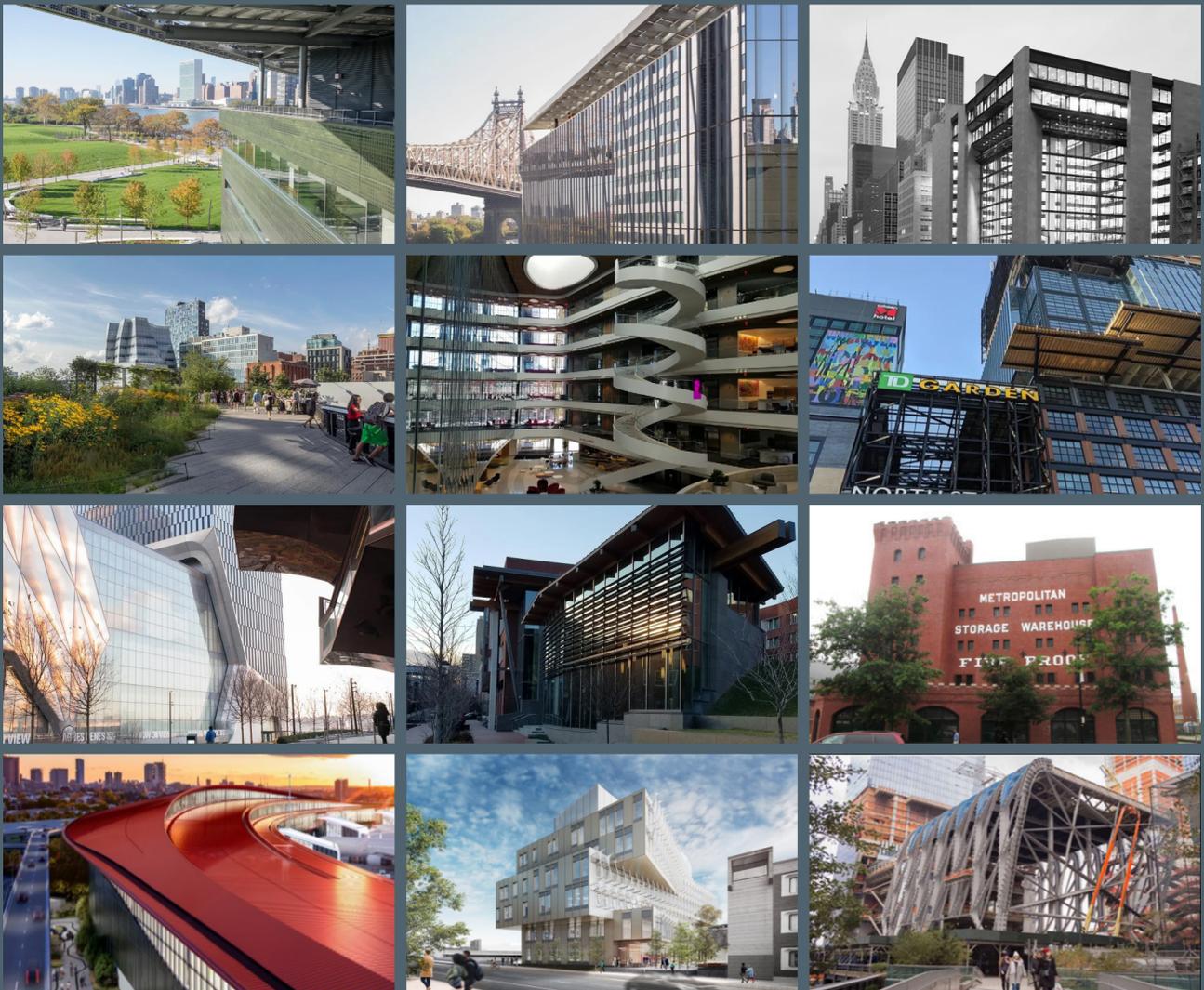


Town of Southborough - Neary Elementary School ADA Upgrades ROM's SOCOTEC

ROM's

January 23, 2026



EXCLUSIONS & ASSUMPTIONS

- 1 Escalation Is EXCLUDED for now.
- 2 We have included 25% design contingency
- 3 We have included 3% construction contingency
- 4 We have included 2.5% for GL & Subguard Insurance
- 5 We have included 1.0% a Bond
- 6 We have included a 3.5% CM Fee
- 7 We have included 1.0% for permitting.
- 8 We have included General Requirements at 5%
- 9 We have excluded owners soft costs , ffe & owners contingency
- 10 The cost model assumes Union Labor for all trades.

General

- 1 All work to happen on regular time.
- 2 Project assume to happen all in (1) singular phase.
- 3 Abatement is EXCLUDED.
- 4 Exact Counts for certain things is EXCLUDED at the moment \$/SF carried.
- 5 All costs at this point are very rough ROM's.
- 6 Finishes in bathrooms are assumed to be existing to remain.

SUMMARY BY FIT-OUT TYPE

		60,000		GFA	
		60,000		ADA Upgrades	
		TOTALS	/ SF	TOTALS	/ SF
02	DEMOLITION	\$ 62,500	\$ 1.04	\$ 62,500	\$ 1.04
03	CONCRETE	\$ -	\$ -	\$ -	\$ -
04	MASONRY	\$ -	\$ -	\$ -	\$ -
05	STRUCTURAL STEEL	\$ -	\$ -	\$ -	\$ -
05	MISC METALS	\$ 20,000	\$ 0.33	\$ 20,000	\$ 0.33
06	ROUGH CARPENTRY	\$ 45,000	\$ 0.75	\$ 45,000	\$ 0.75
07	ROOFING/WATERPROOFING	\$ -	\$ -	\$ -	\$ -
07	METAL PANEL	\$ -	\$ -	\$ -	\$ -
08	EXTERIOR GLAZING	\$ -	\$ -	\$ -	\$ -
08	DOORS/FRAMES/ENTRANCE SYSTEMS	\$ 382,500	\$ 6.38	\$ 382,500	\$ 6.38
09	FINISHES	\$ 125,000	\$ 2.08	\$ 125,000	\$ 2.08
10	SPECIALTIES	\$ 58,250	\$ 0.97	\$ 58,250	\$ 0.97
11	EQUIPMENT	\$ -	\$ -	\$ -	\$ -
12	WINDOW TREATMENTS/CASEWORK	\$ -	\$ -	\$ -	\$ -
13	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
14	ELEVATOR/CONVEYING SYSTEM	\$ -	\$ -	\$ -	\$ -
21	FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -
22	PLUMBING	\$ 132,000	\$ 2.20	\$ 132,000	\$ 2.20
23	HVAC	\$ 91,500	\$ 1.53	\$ 91,500	\$ 1.53
26	ELECTRICAL/SECURITY	\$ 72,000	\$ 1.20	\$ 72,000	\$ 1.20
31	SITE PREP	\$ -	\$ -	\$ -	\$ -
32	SITE IMPROVEMENTS	\$ 105,500	\$ 1.76	\$ 105,500	\$ 1.76
33	SITE CIVIL / MECHANICAL	\$ -	\$ -	\$ -	\$ -
33	SITE ELECTRICAL	\$ -	\$ -	\$ -	\$ -
TOTAL DIRECT COSTS		\$ 1,094,250	\$ 18	\$ 1,094,250	\$ 18.24
	Design Contingency	\$ 287,241	\$ 4.79	\$ 287,241	\$ 4.79
	Overtime/Work in Adjacent Space	\$ -	\$ -	\$ -	\$ -
	Construction Contingency	\$ 34,469	\$ 0.57	\$ 34,469	\$ 0.57
	General Conditions	\$ 86,600	\$ 1.44	\$ 86,600	\$ 1.44
	Project Requirements	\$ 54,713	\$ 0.91	\$ 54,713	\$ 0.91
SUBTOTAL		\$ 1,557,272	\$ 25.95	\$ 1,557,272	\$ 25.95
	Permits	\$ 11,490	\$ 0.19	\$ 11,490	\$ 0.19
	GL Insurance & Subguard	\$ 28,724	\$ 0.48	\$ 28,724	\$ 0.48
	Bond	\$ 15,573	\$ 0.26	\$ 15,573	\$ 0.26
	CM Fee	\$ 56,457	\$ 0.94	\$ 56,457	\$ 0.94
SUBTOTAL Totay \$\$\$		\$ 1,669,515	\$ 27.83	\$ 1,669,515	\$ 27.83
	Escalation	\$ -	\$ -	\$ -	\$ -
TOTAL		\$ 1,669,515	\$ 27.83	\$ 1,669,515	\$ 27.83

TRADE	QTY	UNIT	RATE	TOTAL
02 DEMOLITION	60,000			\$ 62,500
H Adult Restrooms				
Demo of Toilet	5	EA	500.00	\$ 2,500
Demo of Sink	5	EA	300.00	\$ 1,500
Demo of Door	5	EA	450.00	\$ 2,250
I Children's Restrooms				
Demo of Toilet	18	EA	500.00	\$ 9,000
Demo of Sink	9	EA	300.00	\$ 2,700
Demo of Door	9	EA	450.00	\$ 4,050
Misc Demo	60,000	SF	0.25	15,000
Classroom Door Demo	30	EA	350.00	10,500
Demo of MDF Area Around Door	30	EA	500.00	15,000
05 MISC METALS	60,000			\$ 20,000
G Modular Classrooms				
New Ramp Cost	1	LS	20,000.00	\$ 20,000
06 ROUGH CARPENTRY	60,000			\$ 45,000
Rough Carpentry Allowance	60,000	SF	0.50	30,000
Wall Scope Associated with Moving Switches	60,000	SF	0.25	15,000
08 DOORS/FRAMES/STOREFRONT	60,000			\$ 382,500
H Adult Bathrooms				
New Doors	5	EA	3,500.00	17,500
Hardware	5	EA	900.00	4,500
I Children's Bathrooms				
New Doors	9	EA	3,500.00	31,500
Hardware	9	EA	900.00	8,100
A Accessible Routes				
New Cross Corridor Doors	4	EA	9,500.00	38,000
New Hardware throughout the Building (Basic Locking Hardware Assumed)	60,000	SF	1.50	\$ 90,000
Door Swing at all doors	60,000	SF	1.00	\$ 60,000
C Nurse's Office				
New Door Hardware	1	EA	900.00	900
New Classroom Doors	30	EA	3,500.00	105,000
New Hardware	30	EA	900.00	27,000

TRADE		QTY	UNIT	RATE	TOTAL
09	FINISHES	60,000			\$ 125,000
	H Adult Bathrooms				
	Work Around Each Door Opening	5	EA	2,500.00	\$ 12,500
	I Children's Bathrooms				
	Work Around Each Door Opening	9	EA	2,500.00	\$ 22,500
	Finishes Around New Classroom Door Openings	30	EA	3,000.00	\$ 90,000
10	SPECIALTIES	60,000			\$ 58,250
	H Adult Bathrooms				
	Remount Mirror	5	EA	250.00	1,250
	Remount Soap & Papertowel Dispensers	5	EA	250.00	1,250
	Grab Bars	5	EA	750.00	3,750
	Remount Toilet Paper Dispenser	5	EA	250.00	1,250
	Toilet Compartments Partitions	7	EA	2,000.00	14,000
	I Children Bathrooms				
	Remount Mirror	9	EA	250.00	2,250
	Remount Soap & Papertowel Dispensers	9	EA	250.00	2,250
	Grab Bars	9	EA	550.00	4,950
	Remount Toilet Paper Dispenser	9	EA	250.00	2,250
	Toilet Compartments Partitions	12	EA	2,000.00	24,000
	C Nurse's Office				
	Accessible Grab Bars	1	EA	550.00	\$ 550
	Toilet Paper Dispenser	1	EA	250.00	\$ 250
	Soap & Paper Towel's	1	EA	250.00	\$ 250
					\$ -
22	PLUMBING	60,000			\$ 132,000
	H Adult Bathrooms				
	Toilet Fixture	5	EA	3,500.00	\$ 17,500
	Urinal Fixture	0	EA	3,500.00	\$ -
	Children Sinks	5	EA	3,000.00	\$ 15,000
	H Children's Bathrooms				
	Toilet Fixture	17	EA	3,500.00	\$ 59,500
	Urinal Fixture	2	EA	3,250.00	\$ 6,500
	Children Sinks	9	EA	3,000.00	\$ 27,000
	F Drinking Fountains				
	Original Fountains	6	EA	Existing to Remain	Existing to Remain
	Modern Fountain Relocate	1	EA	3,500.00	\$ 3,500
	C Nurse's Office				
	Replacement of Sink	1	EA	3,000.00	\$ 3,000

TRADE	QTY	UNIT	RATE	TOTAL
23 HVAC	60,000			\$ 91,500
D Operable Parts				
Relocate Thermostats	60,000	SF	0.40	24,000
HVAC Scope around the new Classroom Doors (50% of them)	15	EA	4,500.00	67,500
26 ELECTRICAL/SECURITY	60,000			\$ 72,000
H Adult Bathrooms				
Relocate Switches	5	EA	750.00	\$ 3,750
I Children's Bathrooms				
Relocate Switches	9	EA	750.00	\$ 6,750
D Operable Parts				
Relocate the Light Switches	60,000	SF	1.00	\$ 60,000
C Nurse's Office				
Lightswitch & Thermostat Relocation	2	EA	750.00	\$ 1,500
32 SITE IMPROVEMENTS	60,000			\$ 105,500
E Parking				
Demo Paving	1,000	SF	3.50	\$ 3,500
New Paving	1,000	SF	17.50	\$ 17,500
Curb Cuts	6	EA	1,500.00	\$ 9,000
Markings/Signage	1	LS	6,500.00	\$ 6,500
A Accessible Route				
Regrade Curb Cuts	1	LS	7,500.00	\$ 7,500
Regrade and Slope at Entrance 2	1	LS	10,000.00	\$ 10,000
Sidewalk and Entrance to Superintendents Office	1,000	SF	25.00	\$ 25,000
Hardscape in Courtyard	800	SF	25.00	\$ 20,000
B Accessible Dining & Work Surfaces				
Accessible Courtyard Table	1	EA	6,500.00	\$ 6,500
PROJECT REQUIREMENTS	60,000	SF		\$ 54,713
Trade overtime allowance				Excluded
General project requirements	5.0 %	TOTAL	1,094,250	54,713
TOTAL DIRECT COSTS				\$ 1,148,963
ALLOCATIONS				\$ 520,553

TRADE	QTY	UNIT	RATE	TOTAL
General Conditions	8.7	10,000	wks	86,600
Permits	1.0 %			11,490
GL Insurance	2.5 %			28,724
Design Contingency	25.0 %			287,241
Design Build Fee	0.0 %			0
Construction Contingency	3.0 %			34,469
Bond	1.0 %			15,573
Fee	3.5 %			56,457
Escalation	0.0 %			0
TOTAL CONSTRUCTION COST				\$ 1,669,515