

Morningside - Boston MA

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Estimator: Fernando Rodrigues

Date: 7-17-2024

Conceptual Estimate



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive	\$3,500
2	01-003	Project Manager	\$12,600
3	01-005	Project Engineer	\$10,400
4	01-010	Superintendent	\$36,000
5	01-016	Administrative Support	\$3,500
6	01-023	Safety Inspections	\$1,250
7	01-023	Safety Setup	\$650
8	01-023	Safety Monthly First Aid	\$401
			\$68,301
01-040		GENERAL CONDITIONS	
9	01-092	Construction Document Reproduction	\$875
10	01-096	Office Supplies	\$500
11	01-096	Office Set-up	\$800
12	01-097	Computer Equipment/Supplies	\$3,000
13	01-510	Temporary Electricity	By Owner
14	01-510	Temporary Water	By Owner
15	01-511	Temporary Toilets	\$2,100
16	01-528	Dumpsters	\$4,950
17	01-545	Temp Fire Extinguishers w/ Stands	\$1,350
18	01-545	Temp. Signage - Sign Package & Banner	\$1,000
19	01-710	Final Cleaning	\$2,800
20	01-901	NFPA 241 Prepared by NEC	Included
21	01-901	Building Permits	By Owner
22	01-901	Fire Department Permits	By Owner
			\$17,375
02-000		SITWORK	
23	02-090	Sitework - E&B & Install New FP Service	\$35,000
24	02-220	Interior Demolition - Partitions & Ceilings	\$4,383
25	02-220	Demolition - Sawcutting of floors	\$2,100
26	02-220	E&B for Underground Plumbing	\$1,050
27	02-315	Interm Cleaning	\$1,300
28	02-315	Final Clean	\$1,120
			\$44,953
03-000		CONCRETE	
29	03-221	Concrete Slab - Trench Patching - Drill, Dowel, Place, Supply & Finish	\$3,500
			\$3,500
04-000		MASONRY	
30	04-100	Masonry - Enlarge Openings	Not Included
			\$0
05-000		METALS	

Group	Phase	Description	Total Amount
31	05-500	Structural Support for Skylights	\$10,500
			\$10,500
06-000	CARPENTRY		
32	06-100	Small Tools	\$1,605
33	06-100	Safety Materials	\$599
34	06-100	Temp Protection of Finishes	\$449
35	06-100	In wall Blocking	\$1,712
36	06-200	Millwork Allowance	\$75,000
			\$79,366
07-000	THERMAL & MOISTURE PROTECTION		
37	07-200	Insulation - Interior	Included
38	07-200	Insulation - ETR Exterior Walls	Not Included
39	07-270	Firestopping	\$500
40	07-500	Flashing for Vents & Exhaust	\$2,500
41	07-500	Flashing In Skylights	\$7,500
42	07-900	Joint Sealers	\$1,500
			\$12,000
08-000	DOORS & WINDOWS		
43	08-100	Doors, Frames & Hardware	\$3,800
44	08-100	Labor to install Doors, Frames & HW	\$570
45	08-120	Aluminum Doors & Frames	\$13,500
46	08-120	(3) Smaller Skylight	\$15,000
			\$32,870
09-000	FINISHES		
47	09-250	Frame, GYP New Walls - Level 4	\$15,000
48	09-250	Patch & Repair - ETR Walls Level 4	\$800
49	09-300	Flooring - Polishd Concrete	\$8,400
50	09-510	Acoustical Ceilings	\$10,500
51	09-770	Floor Patching	\$840
52	09-900	Painting	\$4,200
53	09-900	Painting - Exposed Ceiling	\$1,068
			\$40,808
10-000	SPECIALITIES		
54	10-115	ADA Signage	\$350
55	10-115	Building Signage	Not Included
56	10-115	Interior Signage & Graphic's	Not Included
57	10-260	Wall and Corner Guards	Not Included
58	10-522	Fire Extinguishers	\$1,425
59	10-800	Toilet & Bath Accessories	\$1,600
60	10-800	Toilet & Bath Accessories - Install	\$250
			\$3,625
11-000	EQUIPMENT		
61	11-400	Furnish and Install of Food Service Equipment	By Owner
			\$0
15-000	MECHANICAL		
62	15-300	Fire Protection, Calc's Drawing and Relocations - New system	\$70,200
63	15-400	Plumbing	\$42,750
64	15-400	Plumbing Fixtures	Included
65	15-400	Kitchen Fixtures	Not Included
66	15-400	Vent Risers	Included

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67	15-400	Grease Trap	\$5,000
68	15-400	Floor Drains & Cleanout's	Included
69	15-400	CW & HW Plumbing	Included
70	15-400	Gas Piping for Kitchen Equipt.	Included
71	15-400	Final connections by Kitchen Equipment Company	Included
72	15-400	Underground Plumbing, Waste	Included
73	15-400	Water Heater Heater	Included
74	15-500	HVAC Systems	\$26,842
75	15-500	Diffusers / Registers/ Grilles - Supply & Return	Included
76	15-500	Duct work for resturant and kitchen units	Included
77	15-500	Bath Exhaust to new Exterior Louver	Included
78	15-500	Relocate of thermostats	Included
79	15-500	Testing, Adjusting, Balancing	Included
80	15-500	Additional Heating and Cooling Systems	Not Included
81	15-500	New RTU's	Not Included
82	15-880	Capitive AirHoods and Exhaust Systems	\$58,650
83	15-880	(1) Kitchen Hoods, Makeup Air Unit and Kitchen Exhaust	Included
84	15-880	Supply Duct Work	Included
85	15-880	Grease Exhaust Duct Work	Included
86	15-990	Access Panels - ACT Ceiling Not Required	Not Included
87	15-990	Walk in Cooler including infustructure to support install	Not Included
			\$203,442

16-000	ELECTRICAL		
88	16-050	Elect. Materials & Methods	\$36,500
89	16-500	Light Fixture Allowance	\$7,200
90	16-745	Tele/Data, Security & POS	By Owner
91	16-745	Fire Alarm	\$12,000
92	16-745	Electrical Gear & MDP Upgrade	Not Included
			\$55,700

Sub Total	\$572,440
General Liability	\$9,435
Contingency	\$17,164
OH & Profit	\$29,952
Total Cost	\$628,991