

# Chelo's Renovation

2225 Post Road, Warwick, RI, 02868

Estimate



4/23/2024

Group	Phase	Description	Total Amount
<b>01-000</b>		<b>GENERAL CONDITIONS</b>	
1	01-002	Project Executive	\$7,500
2	01-003	Senior Project Manager	\$43,750
3	01-005	Project Engineer	\$29,750
4	01-009	General Superintendent	\$7,500
5	01-010	Superintendent	\$110,000
6	01-016	Construction Administrator	\$7,500
7	01-018	Accounting/Finance	\$8,500
8	01-020	Pre Construction	Not Included
9	01-023	Safety Director	\$6,250
			<b>\$220,750</b>
<b>01-038</b>		<b>GENERAL REQUIREMENTS</b>	
10	01-039	Technology & Cell Phone	\$2,700
11	01-086	MEP Engineered Plans	Not Included
12	01-090	Field Office & Sheds	\$5,100
13	01-090	Field Office & Sheds Pickup & Dropoff	\$900
14	01-096	Office Setup	\$800
15	01-096	Office Supplies (Monthly)	\$1,200
16	01-410	Testing Laboratory Services	By Owner
17	01-511	Temporary Toilets	\$3,500
18	01-528	Dumpsters - RI & SE MA	\$15,300
19	01-533	Temporary Fence - Gates	\$3,500
20	01-533	Temporary Fence	\$800
21	01-546	Temp. Fire Extinguishers	\$250
22	01-580	Project Identification & Signs	\$1,500
23	01-710	Final Cleaning (Isum)	\$7,592
24	01-901	Building Permits	See Below
25	01-901	Fire Department Plan Review Fee	See Below
			<b>\$43,142</b>
<b>02-000</b>		<b>SITework</b>	
26	02-200	Site Preparation	\$30,531
27	02-220	Demolition	\$73,830
28	02-220	Chip and grind to remove existing mud bed @ ba	\$6,550
29	02-220	Remove existing mastic/adhesive by grinding flo	\$7,772
30	02-250	Shoring & Underpinning Allowance	\$22,204
31	02-780	Unit Pavers (\$20/SF allowance)	\$74,818
32	02-900	Landscaping	By Owner
			<b>\$215,705</b>

Group	Phase	Description	Total Amount
<b>03-000</b>		<b>CONCRETE</b>	
33	03-100	Reinforcing Steel	Included
34	03-150	Concrete Formwork Labor	\$32,753
35	03-150	Tie Rebar - Labor	Included
36	03-210	Foundation Wall 4000 PSI	Included
37	03-220	Continuous Footing Concrete 4000 PSI	Included
38	03-221	Concrete Slab Labor	Included
39	03-221	Concrete Slab 4000 PSI	Included
40	03-221	Wire Mesh - Slab	Included
41	03-221	Reinforcing - Slab	Included
42	03-221	Concrete Pump - 75' or 90' Boom (\$130/HR Addit	Included
			<b>\$32,753</b>
<b>04-000</b>		<b>MASONRY</b>	
43	04-200	CMU Masonry Infill	Included
44	04-200	Beam pockets	Included
45	04-700	Cultured Stone	\$42,579
			<b>\$42,579</b>
<b>05-000</b>		<b>METALS</b>	
46	05-120	Structural Steel	\$96,366
47	05-500	Misc. Metals	\$83,059
			<b>\$179,425</b>
<b>06-000</b>		<b>CARPENTRY</b>	
48	06-100	Rough Carpentry - Interium Cleaning	\$8,660
49	06-100	Rough Carpentry - Trade Support Labor	\$18,875
50	06-100	Rough Carpentry - Temporary Weather Protectio	\$22,205
51	06-100	Rough Carpentry - Small Tools	\$1,665
52	06-150	Wood Framing Labor	\$186,580
53	06-150	Wood Framing Interior Platform Rework	\$13,323
54	06-180	Wood Trusses	Included
55	06-200	Finish Carpentry - Door and window casings	Included
56	06-200	Finish Carpentry - Art Deco Train Track	Not Included
57	06-220	Millwork Allowance	\$394,901
58	06-220	Banquette seating including \$15k cushion allowa	\$120,810
			<b>\$767,021</b>
<b>07-000</b>		<b>THERMAL &amp; MOISTURE PROTECTION</b>	
59	07-195	Tyvek behind siding	Included
60	07-200	Insulation	\$43,506
61	07-230	Spray Applied Insulation	Included
62	07-270	Firestopping/Fireproofing	\$2,776
63	07-300	Shingles & Roofing Tiles	\$21,247
64	07-430	Nichiha Faux Brick siding	\$9,715
65	07-440	Hardie Siding	\$183,194
66	07-450	PVC Trim	Included
67	07-500	Standing Seam Roofing	\$9,323
			<b>\$269,761</b>

Group	Phase	Description	Total Amount
<b>08-000</b>		<b>DOORS &amp; WINDOWS</b>	
68	08-100	Doors, Frames & Hardware	\$31,032
69	08-100	Labor to install Doors, Frames & HW	\$3,847
70	08-120	Entrance Aluminum Doors & Frames	\$39,970
71	08-360	Overhead Doors	\$21,127
72	08-400	Interior storefront & door @ mezzanine	\$26,646
73	08-530	Fiberglass Windows	\$48,501
74	08-800	"1955" Glass Floor Light	Not Included
			<b>\$171,123</b>
<b>09-000</b>		<b>FINISHES</b>	
75	09-250	Gypsum Board/Drywall	\$55,513
76	09-300	24 x 24 Floor Tile	\$42,967
77	09-300	Waterjet custom tile "1955" (Allowance)	\$5,551
78	09-300	Quarry Tile @ Bar	\$4,263
79	09-300	3x3 Herringbone Floor Tile	\$1,699
80	09-300	Mosaic Floor Tile	\$14,709
81	09-300	Hex Mosaic Floor Tile	\$3,581
82	09-300	Bathroom Subway Wall Tile	\$4,696
83	09-300	Bathroom Accent Wall Tile	\$3,447
84	09-300	Bathroom Large Format Wall Tile	\$5,676
85	09-545	Serpentina Curved Ceiling	Not Included
86	09-550	Engineered Wood Flooring	\$21,837
87	09-680	Walkoff Matt	\$8,981
88	09-770	Floor Patching	\$3,639
89	09-770	Waterproofing	\$2,928
90	09-900	Painting	\$56,735
			<b>\$236,223</b>
<b>10-000</b>		<b>SPECIALITIES</b>	
91	10-115	ADA Signage	\$1,998
92	10-170	Plastic Toilet Compartments	\$19,002
93	10-522	Fire Extinguishers	\$833
94	10-800	Toilet & Bath Accessories	\$12,629
95	10-801	Wall Mirrors in Restrooms	Included
			<b>\$34,462</b>
<b>11-000</b>		<b>EQUIPMENT</b>	
96	11-130	TV's	By Others
97	11-130	Sound system	By Others
98	11-400	Food Service Equipment	By Others
			<b>\$0</b>
<b>15-000</b>		<b>MECHANICAL</b>	
99	15-300	Fire Protection	\$48,602
100	15-400	Plumbing	\$85,130
101	15-500	HVAC	\$65,284
			<b>\$199,015</b>

Group	Phase	Description	Total Amount
<b>16-000</b>		<b>ELECTRICAL</b>	
102	16-050	Elect. Materials & Methods	\$216,502
103	16-050	Trace and re-wire as needed	\$5,551
104	16-500	Lighting	Included
105	16-721	Fire Alarm	Included
106	16-721	Temporary Heat Detectors	\$2,776
107	16-745	Tele/Data cabling ALLOWANCE	\$11,103
			<b>\$235,932</b>
		<b>Total Estimate Cost</b>	<b>\$2,647,891</b>
		Building Permit budget (Not Included)	<b>\$15,560</b>
		Preconstruction Budget (Not Included)	<b>\$15,000</b>
		Recommended Contingency (Not Included)	<b>\$128,365</b>