

BU School of Theater - 4th Floor

855 Commonwealth Avenue, Boston, MA, 02215

Estimator: Megan Kane

Date: February 10, 2026

Proposal - School of Theater 4th Floor



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Executive Management	\$3,690
2	01-004	Asst. Project Manager	\$11,340
3	01-005	Project Engineer	\$6,480
4	01-010	Superintendent	\$44,100
5	01-016	Construction Administrator	\$2,700
			\$68,310
01-030		GENERAL REQUIREMENTS	
6	01-092	Construction Document Reproduction	\$150
7	01-096	Office Supplies (Monthly)	\$450
8	01-096	Office Setup	\$800
9	01-097	Construction Tech & Field Internet	\$900
10	01-511	Temporary Toilets	\$1,260
11	01-513	Temp Weather Protection	Not Included
12	01-528	Dumpsters (Live Loads)	\$2,700
13	01-545	Temp. Signage	\$850
14	01-546	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$125
15	01-550	Parking	\$630
16	01-710	Final Cleaning (Per SF)	\$952
17	01-901	NFPA 241 Prepared by NEC	Included
18	01-901	Building Permits	\$2,510
19	01-901	BFD Permits	\$934
20	01-901	Fire Department Plan Review Fee	Included
			\$12,261
02-000		SITWORK	
21	02-220	Demolition:	\$8,400
22	02-220	Live Loads	Included
23	02-220	R&D Existing Walls, Doors, Frames and Hardware	Included
24	02-220	R&D All Wall-Hung Items as Indicated	Included
25	02-220	R&D Entirety of Existing Floor Finishes	Included
26	02-220	R&D Entirety of Existing Ceiling Systems and Lighting Systems	Included
27	02-220	R&D Existing Obsolete Mechanical, Electrical, Teledata/ME Devices, Conduits & Piping	Included
28	02-220	R&D Existing Steam Finned-Tube Radiation Local Thermostats	Included
29	02-220	Removal of Existing AC Window Units	By Owner
30	02-221	Abatement	Not Included
			\$8,400
06-000		CARPENTRY	
31	06-100	Small Tools	\$900
32	06-100	Safety Inspections	\$1,250
33	06-100	Safety Materials	\$634
34	06-100	Temp Protection of Finishes	\$500
35	06-100	Temp Protection of Hallways and Elevators	\$500

Group	Phase	Description	Total Amount
36	06-220	Millwork:	\$84,381
37	06-220	Millwork @ Reception	Included
38	06-220	Millwork @ Break Room	Included
39	06-220	Full Height Shelving @ Lounge	Included
40	06-220	Full Height Shelving @ Closet	Included
41	06-220	Hardwood Base @ Break Room	Included
42	06-221	Durat Counter Tops	Included
			\$88,165

08-000 DOORS & WINDOWS

43	08-100	Doors, Frames & Hardware:	See Below
44	08-100	Solid Core Wood Door @ Closet	Included
45	08-100	Labor to Install	Included
46	08-400	Interior Storefronts:	\$44,351
47	08-400	Interior Storefront Doors (01, 03-07)	Included
48	08-400	Interior Storefront Windows (A-D)	Included
49	08-400	Infill Spandrel Glass at Existing Window	\$930
50	08-400	Window Film at Storefront Doors	\$1,491
			\$46,772

09-000 FINISHES

51	09-250	Gypsum Board/Drywall:	\$16,885
52	09-250	Type A Wall: 3-5/8" Metal Studs @ 16" O.C. to Roof Deck.	Included
53	09-250	Patch and Repair as Required	Included
54	09-250	Top of wall Extension of Existing wall - Office 470G	\$500
55	09-510	Acoustical Ceilings:	\$12,668
56	09-510	Acoustical Ceilings ACT-1	Included
57	09-510	Acoustical Ceilings ACT-2	Included
58	09-650	Resilient Flooring:	\$13,915
59	09-650	Marmoleum Flooring @ Break Room	Included
60	09-680	Carpet Tile:	Included
61	09-680	JJ Umbra Carpet Tile @ Offices	Included
62	09-680	JJ Propel II Carpet Tile @ Closet	Included
63	09-680	JJ Propel II Carpet Tile @ Lounge	Included
64	09-680	4" Rubber Base	Included
65	09-900	Painting:	\$4,000
66	09-900	Interior Paint	Included
67	09-900	All Exposed Piping to be Painted	Not Included
			\$47,968

11-000 EQUIPMENT

68	11-450	Residential Equipment: Refrigerator	Not Included
			\$0

15-300 FIRE PROTECTION

69	15-310	Fire Protection:	\$5,320
70	15-310	Modification of Existing System	Included
			\$5,320

15-400 PLUMBING

71	15-405	Plumbing:	\$9,991
72	15-405	New Piping for Sink at Break Room	Included
			\$9,991

15-502 HVAC

73	15-503	HVAC:	\$82,900
74	15-503	New Split AC Unit Indoor Terminal Units (AC-4)	Included

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75	15-503	New RL and RG from Indoor Unit up to Outdoor Unit on Roof	Included
76	15-503	New ERV-4 Mounted Above the ACT	Included
77	15-503	New Outside Air and Relief Air Air from Existing Spandrel Glass to ERV	Included
78	15-503	New Wall-Mounted Thermostat Service Split AC Unit & New CO2 Sensor Service ERV	Included
79	15-503	New 3/4" CD to Nearest Janitors Sink for AC-4	Included
80	15-503	New DDC Thermostats for Local Zone Control	Not Included
81	15-503	New Split AC Unit Outdoor Units (ACCU-4)	Included
82	15-503	Testing, Adjusting, Balancing	Included
83	15-503	Pre-Balancing	\$1,500
			\$84,400

16-000 ELECTRICAL

84	16-050	Elect. Materials & Methods:	\$50,225
85	16-050	Branch Circuits to be Traced Back to Panelboard to be Re-Used	Included
86	16-050	Coordinate Existing Circuits made Spare from Demolition	Included
87	16-050	Wiring for New Mechanical Scope @ 4th Floor	Included
88	16-050	New Receptacles	Included
89	16-500	Lighting: Interior Lighting	Included
90	16-721	Fire Alarm: Modification of Existing System as Required	Included
			\$50,225

Sub Total	\$421,812
Sales Tax	\$393
General Liability	\$7,976
OH & Profit	\$12,905
Total Cost	\$443,086