatives	November 02, 2020