

26-066 Active Day Adult Daycare - 2026.06.05

131 Samoset Street, Plymouth, MA, 02360

Estimator: Michael Perry

Date: June 5, 2026



Item #	Description	Total
01-000	GENERAL CONDITIONS	
1	Executive Oversight	\$12,300
2	Project Manager	\$25,200
3	Project Engineer	\$13,500
4	Superintendent	\$73,500
5	Construction Administrator	\$5,250
		\$129,750
01-030	GENERAL REQUIREMENTS	
6	Field Office	\$1,800
7	Construction Document Reproduction	\$600
8	Office Supplies (Monthly)	\$900
9	Office Setup	\$800
10	Construction Tech & Field Internet	\$3,400
11	Temporary Toilets	\$2,240
12	Dumpsters - MA	\$6,125
13	Final cleaning	\$3,680
		\$19,545
02-000	SITEWORK	
14	Provide interior selective demolition, salvage & removals	\$12,350
15	Saw cut and remove existing concrete slab & backfill	\$12,363
16	Remove and dispose existing pavement	\$4,100
17	Rough grade new patio area and compact	\$2,600
18	Provide erosion controls	\$1,000
19	Provide new safety zone pavement markings	\$649
20	Provide and install 600 SF of new interlocking pavers	\$22,800
21	Provide 66' of commercial grade vinyl privacy fence	\$5,495
		\$61,357
03-000	CONCRETE	
22	Patch existing concrete slab for new plumbing	Included
		\$0
04-000	MASONRY	
23	Provide sawcutting and toothing of Masonry for new openings	\$27,000
		\$27,000
05-000	METALS	
24	Provide and install (10) steel angle lintels for new openings	Included
25	Allowance to Install (15) 6" concrete filled bollards	\$14,700

Item #	Description	Total
26	Allowance to provide (15) 6" bollard covers	\$1,650
		\$16,350
06-000	CARPENTRY	
27	Provide interior blocking, fasteners & anchors	\$3,500
28	Safety Inspections	\$625
29	Safety Materials	\$2,400
30	Safety Setup	\$800
31	Provide temporary weather enclosures	\$4,750
32	Provide architectural woodwork and installation:	\$60,482
33	Plastic laminate restroom casework at BATHING	Included
34	ADA Plastic laminate countertops at RESTROOMS	Included
35	Lockable casework and Laminate counter at NURSE OFFICE	Included
36	Lockable file cabinets at NURSES OFFICE	Included
37	(50) members casework lockers at ACTIVITY AREA	Included
38	Plastic laminate base cabinets with Laminate counter at COZY KITCHEN	Included
39	Entertainment TV Stand at Quiet Room - see photo	Included
40	Credenza at ACTIVITY AREA - see photo	Included
41	Provide primed 1x wood window trim at nurses office to replicate residential	\$2,240
42	Provide labor to install architectural woodwork	Included
		\$74,797
07-000	THERMAL & MOISTURE PROTECTION	
43	Provide repairs to 10mil vapor barrier (assumed)	\$910
44	Provide firestopping and sealants of rated assemblies	\$3,500
45	Membrane Roofing	\$3,350
46	Provide caulking and sealing of dissimilar materials	\$2,850
		\$10,610
08-000	DOORS & WINDOWS	
47	Provide door, frame & hardware package	\$35,840
48	Provide (15) HM door frames (non rated)	Included
49	Provide (15) SC maple, clear finished doors - 6 w. 1/2 glass	Included
50	Provide (15) sets of hardware - (7 office), (3 store room), (3 privacy), (2 passage)	Included
51	Provide (6) 5x3 HM frame and glazing borrowed light	Included
52	Labor to install Door Frames & borrowed lites	\$7,100
53	Provide and install (9) triple-mulled aluminum windows in new openings	\$59,840
54	Provide and install new aluminum windows at nurses office	Included
55	Provide and install (1) new pair of interior glass doors	Included
56	Provide and install (1) new aluminum door and hardware to patio	Included
57	Provide all hardware for new doors per spec	Included
58	Provide and install plexiglass sneezeguard on stanctions	\$1,200
		\$103,980
09-000	FINISHES	
59	Provide New interior partitions	\$93,000
60	Provide all soffits and bulkheads	Included
61	Provide Sound insulation at new walls	Included
62	Provide 9'0" & 12'-0" drywall ceilings	Included

Item #	Description	Total
63	Provide Fire taping at tenant separation wall & level 4 finish	Included
64	Provide and install Armstrong Superfine XL 9/16" grid	\$18,200
65	Provide and install Armstrong Ultima beveled edge 2x2 tile	\$34,000
66	Provide and install Armstrong - Kitchen Vinyl coated tile	Included
67	Provide LVP with glue down base and waterproofing - base Tarkett Progen @ activity room, hallway, reception, specialty activity, quiet & dining room	Included
68	Provide Tarkett VCT - Expressions - 1862 Crane- at nurses station, exam rooms, laundry, kitchen, storage, bathrooms, salon & therapy rooms	Included
69	Provide and install 4" vinyl wall base at all bathrooms, hallways, activity room walls, nurses station, therapy and salon rooms	Included
70	Provide new walk off mats at front and rear vestibules by Succession II Broadloom	Included
71	Provide Mannington broadloom carpet - Status in 2x2 tile at Directors office, conference room, social worker & activity director offices	Included
72	Provide interior painting of walls, door frames, trim and ceilings	\$12,700
73	Provide KOROGUARD Vinyl wall covering - .030 Traffic Patterns - CW21-51	\$3,024
		\$160,924

10-000 SPECIALITIES

74	Provide and install whiteboards & tackboards	\$4,559
75	Provide and install P-lam toilet partitions	\$14,500
76	Provide and install overhead privacy curtain at shower	\$850
77	Provide and install INPRO FRP at bathrooms, halls, activity, nurses, therapy and salon rooms - see finish spec	\$33,000
78	Provide and install INPRO crash rail 800W in designer white 0101	\$17,800
79	Provide and install (1) fire extinguishers and cabinets - per RFI 1	\$600
80	Toilet Paper Holder at EA stall	\$3,300
81	Sanitary Napkin at women's restroom	Included
82	Trash Receptacle at EA restroom	Included
83	42" grab bars at ADA toilets	Included
84	36" grab bar at ADA toilets	Included
85	18" grab Bar at ADA toilets and shower	Included
86	Soap dispenser at EA Sink	Included
87	Paper Towel Dispenser at EA restroom	Included
88	Toilet & Bath Accessories instalation	\$1,040
		\$75,649

12-000 FURNISHINGS

89	Provide and install window treatments at nurses office and exterior units	\$11,959
		\$11,959

15-300 FIRE PROTECTION

90	Provide complete fire protection sprinkler system services to include:	\$28,750
91	Existing System Modifications	Included
92	Sprinkler Heads & Devices	Included
93	Fire Department Connection & Valves	Included
94	Backflow Preventer & Riser Assemblies	Included
95	System Interfaces	Included
96	Testing & Commissioning	Included
97	Closeout & Warranty	Included
		\$28,750

Item #	Description	Total
15-400	PLUMBING	
98	Provide complete plumbing services to include:	\$114,500
99	Domestic Water Systems	Included
100	Sanitary Waste & Vent Systems	Included
101	Storm Drainage Systems	Included
102	Furnish and install plumbing fixtures	Included
103	Provide backflow preventer	Included
104	Insulation & Identification	Included
105	Testing & Commissioning	Included
106	Closeout & Warranty	Included
		\$114,500
15-502	HVAC	
107	Base bid - Reuse existing (2) 10 Ton RTU; install (2) new ERV, remove all existing distribution and provide new fully lined ductwork	\$208,000
108	Demolition	Included
109	(2) new roof mounted ERV's	Included
110	Electric Humidifier for Pharmacy	Included
111	Exhaust for Kitchen, bathrooms and washer/dryer rooms	Included
112	DX split cooling unit at IT room - condenser installed on roof	Included
113	Fully lined ductwork sized at .05 inches of water gage per 100 feet of duct	Included
114	RGD's to achieve noise criteria level of less than 20	Included
115	Outdoor duct insulation: R-12 with weatherproof vapor barrier	Included
116	Provide ATC w. programmable thermostats	Included
117	Provide refrigerant piping & supports servicing equipment	Included
118	Provide condensate piping & supports servicing equipment	Included
119	Testing & Startup	Included
120	Provide testing and balancing with reports	Included
		\$208,000
16-000	ELECTRICAL	
121	Provide complete electrical system services for the project to include:	\$170,000
122	Make safe of all wiring, circuitry & lighting - drop to floor	Included
123	Provide Electrical Service & Distribution	Included
124	Provide Lighting Systems	Included
125	Provide Power Distribution	Included
126	Provide Low Voltage & Specialty Systems	Included
127	Provide Conduit & Raceway Systems	Included
128	Provide Grounding & Bonding	Included
129	Provide Testing & Commissioning	Included
130	Provide Closeout & Warranty	Included
131	Provide Emergency Nurse Call System & Devices to include:	\$26,000
132	Provide corridor and room indicators - lights and alarms	Included
133	Provide Master Stations & Staff Consoles at nurses offices	Included
134	Provide Network & Infrastructure Cabling Requirements	Included
135	Provide Network Integration	Included
136	Provide UPS back up for head and critical equipment	Included
137	Provide testing and commissioning of equipment	Included

Item #	Description	Total
138	Provide New horn/strobes, pull stations, duct detectors, and ancillary devices - reuse existing if possible	Included
139	Provide fire alarm booster panel	Included
140	Provide tie into existing FACP	Included
141	Tele/Data raceways only	Included
		\$196,000
Sub Total		\$1,239,171
Sales Tax		\$224
General Liability		\$23,644
OH & Profit		\$50,522
Total		\$1,313,561