



MSBA - Accelerated Repair Program North Elementary School Window And Door Replacement

580 Whetstone Hill Road
Somerset, MA 02726

October 23, 2025

DESIGN DEVELOPMENT DOCUMENT COST ESTIMATE

BWA Architecture, Inc.

132 Lincoln St
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 **ELLANA**
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BASIS OF ESTIMATE

1. DOCUMENTATION

This estimate is based on Design Development documents prepared by BWA Architecture, Inc.

2025.09.23_North School W&D Cost Estimating Progress Set_2509A

2025-09-19 ELEC - MSBA Somerset School - North

2509A_MSBA Somerset North School Wdws+Doors Specs 250923

2. PROJECT OUTLINE

The project consists of replacement of doors, windows and overhead doors at North Elementary School building in Somerset, MA.

3. BASIS FOR PRICING

GENERAL

The project shall be delivered / contracted using MGL c. 149.

Generally based on local prevailing union wage rates at the time the estimate was prepared.

Contractor to have unrestricted access to work areas to maintain schedule

Work will require multiple crews completing 5-6 windows/day, second shift, and working 6 days/week. This is carried as a premium cost in the Cost Summary below the Direct Trade Cost

Pricing assumes a competitive bidding process, which is to mean a minimum of 4 bids including all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's mark-ups have been included in each line item unit price. Mark-ups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's mark-ups vary depending on market conditions.

An Undefined Design Scope / Contingency percentage included to cover cost increases that will occur during design elaboration or unforeseen design issues. As the design develops, the design contingency is reduced, and is usually eliminated at the final Construction Document estimate if all scope identified

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Quantification is based on measurable items where possible, for the remainder, parametric measurements used in conjunction with references from similar projects recently estimated by ELLANA.

General conditions and general requirements, where included, are evaluated on typical market conditions. Ellana has no access to the contractors, rates, team staffing philosophy, or proposed delivery methodology.

Project estimate assumes a single continuous phase of construction work. Multiple separate phases would likely increase costs.

Escalation has been included to construction mid-point, at a rate of 5% per annum

CSI classification format used

TRADE SPECIFIC

Inclusions

Hazardous Materials Abatement

4. NOT INCLUDED

Financing costs.

Moving / Storing of existing furniture and equipment

Local Authority and Utility Providers Costs outside the project boundary.

Design Fees & Consultant reports.

Items identified in the design as Not In Contract (NIC).

LEED / Sustainability Fees

Facility shutdown costs for tie-ins to existing systems

Client FM Costs

Air Monitoring and Sampling

Tariffs for imported materials and equipment

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BASIS OF ESTIMATE

5. ITEMS THAT MAY AFFECT ESTIMATED COSTS

Such items include, but are not limited to the following:

- Modifications to the scope of work subsequent to the preparation of this estimate.
- Unforeseen or hidden conditions.
- Special requirements for site access, off-hour work or phasing activities.
- Restrictive technical specifications for materials or products.
- Bid approvals delayed beyond the anticipated project schedule.
- Specific means and methods of construction, sequencing, etc. required by the contractor.

STATEMENT OF PROBABLE COST OF CONSTRUCTION

ELLANA requests that the Owner and Architect carefully review this estimate, including all line item descriptions, unit prices, clarifications, exclusions, inclusions, assumptions, contingencies, escalation, and mark-ups to ensure that requirements have been correctly identified. If this estimate does not correspond to the Owner's budgetary objectives, ELLANA strongly suggests that evaluations of other design alternatives/project procurement options should be made before proceeding further.

ELLANA has prepared this estimate in accordance with generally accepted principles and practices to reflect the fair market value of the project. This estimate is made on the basis of the experience, qualifications, and the best judgment of professional consultants who are familiar with the construction industry. Contractors preferred means and methods of construction are not accounted for in this pricing. If contractors are self performs work we have no access to those financial implications, all trades are priced based on typical award basis..

ELLANA has no control over the method of determining prices adopted by any individual general contractor, subcontractor or supplier. ELLANA cannot control the cost of labor and materials, the bidding environment or other market conditions, and it is not possible to provide any guarantee that proposals, bids, or actual construction costs will not deviate from this or subsequent cost estimates.

Any requests for modifications to this document must be made to ELLANA within ten (10) days of receipt. Otherwise, it will be understood that the contents are fully concurred with and accepted. Notifications of any apparent errors or omissions should be made to ELLANA as soon as they are discovered.

Given current market conditions in 2025 with ongoing import tariffs, and the like, the construction values included in this estimate represent reasonable costs at the time of its production and initial issue date. The estimate excludes any premiums relevant to tariffs or other potential global cost impacts.

North Elementary School Window And Door Replacement
DESIGN DEVELOPMENT DOCUMENT COST ESTIMATE
Cost Summary

NORTH ELEMENTARY SCHOOL		
SUMMARY		TOTAL COST
02	Existing Conditions	65,964
04	Masonry	-
05	Metals	25,485
06	Woods, Plastics, and Composites	8,893
07	Thermal and Moisture Protection	87,153
08	Openings	921,448
09	Finishes	80,600
10	Specialties	7,097
12	Furnishings	-
23	HVAC	4,369
26	Electrical	54,053
32	Exterior Improvements	13,981
TOTAL TRADE COST		1,269,043
Premium Cost for Second Shift/Overtime	3.00%	38,071
Design Contingency	5.00%	65,356
Subtotal		1,372,470
General Conditions, General Requirements	14.50%	199,008
Subtotal		1,571,478
Overhead and Profit	5.00%	78,574
Subtotal		1,650,052
Escalation at 5%/yr to Construction mid-point of August 2026	3.96%	65,315
Subtotal		1,715,367
Construction Contingency - excluded	0.00%	-
Subtotal		1,715,367
TOTAL ESTIMATED CONSTRUCTION COST		1,715,367

NORTH ELEMENTARY SCHOOL

Item #	Div	Description	Quantity	Unit	Unit Price	Total \$	Subtotal Trades	Notes
1	02	Existing Conditions						
2		<i>Selective Demolition</i>						
3		Salvage air conditioning units for reinstallation.	6	unit		see HVAC		
4		Selectively remove acoustical tile ceilings at window heads.	35	loc		deleted		
5		Remove steel casing that frame window opening	35	ea		deleted scope		
6		Remove portion of fully grouted door frames to install new thermally broken hollow metal frames	9	ea	300.00	2,700		
7		Exterior doors, single	13	ea	200.00	2,600		
8		Exterior doors, pair	18	pr	250.00	4,500		
9		Exterior doors, OH	3	ea	500.00	1,500		
10		Exterior storefront systems and windows	2,467	sf	7.50	18,503		
11		Demo interior rail	3	loc	500.00	1,500	qty provided	
12		Deduct cost / adjustment for second shift/overtime	1	adj	(911.73)	(912)		
13								
14		<i>Sub Total : Selective Demolition</i>				30,391		
15								
16		Hazardous Material Abatement						
17		Asbestos Abatement						
18		Removal and legal disposal of existing exterior window and door caulking presumed to contain asbestos and/or PCBs.	1,832	lf	20.00	36,640		
19		Deduct cost / adjustment for second shift/overtime	1	adj	(1,067.19)	(1,067)		
20								
21		<i>Sub Total : Hazardous Material Abatement</i>				35,573		
22								
23		Existing Conditions					End of Trade	\$ 65,964
24								
25								
26	04	Masonry						
27		<i>Unit Masonry</i>						
28		Existing brick veneer and cast stone:				-		
29		Replace damaged brick with new at window/door openings	71	open		deleted scope		
30		Deduct cost / adjustment for second shift/overtime	1	adj	-	-		
31								
32		<i>Sub Total : Unit Masonry</i>				-		
33								
34		Masonry					End of Trade	\$ -
35								
36								

NORTH ELEMENTARY SCHOOL

Item #	Div	Description	Quantity	Unit	Unit Price	Total \$	Subtotal Trades	Notes
37	05	Metals						
38		<i>Metal Fabrications</i>						
39		Metal casings at North School to replace existing.	35	ea		deleted scope		
40		Support framing for window air conditioner units	6	ea	750.00	4,500		
41		Support framing for OH doors	3	ea	4,125.00	12,375		
42		Unit Prices						
43		Remove and replace steel lintels	25	lf	375.00	9,375		
44		Deduct cost / adjustment for second shift/overtime	1	adj	(764.57)	(765)		
45								
46		<i>Sub Total : Metal Fabrications</i>				25,485		
47								
48		Metals					End of Trade	\$ 25,485
49								
50								
51	06	Woods, Plastics, and Composites						
52		<i>Rough Carpentry</i>						
53		Wood blocking	1,832	lf	5.00	9,160		
54		Deduct cost / adjustment for second shift/overtime	1	adj	(266.80)	(267)		
55								
56		<i>Sub Total : Rough Carpentry</i>				8,893		
57								
58		Woods, Plastics, and Composites					End of Trade	\$ 8,893
59								
60								
61	07	Thermal and Moisture Protection						
62		<i>Waterproofing and Insulation</i>						
63		Waterproofing and insulation	1,832	lf	22.00	40,304		
64		Deduct cost / adjustment for second shift/overtime	1	adj	(1,173.91)	(1,174)		
65								
66		<i>Sub Total : Waterproofing and Insulation</i>				39,130		
67								
68		<i>Sheet Metal Flashing and Trim</i>						
69		Metal flashing	1,832	lf	15.00	27,480		
70		Deduct cost / adjustment for second shift/overtime	1	adj	(800.40)	(800)		
71								
72		<i>Sub Total : Sheet Metal Flashing and Trim</i>				26,680		
73								

NORTH ELEMENTARY SCHOOL

Item #	Div	Description	Quantity	Unit	Unit Price	Total \$	Subtotal Trades	Notes
74		<i>Caulking and Sealant</i>						
75		Rod and sealant at windows	1,832	lf	12.00	21,984		
76		Deduct cost / adjustment for second shift/overtime	1	adj	(640.32)	(640)		
77								
78		<i>Sub Total : Caulking and Sealant</i>				21,344		
79								
80		<u>Thermal and Moisture Protection</u>					End of Trade	\$ 87,153
81								
82								
83	08	<u>Openings</u>						
84		<i>Doors, Frames, and Hardware</i>	10	ea				
85		<i>Exterior standard, thermally-rated insulated steel doors and fully welded, thermally-broken frames</i>						
86		Door type C; 2'-10" /3'-0" x 8'-0" / 8'-2", install new door at existing frame	1	ea	3,100.00	3,100		Door E17
87		Door type C; 3'-0" x 5'-9 3/4"	1	ea	3,500.00	3,500		
88		Door type C; 3'-0" x 6'-8" / 7'-0"	1	ea	3,500.00	3,500		
89		Door type C; 3'-0" x 8'-2"	1	ea	3,850.00	3,850		
90		Door type D; 5'-6" x 7'-0"	2	pr	6,930.00	13,860		
91		Door type D; 6'-3" x 8'-3"	1	pr	7,276.50	7,277		
92		Door type 1; 3'-0" x 6'-8" at Fan Room	3	ea	3,500.00	10,500		
93		Deduct cost / adjustment for second shift/overtime	1	adj	(1,327.78)	(1,328)		
94								
95		<i>Sub Total : Doors, Frames, and Hardware</i>				44,259		
96								
97		<i>Sectionals Overhead Doors</i>	3	ea				
98		OH1; Overhead/Sectional Steel Door, electrically operated, 10'-8" x 8'-3 1/2"	1	ea	12,800.00	12,800		
99		OH2; Overhead/Sectional Steel Door, manually operated, 10'-8" x 8'-3 1/2"	1	ea	9,300.00	9,300		
100		OH3; Overhead/Sectional Steel Door, manually operated, 10'-8" x 10'-0"	1	ea	11,200.00	11,200		
101		Deduct cost / adjustment for second shift/overtime	1	adj	(969.91)	(970)		
102								
103		<i>Sub Total : Sectionals Overhead Doors</i>				32,330		
104								

NORTH ELEMENTARY SCHOOL

Item #	Div	Description	Quantity	Unit	Unit Price	Total \$	Subtotal Trades	Notes
105		<i>Aluminum-Framed Entrances and Storefronts</i>						
106		Exterior Aluminum Entrance Doors with 1" low-E insulated glazing	21	ea				
107		Door type A; 3'-0" x 8'-0"	6	ea	6,750.00	40,500		
108		Door type B; 6'-0" x 7'-9 1/2" / 8'-0"	11	pr	9,900.00	108,900		
109		Door type B; 6'-0" x 8'-2"	4	pr	12,150.00	48,600		
110		Door type B1; 5'-7" / 5'-8 1/2" x 7'-0"	5	pr		ETR		exist to remain, no work
111		Door type D; 6'-0" x 7'-0"	1	pr	9,500.00	9,500		Door S4
112								
113		Low-power operators	11	ea	2,500.00	27,500		
114		Exterior window/storefront; thermally broken with high-performance insulating glass, operable sashes, insect screens	2,467	sf	170.00	419,390		
115		Window type A1/A2/A1-AC; 10'-6 1/2" x 8'-2"	13	ea				
116		Window type B1/B2; 4'-2 3/4" x 8'-2"	9	ea				
117		Window type C1/C2/C1-AC; 7'-6 1/2" x 8'-2"	4	ea				
118		Window type D; 11'-8 1/2" x 8'-0"	1	ea				
119		Window type D; 23'-2" x 8'-0"	1	ea				
120		Window type E; 11'-7" x 8'-0"	1	ea				
121		Window type E; 4'-0" x 8'-0"	1	ea				
122		Window type F; 7'-8" x 8'-0"	1	ea				
123		Window type G; 11'-8 1/2" x 8'-0"	1	ea				
124		Window type G; 23'-2" x 8'-0"	1	ea				
125		Window type H; 2'-10 1/2" x 8'-2"	2	ea				
126		Premium for school guard glass SG4 laminated glass	1,895	sf	100.00	189,540		
127		Premium for tinted glass	338	sf	20.00	6,755		
128		Premium for insulated aluminum panel GL3	230	sf	85.00	19,519		
129		Deduct cost / adjustment for second shift/overtime	1	adj	(25,346.03)	(25,346)		
130								
131		<i>Sub Total : Aluminum-Framed Entrances and Storefronts</i>				844,859		
132								
133		<u>Openings</u>				End of Trade	\$	921,448
134								
135								
136	09	<u>Finishes</u>						
137		Painting						
138		Prep and paint						
139		Scraping off rust and painting existing steel lintels.	541	lf	55.00	29,768		

NORTH ELEMENTARY SCHOOL

Item #	Div	Description	Quantity	Unit	Unit Price	Total \$	Subtotal Trades	Notes
140		Miscellaneous touch up painting of existing surfaces, window and door surrounding; allowance	71	open	750.00	53,250		
141		Deduct cost / adjustment for second shift/overtime	1	adj	(2,418.01)	(2,418)		
142								
143		<i>Sub Total : Painting</i>				80,600		
144								
145		<u>Finishes</u>					End of Trade	\$ 80,600
146								
147								
148	10	<u>Specialties</u>						
149		<i>Signage</i>						
150		Signage; vinyl lettering, for numbering doors	34	ea	215.00	7,310		
151		Deduct cost / adjustment for second shift/overtime	1	adj	(212.91)	(213)		
152								
153		<i>Sub Total : Signage</i>				7,097		
154								
155		<u>Specialties</u>					End of Trade	\$ 7,097
156								
157								
158	12	<u>Furnishings</u>						
159		<i>Window Treatment</i>						
160		Window shades - existing to remain; remove and reinstall					deleted	
161		Deduct cost / adjustment for second shift/overtime	1	adj	-	-		
162								
163		<i>Sub Total : Window Treatment</i>				-		
164								
165		<u>Furnishings</u>					End of Trade	\$ -
166								
167								
168	23	<u>HVAC</u>						
169		<i>HVAC</i>						
170		Existing window air conditioning units; salvage and reinstall	6	ea	750.00	4,500		
171		Deduct cost / adjustment for second shift/overtime	1	adj	(131.07)	(131)		
172								
173		<i>Sub Total : HVAC</i>				4,369		
174								
175		<u>HVAC</u>					End of Trade	\$ 4,369
176								
177								

NORTH ELEMENTARY SCHOOL

Item #	Div	Description	Quantity	Unit	Unit Price	Total \$	Subtotal Trades	Notes
178	26	Electrical						
179		<i>Electrical</i>						
180		<i>Demolition</i>						
181		Disconnect power and remove electrical device existing doors	5	ea	350.00	1,750		
182		<i>Work includes door contacts for new doors and connecting to existing access control system.</i>						
183		Access Control: Existing Card Reader will be disconnected and salvaged until new doors are installed. Once new doors are installed, the existing Card Reader to be reconnected and install new door position switch	25	door	1,500.00	37,500		
184		New door with new equipment	3	door	2,375.00	7,125		
185		Door position switch for new door -28 doors	49	ea		incl above		
186		Junction Box	4	ea		incl above		
187		Electronic power transfer	8	ea	By hardware contractor			
188		Electric lock	4	ea	By hardware contractor			
189		Overhead door contact	2	ea	By hardware contractor			
190		Request to exit panic device	8	ea	By hardware contractor			
191		Equipment control panel	1	ea		incl above		
192		Fused disconnect switch	1	ea		incl above		
193		Miscellaneous	1	ls	9,300.00	9,300		
194		Testing				incl above		
195		As-built drawings				incl above		
196		Commissioning				incl above		
197		Deduct cost / adjustment for second shift/overtime	1	adj	(1,621.62)	(1,622)		
198								
199		<i>Sub Total : Electrical</i>				54,053		
200								
201		Electrical					End of Trade	\$ 54,053
202								
203								
204	32	Exterior Improvements						
205		<i>Paving</i>						
206		Cut out and repave sections of paving (between joints) for smooth transitions at north and south entrances	640	sf	22.50	14,400		
207		Deduct cost / adjustment for second shift/overtime	1	adj	(419.42)	(419)		
208								
209		<i>Sub Total : Paving</i>				13,981		
210								
211		Exterior Improvements					End of Trade	\$ 13,981