

Maple & Ash Boston



131 Seaport Blvd, Boston, MA, 02210

Estimator: Megan Kane

Date: July 24, 2026

Budget

Item #	Description	Total
01-000	GENERAL CONDITIONS	
1	Executive Oversight	\$6,560
2	Project Manager	\$11,520
3	Project Engineer	\$7,200
4	General Superintendent	\$6,560
5	Superintendent - Includes Nightwork Supervision	\$48,800
6	Construction Administrator	\$3,600
		\$84,240
01-030	GENERAL REQUIREMENTS	
7	Construction Document Reproduction	\$850
8	Office Supplies (Monthly)	\$225
9	Office Setup	\$800
10	Construction Tech & Field Internet	\$2,900
11	Parking	\$2,000
12	Testing Laboratory Services	Not Included
13	Temporary Electricity	By Owner
14	Temporary Toilets	\$1,120
15	Temp Weather Protection	Not Included
16	Small Tools & Expendables	\$1,500
17	Dumpsters - Boston	\$2,700
18	Hampers	\$300
19	Temp. Signage	\$850
20	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$250
21	Hazardous Materials Testing	Not Included
22	Interim Cleaning @ Occupied Tenant	\$17,280
23	Final Cleaning @ Occupied Tenant	\$2,880
24	Interim Cleaning @ Vacant Tenant	\$2,880
25	Final Cleaning @ Vacant Tenant	\$2,880
26	NFPA 241 Prepared by NEC	\$290
27	Building Permits	By Owner
28	Fire Department Plan Review Fee	By Owner
29	AQ-06 Notice	\$200
		\$39,905
05-000	METALS	
30	Structural Steel:	\$139,955
31	F&I (7) W12x19	Included
32	F&I (3) W12x26	Included
33	F&I 3/8" Thick Stiffener Plate @ Col AAA & G'.5	Included

Item #	Description	Total
34	F&I 3/8" Thick Stiffener Plate @ Col 25.8 & G'5	Included
35	F&I 1/2" Thick Stiffener Plates @ Pergola Post connections	Included
36	Minor Coordination with Pergola Vendor	Included
37	Pergola Posts & Connections	Not Included
38	F&I Pergola System and associated requirements	Not Included
		\$139,955

06-000 CARPENTRY

39	Safety Inspections	\$2,900
40	Safety Materials	\$1,500
41	Safety Setup	\$800
42	Temp Protection of Existing Finishes	\$4,200
43	Impairment Costs - Allowance	\$2,000
		\$11,400

07-000 THERMAL & MOISTURE PROTECTION

44	Repair/ Replace Disturbed Spray Applied Fireproofing @ Existing Steel	\$22,500
45	F&I New Spray Applied Fireproofing @ New Steel	Included
46	Firestopping	\$6,000
47	Patch and Repair Hot Applied Rubberized Asphalt Roofing @ New Steel Connections	\$16,200
48	Existing Concrete Paver Pedestal Roofing	ETR
49	Cutting Existing Paver Pedestal Roofing for New Pergola Connections	\$19,000
		\$63,700

09-000 FINISHES

50	Demo, Patch and Removal of Existing Finishes to Facilitate Installation of New Steel	\$35,000
51	Temp Wall	\$15,000
52	New Paint at Ceiling and Wall Patches @ Occupied Tenant	\$4,500
		\$54,500

15-300 FIRE PROTECTION

53	Fire Protection	\$15,000
		\$15,000

15-400 PLUMBING

54	Plumbing	\$10,000
		\$10,000

15-502 HVAC

55	HVAC	\$15,000
		\$15,000

16-000 ELECTRICAL

56	Electrical	\$11,250
		\$11,250

Sub Total	\$444,950
General Liability	\$8,655
OH & Profit	\$27,216
Total	\$480,821

BID CLARIFICATIONS

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BID DOCUMENTS

1. Base Building Plans
2. Engineering Package
3. Existing Conditions Photos
4. GC Rules & Regulations
5. RFP Document – Dated July 2, 2026
6. RFI 001 – Dated July 18, 2026

ALLOWANCES

1. \$2,000 – Impairment Costs

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours in Vacant Tenant Space and off hours in Occupied Tenant Space unless otherwise stated.
2. Construction Schedule Duration includes a 8-week with an anticipated start date around October 2026.
3. Owner to provide interior location for Superintendent Laydown and Storage.
4. Our proposal is valid for 30 days unless otherwise noted and reflects budgetary pricing.
5. This proposal is based on Union 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. Due to the volatility of the markets and magnitude of price increases we are receiving from our vendors, we will be forced to implement price increases as they occur. Prices for commodity items, such as lumber, copper, aluminum and steel, will be adjusted at the time of delivery. Please be advised that construction materials, like other commodities, are subject to availability and any/all price fluctuations. Extensive and unexpected lead times may affect schedule and production.
9. 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.
10. Adequate staging and laydown areas will be provided to the contractor for use during construction.
11. Liquidated and consequential damages are not included.
12. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
13. Full scale mock-ups are not included.
14. LEED administration is not included.
15. ADA code consultant, ADA code review is not included.
16. Weather Conditions (temperature, wind & precipitation) are not included.
17. Weather days are not included in our project duration / schedule.
18. Municipal / utility company connection fees or back charges are not included.
19. Coordination of 3rd party utilities is not included.
20. Owner to provide all permanent utility services required.
21. Seismic restraints on existing conditions are not included.
22. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.

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23. Third party commissioning is not included.
24. Phasing or phased turnovers of spaces is not included.
25. Offsite parking is included.
26. Dumpsters for owner vendor supplied and installed material are not included.
27. Offloading or loading of owner supplied and owner vendor materials is not included.
28. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
29. Fuel Surcharges are not included.
30. Building survey and control points are not included.
31. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
32. 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.
33. Security and police details are not included.
34. Building Department Permit Fees & Fire Department Permit Fees are not included.
35. Third party testing is not included.

Division 02:

Demo & Abatement:

1. Demolition assumes removal of only one layer of gypsum wallboard at ceiling/ wall where access is needed for new steel installation.
2. All loose furniture and / or items the owner wishes to salvage will be removed from the space prior to the start of the project by the Owner.
3. All miscellaneous debris in the space to be removed by the Owner.
4. Testing & removal of asbestos or hazardous/contaminated materials is not included.
5. Moisture mitigation & mold remediation is not included.

Division 07:

Roofing:

1. The Existing Paver Pedestal System at the Terrace is to remain.
2. Pricing to cut the existing pavers for the new posts (Furnished and Installed by Boston Pergola) is included.
3. It is our understanding that the Pergola posts will be sitting on the existing concrete podium slab/ existing roofing membrane. The GC will drill the holes from the beneath steel, through the concrete, and furnish and install the threaded Rods for the Pergola Posts. Boston Pergolas will set the Pergola posts and will secure the threaded rods.
4. Calculations/ engineering for the threaded rods/ bolts for this design are not included.

Division 15:

Fire Protection:

1. Fire Protection Allowance provided to modify existing system to allow for Structural Steel Installation.
2. Fire Protection (Dry Sprinkler System) required for Pergola scope is not included.

Plumbing:

1. Plumbing Allowance provided to temporarily remove piping and reconnect as needed. Patching Insulation as needed is included.

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HVAC:

1. HVAC Allowance provided to temporarily move duct/ registers/ grilles conflicting with the new steel installation.

Division 16:

Electrical:

1. Electrical Allowance provided to relocate wires/conduits/lights conflicting with the new steel installation.
2. Electrical (wiring, power, lights, fans, heaters) required for Pergola scope is not included.