

Chelo's Renovation

2225 Post Road, Warwick, RI, 02868

Conceptual Estimate



3/27/2024

Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive	Included
2	01-003	Senior Project Manager	Included
3	01-005	Project Engineer	Included
4	01-009	General Superintendent	Included
5	01-010	Superintendent	Included
6	01-016	Construction Administrator	Included
7	01-018	Accounting/Finance	Included
8	01-020	Pre Construction	Not Included
9	01-023	Safety Director	Included
			\$220,750
01-038		GENERAL REQUIREMENTS	
10	01-039	Technology & Cell Phone	Included
11	01-086	MEP Engineered Plans	Not Included
12	01-090	Field Office & Sheds	Included
13	01-090	Field Office & Sheds Pickup & Dropoff	Included
14	01-096	Office Setup	Included
15	01-096	Office Supplies (Monthly)	Included
16	01-410	Testing Laboratory Services	By Owner
17	01-511	Temporary Toilets	Included
18	01-528	Dumpsters - RI & SE MA	Included
19	01-533	Temporary Fence - Gates	Included
20	01-533	Temporary Fence	Included
21	01-546	Temp. Fire Extinguishers	Included
22	01-580	Project Identification & Signs	Included
23	01-710	Final Cleaning (Isum)	Included
24	01-901	Building Permits	See Below
25	01-901	Fire Department Plan Review Fee	See Below
			\$43,142
02-000		SITEWORK	
26	02-200	Site Preparation	Included
27	02-220	Demolition	Included
28	02-220	Chip and grind to remove existing mud bed @ bar and bathroom	Included
29	02-220	Remove existing mastic/adhesive by grinding floor	Included
30	02-250	Shoring & Underpinning Allowance	Included
31	02-780	Unit Pavers	Included
32	02-900	Landscaping	By Owner
			\$185,785

03-000		CONCRETE	
33	03-100	Reinforcing Steel	Included
34	03-150	Concrete Formwork Labor	Included
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 Additional)	Included
			\$32,753

04-000		MASONRY	
43	04-200	CMU Masonry Infill	Included
44	04-200	Beam pockets	Included
45	04-700	Cultured Stone	Included
			\$42,579

05-000		METALS	
46	05-120	Structural Steel	Included
47	05-500	Misc. Metals	Included
			\$179,425

06-000		CARPENTRY	
48	06-100	Rough Carpentry - Interium Cleaning	Included
49	06-100	Rough Carpentry - Trade Support Labor	Included
50	06-100	Rough Carpentry - Temporary Weather Protection/Barriers	Included
51	06-100	Rough Carpentry - Small Tools	Included
52	06-150	Wood Framing Labor	Included
53	06-150	Wood Framing Interior Platform Rework	Included
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	Included
58	06-220	Banquette seating including \$15k cushion allowance	Included
			\$767,021

07-000		THERMAL & MOISTURE PROTECTION	
59	07-195	Tyvek behind siding	Included
60	07-200	Insulation	Included
61	07-230	Spray Applied Insulation	Included
62	07-270	Firestopping/Fireproofing	Included
63	07-300	Shingles & Roofing Tiles	Included
64	07-430	Nichiha Faux Brick siding	Included
65	07-440	Hardie Siding	Included
66	07-450	PVC Trim	Included
67	07-500	Standing Seam Roofing	Included
			\$269,761

08-000	DOORS & WINDOWS		
68	08-100	Doors, Frames & Hardware	Included
69	08-100	Labor to install Doors, Frames & HW	Included
70	08-120	Entrance Aluminum Doors & Frames	Included
71	08-360	Overhead Doors	Included
72	08-400	Interior storefront & door @ mezzanine	Included
73	08-530	Fiberglass Windows	Included
74	08-800	"1955" Glass Floor Light	Not Included

\$171,123

09-000	FINISHES		
75	09-250	Gypsum Board/Drywall	Included
76	09-300	24 x 24 Floor Tile	Included
77	09-300	Waterjet custom tile "1955" (Allowance)	Included
78	09-300	Quarry Tile @ Bar	Included
79	09-300	3x3 Herringbone Floor Tile	Included
80	09-300	Mosaic Floor Tile	Included
81	09-300	Hex Mosaic Floor Tile	Included
82	09-300	Bathroom Subway Wall Tile	Included
83	09-300	Bathroom Accent Wall Tile	Included
84	09-300	Bathroom Large Format Wall Tile	Included
85	09-545	Serpentina Curved Ceiling	Not Included
86	09-550	Engineered Wood Flooring	Included
87	09-680	Walkoff Matt	Included
88	09-770	Floor Patching	Included
89	09-770	Waterproofing	Included
90	09-900	Painting	Included

\$236,223

10-000	SPECIALITIES		
91	10-115	ADA Signage	Included
92	10-170	Plastic Toilet Compartments	Included
93	10-522	Fire Extinguishers	Included
94	10-800	Toilet & Bath Accessories	Included
95	10-801	Wall Mirrors in Restrooms	Included

\$34,462

11-000	EQUIPMENT		
96	11-130	TV's	By Others
97	11-130	Sound system	By Others
98	11-400	Food Service Equipment	By Others

\$0

15-000	MECHANICAL		
99	15-300	Fire Protection	Included
100	15-400	Plumbing	Included
101	15-500	HVAC	Included

\$199,015

16-000	ELECTRICAL		
102	16-050	Elect. Materials & Methods	Included
103	16-050	Trace and re-wire as needed	Included
104	16-500	Lighting	Included
105	16-721	Fire Alarm	Included
106	16-721	Temporary Heat Detectors	Included
107	16-745	Tele/Data cabling ALLOWANCE	Included
			\$235,932

Total Cost **\$2,617,971**

Building Permit budget (Not Included)	\$15,560
Preconstruction Budget (Not Included)	\$15,000
Recommended Contingency (Not Included)	\$128,365