

Gen Korean BBQ - Allston, MA

121 Harvard Ave, Allston, MA, 02134

Estimator: Matt Rockett

Date: Friday, March 28th, 2025

Budgetary Pricing



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive	\$3,000
2	01-003	Project Manager	\$36,800
3	01-005	Project Engineer	\$20,800
4	01-010	General Superintendent	\$3,000
5	01-010	Superintendent	\$92,000
6	01-016	Administrative Support	\$7,000
			\$162,600

01-040		GENERAL REQUIREMENTS	
7	01-090	Field Office	\$4,250
8	01-090	Field Office Pickup & Dropoff	\$1,800
9	01-092	Construction Document Printing	\$350
10	01-096	Office Supplies	\$1,000
11	01-096	Office Set-up	\$800
12	01-097	Construction Tech & Field Internet	\$400
13	01-410	Testing Laboratory Services	Excluded
14	01-510	Temporary Electricity Setup	In Electrical
15	01-510	Temporary Electricity	By Owner
16	01-510	Temporary Water	By Owner
17	01-511	Temporary Toilets	\$3,900
18	01-528	Dumpsters for Construction	\$8,500
19	01-528	Dumpsters for Owner Furnishings	\$3,400
20	01-540	Security	Excluded
21	01-545	First Aid/Safety Supplies - Set Up	\$650
22	01-545	First Aid/Safety Supplies - Monthly	\$750
23	01-545	Temp Fire Extinguishers w/ Stands (1 per Floor)	\$555
24	01-545	Temp. Signage - Sign Package & Banner	\$600
25	01-710	Interim Cleaning	\$5,200
26	01-710	Final Cleaning	\$4,800
27	01-901	NFPA 241 Prepared by NEC	Included
28	01-901	Building Permits	By Owner
29	01-901	Fire Department Permits	By Owner
			\$36,955

02-000		SITEWORK	
30	02-220	Selective Demolition - Typical	\$26,100
31	02-220	Selective Demolition - Masonry Walls	\$48,200
32	02-220	Selective Demolition - Bank Vault Walls & Ceiling Structure	\$35,000
33	02-220	Selective Demolition - Bank Vault Floor Structure	\$6,250
34	02-220	Selective Demolition - Bank Vault Door	\$2,500
35	02-220	Selective Demolition - Raised Restroom Pad in Basement	\$5,500
36	02-220	Sawcutting & Patch Back - UG Plumbing	\$28,400
37	02-220	Sawcutting - Dumbwaiter Shaft	\$6,400
38	02-220	Sawcutting - Mechanical Shaft(s)	\$6,400
39	02-220	Sawcutting - Existing 2nd Floor Ramp	\$1,500
40	02-220	Coring for New Work	\$7,200

Group	Phase	Description	Total Amount
41	02-220	Shoring - Dumbwaiter & Mechanical Shafts	Excluded
			\$173,450
03-000		CONCRETE	
42	03-240	Ramp @ 2nd Floor 3" Elevation Change	\$4,500
43	03-335	Polished Concrete	\$16,614
			\$21,114
04-000		MASONRY	
44	04-200	Masonry Patch & Repair Allowance	\$3,500
			\$3,500
05-000		METALS	
45	05-120	Structural Metal Framing - Dumbwaiter Opening	Excluded
46	05-120	Structural Metal Framing - Mechanical Shaft Opening	Excluded
47	05-120	Structural Metal Framing - Lintels @ Masonry Demo	Excluded
48	05-120	Structural Metal Framing - Roof Openings	Excluded
49	05-400	Stainless Steel Wall Panels	Excluded
			\$0
06-000		CARPENTRY	
50	06-100	Electrical Backer Board	\$531
51	06-100	Small Tools	\$1,913
52	06-100	Safety Inspections	\$3,125
53	06-100	Safety Materials	\$3,139
54	06-100	Temp Protection of ETR Elements	\$1,962
55	06-220	Millwork	See Below
56	06-220	Install Owner Supplied Host Stand	\$760
57	06-220	Unload & Place Tables & Booths	\$7,600
58	06-220	Install Wainscoating @ Dining Room Walls	\$4,560
59	06-220	Furnish & Install Office Counter & Storage Rack	\$2,500
60	06-220	Receive, Cut & Install Stainless Steel Corner Guards	\$3,040
61	06-220	Receive, Cut & Install 6" Stainless Steel Base	\$3,040
			\$32,169
07-000		THERMAL & MOISTURE PROTECTION	
62	07-270	Firestopping	\$1,500
63	07-500	Membrane Roofing	Excluded
64	07-900	Joint Sealers	\$1,500
			\$3,000
08-000		DOORS & WINDOWS	
65	08-100	Doors, Frames & Hardware Supply	\$9,500
66	08-100	Doors, Frames & Hardware Install	\$1,425
			\$10,925
09-000		FINISHES	
67	09-250	Gypsum Board/Drywall	\$60,366
68	09-250	Drywall Patch & Repair	\$3,400
69	09-250	Dumbwaiter Shaft Wall	Included
70	09-300	Tile	\$56,990
71	09-510	Acoustical Ceilings	\$3,500
72	09-765	Fiber Reinforced Panels (FRP)	\$24,000
73	09-900	Painting	\$15,491
74	09-900	Wall Coverings	Excluded
			\$163,747

Group	Phase	Description	Total Amount
10-000		SPECIALITIES	
75	10-522	Fire Extinguishers	\$900
76	10-800	Toilet & Bath Accessories Install	\$3,400
			\$4,300
14-000		CONVEYING	
77	14-100	Dumbwaiters	By Owner
			\$0
15-000		MECHANICAL	
78	15-300	Fire Protection	\$19,600
79	15-400	Plumbing	\$311,000
80	15-400	Cut/Cap/Make Safe	Included
81	15-400	F/I Water Heater / Circ Pump / Expansion Tank Assembly	Included
82	15-400	F/I Mixing Valve (not shown but required)	Included
83	15-400	F/I CO Detection System	Included
84	15-400	Install Ansul Valve provided by Others	Included
85	15-400	F/I Water Closets	Included
86	15-400	F/I Lavatories	Included
87	15-400	F/I Urinal	Included
88	15-400	F/I Floor Drains	Included
89	15-400	F/I Floor Sinks	Included
90	15-400	F/I Trench Drain	Included
91	15-400	F/I Ejector Pump	Included
92	15-400	F/I Grease Trap	Included
93	15-400	F/I Water Meter	Included
94	15-400	Final connections to Kitchen Equipment set in palce by Others	Included
95	15-400	Gas Piping - Sch 40 Steel	Included
96	15-400	Sanitary/Waste - Cast Iron	Included
97	15-400	Water Piping - Copper	Included
98	15-400	F/I Piping Insulation	Included
99	15-500	HVAC	\$221,550
100	15-500	Receive & Install CaptiveAire Equipment	Included
101	15-500	Receive & Install Table Hoods	Included
102	15-500	F/I EF-1 Broan Restroom Exhaust Fan	Included
103	15-500	F/I EF-2 Greenheck In-Line Fan	Included
104	15-500	F/I Grilles, Diffusers & Registers	Included
105	15-500	F/I Supply Duct	Included
106	15-500	F/I Exhaust Duct w/ Clean Outs	Included
			\$552,150
16-000		ELECTRICAL	
107	16-050	Electrical	\$238,000
108	16-200	Power to Kitchen Equipment	Included
109	16-200	Power to Mechanical Equipment	Included
110	16-200	Power to Plumbing Fixtures	Included
111	16-200	Power to Signage	Included
112	16-200	Power to Elevator	Included
113	16-200	Power to Dumbwaiters	Included
114	16-200	Convenience Power	Included
115	16-400	F/I MSB	Excluded
116	16-400	F/I Panels & Feeders	Included
117	16-400	F/I Transformers	Included
118	16-500	F/I Lighting	Included
119	16-721	Fire Alarm	Excluded
			\$238,000

Group	Phase	Description	Total Amount
		Sub Total	\$1,401,910
		General Liability	\$22,433
		OH & Profit	\$71,217
		Total Cost	\$1,495,561