

RFQ – On Call Parking Engineering – ADDENDUM #2

1/19/2023

1.) Add to Website: CCS Report – APPENDIX H

END OF ADDENDUM #2

APPENDIX H - CCS REPORT

Facility Condition Assessment Estimate
Mitchell International Airport - Parking Structure
GSF: 3,504,000



Submitted To:
Simpson Gumpertz & Heger
135 S. LaSalle Street, Suite 3050
Chicago, IL. 60603

Owner:
Milwaukee Mitchell International Airport

9/17/2021

CCS Project #21.123

1815 South Meyers Road
Suite 1070
Oakbrook Terrace, IL 60181

630.678.0808
www.CCSdifference.com



Clarifications and Qualifications

00 - Notes Regarding This Estimate

- 1 This Facility Condition Assessment estimate is based on drawings and specifications, prepared by the office of SGH, MCE, & OTIE dated, together with discussions with their staff.
- 2 This estimate assumes a normal market condition.
- 3 This estimate assumes five or more qualified Contractors competitively bidding on this project.
- 4 This estimate assumes one contract awarded to one General Contractor.
- 5 Those cost estimates provided by the Architect and/or Consultants are identified in the body of the estimate.
- 6 After six months, this estimate should be updated for current market conditions.
- 7 Escalation is included assuming Less than 5 years as the start of construction and 20 years as the substantial completion of construction.

THIS ESTIMATE EXCLUDES:

Professional fees, testing, moving expense, etc. for Owner's account,
Furnishings and equipment other than those shown in the body of the estimate,
Premium costs for work done in phases, out of sequence, out of hours,
Hazardous material removal and abatement,
Construction Contingencies,
Building Permits,
Builder's Risk Insurance.

This estimate is based on information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

Clarifications and Qualifications

08 - Mechanical

- 1 All work figured during normal business hours.
- 2 Remove and disposal of existing storm pipe system needing replacement is included.
- 3 New storm system piping is included.
- 4 Insulation and new heat trace system is not included for replacement storm piping.
- 5 Add \$12.50/ LNFT of piping requiring heat trace.
- 6 Add \$19.75/ LNFT of piping requiring Insulation.
- 7 Garages built in 1989 & 2002 are included.
- 8 Assumed garage built in 1977 has work under way and is not included.

Mitchell International Airport - Parking Structure
Facility Condition Assessment

Construction Cost Summary

Base Estimate	Sub Cost	General Conditions		Desing Contingency 10%	Escalation		Total Cost
		Overhead & Profit					
Short-Term Work (Less Than 5 Years)	\$42,721,623	17%	\$7,262,676	\$4,998,430	12%	\$6,597,927	\$61,580,656
Mid-Term Work (5 to 10 Years)	\$18,355,668	17%	\$3,120,463	\$2,147,613	30%	\$7,087,123	\$30,710,867
Long-Term Work (10 to 20 Years)	\$26,280,668	17%	\$4,467,713	\$3,074,838	56%	\$18,941,003	\$52,764,222
	\$87,357,958		\$14,850,853	\$10,220,881		\$32,626,053	\$145,055,745

Project: Facility Condition Assessment Estimate

Date: 9/16/2021



PROJECT RECAP & SUMMARY

Description	Unit Price Ext	Value Per: SF
A01 - Short-Term Work (Less than 5 Years) - 3504000 SF		
Value Per: 3504000 SF		
A01 - Short-Term Work (Less than 5 Years) **** 03 - Superstructure **** 0310 - Floor Construction	\$1,450,000.00	\$0.41
A01 - Short-Term Work (Less than 5 Years) **** 03 - Superstructure - SUBTOTAL	\$1,450,000.00	\$0.41
A01 - Short-Term Work (Less than 5 Years) **** 06 - Interior Construction **** 0622 - Floor Finishes	\$10,138,814.50	\$2.89
A01 - Short-Term Work (Less than 5 Years) **** 06 - Interior Construction - SUBTOTAL	\$10,138,814.50	\$2.89
A01 - Short-Term Work (Less than 5 Years) **** 08 - Mechanical **** 0810 - Plumbing	\$4,241,467.62	\$1.21
A01 - Short-Term Work (Less than 5 Years) **** 08 - Mechanical - SUBTOTAL	\$4,241,467.62	\$1.21
A01 - Short-Term Work (Less than 5 Years) **** 09 - Electrical **** 0900 - Electrical	\$26,891,340.50	\$7.67
A01 - Short-Term Work (Less than 5 Years) **** 09 - Electrical - SUBTOTAL	\$26,891,340.50	\$7.67
A01 - Short-Term Work (Less than 5 Years) - SUBTOTAL	\$42,721,622.62	\$12.19
A02 - Mid-Term Work (5 to 10 Years) - 3504000 SF		
Value Per: 3504000 SF		
A02 - Mid-Term Work (5 to 10 Years) **** 03 - Superstructure **** 0310 - Floor Construction	\$1,700,000.00	\$0.49
A02 - Mid-Term Work (5 to 10 Years) **** 03 - Superstructure - SUBTOTAL	\$1,700,000.00	\$0.49
A02 - Mid-Term Work (5 to 10 Years) **** 06 - Interior Construction **** 0622 - Floor Finishes	\$12,414,200.00	\$3.54
A02 - Mid-Term Work (5 to 10 Years) **** 06 - Interior Construction - SUBTOTAL	\$12,414,200.00	\$3.54
A02 - Mid-Term Work (5 to 10 Years) **** 08 - Mechanical **** 0810 - Plumbing	\$4,241,467.62	\$1.21
A02 - Mid-Term Work (5 to 10 Years) **** 08 - Mechanical - SUBTOTAL	\$4,241,467.62	\$1.21
A02 - Mid-Term Work (5 to 10 Years) - SUBTOTAL	\$18,355,667.62	\$5.24

Project: Facility Condition Assessment Estimate

Date: 9/16/2021



PROJECT RECAP & SUMMARY

Description	Unit Price Ext	Value Per: SF
A03 - Long-Term Work (10 to 20 Years) - 3504000 SF		Value Per: 3504000 SF
A03 - Long-Term Work (10 to 20 Years) **** 03 - Superstructure **** 0310 - Floor Construction	\$2,700,000.00	\$0.77
A03 - Long-Term Work (10 to 20 Years) **** 03 - Superstructure - SUBTOTAL	\$2,700,000.00	\$0.77
A03 - Long-Term Work (10 to 20 Years) **** 06 - Interior Construction **** 0622 - Floor Finishes	\$19,339,200.00	\$5.52
A03 - Long-Term Work (10 to 20 Years) **** 06 - Interior Construction - SUBTOTAL	\$19,339,200.00	\$5.52
A03 - Long-Term Work (10 to 20 Years) **** 08 - Mechanical **** 0810 - Plumbing	\$4,241,467.62	\$1.21
A03 - Long-Term Work (10 to 20 Years) **** 08 - Mechanical - SUBTOTAL	\$4,241,467.62	\$1.21
A03 - Long-Term Work (10 to 20 Years) - SUBTOTAL	\$26,280,667.62	\$7.50
Total Project Size - 3504000 SF		Value Per: 3504000 SF
**** REPORT TOTAL ****	\$87,357,960.00	\$24.93
ESTIMATE TOTAL	\$87,357,960.00	\$24.93

Project: Facility Condition Assessment Estimate

Date: 9/16/2021



Description	Quantity	U/M	Unit Price	Unit Price Ext
A01 - Short-Term Work (Less than 5 Years) **** 03 - Superstructure **** 0310 - Floor Construction				
Repair & Coating Post Tension Anchorage Zones	1	LSUM	\$350,000.00	\$350,000.00
Repair or Replace Bridge Railings	1	LSUM	\$100,000.00	\$100,000.00
Replace Expansion Joints in 1977 Garage	1	LSUM	\$1,000,000.00	\$1,000,000.00
				<u>\$1,450,000.00</u>
A01 - Short-Term Work (Less than 5 Years) **** 03 - Superstructure - SUBTOTAL				\$1,450,000.00
A01 - Short-Term Work (Less than 5 Years) **** 06 - Interior Construction **** 0622 - Floor Finishes				
Full Replacement of the 1977 Garage membrane on Floors 2 to 6	1,385,000	SQFT	\$5.00	\$6,925,000.00
Seal Concrete	1,847,486	SQFT	\$0.75	\$1,385,614.50
Seal Replacement	1,662,000	SQFT	\$1.10	\$1,828,200.00
				<u>\$10,138,814.50</u>
A01 - Short-Term Work (Less than 5 Years) **** 06 - Interior Construction - SUBTOTAL				\$10,138,814.50
A01 - Short-Term Work (Less than 5 Years) **** 08 - Mechanical **** 0810 - Plumbing				
PLBG 1 - Replace Branch Piping Broken Due to Freezing Expansion - 1989 Garage	721,107	SQFT	\$0.34	\$245,176.38
PLBG 1 - Replace Branch Piping Broken Due to Freezing Expansion - 2002 Garage	1,091,486	SQFT	\$0.34	\$371,105.24
PLBG 2 - Replace Vertical Risers Broken Due to Freezing Expansion - 1989 Garage	721,107	SQFT	\$0.67	\$483,141.69
PLBG 2 - Replace Vertical Risers Broken Due to Freezing Expansion - 2002 Garage	1,091,486	SQFT	\$0.67	\$731,295.62
PLBG 3 - Replace Horizontal Branch Piping Showing Moderate Deterioration - 1989 Garage	721,107	SQFT	\$0.44	\$317,287.08
PLBG 3 - Replace Horizontal Branch Piping Showing Moderate Deterioration - 2002 Garage	1,091,486	SQFT	\$0.44	\$480,253.84
PLBG 4 - Replace Vertical Leaders Showing Moderate Deterioration - 1989 Garage	721,107	SQFT	\$0.89	\$641,785.23
PLBG 4 - Replace Vertical Leaders Showing Moderate Deterioration - 2002 Garage	1,091,486	SQFT	\$0.89	\$971,422.54
				<u>\$4,241,467.62</u>
A01 - Short-Term Work (Less than 5 Years) **** 08 - Mechanical - SUBTOTAL				\$4,241,467.62

Project: Facility Condition Assessment Estimate

Date: 9/16/2021



Description	Quantity	U/M	Unit Price	Unit Price Ext
A01 - Short-Term Work (Less than 5 Years) **** 09 - Electrical **** 0900 - Electrical				
***** Lighting *****				
Update Existing Light Fixtures based upon 3,107,004, SqFt	1	LSUM	\$21,749,028.00	\$21,749,028.00
Update Existing Light Sensors based upon 1,553,502 SqFt	1	LSUM	\$5,048,881.50	\$5,048,881.50
Update Existing Light Signage based upon 72 Signs	72	EACH	\$375.00	\$27,000.00
Repair Existing Rooftop Pole Mounting Supports based upon 100 Fixtures	100	EACH	\$664.31	\$66,431.00
				<u>\$26,891,340.50</u>
A01 - Short-Term Work (Less than 5 Years) **** 09 - Electrical - SUBTOTAL				\$26,891,340.50
A01 - Short-Term Work (Less than 5 Years) - SUBTOTAL				\$42,721,622.62
A02 - Mid-Term Work (5 to 10 Years) **** 03 - Superstructure **** 0310 - Floor Construction				
Replace Expansion Joints in 1989 & 2002 Garage	1	LSUM	\$1,700,000.00	\$1,700,000.00
				<u>\$1,700,000.00</u>
A02 - Mid-Term Work (5 to 10 Years) **** 03 - Superstructure - SUBTOTAL				\$1,700,000.00
A02 - Mid-Term Work (5 to 10 Years) **** 06 - Interior Construction **** 0622 - Floor Finishes				
New membrane on 1989 & 2002 Garage Floors 2 to 6	1,675,000	SQFT	\$5.00	\$8,375,000.00
Seal Replacement	3,672,000	SQFT	\$1.10	\$4,039,200.00
				<u>\$12,414,200.00</u>
A02 - Mid-Term Work (5 to 10 Years) **** 06 - Interior Construction - SUBTOTAL				\$12,414,200.00
A02 - Mid-Term Work (5 to 10 Years) **** 08 - Mechanical **** 0810 - Plumbing				
PLBG 1 - Replace Branch Piping Broken Due to Freezing Expansion - 1989 Garage	721,107	SQFT	\$0.34	\$245,176.38
PLBG 1 - Replace Branch Piping Broken Due to Freezing Expansion - 2002 Garage	1,091,486	SQFT	\$0.34	\$371,105.24
PLBG 2 - Replace Vertical Risers Broken Due to Freezing Expansion - 1989 Garage	721,107	SQFT	\$0.67	\$483,141.69
PLBG 2 - Replace Vertical Risers Broken Due to Freezing Expansion - 2002 Garage	1,091,486	SQFT	\$0.67	\$731,295.62
PLBG 3 - Replace Horizontal Branch Piping Showing Moderate Deterioration - 1989 Garage	721,107	SQFT	\$0.44	\$317,287.08
PLBG 3 - Replace Horizontal Branch Piping Showing Moderate Deterioration - 2002 Garage	1,091,486	SQFT	\$0.44	\$480,253.84
PLBG 4 - Replace Vertical Leaders Showing Moderate Deterioration - 1989 Garage	721,107	SQFT	\$0.89	\$641,785.23
PLBG 4 - Replace Vertical Leaders Showing Moderate Deterioration - 2002 Garage	1,091,486	SQFT	\$0.89	\$971,422.54
				<u>\$4,241,467.62</u>
A02 - Mid-Term Work (5 to 10 Years) **** 08 - Mechanical - SUBTOTAL				\$4,241,467.62

Project: Facility Condition Assessment Estimate

Date: 9/16/2021



Description	Quantity	U/M	Unit Price	Unit Price Ext
A02 - Mid-Term Work (5 to 10 Years) - SUBTOTAL				\$18,355,667.62
A03 - Long-Term Work (10 to 20 Years) **** 03 - Superstructure **** 0310 - Floor Construction Expansion Joint Repair & Replacement	1	LSUM	\$2,700,000.00	\$2,700,000.00
A03 - Long-Term Work (10 to 20 Years) **** 03 - Superstructure - SUBTOTAL				\$2,700,000.00
A03 - Long-Term Work (10 to 20 Years) **** 06 - Interior Construction **** 0622 - Floor Finishes Full Replacement of the 1977 Garage membrane on Floors 2 to 6	1,385,000	SQFT	\$5.00	\$6,925,000.00
Seal Replacement	3,672,000	SQFT	\$1.10	\$4,039,200.00
Garage 1989 & 2002 membrane on Floors 2 to 6	1,675,000	SQFT	\$5.00	\$8,375,000.00
A03 - Long-Term Work (10 to 20 Years) **** 06 - Interior Construction - SUBTOTAL				\$19,339,200.00
A03 - Long-Term Work (10 to 20 Years) **** 08 - Mechanical **** 0810 - Plumbing PLBG 1 - Replace Branch Piping Broken Due to Freezing Expansion - 1989 Garage	721,107	SQFT	\$0.34	\$245,176.38
PLBG 1 - Replace Branch Piping Broken Due to Freezing Expansion - 2002 Garage	1,091,486	SQFT	\$0.34	\$371,105.24
PLBG 2 - Replace Vertical Risers Broken Due to Freezing Expansion - 1989 Garage	721,107	SQFT	\$0.67	\$483,141.69
PLBG 2 - Replace Vertical Risers Broken Due to Freezing Expansion - 2002 Garage	1,091,486	SQFT	\$0.67	\$731,295.62
PLBG 3 - Replace Horizontal Branch Piping Showing Moderate Deterioration - 1989 Garage	721,107	SQFT	\$0.44	\$317,287.08
PLBG 3 - Replace Horizontal Branch Piping Showing Moderate Deterioration - 2002 Garage	1,091,486	SQFT	\$0.44	\$480,253.84
PLBG 4 - Replace Vertical Leaders Showing Moderate Deterioration - 1989 Garage	721,107	SQFT	\$0.89	\$641,785.23
PLBG 4 - Replace Vertical Leaders Showing Moderate Deterioration - 2002 Garage	1,091,486	SQFT	\$0.89	\$971,422.54
A03 - Long-Term Work (10 to 20 Years) **** 08 - Mechanical - SUBTOTAL				\$4,241,467.62
A03 - Long-Term Work (10 to 20 Years) - SUBTOTAL				\$26,280,667.62
**** REPORT TOTAL ****				\$87,357,960.00