Commercial Renovation Cost Data 2014

RSMeans

Catalog #60044

The commercial renovation process is filled with unforeseen challenges that can devastate any construction budget. Without accurate planning and budgeting, construction costs can run wild, leading to large overruns, extended timelines, and frustration.

RSMeans Commercial Renovation Cost Data 2014, formerly titled Repair & Remodeling Cost Data, helps construction professionals develop more accurate estimates on the front-end, in order to account for many of the hidden costs common in renovation and rehabilitation projects.

What you'll find inside:

- UPDATED! Over 19,000 unit costs and 2,700 assemblies costs
- New line items for unit masonry stabilization, interior trim, insulating sheathing, water-resistant sheathing, protected membrane roofing components, gutter accessories, child-sized water closets, wall-mounted jib cranes and more
- Sample estimates in both print and electronic format to guide customization and improve accuracy
- City Cost Indexes and Location Factors for over 930 U.S. and Canadian locations
- Updated equipment rental costs, crew size projections, labor hours, and labor rates

Plus:

- Receive free quarterly cost index and key material price updates for a full year!

Your 2014 book includes:

- A full sample estimate designed to help you improve estimating accuracy
- Easy-to-follow "How RSMeans Data Works" pages

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02 42 Removal and Salvage of Construction Materials

02 42 10 – Building Deconstruction

02 42 10.20 Deconstruction of Building Components		Crew	Daily Output	Labor-Hours	Unit	2014 Bare Costs Material	Labor	Equipment	Total	Total Incl O&P
2200 Wood siding (no lead or asbestos)	G	2 Clab	1300	.012	S.F.		.45		.45	.74
2300 Wall framing, exterior	G		1600	.010	L.F.		.37		.37	.60
2400 Stair risers	G		53	.302	Ea.		11.05		11.05	18.15
2500 Posts	G		800	.020	L.F.		.73		.73	1.20
3000 Deconstruction of exterior brick walls										
3010 Exterior brick walls, first floor	G	2 Clab	200	.080	S.F.		2.93		2.93	4.82
3020 Second floor	G		64	.250	"		9.15		9.15	
3030 Brick chimney	G		100	.160	C.F.		5.85		5.85	
4000 Deconstruction of concrete										
4010 Slab on grade, 4" thick, plain concrete	G	B-9	500	.080	S.F.		2.96	.47	3.43	
4020 Wire mesh reinforced	G		470	.085			3.15	.50	3.65	
4030 Rod reinforced	G		400	.100			3.71	.58	4.29	
4110 Foundation wall, 6" thick, plain concrete	G		160	.250			9.25	1.46	10.71	
4120 8" thick	G		140	.286			10.60	1.67	12.27	
4130 10" thick	G		120	.333			12.35	1.95	14.30	
9000 Deconstruction process, support equipment as needed										
9010 Daily use, portal to portal, 12-ton truck-mounted hydraulic crane crew	G	A-3H	1	8	Day		400	875	1,275	
9020 Daily use, skid steer and operator	G	A-3C	1	8			375	310	685	
9030 Daily use, backhoe 48 H.P., operator and labor	G	"	1	8			375	310	685	

02 42 10.30 Deconstruction Material Handling

0010 DECONSTRUCTION MATERIAL HANDLING										
0012 Buildings one or two stories only										
0100 Clean and stack brick on pallet	G	2 Clab	1200	.013	Ea.		.49		.49	
0200 Haul 50' and load rough lumber up to 2" x 8" size	G		2000	.008	"		.29		.29	
0210 Lumber larger than 2" x 8"	G		3200	.005	B.F.		.18		.18	
0300 Finish wood for recycling stack and wrap per pallet	G		8	2	Ea.	34	73.50		107.50	
0350 Light fixtures			6	2.667		61	97.50		158.50	
0375 Windows			6	2.667		58	97.50		155.50	
0400 Miscellaneous materials			8	2		17	73.50		90.50	
1000 See Section 02 41 19.19 for bulk material handling										

02 43 Structure Moving

02 43 13 – Structure Relocation

02 43 13.13 Building Relocation

0010 BUILDING RELOCATION										
0011 One day move, up to 24' wide										
0020 Reset on new foundation, patch & hook-up, average move					Total					
0040 Wood or steel frame bldg., based on ground floor area	G	B-4	185	.259	S.F.		9.65	2.80	12.45	
0060 Masonry bldg., based on ground floor area	G	"	137	.350			13	3.78	16.78	
0220 For each additional day on road, add	G	B-4	1	48	Day		1,775	520	2,295	
0240 Construct new basement, move building, 1 day										
0300 move, patch & hook-up, based on ground floor area	G	B-3	155	.310	S.F.	10.25	12.20	16.60	39.05	

How RSMeans Unit Price Works

All RSMeans unit price data is organized in the same way.

It is important to understand the structure, so that you can find information easily and use it correctly.

RSMeans **Line Numbers** consist of 12 characters, which identify a unique location in the database for each task. The first 6 or 8 digits conform to the Construction Specifications Institute MasterFormat® 2012. The remainder of the digits are a further breakdown by RSMeans in order to arrange items in understandable groups of similar tasks. Line numbers are consistent across all RSMeans publications, so a line number in any RSMeans product will always refer to the same unit of work.

RSMeans engineers have created **reference** information to assist you in your estimate. If there is information that applies to a section, it will be indicated at the start of the section. In this case, R033105-10 provides information on the proportionate quantities of formwork, reinforcing, and concrete used in cast-in-place concrete items such as footings, slabs, beams, and columns. The Reference Section is located in the back of the book on the pages with a gray edge.

RSMeans **Descriptions** are shown in a hierarchical structure to make them readable. In order to read a complete description, read up through the indents to the top of the section. Include everything that is above and to the left that is not contradicted by information below. For instance, the complete description for line 03 30 53.40 3550 is "Concrete in place, including forms (4 uses), Grade 60 rebar, concrete (Portland cement Type 1), placement and finishing unless otherwise indicated; Equipment pad (3000 psi), 4' x 4' x 6" thick."

When using **RSMeans data**, it is important to use the data that most closely matches your work. Note that sometimes there is additional information shown in the section that may improve your price. add to, or adjust data for specific situations.

03 30 Cast-In-Place Concrete

03 30 53 – Miscellaneous Cast-In-Place Concrete

03 30 53.40 Concrete In Place

0010	CONCRETE IN PLACE	R033105-10
0020	Including forms (4 uses), Grade 60 rebar, concrete (Portland cement	R033105-20
0050	Type I), placement and finishing unless otherwise indicated	R033105-70
0300	Beams (3500 psi), 5 kip per L.F., 10' span	R033105-85
0350	25' span	
0500	Chimney foundations (5000 psi), over 5 C.Y.	
0510	(3500 psi), under 5 C.Y.	
3450	Over 10,000 S.F.	
3500	Add per floor for 3 to 6 stories high	
3520	For 7 to 20 stories high	
3540	Equipment pad (3000 psi), 3' x 3' x 6" thick	
3550	4' x 4' x 6" thick	
3560	5' x 5' x 8" thick	
3570	6' x 6' x 8" thick	

The data published in RSMeans print books represents a "national average" cost. This data should be modified to the project location using the **City Cost Indexes** or **Location Factors** tables found in the reference section (see pages 748–796). Use the location factors to adjust estimate totals if the project covers multiple trades. Use the city cost indexes (CCI) for single trade projects or projects where a more detailed analysis is required. All figures in the two tables are derived from the same research. The last row of data in the CCI, the weighted average, is the same as the numbers reported for each location in the location factor table.

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