

Information as of:

Estimated Construction & Total Project Cost Data at Schematic Design [ON OR AFTER JANUARY 1, 2014]  
Middle High Schools

April 2019  
Board Meeting

The information and data contained in this spreadsheet, for construction projects starting January 2014, is based on the MSBA's review of construction cost estimates, contracts and other documentation provided by cities, towns, and regional school districts. This information and data is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information contained in this spreadsheet. Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. This spreadsheet may include a preliminary review of scope exclusions but all costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

| Date Board Approved               | Sep-13                                  | Mar-14                   | Mar-14                         | Jun-14                       | Sep-14                         | Dec-17                             | Apr-19                           |                       |                      |
|-----------------------------------|---|--------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|----------------------------------|-----------------------|----------------------|
| District                          | Winthrop <sup>1</sup>                   | Boston                   | Georgetown                     | Lunenburg <sup>2</sup>       | Abington                       | Westport <sup>3</sup>              | Pentucket <sup>4</sup>           | TOTAL ALL MIDDLE/HIGH |                      |
| School Name                       | Winthrop Middle/High School             | Dearborn STEM            | Georgetown Middle/High School  | Lunenburg Middle/High School | Froto Middle/High School       | Westport Junior/Senior High School | Pentucket Regional High School   |                       |                      |
| Construction Type                 | New                                     | New                      | Renovation                     | New                          | New                            | New                                | New                              |                       |                      |
| Enrollment                        | 970                                     | 600                      | 720                            | 820                          | 1,115                          | 860                                | 965                              |                       |                      |
| GSF                               | 187,917                                 | 128,304                  | 128,670                        | 169,018                      | 235,370                        | 187,100                            | 211,700                          |                       |                      |
| Assumed Start of Construction     | Jul-14                                  | Jun-15                   | Apr-15                         | Aug-14                       | Dec-15                         | Mar-18                             | Jul-20                           |                       |                      |
| OPM                               | Skanska USA Building, Inc.              | Daedalus Projects, Inc.  | Municipal Building Consultants | Joslin, Lesser & Associates  | Knight, Bagge & Anderson, Inc. | Daedalus Projects Inc              | Vertex                           |                       |                      |
| Designer                          | HMFH Architects, Inc.                   | Jonathan Levi Architects | Drumme Rosane Anderson, Inc.   | Tappe Associates             | A13 Architects, LLC            | Jonathan Levi Architects LLC       | Dore & Whittier Architects, Inc. |                       |                      |
| Cost Estimator                    | PM&C                                    | PM&C                     | Rider Levett Bucknall          | PM&C                         | PM&C                           | PM&C                               | PM&C                             |                       |                      |
| Division #                        | Description of Work                     |                          |                                |                              |                                |                                    |                                  |                       |                      |
| A                                 | Substructure                            | \$3,645,359              | \$1,519,396                    | \$55,800                     | \$3,405,171                    | \$3,653,884                        | \$3,552,923                      | \$5,055,883           | \$15,832,533         |
| B                                 | Shell                                   | \$12,241,254             | \$11,959,027                   | \$1,352,166                  | \$13,225,052                   | \$17,931,830                       | \$12,924,491                     | \$24,992,845          | \$69,633,820         |
| B10                               | Superstructure                          | \$5,944,324              | \$4,704,030                    | \$13,960                     | \$5,126,402                    | \$7,816,245                        | \$5,007,883                      | \$8,901,362           | \$28,612,844         |
| B20                               | Exterior Enclosure                      | \$4,535,606              | \$5,633,449                    | \$78,340                     | \$5,651,315                    | \$7,886,336                        | \$5,536,143                      | \$13,905,293          | \$29,321,189         |
| B2010                             | Exterior Walls                          |                          | \$3,807,442                    | \$35,900                     | \$4,129,283                    | \$4,770,639                        | \$2,550,457                      | \$8,147,648           | \$15,303,721         |
| B2020                             | Exterior Windows                        |                          | \$1,759,227                    | \$37,440                     | \$1,351,575                    | \$2,925,392                        | \$2,831,986                      | \$4,922,566           | \$8,902,620          |
| B2030                             | Exterior Doors                          |                          | \$66,780                       | \$5,000                      | \$170,457                      | \$193,305                          | \$143,700                        | \$235,080             | \$579,242            |
| B30                               | Roofing                                 | \$1,761,324              | \$1,621,548                    | \$1,259,866                  | \$2,447,335                    | \$2,229,249                        | \$2,380,465                      | \$2,786,190           | \$11,699,787         |
| C                                 | Interiors                               | \$8,674,072              | \$8,421,359                    | \$627,887                    | \$9,892,279                    | \$10,962,591                       | \$10,174,307                     | \$13,668,593          | \$48,752,495         |
| D                                 | Services                                | \$15,087,384             | \$12,798,260                   | \$1,376,734                  | \$12,535,422                   | \$20,376,534                       | \$17,029,700                     | \$23,241,404          | \$79,204,034         |
| D10                               | Conveying                               | \$243,000                | \$161,800                      |                              | \$172,400                      | \$152,800                          | \$252,200                        | \$375,000             | \$982,200            |
| D20                               | Plumbing                                | \$2,040,575              | \$1,826,092                    | \$232,625                    | \$2,051,613                    | \$2,843,986                        | \$2,833,440                      | \$3,116,925           | \$11,828,331         |
| D30                               | HVAC                                    | \$6,198,170              | \$5,813,852                    | \$402,419                    | \$6,148,736                    | \$7,712,118                        | \$6,908,120                      | \$10,455,885          | \$32,183,415         |
| D40                               | Fire Protection                         | \$874,845                | \$820,440                      | \$217,093                    | \$647,250                      | \$1,000,323                        | \$964,065                        | \$1,011,715           | \$4,524,016          |
| D50                               | Electrical Utilities                    | \$5,730,794              | \$4,176,076                    | \$524,597                    | \$4,515,423                    | \$8,667,307                        | \$6,071,875                      | \$8,281,879           | \$29,686,072         |
| E                                 | Furnishings & Fixed Equipment           | \$2,968,774              | \$1,956,960                    | \$131,374                    | \$2,472,054                    | \$3,495,197                        | \$2,981,263                      | \$3,524,653           | \$14,005,622         |
|                                   | Building Value Engineering              |                          |                                |                              |                                |                                    |                                  |                       | \$0                  |
|                                   | <b>Building Subtotal</b>                | <b>\$42,616,843</b>      | <b>\$36,655,002</b>            | <b>\$3,543,981</b>           | <b>\$41,529,978</b>            | <b>\$56,420,036</b>                | <b>\$46,662,684</b>              | <b>\$70,483,358</b>   | <b>\$227,428,504</b> |
| F                                 | Special Construction & Demo             | \$2,450,040              | \$2,436,300                    | \$503,934                    | \$2,127,480                    | \$2,922,480                        | \$9,562,000                      | \$4,200,098           | \$16,737,754         |
| G                                 | Other Site Construction                 | \$2,131,403              | \$3,048,030                    | \$204,535                    | \$5,404,677                    | \$6,692,931                        | \$9,866,724                      | \$16,592,585          | \$27,348,300         |
| G10                               | Site Preparation                        | \$2,131,403              | \$1,653,874                    | \$49,090                     | \$716,284                      | \$1,251,640                        | \$1,821,853                      | \$3,952,646           | \$7,624,144          |
| G20                               | Site Improvements                       |                          | \$1,022,336                    | \$9,840                      | \$2,847,412                    | \$3,538,666                        | \$3,849,078                      | \$6,929,449           | \$11,268,332         |
| G30                               | Mechanical Utilities                    |                          | \$221,820                      | \$145,605                    | \$1,410,290                    | \$1,585,645                        | \$3,658,743                      | \$2,001,980           | \$7,022,103          |
| G40                               | Electrical Utilities                    |                          | \$150,000                      |                              | \$430,691                      | \$315,980                          | \$537,050                        | \$461,280             | \$1,433,721          |
|                                   | Other Site Construction                 |                          |                                |                              |                                |                                    |                                  | \$3,247,230           | \$0                  |
|                                   | <b>Subtotal</b>                         | <b>\$47,198,286</b>      | <b>\$42,139,332</b>            | <b>\$4,252,430</b>           | <b>\$49,592,655</b>            | <b>\$65,240,447</b>                | <b>\$63,091,408</b>              | <b>\$91,276,041</b>   | <b>\$271,514,558</b> |
| Z                                 | Mark-Ups                                | \$13,062,383             | \$14,766,330                   | \$1,329,876                  | \$8,490,293                    | \$9,720,826                        | \$13,319,291                     | \$22,746,631          | \$60,688,999         |
| Z                                 | Insurance                               | \$778,291                | \$590,334                      |                              | \$649,000                      | \$652,404                          | \$1,180,503                      | \$2,021,200           | \$3,850,532          |
| Z                                 | Subcontractor Bond                      | \$407,724                | \$306,974                      |                              | \$442,500                      | \$587,164                          | \$728,706                        |                       | \$2,566,619          |
| Z                                 | Design & Pricing Contingency            | \$4,219,081              | \$4,293,339                    | \$620,246                    | \$1,603,615                    | \$3,262,022                        | \$6,309,141                      | \$9,127,604           | \$20,307,444         |
| Z                                 | General Conditions                      | \$5,384,908              | \$7,556,277                    | \$425,234                    | \$3,877,307                    | \$3,588,225                        | \$3,643,529                      | \$8,068,609           | \$24,475,480         |
| Z                                 | Overhead & Profit/GMP Fee               | \$1,359,082              | \$1,179,406                    | \$190,845                    | \$1,050,000                    | \$1,631,011                        | \$1,457,412                      | \$2,480,000           | \$6,867,756          |
| Z                                 | GMP Contingency                         | \$913,297                | \$940,000                      |                              | \$867,871                      |                                    |                                  | \$1,049,218           | \$2,621,168          |
|                                   | <b>Construction Subtotal</b>            | <b>\$60,260,669</b>      | <b>\$56,905,662</b>            | <b>\$5,582,306</b>           | <b>\$58,082,948</b>            | <b>\$74,961,273</b>                | <b>\$76,410,699</b>              | <b>\$114,022,672</b>  | <b>\$332,203,557</b> |
|                                   | Project Scope Adjustments               |                          |                                |                              |                                |                                    |                                  |                       | \$0                  |
| Z                                 | Escalation to Construction Mid-Point    | \$3,281,510              | \$3,340,078                    | \$278,784                    | \$1,487,780                    | \$2,248,838                        | \$3,470,027                      | \$4,518,164           | \$14,107,017         |
|                                   | <b>Total Construction Cost</b>          | <b>\$63,542,179</b>      | <b>\$60,245,740</b>            | <b>\$5,861,090</b>           | <b>\$59,570,728</b>            | <b>\$77,210,111</b>                | <b>\$79,880,726</b>              | <b>\$118,540,836</b>  | <b>\$346,310,574</b> |
|                                   | <b>Cost per Square Foot</b>             | <b>\$338</b>             | <b>\$470</b>                   | <b>\$46</b>                  | <b>\$352</b>                   | <b>\$328</b>                       | <b>\$427</b>                     | <b>\$560</b>          |                      |
| Bid Alternates                    |   |                          |                                |                              |                                | \$1,255,255                        | \$0                              | \$0                   | \$1,255,255          |
| CM Preconstruction Services       | \$175,000                               | \$370,000                |                                | \$160,000                    |                                |                                    |                                  | \$212,700             | \$705,000            |
| Construction Contingency          | \$2,283,243                             | \$2,409,830              | \$410,276                      | \$2,978,536                  | \$3,088,404                    | \$3,500,000                        | \$5,215,797                      | \$14,670,289          | \$41,670,289         |
| Designer                          | \$6,502,701                             | \$6,432,625              | \$781,030                      | \$5,431,057                  | \$6,964,920                    | \$7,464,170                        | \$13,351,945                     | \$33,576,503          | \$119,198,421        |
| OPM & other Professional services | \$2,469,000                             | \$1,770,000              | \$365,330                      | \$2,027,000                  | \$2,622,091                    | \$2,665,000                        | \$4,370,642                      | \$11,918,421          | \$33,576,503         |
| FF&E/IT                           | \$2,328,000                             | \$1,620,000              | \$125,000                      | \$1,968,000                  | \$2,676,000                    | \$2,451,000                        | \$2,895,000                      | \$11,168,000          | \$33,576,503         |
| Legal Fees                        | \$15,000                                | \$15,000                 |                                | \$15,000                     | \$15,000                       | \$15,000                           | \$15,000                         | \$10,000              | \$30,000             |
| Other Soft Costs                  | \$1,760,000                             | \$250,100                | \$78,000                       | \$240,000                    | \$409,000                      | \$550,000                          | \$409,000                        | \$550,000             | \$3,287,100          |
| Owner's Contingency               | \$2,758,617                             | \$400,000                | \$170,000                      | \$600,000                    | \$2,033,219                    | \$500,000                          | \$500,000                        | \$1,185,408           | \$6,461,836          |
|                                   | <b>Total Project Budget ***</b>         | <b>\$81,818,740</b>      | <b>\$73,498,295</b>            | <b>\$7,805,726</b>           | <b>\$72,975,321</b>            | <b>\$96,400,000</b>                | <b>\$96,884,896</b>              | <b>\$146,332,328</b>  | <b>\$429,382,978</b> |
| Bid Alternates                    |   |                          |                                |                              |                                | \$1,255,255                        | \$0                              | \$0                   | \$1,255,255          |
| Ineligible Costs & Contingency    |   | \$1,807,373              | \$293,054                      | \$2,382,829                  | \$2,316,303                    | \$2,701,193                        | \$47,773,536                     | \$4,030,389           | \$9,500,752          |
| Scope Exclusions                  | \$10,811,835                            | \$22,088,266             | \$154,590                      | \$11,018,677                 | \$7,729,606                    | \$16,384,463                       | \$7,729,606                      | \$4,030,389           | \$68,187,437         |
|                                   | <b>Basis for Total Facilities Grant</b> | <b>\$71,006,905</b>      | <b>\$49,602,656</b>            | <b>\$7,358,082</b>           | <b>\$59,573,815</b>            | <b>\$85,098,836</b>                | <b>\$77,799,240</b>              | <b>\$94,528,403</b>   | <b>\$350,439,534</b> |
|                                   | <b>Reimbursement Rate</b>               | <b>59.97%</b>            | <b>75.34%</b>                  | <b>52.13%</b>                | <b>59.11%</b>                  | <b>58.97%</b>                      | <b>49.47%</b>                    | <b>57.63%</b>         |                      |
|                                   | <b>Maximum Facilities Grant</b>         | <b>\$42,582,841</b>      | <b>\$37,370,641</b>            | <b>\$3,835,768</b>           | <b>\$34,782,380</b>            | <b>\$50,182,784</b>                | <b>\$38,487,284</b>              | <b>\$54,476,719</b>   | <b>\$207,241,698</b> |

1 - Winthrop Middle/High School - based on PFA 7-23-14 (FEMA Revision 3011 form).  
2 - Lunenburg - Maximum Total Facilities Grant reflects a recovery of \$434,702.  
3 - Westport - Maximum Total Facilities Grant reflects a recovery of \$425,985.

4 - Pentucket Middle High School - Maximum Total Facilities Grant reflects a recovery of \$358,113.