

Terrace Street Artist Apartments

November 20, 2019

Developer: Primary Development

Awarding Authority: Department of Neighborhood Development

General Contractor: Waypoint Companies

Construction Cost: \$2,664,520

Construction Period: 12/18 – 08/20

Construction Monitor: Robert Woodson

New BRJP Ordinance Goals: 51% Resident 40% People of Color 12% Female

Project Description:

The project's location is scattered sites at 40 - 42 Terrace Street and 132 Terrace Street Roxbury, MA 02119

The project is slated to include 14 affordable home ownership units. These units will include the following bedroom mix: (7) one bedroom units and (7) two bedroom units.

CSI	Description	Total Bid
01 00	General Conditions & General Requirements	\$95,687.02
03 00	Concrete	\$28,662.50
03 00	<i>Concrete Material</i>	\$16,585.00
03 00	Gypcrete	\$7,854.00
04 00	Masonry	\$19,400.00
05 00	Steel	\$20,475.00
06 10	Rough Carpentry	
	<i>Framing Labor</i>	\$60,904.75
	<i>Additional Framing Material</i>	\$94,000.00
	<i>Waypoint Framing</i>	\$25,650.00
	<i>Lifts</i>	\$8,000.00
	Exterior Siding	\$48,557.50
06 20	Finished Carpentry	\$20,575.00
07 10	Waterproofing	\$3,250.00
07 20	Insulation	\$28,138.89
07 70	Roofing	\$23,180.00
07 80	Intumescent Fireproofing	\$2,625.00
08 10	Doors, Frames & Hardware	\$19,573.91
08 50	Windows	\$21,676.00
09 20	Gypsum & Plaster	\$96,470.00
09 60	Flooring & Tile	\$51,984.00
09 90	Interior Painting	\$20,000.00
10 00	Misc Specialties	\$3,150.00
11 45	Appliances	\$40,565.00
12 00	Kitchen Cabinets	\$21,750.00
12 00	Countertops	\$33,046.16
21 00	Fire Suppression	\$41,759.00
22 00	Plumbing	\$89,200.00
23 00	HVAC	\$89,750.00
26 00	Electrical	\$89,350.00
31 00	Sitework	\$88,415.00
	Total Direct Cost	\$1,210,233.73

CSI	Description	Total Bid
01 00	General Conditions & General Requirements	\$95,687.02
03 00	Concrete	\$36,250.00
03 00	<i>Concrete Material</i>	\$12,000.00
03 00	Gypcrete	\$9,800.00
04 00	Masonry	\$24,500.00
05 00	Steel	\$32,500.00
06 10	Rough Carpentry	
	<i>Framing Labor</i>	\$72,950.00
	<i>Additional Framing Material</i>	\$110,500.00
	<i>Waypoint Framing</i>	\$25,650.00
	<i>Lifts</i>	\$8,000.00
	Exterior Siding	\$69,850.00
06 20	Finished Carpentry	\$32,000.00
07 10	Waterproofing	\$4,375.00
07 20	Insulation	\$25,940.00
07 70	Roofing	\$34,975.00
07 80	Intumescent Fireproofing	\$4,500.00
08 10	Doors, Frames & Hardware	\$34,573.91
08 50	Windows	\$32,560.00
09 20	Gypsum & Plaster	\$102,980.00
09 60	Flooring & Tile	\$75,480.00
09 90	Interior Painting	\$25,000.00
10 00	Misc Specialties	\$3,150.00
11 45	Appliances	\$45,650.00
12 00	Kitchen Cabinets	\$35,000.00
12 00	Countertops	\$42,765.62
21 00	Fire Suppression	\$32,500.00
22 00	Plumbing	\$115,000.00
23 00	HVAC	\$125,250.00
26 00	Electrical	\$95,650.00
31 00	Sitework	\$89,250.00
	Total Direct Cost	\$1,454,286.55