

Parcel 5

, Providence, RI,

Estimator: Fernando Rodrigues

Date: 7/26/2024

Conceptual Estimate



Group	Phase	Description	Qty Unit	Cost/Unit	Total Amount
01-000		GENERAL CONDITIONS			
1	01-002	Project Executive	832 hr	\$175.00	\$145,600
2	01-003	Sr. Project Manager - Full Time	4,160 hr	\$125.00	\$520,000
3	01-004	Asst. Project Manager - 1/2 Time	2,080 hr	\$85.00	\$176,800
4	01-005	Project Engineer - Full Time	4,160 hr	\$80.00	\$332,800
5	01-009	General Superintendent - 1 day per week	832 hr	\$175.00	\$145,600
6	01-010	Lead Superintendent - Full time	4,160 hr	\$130.00	\$540,800
7	01-011	Asst. Superintendent - Full Time	4,160 hr	\$85.00	\$353,600
8	01-011	Asst. Superintendent -18 months	3,120 hr	\$85.00	\$265,200
9	01-011	Asst. Superintendent - 2 months	346 hr	\$85.00	\$29,444
10	01-016	Construction Administrator	832 hr	\$70.00	\$58,240
11	01-018	Accounting/Finance	832 hr	\$80.00	\$66,560
					\$2,634,644
01-040		GENERAL REQUIREMENTS			
12	01-090	Field Office & Sheds	24 mnth	\$1,850.00	\$44,400
13	01-090	Field Office & Sheds Pickup & Dropoff	2 lsum	\$900.00	\$1,800
14	01-092	Construction Document Reproduction	24 mnth	\$350.00	\$8,400
15	01-096	Office Supplies	24 mnth	\$200.00	\$4,800
16	01-096	Office Set-up	1 lsum	\$800.00	\$800
17	01-097	Computer Equipment/Supplies	24 mnth	\$1,850.00	\$44,400
18	01-330	Survey and Layout Data	1 lsum	\$25,000.00	\$25,000
19	01-380	Final Photography	1 lsum	\$1,200.00	\$1,200
20	01-380	Tru-Look / Site Progress Photos			Not Included
21	01-380	Aerial Photos	6 ea	\$650.00	\$3,900
22	01-400	Quality Control Manager	192 hr	\$150.00	\$28,800
23	01-410	Testing Laboratory Services			By Owner
24	01-510	Temporary Electricity Setup			By Sub
25	01-510	Temporary Electricity	24 mnth	\$950.00	\$22,800
26	01-510	Temporary Water	24 mnth	\$200.00	\$4,800
27	01-511	Temporary Toilets	104 week	\$280.00	\$29,120
28	01-513	Temp Weather Protection			Not Included
29	01-528	Dumpsters (RI)	283 ea	\$850.00	\$240,550
30	01-529	Trash Chute	2 ea	\$18,500.00	\$37,000
31	01-533	Temporary Fencing	1,300 lnft	\$10.00	\$13,000
32	01-533	Temporary Gates	3 ea	\$1,800.00	\$5,400
33	01-540	Security			Not Included
34	01-545	First Aid/Safety Supplies	24 mnth	\$250.00	\$6,000
35	01-545	Temp Fire Extinguishers w/ Stands (1 per 10K SF or 1 per Floor)	30 ea	\$225.00	\$6,750
36	01-545	Recertify Fire Extinguishers (Projects over 1 year)	30 ea	\$50.00	\$1,500
37	01-545	Temp. Signage - Large Project Package	1 lsum	\$2,500.00	\$2,500
38	01-710	Interm Cleaning	2,080 hr	\$65.00	\$135,200
39	01-710	Final Cleaning - Units	227 units	\$850.00	\$192,950

Group	Phase	Description	Qty Unit	Cost/Unit	Total Amount
40	01-710	Final Cleaning - Exterior	1 lsum	\$30,000.00	\$30,000
41	01-710	Final Cleaning - Garage / Retail	64,150 s.f.	\$0.40	\$25,660
42	01-901	NFPA 241 Prepared by NEC			Included
43	01-901	Building Permits			By Owner
44	01-901	Fire Department Permits			By Owner
					\$916,730

02-000 SITEWORK

45	02-090	Sitework	64,150 s.f.	\$42.00	\$2,694,300
46	02-090	Building Pad Prep			Included
47	02-090	Dust Control			Included
48	02-090	Localized Dewatering as needed to perform work			Included
49	02-090	Dewatering Treatment			Not Included
50	02-090	Road Opening Permits			Included
51	02-090	Clearing and Grubbing			Included
52	02-090	Curb Cuts			Included
53	02-090	Install and maintain construction entrance for duration of the project			Included
54	02-090	Backfill for foundations			Included
55	02-090	Rough Grading & Fine Grading			Included
56	02-090	Removal, Disposal and repairs of roadway for utility connections			Included
57	02-090	Utility Excavation and Backfill for Interior foundations and underground MEI			Included
58	02-090	Install, maintain and remove erosion controls for duration of the project.			Included
59	02-090	Install Rigid Insulation at Foundation			Included
60	02-090	Site As-Builts			Included
61	02-090	SOE	754 lf allow	\$700.00	\$527,800
62	02-090	Traffic Controls & Police Details for Site Specific Scope			Included
63	02-090	Under Slab Venting			Not Included
64	02-220	Ground Improvements - Building			Not Included
65	02-220	Unsuitable Soil			Not Included
66	02-500	E&B for gas utility install			Included
67	02-510	Water Mains, tapping sleeves & Valves			Included
68	02-510	Water connections into buildings			Included
69	02-510	Pressure Testing and Chlorination			Included
70	02-530	F&I Sewer and Connections			Included
71	02-530	Sewer line testing			Included
72	02-530	Manhole and Cleanouts			Included
73	02-580	E&B for Electrical Conduit			Included
74	02-580	E&B for Electrical Primary and Secondary			Included
75	02-580	E&B for Communications			Included
76	02-600	Underground Infiltration System			Included
77	02-600	HDPE Piping, Cleanouts & Cathbasins/Manholes			Included
78	02-600	Outlet Control Structures			Included
79	02-700	Bituminous Asphalt Pavement Top Course			Not Included
80	02-700	Bituminous Asphalt Pavement Binder Course			Not Included
81	02-700	Crushed Gravel Borrow Base			Included
82	02-700	Line stripping & street markings			Included
83	02-700	Precast Curb			Included
84	02-700	Granite / Concrete Curb			Included
85	02-700	Furnish and Install Site Signage			Included
86	02-900	Site - Landscaping Plants and Mulch	1 allow	\$45,000.00	\$45,000
87	02-900	Courtyard - Landscaping, Hardscape and Plantings	16,500 s.f.	\$42.00	\$693,000
					\$3,960,100

03-000 CONCRETE

Group	Phase	Description	Qty Unit	Cost/Unit	Total Amount
88	03-100	Concrete Package	64,150 s.f.	\$78.00	\$5,003,700
89	03-100	Reinforcing Steel - Foundation Rebar			Included
90	03-150	Foundation Wall, Footing & Grade Beam			Included
91	03-150	Furnish & Place Concrete Stair Pan Infills - Stair 1-3			Included
92	03-150	Elevator Pit Wall Formwork			Included
93	03-221	Slab on Grade			Included
94	03-221	Cast in Place Podium			Included
95	03-240	Sidewalk Concrete Labor & Material	8,000 sf	\$15.00	\$120,000
96	03-250	House Keeping Pad			Included
97	03-255	Pipe Bollard Concrete	20 ea	\$125.00	\$2,500
98	03-999	Gypcrete & Sound Matt	191,320 s.f.	\$3.20	\$612,224
99	03-999	Gypcrete Sealant	191,320 s.f.	\$0.15	\$28,698
100	03-999	Extra Mobs for Gypcrete	5 ea	\$3,500.00	\$17,500
101	03-999	Underslab Venting			Not Included
102	03-999	Cement Board Under Tubs & Showers	318 ea	\$235.00	\$74,730
					\$5,859,352

04-000		MASONRY			
103	04-160	Masonry			Per Below
104	04-160	Masonry Reinforcing	11 ton	\$1,850.00	\$20,350
105	04-200	Unit Masonry - At (2) Elevator	3,264 sf	\$28.00	\$91,392
106	04-200	Unit Masonry - At (2) Stair Shafts	8,160 sf	\$28.00	\$228,480
107	04-200	Unit Masonry - At Trash, Amenities Trash, Electric Room	7,200 sf	\$26.00	\$187,200
108	04-700	Brick at Facade			In Facade Allowance
					\$527,422

05-000		METALS			
109	05-120	Structural Steel Allowance	1 lsum	\$250,000.00	\$250,000
110	05-120	Structural Steel Support for Pool	1 lsum	\$120,000.00	\$120,000
111	05-500	Lintels at CMU Stair Shafts	11 ea	\$900.00	\$9,900
112	05-500	Lintels at Elevator Shaft	10 ea	\$950.00	\$9,500
113	05-500	Metal Pan Stairs - Stairs 1-2	11 flights	\$23,750.00	\$261,250
114	05-500	Metal Railings @ Courtyard & Private Patio	170 lf	\$725.00	\$123,250
115	05-500	Elevator Pit Ladder, Grate and Beam	2 lsum	\$11,450.00	\$22,900
116	05-500	Pipe Bollards at Garage	20 ea	\$950.00	\$19,000
117	05-500	Roofing Davits / Anchors			Not Included
118	05-500	Pergola at Pool	1 ea	\$52,000.00	\$52,000
119	05-500	Pergola - Install	1 lsum	\$10,500.00	\$10,500
120	05-500	Louvers / Grate for Areaway in Garage	1 allow	\$20,000.00	\$20,000
					\$898,300

06-000		CARPENTRY			
121	06-100	Rough Carpentry - Safety	259,930 s.f.	\$0.35	\$90,976
122	06-100	Rough Carpentry - Material Loading Areas	12 ea	\$2,100.00	\$25,200
123	06-100	Rough Carpentry - Temp Railings at Courtyard	240 l.f.	\$85.00	\$20,400
124	06-100	Rough Carpentry - Durarock at Tubs & Showers			In Div 03
125	06-100	Rough Carpentry - Roof Blocking	1 lsum	\$35,000.00	\$35,000
126	06-100	Rough Carpentry - Window and Door Blocking - 2x Blocking per A7.0	681 ea	\$93.85	\$63,912
127	06-100	Rough Carpentry - Install and Removal of Safety railing at L2 Slab	1,130 l.f.	\$18.00	\$20,340
128	06-100	Rough Carpentry - (2) Temp Stairs at CMU Shaft	2 ea	\$8,925.00	\$17,850
129	06-100	Rough Carpentry - Embeds & Hold downs (Multi)	1 allow	\$8,500.00	\$8,500
130	06-100	Rough Carpentry - PT Sleepers for Condensers (Multi)	227 ea	\$200.00	\$45,400
131	06-101	Crane Pad, Logistics, Street Shutdowns & Offloading	1 allow	\$60,000.00	\$60,000
132	06-101	Crane Pad	1 allow	\$64,950.00	\$64,950

Group	Phase	Description	Qty Unit	Cost/Unit	Total Amount
133	06-101	Crane Mob & De Mob	1 lsum	\$10,240.00	\$10,240
134	06-101	Crane Operator	26 weeks	\$10,240.00	\$266,240
135	06-101	Generator Rental & Fuel	1 allow	\$80,000.00	\$80,000
136	06-101	Crane Pad Removal	1 allow	\$25,000.00	\$25,000
137	06-150	Wood Framing Labor & Material	239,150 s.f.	\$28.00	\$6,696,200
138	06-150	Blocking at unit kitchens & bathroom	227 units	\$264.00	\$59,928
139	06-150	Wood Framing Labor & Material - Interior Partitions			Included
140	06-150	Install of windows and unit patio doors			Included
141	06-150	Framing balconies			Included
142	06-150	Screwing of Floor Sheathing ILO Nailing			Included
143	06-150	CD Pine Plywood Sheathing			Included
144	06-200	Finish Carpentry - Trim Package - See Clearifications	227 units	\$1,750.00	\$397,250
145	06-200	Base at Corridors			Included
146	06-200	Window Sills and Skirts at Unit Windows			Included
147	06-200	Base at Unit Interiors			Included
148	06-200	Door Casing to Unit Entry Doors over Metal Frame			Included
149	06-200	Finish Carpentry at (2) Egress Stairs	2 ea	\$35,000.00	\$70,000
150	06-220	Millwork, Lobby and Amenities - L1 (Owner Allowance)	2,291 s.f.	\$110.00	\$252,010
151	06-220	Millwork, Amenities Finishes - L2 (Owner Allowance)	8,240 s.f.	\$110.00	\$906,400
152	06-220	Exterior Roof Terrace Casework, Grills, Fire Pit and Misc	1 allow	\$150,000.00	\$150,000
					\$9,365,795

07-000 THERMAL & MOISTURE PROTECTION

153	07-100	Waterproofing - At Elevator Pit	2 ea	\$8,000.00	\$16,000
154	07-100	Waterproofing & Drainage Board at Foundations	6,096 s.f. all	\$5.00	\$30,480
155	07-100	Waterproofing Elevataed Deck at Courtyards	16,500 s.f. all	\$7.50	\$123,750
156	07-150	Dampproofing At Foundations			Not Included
157	07-185	15 Mil Vapor Barrier at SOG	64,150 sqft	\$0.45	\$28,829
158	07-200	Batt Insulation (Multi)	239,150 s.f.	\$3.80	\$908,770
159	07-201	2" Rigid Insulation - At Foundation Wall - 8' Avg. 3 Sides	6,096 sqft	\$1.71	\$10,436
160	07-201	2" Rigid Insulation - At SOG - 2' at Perimeter (Gar.)	4,784 sqft	\$1.71	\$8,190
161	07-270	Firestopping	227 units	\$325.00	\$73,775
162	07-440	Siding & AVB Allowance - Level 1	10,170 sf	\$65.00	\$661,050
163	07-440	Siding & AVB Allowance - Level 2-6	54,275 sf	\$36.00	\$1,953,900
164	07-500	Roofing (Resi)	47,830 s.f.	\$18.00	\$860,940
165	07-570	Traffic Coatings & Concrete Sealer at Garage			Not Included
166	07-750	Gutter & Downspouts at Retail Canopies			Included
167	07-900	Joint Sealers at Facade	93,670 sf	\$1.25	\$117,088
168	07-900	Joint Sealers at Units	227 untis	\$110.00	\$24,970
169	07-912	Pre-Molded Joint Filler	1 lsum	\$3,820.00	\$3,820
					\$4,821,998

08-000 DOORS & WINDOWS

170	08-100	Doors, Frames & Hardware	227 units	\$4,800.00	\$1,089,600
171	08-100	Doors, Frames & Hardware Common Area	25 ea	\$1,800.00	\$45,000
172	08-100	Install Unit Interior Doors & HW	227 units	\$1,200.00	\$272,400
173	08-100	Install Common Area DFH	25 ea	\$285.00	\$7,125
174	08-120	Exterior/Interior Storefront	2,640 s.f.	\$65.00	\$171,600
175	08-120	Exterior Storefront - Doors & Hardware	10 each	\$3,000.00	\$30,000
176	08-520	Residential Doors & Windows - 35% of Facade	29,225 s.f. all	\$30.00	\$876,750
177	08-520	Curtian Wall			Not Included
178	08-520	Sliding / Single Leaf Patio Doors			Not Included
179	08-520	Overhead Doors	1 ea	\$11,755.00	\$11,755
180	08-800	Glass Railing at Pool	72 l.f.	\$900.00	\$64,800

Group	Phase	Description	Qty Unit	Cost/Unit	Total Amount
181	08-800	Glass Shower Doors	91 ea	\$2,200.00	\$200,200
182	08-800	Bath Mirrors	318 ea	\$225.00	\$71,550
183	08-800	Prefabricated Canopies	1 ea	\$65,000.00	\$65,000
					\$2,905,780
09-000		FINISHES			
184	09-250	Gypsum Board/Drywall	227 s.f.	\$17,800.00	\$4,040,600
185	09-250	Densglass at prerock locations	227 units	\$515.00	\$116,905
186	09-550	Flooring - LVT Flooring at Units, CPT at Corridors, Tile Backsplash and Bat	239,150 s.f.	\$8.50	\$2,032,775
187	09-900	Exterior Painting Allowance	1 allow	\$30,000.00	\$30,000
188	09-900	Interior Painting - GYP Walls, Trim Package	239,150 s.f.	\$2.80	\$669,620
					\$6,889,900
10-000		SPECIALITIES			
189	10-115	Signage - Building & wayfinding signage (Owner Allowance)	1	\$150,000.00	\$150,000
190	10-115	Signage - Unit Signage			By Owner
191	10-115	Signage - Code Compliant Signage	1 each	\$18,000.00	\$18,000
192	10-193	Knox Box	5 each	\$550.00	\$2,750
193	10-522	Fire Extinguishers	30 ea	\$450.00	\$13,500
194	10-550	Postal Specialties	227 ea	\$175.00	\$39,725
195	10-670	Storage Shelving - at Mail Room / Packages			In Millwork
196	10-670	Shelving - Unit Closets	227 untis	\$520.00	\$118,040
197	10-800	Toilet & Bath Accessories - Materials	318 ea	\$225.00	\$71,550
198	10-800	Install Toilet & Bath Accessories, Postal Specialties & FE Cabinets	318 ea	\$170.00	\$54,060
199	10-881	Trash Chute - with wash down, electric locks and sound dampening	1 lsum	\$62,500.00	\$62,500
200	10-881	Recycle Chute	1 lsum	\$62,500.00	\$62,500
201	10-881	Trash Compactor			By Owner
202	10-999	Interior Bike Racks - Dero	50 ea	\$375.00	\$18,750
					\$611,375
11-000		EQUIPMENT			
203	11-450	Residential Equipment - Electric Stove, Top Freezer Fridge, Dishwasher, Si	227 units	\$5,250.00	\$1,191,750
204	11-450	Disposal and Dumpster	10 ea	\$875.00	\$8,750
205	11-450	Appliance Install - Elevator Operator Time	10 days	\$1,800.00	\$18,000
					\$1,218,500
12-000		FURNISHINGS			
206	12-300	Manufactured Casework - At Units - Kitchen Cabinetry & Bathroom Vanities	227 units	\$5,600.00	\$1,271,200
207	12-300	Install of Kitchen Cabinetry and Bathroom Vanities	227 units	\$950.00	\$215,650
208	12-300	Stone Kitchen and Vanity Countertops - 3 CM Quartz	227 units	\$2,650.00	\$601,550
209	12-500	Window Treatment	227 units	\$620.00	\$140,740
					\$2,229,140
13-000		SPECIAL CONSTRUCTION			
210	13-150	Pool at Courtyard	1	\$150,000.00	\$150,000
					\$150,000
14-000		CONVEYING			
211	14-200	Elevators - 3,500 LBS, 150fpm, Standard cab finishes,	12 stops	\$35,000.00	\$420,000
212	14-200	Elevator Operator Time	15 day	\$1,800.00	\$27,000
213	14-200	Fire & Smoke Curtains			Not Included
214	14-200	Temporary Working Platform (Engineering NIC)	2 lsum	\$7,500.00	\$15,000
215	14-200	Elevator Cab Upgrades (Owner Allowance)	2 ea	\$10,000.00	\$20,000
					\$482,000

Group	Phase	Description	Qty Unit	Cost/Unit	Total Amount
15-000		MECHANICAL			
216	15-300	Fire Protection per NFPA 13	209,720 sf	\$4.50	\$943,740
217	15-300	Temp Standpipe	6 floors	\$2,500.00	\$15,000
218	15-300	Dry System at Cantilever - Galv. at Exposed	50,210 lsum	\$5.80	\$291,218
219	15-300	FM-200 System			Not Included
220	15-300	Fire Pump			Not Included
221	15-300	Hydrant Flow Test			Not Included
222	15-400	Plumbing	227 units	\$19,750.00	\$4,483,250
223	15-400	Unit Plumbing - HW, CW, Vent, Waste, Kitchen Sink, Ice Ox Box, Laundry I			Included
224	15-400	Gas piping - Common area RTU's			Included
225	15-400	Gas piping - Retail spaces			Included
226	15-400	Gas to Grills and Fire pits			Included
227	15-400	Plumbing vents through roof			Included
228	15-400	Amenities and common bathrooms			Included
229	15-400	Underground plumbing, storm water, sanitary			Included
230	15-400	Garage Drainage	50,210 ea	\$3.10	\$155,651
231	15-400	Tub and Shower Protection	318 ea	\$95.00	\$30,210
232	15-400	Water Sub Metering (Owner Allowance)	227 units	\$150.00	\$34,050
233	15-500	HVAC	227 units	\$26,500.00	\$6,015,500
234	15-500	FCU's w/ ERV			Included
235	15-500	Unit T-Stat - Local Controls			Included
236	15-500	Bathroom exhaust - side wall vented			Included
237	15-500	RTU, ductwork and distribution for common area and amenities			Included
238	15-500	Mini Splits at Elev Mech Rooms & Electrical Room			Included
239	15-500	Electric Heaters at Stairs & trash rooms			Included
240	15-500	Startup, Testing and Balancing			Included
241	15-500	Unit Heaters and Ventilation at Garage	50,210 s.f.	\$4.20	\$210,882
242	15-500	MEP Coordination	1 lsum	\$38,000.00	\$38,000
					\$12,217,501
16-000		ELECTRICAL			
243	16-050	Unit Electrical	227 units	\$22,800.00	\$5,175,600
244	16-050	Lighting Fixture	227 units	\$2,900.00	\$658,300
245	16-050	EV Car Charging Stations (Owner Allowance)	1	\$200,000.00	\$200,000
246	16-050	Package Monitor / Delivery System (Owner Allowance)	1 allow	\$50,000.00	\$50,000
247	16-050	Intercom System Allowance			Included
248	16-050	USB Outlets			Not Included
249	16-050	Roof Deck Amenities Space Lighting			Included
250	16-050	Puddy Packs at unit separation walls			Included
251	16-050	Unit media panels			Included
252	16-050	Generator			Not Included
253	16-050	Security / CCTV			By Owner
254	16-050	Solar Panels			Not Included
255	16-050	BDA Allowance	1 allow	\$68,100.00	\$68,100
256	16-050	Lighting Protection			Not Included
257	16-050	Convenience Power, Power to Equipment & Lighting			Included
258	16-050	Retail - Gear & Temp Lighting	4 ea	\$15,000.00	\$60,000
259	16-050	LATCH Access Control (Owner Allowance)	1 allow	\$225,000.00	\$225,000
					\$6,437,000
				SubTotal	\$62,125,537

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					Insurances & Risk Management	\$1,292,527
					Contingency	\$3,105,991
					OH & Profit	\$3,419,382
					Design Contingency	\$1,863,594
					Total Cost	\$71,807,031