

30 Caroline Street - Saratoga Sp

30-30 1/2 Caroline Street, Saratoga Springs, NY, 12866

Estimator: Megan Kane

Date: January 8, 2025

Budget



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive	\$49,200
2	01-003	Senior Project Manager	\$168,000
3	01-005	Project Engineer	\$86,400
4	01-009	General Superintendent	\$49,200
5	01-010	Superintendent	\$312,000
6	01-012	Field Engineer	\$208,000
7	01-016	Construction Administrator	\$39,000
			\$911,800
01-040		GENERAL REQUIREMENTS	
8	01-090	Field Office	\$13,300
9	01-090	Field Office - Pickup & Dropoff	\$900
10	01-092	Construction Document Reproduction	\$4,900
11	01-096	Office Supplies (Monthly)	\$3,150
12	01-096	Office Setup	\$800
13	01-097	Construction Tech & Field Internet	\$27,300
14	01-161	Site Visit	\$45,000
15	01-162	Lodging 60 Weeks - Superintendent	\$75,600
16	01-162	Lodging 60 Weeks - Field Engineer	\$65,520
17	01-162	Lodging 5x Month - Office Staff	\$54,180
18	01-163	Meals 60 Weeks - Superintendent	\$24,780
19	01-163	Meals 60 Weeks - Field Engineer	\$21,535
20	01-163	Meals 5x month - Staff	\$17,700
21	01-410	Testing Laboratory Services	Not Included
22	01-510	Temporary Electricity	\$12,600
23	01-510	Temporary Water	Not Included
24	01-511	Temporary Toilets	\$12,600
25	01-513	Temp Weather Protection	Not Included
26	01-521	Small Tools & Expendables	\$7,500
27	01-528	Dumpsters - NY	\$53,100
28	01-529	Trash Chute	\$15,000
29	01-533	Temporary Fencing	\$3,875
30	01-533	Temporary Fence - Gates	\$400
31	01-545	Temp. Signage	\$1,200
32	01-546	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$1,875
33	01-546	Recertify Fire Extinguishers	\$2,775
34	01-710	Final Cleaning	\$29,250
35	01-710	Interim Cleaning	\$31,200
36	01-901	NFPA 241 Prepared by NEC	Included
37	01-901	Building Permits	By Owner
38	01-901	Fire Department Plan Review Fee	By Owner
			\$526,040
02-000		SITework	
39	02-090	Barriers & Enclosures	\$20,000

Group	Phase	Description	Total Amount
40	02-090	Barriers & Enclosures (Road Jersey Barriers)	\$10,000
41	02-090	Police Details	\$15,000
42	02-220	Sitework:	\$646,910
43	02-220	E&B New Footings/ Foundations	Included
44	02-220	E&B of Utility Service Trenchs	Included
45	02-220	E&B for Underground Plumbing	Included
46	02-220	E&B for Underground Conduits	Included
47	02-220	E&B of Stormwater Systems	Included
48	02-220	Transformer Pad	Included
49	02-220	Pipe Bollards at Transformer, Concrete Filled	Included
50	02-220	E&B Public Way Excavation	Included
51	02-220	F&I and Maintain Construction Entrance	Included
52	02-220	Street Cuts & Work at Caroline Street	Included
53	02-220	Sidewalks	Included
54	02-220	F&I Site Signage	Included
55	02-220	Site Preparation:	Included
56	02-220	Survey and Layout	Included
57	02-220	Clearing and Grubing	Included
58	02-220	Remove Tree	Included
59	02-220	Remove Existing Lawn and Hardscape Structures on Site	Included
60	02-220	Install Silt Sack	Included
61	02-220	Surround Backside of Lot with Silt Sock for Erosion Control	Included
62	02-220	Site Demolition	Included
63	02-221	Building Demolition - Demolition of Portion of Rear Additions	Included
64	02-221	Building Demolition - Demolition of Existing Perimeter Wall with Door	Included
65	02-221	Exterior Facade Demolition - Demolition of Portion of Existing Signage Parapet	\$15,000
66	02-221	Exterior Facade Demolition - Demolition of Portion of Existing Chimney	Included
67	02-250	Shoring & Underpinning	\$45,000
68	02-370	Erosion Control	Included
69	02-510	Water Distribution	Included
70	02-530	Sanitary Sewer	Included
71	02-700	Paving & Surfacing:	Included
72	02-700	Paving	Included
73	02-700	Parking Striping	Included
74	02-770	SOE	Not Included
75	02-770	Construction Management Plan (CMP)	Not Included
76	02-780	Ground Improvement	Not Included
77	02-820	Privacy Partition Divider @ Terraces	\$1,800
78	02-820	Railings @ Terraces	\$16,008
79	02-900	Landscaping	Not Included
			\$769,718

03-000 CONCRETE

80	03-150	Concrete - Turnkey	\$437,085
81	03-240	Site Concrete	Not Included
82	03-500	USG Structo-Crete Panels @ Floor Joists	\$417,942
			\$855,027

04-000 MASONRY

83	04-200	8" Unit Masonry - Exterior Walls	\$293,944
84	04-200	12" Unit Masonry - Exterior Walls	Included
85	04-200	12" Unit Masonry - Occupancy Separation Wall	Included
86	04-400	Horizontal Limestone Band	Not Included
87	04-400	Horizontal Limestone Header	Not Included
88	04-700	Brick Veneer - Exterior Walls	\$483,126
89	04-700	Brick Veneer Stack Bond- Exterior Walls	\$54,978
90	04-700	Brick Veneer - Solider Course Band	\$8,400
91	04-700	Brick Veneer - Soldier Course Header/ Sill	\$9,660

Group	Phase	Description	Total Amount
			\$850,108
05-000		METALS	
92	05-120	Structural Steel:	\$319,000
93	05-120	W Columns	Included
94	05-120	Canopy Roof Framing @ Entry	Included
95	05-120	Roof Framing	Included
96	05-120	Metal Decking at Roof	Included
97	05-120	Metal Decking at Podium Slab	Included
98	05-120	Hold Down @ Foundations	Included
99	05-120	HFX Framing	Included
100	05-120	Boxed Headers	Included
101	05-120	Boxed Floor Beams	Included
102	05-120	Metal Decking	\$33,645
103	05-500	Metal Pan Stairs - Stair 1 & 2	\$286,000
104	05-500	Exterior Metal Railings @ Balconies	In Div. 02
105	05-500	Exterior Metal Railings @ Terrace	In Div. 02
106	05-500	Exterior Metal Railings @ Roof	In Div. 02
107	05-500	Metal Pan Stairs - Stair 1	Included
108	05-500	Metal Railings - Stair 1	Included
109	05-500	Metal Pan Stairs - Stair 2	Included
110	05-500	Metal Railings - Stair 2	Included
111	05-500	Elevator Hoist beam	Included
			\$638,645
06-000		CARPENTRY	
112	06-100	Rough Carpentry - Roof Blocking Allowance	\$28,000
113	06-100	Safety Inspections	\$10,400
114	06-100	Safety Materials	\$12,436
115	06-100	Safety Setup & Monthly First Aid	\$1,850
116	06-100	Temp Window Protection	\$6,450
117	06-100	Temp Protection of Finishes	\$20,726
118	06-200	Finish Carpentry - Trim Package	\$70,200
119	06-200	Window Sills, Casings and Jambs, Wall Base	Included
120	06-200	MDF Base Trim at Corridors	Included
121	06-200	Labor to Install	Included
122	06-999	Humidity & Moisture Control	\$16,581
			\$166,642
07-000		THERMAL & MOISTURE PROTECTION	
123	07-100	Waterproofing - Elevator Pit	\$6,500
124	07-100	Waterproofing & Drainage Board - Foundations	N/A
125	07-185	15 Mil Vapor Barrier at SOG	Included
126	07-200	Batt Insulation	Included
127	07-201	2" Rigid Insulation - At Foundation Wall	Included
128	07-250	Spray Fireproofing - 2HR Rating (UL Design #X829) @ Non-Exposed Steel Columns	\$39,735
129	07-250	Spray Fireproofing - 2HR Rating (UL Design #X829) @ Steel Beams	Included
130	07-270	Firestopping	\$31,746
131	07-440	Fiber Cement Board Trim	\$100,000
132	07-440	FCB Trim @ Exterior Storefront	Included
133	07-440	Decorative FCB Trim @ Front Entrance	Included
134	07-440	Horizontal FCB Cornice	Included
135	07-440	FCB Panels	Included
136	07-500	F&I EPDM Fully Adhered Membrane:	\$148,038
137	07-500	Gypsum Coverboard	Included
138	07-500	Polyiso Insulation	Included
139	07-500	Self-Adhered Vapor Barrier	Included
140	07-500	Tapered Insulation	Included

Group	Phase	Description	Total Amount
141	07-500	Walk Pads	Included
142	07-500	Aluminum Roof Edge Fascia	Included
			\$326,019

08-000 DOORS & WINDOWS

143	08-100	Doors, Frames & Hardware	\$182,496
144	08-100	Doors, Frames & Hardware - Units	Included
145	08-100	Doors, Frames & Hardware - Commercial	Included
146	08-100	Doors, Frames & Hardware - Installation	\$34,710
147	08-120	Storefront System & Glazing	\$26,975
148	08-120	Storefront - Doors & Hardware	\$17,500
149	08-500	Aluminum Clad Single Hung Windows	\$122,550
150	08-500	Aluminum Clad Double Hung Windows	Included
151	08-500	Aluminum Clad Casement Windows	Included
152	08-500	Aluminum Clad Awning Windows	Included
153	08-530	Sliding / Single Leaf Patio Doors	\$37,800
			\$422,031

09-000 FINISHES

154	09-250	Gypsum Board/Drywall	\$702,000
155	09-250	Gypsum Board/Drywall - Interior Partitions	Included
156	09-250	Densglass at prerock locations	Included
157	09-250	5/8" MR Type X at wet locations, 5/8" Typ X typical	Included
158	09-250	Fire Caulking at top of wall for fire rated assemblies	Included
159	09-250	Acoustical Caulking at base of partitions	Included
160	09-250	F&I Inwall Blocking for all Fixtures, Accessories & Millwork	Included
161	09-250	F&I Blocking @ Steel Columns	Included
162	09-250	Structural LGMF	\$746,325
163	09-550	Flooring	\$312,507
164	09-550	Porcelain Floor Tile	Included
165	09-650	VCT	Included
166	09-650	Vinyl Base	Included
167	09-650	Rubber Base	Included
168	09-650	Luxury Vinyl Plank	Included
169	09-680	Carpet Tile	Included
170	09-900	Interior Painting - GYP Walls, Trim Package	\$131,600
171	09-900	Exterior Paint @ Railings	Included
172	09-900	Exterior Paint @ FCB	Included
			\$1,892,432

10-000 SPECIALITIES

173	10-115	Signage - Building & Wayfinding signage	By Owner
174	10-115	Signage - Unit Signage	By Owner
175	10-115	Signage - Code Compliant Signage	\$4,500
176	10-115	Signage - Vinyl Window Signage on Glass at Exterior	By Owner
177	10-115	Signage - Metal Signage at Exterior	By Owner
178	10-193	Knox Box	\$550
179	10-522	Fire Extinguishers	\$3,300
180	10-522	Labor to Install	Included
181	10-550	Postal Specialties	\$14,781
182	10-550	Labor to Install	Included
183	10-670	Shelving - Unit Closets	\$17,550
184	10-670	Labor to Install	\$7,332
185	10-800	Toilet & Bath Accessories - Materials	\$17,550
186	10-800	Labor to Install	Included
			\$65,563

11-000 EQUIPMENT

Group	Phase	Description	Total Amount
187	11-450	Residential Equipment:	\$249,483
188	11-450	Appliance Install - Elevator Operator Time	Included
189	11-450	Refrigerator/ Freezer	Included
190	11-450	Electric Range	Included
191	11-450	Range Hood - Washable grease filters	Included
192	11-450	Dishwasher	Included
193	11-450	Laundry Equipment - In Unit	Included
			\$249,483

12-000	FURNISHINGS		
194	12-300	Manufactured Kitchen Cabinetry & Bathroom Vanities - Soft close W/ SS Bar Pull HDV	\$179,400
195	12-300	Install of Kitchen Cabinetry and Bathroom Vanities	\$32,175
196	12-300	Kitchen Countertops F&I	\$36,790
197	12-300	Unitized Delivery & Unloading	\$7,605
198	12-500	Window Treatment	\$21,840
199	12-500	Labor to Install	Included
			\$277,810

14-000	CONVEYING		
200	14-200	Elevators - 3,500 LBS, 150fpm, Standard cab finishes	\$287,000
201	14-200	Elevator Operator Time	\$19,250
202	14-200	Fire & Smoke Curtains	Not Included
			\$306,250

15-000	MECHANICAL		
203	15-300	Fire Protection:	\$173,615
204	15-300	Temp Standpipe	Included
205	15-300	FDC Temp Connection during Construction	Included
206	15-300	Fire Protection per NFPA 13	Included
207	15-300	Hydrant Flow Testing	Included
208	15-300	Standpipe at Stairwells	Included
209	15-300	Dry System @ Covered Parking	Included
210	15-300	FDC Inlet	Included
211	15-300	Engineered Fire Protection Design	Not Included
			\$173,615

15-400	PLUMBING		
212	15-405	Unit Plumbing	\$1,039,038
213	15-410	Gas Piping	Not Included
			\$1,039,038

15-502	HVAC		
214	15-503	Unit HVAC	\$1,139,697
215	15-990	MEP Coordination	\$25,000
			\$1,164,697

16-000	ELECTRICAL		
216	16-050	Unit Electrical	\$1,179,516
217	16-050	Meter Center 1600A	Included
218	16-050	Generator 50KW at Rooftop	Included
219	16-050	Provide wiring to connect Fire Smoke Dampers (FSD) Sensors to Fire Alarm Control Pa	Included
220	16-050	ATS 200A @ Roof Elevator Room	Included
221	16-500	Lighting:	Included
222	16-500	Interior Lighting Fixtures	Included
223	16-500	Exterior Lighting Fixtures	Included
224	16-721	F&I Fire Alarm System	Included
			\$1,179,516

Group	Phase	Description	Total Amount
		Sub Total	\$11,814,434
		Sales Tax	\$2,822
		General Liability	\$194,773
		OH & Profit	\$618,327
		Contingency (3%)	\$354,518
		Total Cost	\$12,984,874