

North Main Street

,Mainsfield, MA,

Estimator: Fernando Rodrigues

Date: November 14th 2025

Schematic Design Budget



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Project Executive (4hrs per week)	\$57,400
2	01-003	Senior Project Manager (20hrs per week)	\$196,000
3	01-005	Project Engineer (20hrs per week)	\$126,000
4	01-009	General Superintendent (4hrs per week)	\$57,400
5	01-010	Lead Superintendent (Full Time)	\$392,000
6	01-012	Field Engineer (Full Time 10 Months)	\$154,800
7	01-016	Construction Administrator	\$45,500
8	01-020	Pre Construction	TBD
			\$1,029,100
01-040		GENERAL REQUIREMENTS	
9	01-090	Safety Inspections	\$19,600
10	01-090	Field Office	\$16,800
11	01-090	Field Office - Pickup & Dropoff	\$1,800
12	01-092	Construction Document Reproduction	\$5,600
13	01-096	Office Supplies (Monthly)	\$3,600
14	01-096	Office Setup	\$800
15	01-097	Construction Tech & Field Internet	\$29,600
16	01-246	General Labor	\$36,400
17	01-380	Final Photography	\$450
18	01-380	Tru-Look / Site Progress Photos	\$8,800
19	01-380	Aerial Photos	\$2,200
20	01-410	Testing Laboratory Services	By Owner
21	01-430	Mock-Ups Allowance	\$15,000
22	01-510	Temporary Electricity	\$12,800
23	01-510	Temporary Water	\$1,920
24	01-511	Temporary Toilets	\$24,500
25	01-513	Temp Weather Protection	Not Included
26	01-521	Small Tools & Expendables	\$7,500
27	01-528	Dumpsters - MA	\$68,000
28	01-529	Trash Chute	\$15,000
29	01-533	Temporary Fencing w/ Scrim	\$12,000
30	01-533	Temporary Fence - Gates	\$1,800
31	01-540	Job Site Security Monitoring - Setup	By Owner
32	01-540	Job Site Security Monitoring - Monthly Cost	By Owner
33	01-545	First Aid/Safety Supplies	\$3,200
34	01-545	Temp. Signage	\$2,500
35	01-546	Temp. Fire Extinguishers w/ Stands	\$1,500
36	01-546	Recertify Fire Extinguishers	\$600
37	01-560	Temporary Knox Box	\$800
38	01-901	NFPA 241 Prepared by NEC	Included
39	01-901	Building Permits	Not Included
40	01-901	Fire Department Plan Review Fee	Not Included
41	01-903	Builders Risk Insurance	Not Included

Group	Phase	Description	Total Amount
			\$292,770
02-000		SITEWORK	
42	02-220	Site Allowance	\$619,680
43	02-770	SOE	Not Included
44	02-770	Construction Management Plan & Implementation Allowance	\$150,000
45	02-780	Ground Improvement	Not Included
46	02-900	Landscaping Allowance	\$25,000
47	02-900	Roof Top Decking	\$57,900
48	02-900	Balcony Trellis	\$35,000
49	02-900	Retail Patio	\$31,824
50	02-910	Site Irrigation	Not Included
51	02-910	Interm Cleaning	\$13,000
52	02-910	Final Cleaning	\$38,500
			\$970,904
03-000		CONCRETE	
53	03-150	Turnkey - PT Concrete Scope	\$1,237,120
54	03-240	(12) Concrete Filled Bollards at Transformer (Location TBD)	\$6,600
55	03-335	Sealed Concrete	\$3,273
56	03-335	Traffic Coating at Garage	Not Included
57	03-610	Gypcrete & Sound Matt	\$91,588
58	03-700	Gypcrete Sealant	Included
59	03-999	Cement Board Under Tubs	In Div. 09
			\$1,338,581
04-000		MASONRY	
60	04-200	Concrete Unit Masonry - At Elevator Shaft - 53' tall	\$40,704
61	04-200	Concrete Unit Masonry - Level 1	\$294,000
62	04-200	Masonry Reinforcing	Included
63	04-700	Brick Venner - Masonry at Facade	\$993,240
64	04-700	Precast Concrete Sill	Included
			\$1,327,944
05-000		METALS	
65	05-120	Structural Steel	\$50,000
66	05-120	Structural Steel - At Overhead Doors HHS 6x6 Posts	\$50,000
67	05-500	Metal Pan Stairs - Stair 1 From L1 to L2	\$51,500
68	05-500	Metal Railings - Stair 1 & 2	\$39,000
69	05-500	Balcony Metal Railings	\$64,190
70	05-500	Roof Deck Railings	\$12,750
71	05-500	Elevator Pit Ladder, Sump Pit Grate and Hoist Beam	\$9,500
72	05-500	Pipe Bollards at Site	In Site
73	05-500	Roofing Davits / Anchors	Not Included
74	05-500	Roof Ladder	Not Included
75	05-500	Lintels at Brick	Not Included
			\$276,940
06-000		CARPENTRY	
76	06-100	Rough Carpentry - Safety	\$27,300
77	06-100	Rough Carpentry - Material Loading Areas	\$3,750
78	06-100	Rough Carpentry - Temp Railings at Balcony	Not Included
79	06-100	Rough Carpentry - PT Sleepers for Condensers & HPHW	\$8,140
80	06-100	Rough Carpentry - Durarock at Tubs & Showers	\$5,015
81	06-100	Rough Carpentry - Roof Blocking	\$7,440
82	06-100	Rough Carpentry - Window and Door Blocking	\$11,660
83	06-100	Rough Carpentry - Temp Railings at PT Slab	\$2,500

Group	Phase	Description	Total Amount
84	06-100	Rough Carpentry - Temp Treads at Metal/Wood Stairs	\$12,000
85	06-100	Rough Carpentry - Temp Wood Stairs at Ground Level	\$15,000
86	06-100	Rough Carpentry - Equipment Rail at Roof (4' Per Unit)	\$23,760
87	06-101	Loading and Logistics	\$12,500
88	06-150	Wood Framing Labor & Material	\$1,406,700
89	06-150	Blocking at Unit kitchens & bathroom	Included
90	06-150	Wood Framing Labor & Material - Interior Partitions	Included
91	06-150	Install of windows and Unit patio doors	\$85,420
92	06-150	Mold Mitigation	\$44,285
93	06-200	Finish Carpentry - Trim Package	\$123,200
94	06-200	Window Sills, Casings and Jambs	Included
95	06-220	Millwork	\$35,000
			\$1,823,670

07-000 THERMAL & MOISTURE PROTECTION

96	07-100	Waterproofing - At Elevator Pit (Crystalline waterproofing)	\$2,650
97	07-100	Waterproofing at Foundations	Not Included
98	07-150	Dampproofing At Foundations	Not Included
99	07-185	15 Mil Vapor Barrier at SOG	\$7,199
100	07-195	Air / Vapor Barriers	\$122,854
101	07-195	AVB - Window and Door wraps	Included
102	07-200	Batt Insulation	\$208,400
103	07-201	4" Rigid Insulation - At Foundation Wall	\$8,680
104	07-201	4" Rigid Insulation - At SOG Perimeter only	\$8,680
105	07-250	Fireproofing	Not Included
106	07-250	Intumescent Spray	Not Included
107	07-270	Firestopping	\$14,300
108	07-440	Siding - Panel	\$40,000
109	07-500	60 mil TPO Roofing	\$347,400
110	07-500	Shingle Roofing	Included
111	07-500	Walkway Pads	Included
112	07-500	Unit Decks	\$19,200
113	07-500	Roof Insulation and Crickets	Included
114	07-750	Gutter & Downspouts - K Style	Not Included
115	07-900	Joint Sealers at Facade	\$10,044
116	07-900	Joint Sealers at Units	\$6,160
			\$795,567

08-000 DOORS & WINDOWS

117	08-100	Doors, Frames & Hardware - Units	\$237,600
118	08-100	Doors, Frames & Hardware - Commercial	Included
119	08-100	Install Unit Interior Doors & HW	\$37,400
120	08-100	Install Common Area DFH	Included
121	08-120	Storefront System & Glazing - Level 1	\$80,625
122	08-120	Storefront - Doors & Hardware	Included
123	08-120	Storefront System & Glazing - Unit Decks	\$99,000
124	08-360	Overhead Doors - Garage	\$56,000
125	08-360	Overhead Doors - Trash	\$12,000
126	08-520	Fiberglass Windows	\$141,144
127	08-800	Glass Shower Doors	Not Included
128	08-800	Bath Mirrors	\$14,455
			\$678,224

09-000 FINISHES

129	09-250	Gypsum Board/Drywall - Level 4	\$739,200
130	09-250	Densglass at prerock locations	Included
131	09-500	Acoustical Ceiling with Hold Down Clips - Garage	\$154,640
132	09-550	Flooring - LVT	\$445,455

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133	09-550	Shower / Tub Tile	Included
134	09-550	Kitchen Back Splashes	Included
135	09-550	Waterproofing at Shower walls	Included
136	09-550	Waterproofing at Tub walls	Included
137	09-550	Waterproofing at Bathroom Floors	Included
138	09-550	Flooring Common Area - CPT 1	\$39,075
139	09-550	Rubber Base	Included
140	09-900	Exterior Painting	Included
141	09-900	Interior Painting	\$188,634
142	09-900	Amenities Design Allowance	\$35,000
			\$1,602,004

10-000	SPECIALITIES		
143	10-115	Signage - Building & Wayfinding signage	By Owner
144	10-115	Signage - Unit Signage	By Owner
145	10-115	Signage - Code Compliant Signage	\$4,500
146	10-193	Knox Box	\$550
147	10-522	Furnish and Install Fire Extinguishers	\$7,224
148	10-550	Postal Specialties	\$8,845
149	10-670	Shelving - Unit Closets	\$41,580
150	10-670	Storage Lockers - Wire Craft - No Ceilings	\$54,000
151	10-700	Awnings	\$25,000
152	10-800	Toilet & Bath Accessories - Materials - Units	\$19,580
153	10-800	Install Toilet & Bath Accessories, Postal Specialties	\$15,180
154	10-881	Trash Chute - with wash down, electric locks and sound dampening	\$38,978
155	10-881	Recycle Chute	\$38,978
156	10-881	Trash Compactor	By Owner
			\$254,415

11-000	EQUIPMENT		
157	11-450	Residential Equipment - Electric Stove, Fridge, Dishwasher, Self-Circ Microwave	\$233,200
158	11-450	Fitness Equipment	Not Included
			\$233,200

12-000	FURNISHINGS		
159	12-300	Manufactured Casework - At Units - Kitchen Cabinetry & Bathroom Vanities - Soft close V	\$184,800
160	12-300	Install of Kitchen Cabinetry and Bathroom Vanities	\$51,700
161	12-300	Caesarstone Kitchen and Vanity Countertops	\$114,400
162	12-500	Window Treatment	Not Included
			\$350,900

14-000	CONVEYING		
163	14-200	Elevators - 3,500 LBS, 150fpm, Standard cab finishes	\$154,200
164	14-200	Elevator Operator Time	\$12,000
165	14-200	Fire & Smoke Curtains	Not Included
			\$166,200

15-000	MECHANICAL		
166	15-300	Fire Protection - Wet System	\$234,450
167	15-300	Dry System at Garage	\$110,181
168	15-300	Install of Temp/Permanent Standpipe	\$6,000
169	15-300	FDC Connection	Included
170	15-300	Fire Pump	\$150,000
171	15-300	Design & Cal's	Not Included
172	15-400	Plumbing	\$1,223,200
173	15-400	Unit Kitchens - HW, CW, Vent, Waste, Kitchen Sink	Included
174	15-400	Unit Bathrooms - Toilet, Vanities and Shower/Bath's	Included

Group	Phase	Description	Total Amount
175	15-400	Laundry Connections and Water Heater	Included
176	15-400	Roof Drainage	Included
177	15-400	Wall Hydrant	Included
178	15-400	Grease Oil Interceptor	Included
179	15-400	Underground plumbing, storm water, sanitary connections	Included
180	15-400	Elevator Sump Pump	Included
181	15-400	Electric Water Heaters	Included
182	15-400	Garage Drainage	\$57,900
183	15-500	HVAC	\$1,129,700
184	15-500	FCU at Units	Included
185	15-500	Supply & Return Ductwork, Unit T-Stat - Local Controls	Included
186	15-500	Bathroom & Kitchen Ducted Exhaust	Included
187	15-500	RTU, Ductwork and distribution for common area	Included
188	15-500	Supply of Electric Unit Heaters at Vestibule, Stair & Plenum	Included
189	15-500	MEP Coordination	\$25,000
190	15-500	Garage Plenum Heating and Ventilation	\$67,655

\$3,004,086

16-000 ELECTRICAL

191	16-050	Unit Electrical	\$1,460,500
192	16-050	Common Area - Electrical, Convenience Power & Lighting	Included
193	16-050	Unit Load Centers	Included
194	16-050	Unit Media Panels	Included
195	16-050	Power to Kitchen Appliances	Included
196	16-050	Power to HVAC & Plumbing Equipment	Included
197	16-050	Convenience Power and Lighting Controls	Included
198	16-050	Unit Lighting	Included
199	16-050	Fire Alarm System	Included
200	16-200	Area of Rescue System	Included
201	16-200	Video Entry System	Included
202	16-200	Exterior Deck Lighting	Included
203	16-200	Power to Elevator	Included
204	16-200	Solar Panels and Provisions	Not Included
205	16-200	BDA	Not Included
206	16-200	Lighting Protection	Not Included
207	16-200	Generator	Not Included
208	16-200	Security / CCTV	By Owner
209	16-200	Install of Electric Unit Heaters at Vestibule, Stairs & Sprinkler Room	Included
210	16-200	Temp Power to Trailer and Temp Power During Construction	Included
211	16-300	Car Charging Stations Prep	Included
212	16-300	Building Mounted Site Lighting	Included
213	16-300	Lighting at Covered Parking with Photocell & Time-Clock	Included
214	16-300	Install of Electric Unit Heaters at Garage	Included

\$1,460,500

Sub Total \$15,605,004

Insurances & Risk Management (1.8%) \$305,301

OH & Profit (3.5%) \$573,567

Contingency (3%) \$477,309

Total Cost \$16,961,181