

26-071 Garden City Phase VI & Infill - Cranston, RI_2026.07.10 - INFILL

100 Hillside Ave, Cranston, RI, 02920

Estimator: Michael Perry

Date: July 10, 2026



Item #	Description	Total
01-000	GENERAL CONDITIONS	
1	Executive Oversight	\$1,640
2	Project Manager	\$8,960
3	Project Engineer	\$5,040
4	Superintendent	\$147,000
		\$162,640
01-030	GENERAL REQUIREMENTS	
5	Provide and install exterior facade mock up - phase INFILL	Included
6	Temporary Toilets	\$3,000
7	Weather Conditions	\$25,000
8	Temp Enclosures & barriers - roads	\$5,000
9	Small Tools & Expendables	\$1,000
10	Dumpsters - RI	\$10,800
11	Provide and install construction cleaning for Phase INFILL	\$9,900
		\$54,700
02-000	SITEWORK	
12	Provide staging and OH protection through June 2027	\$108,163
13	Temporary Fencing	\$5,100
14	Temporary OH Protection for J.Jill - 1 Month	\$14,476
15	74 Hillside:	\$40,000
16	M1-M6 - Remove and dispose of MEP equipment upon being made safe by others	Included
17	M7 - Remove existing parapet coping in its entirety within hatched limits on drawings to receive new expansion joint	Included
18	W1 - Remove portions of storefront in its entirety	Included
19	W2 - Remove existing chimney in its entirety	Included
20	W3 - Remove existing parapet wall in its entirety within hatched limits on drawings; salvage existing brick	Included
21	W4 - Demo tenant partitions to allow for infill - verify limits in field	Included
22	78 Hillside	Included
23	M1-M9 - Remove and dispose of MEP equipment upon being made safe by others	Included
24	M10 - Remove existing wall pack in its entirety	Included
25	M11 - Remove and SALVAGE existing security cameras	Included
26	Remove existing pavement and curb in the work area	Included
27	Remove existing drainage structures and utilities that conflict	Included
28	Cut and cap utilities as required	Included
29	Dispose of demolition debris off-site	Included
30	Protect all facilities that remain in operation	Included
31	Clear and grub site for new building infill	Included

26-071 Garden City Phase VI & Infill - Cranston, RI_2026.07.10 - INFILL BUILDING -

Item #	Description	Total
32	Provide and install Rammed Aggregate Piers or Rigid Inclusions	\$145,000
33	Provide and install shoring and bracing of deep foundation	\$80,000
34	Excavate and backfill of new foundation, footings, retaining walls	\$486,600
35	Provide, install and maintain: Const entrances, Silt fence, Compost filter sock, Temporary berms, Sediment barriers, Temporary swales, Inlet protection & Tracking pads	Included
36	Provide and install new domestic water service	Included
37	Install valves and appurtenances	Included
38	Provide thrust blocks and restraint systems	Included
39	Test & Inspections	Included
40	Provide and install new SDR-35 sewer pipe, fitting and wyes and CTE mains	Included
41	Provide and install all manholes, frames, covers and flexible connectors	Included
42	Provide flushing, cleaning and inspections	Included
43	Provide As-builts	Included
44	Provide concrete for encasement of duct-bank	\$4,500
45	Provide and install compacted sub-grade	Included
46	Provide proof rolling for final grading acceptance	Included
47	Provide and install 20" RIDOT M.01.09 Gravel Borrow at HD paving	Included
48	Provide and install 3.5" binder at HD paving	Included
49	Provide 1.5" asphalt top coat at HD paving	Included
50	Provide and install 15" RIDOT M.01.09 Gravel Borrow at STND paving	Included
51	Provide and install 2.5" binder at STND paving	Included
52	Provide 1.5" asphalt top coat at STND paving	Included
53	Provide and install HD parking signage	Included
54	Provide and install HD parking signage	Included
55	Provide curbing and stops	Included
56	Provide and install loam, seed, plantings, mulch, hardscape pavers, forever lawns and maintenance	\$32,235
57	Provide and install site irrigation, valves and fittings	\$5,500
		\$921,574

03-000 CONCRETE

58	Provide and install reinforced concrete footings, foundations and piers	\$447,107
59	Provide and install reinforced concrete building slab	\$65,967
60	Provide and install reinforced concrete sidewalk & pads	\$24,895
61	Provide and install concrete sidewalk w/ integral curb	Included
62	Provide and install reinforced concrete site stairs	Included
63	Provide and install 6" reinforced concrete dumpster pad	Included
64	Provide and install concrete bollard base	Included
65	Provide and install concrete ductback from transformer to J.Jill electric room	\$3,312
66	Provide and install reinforced concrete RIE approved transformer pad	Included
67	Provide and install grout & leveling plates	Included
68	Provide and install grout & leveling plates	Included
		\$541,281

04-000 MASONRY

69	Sawcut and remove existing brick veneer to allow for new infill construction	Included
70	Provide and install reinforced CMU walls	\$392,600
71	Provide all reinforcing steel for CMU, parapet and veneer	Included
72	Provide all grouting of reinforced cores	Included
73	Provide and install 3" rigid insulation onto AVB (by others)	Included

Item #	Description	Total
74	Provide through wall 316 SS flashing at veneer	Included
75	Provide and install expansion joint and covers (inpro) - reference spec section 079500	Included
76	Provide masonry restoration at existing facades (74 & 78 Hillside)	Included
77	Provide and install thin brick and full brick veneer	Included
78	Provide allowance for IG Masonry support lintels	\$35,000
		\$427,600

05-000 METALS

79	Provide and install structural steel package	\$318,874
80	Install leveling plates and grout	Included
81	Provide structural steel framing, shear and moment connections	Included
82	Provide and install IG masonry support system	Included
83	Provide and install IG masonry support system	Included
84	Provide delegated design for the support frames for the RTU and connections to curbs	Included
85	Provide and install RTU frames	Included
86	Provide and install all joist & bridging, sized as indicated	Included
87	Provide structural 1-1/2" 20GA "B" decking	Included
88	Supply anchor bolts for steel columns	Included
89	Provide misc metals package	\$54,548
90	Provide and install misc. steel rails and exterior stairs - Dwg 2/S201	\$62,677
91	Provide delegated design & engineering for the exterior stairs, guardrails, handrails and posts	\$7,680
92	Provide delegated design for roof ladder and cage	Included
93	Provide and install roof ladder and safety cage	Included
94	Provide and install misc metal package for Phase VI	\$29,244
95	Pipe Bollards	Included
96	Ramp Rails	Included
97	Stair Rails	Included
98	Stair rail & guardrail	Included
99	Expansion Control	Included
		\$473,023

06-000 CARPENTRY

100	Provide and install FRT Blocking at doors and storefront	\$2,500
101	Provide and install FRT roof edge blocking	\$18,318
102	Provide and install FRT blocking at RTU's	\$2,304
103	Provide and install 3/4" FRT plywood blocking for signage	\$6,000
104	Provide fasteners, anchors and adhesives	\$2,500
105	Safety Inspections	\$12,500
106	Safety Materials	\$14,552
107	Safety Setup	\$856
108	Provide and install metal stud and FRT plywood temporary wall	\$8,700
		\$68,230

07-000 THERMAL & MOISTURE PROTECTION

109	Provide and install foundation dampproofing by Carlisle, Henry, Mapei, Soprema or Tremco	\$26,160
110	Provide and install drainage board by T-clear Corp	Included
111	Provide and install rigid foam insulation at foundation wall - backfill by others	Included
112	Provide and install 15 Mil Vapor Barrier (Stego Wrap)	
113	Provide and install fluid applied air barrier	\$392,600

Item #	Description	Total
114	Provide and install all in wall blanket insulation	Included
115	Provide Aerogel insulation at FP riser, steel column chases and roof penetration voids	Not Included
116	Allowance for foam ILO Aerogel	\$5,000
117	Provide and install rigid foundation insulation at foundation	Included
118	Provide and install firestopping	\$5,000
119	Provide and install TPO Roofing & sheet flashing	\$162,795
120	Flashing & Sheet Metal	Included
121	Provide and install gutters and downspouts	Included
122	Provide caulking and sealing of dissimilar materials	\$5,000
123	Provide and install building roof expansion joint	Included
		\$596,555

08-000 DOORS & WINDOWS

124	Provide (1) type SCS-1 frames at exterior masonry	\$4,505
125	Provide (1) type F HM doors at exterior with hardware set 1	Included
126	Provide delegated design engineering per specification for curtain wall	\$9,000
127	Provide and install Kawneer 1600 Curtain Wall System per elevations A-201	Included
		\$13,505

09-000 FINISHES

128	Provide metal stud framing, exterior sheathing, 5/8" interior drywall	\$102,201
129	Provide delegated design for exterior metal framing	Included
130	Provide and install sill sealer	Included
131	Provide and install 6" light gauge metal framing exterior walls	Included
132	Provide 5/8" drywall interior wall finish, taped	Included
133	Provide zip strip terminations with 1/8" gap at aluminum storefront and curtain walls	Included
134	Provide and install 5/8" glassmatt exterior sheathing	Included
135	Provide interior painting of walls, doors and frames	\$3,000
		\$105,201

10-000 SPECIALITIES

136	Fire Extinguishers	\$480
137	Provide installation of Fire Extinguisher Cabinet & Extinguisher	\$340
		\$820

15-300 FIRE PROTECTION

138	Include all labor for a complete installation	\$42,500
139	Provide hydraulic calculations	Included
140	Remove and dispose water monitor gong for J.Jill and cap.	Included
141	Connect to existing main under NIKE store and distribute	Included
142	Provide all above ground piping, valves & fittings	Included
143	Provide all pipe hangars and supports	Included
144	Provide all labeling of piping and systems	Included
		\$42,500

15-400 PLUMBING

145	Provide and install complete installation	\$31,000
146	Provide and install all meters, gauges and valves	Included
147	Provide and install all required hangars and supports	Included
148	Provide all required labeling of piping and equipment	Included

Item #	Description	Total
149	Provide and install plumbing piping insulation to sizes specified on drawings	Included
150	Provide and install sanitary waste piping - connect to 5' outside of building footprint	Included
151	Provide and install floor drains, floor sinks, trench drains and cleanouts for sanitary system	Included
152	Provide and install grease interceptor by Schier products	Included
153	Provide and install oil interceptor by Striem	Included
154	Provide and install domestic water piping - connect to 5' outside of building footprint	Included
155	Provide and install gas fired water heater by AO Smith or Rheem Manufacturing and associated gas piping	Included
156	Provide and install diaphragm compression tanks by Amtrol or Taco	Included
157	Provide and install Pressure booster system by Towle Whitney	Included
158	Provide and install storm drainage piping - connect to 5' outside building footprint	Included
159	Provide and install backflow preventer by Zurn, Apollo or Watts	Included
160	Provide all water pressure reducing valves strainers and outlet boxes	Included
161	Provide and install wall hydrants & roof by Zurn, JR smith or Woodford	Included
162	Provide domestic water circulator and pumps by Armstrong Fluid, Bell & Gossett or Grundfos Pumps	Included
163	Provide and install plumbing fixtures, valves and covers	Included
		\$31,000

15-502 HVAC

164	Provide and install duct drops into each tenant space and cap	\$329,837
165	Provide and install 17"x17" roof curb for tenant procured exhaust fan and cover	Included
166	Provide and install gas piping for RTU's	Included
167	Provide and install gas heat pump RTU-1, RTU-2, RTU-3, RTU-4 by Daikin	Included
		\$329,837

16-000 ELECTRICAL

168	Provide power, wiring and distribution	\$209,014
169	Refeed existing J.Jill store with (6) new conduits in duct bank from new transformer	Included
170	Provide and install (4) new conduits in duct bank from new transformer	Included
171	Provide temporary connections to reuse transformer until RIE can swap over with new	Included
172	Provide and install secondary splice box by Elliot Industries	Included
173	Provide and install house panel A	Included
174	Provide conduit and disconnect for solar array	Included
175	Provide and install conduit and power to HVAC RTU's	Included
176	Provide electrical sleeves for roof penetrations	Included
177	Provide and install light fixtures MUE, MAE, T, TE & X and controls	Included
178	Provide and install (1) exterior pole light connect to adjacent light	Included
179	Provide and install light fixtures W, W2 and controls	Included
180	Provide and install new FA system and panels	\$39,648
181	All devices with a SPD shall be on a dedicated 120v circuit in red	Included
182	Provide all required fire alarm testing and inspections	Included
183	Provide monitoring for all devices over 2000 CFM	Included
184	Provide and install Knox Box	Included
185	Provide lighting control schedule per E101	Included
		\$248,662

Sub Total **\$4,017,128**

Item #	Description	Total
	General Liability	\$75,884
	OH & Profit	\$122,790
	Total	\$4,215,802