

# Union Theater Phase 1

1 Dunham Street, Attleboro, MA, 02703

Estimator: Megan Kane

Date: April 28, 2026

Budget - Phase 1



Group	Phase	Description	Total Amount
<b>01-000</b>		<b>GENERAL CONDITIONS</b>	
1	01-002	Executive Oversight	\$21,320
2	01-003	Project Manager	\$43,680
3	01-005	Project Engineer	\$32,760
4	01-011	Superintendent	\$127,400
5	01-016	Construction Administrator	\$9,100
			<b>\$234,260</b>
<b>01-030</b>		<b>GENERAL REQUIREMENTS</b>	
6	01-092	Construction Document Reproduction	\$900
7	01-096	Office Supplies (Monthly)	\$1,350
8	01-096	Office Setup	\$800
9	01-097	Construction Tech & Field Internet	\$4,950
10	01-410	Testing Laboratory Services	Not Included
11	01-511	Temporary Toilets	\$3,640
12	01-513	Temp Weather Protection	Not Included
13	01-528	Dumpsters - MA	\$10,500
14	01-533	Temporary Fencing w/ Scrim	\$1,800
15	01-533	Temporary Fence - Gates	\$400
16	01-545	Temp. Signage	\$1,850
17	01-546	Temp. Fire Extinguishers w/ Stands	\$1,125
18	01-548	Hazardous Materials Testing	By Owner
19	01-710	Final Cleaning (Per SF)	\$4,164
20	01-710	Clean Existing Lobby Carpet	By Owner?
21	01-901	NFPA 241 Prepared by NEC	Included
22	01-901	Building Permits	By Owner
23	01-901	Fire Department Plan Review Fee	By Owner
24	01-901	AQ-06 Notice	\$200
25	01-903	Builders Risk Insurance	Not Included
			<b>\$31,679</b>
<b>02-000</b>		<b>SITework</b>	
26	02-200	Sitework	Not Included
27	02-220	Demolition:	\$4,100
28	02-220	R&D Existing Temporary Wall, Door and Door Frame at Completion of Construction	Included
29	02-220	R&D Existing Walls	Included
30	02-220	R&D Existing Skylight Assembly @ Stage	\$2,800
31	02-220	R&D Existing Skylight Assembly @ NIC Roof	\$2,000
32	02-220	R&D Existing Ductwork	\$6,600
33	02-220	R&D Existing Hard Gyp Ceilings @ Lobby	\$5,500
34	02-221	Abatement Testing	By Owner
35	02-221	Abatement: Basement Level	\$2,800
36	02-221	Abatement: 1st Floor	\$4,500
37	02-221	Abatement: Stage/ Theater	\$16,500
38	02-221	R&D Existing Fire Curtain @ Stage	Included
39	02-221	Abatement: 2nd Floor	\$10,500

Group	Phase	Description	Total Amount
40	02-221	Abatement: Skylight	\$16,500
41	02-221	Roof Abatement for Penetrations	\$12,500
42	02-250	Scaffolding:	\$31,790
43	02-250	Scaffolding (Dance Floor) under Theater Ceiling (8ft below). The Theater Ceiling heigh	Included
44	02-250	3 Month Rental	\$15,300
			<b>\$131,390</b>

**03-000 CONCRETE**

45	03-700	Clean Existing Concrete Floor in Corridor	\$2,000
			<b>\$2,000</b>

**04-000 MASONRY**

46	04-200	Unit Masonry:	\$52,500
47	04-200	R&D Openings in Existing Masonry at Roof for new HVAC Penetrations	Included
48	04-200	R&D Openings in Existing Masonry for new Beam Pockets	Included
49	04-200	Repointing/ Repair of Existing Masonry at Roofing	Included
50	04-200	Install of Lintels at New Masonry Openings	Included
51	04-200	Removal of masonry from Roof	\$8,900
			<b>\$61,400</b>

**05-000 METALS**

52	05-120	Structural Steel:	\$66,000
53	05-120	W10 Hot Dipped Galvanized Framing Beams	Included
54	05-120	Donnage Post Down	Included
55	05-120	Connection Engineering and PE Stamps	Included
56	05-120	Fire Watch	Not Included
57	05-500	Misc. Metals: Furnish Lintels at new Masonry Openings	Included
			<b>\$66,000</b>

**06-000 CARPENTRY**

58	06-100	Rough Carpentry:	\$28,500
59	06-100	Infill Floor @ Bathroom/ Janitor	Included
60	06-100	F&I CDX Plywood Mechanically Fastened to Face of Existing Masonry Wall	Included
61	06-100	New Roof Infill Framing @ Roof B	Included
62	06-100	New Wall Framing at Bathrooms & Janitor Closet	Included
63	06-100	New Roof Infill Framing @ NIC Roof	Included
64	06-100	Small Tools	\$1,800
65	06-100	Safety Inspections	\$625
66	06-100	Safety Materials	\$2,776
67	06-100	Safety Setup	\$800
68	06-100	Temp Protection of Finishes	\$1,735
69	06-100	Temp Protection of Roof Skylights	\$2,400
			<b>\$38,636</b>

**07-000 THERMAL & MOISTURE PROTECTION**

70	07-500	R&D Existing Skylight Assembly @ Stage	\$267,000
71	07-500	R&D Existing Skylight Assembly @ NIC	Included
72	07-500	Patch and Repair Existing Membrane Roofing	Included
73	07-500	F&I New Liquid Roof System	Included
74	07-500	F&I Tapered Insulation Cricket between Roof Drains	Included
75	07-500	R&D Existing Sloped Roof & Framing @ NIC	Included
76	07-500	F&I New Roofing System @ NIC Roof	Included
			<b>\$267,000</b>

**08-000 DOORS & WINDOWS**

77	08-100	Doors, Frames & Hardware:	\$2,820
78	08-100	Repair Existing Doors & Hardware to be Operable	Included

Group	Phase	Description	Total Amount
79	08-100	Install Doors/ Frames	In Div. 09
80	08-100	New Doors and Frames at Restrooms 106 & 107	Included
81	08-100	New Door and Frame at Janitor's Closet 107A	Included
82	08-400	Entrances and Storefronts:	Not Included
83	08-400	Repair Existing Doors & Hardware to be Operable	Not Included
84	08-400	Electric Push Button, Electric Strike, Hardware Replacement or additional Hardware	Not Included
			<b>\$2,820</b>

**09-000 FINISHES**

85	09-250	Gypsum Board/Drywall	\$5,800
86	09-250	New Partitions at New Bathrooms/ Janitor's Closet	Included
87	09-250	Cement Backer Board @ Tile Locations	Included
88	09-250	New Gyp Board to Installed over Plaster Ceilings @ Janitor's Closet	Included
89	09-250	Patch and Repair Painted Plaster Walls to Provide a Smooth Surface for new Paint to M:	\$27,700
90	09-250	Patch and Repair Plaster in Office 101	Not Included
91	09-250	Installation of Doors/ Frames	\$800
92	09-510	Acoustical Ceilings @ Bathrooms	\$3,300
93	09-650	Tile Wall at Bathrooms	\$6,300
94	09-650	Tile Flooring at Bathrooms	Included
95	09-650	Metal Edge for Step @ Janitor's Closet	Included
96	09-650	Rubber Tread for Step @ Janitor's Closet	Not Included
97	09-900	Painting:	\$4,357
98	09-900	New Construction Walls and Ceiling	Included
99	09-900	Repaint Existing Painted Doors and Frames	Included
100	09-900	Paint Gyp Ceilings in Lobby	\$1,300
			<b>\$49,557</b>

**10-000 SPECIALITIES**

101	10-115	F&I Rope and Stanchion @ Existing Staircase	By Owner
102	10-800	Toilet & Bath Accessories @ Bathrooms:	\$4,021
103	10-800	B. Grab Bar	Included
104	10-800	C. Paper Towel Dispenser	Included
105	10-800	E. ADA Mirror	Included
106	10-800	F. Waste Receptacle	Included
107	10-800	G. Surface-mounted Toilet Tissue Dispenser	Included
108	10-800	H. Soap Dispenser	Included
109	10-800	Install	Included
			<b>\$4,021</b>

**15-300 FIRE PROTECTION**

110	15-310	Fire Protection:	\$218,000
111	15-310	F&I New System - Exposed	Included
112	15-310	Modification to Existing System	Not Included
113	15-310	Demolition of Existing Piping	Not Included
114	15-310	F&I Electric Fire Pump	Not Included
			<b>\$218,000</b>

**15-400 PLUMBING**

115	15-405	Plumbing:	\$65,600
116	15-405	Clean and Inspect Existing Drain Assembly and Drain Line @ Roof B	Included
117	15-405	Clean and Inspect Existing Drain Assembly and Drain Line @ Roof A	Included
118	15-405	Tie Roofing System into Existing Drain @ Roof B	Included
119	15-405	Tie Roofing System into Existing Drain @ Roof A	Included
120	15-405	Underground plumbing, Sanitary	Included
121	15-405	Replace Cracked Cast Iron Piping	\$2,500
122	15-405	Plumbing Fixtures:	Included
123	15-405	New Fixtures at New Restrooms 106 & 107	Included
124	15-405	F&I New Sink at Janitor's Closet 107A	Included

Group	Phase	Description	Total Amount
125	15-405	F&I New Water Fountain	\$5,000
126	15-405	F&I New Hot Water Heater	Included
127	15-410	New Gas Piping up to New RTU's	\$11,500
			<b>\$84,600</b>

**15-502 HVAC**

128	15-503	HVAC	\$394,373
129	15-503	F&I New 40 Ton and 50 Ton RTU's and associated ductwork to Existing Exhaust Grilles	Included
130	15-503	Disconnect Existing Ductwork @ Mech Attic	Included
131	15-503	Testing, Adjusting, Balancing	Included
132	15-503	Existing Exhaust Grilles in Restroom 105	ETR
133	15-503	F&I Mini-Split Unit in Restroom Lobby 104 sized to accommodate Rooms 101-108	\$11,500
134	15-503	F&I Electric Heating Units Lobby, Office and Corridor	\$3,812
135	15-503	Mechanical Exhaust Ventilation to New Rooms	\$4,500
136	15-503	Cleaning of Existing Ducts/ System	Not Included
			<b>\$414,185</b>

**16-000 ELECTRICAL**

137	16-050	Elect. Materials & Methods	\$137,175
138	16-050	New Electrical Service	By Owner
139	16-050	Distribution from new Electrical Service	Included
140	16-050	F&I New Electrical Panels/ Sub Panels	Included
141	16-050	New Code required Receptacles at (2) Bathrooms and Janitor's Closet	Included
142	16-400	Electric Push Button at Storefront Doors	Not Included
143	16-400	Electric Strike at Storefront Doors	Not Included
144	16-500	Lighting:	Included
145	16-500	New Lighting at (2) Bathrooms and Janitor's Closet	Included
146	16-721	Fire Alarm - Modification of Existing System	\$20,000
			<b>\$157,175</b>

<b>Sub Total</b>	<b>\$1,762,723</b>
General Liability	\$35,336
OH & Profit	\$111,120
Contingency (3%)	\$53,942
<b>Total Cost</b>	<b>\$1,963,121</b>