

The Halal Guys - Warwick, RI

1727 Post Road, Warwick, RI, 02888

Estimator: Megan Kane

Date: October 10, 2025

Proposal



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-003	Project Manager	\$22,425
2	01-005	Project Engineer	\$12,750
3	01-010	Superintendent	\$69,000
4	01-016	Construction Administrator	\$3,750
			\$107,925
01-030		GENERAL REQUIREMENTS	
5	01-092	Construction Document Reproduction	\$150
6	01-096	Office Supplies (Monthly)	\$900
7	01-096	Office Setup	\$400
8	01-097	Construction Tech & Field Internet	\$1,800
9	01-510	Temporary Electricity	By Owner
10	01-510	Temporary Water	By Owner
11	01-511	Temporary Toilets	\$2,100
12	01-521	Small Tools & Expendables	\$1,500
13	01-528	Dumpsters - RI	\$4,950
14	01-545	Temp. Signage	Included
15	01-546	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$125
16	01-710	Final Cleaning (Per SF)	\$1,400
17	01-901	NFPA 241 Prepared by NEC	Included
18	01-901	Building Permits	By Owner
19	01-901	Fire Department Plan Review Fee	By Owner
			\$13,325
02-000		SITework	
20	02-220	Select Demolition for New Roof Openings and Penetrations	\$12,250
21	02-220	E&B for UG Plumbing and Sanitary	Included
22	02-315	Survey of Existing Conditions	Not Included
			\$12,250
03-000		CONCRETE	
23	03-221	Concrete Slab Labor	\$19,070
24	03-221	Drill & Dowel to Existing Concrete	Included
25	03-221	Concrete Slab 4000 PSI	Included
26	03-221	Wash Out Box & Disposal	Included
27	03-221	Concrete Pump	Included
28	03-221	AVB Supply and Install	Included
29	03-221	Protect Walls	Included
			\$19,070
05-000		METALS	
30	05-120	F&I LLV Steel Angles around Mechanical Rooftop Units	\$24,932
31	05-120	F&I Reinforcing to Existing Joists	Included
32	05-500	F&I MTL-1 Stainless Steel Trim	\$21,500

Group	Phase	Description	Total Amount
			\$46,432
06-000		CARPENTRY	
33	06-100	Rough Carpentry - Safety	\$800
34	06-100	Temp Protection of Finishes	\$573
35	06-200	F&I WD-2 Wood Veneer @ (2) Doors	\$4,000
36	06-200	F&I SS-7 Laminate Cladding for Pony Wall	\$2,000
37	06-220	Millwork Package (Install Only):	\$20,000
38	06-220	SS-1 POS	\$840
39	06-220	SS-2 Custom Window Counter	Not Included
40	06-220	SS-3 Serveline Pony Wall	\$1,680
41	06-220	SS-4 Trashcan Enclosure	Not Included
42	06-220	SS-5 Custom Tables	Not Included
43	06-220	SS-6 Black Tables	Not Included
			\$29,893
07-000		THERMAL & MOISTURE PROTECTION	
44	07-200	Batt. Insulation	In Div. 09
45	07-200	Furring & Insulation at Exterior Walls	By Owner
46	07-270	Firestopping	\$500
47	07-270	Fire Proofing	Not Included
48	07-500	Membrane Roofing Repairs and Flashing	\$25,500
			\$26,000
08-000		DOORS & WINDOWS	
49	08-100	Doors, Frames & Hardware:	\$8,743
50	08-100	WD1 - Solid Core Door	Included
51	08-100	WD2 - EZConcept Frameless Door	Included
52	08-100	EL1 - Eliason SCP-4	Included
53	08-100	PM1 - Metal Frame	Included
54	08-100	PM2 - Metal Frame	Included
55	08-100	Labor to Install DFH	In Div. 09
56	08-100	Entry/ Exit Doors and Hardware	By Owner
57	08-100	Service/ Exit Doors and Hardware	By Owner
58	08-100	Aluminum Storefront & Glazing	By Owner
			\$8,743
09-000		FINISHES	
59	09-250	Gypsum Board/Drywall	\$47,521
60	09-250	Gypsum Board/Drywall Soffits	Included
61	09-250	Metal Stud Framing	Included
62	09-250	5/8" Cementitious Backer at Wet Wall	Included
63	09-250	F&I 5/8" Gyp Bd to Underside of Deck on Interior Side of All Exterior Walls In Dining	Included
64	09-250	F&I 5/8" Cement Bd up to 3 ft AFF on Interior side of Exterior Walls in Corridor at Tile	Included
65	09-250	F&I 5/8" Gyp Bd from 3 ft AFF to min. 6" Above Finished Ceiling at Tile	Included
66	09-250	F&I 5/8" Cement Bd up to 2 ft AFF on Interior side of Exterior Walls and Demising Wal	Included
67	09-250	F&I 5/8" Plywood from 2 ft AFF to min. 6" Above Finished Ceiling at Interior Side of I	Included
68	09-250	In Wall Blocking	Included
69	09-250	F&I WF-1 Fiber Reinforced Panels (FRP) - Pebbled	Included
70	09-250	Cut, Patch and Taping Finish (6) Openings for Steel Modifications	Included
71	09-250	Level 5 Finish at Graphic Walls	Included
72	09-300	F&I Wall Tile:	\$57,500
73	09-300	WT-1 Wall Tile	Included
74	09-300	WT-2 Wall Tile	Included
75	09-300	WT-3 Wall Tile	Included
76	09-300	WT-4 Wall Tile	Included
77	09-300	F&I Floor and Base Tile:	Included
78	09-300	B-1 Field Tile Base	Included

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79	09-300	B-3 Cove Base - Quarry	Included
80	09-300	F-2 Field Tile	Included
81	09-300	B-3 Quarry Tile	Included
82	09-300	Waterproofing at Bathrooms, Wet Walls & Demising Walls - Latierete	Included
83	09-300	F&I MAT-1 Entry Floor Mat	Included
84	09-510	F&I Acoustical Tile and Grid	\$5,000
85	09-900	Painting:	\$5,750
86	09-900	P-1 Paint - Taupe	Included
87	09-900	P-2 Paint - Black	Included
88	09-900	P-2A Paint - Black	Included
89	09-900	P-3 Paint - Dark Gray	Included
90	09-900	P-4 Paint - White	Included
91	09-900	P-5 Paint - Chevrons	Included
92	09-900	Wall Prep for Graphics - Priming Wall	Included
93	09-900	Exterior Paint	Not Included
			\$115,771

10-000 SPECIALITIES

94	10-115	Wall Graphics (Install Only)	\$4,620
95	10-115	Menu Boards (Install Only)	Not Included
96	10-115	Window Stencil Lettering (Install Only)	Not Included
97	10-115	Employee Wash Hands Sign(s) (Install Only)	Included
98	10-115	Restroom Signage (Install Only)	Included
99	10-115	Entry Emblem & Hours (Install Only)	Not Included
100	10-115	Exterior Sign	By Owner
101	10-522	Fire Extinguishers:	\$1,300
102	10-522	F&I Wall Mounted Type 'K' Fire Extinguisher	Included
103	10-522	F&I Wall Mounted Type 'ABC' Fire Extinguisher	Included
104	10-522	F&I Type 'ABC' Fire Extinguisher and Semi-Recessed Cabinet	Included
105	10-522	Labor to Install	Included
106	10-800	Toilet & Bath Accessories	\$1,375
107	10-800	Install Toilet & Bath Accessories	Included
			\$7,295

11-000 EQUIPMENT

108	11-400	Food Service Equipment (Install Only)	\$6,500
109	11-400	Walk In Equipment (Install Only)	\$12,000
110	11-400	Furnish of Food Service Equipment	By Owner
			\$18,500

12-000 FURNISHINGS

111	12-600	Furniture (Install Only)	\$13,600
112	12-600	Counters (Install Only)	Included
113	12-600	Exterior Furniture (Install Only)	Included
114	12-600	Furnish F-5X: Custom Window Counter	By Owner
115	12-600	F-11: Black 2-Top Table	Not Included
116	12-600	F-14: Black Booth Table	Not Included
			\$13,600

15-000 MECHANICAL

117	15-310	Fire Protection, Calc's Drawing and Relocations	Not Included
118	15-310	Ansul System	By Owner
			\$0

15-400 PLUMBING

119	15-405	Plumbing	\$105,420
120	15-405	Final Connections to New Kitchen Equipment	Included

Group	Phase	Description	Total Amount
121	15-405	Gas Piping A/C	Included
122	15-405	F&I Water Heaters	Included
123	15-405	F&I Plumbing Fixtures	Included
124	15-405	F&I Mop Sink	Included
125	15-405	Sanitary Waste Line to Space	By Owner
126	15-405	Grease Line Stubbed into Space	By Owner
127	15-405	Grease Trap	Not Included
128	15-405	Grease Interceptor	By Owner
129	15-405	Water Meter and Service Stubbed to Premises	By Owner
130	15-405	Gas Meter and Service to Space	By Owner
			\$105,420

15-502 HVAC

131	15-503	HVAC Systems:	\$119,900
132	15-503	F&I (1) RTU (RTU-5), Curbs and Drops	Included
133	15-503	Makeup Air Unit (MUA -1) (Install Only)	Included
134	15-503	Wiring and Connections	Included
135	15-503	Kitchen Exhaust Fans (KEF-1 & KEF-2) (Install Only)	Included
136	15-503	Ductwork, Dampers and Grilles	Included
137	15-503	Thermostats and Controls	Included
138	15-503	F&I Air Curtain AC-1	Included
139	15-503	Testing, Adjusting, Balancing	Included
140	15-503	Rooftop Units (RTU-3 & RTU-4)	ETR
141	15-503	Rooftop Exhaust Fan (EF-2)	ETR
142	15-503	Bathroom Exhaust Fan (EF-2)	ETR
			\$119,900

16-000 ELECTRICAL

143	16-050	Electrical:	\$103,000
144	16-050	Exit/ Emergency Light System	Included
145	16-050	P.O.S. Conduit, Cables and Jacks	Included
146	16-050	P.O.S. Equipment Installation	Not Included
147	16-050	Electrical Meter in LL's Utility Room	By Owner
148	16-050	Electrical Panels within Tenant's Premise	By Owner
149	16-050	Music System and Speakers	By Owner
150	16-200	Power to Equipment, Convenience Power & Lighting	Included
151	16-400	F&I Security Camera and Alarm System	Included
152	16-400	F&I Phone Panel, Equipment and Cable Pulls	Included
153	16-400	Phone Demarc Box and 2" Conduit with Pull Strings from Demarc to Tenant Space	By Owner
154	16-500	Light Fixtures and Mounting Accessories (Install Only)	Included
155	16-500	F&I Lamps for Lighting Fixtures	Included
156	16-721	Fire Alarm	\$14,875
			\$117,875

Sub Total	\$761,999
Sales Tax	\$42
General Liability	\$12,312
OH & Profit	\$46,461
Total Cost	\$820,814

BID CLARIFICATIONS

The Halal Guys

1727 Post Road, Warwick, RI

10/10/2025

BID DOCUMENTS

1. Bid & Landlord Review Set – Dated 9/19/25
2. Response to RFI 001 – Dated 10/7/2025

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 15 week duration. Anticipated lead times have been factored into the schedule and project duration determination. Lead times are subject to change.
3. Our proposal & alternates are valid for 30 days unless otherwise noted. NEC reserves the right to reevaluate costs based on material increases if an award is made after this date.
4. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
5. This proposal is based on merit shop labor rates.
6. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
7. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
8. Retainage to be released on early complete packages whereas the subcontractor is complete with 100% of their scope of work prior to 50% of the project completion. IE: Concrete, Demolition, Steel.
9. Pricing does not reflect any possible cost increases due to potential tariffs.
10. All existing equipment and/or devices to remain and/or to be relocated are assumed to be in good working order. Repair, Maintenance or Replacement of said equipment or devices is not included.
11. Adequate staging and laydown areas will be provided to the contractor for use during construction.
12. Liquidated and consequential damages are not included.
13. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
14. Municipal / utility company connection fees or back charges are not included.
15. Coordination of 3rd party utilities is not included.
16. Owner to provide all permanent utility services required.
17. Seismic restraints on existing conditions are not included.
18. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
19. Third party commissioning is not included.
20. The cost for any expediting of material or equipment deliveries is not included.
21. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
22. Building survey and control points are not included.
23. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
24. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope are not included.
25. Misc. building charges or fees including building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage are not included.
26. Security, police details and fire watch are not included.
27. Building Department Permit Fees & Fire Department Permit Fees are not included.

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28. Third party testing is not included.

Division 07:

Insulation:

1. The Furring and Insulation at the Exterior walls by the Owner.
2. Fireproofing is not Included.

Division 08:

Doors, Frames and Hardware:

1. The Entry/ Exit Doors and Hardware, Service/ Exit Doors and Hardware and Aluminum Storefront & Glazing is by Owner.

Division 09:

Finishes:

1. Exterior Paint is not included.

Division 10:

Signage:

1. Installation of Menu Boards, Window Stencil Lettering and Entry Emblem & Hours are not included.
2. The Exterior Sign is by Owner.

Division 11:

Equipment:

1. Food Service Equipment is to be furnished by Owner.

Division 12:

Furnishings:

1. The Furniture F-5X is to be furnished by Owner.
2. Furniture F-11: Black 2-top Table and F-14: Black Booth Table are not included.

Division 15:

Fire Protection:

1. Fire Protection is not included.
2. The Ansul System is by Owner.

HVAC:

1. The HVAC scope of work is priced with the understanding per RRFI 001 the locations of the Roof mounted Make-up Air Unit and Kitchen Exhaust Fans will be adjusted to accommodate existing roof drain piping.

Division 16:

Electrical:

1. The Electrical Panels, conduit between the panels and the Service into the Panels scope of work is by Others per RRFI 001.
2. Electrical Meter in Landlord's Utility Room is by Owner.

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Low Voltage:

1. The scope of the Security Camera and Alarm System priced includes:
 - a. Furnish and Install of CAD6
 - b. Testing Wiring
 - c. Terminating at Network Switch
 - d. Installation of (15) Interior Cameras and (1) Exterior Camera
 - e. Network Switch and Cameras are not included.
2. The scope of the P.O.S. Conduit, Cables and Jacks priced includes:
 - a. Conduits and Pull Strings
 - b. Wires and Jacks are not included.
 - c. P.O.S. Equipment Installation is not included.
3. The Phone Demarc Box and 2" Conduit with Pull Strings from Demarc to Tenant Space is by Owner.
4. Music System and Speakers is by Owner.