

Aquatots Tenant Improvement

270 Grove Street, Unit 150, Braintree, MA, 02184

Estimate



1/28/2025

Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	General Conditions	\$238,887
			\$238,887
01-038		GENERAL REQUIRMENTS	
2	01-039	Technology & Cell Phone	\$2,700
3	01-090	Field Office & Sheds	\$5,100
4	01-090	Pickup/dropoff	\$1,800
5	01-092	Construction Document Reproduction	\$350
6	01-096	Office Setup	\$800
7	01-096	Office Supplies	\$1,200
8	01-510	Temporary Electricity	By Owner
9	01-511	Temporary Toilets	\$3,640
10	01-521	Small Tools & Expendables	\$2,500
11	01-528	Dumpsters	\$8,500
12	01-533	Temporary Fencing - Facade	\$1,800
13	01-533	Temporary Fencing Gates	\$400
14	01-580	Project Identification & Signs	\$2,000
15	01-710	Final Cleaning	\$5,754
16	01-901	Base building permit fee	Not Included
17	01-901	Building Permits \$15/\$1000	Not Included
18	01-901	Zoning Verification	Not Included
19	01-901	Zoning Conformance	Not Included
20	01-901	3rd plan review fee	Not Included
21	01-903	Builders Risk Insurance	Not Included
			\$36,544
02-000		SITEWORK	
22	02-220	Demolition	\$69,000
			\$69,000
03-000		CONCRETE	
23	03-221	Concrete Slab Labor	\$27,335
24	03-221	Concrete Slab 4000 PSI	Included
25	03-221	Concrete Slab - Trench Patching	Included
26	03-221	Concrete Slab - Edge forming	Included
27	03-221	Integral Concrete Color	Included
28	03-221	Deck-O-Grip sealer	Included
29	03-221	Concrete Pump	Included
			\$27,335
04-000		MASONRY	
30	04-200	Unit Masonry	\$24,400
31	04-200	Grout exterior walls as needed	\$2,000
			\$26,400

Group	Phase	Description	Total Amount
05-000		METALS	
32	05-120	Structural Steel Allowance	\$11,000
			\$11,000
06-000		CARPENTRY	
33	06-100	Rough Carpentry	Included
34	06-100	In-wall blocking	Included
35	06-100	Temp Walls/Temp Protection	\$2,500
36	06-100	Temp Shoring over Pool	\$20,000
37	06-220	Millwork	\$5,000
			\$27,500
07-000		THERMAL & MOISTURE PROTECTION	
38	07-230	Spray Applied Insulation	\$17,900
39	07-230	Intumescent coating	Included
40	07-500	Membrane Roofing	\$21,400
41	07-900	Joint Sealers	\$2,500
			\$41,800
08-000		DOORS & WINDOWS	
42	08-100	Doors, Frames & Hardware	\$20,390
43	08-100	Labor to install Doors, Frames & HW	\$4,200
44	08-400	Entrances and Storefronts	\$123,750
			\$148,340
09-000		FINISHES	
45	09-250	Gypsum Board/Drywall	\$98,000
46	09-300	Tile	\$17,850
47	09-510	Acoustical Ceilings	\$21,725
48	09-650	Vinyl Base	\$1,300
49	09-690	Epoxy Flooring	\$34,895
50	09-765	Fiber Reinforced Panels (FRP)	\$8,500
51	09-900	Painting	\$58,894
			\$241,164
10-000		SPECIALITIES	
52	10-170	Plastic Toilet Compartments	\$51,564
53	10-800	Toilet & Bath Accessories	\$6,086
			\$57,650
15-000		MECHANICAL	
54	15-300	Fire Protection	\$11,775
55	15-300	Fire Protection Engineered drawings	\$2,450
56	15-400	Plumbing	\$149,912
57	15-500	HVAC	\$185,000
			\$349,137
16-000		ELECTRICAL	
58	16-050	Elect. Materials & Methods	\$96,500
59	16-721	Fire Alarm	\$6,000
			\$102,500

Sub Total	\$1,377,257
General Liability	\$22,039
OH & Profit	\$69,965
Total Cost	\$1,469,261