




2 Life Communities - OPUS		Pricing Set Estimate			PS Set	June 4, 2020	FLOOR \ BLDG	Coleman Renovation											
PX		PROJECT GSF 8,294			SITE AREA BREAKDOWN 8,294														
EST		Building SF 8,294			Building Footprint 8,294														
Jyee		Garage SF -			Bit, Asphalt Paving w/ site estimate														
PM		SCHEDULE MOS 2			Walks/Pavers w/ site estimate														
OFFICE		2 mth for GC pro-rate / Const = 14 mth			Landscape w/ site estimate														
QUI		TAX YES			TOTAL UNIT COUNT 175			TOTAL SF	8,294	0	0	0	0	0	0	0	0	0	
TYPE	LEED GOLD	UNION No			TOTAL SF			8,294	0	0	0	0	0	0	0	0	0	0	
MRKT	RESIDENTIAL	TOTAL FACADE 100.0%			Studio/Micro 1 bed/1+ 2 bed/2+			Perimeter											
Elderty	2Life Communities	Brick veneer 45.0%			FC panels 0			Height											
	333 Nahantton St	FC panels 20.0%			Stone veneer 1			Facade											
	Perkins and Eastman Pricing Set dated May 15, 2020, 37 pages	Stone veneer 5.0%			3 Bed Full Bath Half Bath			Roof											
	Perkins and Eastman Preliminary Project Description dated May 15, 2020, 57 pages	Storefront 15.0%			Windows / Doors 15.0%														
Section	Trade Item Description	Trade Note	Count or Factor	Quantity	Unit	Unit Price Labor/Tax	Unit Mat or Sub/Suppl.	Total Unit Price	Current Total Amount	Cost Per SF	Cost Per Unit								
	Fireproofing		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	FIREPROOFING SUBCONTRACTOR LUMPSUM		1.00	1.00	LS			\$ 3,000.00	\$ 3,000.00	0.36	17								
	Fireproofing		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	Fireproofing	Existing is Conc Plank	1.00	1.00	LS			\$ 3,000.00	\$ 3,000.00	0.36	17								
	Spray fire proofing @ structural steel		1.00	1.00	AL	1000.00	1000.00	\$ 1000.00	\$ 1000.00	0.00	0								
	Patching	Corridor Lintels	1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
N/A	Fire Stopping		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	FIRE STOPPING SUBCONTRACTOR LUMPSUM		1.00	1.00	LS			\$ 1,659.00	\$ 1,659.00	0.20	9								
	Fire Stopping		1.00	8294.00	SF	0.20	0.20	\$ 1,659.00	\$ 1,659.00	0.20	9								
	Additional fire stopping not performed by trades		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	Joint Sealants		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	JOINT SEALANTS SUBCONTRACTOR LUMPSUM		1.00	1.00	LS			\$ 35,200.00	\$ 35,200.00	4.24	201								
	DOORS & WINDOWS		1.00	1.00	LS			\$ 32,200.00	\$ 32,200.00	3.88	184								
	DOORS, FRAMES, & HARDWARE MATERIALS SUBCONTRACTOR LUMPSUM		1.00	1.00	LS			\$ 1400.00	\$ 1400.00	3.88	184								
	Doors, Frames, & Hardware - Material		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	DOOR, FRAMES & HARDWARE MATERIALS SUBCONTRACTOR LUMPSUM		1.00	23.00	EA	400.00	400.00	\$ 9200.00	\$ 9200.00	0.00	0								
	DFH - Common area interior steel doors & frames	Book match and stain w/ above	1.00	23.00	EA	400.00	400.00	\$ 9200.00	\$ 9200.00	0.00	0								
	DFH - Hardware Sets - Level 2		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
N/A	Specialty Doors		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
N/A	Overhead Doors		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	ENTRANCES, STOREFRONTS & GLAZING SUBCONTRACTOR LUMPSUM		1.00	1.00	LS			\$ 3,000.00	\$ 3,000.00	0.36	17								
	Entrances, Storefronts & Glazing		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	ENTRANCES, STOREFRONTS & GLAZING SUBCONTRACTOR LUMPSUM		1.00	1.00	LS			\$ 3,000.00	\$ 3,000.00	0.36	17								
	Storefront	Repair exist'g doors	1.00	1.00	AL	3000.00	3000.00	\$ 3000.00	\$ 3000.00	0.36	17								
	Entrance doors, dbl.		1.00	1.00	AL	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	Automatics		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	Glass Railings		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
N/A	Windows		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	WINDOWS SUBCONTRACTOR LUMPSUM		1.00	1.00	LS			\$ 365,956.00	\$ 365,956.00	44.12	2,081								
	FINISHES		1.00	1.00	LS			\$ 191,766.00	\$ 191,766.00	23.12	1,096								
	Gypsum Wallboard		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	GYPSUM WALLBOARD SUBCONTRACTOR LUMPSUM		1.00	1.00	LS			\$ 16.00	\$ 16.00	0.00	0								
	Exterior wall, mt. Stud, gwb		1.00	0.00	SF	16.00	16.00	\$ 16.00	\$ 16.00	0.00	0								
	Interior walls & partitions, mt. Stud, gwb ea. Side	re-frame after demo	1.00	8294.00	SF	20.00	20.00	\$ 165,880.00	\$ 165,880.00	20.00	948								
	Raised shafts where required	w/ above	1.00	280.00	SF	8.00	8.00	\$ 2,240.00	\$ 2,240.00	0.31	15								
	GWB Ceilings	New Gyp	1.00	1500.00	SF	1.00	1.00	\$ 1,500.00	\$ 1,500.00	0.10	86								
	Repairs to existing walls at new intersections		1.00	8294.00	SF	1.00	1.00	\$ 8,294.00	\$ 8,294.00	1.00	47								
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	Acoustical Ceiling Tiles		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	ACOUSTICAL CEILING TILES SUBCONTRACTOR LUMPSUM		1.00	1.00	LS			\$ 27,176.00	\$ 27,176.00	3.28	155								
	ACT		1.00	6794.00	SF	4.00	4.00	\$ 27,176.00	\$ 27,176.00	3.28	155								
	Repairs to existing ceilings @ tie-in	All new	1.00	1.00	AL	0.00	0.00	\$ 0.00	\$ -	0.00	0								
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	Flooring		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	FLOORING SUBCONTRACTOR LUMPSUM		1.00	1.00	LS			\$ 120,982.00	\$ 120,982.00	14.59	691								
	LABOR ONLY		0.00	0.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	Star finishes		1.00	0.00	Fit	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	Entrance Mat		1.00	45.00	SF	30.00	30.00	\$ 1,350.00	\$ 1,350.00	0.16	8								
	Carpet		1.00	2075.50	SF	10.00	10.00	\$ 20,755.00	\$ 20,755.00	2.50	118								
	Porcelain Tile		1.00	4147.00	SF	8.00	8.00	\$ 33,176.00	\$ 33,176.00	4.00	190								
	Forbo Flooring		1.00	408.00	SF	5.00	5.00	\$ 2,040.00	\$ 2,040.00	0.25	12								
	Other Flooring not specific		1.00	0.00	SF	0.00	0.00	\$ 0.00	\$ -	0.00	0								
	StoneHard Epoxy - Complete labor and material		1.00	50.00	SF	25.00	25.00	\$ 1,250.00	\$ 1,250.00	0.15	7								
	SPECIFIED MATERIALS (SUPPLY ONLY AMOUNT)		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0								
3,781	carpet tile-25		1.20	420.00	SY	25.00	25.00	\$ 12,600.00	\$ 12,600.00	1.52	72								
4,334	carpet tile-30		1.20	482.00	SY	30.00	30.00	\$ 17,352.00	\$ 17,352.00	2.09	99								
231	Forbo Maroleum	allowance	1.20	231.00	SF	4.00	4.00	\$ 924.00	\$ 924.00	0.13	6								
177	Forbo Floxet	allowance	1.20	177.00	SF	4.00	4.00	\$ 708.00	\$ 708.00	0.10	5								
3,087	Porcelain Tile 12 x 24 and 6 x 24	and walls	1.20	3087.00	SF	6.00	6.00	\$ 18,522.00	\$ 18,522.00	2.68	127								
	Flooring not specific		1.00	0.00	SF														

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PX	EST		PROJECT GSF		8,294	SITE AREA BREAKDOWN		8,294										
EST	Jyee		Building	SF	8,294	Building Footprint	8,294											
PM			Garage	SF	-	Bit, Asphalt Paving	w/ site estimate											
OFFICE			SCHEDULE		MOS	2	Walks/Pavers	w/ site estimate										
QUI			TAX		YES		Landscape	w/ site estimate										
TYPE	LEED GOLD	DAVIS BACON		No		TOTAL UNIT COUNT		175	TOTAL SF	8,294	0	0	0	0	0	0	0	
MRKT	RESIDENTIAL	UNION		No		TOTAL SF		8,294	0	0	0	0	0	0	0	0	0	
Elderly	2Life Communities	TOTAL FAÇADE		100.0%	-	Studio/Micro	1 bed/1+	2 bed/2+	Perimeter									
	333 Nahant St	Brick veneer	45.0%	-	1	0	0	0	Height									
	Perkins and Eastman Pricing Set dated May 15, 2020, 37 pages	FC panels	20.0%	-	0	0	0	0	Facade									
	Perkins and Eastman Preliminary Project Description dated May 15, 2020, 57 pages	Stone veneer	5.0%	-	3	Bed	Full Bath	Half Bath	Roof									
		Storefront	15.0%	-	0	0	0	0										
		Windows / Doors	15.0%	-														
Section	Trade Item Description	Trade Note	Count or Factor	Quantity	Unit	Unit Price Labor/Tax	Unit Mat or Sub/Suppl.	Total Unit Price	Current Total Amount	Cost Per SF	Cost Per Unit							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
N/A	Equipment Screen		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Fire Extinguishers					EQUIPMENT SCREENS - SUB-TOTAL		\$ -	\$ -	0.00	0							
	FIRE EXTINGUISHERS SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Fire extinguishers		1.00	2.00	EA	400.00	400.00	\$ 800.00	\$ 800.00	0.10	5							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
N/A	Postal Specialties		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Awnings/Canopies					POSTAL SPECIALTIES - SUB-TOTAL		\$ -	\$ -	0.00	0							
	AWNINGS SUBCONTRACTOR LUMPSUM	N/A for Coleman	1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Canopy @ drop off		1.00	1.00	AL	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Toilet and Bath Accessories		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	TOILET AND BATH ACCESSORIES SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ 1,100.00	0.13	6							
	Assisted Bathing		1.00	1.00	LS	500.00	500.00	\$ 500.00	\$ 500.00	0.06	3							
	Exam Rooms	install w/ Div. 6	1.00	1.00	EA	300.00	300.00	\$ 600.00	\$ 600.00	0.07	3							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	EQUIPMENT					DIVISION 11 - SUB-TOTAL		\$ 3,600.00	\$ 3,600.00	0.43	21							
N/A	Parking Control Equipment					PARKING CONTROL EQUIPMENT - SUB-TOTAL		\$ -	\$ -	0.00	0							
N/A	Appliances					APPLIANCES - SUB-TOTAL		\$ 3,600.00	\$ 3,600.00	0.43	21							
	APPLIANCES SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Resident Kitchen	Spec as Opus	1.00	1.00	LS	3600.00	3600.00	\$ 3,600.00	\$ 3,600.00	0.43	21							
		no W/D	1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
N/A	Trash Chutes & Compactors					TRASH CHUTES & COMPACTORS - SUB-TOTAL		\$ -	\$ -	0.00	0							
N/A	Commercial Kitchen					COMMERCIAL KITCHEN - SUB-TOTAL		\$ -	\$ -	0.00	0							
	FURNISHINGS					DIVISION 12 - SUB-TOTAL		\$ 9,400.00	\$ 9,400.00	1.13	54							
	Cabinets		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ 4,000.00	0.48	23							
	CABINETS SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ 0.00	0.00	0							
	Resident Kitchen	See Div. 6 for exam	1.00	1.00	LS	4000.00	4000.00	\$ 4,000.00	\$ 4,000.00	0.48	23							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Stone & Solid Surface Counters		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ 2,250.00	0.27	13							
	STONE & SOLID SURFACE COUNTERS SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ 0.00	0.00	0							
	Quartz Top	See Div. 6 for exam	1.00	45.00	SF	50.00	50.00	\$ 2,250.00	\$ 2,250.00	0.27	13							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Window Treatments		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ 3,150.00	0.38	18							
	WINDOW TREATMENTS SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Window blinds	Replace?	1.00	450.00	SF	7.00	7.00	\$ 3,150.00	\$ 3,150.00	0.38	18							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	SPECIAL CONSTRUCTION					DIVISION 13 - SUB-TOTAL		\$ -	\$ -	0.00	0							
N/A	Special Construction					SPECIAL CONSTRUCTION - SUB-TOTAL		\$ -	\$ -	0.00	0							
	CONVEYING SYSTEMS					DIVISION 14 - SUB-TOTAL		\$ -	\$ -	0.00	0							
	Elevators					ELEVATORS - SUB-TOTAL		\$ -	\$ -	0.00	0							
	ELEVATORS SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Passenger Elevator	Restoration NIC	1.00	3.00	ST	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	MECHANICAL					DIVISION 15 - SUB-TOTAL		\$ 316,670.00	\$ 316,670.00	38.11	1,806							
	Fire Protection					FIRE PROTECTION - SUB-TOTAL		\$ 35,250.00	\$ 35,250.00	4.25	201							
	FIRE PROTECTION SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Wet system		1.00	8294.00	SF	4.25	4.25	\$ 35,250.00	\$ 35,250.00	4.25	201							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Plumbing					PLUMBING - SUB-TOTAL		\$ 32,000.00	\$ 32,000.00	3.86	183							
	PLUMBING SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Plumbing Systems	Kitchen/Exam	1.00	1.00	LS	10000.00	10000.00	\$ 10,000.00	\$ 10,000.00	1.21	57							
		Bathing & Tub	1.00	1.00	LS	12000.00	12000.00	\$ 12,000.00	\$ 12,000.00	1.45	69							
		Exam Room	1.00	2.00	LS	5000.00	5000.00	\$ 10,000.00	\$ 10,000.00	1.21	57							
	HVAC					HVAC - SUB-TOTAL		\$ 248,820.00	\$ 248,820.00	30.00	1,422							
	HVAC SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	HVAC Systems		1.00	8294.00	SF	30.00	30.00	\$ 248,820.00	\$ 248,820.00	30.00	1,422							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	ELECTRICAL					DIVISION 16 - SUB-TOTAL		\$ 248,820.00	\$ 248,820.00	30.00	1,422							
	Electrical					ELECTRICAL - SUB-TOTAL		\$ 248,820.00	\$ 248,820.00	30.00	1,422							
	ELECTRICAL SUBCONTRACTOR LUMPSUM		1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	Electrical Systems		1.00	8294.00	SF	30.00	30.00	\$ 248,820.00	\$ 248,820.00	30.00	1,422							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
			1.00	1.00	LS	0.00	0.00	\$ 0.00	\$ -	0.00	0							
	SUBTOTALS - TRADE COST							\$ 1,285,416.00	\$ 1,285,416.00	\$ 154.98	\$ 7,345							
								\$ 1,285,416.00	\$ 1,285,416.00	\$ 252.51	\$ 29,336							
								OKAY										
1	Sub-Bonds	Excluded	1.00	1.29	MM	0.00%	0.00	\$ 0.00	\$ -	0.00	0							
2	Sub-Guard		1.00	1.29	MM	1.35%	1.35%	\$ 17,353.00	\$ 17,353.00	2.09								

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EST		Building	SF	8,294	Building Footprint		8,294								
Jyee		Garage	SF	-	Bit, Asphalt Paving	w/ site estimate		8,294							
PM					Walks/Pavers	w/ site estimate									
OFFICE		<b>SCHEDULE MOS 2</b>			2 mth for GC pro-rate / Const =14 mth										
QUI		<b>TAX</b>			<b>YES</b>										
TYPE		<b>DAVIS BACON</b>			<b>No</b>										
Podium	RESIDENTIAL	<b>UNION</b>			<b>No</b>										
MRKT	2Life Communities	<b>TOTAL FAÇADE 100.0%</b>			<b>-</b>										
Elderly	333 Nahunton St	Brick veneer	45.0%	-	<b>TOTAL UNIT COUNT 175</b>			<b>TOTAL SF</b>	8,294	0	0	0	0	0	0
	Perkins and Eastman Pricing Set dated May 15, 2020, 37 pages	FC panels	20.0%	-	Studio/Micro	1 bed/1+	2 bed/2+	Perimeter							
	Perkins and Eastman Preliminary Project Description dated May 15, 2020, 57 pages	Stone veneer	5.0%	-		1	0	Height							
		Storefront	15.0%	-	3 Bed	Full Bath	Half Bath	Façade							
		Windows / Doors	15.0%	-		0	0	Roof							
Section	Trade Item Description	Trade Note	Count or Factor	Quantity	Unit	Unit Price Labor/Tax	Unit Mat or Sub/Suppl.	Total Unit Price	Current Total Amount	Cost Per SF	Cost Per Unit				
	<b>SUBTOTALS - PROJECT COST</b>								\$ 589,943	\$ 71.13	\$ 3,371				
									<b>ESTIMATE TOTAL</b>	\$ 1,875,359	-	\$ 226.11	\$ 10,716		