

Congress Street Apartments



Congress Street and Pine Street, Pawtucket, RI, 02860

Estimator: Megan Kane
Date: September 11, 2026
ROM R1

Item #	Description	Total
01-000	GENERAL CONDITIONS	
1	Executive Oversight	\$126,000
2	Senior Project Manager	\$336,000
3	Assistant PM	\$131,040
4	Project Engineer	\$151,200
5	General Superintendent	\$63,000
6	Lead Superintendent	\$443,800
7	Superintendent	\$267,280
8	Field Engineer	\$261,800
9	Construction Administrator	\$52,500
10	Legal	\$10,000
		\$1,842,620
01-040	GENERAL REQUIREMENTS	
11	Architectural & Engineering Design Fees	Not Included
12	Field Office	\$32,000
13	Field Office - Pickup & Dropoff	\$1,800
14	Construction Document Reproduction	\$5,600
15	Office Supplies (Monthly)	\$3,600
16	Office Setup	\$800
17	Final Photography	\$450
18	Tru-Look / Site Progress Photos	\$12,800
19	Aerial Photos	\$2,500
20	Testing Laboratory Services	Not Included
21	Temporary Electricity Setup	\$4,000
22	Temporary Electricity	\$15,200
23	Temporary Water	\$5,000
24	Temporary Toilets	\$28,000
25	Temp Weather Protection	Not Included
26	Dumpsters - RI	\$151,125
27	Temporary Trash Chute	\$22,000
28	Temporary Fencing	\$20,520
29	Temporary Fence - Gates	\$3,600
30	Job Site Security	Not Included
31	Temp. Signage	\$3,500
32	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$1,350
33	Recertify Fire Extinguishers	\$300
34	Hazardous Materials Testing	Not Included
35	Temporary Knox Box	\$800
36	Interim Cleaning	\$36,400
37	Final Cleaning	\$87,550

Item #	Description	Total
38	NFPA 241 Prepared by NEC	\$1,160
39	Building Permits	By Owner
40	Fire Department Plan Review Fee	By Owner
41	Legal Fees	Not Included
		\$440,055

02-000 SITEWORK

42	Sitework	\$1,145,400
43	Sitework - Building Pad	\$131,076
44	Sitework - Unsuitable Soils - Allowance	\$0 Per Owner
45	Site Improvements	\$185,691
46	Fencing	\$36,875
47	Site - Landscaping Plants and Mulch	\$36,620
48	Site - Landscape - Lawn	\$8,673
49	Site Logistics Means and Methods	\$50,000
50	Irrigation	\$15,000
		\$1,609,335

03-000 CONCRETE

51	Concrete Package - CIP Podium, Foundations & SOG	\$1,153,484
52	Concrete Package - 1st Floor Slab on Grade	\$91,760
53	Gypcrete & Sound Matt	\$242,088
54	Gypcrete Sealant	\$12,969
55	Extra Mobs for Gypcrete	\$14,000
56	Underslab Venting	Not Included
57	Cement Board Under Tubs & Showers	\$20,915
		\$1,535,216

04-000 MASONRY

58	Masonry	Per Below
59	Masonry Reinforcing	\$27,750
60	Unit Masonry - At (2) Elevator	\$109,228
61	Unit Masonry - At (2) Stair Shafts	\$207,200
62	Unit Masonry - At Basement	\$107,042
63	Unit Masonry - At First Floor	\$21,502
64	Brick at Facade	Not Included
		\$472,722

05-000 METALS

65	Structural Steel Allowance	\$20,000
66	Lintels at CMU Stair Shafts	\$11,700
67	Lintels at Elevator Shaft	\$11,400
68	Metal Pan Stairs	\$338,000
69	Balconies	Not Included
70	Metal Railings @ Site	\$18,000
71	Interior Railings	\$7,000
72	Elevator Pit Ladder, Grate and Beam	\$22,900
73	Roofing Davits / Anchors	Not Included
		\$429,000

06-000 CARPENTRY

Item #	Description	Total
74	Rough Carpentry - Material Loading Areas	\$12,600
75	Rough Carpentry - Roof Blocking	\$21,032
76	Rough Carpentry - Window and Door Blocking - 2x Blocking	\$29,563
77	Rough Carpentry - Install and Removal of Safety railing	\$10,500
78	Rough Carpentry - Temp Treads	\$9,600
79	Rough Carpentry - Embeds & Hold downs (Multi)	\$8,500
80	Rough Carpentry - PT Sleepers for Condensers (Multi)	\$20,600
81	Rough Carpentry - Temp Stairs	\$17,000
82	Rough Carpentry - Logistics, Street Shutdowns & Offloading	\$25,000
83	Small Tools	\$7,500
84	Safety Inspections	\$40,600
85	Safety Materials	\$67,755
86	Safety Setup	\$2,250
87	Wood Framing Labor & Material	\$3,024,364
88	Blocking at unit kitchens & bathroom	\$27,192
89	Finish Carpentry - Trim Package	\$180,250
90	Finish Carpentry at (2) Egress Stairs	Not Included
91	Millwork, Lobby and Amenities - L1	\$114,700
		\$3,619,006

07-000 THERMAL & MOISTURE PROTECTION

92	Waterproofing - At Elevator Pit	\$16,000
93	Waterproofing & Drainage Board at Foundations	Not Included
94	Dampproofing At Foundations	Not Included
95	15 Mil Vapor Barrier at SOG	\$9,673
96	Batt Insulation (Multi)	\$421,251
97	2" Rigid Insulation - At Foundation Wall - 8' Avg. 3 Sides	\$14,628
98	2" Rigid Insulation - At SOG - 2' at Perimeter (Gar.)	\$3,657
99	Firestopping	\$33,475
100	Metal Panel Screening @ Garage	\$158,795
101	Siding & AVB Allowance - Color 1 (Brown)	\$536,666
102	Siding & AVB Allowance - Color 2 (Green)	\$180,024
103	Siding & AVB Allowance - Color 2 (Gray)	\$574,912
104	Roofing (Resi)	\$459,733
105	Joint Sealers at Facade	\$62,096
106	Joint Sealers at Units	\$11,330
		\$2,482,240

08-000 DOORS & WINDOWS

107	Doors, Frames & Hardware	\$504,700
108	Doors, Frames & Hardware Common Area	\$45,000
109	Install Unit Interior Doors & HW	\$123,600
110	Install Common Area DFH	\$7,125
111	Exterior Storefront	\$104,295
112	Exterior Storefront - Doors & & Hardware	\$27,000
113	Interior Storefront	\$12,600
114	Interior Storefront - Doors & & Hardware	\$18,000
115	Overhead Doors	\$15,000
116	Residential Windows	\$307,125
117	Curtain Wall	Not Included
118	Sliding / Single Leaf Patio Doors	Not Included
119	Glass Shower Doors	Not Included

Item #	Description	Total
120	Bath Mirrors	\$24,525
121	Prefabricated Canopies	\$55,500
		\$1,244,470
09-000	FINISHES	
122	Gypsum Board/Drywall	\$1,735,550
123	Densglass at prerock locations	\$46,350
124	Flooring - LVT Flooring at Units, CPT at Corridors, Tile Backsplash and Bathrooms	\$918,111
125	Exterior Painting Allowance	\$20,000
126	Interior Painting - GYP Walls, Trim Package	\$351,042
		\$3,071,053
10-000	SPECIALITIES	
127	Signage - Building & wayfinding signage	By Owner
128	Signage - Unit Signage	By Owner
129	Signage - Code Compliant Signage	\$18,000
130	Signage - Allowance	\$7,000
131	Knox Box	\$1,100
132	Unit Storage Lockers	\$30,600
133	Fire Extinguishers	\$5,400
134	Postal Specialties	\$19,250
135	Storage Shelving - at Mail Room / Packages	In Millwork
136	Shelving - Unit Closets	\$53,560
137	Toilet & Bath Accessories - Materials	\$24,525
138	Install Toilet & Bath Accessories, Postal Specialties & FE Cabinets	\$18,530
139	Trash Chute - with wash down, electric locks and sound dampening	\$83,000
140	Recycle Chute	Not Included
141	Trash Compactor	By Owner
142	Interior Bike Racks - Steadyrack	\$18,200
		\$279,165
11-000	EQUIPMENT	
143	Residential Equipment - Electric Stove, Top Freezer Fridge, Dishwasher, Self-Circ Microwave	\$427,450
144	Residential Equipment - Washer & Electric Dryer	\$164,800
145	Disposal and Dumpster	\$8,750
146	Appliance Install - Elevator Operator Time	\$18,000
		\$619,000
12-000	FURNISHINGS	
147	Manufactured Casework - At Units - Kitchen Cabinetry & Bathroom Vanities	\$391,400
148	Install of Kitchen Cabinetry and Bathroom Vanities	\$87,550
149	Stone Kitchen and Vanity Countertops - 3 CM Quartz	\$149,350
150	Window Treatment	By Owner
		\$628,300
14-000	CONVEYING	
151	Elevators - 3,500 LBS, 150fpm, Standard cab finishes,	\$420,000
152	Elevator Operator Time	\$21,600
153	Fire & Smoke Curtains	Not Included
		\$441,600

Item #	Description	Total
15-000	MECHANICAL	
154	Fire Protection per NFPA 13	\$393,444
155	Dry System @ Covered Parking	\$83,119
156	Temp Standpipe	\$15,000
157	FM-200 System	Not Included
158	Fire Pump	Not Included
159	Hydrant Flow Test	Not Included
160	Plumbing	\$2,540,000
161	Tub and Shower Protection	\$9,975
162	HVAC	\$2,987,000
163	MEP Coordination	\$38,000
		\$6,066,538
16-000	ELECTRICAL	
164	Unit Electrical	\$3,821,913
165	Lighting Fixture	Included
166	EV Car Charging Stations	Not Included
167	Package Monitor / Delivery System	\$35,000
168	BDA Allowance	\$68,100
169	Access Control	By Owner
170	Solar Ready	Included
		\$3,925,013
	Sub Total	\$28,705,332
	General Liability	\$571,709
	OH & Profit	\$1,221,601
	IT & Software	\$74,729
	Payment and Performance Bond - 1.0%	\$317,616
	Contingency (3%)	\$870,633
	Total	\$31,761,621