



Shepard Construction & Development, LLC

37 Derby Street, Suite 1

Hingham, MA 02043

781-836-5152

www.shepardinvestments.com

Project: 809 Country Way

Date: 12/8/2023

Estimator: BH,TG,RS

-This budget and all attached documents are the sole property of Shepard Construction and Development LLC and shall not be modified, recreated or implemented in any form without written consent.

-Pricing is honored for 30 days following the date listed above. Price increases in labor and materials may apply after 30 days.

Line #	Description	Budget
GENERAL CONDITIONS		
1	Project manager	\$ 90,000.00
2	Office support	\$ 1,584.00
3	Insurance (W/C - G/L - B/R)	\$ 15,660.00
4	Construction aids	\$ 900.00
5	General labor	\$ 1,020.00
6	Permits	\$ 9,000.00
7	Portable toilet	\$ 1,554.00
8	Dumpsters	\$ 2,148.00
9	Demolition	\$ 41,130.00
STRUCTURE & SITE WORK		
10	Frame labor	\$ 24,000.00
11	Frame materials	\$ 8,400.00
12	Interior doors and exterior door	\$ 20,617.20
13	Front steps & porch (new landing)	\$ 4,200.00
M.E.P & INSULATION		
14	Insulation (bathrooms only)	\$ 7,200.00
15	H.V.A.C	\$ 24,000.00
16	Electrical labor	\$ 60,000.00
17	Plumbing fixtures	\$ 18,300.00
18	Shower and tub inserts	\$ 13,680.00
19	Plumbing labor	\$ 102,000.00
INTERIOR FINISHES		
20	Blueboard & plaster	\$ 30,468.00
21	Drop Ceiling	\$ 38,362.80
22	Finish carpentry labor	\$ 22,200.00
23	Finish carpentry materials	\$ 13,200.00
24	Interior painting	\$ 39,532.80
25	Kitchen cabinets and installation	\$ 72,000.00
26	Kitchen countertops	\$ 21,600.00
27	Vanity installation	\$ 6,600.00
28	Bathroom vanity	\$ 15,840.00
29	Bathroom vanity countertops	\$ 3,240.00
30	Closet shelving	\$ 1,260.00
31	Mirrors	\$ 3,600.00
FLOORING & TILE WORK		
32	Vinyl plank flooring	\$ 25,440.00
33	VCT flooring	\$ 7,230.00
34	Carpet	\$ 9,840.00
35	Bath accessory installation	\$ 1,500.00
36	Tile installation (laid straight or in brick pattern)	\$ 5,400.00
37	Tile material	\$ 7,740.00
38	Cement board labor & materials	\$ 2,262.00
MISC		
39	Appliances	\$ 18,000.00
40	Final cleaning	\$ 1,200.00
41	Construction contingency	\$ 120,000.00
42	Fire sprinklers if necessary	\$ 132,000.00
	Total	\$ 1,043,908.80
This is a preliminary budget due to lack of details from plans		
If it is not listed in the line item budget above it is not included		
All line items above include 20% overhead and profit		
Commercial kitchen appliances EXCLUDED due to lack of information		