

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

100 Hillside Ave, Cranston, RI, 02920

Estimator: Michael Perry

Date: July 10, 2026



Item #	Description	Total
01-000	GENERAL CONDITIONS	
1	Executive Oversight	\$24,600
2	Project Manager	\$89,600
3	Project Engineer	\$50,400
4	Senior Superintendent	\$148,200
		\$312,800
01-030	GENERAL REQUIREMENTS	
5	Field Office	\$5,950
6	Construction Document Reproduction	\$1,750
7	Office Supplies (Monthly)	\$1,575
8	Office Setup	\$800
9	Construction Tech & Field Internet	\$8,750
10	Provide and install exterior facade mock up - phase VI	Included
11	Temporary Electricity	\$5,600
12	Temporary Water	\$840
13	Temporary Toilets	\$4,200
14	Weather Conditions	\$50,000
15	Temp Enclosures & barriers - roads	\$20,000
16	Small Tools & Expendables	\$1,500
17	Dumpsters - RI	\$14,400
18	First Aid/Safety Supplies	\$650
19	First Aid/Safety Supplies Monthly	\$1,750
20	Temp. Signage	\$850
21	Provide and install construction cleaning for Phase VI	\$13,650
		\$132,265
02-000	SITEWORK	
22	Provide staging and OH protection through June 2027	\$108,163
23	Temporary Fencing	\$5,100
24	Temporary OH Protection for J.Jill - 1 Month	\$14,476
25	Remove & dispose trees at Gazebo area	Included
26	Protect existing trees to remain	Included
27	Protect existing hot rock equipment	Included
28	Remove and stockpile catch basin at Gazebo and protect from construction sediment	Included
29	Excavate and backfill of new foundation, footings, retaining walls	\$434,900
30	Provide, install and maintain: Const entrances, Silt fence, Compost filter sock, Temporary berms, Sediment barriers, Temporary swales, Inlet protection & Tracking pads	Included
31	Provide and install CLDIP piping, valves, fittings for the water distributions system	Included
32	Provide all required pressure and chlorination testing	Included

Item #	Description	Total
33	Coordinate with Providence Water inspections	Included
34	Provide and install valve boxes	Included
35	Provide thrust blocks and restraint systems	Included
36	Provide and install new SDR-35 sewer pipe, fitting and wyes and CTE mains	Included
37	Provide and install all manholes, frames, covers and flexible connectors	Included
38	Provide flushing, cleaning and inspections	Included
39	Provide as-built and testing reports	Included
40	Excavate and backfill for new duct-bank at transformer relocation	Included
41	Provide and install concrete filled steel bollards at transformer	Included
42	Excavate and backfill for new site lighting conduit	Included
43	Provide and install lightpole concrete bases	Included
44	Provide and install compacted sub-grade	Included
45	Provide proof rolling for final grading acceptance	Included
46	Provide and install 20" RIDOT M.01.09 Gravel Borrow at HD paving	Included
47	Provide and install 3.5" binder at HD paving	Included
48	Provide 1.5" asphalt top coat at HD paving	Included
49	Provide and install 15" RIDOT M.01.09 Gravel Borrow at STND paving	Included
50	Provide and install 2.5" binder at STND paving	Included
51	Provide 1.5" asphalt top coat at STND paving	Included
52	Provide line stripping and markings	Included
53	Provide line stripping and markings	Included
54	Provide curbing and stops	Included
55	Excavate and backfill for planter	Included
56	Provide and install crushed stone and filter fabric	Included
57	Provide and install reinforced concrete footings and walls	\$157,874
58	Provide and install precast cap	Included
59	Provide and install loam, seed, plantings, mulch, hardscape pavers, forever lawns and maintenance	\$312,240
60	Provide and install site irrigation, valves and fittings	\$15,425
		\$1,048,178

03-000 CONCRETE

61	Provide and install reinforced concrete footings, foundations and piers	\$439,378
62	Provide and install reinforced concrete building slab	\$183,197
63	Provide and install reinforced concrete sidewalk & pads	\$125,950
64	Provide and install concrete sidewalk w/ integral curb	Included
65	Provide and install reinforced concrete site stairs	Included
66	Provide and install 6" reinforced concrete dumpster pad	Included
67	Provide and install concrete bollard base	Included
68	Provide and install reinforced precast light pole bases	Included
		\$748,525

04-000 MASONRY

69	Provide all reinforcing steel for masonry	\$895,000
70	Provide and install 3" rigid insulation onto AVB (by others)	Included
71	Provide through wall 316 SS flashing at veneer	Included
72	Provide and install granite base and cap stone	Included
73	Provide and install expansion joint and covers (inpro) - reference spec section 079500	Included
74	Provide and install thin brick and full brick veneer	Included

Item #	Description	Total
75	Provide allowance for IG Masonry support lintels	\$125,000
		\$1,020,000
05-000	METALS	
76	Provide and install IG masonry support system	Included
77	Provide delegated design for the support frames for the RTU and connections to curbs	Included
78	Provide and install RTU frames	Included
79	Supply anchor bolts for steel columns	Included
80	Provide and install misc metal package for Phase VI	\$29,244
81	Pipe Bollards	Included
82	Ramp Rails	Included
83	Stair Rails	Included
84	Stair rail & guardrail	Included
85	Expansion Control	Included
		\$29,244
06-000	CARPENTRY	
86	Provide and install FRT Blocking at doors and storefront	\$6,000
87	Provide and install FRT roof edge blocking	\$28,688
88	Provide and install FRT blocking at RTU's	\$3,456
89	Provide and install 3/4" FRT plywood blocking for signage	\$15,000
90	Provide fasteners, anchors and adhesives	\$3,500
91	Safety Inspections	\$12,500
92	Safety Materials	\$14,552
93	Safety Setup	\$856
94	Provide and install metal stud and FRT plywood temporary wall	\$11,600
		\$96,152
07-000	THERMAL & MOISTURE PROTECTION	
95	Provide and install foundation dampproofing by Carlisle, Henry, Mapei, Soprema or Tremco	\$72,490
96	Provide and install drainage board by T-clear Corp	Included
97	Provide and install rigid foam insulation at foundation wall - backfill by others	Included
98	Provide and install 15 Mil Vapor Barrier (Stego Wrap)	Included
99	Provide and install fluid applied air barrier	\$102,960
100	Provide and install all in wall blanket insulation	Included
101	Provide Aerogel insulation at FP riser, steel column chases and roof penetration voids	Not Included
102	Allowance for foam ILO Aerogel	\$10,000
103	Provide and install rigid foundation insulation at foundation	Included
104	Provide and install firestopping	\$7,500
105	Provide and install TPO Roofing & sheet flashing	\$391,506
106	Flashing & Sheet Metal	Included
107	Provide and install Bilco roof hatch, safety rails and guards	Included
108	Provide and install gutters and downspouts	Included
109	Provide and install (6) plastic dome skylights	Included
110	Provide caulking and sealing of dissimilar materials	\$15,000
111	Provide and install building roof expansion joint	Included
		\$599,456
08-000	DOORS & WINDOWS	
112	Provide (5) type HM-2 frames at exterior	\$32,253

Item #	Description	Total
113	Provide (5) type F HM doors at exterior with hardware set 3	Included
114	Provide (4) type HM-1 frames at interior	Included
115	Provide (4) type type HM-F doors at interior with hardware set 4	Included
116	Labor to install Door Frames	\$1,500
117	Provide and install (4) AL-D-FG aluminum doors sized per schedule A-601	\$297,000
118	Provide and install (4) AL frames per schedule A-601	Included
119	Provide and install (3) hardware set 1 and (1) hardware set 2	Included
120	Provide all caulking, sealants and backer rods	Included
121	Provide delegated design engineering per specification for curtain wall	Included
122	Provide and install Kawneer 1600 Curtain Wall System per elevations A-201	Included
		\$330,753

09-000 FINISHES

123	Provide metal stud framing, exterior sheathing, 5/8" interior drywall	\$318,600
124	Provide delegated design for exterior metal framing	Included
125	Provide and install sill sealer	Included
126	Provide and install 6" light gauge metal framing exterior walls	Included
127	Provide 5/8" drywall interior wall finish, taped	Included
128	Provide zip strip terminations with 1/8" gap at aluminum storefront and curtain walls	Included
129	Provide and install 5/8" glassmatt exterior sheathing	Included
130	Provide interior painting of walls, doors and frames	\$8,795
		\$327,395

10-000 SPECIALITIES

131	Fire Extinguishers	\$2,400
132	Provide installation of Fire Extinguisher Cabinet & Extinguisher	\$1,360
		\$3,760

15-300 FIRE PROTECTION

133	Include all labor for a complete installation	\$104,650
134	Provide hydraulic calculations	Included
135	Provide all above ground piping, valves & fittings	Included
136	Provide all pipe hangars and supports	Included
137	Provide all labeling of piping and systems	Included
138	Provide and install new FDC connection	Included
139	Connect to existing 6" main installed under demolition project	Included
140	Distribute mains to tenant spaces and stub for tenant connections	Included
		\$104,650

15-400 PLUMBING

141	Provide and install complete installation	\$108,000
142	Provide and install all meters, gauges and valves	Included
143	Provide and install all required hangars and supports	Included
144	Provide all required labeling of piping and equipment	Included
145	Provide and install plumbing piping insulation to sizes specified on drawings	Included
146	Provide and install sanitary waste piping - connect to 5' outside of building footprint	Included
147	Provide and install floor drains, floor sinks, trench drains and cleanouts for sanitary system	Included
148	Provide and install grease interceptor by Schier products	Included
149	Provide and install oil interceptor by Striem	Included

Item #	Description	Total
150	Provide and install domestic water piping - connect to 5' outside of building footprint	Included
151	Provide and install gas fired water heater by AO Smith or Rheem Manufacturing and associated gas piping	Included
152	Provide and install diaphragm compression tanks by Amtrol or Taco	Included
153	Provide and install Pressure booster system by Towle Whitney	Included
154	Provide and install storm drainage piping - connect to 5' outside building footprint	Included
155	Provide and install backflow preventer by Zurn, Apollo or Watts	Included
156	Provide all water pressure reducing valves strainers and outlet boxes	Included
157	Provide and install wall hydrants & roof by Zurn, JR smith or Woodford	Included
158	Provide domestic water circulator and pumps by Armstrong Fluid, Bell & Gossett or Grundfos Pumps	Included
159	Provide and install plumbing fixtures, valves and covers	Included
		\$108,000

15-502 HVAC

160	Provide and install duct drops into each tenant space and cap	\$275,000
161	Provide and install electric CUH-1 & CUH-2 will all required gas piping and valves	Included
162	Provide and install gas piping for RTU's	Included
163	Provide and install RTU-1, RTU-2, RTU-3, RTU-4, RTU-5, RTU-6 by Carrier	Included
164	Provide and install mini split system by mitsubishi	Included
165	Provide start up and testing	Included
166	Provide start up and testing	Included
		\$275,000

16-000 ELECTRICAL

167	Provide power, wiring and distribution	\$458,871
168	Provide and install panels HL (100A) & HP (200A) at main electric room	Included
169	Provide connection to transformer	Included
170	Provide and install tenant A, B, D, E & F panels	Included
171	Provide and install tenant panel C and CT cabinet	Included
172	Provide (3) set of (3) 1-1/4" conduit for solar array	Included
173	Provide and install conduit and power to HVAC RTU's	Included
174	Provide electrical sleeves for roof penetrations	Included
175	Provide electrical power to mini-split in electric room	Included
176	Provide and install light fixture A, AE, EX, T, TE	Included
177	Provide and install site lighting YG6, YW1, YW2, YW3 and controls	Included
178	Provide and install new FA system and panels	\$62,126
179	All devices with a SPD shall be on a dedicated 120v circuit in red	Included
180	Provide all required fire alarm testing and inspections	Included
181	Provide monitoring for all devices over 2000 CFM	Included
182	Provide and install Knox Box	Included
183	Provide lighting control schedule per E101	Included
		\$520,997

Sub Total	\$5,657,174
General Liability	\$106,865
OH & Profit	\$172,921
Total	\$5,936,961