4-Tenant Shell Building

NEW ENGLAND CONSTRUCTION EST 1985
CELEBRATING 40 YEARS

744 Newport Ave, Attleboro, MA, 02703

Estimator: Matt Rockett
Date: November 16, 2026
Conceptual Budget

Item #	Description	Total
01-000	**GENERAL CONDITIONS & REQUIREMENTS**	
1	General Conditions	$206,400
2	General Requirements	$57,600
3	Design & Engineering Fees	By Owner
		$264,000
02-000	**SITEWORK**	
4	02 - Sitework	$121,679
5	Site Demolition	Not Included
6	Clearing & Grubbing	Not Included
7	Shoring & Underpinning	Not Included
8	Excavation Support Systems	Not Included
9	Mass Earthwork	Not Included
10	Cuts & Fills	Not Included
11	Subbase/Prep for Sidewalks & Patio	Not Included
12	Final Grading for Building Slab	Included
13	E&B of Footings	Included
14	E&B of Foundations	Included
15	E&B of Underslab Plumbing & Electrical	Included
16	Structural Fill	Not Included
17	Erosion Control	Not Included
18	Water Distribution	Not Included
19	Sanitary Sewerage	Not Included
20	Light Pole Base(s)	Not Included
21	E&B Site Lighting	Not Included
22	Transformer Pad(s)	Not Included
23	Drainage & Containment	Not Included
24	Paving & Surfacing	Not Included
25	Parking Striping	Not Included
26	Curbing	Not Included
27	Unit Pavers	Not Included
28	Fences & Gates	Not Included
29	Dumpster Enclosure	Not Included
30	Landscaping	Not Included
31	Site Irrigation	Not Included
		$121,679
17-000	**SHELL**	
32	03 - Concrete Footings & Foundations	$115,595
33	04 - Architectural Block Veneer & Sill	$32,628
34	05 - Structural Steel & Misc. Metals	$311,093
35	06 - Misc. Rough Carpentry	$30,420
36	07 - Membrane Roofing	$167,309
37	07 - Hardie Siding & Paneling	$161,887
38	08 - Hollow Metal Egress Doors	$19,577
39	08 - Storefronts & Drive-Thru Windows	$128,667

Item #	Description	Total
40	09 - Metal Framing, Drywall, Taping & Painting	$334,820
41	10 - Pre-Fabricated Canopies & Fabric Awnings	$102,278
42	11 - Equipment	Not Included
43	12 - Furnishings	Not Included
44	15 - Fire Protection	$54,350
45	15 - Plumbing	$83,959
46	15 - HVAC	$174,407
47	16 - Electrical	$212,127
		$1,929,116

Sub Total	**$2,314,795**
General Liability	$45,025
OH & Profit	$141,589
Total	**$2,501,409**