

Southwind Plaza Demising

65 Independence Drive, Hyannis, MA, 02601

Estimator: Matt Rocket

Date: Wednesday, April 2nd, 2025

Conceptual Budget



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive	\$2,800
2	01-003	Project Manager	\$19,320
3	01-005	Project Engineer	\$13,260
4	01-010	General Superintendent	\$2,800
5	01-010	Superintendent	\$57,600
6	01-016	Administrative Support	\$5,400
			\$101,180
01-040		GENERAL REQUIREMENTS	
7	01-092	Construction Document Printing	\$450
8	01-096	Office Set-up / Supplies	\$800
9	01-097	Construction Tech & Field Internet	\$2,675
10	01-510	Temporary Utility Usage	By Owner
11	01-511	Temporary Toilets	\$1,680
12	01-528	Dumpsters	\$3,400
13	01-545	Temp Fire Extinguishers w/ Stands	\$925
14	01-545	Temp. Signage - Sign Package & Banner	\$600
15	01-710	Broom Sweep Upon Completion	\$2,000
16	01-901	NFPA 241 Prepared by NEC	Included
17	01-901	Building Permits	By Owner
18	01-901	Fire Department Permits	By Owner
			\$12,530
02-000		SITWORK	
19	02-220	Interior Selective Demolition:	\$24,750
20	02-220	Demolish office mezzanine structure, walls & ceilings	Included
21	02-220	Demolish restroom mezzanine structure, walls & ceilings including toilet partitions	Included
22	02-220	Demolish entry vestibule interior walls	Included
23	02-220	Demolish existing dock overhead door	Included
24	02-220	Demolish existing door to loading area	Included
25	02-220	Demolish existing door to ramp	Included
26	02-220	Demolish existing millwork around columns	Included
27	02-220	Demolish existing BB&B storefront signage	Included
28	02-220	Demolish existing flooring down to structural slab	Included
29	02-220	Dispose of MEP's dropped by others	Included
30	02-220	Exterior Site Demolition/Sitework:	\$100,000
31	02-220	Demolish existing loading dock concrete pad	Included
32	02-220	Demolish existing loading dock concrete landing and stairs	Included
33	02-220	Demolish existing concrete landing and ramp	Included
34	02-220	Demolish existing compactor pad & enclosure	Included
35	02-220	Remove pavement at new work	Included
36	02-220	E&B for compactor pads	Included
37	02-220	E&B for loading dock ramps	Included
38	02-220	E&B for loading dock platform foundations	Included
39	02-220	E&B for retaining walls between ramps & pads	Included
40	02-220	E&B for new egress exit landing/ramp	Included

Group	Phase	Description	Total Amount
41	02-220	Remove & replace existing leaching field basins & roof drain leaders	\$50,000
42	02-220	Oil/Water Separator	Not Included
43	02-250	Shoring & Underpinning	Not Included
44	02-800	Site Improvements:	See Below
45	02-800	Provide new asphalt paving around new dock ramps & compactor pads	\$22,500
46	02-800	Provide new bollards at dock ramp retaining walls and compactor pad enclosures	\$6,400
47	02-800	Provide compactor pad enclosures	\$30,000
48	02-830	Retaining Walls	\$75,000
			\$308,650

03-000	CONCRETE		
49	03-221	Sawcut for Underground Plumbing Removal:	\$8,500
50	03-221	Sawcut & remove slab for removal of dormant underground plumbing	Included
51	03-221	Patch back non-structural trench concrete to rough trowel finish	Included
52	03-230	Loading Docks	\$32,000
53	03-240	Ramp Concrete	\$33,000
54	03-240	Trench Drains	\$7,000
55	03-250	Compactor Pads	\$25,000
			\$105,500

04-000	MASONRY		
56	04-200	Masonry:	\$55,000
57	04-200	Infill man door and create trash chute opening	Included
58	04-200	Infill overhead door and create trash chute opening	Included
59	04-200	Create new (2) new overhead door openings	Included
60	04-200	Create new man door opening	Included
61	04-200	Install lintels provided by others	Included
			\$55,000

05-000	METALS		
62	05-500	Masonry Opening Lintels	\$10,000
63	05-500	New Exterior Roof Ladder	\$12,000
			\$22,000

06-000	CARPENTRY		
64	06-100	Small Tools	\$1,913
65	06-100	Safety Inspections	\$1,992
66	06-100	Safety Materials	\$10,625
67	06-100	Safety Setup & Monthly First Aid	\$850
			\$15,380

07-000	THERMAL & MOISTURE PROTECTION		
68	07-500	Membrane Roofing	Not Included
69	07-701	Roof Hatch	Not Included
			\$0

08-000	DOORS & WINDOWS		
70	08-100	Doors, Frames & Hardware	\$8,355
71	08-305	Compactor Doors	\$2,720
72	08-400	Entrances and Storefronts	Not Included
			\$11,075

09-000	FINISHES		
73	09-250	Drywall/Rough Carpentry:	\$53,700
74	09-250	New demising walls to underside of deck	Included
75	09-250	New utility room walls	Included
76	09-250	Patch & repair storefront at removed signage	\$5,000

Group	Phase	Description	Total Amount
77	09-250	Patch & repair existing demising walls	\$3,800
			\$62,500
11-000	EQUIPMENT		
78	11-160	Loading Dock Equipment:	See Below
79	11-160	Dock Levelers	\$17,275
80	11-160	Dock Doors	\$8,281
			\$25,556
13-000	SPECIAL CONSTRUCTION		
81	13-600	Solar Energy Systems	Not Included
			\$0
15-000	MECHANICAL		
82	15-300	Fire Protection:	\$37,500
83	15-300	Re-zone existing system for (2) tenants	Included
84	15-300	Provide upright coverage as required	Included
85	15-400	Plumbing:	\$37,500
86	15-400	Cut/cap existing piping at restrooms and office mezzanine	Included
87	15-400	New backflow preventer/meter assembly for 2nd space	Included
88	15-400	New water line stubbed to 2nd space	Included
89	15-400	New gas service/meter for both spaces	Included
90	15-500	HVAC:	\$23,150
91	15-500	Cut/drop existing distribution duct throughout, salvage drops	Included
92	15-500	Add stand-alone controls to each RTU	By LL
			\$98,150
16-000	ELECTRICAL		
93	16-200	Electrical:	See Below
94	16-200	De-energize/make-safe and demo	\$29,230
95	16-200	New service for each tenant space	\$209,130
96	16-200	Convert temp power & lighting to new panels	\$8,050
97	16-200	Separate existing power/lighting/mechanical feeders	\$14,600
98	16-200	Power to new compactors	\$8,125
99	16-200	Power to new dock doors	\$5,300
100	16-200	Utility room lighting & EM fixtures	\$13,650
101	16-721	Fire Alarm:	\$19,425
102	16-721	Re-zone existing system for (2) tenants	Included
103	16-721	Provide temp coverage as required	Included
104	16-721	New devices for utility room	Included
			\$307,510
Sub Total			\$1,125,031
General Liability			\$19,085
Contingency			\$56,206
OH & Profit			\$72,019
Total Cost			\$1,272,342