

Blank Street Coffee

250 W. Newton Street, Boston, MA, 02116

Estimator: Matt Rockett

Date: September 12, 2025

Competitive Bid Proposal



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive	Included
2	01-003	Project Manager	\$12,600
3	01-005	Project Engineer	\$5,600
4	01-009	General Superintendent	Included
5	01-011	Superintendent	\$48,000
6	01-016	Construction Administrator	\$2,500
			\$68,700
01-030		GENERAL REQUIREMENTS	
7	01-092	Construction Document Reproduction	\$350
8	01-096	Office Supplies (Monthly)	\$563
9	01-096	Office Setup	\$400
10	01-097	Construction Tech & Field Internet	\$1,625
11	01-160	Super Parking	\$2,250
12	01-410	Testing Laboratory Services	Not Included
13	01-511	Temporary Toilets	\$1,400
14	01-513	Temp Weather Protection	Not Included
15	01-521	Small Tools & Expendables	\$950
16	01-528	Dumpsters	\$5,400
17	01-545	Temp. Signage	\$850
18	01-546	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$250
19	01-710	Final Cleaning (Per SF)	\$1,315
20	01-901	NFPA 241 Prepared by NEC	Included
21	01-901	Building Permits	By Owner
22	01-901	Fire Department Plan Review Fee	By Owner
			\$15,352
02-000		SITework	
23	02-220	Selective Demolition:	\$12,000
24	02-220	Remove sill/step at side entrance	Included
25	02-220	Remove existing door & transom at side entrance	Included
26	02-220	Remove ductwork as shown, dropped by others	Included
27	02-220	Remove temporary lights in coordination w/ electrician	Included
28	02-220	Remove walls & furr walls in basement as shown	Included
29	02-220	Remove restroom fixtures, capped by others	Included
30	02-220	Remove exterior sconces on main entry, made safe by others	Included
			\$12,000
03-000		CONCRETE	
31	03-221	Trenching & Patching:	Included
32	03-221	Sawcut basement slab for UG Plumbing	Included
33	03-221	Excavate and backfill around new piping	Included
34	03-221	Patch concrete slab trench to match existing	Included
			\$0

Group	Phase	Description	Total Amount
05-000		METALS	
35	05-500	Handrails & Railings:	\$12,000
36	05-500	New railings at accessible entrance ramp	Included
			\$12,000
06-000		CARPENTRY	
37	06-100	Blocking:	Included
38	06-100	2x blocking for menu board	Included
39	06-100	2x blocking for floating shelf	Included
40	06-100	2x blocking for artwork	Included
41	06-100	Blocking in existing walls at new millwork	Included
42	06-100	Install LL provided Windows	Included
43	06-100	Condensing unit sleepers on existing roof	in HVAC
44	06-100	Water Heater Platform	in Plumbing
45	06-100	Reverse Osmosis Platform	in Plumbing
46	06-100	Safety:	
47	06-100	Safety Inspections	Included
48	06-100	Safety Materials	\$1,096
49	06-100	Safety Setup	Included
50	06-100	Temp Protection of Finishes	\$876
51	06-100	Temp Storefront Enclosure	\$600
52	06-220	Millwork	By Millwork Vendor
			\$2,572
07-000		THERMAL & MOISTURE PROTECTION	
53	07-200	Insulation:	Included
54	07-200	6" Sound Batts above ceilings	Included
55	07-500	Roofing:	See Below
56	07-500	Patch & repair around new penetrations	\$5,000
			\$5,000
08-000		DOORS & WINDOWS	
57	08-100	Doors, Frames & Hardware:	\$18,100
58	08-100	New auto operator for accessible entrance	Included
59	08-100	HM Doors & Frames	Included
60	08-100	Wood Doors & Frames	Included
61	08-100	Insulated Access Panels	Not Included
62	08-100	Install DFHW	Included
63	08-400	Entrances and Storefronts:	\$15,500
64	08-400	New storefront and transom to match existing at Door 101A	Included
65	08-400	Re-use existing Door 101A in new storefront	Included
66	08-800	Glass & Glazing:	See Below
67	08-800	GL-04 - Glass Block	\$8,000
68	08-800	Mirrors:	Included
69	08-800	GL-01 - Silver Mirror	\$3,600
70	08-800	GL-02 - Glass Film	Included
71	08-800	GL-03 - Glass Marker Wall	\$5,500
			\$50,700
09-000		FINISHES	
72	09-200	Plaster:	\$20,601
73	09-200	PT-03 - Armourcoat Leather Store 008 Daydream	Included
74	09-250	Gypsum Board/Drywall	\$76,600
75	09-250	Walls:	Included
76	09-250	40.4 - 4" wood stud, gyp both sides	Included
77	09-250	40.6 - 6" wood stud, gyp both sides	Included

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78	09-250	41.4 - 4" wood stud, gyp one side	Included
79	09-250	41.6 - 6" wood stud, gyp one side	Included
80	09-250	42.4 - existing 4" wood stud, gyp both sides	Included
81	09-250	43.4 - existing 4" wood stud, gyp one side	Included
82	09-250	E.1 - new to match adjacent existing wall	Included
83	09-250	Patch & repair existing walls at new blocking	Included
84	09-250	Drywall Ceilings:	Included
85	09-250	Cafe 101	Included
86	09-250	Cafe Prep 102	Included
87	09-250	ADA Restroom 104	Included
88	09-250	Stair 105	Included
89	09-250	Cafe Prep 001	Included
90	09-250	BOH 002	Included
91	09-250	Storage 003	Included
92	09-250	Stair 005	Included
93	09-250	Restroom 006	Included
94	09-300	Tile:	\$51,364
95	09-300	TL-01 - Zia Terrazo Mirage 24x24	Included
96	09-300	TL-02 - Zia Terrazzo Neutra 24x24	Included
97	09-300	TL-03 - Zia Subway Equcalyptus 2x8	Included
98	09-300	TL-04 - Zia Subway Moonlight 2x8	Included
99	09-300	TL-05 - Nemo Metro Dove Matte 2x8	Included
100	09-300	Ditra Mat / Waterproofing	\$5,069
101	09-300	Plywood underlayment at accessible entrance and ramp	\$1,900
102	09-510	Acoustical Ceilings:	\$2,930
103	09-510	ACT-1 Armstrong Kitchen Zone	Included
104	09-650	Resilient Flooring:	\$8,292
105	09-650	WM-01 - Walk Off Mat	By Owner
106	09-650	LVT-01 - AHF City Dweller	Included
107	09-650	LVT-02 - AHF Mlghtnight	Included
108	09-650	MT-01 - Chemetal 902 Brush Aluminum Base	By Millwork Vendor
109	09-650	Leveling at demolished entry sill/step	\$1,500
110	09-765	Fiber Reinforced Panels (FRP):	Included
111	09-765	FRP-01 - Marlite White Smooth	Included
112	09-900	Painting:	\$5,495
113	09-900	PT-01 - BenMoore "White" Chantilly Lace, Matte	Included
114	09-900	PT-02 - BenMoore "Green Paint" Custom, Matte	Included
115	09-900	PT-04 - BenMoore "Yellow" Feather Down, High Gloss	Included
116	09-900	Paint new and existing gas piping	Not Included
117	09-900	Paint new railings	Included
			\$173,751

10-000	SPECIALITIES		
118	10-115	ADA & Wayfinding Signage	\$1,500
119	10-115	Branded Signage	By Owner Vendor
120	10-120	Whiteboards & Tack Boards:	See Below
121	10-120	CB-01 Tackboard Wall Tiles	\$780
122	10-500	Lockers	Not Included
123	10-522	Fire Extinguishers:	\$1,043
124	10-522	Semi-recessed cabinets	Included
125	10-522	Kitchen extinguishers	Included
126	10-800	Toilet & Bath Accessories:	\$1,837
127	10-800	RA-5 - 42" Grab Bars	Included
128	10-800	RA-6 - Mirror (Customer)	Not Included
129	10-800	RA-7 - Soap Dispenser	Included
130	10-800	RA-8 - Toilet Paper Dispenser	Included
131	10-800	RA-9 - Hand Dryer	Included
132	10-800	RA-11 - Coat Hook	Included
133	10-800	RA-12 - Mirror (Employee)	Included

Group	Phase	Description	Total Amount
			\$5,160
11-000		EQUIPMENT	
134	11-400	Food Service Equipment	\$13,600
			\$13,600
12-000		FURNISHINGS	
135	12-600	Furniture & Accessories	By Owner Vendor
136	12-800	Interior Plants & Planters	By Millwork Vendor
			\$0
15-300		FIRE PROTECTION	
137	15-310	Fire Protection	See Alternates
			\$0
15-400		PLUMBING	
138	15-405	Plumbing:	\$79,800
139	15-405	Demolition:	Included
140	15-405	Cut & cap fixtures as shown	Included
141	15-405	Plumbing Fixtures:	Included
142	15-405	FS-1 Floor Sink	Included
143	15-405	FD-1 Floor Drain	Included
144	15-405	MXV-1 Mixing Valve	Included
145	15-405	FCO Floor Cleanout	Included
146	15-405	WCO Wall Cleanout	Included
147	15-405	WC-1 Toilet	Included
148	15-405	LAV-1 Sink	Included
149	15-405	Basement Restroom Toilet & Sink	Included
150	15-405	Plumbing Equipment:	Included
151	15-405	WH-1 Water Heater	Included
152	15-405	ET-1 Expansion Tank	Included
153	15-405	WHA-1 Water hammer Arrestor	Included
154	15-405	BFP-1 Backflow Preventor Assembly	Included
155	15-405	BFP-2 Backflow Preventer Assembly	Included
156	15-405	GT-1 Grease Trap	Included
157	15-405	Plumbing Piping:	Included
158	15-405	Sanitary, Grease & Vent	Included
159	15-405	Domestic Water	Included
160	15-405	Condensate	Included
161	15-405	Gas	Not Included
162	15-405	Final Connections to Kitchen Equipment	Included
163	15-405	Misc:	Included
164	15-405	Work in adjacent tenant spaces off hours	Included
165	15-405	Furnish access panels for future maintenance access	Included
			\$79,800
15-502		HVAC	
166	15-503	HVAC:	\$99,900
167	15-503	Demolition:	Included
168	15-503	Cut & drop ductwork as shown	Included
169	15-503	Equipment:	Included
170	15-503	Provide police details if crane pick is required	Included
171	15-503	AHU-1	Included
172	15-503	AHU-2	Included
173	15-503	AHU-3	Included
174	15-503	AHU-4	Included
175	15-503	Service RTU-1 (Existing to Remain)	Included

Group	Phase	Description	Total Amount
176	15-503	CU-1	Included
177	15-503	CU-2	Included
178	15-503	CU-3	Included
179	15-503	CU-4	Included
180	15-503	TEF-1	Included
181	15-503	TEF-2	Included
182	15-503	OA Intake Hood w/ Birdscreen	Included
183	15-503	Exhaust Vent Cap w/ Backdraft Damper & Birdscreen	Included
184	15-503	Furnish access panels for future maintenance access	Included
185	15-650	Refrigeration:	Included
186	15-650	Route refrigeration piping through existing mechanical room to each AHU	Included
187	15-880	Air Distribution:	Included
188	15-880	Ductwork as required	Included
189	15-880	Grilles, Registers & Diffusers	Included
190	15-950	Controls:	Included
191	15-950	Thermostats	Included
192	15-950	Remote Sensors	Included
193	15-990	Testing, Adjusting, Balancing	Included
			\$99,900

16-000 ELECTRICAL

194	16-050	Electrical:	\$73,824
195	16-050	Temporary:	Included
196	16-050	Provide temp. power throughout construction	Included
197	16-050	Provide temp. lighting throughout construction	Included
198	16-050	Demolition:	Included
199	16-050	Make-safe equipment and devices to be demolished	Included
200	16-200	Power:	Included
201	16-200	Power & Disconnects for Mechanical Equipment	Included
202	16-200	Power/Final Connections for Kitchen Equipment	Included
203	16-200	Power for Plumbing Fixtures	Included
204	16-200	Convenience Power as shown	Included
205	16-400	Switchgear:	Included
206	16-400	Panel RP1 (Existing to Remain)	Included
207	16-400	Panel RP2 (Existing to Remain)	Included
208	16-400	Panel RP3 - New	Not Scheduled
209	16-500	Lighting:	Included
210	16-500	Receive & install lighting fixtures & lamps	Install Only
211	16-500	Receive & install lighting controls, dimmers, occ. sensors, etc.	Install Only
212	16-500	Interior Lighting	Included
213	16-500	Exterior Lighting	Included
214	16-500	Emergency Lighting	Included
215	16-721	Fire Alarm	See Alternates
216	16-745	Low Voltage:	Not Included
217	16-745	A/V raceways only, cabling & devices by Owner Vendor	Not Included
218	16-745	Tel/Data raceways & cabling, devices by Owner Vendor	Not Included
219	16-745	Security raceways & cabling, devices by Owner Vendor	Not Included
			\$73,824

Sub Total	\$612,359
Sales Tax	\$161
General Liability	\$9,802
OH & Profit	\$31,116
Total Cost	\$653,437