

# Leader Bank - Falmouth, MA

177 Main Street, Falmouth, MA, 02540

Estimator: Megan Kane

Date: December 8, 2025

Proposal R1



Group	Phase	Description	Total Amount
<b>01-000</b>		<b>GENERAL CONDITIONS</b>	
1	01-002	Project Executive	\$2,460
2	01-003	Project Manager	\$17,280
3	01-005	Project Engineer	\$8,160
4	01-010	Superintendent	\$55,200
5	01-016	Construction Administrator	\$3,600
			<b>\$86,700</b>
<b>01-030</b>		<b>GENERAL REQUIREMENTS</b>	
6	01-092	Construction Document Reproduction	\$500
7	01-096	Office Supplies (Monthly)	\$675
8	01-096	Office Setup	\$800
9	01-097	Construction Tech & Field Internet	\$1,350
10	01-410	Testing Laboratory Services	Not Included
11	01-511	Temporary Toilets	\$1,680
12	01-521	Small Tools & Expendables	\$1,500
13	01-528	Dumpsters - MA	\$4,375
14	01-533	Temporary Fencing w/ Scrim	\$2,280
15	01-533	Temporary Fence - Gates	\$400
16	01-545	Temp. Signage	\$850
17	01-546	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$250
18	01-710	Final Cleaning	\$3,500
19	01-901	NFPA 241 Prepared by NEC	Included
20	01-901	Building Permits	By Owner
21	01-901	Fire Department Plan Review Fee	By Owner
			<b>\$18,160</b>
<b>02-000</b>		<b>SITework</b>	
22	02-200	E&B for New Foundations at New Exterior Walls	\$13,200
23	02-200	Slab Prep at New Slab at Building Expansions	Included
24	02-200	R&D Existing Shrubs at Front Facade	Included
25	02-220	R&D Existing Interior walls as indicated on drawings	\$23,010
26	02-220	R&D (3) Existing Exterior Doors, Frames and Hardware	Included
27	02-220	R&D all Existing Exterior Windows	Included
28	02-220	R&D (3) Existing Storefront Systems	Included
29	02-220	R&D Portion of Existing Roof Framing for New Dormer	Included
30	02-220	R&D Existing Asphalt Shingle Roofing	In Div. 07
31	02-220	R&D Existing Ceilings, Doors, Finishes	Included
32	02-220	Cut and Cap existing utilities	With MEP
33	02-220	R&D Existing Walls and door at Basement	Included
34	02-220	R&D Existing floor finishes	Included
35	02-220	R&D Existing Empty Oil Tanks	Included
36	02-220	R&D Existing Exterior Light Fixtures	Included
37	02-220	MEP Make Safe prior to demolition	With MEP Trades
38	02-260	Underpinning @ New Foundations	Not Included
39	02-260	Shoring Front Facade	\$12,342

Group	Phase	Description	Total Amount
40	02-260	Support Front Facade during E&B for new foundations at the (2) Corners of Front Facade	Included
41	02-260	Support Front Facade during Removal of existing Storefront and demolition of existing	Included
42	02-900	Restore Foundation Plantings	Not Included
			<b>\$48,552</b>
<b>03-000</b>		<b>CONCRETE</b>	
43	03-221	Concrete Slab Labor	\$16,300
44	03-221	Concrete Slab 4000 PSI	Included
45	03-221	Continuous Footing Concrete 4000 PSI @ New Footings	Included
46	03-221	Slab Infill - Drill & Dowel	Included
47	03-221	Slab Infill - Concrete Slab 4000 PSI	Included
48	03-221	Slab Infill - Concrete Pump / Buggy	Included
49	03-221	AVB Supply and Install @ New Slab	Included
50	03-240	Sidewalk Concrete Repair as required	Included
51	03-240	New Sidewalk Concrete as required	Included
			<b>\$16,300</b>
<b>04-000</b>		<b>MASONRY</b>	
52	04-100	Repointing/ Repair Existing Exterior Brick	Not Included
53	04-160	Masonry Reinforcing	Included
54	04-200	New 8" CMU Foundation Grouted Solid	Included
55	04-200	Grout CMU Courses Under Columns - 2 Courses @ Posts	Included
			<b>\$0</b>
<b>05-000</b>		<b>METALS</b>	
56	05-120	F&I 3" Diameter XS Steel Pipe Column	\$2,343
57	05-120	F&I New Plate with holes for steel column	Included
58	05-120	F&I Kwik Bolts	Included
59	05-500	F&I Handrails at Stairs	\$6,370
			<b>\$8,713</b>
<b>06-000</b>		<b>CARPENTRY</b>	
60	06-100	Rough Carpentry:	\$87,000
61	06-100	Modification of Existing Roofing Rafters	Included
62	06-100	New Dormer at Roof	Included
63	06-100	Electrical Backer Board	Included
64	06-100	Rough Carpentry - Exterior Walls	Included
65	06-100	Safety Inspections	\$2,080
66	06-100	Safety Materials	\$693
67	06-100	Safety Setup & Monthly First Aid	\$650
68	06-100	Temp Window Protection	\$3,500
69	06-100	In wall Blocking	Included
70	06-100	Infill at Window and Door Openings	Included
71	06-100	Frame New Storefront at Main Facade	Included
72	06-100	Blocking for New Windows	Included
73	06-100	Portal Frames with Holdown Braced Wall Panels	Included
74	06-100	F&I 24" LVLs for Ridge Beam	Included
75	06-100	Plywood base for Platform at Attic for HVAC Units	Included
76	06-100	Replacement of Floor Sheathing - Allowance	Included
77	06-200	F&I Handrails at Stairs	In Div. 05
78	06-220	Millwork:	\$51,450
79	06-220	Counter and Brackets at Phone Room	Included
80	06-220	Upper and Base Cabinets with Cabinet in Copy Room	Included
81	06-220	Upper and Base Cabinets with Cabinet in Break Room	Included
82	06-220	Plastic Laminate Counter at Vault Room	Included
83	06-220	Base Cabinets with Shelves on Standards	Included
84	06-220	Base Cabinets at Lobby	Included
85	06-220	Teller Station with Solid Surface Counter	Included

Group	Phase	Description	Total Amount
86	06-220	Solid Surface Counter at Lobby	Included
87	06-220	Solid Surface Counter at Copy Room	Included
88	06-220	Solid Surface Counter at Phone Room	Included
89	06-220	Solid Surface Counter at Break Room	Included
90	06-220	F&I Cabinet Pulls HW-1	Included
			<b>\$145,373</b>

#### **07-000 THERMAL & MOISTURE PROTECTION**

91	07-200	Cellulose Insulation as shown on A300 with Vapor Barrier @ Exterior Walls	\$13,300
92	07-200	Closed Cell Spray Foam as shown on A300 @ Roof	Included
93	07-200	Batt Insulation at interior walls	Included
94	07-440	New Cedar Shake Shingles in Natural Gray on East and South Elevations	\$38,720
95	07-440	Pressure Wash and Stain to Match Natural Gray Color Existing Shake Shingles at North	Included
96	07-440	New Trim Boards	Included
97	07-500	F&I New Shingle Roofing to Match Existing	\$5,580
98	07-500	Patch and Repair Existing Roofing at New Penetrations	Included
99	07-500	Standing Seam Roofing	\$5,000
100	07-750	F&I New White Aluminum Gutters to Match Existing	\$1,470
			<b>\$64,070</b>

#### **08-000 DOORS & WINDOWS**

101	08-100	(8) Interior Doors, Frames & Hardware	\$19,925
102	08-100	Labor To Install	In Div. 09
103	08-400	F&I Exterior Storefront	\$106,366
104	08-400	F&I Exterior Storefront with Door	Included
105	08-400	Interior Storefront with Door	Included
106	08-400	F&I New Window	Included
107	08-400	F&I New Windows @ Dormer	Included
			<b>\$126,291</b>

#### **09-000 FINISHES**

108	09-250	Gypsum Board/Drywall - Exterior Partitions/ Infill	\$29,480
109	09-250	Gypsum Board/Drywall - Interior Partitions	Included
110	09-250	Gypsum Board/Drywall - Ceilings	Included
111	09-250	Level 5 Finish as Required	Included
112	09-250	F&I 16 GA. Expanded Metal Security Mesh Full Height on Tenant Side of Exterior Wal	Included
113	09-300	F&I Floor Tile FT-1	\$19,607
114	09-300	F&I Wall Tile WT-1	Included
115	09-300	F&I Wall Tile Base TB-1	Included
116	09-300	Waterproofing	Not Included
117	09-510	F&I ACT-1 with Grid	\$27,000
118	09-510	F&I Ceiling Baffles CB-1	Included
119	09-650	F&I VCT-1	Included
120	09-680	F&I Carpet Tile CPT-1	Included
121	09-680	F&I Carpet Tile CPT-2	Included
122	09-680	F&I Vinyl Base VB-1	Included
123	09-900	F&I Paint PT-1	\$7,988
124	09-900	F&I Paint PT-2	Included
125	09-900	F&I Paint PT-3	Included
126	09-900	Powerwash and Stain Exterior Siding (North and West Elevation Only)	Included
127	09-900	Exterior Painting	Not Included
128	09-900	Wall Coverings	Not Included
			<b>\$84,075</b>

#### **10-000 SPECIALITIES**

129	10-115	Signage:	\$4,028
130	10-115	ADA & Wayfinding Signage per G004	Included
131	10-115	Branded Signage, Artwork & Graphics	Not Included

Group	Phase	Description	Total Amount
132	10-115	Future Interior Signage - Owner Furnished, Vendor Installed	Not Included
133	10-800	Toilet and Bath Accessories:	\$5,226
134	10-800	Soap Dispenser AC-1	Included
135	10-800	Mirror AC-2	Included
136	10-800	Paper Towel Dispenser AC-3	Included
137	10-800	Toilet Paper Holder AC-4	Included
138	10-800	Grab Bars AC-5	Included
139	10-800	Coat Hook AC-6	Included
140	10-800	Labor to Install	Included
141	10-801	F&I Semi-Recessed Fire Extinguisher	Included
			<b>\$9,254</b>

#### **11-000 EQUIPMENT**

142	11-030	Teller & Service Equipment	Not Included
143	11-030	ATM Equipment	Not Included
144	11-030	Night Depository	Not Included
145	11-030	Flat Screen TV	Not Included
146	11-450	F&I Undercounter Refrigerator AP-1	\$4,439
147	11-450	F&I Coffee Maker AP-2	Included
148	11-450	F&I Refrigerator AP-3	Included
149	11-450	F&I Dishwasher AP-4	Included
150	11-450	F&I Microwave AP-5	Included
151	11-450	Garbage Disposal	Not Included
			<b>\$4,439</b>

#### **12-000 FURNISHINGS**

152	12-600	Furniture & Accessories	Not Included
			<b>\$0</b>

#### **15-300 FIRE PROTECTION**

153	15-310	Fire Protection	Not Included
			<b>\$0</b>

#### **15-400 PLUMBING**

154	15-405	Plumbing and Fixtures for (2) Bathrooms	\$54,228
155	15-405	F&I Mop Sink, Expansion Tank, Recirculating Pump	Included
156	15-405	Underground plumbing, Sanitary	Included
157	15-405	Kitchenette Sink, Ice Ox Box, Bathrooms, Coffee Station	Included
158	15-405	F&I Domestic Water Heater	Included
159	15-405	Floor Drains & Cleanouts	Included
160	15-405	CW & HW Plumbing	Included
161	15-405	Plumbing Fixtures :	Included
162	15-405	F&I Toilet P-1	Included
163	15-405	F&I Faucet P-2	Included
164	15-405	F&I Sink P-3	Included
165	15-405	F&I Kitchen Sink P-4	Included
166	15-405	F&I Kitchen Faucet P-5	Included
167	15-405	Cut and Cap Existing Utilities	Included
168	15-405	Plumbing Demo as Required	Included
169	15-410	F&I New Gas Piping	Included
			<b>\$54,228</b>

#### **15-502 HVAC**

170	15-503	HVAC:	\$84,818
171	15-503	F&I New Diffusers / Registers/ Grilles - Supply & Return	Included
172	15-503	F&I (2) Condensing Units CU-1 & CU-2	Included
173	15-503	F&I Concrete Pad for CU-1 & CU-2	Included

Group	Phase	Description	Total Amount
174	15-503	F&I Energy Recovery Ventilator ERV-1	Included
175	15-503	F&I Furnace FUR-1	Included
176	15-503	F&I Furnace FUR-2	Included
177	15-503	Testing, Adjusting, Balancing	Included
178	15-503	Construction Filter Change and Cleaning	Included
179	15-503	Cut and Cap Existing Utilities	Included
180	15-503	F&I Manual Balance Dampers as shown	Included
181	15-503	HVAC Demo as Required	Included
			<b>\$84,818</b>

**16-000 ELECTRICAL**

182	16-050	Elect. Materials & Methods	\$59,500
183	16-050	Lighting:	Included
184	16-050	F&I L1 & L1E	Included
185	16-050	F&I L2 & L2E	Included
186	16-050	F&I L3	Included
187	16-050	F&I X1	Included
188	16-050	F&I X2	Included
189	16-050	F&I X4	Included
190	16-050	Electrical Demo as Required	Included
191	16-050	Existing Lighting in Stairway and Crawl Space are Existing to remain	ETR
192	16-200	Electrical Power	Included
193	16-200	F&I New 200A Panel	Included
194	16-200	Power to Equipment, Convenience Power & Lighting	Included
195	16-200	Provide Power and Data to IT Server Rack as required	Included
196	16-200	Make-safe	Included
197	16-400	Security - Ring & String for LV Card Readers (3) Doors	Included
198	16-400	Low Voltage Distribution, TV's, Tele/Data	Not Included
199	16-400	A/V Cabling and Terminations	Not Included
200	16-400	A/V Equipment	Not Included
201	16-721	Fire Alarm	Not Included
			<b>\$59,500</b>

<b>Sub Total</b>	<b>\$810,473</b>
Sales Tax	\$10
General Liability	\$12,969
OH & Profit	\$41,173
<b>Total Cost</b>	<b>\$864,625</b>