

BU Apartment Renovation

113 Bay State Street, Boston, MA, 02215

Estimator: Megan Kane

Date: June 25, 2025

Bid Proposal



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-003	Project Manager	\$14,400
2	01-005	Project Engineer	\$5,600
3	01-010	Superintendent	\$41,800
4	01-014	General Superintendent	\$3,000
5	01-016	Construction Administrator	\$1,500
6	01-023	Safety	\$2,000
7	01-029	Accounting	\$850
			\$69,150

01-241		GENERAL REQUIREMENTS	
8	01-380	Field Office	Not Included
9	01-380	Field Office Pickup & Dropoff	Not Included
10	01-380	Construction Document Printing	\$816
11	01-380	Office Supplies	\$466
12	01-380	Office Set-up	\$811
13	01-380	Construction Tech & Field Internet	\$700
14	01-380	Parking	\$2,475
15	01-380	Final Photography	Not Included
16	01-380	Tru-Look / Site Progress Photos	Not Included
17	01-380	Aerial Photos	Not Included
18	01-510	Temporary Electricity	By Owner
19	01-510	Temporary Water	By Owner
20	01-511	Temporary Toilets	\$1,400
21	01-528	Dumpsters (MASS)	\$5,100
22	01-533	Temporary Fencing	\$1,550
23	01-545	Temp Fire Extinguishers w/ Stands (1 per 3K SF or 1 per Floor)	\$370
24	01-545	Temp. Signage	\$600
25	01-710	Interim Cleaning	\$2,600
26	01-710	Final Cleaning	\$1,800
27	01-901	NFPA 241 Prepared by NEC	Included
28	01-901	Building Permits/ FP Plan Review	\$2,300
29	01-901	Bagging Smoke Detector Permit	\$500
			\$21,489

02-000		SITework	
30	02-220	Demolition	\$25,275
31	02-220	R&D of int. partitions, doors, frames and hardware	Included
32	02-220	R&D of flooring and ceilings/ soffits	Included
33	02-220	R&D of existing furniture/ furnishings	Included
34	02-220	R&D of plumbing fixtures	Included
35	02-220	R&D of millwork	Included
36	02-220	Cut and Cap existing utilities	With MEP Trades
37	02-220	R&D Existing Radiators	Included
38	02-220	R&D Existing Wall Finishes	Included
39	02-220	R&D Existing Bathroom flooring	Included
40	02-220	R&D Existing Kitchen and Bathroom Appliances, Fixtures, Cabinets, Countertops, and I	Included

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41	02-220	Demo any Remaining plumbing, HVAC and Gas to be disconnected at source per code	Included
42	02-220	R&D Hardwood flooring in Den, Living Room and Hallways	Included
43	02-220	R&D Existing Railing @ Parapet	Included
44	02-220	MEP Make Safe prior to demolition	With MEP Trades
			\$25,275

05-000 METALS

45	05-500	F&I Aluminum Balcony Railings @ Parapet	\$6,250
			\$6,250

06-000 CARPENTRY

46	06-100	Small Tools	\$1,926
47	06-100	Safety Inspections	\$2,006
48	06-100	Safety Materials	\$1,425
49	06-100	Temp Protection of Finishes - Ramboard Floor Protection at Hall	\$500
50	06-100	Temp Window Protection, Temp Safety Rails, Temp chute, Temp loading zone	\$2,500
51	06-100	In wall Blocking	\$1,124
52	06-200	F&I Wood Base Trim	\$10,000
53	06-200	F&I Wood Casing @ Doors - Unit 304	\$8,860
54	06-200	F&I Wood Casing @ Doors - Unit 302	\$4,320
55	06-200	Install of Wood Frames, Doors and hardware - Unit 304	In Div. 09
56	06-200	Install of Wood Frames, Doors and hardware - Unit 302	In Div. 09
57	06-221	Solid Surface Countertops @ Kitchen - Unit 304	In Div. 06
58	06-221	Solid Surface Countertops @ Kitchen - Unit 302	In Div. 06
			\$32,661

07-000 THERMAL & MOISTURE PROTECTION

59	07-500	Membrane Roofing - Patch and Repair - New Eqpt and Penetrations	\$8,200
			\$8,200

08-000 DOORS & WINDOWS

60	08-100	Doors, Frames & Hardware	\$18,080
61	08-100	Furnish New HM Frame, Fire Rated Door and hardware - Unit 304	Included
62	08-100	Furnish New HM Frame, Fire Rated Door and hardware - Unit 302	Included
63	08-100	Furnish New Wood Frames, Doors and hardware - Unit 304	Included
64	08-100	Furnish New Wood Frames, Doors and hardware - Unit 302	Included
65	08-100	Install new Interior Doors & Hardware - Unit 304	In Div 09
66	08-100	Install new Interior Doors & Hardware - Unit 302	In Div 09
67	08-100	Hardware - Final Keying	By Owner
68	08-400	Remove and Reinstall Existing Storefront	\$2,500
69	08-800	F&I Glass Shower Doors (2) - Unit 304	\$7,109
70	08-800	F&I Glass Shower Doors - Unit 302	Included
			\$27,689

09-000 FINISHES

71	09-250	Gypsum Board/Drywall - Level 4 Finish - New Walls - Unit 304	\$25,692
72	09-250	Gypsum Board/Drywall - Level 4 Finish - New Walls - Unit 302	Included
73	09-250	F&I Cement Board at Tile - Unit 304	Included
74	09-250	F&I Cement Board at Tile - Unit 302	Included
75	09-250	Furnish and Install of Closet shelf and Rod	Included
76	09-250	Install of HM Frame, Fire Rated Door and hardware - Unit 304	Included
77	09-250	Install of HM Frame, Fire Rated Door and hardware - Unit 302	Included
78	09-250	Install of Bathroom Accessories	Included
79	09-250	Patch and Repair of Gyp Ceiling @ 2nd floor	\$2,500
80	09-250	Install of FE & FECs	By Owner
81	09-300	Ceramic Tile Floor & Shower Wall - Unit 304 - (2) Bathrooms	\$13,047
82	09-300	Ceramic Tile Floor & Shower Wall - Unit 302 - Bathroom	Included

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83	09-300	Ceramic Tile Floor & Backsplash - Unit 304 - Kitchen	Included
84	09-300	Ceramic Tile Floor & Backsplash - Unit 302 - Kitchen	Included
85	09-300	Waterproofing @ Tile - Unit 304 - (2) Bathrooms	Included
86	09-300	Waterproofing @ Tile - Unit 302 - Bathroom	Included
87	09-300	Flooring at Interior Stair	\$2,000
88	09-550	Refinish/ Repair existing Wood Flooring - Unit 304	\$12,145
89	09-550	Refinish/ Repair existing Wood Flooring - Unit 302	Included
90	09-550	New Wood Flooring - Unit 304	Included
91	09-550	New Wood Flooring - Unit 302	Included
92	09-900	Painting - Walls	\$7,000
93	09-900	Painting - Ceiling	Included
94	09-900	Painting - Fireplace Walls and Landing	Included
95	09-900	Caulking	Included
			\$62,384

10-000 SPECIALITIES

96	10-115	Signage	By Owner
97	10-522	Fire Extinguishers	By Owner
98	10-800	F&I Toilet & Bath Accessories - Unit 304	\$581
99	10-800	F&I Toilet & Bath Accessories - Unit 302	Included
100	10-800	Installation of Toilet and Bath Accessories	In Div. 09
			\$581

11-000 EQUIPMENT

101	11-460	Unit Kitchen Appliances - Unit 304 - DW, Range, REF, Microwave	\$8,189
102	11-460	Unit Kitchen Appliances - Unit 302 - DW, Range, REF, Microwave	Included
103	11-460	Delivery/ Install to 3rd floor	Included
104	11-460	General Labor	\$771
			\$8,960

12-000 FURNISHINGS

105	12-300	Unit Kitchen Casework - Unit 304	\$19,454
106	12-300	Unit Kitchen Casework - Unit 302	Included
107	12-300	Unit Bathroom Vanity (2) - Unit 304	Included
108	12-300	Unit Bathroom Vanity - Unit 302	Included
109	12-300	Installation of Kitchens and Bathrooms	Included
			\$19,454

15-000 MECHANICAL

110	15-300	Fire Protection	Not Included
111	15-400	Plumbing	\$47,550
112	15-400	Demo - Cut and Cap Existing Plumbing	Included
113	15-400	Plumbing - Unit 304 - Kitchen Sink	Included
114	15-400	Plumbing - Unit 302 - Kitchen Sink	Included
115	15-400	Plumbing - Unit 304 - (2) Bathrooms - Toilet, Vanity, Shower	Included
116	15-400	Plumbing - Unit 302 - Bathroom - Toilet, Vanity, Shower	Included
117	15-400	New Equipment as required for New Systems	Included
118	15-400	Tie in to existing system	Included
119	15-400	F&I Bathroom Sinks	Included
120	15-400	F&I (3) Fiberglass Shower Pans	\$5,500
121	15-500	HVAC	\$51,070
122	15-500	Demo - Disconnect existing HVAC System	Included
123	15-500	All existing Fireplaces to be sealed below damper opening - Unit 304	Included
124	15-500	Exhaust fans - Unit 304 - (2) Bathrooms	Included
125	15-500	Exhaust fan - Unit 302 - (2) Bathrooms	Included
126	15-500	New Mini-Splits to provide Heat and AC - Unit 304	Included
127	15-500	New Mini-Splits to provide Heat and AC - Unit 302	Included
128	15-500	New Equipment as required for New Systems	Included

Group	Phase	Description	Total Amount
			\$104,120
16-000		ELECTRICAL	
129	16-050	Elect. Materials & Methods	\$66,677
130	16-050	Maintain Existing Wiring	Included
131	16-050	Replaced all Lighting Fixtures, Switches and Receptacles	Included
132	16-050	New Equipment as required for New Systems	Included
133	16-050	F&I New 400A Service	\$35,000
134	16-721	Fire Alarm - Modification of existing system Unit 302 & 304	\$22,500
			\$124,177
Sub Total			\$510,390
General Liability			\$8,167
OH & Profit			\$25,928
Total Cost			\$544,485