

25-026 - 551 Chalkstone

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Estimator: FR
Date: 3-24-2025
Conceptual Estimate



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Team	\$494,000
			\$494,000
01-040		GENERAL REQUIREMENTS	
2	01-090	Field Office & Sheds	\$13,800
3	01-090	Field Office & Sheds Pickup & Dropoff	\$1,800
4	01-092	Construction Document Reproduction	\$4,200
5	01-096	Office Supplies	\$2,400
6	01-096	Office Set-up	\$800
7	01-097	Computer Equipment/Supplies	\$22,200
8	01-330	Survey and Layout Data	\$15,000
9	01-380	Final Photography	\$1,200
10	01-380	Tru-Look / Site Progress Photos	Not Included
11	01-380	Aerial Photos	\$3,900
12	01-400	Quality Control Manager	\$28,800
13	01-410	Testing Laboratory Services	By Owner
14	01-510	Temporary Electricity Setup	By Sub
15	01-510	Temporary Electricity	\$11,400
16	01-510	Temporary Water	\$2,400
17	01-511	Temporary Toilets	\$14,560
18	01-513	Temp Weather Protection	Not Included
19	01-528	Dumpsters (RI)	\$40,800
20	01-529	Trash Chute	\$18,500
21	01-533	Temporary Fencing	\$3,600
22	01-533	Temporary Gates	\$5,400
23	01-540	Security	\$42,000
24	01-545	First Aid/Safety Supplies	\$3,000
25	01-545	Temp Fire Extinguishers w/ Stands (1 per 10K SF or 1 per Floor)	\$2,700
26	01-545	Temp. Signage - Large Project Package	\$2,500
27	01-710	Interm Cleaning	\$27,040
28	01-710	Final Cleaning - Units	\$20,400
29	01-710	Final Cleaning - Exterior	\$3,000
30	01-710	Final Cleaning - Garage / Retail	\$7,108
31	01-901	NFPA 241 Prepared by NEC	Included
32	01-901	Building Permits	By Owner
33	01-901	Fire Department Permits	By Owner
			\$298,508
02-000		SITework	
34	02-090	Sitework	\$300,000
35	02-090	Building Pad Prep	Included
36	02-090	Dust Control	Included
37	02-090	Localized Dewatering as needed to perform work	Included
38	02-090	Dewatering Treatment	Not Included
39	02-090	Road Opening Permits	Included
40	02-090	Clearing and Grubbing	Included

Group	Phase	Description	Total Amount
41	02-090	Curb Cuts	Included
42	02-090	Install and maintain construction entrance for duration of the project	Included
43	02-090	Backfill for foundations	Included
44	02-090	Rough Grading & Fine Grading	Included
45	02-090	Removal, Disposal and repairs of roadway for utility connections	Included
46	02-090	Utility Excavation and Backfill for Interior foundations and underground MEP's	Included
47	02-090	Install, maintain and remove erosion controls for duration of the project.	Included
48	02-090	Install Rigid Insulation at Foundation	Included
49	02-090	Site As-Builts	Included
50	02-090	SOE	\$260,000
51	02-090	Traffic Controls & Police Details for Site Specific Scope	Included
52	02-090	Under Slab Venting	Not Included
53	02-220	Ground Improvements - Building	Not Included
54	02-220	Unsuitable Soil	Not Included
55	02-500	E&B for gas utility install	Included
56	02-510	Water Mains, tapping sleeves & Valves	Included
57	02-510	Water connections into buildings	Included
58	02-510	Pressure Testing and Chlorination	Included
59	02-530	F&I Sewer and Connections	Included
60	02-530	Sewer line testing	Included
61	02-530	Manhole and Cleanouts	Included
62	02-580	E&B for Electrical Conduit	Included
63	02-580	E&B for Electrical Primary and Secondary	Included
64	02-580	E&B for Communications	Included
65	02-600	Underground Infiltration System	Not Included
66	02-600	HDPE Piping, Cleanouts & Cathbasins/Manholes	Not Included
67	02-600	Outlet Control Structures	Not Included
68	02-700	Bituminous Asphalt Pavement Top Course	Included
69	02-700	Bituminous Asphalt Pavement Binder Course	Included
70	02-700	Crushed Gravel Borrow Base	Included
71	02-700	Line stripping & street markings	Included
72	02-700	Precast Curb	Included
73	02-700	Granite / Concrete Curb	Not Included
74	02-700	Furnish and Install Site Signage	Included
75	02-900	Site - Landscaping Plants and Mulch	\$8,500
			\$568,500

03-000 CONCRETE

76	03-100	Concrete Package	\$135,052
77	03-100	Reinforcing Steel - Foundation Rebar	Included
78	03-150	Foundation Wall, Footing & Grade Beam	Included
79	03-150	Furnish & Place Concrete Stair Pan Infills - Stair 1-3	Included
80	03-150	Elevator Pit Wall Formwork	Included
81	03-221	Slab on Grade	Included
82	03-221	Cast in Place Podium	Included
83	03-240	Sidewalk Concrete Labor & Material	\$16,800
84	03-250	House Keeping Pad	Included
85	03-255	Pipe Bollard Concrete	\$625
86	03-999	Gypcrete & Sound Matt	\$45,491
87	03-999	Gypcrete Sealant	\$2,132
88	03-999	Extra Mobs for Gypcrete	\$3,500
89	03-999	Underslab Venting	Not Included
90	03-999	Cement Board Under Tubs & Showers	\$5,640
			\$209,240

04-000 MASONRY

91	04-160	Masonry	Per Below
92	04-160	Masonry Reinforcing	\$21,450

Group	Phase	Description	Total Amount
93	04-200	Unit Masonry - At (1) Elevator	\$60,480
94	04-200	Unit Masonry - At (2) Stair Shafts - L1 Only	\$67,200
95	04-200	Unit Masonry - At Rear Wall	\$140,400
96	04-700	Brick at Facade	In Facade Allowance
			\$289,530

05-000 METALS

97	05-120	Structural Steel Allowance	\$35,000
98	05-500	Lintels at CMU Stair Shafts	\$9,000
99	05-500	Lintels at Elevator Shaft	\$4,750
100	05-500	Metal Pan Stairs - Stairs - L1	\$47,500
101	05-500	Metal Railings at Wood Stairs	\$25,600
102	05-500	Elevator Pit Ladder, Grate and Beam	\$11,450
103	05-500	Roofing Davits / Anchors	Not Included
			\$133,300

06-000 CARPENTRY

104	06-100	Rough Carpentry - Safety	\$6,220
105	06-100	Rough Carpentry - Material Loading Areas	\$10,500
106	06-100	Rough Carpentry - Temp Railings at Deck	Not Included
107	06-100	Rough Carpentry - Roof Blocking	\$16,800
108	06-100	Rough Carpentry - Window and Door Blocking	\$8,728
109	06-100	Rough Carpentry - Install and Removal of Safety railing at L2 Slab	Not Included
110	06-100	Rough Carpentry - (2) Temp Stairs at CMU Shaft	\$17,850
111	06-100	Rough Carpentry - Embeds & Hold downs	\$8,500
112	06-100	Rough Carpentry - PT Sleepers for Condensers	\$4,800
113	06-101	Crane Pad, Logistics, Street Shutdowns & Offloading	\$35,000
114	06-150	Wood Framing Labor & Material	\$568,640
115	06-150	Blocking at unit kitchens & bathroom	\$6,336
116	06-150	Wood Framing Labor & Material - Interior Partitions	Included
117	06-150	Install of windows and unit patio doors	Included
118	06-150	Framing balconies	Included
119	06-150	Screwing of Floor Sheathing ILO Nailing	Included
120	06-150	CD Pine Plywood Sheathing	Included
121	06-200	Finish Carpentry - Trim Package - See Clearifications	\$42,000
122	06-200	Base at Corridors	Included
123	06-200	Window Sills and Skirts at Unit Windows	Included
124	06-200	Base at Unit Interiors	Included
125	06-200	Door Casing to Unit Entry Doors over Metal Frame	Included
126	06-200	Finish Carpentry at (2) Egress Stairs	\$175,000
127	06-220	Millwork, Lobby and Amenities	Not Included
			\$900,374

07-000 THERMAL & MOISTURE PROTECTION

128	07-100	Waterproofing - At Elevator Pit	\$8,000
129	07-100	Waterproofing & Drainage Board at Foundations	Not Included
130	07-150	Dampproofing At Foundations	Not Included
131	07-185	15 Mil Vapor Barrier at SOG	\$7,986
132	07-200	Batt Insulation (Multi)	\$67,526
133	07-201	2" Rigid Insulation - At Foundation Wall - 8' Avg. 3 Sides	\$3,835
134	07-201	2" Rigid Insulation - At SOG - 2' at Perimeter (Gar.)	\$959
135	07-270	Firestopping	\$11,040
136	07-440	Siding & AVB Allowance - Level 1	\$369,360
137	07-500	Roofing (Resi)	\$78,188
138	07-570	Traffic Coatings & Concrete Sealer at Garage	Not Included
139	07-750	Gutter & Downspouts at Retail Canopies	Included
140	07-900	Joint Sealers at Facade	\$12,150
141	07-900	Joint Sealers at Units	\$2,880

Group	Phase	Description	Total Amount
142	07-912	Pre-Molded Joint Filler	\$1,500
			\$563,423
08-000	DOORS & WINDOWS		
143	08-100	Doors, Frames & Hardware	\$129,600
144	08-100	Doors, Frames & Hardware Common Area	\$32,400
145	08-100	Install Unit Interior Doors & HW	\$22,800
146	08-100	Install Common Area DFH	\$5,220
147	08-120	Exterior/Interior Storefront	\$20,000
148	08-120	Exterior Storefront - Doors & & Hardware	\$3,000
149	08-520	Residential Doors & Windows	\$79,050
150	08-520	Curtian Wall	Not Included
151	08-520	Sliding / Single Leaf Patio Doors	Not Included
152	08-520	Overhead Doors	\$10,000
153	08-800	Glass Shower Doors	Not Included
154	08-800	Bath Mirrors	\$5,400
155	08-800	Prefabricated Canopies	Not Included
			\$307,470
09-000	FINISHES		
156	09-250	Gypsum Board/Drywall	\$428,400
157	09-250	Densglass at prerock locations	\$15,600
158	09-550	Flooring - LVT Flooring at Units, CPT at Corridors, Tile Backsplash and Bathrooms	\$155,488
159	09-900	Exterior Painting Allowance	\$2,500
160	09-900	Interior Painting - GYP Walls, Trim Package	\$62,195
			\$664,183
10-000	SPECIALITIES		
161	10-115	Signage - Building & wayfinding signage	By Owner
162	10-115	Signage - Unit Signage	By Owner
163	10-115	Signage - Code Compliant Signage	\$5,000
164	10-193	Knox Box	\$550
165	10-522	Fire Extinguishers	\$4,500
166	10-550	Postal Specialties	\$4,200
167	10-670	Storage Shelving - at Mail Room / Packages	In Millwork
168	10-670	Shelving - Unit Closets	\$12,480
169	10-800	Toilet & Bath Accessories - Materials	\$5,400
170	10-800	Install Toilet & Bath Accessories, Postal Specialties & FE Cabinets	\$4,200
171	10-881	Trash Chute - with wash down, electric locks and sound dampening	Not Included
172	10-881	Recycle Chute	\$62,500
173	10-881	Trash Compactor	By Owner
			\$98,830
11-000	EQUIPMENT		
174	11-450	Residential Equipment - Electric Stove, Top Freezer Fridge, Dishwasher, Self-Circ Microv	\$129,600
175	11-450	Disposal and Dumpster	\$1,750
176	11-450	Appliance Install - Elevator Operator Time	\$1,800
			\$133,150
12-000	FURNISHINGS		
177	12-300	Manufactured Casework - At Units - Kitchen Cabinetry & Bathroom Vanities	\$138,000
178	12-300	Install of Kitchen Cabinetry and Bathroom Vanities	\$26,400
179	12-300	Stone Kitchen and Vanity Countertops - 3 CM Quartz	\$61,200
180	12-500	Window Treatment	\$14,880
			\$240,480
13-000	SPECIAL CONSTRUCTION		

Group	Phase	Description	Total Amount
181	13-150	Pool at Courtyard	Not Included
			\$0
14-000	CONVEYING		
182	14-200	Elevators - 3,500 LBS, 150fpm, Standard cab finishes,	\$210,000
183	14-200	Elevator Operator Time	\$18,000
184	14-200	Fire & Smoke Curtains	Not Included
185	14-200	Temporary Working Platform (Engineering NIC)	\$7,500
			\$235,500
15-000	MECHANICAL		
186	15-300	Fire Protection per NFPA 13	\$87,073
187	15-300	Temp Standpipe	\$12,500
188	15-300	FM-200 System	Not Included
189	15-300	Fire Pump	Not Included
190	15-300	Hydrant Flow Test	Not Included
191	15-400	Plumbing	\$516,000
192	15-400	Unit Plumbing - HW, CW, Vent, Waste, Kitchen Sink, Ice Ox Box, Laundry hook ups, Batf	Included
193	15-400	Gas piping - Common area RTU's	Included
194	15-400	Gas piping - Retail spaces	Included
195	15-400	Gas to Grills and Fire pits	Included
196	15-400	Plumbing vents through roof	Included
197	15-400	Amenities and common bathrooms	Included
198	15-400	Underground plumbing, storm water, sanitary	Included
199	15-400	Tub and Shower Protection	\$2,280
200	15-500	HVAC	\$643,200
201	15-500	FCU's w/ ERV	Included
202	15-500	Unit T-Stat - Local Controls	Included
203	15-500	Bathroom exhaust - side wall vented	Included
204	15-500	RTU, ductwork and distribution for common area and amenities	Included
205	15-500	Mini Splits at Elev Mech Rooms & Electrical Room	Included
206	15-500	Electric Heaters at Stairs & trash rooms	Included
207	15-500	Startup, Testing and Balancing	Included
208	15-500	MEP Coordination	\$9,500
			\$1,270,553
16-000	ELECTRICAL		
209	16-050	Unit Electrical	\$468,000
210	16-050	Lighting Fixture	\$44,400
211	16-050	EV Car Charging Stations	Not Included
212	16-050	Package Monitor / Delivery System (Owner Allowance)	Not Included
213	16-050	Intercom System Allowance	Included
214	16-050	USB Outlets	Not Included
215	16-050	Roof Deck Amenities Space Lighting	Included
216	16-050	Puddy Packs at unit separation walls	Included
217	16-050	Unit media panels	Included
218	16-050	Generator	Not Included
219	16-050	Security / CCTV	By Owner
220	16-050	Solar Panels	Not Included
221	16-050	BDA Allowance	Not Included
222	16-050	Lighting Protection	Not Included
223	16-050	Convience Power, Power to Equipment & Lighting	Included
224	16-050	Retail - Gear & Temp Lighting	\$15,000
			\$527,400
Sub Total			\$6,934,441

Group	Phase	Description	Total Amount
		General Liability	\$139,603
		Contingency	\$242,664
		OH & Profit	\$439,002
		Total Cost	\$7,755,710