

PRELIMINARY CONSTRUCTION ESTIMATE

Budgetary

Project	Mixed-Use Redevelopment — Four (4) Residential Units + Ground-Floor Retail
Location	263 Main Street, Acton, MA 01720 (Kelley's Corner District)
Prepared for	Kelley's Corner, LLC
Date	June 3, 2026

Basis of Estimate

Pricing reflects a mid-tier specification — durable, market-rate residential finishes and systems suited to quality rental apartments: above builder-grade economy, below custom/luxury. Indicative standards:

- **Finishes:** luxury-vinyl-plank / engineered flooring, painted gypsum walls, solid-core or molded doors, stock-to-semi-custom cabinetry, high-pressure-laminate or comparable countertops.
- **Systems:** high-efficiency ductless mini-split heat pumps, LED lighting, ENERGY STAR appliances.
- **Life-safety & code:** NFPA 13R fire sprinklers, addressable fire-alarm system.
- **Envelope & accessibility:** insulation and windows meeting the Massachusetts Stretch Energy Code; ADA / MAAB-compliant common areas and required in-unit features, per code.

Scope Included

- Interior fit-out of four (4) residential units – approx. 3,000GLA.
- Exterior / building-envelope work.
- Code and life-safety items required for a four-unit mixed-use building — sprinklers, alarm system, egress, and ADA & Energy Stretch-Code compliance.

Cost Summary

Description	Estimated Amount
Construction cost per SF — mid-tier (interior, exterior & code items)	\$250 – \$290 / SF
Estimated construction subtotal	\$750,000 – \$870,000
Contingency (15%)	\$112,500 – \$130,500
TOTAL ESTIMATED CONSTRUCTION COST	\$862,500 – \$1,000,500

Qualifications & Assumptions

- Preliminary pricing. A detailed budget requires completion of design (including detailed design specs); subcontractor pricing developed at that stage may move the number.
- Per-SF cost is elevated by the code requirements of a four-unit mixed-use building — notably ADA and Energy Stretch-Code compliance.
- Construction-market pricing is currently rising; figures assume a mid-2026 basis and are subject to escalation.
- Reflects construction (hard) costs only. Excludes land, soft costs (design, permitting, legal, financing), FF&E, and retail tenant fit-out.

Budgetary estimate for planning purposes only — not a firm quotation or contract. To be superseded by a detailed estimate upon design completion.