SOCOTEC AE CONSULTING, LLC

75 Hood Park Drive, Suite 300, Charlestown, Massachusetts 01801

ROOF INVESTIGATION ASSESSMENT ESTIMATED CONSTRUCTION COST

Project: **Roof Investigation Assessment Project**
Northborough & Southborough Public Schools
Neary Elementary School
53 Parkville Road
Southborough, Massachusetts

Project Number: **AE258241**

Sheet 1 of 1

Date 1/23/2026

Roof Investigation Assessment Construction Cost Estimate

			Description	Materials & Labor Qty	Units	Unit Cost	Total
CSI DIVISION							
01	**General Requirements**						
			Permits, Bonds & Insurance	5%			$129,927
			General Conditions	8%			$207,883
			Mobilization	2%			$51,971
			Overhead & Profit	15%			$389,780
						Division 01 Sub Total	**$779,561**
02	**Existing Conditions**						
	02 05 00 - Roof Demolition		Removal Of Exist. Adhered EPDM Roof System Down To Existing Gypsum Deck	63,000	SF	$2.50	$157,500
	02 08 00 - Asbestos Abatement		Removal Of Asbestos Containing Insulation From Drain Piping	63,000	SF	$1.00	$63,000
			Removal Of Asbestos Containing Transite Panels Below Roof Area No. 2	1,050	SF	$10.00	$10,500
						Division 02 Sub Total	**$220,500**
03	**Concrete**						
	03 51 16 - Gypsum Deck Repairs		Remove & Replacement Of Det. Gypsum Decking & Fiberglass Form Board	2,000	SF	$25.00	$50,000
						Division 03 Sub Total	**$50,000**
04	**Masonry**						
	04 50 00 - Masonry Restoration		100% Repointing of Chimney	300	SF	$50.00	$15,000
			Remove & Replace Cracked And Deteriorated Brick	30	EA	$65.00	$1,950
						Division 04 Sub Total	**$16,950**
06	**Wood, Plastics, & Composites**						
	06 10 63 - Rough Carpentry		General Roof Carpentry	63,000	SF	$2.00	$126,000
			Deteriorated Wood Blocking Replacement	3,000	BF	$5.00	$15,000
						Division 06 Sub Total	**$141,000**
07	**Thermal and Moisture Protection**						
	07 22 00 - Roof Insulation		Install Self-Adhered Air Barrier & Primer	63,000	SF	$4.00	$252,000
			1/2 ' High Density Cover Board Set In Insulation Adhesive	63,000	SF	$3.00	$189,000
			1/4"/1'-0" Tapered Poly. Insul. Set In Insul Adhesive (Thickness: 4.7"-12")	63,000	SF	$12.00	$756,000
	07 54 00 - Roofing & Flashing		60-mil Adhered Single Ply Roof Membrane With 20-Year Systems Warranty	63,000	SF	$8.00	$504,000
			Flash Sleepers Mini ACCU Units	5	SF	$700.00	$3,500
			Install & Flash Pipe Enclosure Boxes	5	SF	$3,500.00	$17,500
			Install Premolded Rubber Sleepers Under Gas Line At 5'-0" O.C.	50	EA	$75.00	$3,750
			Flash Roof To Wall Expension Joint	35	LF	$75.00	$2,625
			Flash Roof To Roof Expansion Joint	15	LF	$50.00	$750
			Flash Roof Drain & Install Drain Markers	15	EA	$1,500.00	$22,500
			Flash Vent Pipe Penetrations	28	EA	$200.00	$5,600
			Flash Exhaust Fan Curbs	24	EA	$400.00	$9,600
			Flash Rooftop Unit	1	EA	$1,500.00	$1,500
			Supply & Install Roof Hatch	2	EA	$5,500.00	$11,000
			Metal Perimeter Edge Roof Area Nos. 1, 2, & 3 (2-Piece - 16" Face)	2,027	LF	$65.00	$131,755
			Metal Perimeter Edge Roof Area No. 4	23	LF	$45.00	$1,035
			Flash Base Wall & Install Alum. Reglet Counterflashing (Below Roof Area No. 3)	354	LF	$70.00	$24,780
			Flash Base Wall & Install Aluminum Counterflashing (Below Roof Area No. 2)	870	SF	$60.00	$52,200
			Install Walkway Pad	1,272	LF	$20.00	$25,440
	07 72 00 - Roof Accessories		Supply & Install Safety Railing & Ladder Up Safety Post	2	EA	$4,000.00	$8,000
			Supply & Install Roof Guardrails	700	LF	$60.00	$42,000
			Supply & Install New Roof Access Ladders	2	EA	$3,500.00	$7,000
						Division 07 Sub Total	**$2,071,535**
9	**Painting**						
	09 96 53 - Elastomeric Coating		Repair Ext. Stucco Walls At Roof Area Nos. 2 & 3 & Apply Text. Elasto. Coating	3,550	SF	$7.00	$24,850
						Division 09 Sub Total	**$24,850**
22	**Plumbing**						
	22 00 01 - Plumbing - Roof Drains						
		Filed Sub-Bid	Roof Drain Replacement & Snaking Leader Pipes	15	EA	$2,000.00	$30,000
						Division 22 Sub Total	**$30,000**
23	**Heating, Ventilating & AC**						
	23 00 01 - Temp. Mech. Disconnect		Misc Disconnects	23	LS	$500.00	$11,500
						Division 23 Sub Total	**$11,500**
26	**Electrical**						
	26 00 01 - Temp Elec. Disconnect		Temporary Electrical Disconnects	23	LS	$700.00	$16,100
						Division 26 Sub Total	**$16,100**
			SubTotal				$3,378,096
			Design Contingency (10%)				$337,810
			Estimated Construction Cost Total				**$3,715,905**

TOTAL ROOF INVESTIGATION ASSESSMENT ESTIMATED CONSTRUCTION COST- ROOF		**$3,715,905**
Construction Contingency	10%	**$371,591**
Project Management Costs (OPM & associated soft costs)	10%	**$408,750**
TOTAL PROJECT COST - ROOF		**$4,496,245**

PRELIMINARY COST ESTIMATE FOR ADA UPGRADES (SEE ATTACHED DETAILED ESTIMATE)		
Preliminary Cost Estimate - Assuming full building compliance		**$1,669,515**
Construction Contingency	10%	**$166,952**
Design Costs	8%	**$146,917**
Project Management Costs (OPM & associated soft costs)	10%	**$183,647**
TOTAL PROJECT COST - ROOF		**$2,167,030**