Multi-Family Housing - Wingate

NEW ENGLAND CONSTRUCTION EST 1985
CELEBRATING 40 YEARS

Wampanoag Trail, East Providence, RI,

Estimator: Megan Kane
Date: September 29, 2026
Budget

Item #	Description	Total
01-000	GENERAL CONDITIONS	
1	Executive Oversight	$54,000
2	Ops VP	$30,000
3	Senior Project Manager	$288,000
4	Project Engineer	$172,800
5	General Superintendent	$54,000
6	Lead Superintendent	$380,400
7	Superintendent	$226,160
8	Construction Administrator	$36,000
9	Legal	$10,000
		$1,251,360
01-040	GENERAL REQUIREMENTS	
10	Architectural & Engineering Design Fees	Not Included
11	Field Office	$14,700
12	Field Office - Pickup & Dropoff	$2,200
13	Construction Document Reproduction	$6,300
14	Office Supplies (Monthly)	$7,000
15	Office Setup	$800
16	Final Photography	$950
17	Tru-Look / Site Progress Photos	$7,700
18	Aerial Photos	$1,350
19	Testing Laboratory Services	Not Included
20	Temporary Electricity Setup	$4,000
21	Temporary Electricity	$15,200
22	Temporary Water	$5,000
23	Temporary Toilets	$8,400
24	Temp Weather Protection	Not Included
25	Dumpsters - RI	$117,000
26	Temporary Trash Chute	$21,000
27	Temporary Fencing	$11,000
28	Temporary Fence - Gates	$1,600
29	Job Site Security	Not Included
30	Temp. Signage	$1,905
31	Temp. Fire Extinguishers w/ Stands	$1,800
32	Recertify Fire Extinguishers	$400
33	Hazardous Materials Testing	Not Included
34	Temporary Knox Box	$850
35	Interim Cleaning	$31,200
36	Final Cleaning	$68,000
37	NFPA 241 Prepared by NEC	$1,160

Item #	Description	Total
38	Building Permits	By Owner
39	Fire Department Plan Review Fee	By Owner
		$329,515

02-000 SITEWORK

40	Sitework - Parcel D - 20% of Overall Site	$1,063,180
41	Sitework - Building Pad	$124,530
42	Site Improvements	Not Included
43	Site - Landscaping Plants, Mulch and Lawn	$77,200
44	Site Logistics Means and Methods	$30,000
45	Irrigation	$15,000
		$1,309,910

03-000 CONCRETE

46	Concrete Package - Foundations & Slab On Grade	$498,120
47	Gypcrete & Sound Matt	$174,342
48	Gypcrete Sealant	$9,340
49	Extra Mobs for Gypcrete	$10,500
50	Cement Board Under Tubs & Showers	$33,840
		$726,142

04-000 MASONRY

51	Masonry Reinforcing	$5,550
52	Unit Masonry - At (2) Elevator	$82,128
		$87,678

05-000 METALS

53	Structural Steel Allowance	Not Included
54	Lintels at Elevator Shaft	$7,600
55	Railings at Stairs - Stairs 1-5	$68,000
56	Elevator Pit Ladder, Grate and Beam	$22,900
57	Roof Ladder	$8,500
		$107,000

06-000 CARPENTRY

58	Rough Carpentry - Material Loading Areas	$8,400
59	Rough Carpentry - Roof Blocking	$14,630
60	Rough Carpentry - Window and Door Blocking - 2x Blocking	$18,000
61	Rough Carpentry - Temp Treads	$8,000
62	Rough Carpentry - Embeds & Hold downs	$8,500
63	Rough Carpentry - PT Sleepers for Condensers	$16,000
64	Rough Carpentry - Logistics, Street Shutdowns & Offloading	$25,000
65	Small Tools	$8,750
66	Safety Inspections	$69,600
67	Safety Materials	$37,359
68	Safety Setup	$1,330
69	AED	$1,835
70	Wood Framing Labor & Material	$2,324,560
71	Blocking at unit kitchens & bathroom	$21,120
72	Finish Carpentry - Trim Package	$167,600
73	Millwork, Lobby and Amenities - L1	$105,000
74	Millwork in Halls	$26,000

Item #	Description	Total
		$2,861,684
07-000	THERMAL & MOISTURE PROTECTION	
75	Waterproofing - At Elevator Pit	$16,000
76	Dampproofing At Foundations	Not Included
77	15 Mil Vapor Barrier at SOG	$8,717
78	Batt Insulation (Multi)	$323,778
79	2" Rigid Insulation - At Foundation Wall - 4' Avg.	$6,118
80	2" Rigid Insulation - At SOG - 4' at Perimeter	$6,118
81	Firestopping	$26,000
82	Siding & AVB	$917,700
83	Roofing	$425,478
84	Joint Sealers at Facade	$39,900
85	Joint Sealers at Units	$8,800
		$1,778,609
08-000	DOORS & WINDOWS	
86	Doors, Frames & Hardware	$392,000
87	Doors, Frames & Hardware Common Area	$45,000
88	Install Unit Interior Doors & HW	$96,000
89	Install Common Area DFH	$7,125
90	Exterior Storefront - 5% of First Floor	$34,000
91	Exterior Storefront - Doors & & Hardware	$12,000
92	Residential Windows	$195,000
93	Bath Mirrors	$32,400
		$813,525
09-000	FINISHES	
94	Gypsum Board/Drywall	$1,348,000
95	Densglass at prerock locations	$36,000
96	Flooring - LVT Flooring at Units, CPT at Corridors, Tile Backsplash and Bathrooms	$705,670
97	Exterior Painting Allowance	$10,000
98	Interior Painting - GYP Walls, Trim Package	$269,815
		$2,369,485
10-000	SPECIALITIES	
99	Signage - Code Compliant Signage	$8,000
100	Signage - Building & wayfinding signage	By Owner
101	Signage - Unit Signage	By Owner
102	Knox Box	$1,100
103	Fire Extinguishers	$3,600
104	Postal Specialties	$14,000
105	Storage Shelving - at Mail Room / Packages	In Millwork
106	Shelving - Unit Closets	$41,600
107	Toilet & Bath Accessories - Materials	$32,400
108	Install Toilet & Bath Accessories, Postal Specialties & FE Cabinets	$24,480
109	Trash Chute - with wash down, electric locks and sound dampening	Not Included
		$125,180
11-000	EQUIPMENT	
110	Residential Equipment - Electric Stove, Top Freezer Fridge, Dishwasher, Self-Circ Microwave	$252,000
111	Residential Equipment - Washer & Electric Dryer	$128,000

Item #	Description	Total
112	Disposal and Dumpster	$7,800
113	Appliance Install - Elevator Operator Time	$14,400
		$402,200

12-000 FURNISHINGS

114	Manufactured Casework - At Units - Kitchen Cabinetry & Bathroom Vanities	$304,000
115	Install of Kitchen Cabinetry and Bathroom Vanities	$68,000
116	Stone Kitchen and Vanity Countertops - 3 CM Quartz	$116,000
117	Window Treatment	By Owner
		$488,000

14-000 CONVEYING

118	Elevators - 3,500 LBS, 150fpm, Standard cab finishes,	$260,000
119	Elevator Operator Time	$14,400
120	Fire & Smoke Curtains	Not Included
		$274,400

15-000 MECHANICAL

121	Fire Protection per NFPA 13	$315,476
122	Temp Standpipe	$10,000
123	Fire Pump	Not Included
124	Hydrant Flow Test	Not Included
125	Plumbing	$1,968,000
126	Tub and Shower Protection	$13,680
127	HVAC	$2,660,240
128	MEP Coordination	$38,000
		$5,005,396

16-000 ELECTRICAL

129	Unit Electrical	$2,720,000
130	Package Monitor / Delivery System	$35,000
131	BDA Allowance	$68,100
132	Access Control	By Owner
133	EV Car Charging Stations	Not Included
		$2,823,100

Sub Total	$20,753,183
Sales Tax	$1,380
General Liability	$417,135
OH & Profit	$1,311,746
IT & Tech	$53,962
Contingency (3%)	$636,770
Total	$23,174,176