

PopUp Bagels - Cranston, RI

75 Hillside Road, Cranston, RI, 02920

Estimator: Megan Kane

Date: November 18, 2025

Proposal



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive	\$2,870
2	01-003	Project Manager	\$23,520
3	01-005	Project Engineer	\$10,080
4	01-010	Superintendent	\$67,200
5	01-016	Construction Administrator	\$3,500
			\$107,170
01-030		GENERAL REQUIREMENTS	
6	01-092	Construction Document Reproduction	\$400
7	01-096	Office Supplies (Monthly)	\$675
8	01-096	Office Setup	\$800
9	01-097	Construction Tech & Field Internet	\$1,350
10	01-511	Temporary Toilets	\$1,960
11	01-521	Small Tools & Expendables	\$750
12	01-528	Dumpsters - RI	\$3,300
13	01-545	Temp. Signage	\$850
14	01-546	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$125
15	01-710	Final Cleaning	\$1,100
16	01-901	NFPA 241 Prepared by NEC	Included
17	01-901	Building Permits	By Owner
18	01-901	Fire Department Plan Review Fee	By Owner
			\$11,310
02-000		SITework	
19	02-220	Demolition	\$21,300
20	02-220	R&D Existing Partitions	Included
21	02-220	R&D Existing Floor Finish	Included
22	02-220	R&D Existing Ceiling Finish	Included
23	02-220	R&D Existing MEP/FP Equipment as Required	Included
24	02-220	R&D Existing Doors	Included
25	02-220	Remove and Salvage Existing Hardware on Rear Door (For Re-Use)	Included
26	02-220	R&D Existing Rear Door	Included
27	02-220	R&D Existing Plumbing Fixtures	Included
28	02-220	R&D Existing Electrical Fixtures	Included
29	02-220	R&D Existing Shelving/ Built-Ins	Included
30	02-220	R&D Existing Exterior Signage	Included
31	02-220	R&D Existing Awning	Included
32	02-220	R&D Existing Exterior Electrical Fixtures	Included
33	02-220	Cut Existing Deck for New Roof Openings	Included
34	02-220	Existing Storefront and Entry Doors to Remain	ETR
35	02-220	Existing Demising Wall to Remain	ETR
36	02-315	Sawcutting of Slab for UG Plumbing and Sanitary	Included
37	02-315	Excavation & Fill for Underground Plumbing	Included
			\$21,300

Group	Phase	Description	Total Amount
03-000		CONCRETE	
38	03-335	Infill at Trenches	Included
39	03-335	Slab Infill - Labor	Included
40	03-335	Slab Infill - Concrete Slab 3500 PSI	Included
41	03-335	Slab Infill - Drill & Dowel	Included
42	03-335	Slab Infill - Concrete Pump / Buggy	Included
			\$0
04-000		MASONRY	
43	04-200	Patch and Repair of Existing Brick Facade	\$2,500
			\$2,500
05-000		METALS	
44	05-120	Structural Steel:	\$9,500
45	05-120	New Reinforcement at New Mech Units @ 5 Openings	Included
46	05-120	Existing Joists	ETR
47	05-120	Town Certified Firewatch	\$1,000
48	05-400	Stainless Steel Wall Panels (SS-1) (approx. 18 LF)	\$1,726
49	05-400	Stainless Steel Corner Guards (SS-2) (approx. 8)	Included
50	05-400	Labor to Install	In Div. 09
			\$12,226
06-000		CARPENTRY	
51	06-220	Millwork:	\$49,319
52	06-220	F&I Service Counter Millwork	Included
53	06-220	F&I Shelves	Included
54	06-220	F&I Merchandise Shelves	Included
55	06-221	Countertops:	Included
56	06-221	F&I Plastic Laminate Countertop (PL-1)	Included
57	06-221	F&I Plastic Laminate Countertop (PL-2)	Included
58	06-221	F&I Quartz Countertop (CT-1)	Included
			\$49,319
07-000		THERMAL & MOISTURE PROTECTION	
59	07-500	Patch and Repair of Existing Roofing	\$14,100
60	07-500	Cut Existing Membrane and Insulation for New Openings	Included
			\$14,100
08-000		DOORS & WINDOWS	
61	08-100	Doors, Frames & Hardware	\$2,300
62	08-100	Labor to Install	In Div. 09
			\$2,300
09-000		FINISHES	
63	09-250	Gypsum Board/Drywall:	\$41,422
64	09-250	Wall Type 1	Included
65	09-250	Wall Type 2	Included
66	09-250	Wall Type C	Included
67	09-250	Gypsum Board/Drywall Soffits	Included
68	09-250	F&I In Wall Blocking for Shelving	Included
69	09-250	F&I In Wall Blocking for Bathroom Accessories	Included
70	09-250	Patch and Repair Existing Walls as Required	Included
71	09-300	F&I Tile (T-1) @ FOH	\$33,970
72	09-300	F&I Tile (T-2) @ FOH	Included
73	09-300	F&I Tile (T-3) @ Walls	Included
74	09-300	F&I Tile (T-4) @ BOH	Included
75	09-300	F&I Tile Wall Base (TB-1)	Included

Group	Phase	Description	Total Amount
76	09-300	Waterproofing (T-1 & T-4)	Included
77	09-510	F&I Acoustical Ceiling and Grid (ACT-1)	Included
78	09-650	F&I Wall Base (B-1)	Included
79	09-650	F&I Wall Base (VB-1)	Included
80	09-765	F&I Fiber Reinforced Panels (FRP-1)	Included
81	09-765	F&I Fiber Reinforced Panels (FRP-2)	Included
82	09-900	Painting:	\$5,450
83	09-900	F&I Interior Paint (P-1) @ Ceilings	Included
84	09-900	F&I Interior Paint (P-2) @ Walls	Included
85	09-900	F&I Interior Paint (P-3) @ Door/ Frame	Included
86	09-900	F&I Interior Paint (P-4) @ BOH Walls	Included
87	09-900	F&I Exterior Paint (P-5) @ Exterior Paint	Included
88	09-900	Install Wall Covering (WC-1)	Included
89	09-900	Furnish Wall Covering (WC-1)	By Owner
			\$80,842

10-000 SPECIALITIES

90	10-115	F&I New Illuminated Exterior Signage	By Sign Vendor
91	10-115	F&I New Interior Signage	By Sign Vendor
92	10-115	Furnish New Interior Decor	By Sign Vendor
93	10-115	Labor to Install New Interior Decor	In Div. 09
94	10-260	Wall and Corner Guards	In Div. 05
95	10-522	Fire Extinguishers	\$1,032
96	10-522	Labor to Install	In Div. 09
97	10-700	F&I New Awning	By Owner
98	10-800	Toilet & Bath Accessories	\$1,325
99	10-800	Labor to Install	In Div. 09
			\$2,357

11-000 EQUIPMENT

100	11-400	F&I Walk-In Cooler & Freezer	By Owner
101	11-400	Food Service Equipment	By Owner
			\$0

15-300 FIRE PROTECTION

102	15-310	Modification of Existing Fire Protection System:	\$10,500
103	15-310	Sprinkler Piping, Provide Hangers, Supports, Fittings, Etc. as Necessary to Connect to E	Included
104	15-310	Dry Barrel Pendant in Walk-In Cooler/ Freezer	Included
105	15-310	Space Above Walk-Ins will not be Accessible. Sprinkler Coverage can be Omitted.	Included
106	15-310	Modification of Existing Armovers	Included
107	15-310	Typical Existing Sprinkler Head to be Removed, Cut & Cap Existing Outlet.	Not included
108	15-310	Ansul System	Not Included
			\$10,500

15-400 PLUMBING

109	15-405	Plumbing Demo:	\$61,313
110	15-405	Remove Existing Water Closet & Lavatory.	Included
111	15-405	R&D Existing Water heater and Associated Piping Accessories, Etc.	Included
112	15-405	Plumbing:	Included
113	15-405	Final Coolant Hookups for Walk-In Cooler & Freezer	Included
114	15-405	F&I Bi-Level Drinking Fountain w/ Bottle Filler	Included
115	15-405	Snake, Clean and Jet all New and Existing Piping.	Included
116	15-405	Provide Freeze Maintenance Rated Electric Heat Trace	Included
117	15-405	Provide Indirect Waste Connections Discharging to Floor Sinks	Included
118	15-405	Provide 120 deg. F Hot Water to All Pot, Dish & Utensil Washing Fixtures/ Equipment.	Included
119	15-405	Provide Point of Use Thermostatic Mixing Valves (TMV-1)	Included
120	15-405	Provide ASSE 1070 Point of Use Thermostatic Mixing Valves (TMV-2)	Included
121	15-405	Provide Water to Coffee Maker	Included

Group	Phase	Description	Total Amount
122	15-405	All Exposed H&CW Piping to be Provided with Full PVC Jacket (Insulated)	Included
123	15-405	Plumbing Fixtures:	Included
124	15-405	F&I Floor Mounted Tank Type Toilet (W-1A)	Included
125	15-405	F&I Wall Hung Lavatory (L-1A)	Included
126	15-405	F&I Electric Water Cooler with Bottle Filler (EWC)	Included
127	15-405	F&I Mop Sink (MSB)	Included
128	15-405	F&I Hand Sink (HS-1)	Included
129	15-405	F&I Three Compartment Sink (S-3)	Included
130	15-405	F&I Pot Filler Faucet (PF-1)	Included
131	15-405	F&I Water Hammer Arrestor (SA)	Included
132	15-405	F&I Trap Primer Insert (TP-1)	Included
133	15-405	F&I Floor Drain (FD-1)	Included
134	15-405	F&I Floor Sink (FS-1)	Included
135	15-405	F&I Electric Water Heater (WH-1)	Included
136	15-405	F&I Thermal Expansion Tank (EXP-1)	Included
137	15-405	F&I Water Filter (WF-1)	Included
138	15-405	F&I Backflow Preventer (BFP-1)	Included
			\$61,313

15-502 HVAC

139	15-503	HVAC Demo:	\$79,500
140	15-503	Ductwork, Diffusers and Grilles to be Removed up to Point of Disconnect.	Included
141	15-503	HVAC:	Included
142	15-503	Existing Roof Top Unit, Duct Drops and Fire Dampers are Existing to Remain	ETR
143	15-503	F&I Exhaust Fan (EF-1)	Included
144	15-503	Install Condensing Unit (CU-1)	Included
145	15-503	Install Condensing Unit (CU-2)	Included
146	15-503	F&I Door Air Curtain Unit (DAC-1)	Included
147	15-503	F&I New Ductwork	Included
148	15-503	F&I New Diffuser/ Register/ Grilles	Included
149	15-503	Testing, Adjusting, Balancing	Included
150	15-503	Firestopping at all Fire/ Smoke Rated Penetrations	Included
151	15-503	Route 3/4" Condensate and 2"S Between Wall and Freezer/ Cooler	Included
152	15-503	Install KEF-1	Included
153	15-503	Install MAU-1	Included
154	15-503	F&I EDH-1	Included
155	15-503	Install HD-1	Included
156	15-503	Install HD-2	Included
157	15-503	Furnish KEF-1	By Owner
158	15-503	Furnish MAU-1	By Owner
159	15-503	Furnish HD-1	By Owner
160	15-503	Furnish HD-2	By Owner
161	15-503	Furnish Condensing Unit (CU-1)	By Owner
162	15-503	Furnish Condensing Unit (CU-2)	By Owner
			\$79,500

16-000 ELECTRICAL

163	16-050	Elect. Materials & Methods	\$59,575
164	16-050	Final Electrical Hookups for Walk-in Cooler & Freezer	Included
165	16-050	Disconnect and Remove from Wall Existing Electrical Panel	Included
166	16-050	Disconnect and Remove from Wall Existing Lighting Relay/ Contractor Cabinet	Included
167	16-050	Disconnect and Remove from Wall Existing Electrical Water Heater	Included
168	16-050	Re-use & Extend Existing EMT Conduit @ Adjacent Tenant	Included
169	16-050	New Extended Conduit @ Adjacent Tenant	Included
170	16-050	New 200A-3P Main Circuit Breaker in Existing Enclosure	Included
171	16-050	New 200A Panel (PP1)	Included
172	16-050	New 200A Panel (PP2)	Included
173	16-050	Make-safe	Included

Group	Phase	Description	Total Amount
174	16-050	Make-safe	Included
175	16-500	Wiring and Installation of New Exterior Lighting	Included
176	16-500	Wiring for New Interior Lighting	Included
177	16-500	Labor to Install New Lighting	Included
178	16-500	Furnishing Lighting Package	By Owner
179	16-721	Fire Alarm	\$12,724
180	16-725	Power and Cat 6 Cables for Security Cameras	Included
181	16-725	F&I Security Cameras	By Owner
			\$72,299

Sub Total	\$527,036
General Liability	\$8,515
OH & Profit	\$32,133
Total Cost	\$567,684

BID CLARIFICATIONS

PopUp Bagel Tenant Fit-Out

75 Hillside Road, Cranston, RI 02920

11/18/2025

BID DOCUMENTS

1. Review Set – Dated October 24, 2025
2. RFI 001 (email) – Dated October 30, 2025
3. RFI 002 – Dated November 5, 2025 (Answers received November 14, 2025).

ALLOWANCES

1. \$1,000 – Town Certified Firewatch
2. \$2,500 – Masonry Repair at Exterior of Building

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 14 week duration. Anticipated lead times have been factored into the schedule and project duration determination. Lead times are subject to change.
3. Our proposal & alternates are valid for 30 days unless otherwise noted. NEC reserves the right to reevaluate costs based on material increases if an award is made after this date.
4. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
5. This proposal is based on merit shop labor rates
6. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
7. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
8. All existing equipment and/or devices to remain and/or to be relocated are assumed to be in good working order. Repair, Maintenance or Replacement of said equipment or devices is not included.
9. Adequate staging and laydown areas will be provided to the contractor for use during construction.
10. Liquidated and consequential damages are not included.
11. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
12. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
13. Dumpsters for owner vendor supplied and installed material are not included.
14. Offloading or loading of owner supplied and owner vendor materials is not included.
15. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
16. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
17. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope are not included.
18. Misc. building charges or fees including building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage are not included.
19. Building Department Permit Fees & Fire Department Permit Fees are not included.

Division 02:

Demo & Abatement:

1. All loose furniture and / or items the owner wishes to salvage will be removed from the space prior to the

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start of the project by the Owner.

2. Testing & removal of asbestos or hazardous/contaminated materials is not included. Testing to be conducted prior to mobilization by owner.

Division 05:

Structural & Misc. Metals:

1. No Structural Drawings were provided.
2. An Allowance for Town Certified Firewatch is included.

Division 07:

Roofing:

1. The Existing Roofing is to remain.
2. The Proposal includes Patching and Repairing required for new Mechanical Units.

Division 08:

Doors, Frames and Hardware:

1. Keying of existing and/or new door hardware is not included.
2. The Existing Storefront and Entry Doors are to Remain.

Division 09:

Finishes:

1. The priced scope for the Ceramic Tile (T-3) includes the walls and wing walls of Boil/ Bake 103. The tile is not included behind the Stainless Steel (SS-1) Panels.
2. Furnishing of the Wall Covering (WC-1) is not included. Installation of (WC-1) is included.
3. The Existing Demising Walls are to Remain.

Division 10:

Specialties:

1. The Front of House Décor is furnished by Owner. The installation of the below is included:
 - a. H-2 Disco Ball
 - b. H-3 Indoor Outdoor PA Horn
 - c. H-4 Pendant Light
 - d. H-5 Logo Fixture
 - e. H-6A Signature Menu Board
 - f. H-7A Mirror
 - g. H-9 Sandler Phone
 - h. H-11 Bagel Bag Shelves
 - i. H-12 Neon Sign
 - j. H-13A Stop Sign
 - k. H-14A Hot Bagels Light Box
2. Furnishing and Installing the New Awning is not included. Demolition of the existing Awning is included in Division 02.
3. All Interior Signage and Exterior Signage is not included.

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Division 11:

Equipment:

1. Furnishing and Installing the Food Service Equipment is not included.
2. Furnishing and Installing the Walk-In Cooler and Walk-In Freezer is not included.

Division 15:

Fire Protection:

1. Ansul System is not included.

Plumbing:

1. Grease Trap is not included.
2. Gas Piping/ connections are not included.

HVAC:

1. The Existing 5-Ton RTU is to remain.
2. The following HVAC Equipment is being furnished by the Owner:
 - a. Kitchen Exhaust Fan (KEF-1)
 - b. Make-Up Air Unit (MAU-1)
 - c. Kitchen Hood (HD-1)
 - d. Kitchen Hood (HD-2)
 - e. Condensing Unit (CU-1)
 - f. Condensing Unit (CU-2)

Division 16:

Fire Alarm:

1. Fire alarm assumes the existing panel has capacity to complete the design intent and existing/new devices will sync. Additional boosters and batteries are not included. Fire alarm monitoring to be provided and maintained by the owner.

Electrical:

1. The Lighting Package is being Provided by the Owner.

Low Voltage:

1. Power and CAT 6 Cables for the Security Cameras are included.
2. Security Devices/Equipment and Service are not included.
3. Access Control Devices/Equipment, Wiring and Service are not included.
4. Tele/Data Devices/Equipment, Wiring and Service are not included.
5. Audio & Visual Devices/Equipment, Wiring and Service are not included.