



<i>Rough Estimate for 132 State St addition.</i>	<u>Low Budget</u>	<u>High Budget</u>	<u>Notes</u>
<i>February 12, 2014</i>			
Pre-Construction Services	\$ 1,000	\$ 2,000	
Permits	\$ -	\$ -	owner supplied
General Contracting Fees	\$ 29,775	\$ 39,488	% of subcontractor fees
General Conditions	\$ 4,500	\$ 6,000	portable toilet, staging, safety, acquisitions
Demolition	\$ 20,000	\$ 26,500	Disposal fees are estimated only. Actual dump fees plus hauling to be billed at cost plus to owner and will include demolition waste, construction debris, scrap materials as necessary, packaging etc. Does not allow for extenuating circumstances for environmental remediation
Excavation	\$ 15,000	\$ 18,500	
Concrete	\$ 17,000	\$ 21,500	Flood proof detail TBD
Foundation Coating	\$ 3,500	\$ 5,000	
Concrete Cutting	\$ 1,500	\$ 2,000	core old foundation of 132 for mechanicals?
Framing	\$ 44,000	\$ 52,000	
Electrical	\$ 20,000	\$ 32,000	
Plumbing	\$ 9,000	\$ 12,500	scope TBD, on demand water heaters in bathrooms?
Heating	\$ 9,000	\$ 12,500	scope TBD
Insulation	\$ 16,500	\$ 19,000	
Drywall	\$ 8,500	\$ 11,500	

Exterior Finishes (windows, trim, siding)	\$ 42,000	\$ 52,000	includes add for Option A in email dated 2.12.14
Interior Wood Finishes (trim)	\$ 15,000	\$ 19,000	
Cabinetry and Countertops	\$ 5,000	\$ 7,000	Kitchenette
Paint	\$ 12,500	\$ 16,000	
Flooring	\$ 6,000	\$ 8,000	
Tile	\$ 2,000	\$ 2,750	
Roofing	\$ 7,500	\$ 11,000	
Masonry	\$ 1,000	\$ 1,500	stone step
Glass	\$ -	\$ -	
HVAC	\$ -	\$ -	
Miscellaneous (appliance installation, venting etc)	\$ 1,500	\$ 2,500	
Overhead Doors	\$ 18,000	\$ 22,000	
Specialty -- gutters	\$ 4,000	\$ 6,500	
Specialty -- security system	\$ 13,000	\$ 15,500	scope TBD
Specialty -- steel handrails at ext stairs	\$ 6,000	\$ 8,000	
Specialty -- sprinkler	\$ 10,000	\$ 13,000	Necessity to be determined. Priced as per email dated 2.12.14. Does not include water service upgrade
Total	\$ 342,775	\$ 445,238	
Notes			
1. Scope of Mechanicals, Plumbing, Electrical, Communications, Security, Fire Safety Etc are still to be determined.			
2. All figures noted above are very rough based on the preliminary data provided to date. Engineered plans will be required to estimate more accurately.			