

Lanner Noodles

55 Pier 4 Blvd, Boston, MA,

Estimator: Matt Rockett

Date: December 31st, 2024

Conceptual Budget



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive / General Superintendent	\$5,600
2	01-003	Project Manager	\$23,920
3	01-005	Project Engineer	\$17,680
4	01-010	Superintendent	\$73,600
5	01-016	Administrative Support	\$10,400
			\$131,200
01-040		GENERAL REQUIREMENTS	
6	01-096	Office Supplies	\$800
7	01-096	Office Set-up	\$800
8	01-097	Construction Tech & Field Internet	\$5,800
9	01-511	Temporary Toilets	\$2,240
10	01-528	Dumpsters (MASS)	\$7,200
11	01-545	Temp Fire Extinguishers w/ Stands (1 per 3K SF or 1 per Floor)	\$185
12	01-545	Temp. Signage - Sign Package & Banner	\$600
13	01-710	Interim Cleaning	\$13,824
14	01-710	Final Cleaning	\$2,150
15	01-901	NFPA 241 Prepared by NEC	Included
16	01-901	Building Permits	By Owner
17	01-901	Fire Department Permits	By Owner
			\$33,599
02-000		SITWORK	
18	02-220	Misc. Demo	\$7,525
19	02-220	Coring for MEP's	\$2,400
			\$9,925
03-000		CONCRETE	
20	03-335	Polished Concrete	\$10,275
			\$10,275
06-000		CARPENTRY	
21	06-100	Electrical Backer Board	\$375
22	06-100	Small Tools	\$1,926
23	06-100	Safety Inspections	\$1,040
24	06-100	Safety Materials	\$920
25	06-100	Safety Setup & Monthly First Aid	\$856
26	06-100	Temp Protection of Finishes	\$2,301
27	06-100	Canopy Supports	\$20,000
28	06-220	Millwork Supply	By Owner
29	06-220	Millwork Install	\$48,000
			\$75,417
07-000		THERMAL & MOISTURE PROTECTION	
30	07-250	Fireproofing	\$1,500

Group	Phase	Description	Total Amount
31	07-270	Firestopping	\$1,500
			\$3,000
08-000	DOORS & WINDOWS		
32	08-100	Doors, Frames & Hardware	\$6,000
33	08-360	Overhead Doors	\$35,000
34	08-400	Entrances and Storefronts	Excluded
			\$41,000
09-000	FINISHES		
35	09-250	Gypsum Board/Drywall	\$37,625
36	09-510	Acoustical Ceilings	\$5,850
37	09-690	Epoxy Flooring	\$9,750
38	09-900	Painting	\$6,450
39	09-900	Temp Partition/Protection	\$3,611
			\$63,286
10-000	SPECIALITIES		
40	10-115	Signage	Excluded
41	10-700	Canopies/Awnings	Excluded
			\$0
11-000	EQUIPMENT		
42	11-460	Kitchen Equipment & Walk-in	Excluded
			\$0
12-000	FURNISHINGS		
43	12-100	Artwork	Excluded
44	12-600	Furniture & Accessories	Excluded
			\$0
15-000	MECHANICAL		
45	15-300	Fire Protection	\$16,125
46	15-400	Plumbing	\$80,625
47	15-500	HVAC	\$215,000
48	15-500	Captiv-Aire Hood w/ Ansul	Excluded
			\$311,750
16-000	ELECTRICAL		
49	16-200	Electrical	\$64,500
50	16-500	Lighting	\$10,750
51	16-500	Decorative Lighting	By Owner
52	16-721	Fire Alarm	\$5,375
			\$80,625
Sub Total			\$760,077
General Liability			\$12,770
Contingency			\$37,971
OH & Profit			\$40,541
Total Cost			\$851,360