

Leader Bank - Falmouth, MA

177 Main Street, Falmouth, MA,

Estimator: MK/FR
Date: July 11, 2025
Conceptual Budget



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-001	Director of Operations	\$2,100
2	01-003	Project Manager	\$19,320
3	01-005	Project Engineer	\$14,280
4	01-010	General Superintendent	\$2,100
5	01-010	Superintendent	\$57,600
6	01-016	Administrative Support	\$5,400
7	01-023	Safety Inspections	\$3,120
			\$103,920
01-040		GENERAL REQUIREMENTS	
8	01-090	Field Office	\$3,400
9	01-090	Field Office Pickup & Dropoff	\$1,800
10	01-092	Construction Document Printing	\$600
11	01-096	Office Supplies	\$800
12	01-096	Office Set-up	\$800
13	01-097	Construction Tech & Field Internet	\$2,600
14	01-330	Survey and Layout Data	Not Included
15	01-380	Final Photography	Not Included
16	01-380	Tru-Look / Site Progress Photos	Not Included
17	01-380	Aerial Photos	Not Included
18	01-510	Temporary Electricity Setup	\$400
19	01-510	Temporary Electricity	\$3,200
20	01-510	Temporary Water	\$360
21	01-511	Temporary Toilets	\$1,680
22	01-513	Temp Weather Protection	\$2,500
23	01-528	Dumpsters (MASS)	\$6,800
24	01-533	Temporary Fencing	\$1,938
25	01-533	Temporary Gates	\$900
26	01-545	First Aid/Safety Supplies - Set Up	\$450
27	01-545	Temp Fire Extinguishers w/ Stands (1 per 3K SF or 1 per Floor)	\$185
28	01-545	Temp. Signage - Sign Package & Banner	\$600
29	01-710	Interim Cleaning	\$4,160
30	01-710	Final Cleaning	\$2,728
31	01-901	NFPA 241 Prepared by NEC	Included
32	01-901	Building Permits	By Owner
33	01-901	Fire Department Permits	By Owner
			\$35,901
02-000		SITework	
34	02-200	E&B for New Foundations at New Exterior Walls	\$19,169
35	02-200	Slab Prep at New Slab at Building Expansions	\$2,590
36	02-220	R&D Existing Interior walls as indicated on drawings	\$15,418
37	02-220	R&D Existing Exterior Doors	Included
38	02-220	R&D (4) Existing Exterior Windows	Included
39	02-220	R&D (2) Existing Storefront Systems	Included
40	02-220	R&D Portion of Existing Roof Framing for New Dormer	Included

Group	Phase	Description	Total Amount
41	02-220	R&D Existing Asphalt Shingle Roofing	Included
42	02-220	R&D Existing Ceilings, Doors, Finishes	Included
43	02-220	Cut and Cap existing utilities	Included
44	02-220	Saw cutting and demolition of slab	\$2,487
45	02-220	E&B for underslab plumbing	Included
46	02-220	MEP Make Safe prior to demolition	With MEP Trades
47	02-260	Underpinning @ New Foundations	Not Included
48	02-260	Shoring	\$15,542
			\$55,206

03-000	CONCRETE		
49	03-220	Continuous Footing Concrete 4000 PSI @ New Footings	\$18,651
50	03-221	Concrete Slab Labor	\$4,663
51	03-221	Concrete Slab 4000 PSI	Included
52	03-221	Slab Infill @ UG Plumbing- Labor	\$3,886
53	03-221	Slab Infill - Drill & Dowel	Included
54	03-221	Slab Infill - Concrete Slab 4000 PSI	Included
55	03-221	Slab Infill - Concrete Pump / Buggy	\$1,243
56	03-221	AVB Supply and Install @ Trench	\$272
57	03-221	AVB Supply and Install @ New Slab	\$254
58	03-240	Sidewalk Concrete Repair as required	\$15,542
			\$44,510

04-000	MASONRY		
59	04-100	Repointing/ Repair Existing Exterior Brick	\$20,723
			\$20,723

06-000	CARPENTRY		
60	06-100	Electrical Backer Board	\$375
61	06-100	Small Tools	\$1,926
62	06-100	Rough Carpentry - Exterior Walls	\$6,735
63	06-100	Safety Inspections	\$669
64	06-100	Safety Materials	\$0
65	06-100	Safety Setup & Monthly First Aid	\$856
66	06-100	Temp Window Protection	\$0
67	06-100	In wall Blocking	\$54
68	06-100	Infill at (4) Window Openings	\$10,361
69	06-100	Frame New Storefront at Main Facade	\$6,735
70	06-100	Blocking for New Window	\$1,865
71	06-220	Millwork	\$51,807
72	06-220	Solid surface Counter	Included
			\$81,383

07-000	THERMAL & MOISTURE PROTECTION		
73	07-200	Insulation @ Wall	Included
74	07-200	Insulation @ Roof	\$12,848
75	07-300	New Asphalt Shingles	\$38,544
76	07-440	Board Siding	\$24,246
			\$75,638

08-000	DOORS & WINDOWS		
77	08-100	F&I (7) Interior Doors, Frames & Hardware	\$23,210
78	08-100	F&I (1) Exterior Door with Sidelight, Frame & Hardware	\$4,663
79	08-400	Exterior Storefront & (1) Door @ 8ft	\$16,164
80	08-400	Interior Storefront & (5) Doors @ 8ft	\$32,328
81	08-520	F&I (1) New Window	\$4,663
82	08-520	F&I (5) New Windows @ Dormer	\$77,711

Group	Phase	Description	Total Amount
			\$158,737
09-000		FINISHES	
83	09-250	Gypsum Board/Drywall - Exterior Partitions/ Infill	\$13,470
84	09-250	Gypsum Board/Drywall - Interior Partitions	\$43,829
85	09-250	Gypsum Board/Drywall - Ceilings	\$46,253
86	09-300	Bathroom Floor Tile	\$1,632
87	09-300	Bathroom Wall Tile @ Wet Wall (8ft)	\$2,020
88	09-650	VCT	\$2,155
89	09-680	Carpet Tile	\$17,718
90	09-680	Walkoff Entry Mat	\$995
91	09-900	Painting	\$12,848
92	09-900	Exterior Painting	\$3,367
93	09-900	Temp Partition/Protection	\$2,782
94	09-900	Wall Coverings	Not Included
			\$147,070
10-000		SPECIALITIES	
95	10-800	F&I (2) Mirrors & Toilet Paper Dispensers, & Hand Dryers	\$8,289
96	10-800	F&I (4) 48" Grab Bars	Included
			\$8,289
11-000		EQUIPMENT	
97	11-030	Teller & Service Equipment	Not Included
98	11-030	ATM Equipment	Not Included
			\$0
12-000		FURNISHINGS	
99	12-600	Furniture & Accessories	Not Included
			\$0
15-300		FIRE PROTECTION	
100	15-310	Fire Protection	Not Included
			\$0
15-400		PLUMBING	
101	15-405	Plumbing and Fixtures for (2) Bathrooms	\$67,349
102	15-405	F&I (2) Sinks and (2) Toilets, (1) Kitchen Sink	Included
103	15-405	Underground plumbing, Sanitary	Included
104	15-405	Kitchenette Sink, Ice Ox Box, Bathrooms, Coffee Station	Included
105	15-405	Plumbing Fixtures - New Fixture, New Location	Included
106	15-405	HW Tank	Included
107	15-405	Floor Drains & Cleanouts	Included
108	15-405	CW & HW Plumbing	Included
			\$67,349
15-502		HVAC	
109	15-503	HVAC	\$77,089
110	15-503	Diffusers / Registers/ Grilles - Supply & Return - Modification of Existing System	Included
111	15-503	Testing, Adjusting, Balancing	Included
112	15-503	Construction Filter Change and Cleaning	Included
			\$77,089
16-000		ELECTRICAL	
113	16-050	Elect. Materials & Methods	\$97,646
114	16-050	Lighting	Included

Group	Phase	Description	Total Amount
115	16-200	Electrical Power	Included
116	16-200	Power to Equipment, Convenience Power & Lighting	Included
117	16-200	Make-safe	Included
118	16-400	Security - Ring & String for LV Card Readers (3) Doors	Not Included
119	16-400	Low Voltage Distribution, TV's, Tele/Data	Not Included
120	16-400	A/V Cabling and Terminations	Not Included
121	16-400	Power to Temp Trailer	Included
122	16-400	A/V Equipment	Not Included
123	16-721	Fire Alarm	\$15,418

\$113,064

Sub Total

\$988,878

General Liability

\$19,974

Contingency

\$47,953

OH & Profit

\$52,840

Total Cost

\$1,109,645