

25-138 Swarovski - Cranston, RI

50 Sharpe Drive, Cranston, RI, 02920

Estimator: Megan Kane

Date: December 05, 2025

Revised Proposal



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive	\$2,050
2	01-003	Project Manager	\$27,720
3	01-011	Superintendent	\$75,600
4	01-016	Construction Administrator	\$4,500
			\$109,870
01-030		GENERAL REQUIREMENTS	
5	01-096	Office Supplies (Monthly)	\$500
6	01-096	Office Setup	\$800
7	01-097	Construction Tech & Field Internet	\$2,250
8	01-410	Testing Laboratory Services	Not Included
9	01-510	Temporary Electricity	By Owner
10	01-510	Temporary Water	By Owner
11	01-511	Temporary Toilets	\$2,800
12	01-521	Small Tools & Expendables	\$850
13	01-528	Dumpsters - RI	\$6,600
14	01-545	Temp. Signage	\$450
15	01-546	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$625
16	01-710	Final Cleaning - Phase 1	\$3,000
17	01-710	Final Cleaning - Phase 2	\$5,400
18	01-901	NFPA 241 Prepared by NEC	Included
19	01-901	Building Permits	\$2,350
20	01-901	Fire Department Plan Review Fee (Allowance)	\$2,000
			\$27,625
02-000		SITework	
21	02-220	Demolition - Phase 1:	\$14,500
22	02-220	Demolition - Phase 2:	\$20,600
23	02-220	R&D all Existing Wall, Floor and Ceiling Finishes	Included
24	02-220	R&D Existing Wall Bases	Included
25	02-220	R&D Existing Millwork and Equipment	Included
26	02-220	R&D Existing Light Fixtures	Included
27	02-220	R&D Existing Ductwork	Included
28	02-220	R&D Existing Plumbing Fixtures	Included
29	02-221	Abatement & Hazmat Removal	Not Included
30	02-315	Sawcutting of Slab for (4) Floor Boxes - Phase 2	\$5,500
31	02-315	Excavation & Fill for Floor Boxes	Included
32	02-315	Removal & Disposal of excess Excavation	Included
33	02-315	Concrete Infill at Trenches	Included
34	02-315	Concrete Slab Infill - Labor	Included
35	02-315	Slab Infill - Concrete Slab 4000 PSI	Included
36	02-315	Slab Infill - Drill & Dowel	Included
37	02-315	Slab Infill - Concrete Pump / Buggy	Included
38	02-315	Sawcutting of Slab for (3) Furniture Feed Floor Boxes	Not Included
39	02-315	Sawcutting of Slab for UG Plumbing and Sanitary	Not Included

Group	Phase	Description	Total Amount
40	02-820	F&I Chainlink Fence and Associated Door	\$5,380
			\$45,980
04-000	MASONRY		
41	04-200	CMU Wall Infill - Phase 1:	\$2,125
42	04-200	CMU Wall Infill - Phase 2:	\$2,125
			\$4,250
06-000	CARPENTRY		
43	06-100	Rough Carpentry - Safety - Phase 1:	\$400
44	06-100	Temp Protection of Finishes - Phase 1:	\$286
45	06-100	Rough Carpentry - Safety - Phase 2:	\$400
46	06-100	Temp Protection of Finishes - Phase 2:	\$287
47	06-100	Rough Carpentry - In wall Blocking - Fire Treated	In Div. 09
48	06-100	F&I 3'x7' FRTW Plywood	In Div. 09
49	06-220	Millworkk - Phase 2:	\$78,800
50	06-220	F&I Millwork at Copy/ Print & Mail/ Ricoh 136	Included
51	06-220	F&I Millwork at Medium Conference 138	Included
52	06-220	F&I Millwork at Gemstones Shipping/ Work Space 149	Included
53	06-220	F&I Millwork at Facilities Storage 161	Included
54	06-220	F&I Millwork at Pantry 164	Included
55	06-220	F&I Heavy Duty Chrome Coat Rod with Shelving	Included
56	06-220	F&I Wall Mounted Shelving and Standards @ Storage 166	Included
57	06-221	Countertops:	Included
58	06-221	F&I Plastic Laminate Countertop (PL-1)	Included
59	06-221	F&I Plastic Laminate Countertop (PL-2)	Included
60	06-221	F&I Solid Surface Countertop (SS-1)	Included
			\$80,173
07-000	THERMAL & MOISTURE PROTECTION		
61	07-250	Fireproofing	Not Included
62	07-270	Firestopping - Phase 1:	\$250
63	07-270	Firestopping - Phase 2:	\$250
64	07-500	Membrane Roofing Repairs and Flashing - Phase 1	\$1,200
65	07-500	Membrane Roofing Repairs and Flashing - Phase 2	\$1,200
			\$2,900
08-000	DOORS & WINDOWS		
66	08-100	Doors, Frames & Hardware - Phase 1:	\$43,870
67	08-100	Doors, Frames & Hardware - Phase 2:	\$116,630
68	08-100	Window Type C HM Frame	Included
69	08-100	Labor to Install	Included
70	08-100	Door Hardware: Card Reader, Power Supply (Fail Safe), and Electric Strike	By Security Vendor
71	08-400	F&I Glass at Interior Doors & Sidelights - Phase 1	\$3,000
72	08-400	Storefronts and Glass - Phase 2:	\$18,500
73	08-400	F&I Window Type A @ Large Conference 101	Included
74	08-400	F&I Window Type B @ Medium Conference 138	Included
75	08-400	F&I Window Type C @ Open Office - Finance 152 (Glass only)	Included
76	08-800	F&I Window Film (WF1) - Phase 2	\$3,970
			\$185,970
09-000	FINISHES		
77	09-250	Gypsum Board/Drywall - Phase 1:	\$34,000
78	09-250	Gypsum Board/Drywall - Phase 2:	\$151,000
79	09-250	Wall Type A	Included
80	09-250	Wall Type B	Included
81	09-250	Wall Type C	Included

Group	Phase	Description	Total Amount
82	09-250	Wall Type D	Included
83	09-250	Wall Type E	Included
84	09-250	Wall Type F	Included
85	09-250	Wall Type G	Included
86	09-250	Gypsum Board/Drywall Soffits	Included
87	09-250	F&I In Wall Blocking for Coat Rod/ Shelving	Included
88	09-250	F&I In Wall Blocking for Bathroom Accessories	Included
89	09-250	F&I In Wall Blocking for Wall - Mounted Digital Display	Included
90	09-250	Patch and Repair Existing walls at Demo	Included
91	09-250	Fry Reglet/ Neoprene Gasket & Acoustical Seal at New Wall/ Window Intersection	Included
92	09-250	Patch and Repair at Window Treatments	Included
93	09-250	Window Sill Replace/ Repair Allowance - Phase 2	\$5,000
94	09-300	F&I Wall Tile (T-1) - Phase 1	\$20,898
95	09-300	F&I Wall Tile (T-1) - Phase 2	\$106,238
96	09-300	Patch and Repair Tile Flooring @ New Toilet Partitions	Included
97	09-510	F&I Acoustic Ceiling Tile (ACT-1) - Phase 1	\$24,000
98	09-510	F&I Acoustic Ceiling Tile (ACT-2) - Phase 1	Included
99	09-510	F&I Acoustic Ceiling Tile (ACT-1) - Phase 2	\$97,875
100	09-510	F&I Acoustic Ceiling Tile (ACT-2) - Phase 2	Included
101	09-650	F&I LVT (LVT-1)	Included
102	09-650	F&I Rubber Base	Included
103	09-680	F&I Carpet (CP-1)	Included
104	09-680	F&I Carpet (CP-2)	Included
105	09-680	F&I Carpet (CP-3)	Included
106	09-680	F&I Static Control Dissipative (ESD-1)	Included
107	09-765	F&I Fiber Reinforced Panel (FRP-1)	Included
108	09-900	F&I Interior Paint (P-1) - Phase 1:	\$12,074
109	09-900	F&I Interior Paint (P-1) - Phase 2:	\$34,594
110	09-900	F&I Interior Paint (P-2)	Included
111	09-900	F&I Interior Paint (P-3)	Included
112	09-900	F&I Door Stain (FF-1)	In Div. 08
113	09-900	Install Wall Covering (WC-1)	Included
114	09-900	Furnish Wall Covering (WC-1) - Phase 2:	\$7,021
			\$492,700

10-000 SPECIALITIES

115	10-170	Toilet & Bath Partitions and Accessories - Phase 1:	\$2,668
116	10-170	Toilet & Bath Partitions and Accessories - Phase 2:	\$20,756
117	10-170	F&I Toilet Partition (TP-1)	Included
118	10-170	F&I Urinal Partition (UP-1)	Included
119	10-260	F&I Corner Guard at Wall Covering	In Div. 09
120	10-800	Toilet & Bath Accessories:	Included
121	10-800	Furnish Wall Mount Grab Bars (A01)	Included
122	10-800	Furnish Mirror (A02)	Included
123	10-800	Furnish Mirror (A03)	Included
124	10-800	Furnish Sanitary Napkin Disposal (A04)	Included
125	10-800	Furnish Recessed Paper Towel Dispenser and Waste Receptacle (A05)	Included
126	10-800	Furnish Soap Dispenser (A06)	Included
127	10-800	Furnish Toilet Tissue Dispenser (A07)	Included
128	10-800	Furnish Surface Mounted Seat Cover Dispenser (A08)	Included
129	10-800	Install Toilet & Bath Accessories	Included
			\$23,424

12-000 FURNISHINGS

130	12-500	Furnish Manual Roller Shades @ All Exterior Windows - Phase 2	\$14,649
131	12-500	Labor to Install	Included
132	12-600	F&I Furniture & Accessories	By Owner
133	12-600	F&I Vending Machines	By Owner

Group	Phase	Description	Total Amount
			\$14,649
15-300		FIRE PROTECTION	
134	15-310	Fire Protection - Modification to Existing System - Phase 1:	\$44,893
135	15-310	Fire Protection - Modification to Existing System - Phase 2:	\$31,107
136	15-310	Remove Existing Sprinkler Head and Plug Sprinkler Fitting	Included
137	15-310	F&I New Sprinkler heads throughout scope of work	Included
			\$76,000
15-400		PLUMBING	
138	15-405	Plumbing - Phase 1:	\$19,338
139	15-405	Plumbing - Phase 2:	\$9,931
140	15-405	Plumbing Demo	Included
141	15-405	Disconnect Existing Electric Water Heater to be Reinstalled	Included
142	15-405	Cut and Cap CW Piping Back to Main	Included
143	15-405	F&I Plumbing Fixtures	Included
144	15-405	Demolish HW Piping back to Restrom and Cap for Future Connections	Included
145	15-405	Plumbing:	Included
146	15-405	Existing Plumbing Fixtures. Protect during Construction.	ETR
147	15-405	Sanitary Sewer/ Vent Piping to Run Above Ceiling to Nearest Restroom Chase	Included
148	15-405	Reinstall Existing Electric Water Heater	Included
149	15-405	Reconnect Existing Hot and Cold Water for Electric Water Heater	Included
150	15-405	F&I Electric Water Cooler (EWC-1)	Included
151	15-405	F&I Mop Sink (MS-1)	Included
152	15-405	F&I Kitchen Sink (SK-1)	Included
153	15-405	F&I Water Hammer Arrestor (WHA)	Included
154	15-405	F&I Drain Pump (DP-1)	Included
155	15-405	F&I CW Connection to Plumbed Refrigerators, Water Dispenser, and Coffee Maker	Included
			\$29,269
15-502		HVAC	
156	15-503	HVAC - Phase 1	\$182,900
157	15-503	HVAC - Phase 2	\$319,360
158	15-503	Firestopping at all Fire/ Smoke Rated Penetrations	Included
159	15-503	Disconnect Existing Ductwork for Removal	Included
160	15-503	F&I New Ductwork	Included
161	15-503	F&I New VAVs	Included
162	15-503	F&I New Indoor Units (IDU-1, IDU1-2, IDU-2, & IDU-3)	Included
163	15-503	F&I New Outdoor Units (ODU 1 & ODU 2)	Included
164	15-503	F&I New Exhaust Fan (EF-1)	Included
165	15-503	F&I New Diffuser/ Register/ Grilles	Included
166	15-503	Testing, Adjusting, Balancing	Included
167	15-503	Install Fire Alarm Duct Smoke Detectors	Included
168	15-503	F&I Volume Dampers on Branch Ductwork	Included
169	15-503	Protection and Dust Control	Included
			\$502,260
16-000		ELECTRICAL	
170	16-050	Electrical - Phase 1:	\$108,870
171	16-050	Electrical - Phase 2:	\$504,304
172	16-050	F&I ATS Normal Side Wlring to be Wired Directly to OP41 from 800 MDP	Included
173	16-050	Wire the Primary of the Existing Transformer	Included
174	16-050	F&I (4) Floor Boxes	Included
175	16-050	F&I Digital Display	By Owner
176	16-050	F&I 120/24 Transformer Distributing 24 Volts to all new VAVs.	Not Included
177	16-050	Wire and Setup of new 120/24 Transformer	Not Included
178	16-200	Power to Equipment, Convience Power & Lighting	Included
179	16-200	Wiring for Card Readers	Not Included

Group	Phase	Description	Total Amount
180	16-200	Power to Electric Water Cooler (EWC-1)	Included
181	16-200	Power to Drain Pump (DP-1)	Included
182	16-200	Rewire Data Room Lighting and Equipment to New Panel OP21	Included
183	16-200	TV/ Tel/Data/ CR Outlets - Empty Conduit with Pullstring	Included
184	16-200	F&I an 8-Wire Furniture Feed Configuration	Included
185	16-500	F&I Lighting Flxtures	Included
186	16-721	Fire Alarm	Included
187	16-721	Rewire Fire Alarm Controls Panel to OP21	Included
188	16-721	F&I Fire Alarm Pull Stations	Included
189	16-721	Furnish and Wire a Duct Smoke Detector, Control Module, Relay and Test Switch on the	Included
190	16-721	F&I Fire Alarm Smoke Detectors	Included
191	16-721	F&I Fire Alarm Horn/ Strobe	Included
192	16-725	F&I Required Conduits for Security System/ Card Readers	Included
193	16-725	F&I Security System / Card Readers	By Owner
194	16-725	F&I Wiring for Security System to New Optional Standby Panel OP21	Not Included
195	16-725	Wiring for Card Readers	Not Included

\$613,174

Sub Total	\$2,208,244
Sales Tax	\$40
General Liability	\$34,542
OH & Profit	\$60,000
Total Cost	\$2,302,826

BID CLARIFICATIONS - Revised

Swarovski Fit-Out

50 Sharpe Drive, Cranston, RI 02920

12/05/2025

BID DOCUMENTS

1. Issued For Construction – Dated September 24, 2025
2. Addendum 01 – Dated October 20, 2025
3. Addendum 02 – Dated November 5, 2025

ALLOWANCES

1. \$5,000 – Window Sill Repair/ Replacement
2. \$2,000 – Fire Department Permit Fee

ALTERNATES

All alternates as presented in our proposal will need to be accepted or declined at the time of the award of the project.

1. \$ 57,923 - Add Alternate #1 – RTU-A
2. \$ 96,138 - Add Alternate Allowance #2A – Generator Location 1
3. \$ 99,266- Add Alternate Allowance #2B – Generator Location 2
4. \$ 225,000 - 10% Contingency
5. \$-4,639 – Deduct Alternate – Rollease Shades in Lieu of Mecho Shades

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. We are anticipating this to be a Lump Sum contract.
3. Our proposal & alternates are valid for 30 days unless otherwise noted. NEC reserves the right to reevaluate costs based on material increases if an award is made after this date.
4. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
5. This proposal is based on merit shop labor rates.
6. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
7. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
8. Retainage to be released on early complete packages whereas the subcontractor is complete with 100% of their scope of work prior to 50% of the project completion. IE: Demolition, Rough Carpentry.
9. All existing equipment and/or devices to remain and/or to be relocated are assumed to be in good working order. Repair, Maintenance or Replacement of said equipment or devices is not included.
10. Adequate staging and laydown areas will be provided to the contractor for use during construction.
11. Liquidated and consequential damages are not included.
12. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
13. ADA code consultant, ADA code review is not included.
14. Municipal / utility company connection fees or back charges are not included.
15. Coordination of 3rd party utilities is not included.
16. Owner to provide all permanent utility services required.
17. Seismic restraints on existing conditions are not included.
18. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.

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12/05/2025

19. Third party commissioning is not included.
20. The project is priced as separate phases.
21. The cost for any expediting of material or equipment deliveries is not included.
22. Dumpsters for owner vendor supplied and installed material are not included.
23. Offloading or loading of owner supplied and owner vendor materials is not included.
24. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
25. Building survey and control points are not included.
26. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.

Division 02:

Demo & Abatement:

1. All loose furniture and / or items the owner wishes to salvage will be removed from the space prior to the start of the project by the Owner.
2. Sawcutting and Trenching of the Existing Flooring for (4) new Floor Boxes in the Conference Rooms is included.
3. Testing & removal of asbestos or hazardous/contaminated materials is not included.

Fences and Gates:

1. The Fence pricing includes a 10 ft Chainlink Standard Commercial System with (1) gate. Card Reader or Panic Bar at the Fencing Gate is not included.

Division 07:

Roofing:

1. The Existing Roofing is to remain.
2. This proposal includes patching and repair of the existing roofing to accommodate the new work.

Division 08:

Doors, Frames and Hardware:

1. Keying of existing and/or new door hardware is not included.
2. Card Readers, Electric Strikes and Power Supply are not included.

Division 09:

Finishes:

1. The Furnishing and Installation of the Wall Covering WC-1 is included in the proposal.

Division 12:

Furnishings:

1. The Furniture and Accessories, and the Vending Machines are not included.

Division 15:

HVAC:

1. Relocation of Product in the Warehouse during HVAC work is not included.
2. Controls are included in this proposal.

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3. Temporary Protection and Dust Control in the Warehouse is included.

Division 16:

Fire Alarm:

1. Fire alarm assumes the existing panel has capacity to complete the design intent and existing/new devices will sync. Additional boosters and batteries are not included. Fire alarm monitoring to be provided and maintained by the owner.
2. Rewiring of FACP is included.

Electrical:

1. This proposal includes the (4) floor boxes located at the conference rooms.
2. The 120/24V transformer is not included. It is not needed by the Electrical Contractor.
3. Rewiring the secondary side of the Existing Transformer is included.
4. The Furnish and Install of the Digital Display is not included.

Low Voltage:

1. Security Infrastructure is included. Security Devices/Equipment, Wiring and Service are not included.
2. Ring and String for Telecom is included. Tele/Data Devices/Equipment, Wiring and Service are not included.