

Starbucks Pawtucket Ave

Narragansett Park Plaza, Pawtucket, RI,

Estimator: Fernando Rodrigues

Date: 06-28-2024

Proposal



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive	\$7,700
2	01-003	Project Manager	\$33,880
3	01-005	Project Engineer	\$21,120
4	01-009	General Superintendent	\$7,700
5	01-010	Superintendent	\$101,200
6	01-016	Administrative Support	\$7,040
7	01-023	Safety Inspections	\$5,500
			\$184,140

01-040		GENERAL REQUIREMENTS	
8	01-090	Field Office & Sheds	\$4,250
9	01-090	Field Office & Sheds Pickup & Dropoff	\$900
10	01-092	Construction Document Reproduction	\$1,750
11	01-096	Office Supplies	\$1,000
12	01-096	Office Set-up	\$800
13	01-097	Computer Equipment/Supplies	\$1,900
14	01-330	Survey and Layout Data	\$10,000
15	01-330	Benchmark and foundation corners	By Owner
16	01-510	Temporary Electricity	\$4,000
17	01-510	Temporary Water	\$550
18	01-511	Temporary Toilets	\$3,360
19	01-513	Temp Weather Protection	Not Included
20	01-528	Dumpsters (RI)	\$4,125
21	01-532	Storage - Connex Boxes	\$1,800
22	01-533	Temporary Fencing	By Owner
23	01-533	Temporary Gates	By Owner
24	01-540	Security	Not Included
25	01-545	Safety Setup	\$650
26	01-545	First Aid/Safety Supplies	\$750
27	01-545	Temp Fire Extinguishers w/ Stands	\$675
28	01-545	Temp. Signage - Sign Package, Additional Project signage (2 Banner)	\$1,000
29	01-710	Interim Cleaning	\$5,200
30	01-710	Final Cleaning	Not Included
31	01-901	NFPA 241 Prepared by NEC	Included
32	01-901	Building Permits	By Owner
33	01-901	Fire Department Permits	By Owner
			\$42,710

02-000		SITWORK	
34	02-200	Site Preparation	By Owner
35	02-820	Fences & Gates	By Owner
36	02-841	Dumpster Enclosure	By Owner
37	02-900	Hardscape/Landscaping	By Owner
38	02-910	Site Irrigation	By Owner
			\$0

Group	Phase	Description	Total Amount
03-000		CONCRETE	
39	03-100	Reinforcing Steel	\$5,386
40	03-100	Wire Mesh W1.4 W1.4 Sidewalk	Included
41	03-150	Concrete Formwork Labor	\$31,730
42	03-210	Concrete Material - Footing & Wall	\$12,877
43	03-210	Concrete Material - Piers & Pilasters	\$2,377
44	03-221	Concrete Slab Labor	\$8,225
45	03-221	Concrete Slab 4000 PSI	\$3,531
46	03-221	Concrete Pump	\$2,400
47	03-221	Alt Slab Detail - Removed at ext walls (Allowance)	\$-5,000
48	03-235	Concrete Accessories	\$850
49	03-240	Site Concrete Labor	\$15,660
50	03-240	Sidewalk Concrete	\$6,648
51	03-240	Drive Thru Pad	Not Included
52	03-240	Dumpster Pad	Not Included
53	03-301	Primary Concrete Encasement	Not Included
54	03-610	Grout Leveling Plates	\$1,955
			\$86,640
04-000		MASONRY	
55	04-999	Masonry - Thin Brick Facade	\$127,000
			\$127,000
05-000		METALS	
56	05-120	Structural Steel	\$153,245
57	05-500	Roof Screen - Archtectural Louvers	\$50,250
58	05-500	VE Roof Screen - Reduce 2 sides (allowance)	\$-22,000
59	05-500	Roof Screen Posts	Included
60	05-500	Bollards	Not Included
61	05-500	Roof Ladder	Included
62	05-999	Fire Watch	Not Included
			\$181,495
06-000		CARPENTRY	
63	06-100	Temp Electrical Backer Board	\$375
64	06-100	Small Tools	\$1,926
65	06-100	Rough Carpentry	Not Included
66	06-100	Signage Blocking	\$2,400
67	06-100	Safety Materials	\$3,014
68	06-100	Temp Protection of Finishes	\$1,884
69	06-100	In wall Blocking	\$2,509
70	06-100	Roof Blocking	\$5,040
71	06-100	Temp Enclosuer	\$535
			\$17,682
07-000		THERMAL & MOISTURE PROTECTION	
72	07-185	15 Mil Vapor Barrier (Stego Wrap)	Not Included
73	07-185	Vapor Barrier Tape	Not Included
74	07-195	Air Barrier @ EFIS & ReSawn	Included
75	07-195	Air Barrier Behind Masonry	\$8,002
76	07-200	Batt Insulation	Included
77	07-200	Closed Cell Insulation Spray at Sloped Roof	\$3,700
78	07-201	2" Rigid Insulation @ 4' perimiter at Vert Foundation	\$2,397
79	07-240	Ext Insulation & Finish System	Included
80	07-460	Wood Siding (resawn) - Furnish & Install	\$80,618
81	07-460	Hardie Siding	Not Included
82	07-500	Membrane Roofing	\$98,960

Group	Phase	Description	Total Amount
83	07-500	Walkway Pads (60 l.f.) Allowance	\$2,340
84	07-500	Downspouts & Scuppers at Canopies	\$1,920
85	07-900	Joint Sealers	\$1,525
			\$199,461
08-000	DOORS & WINDOWS		
86	08-100	Doors, Frames & Hardware	\$14,766
87	08-100	Doors, Frames & Hardware - Install	\$1,140
88	08-400	Entrances and Storefronts	\$53,698
89	08-400	Air curtain and Drive thru windows	Included
90	08-400	Stainless steel shelf	Included
			\$69,604
09-000	FINISHES		
91	09-250	Gypsum Board/Drywall to Level 4	\$108,996
92	09-900	Painting	\$4,950
93	09-900	Painting - Dumpster enclosure	Not Included
94	09-900	Painting - Bollards	Not Included
95	09-900	Painting - Ladder	Included
96	09-900	Painting - Gas piping	Included
97	09-900	Painting - Prime Interior	Included
			\$113,946
10-000	SPECIALITIES		
98	10-115	Code Signage	\$150
99	10-193	Knox Box	\$900
100	10-522	Fire Extinguishers	\$600
101	10-700	Canopies	\$89,756
			\$91,406
15-000	MECHANICAL		
102	15-300	Fire Protection	\$28,300
103	15-400	Plumbing	\$64,913
104	15-500	HVAC	\$106,700
			\$199,913
16-000	ELECTRICAL		
105	16-050	Electrical	\$149,360
106	16-050	Electrical Temp Service Allowance for Maintain Service throughout SBUX fitout	Not Included
107	16-721	Fire Alarm Allowance	\$26,560
			\$175,920
Sub Total			\$1,489,918
Insurances and Risk Mitagation			\$28,702
OH & Profit			\$75,931
Total Cost			\$1,594,550

BID CLARIFICATIONS

**Starbucks Newport Ave
Pawtucket, RI**

06/28/2024

CLARIFICATIONS AND ASSUMPTIONS

1. All work to occur during normal working hours (6:00 AM – 2:30 PM)
2. Our proposal & alternates are valid for 30 days unless otherwise noted. NEC reserves the right to reevaluate costs based on material increased if an award is made after this date.
3. This proposal is based on merit shop labor rates. If ownership would like Union or Prevailing wage to be included, NEC will provide updated pricing to reflex this request.
4. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
5. Our schedule and project duration is based on anticipated lead times. Lead times are subject to change.
6. Retainage to be released on early compete packages whereas the subcontractor is complete with 100% of their scope of work prior to 50% of the project completion. IE: Concrete, Steel, Rough Carpentry.
7. Due to the volatility of the markets and magnitude of price increases we are receiving from our vendors, we will be forced to implement price increases as they occur. Prices for commodity items, such as lumber, copper, aluminum and steel will be adjusted at the time of delivery. Please be advised that construction materials, like other commodities are subject to availability and any/all price fluctuations. Extensive and unexpected lead times may affect schedule and production.
8. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
9. Adequate staging and laydown areas will be provided to the contractor for use during construction.
10. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
11. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
12. Fire alarm assumes existing panel has capacity to complete the design intent and existing/new devices will sync. Additional boosters and battery are not included. Fire alarm monitoring to be provided and maintained by the owner.
13. All Site Work, Landscaping, Irrigation, E&B, Site Furnishings & Fences are by Owner.

ALLOWANCES

1. \$-22,000 – VE of Roof Screen
2. \$-5,000 – VE of Slab on Grade
3. \$26,500 – Fire Alarm

BID DOCUMENTS

1. ISSUED FOR CONSTRUCTION – April 15-2024

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EXCLUSIONS

1. FM Global requirements.
2. Floor prep & mastic removal.
3. Full scale mock-ups.
4. Liquidated and consequential damages.
5. LEED administration.
6. Municipal / utility company connection fees or backcharges.
7. Power, water, and heating/cooling consumption charges.
8. Unforeseen conditions.
9. Security, police details and fire watch.
10. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
11. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
12. Duct cleaning or equipment cleaning of existing systems.
13. Third party commissioning
14. Seismic restraints on existing conditions.
15. Keying of existing or new door hardware.
16. Appliances, furniture, furniture partitions, equipment, raised/access flooring
17. Furniture, FF&E or relocation costs.
18. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
19. Owner to provide all permanent utility services required.
20. Coordination of 3rd party utilities.
21. Third party testing.
22. Arc Fault Study.
23. Import of Structural Fill.
24. Fuel Surcharges.
25. Phasing or phased turnovers of spaces.
26. Offsite parking.
27. Building survey and control points
28. Moisture mitigation & mold remediation.
29. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
30. BDA/First Responders System.
31. Post construction fire protection pressure testing.
32. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
33. Building Department Permit Fees & Fire Department Permit Fees.
34. ADA code consultant, ADA code review.
35. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
36. Weather Conditions (temperature, wind & precipitation).

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- 37. Weather days are not included in our project duration / schedule.
- 38. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
- 39. Security, Equipment and Service.
- 40. Access Control, Equipment and Service.
- 41. Tele/data Cabling, Equipment and Service.
- 42. Audio & Visual, Cabling & Equipment.

Thank you for providing New England Construction Company the opportunity to provide a proposal for this interesting project. We appreciate your confidence in New England Construction Company.

Very truly yours,
NEW ENGLAND CONSTRUCTION COMPANY, INC