

Information as of:

Estimated Construction & Total Project Cost Data at Schematic Design (ON OR AFTER JANUARY 2014)
Middle High Schools

October 2021
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	
District	Winthrop ¹	Boston	Georgetown	Lunenburg ²	Abington	Westport ³	
School Name	Winthrop Middle/High School	Dearborn STEM	Georgetown Middle/High School	Lunenburg Middle/High School	Frolio Middle/High School	Westport Junior/Senior High School	
Construction Type	New	New	Renovation	New	New	New	
Enrollment	970	600	720	820	1,115	860	
GSF	187,917	128,304	128,670	169,018	235,370	187,100	
Assumed Start of Construction	Jul-14	Jun-15	Apr-15	Aug-14	Dec-15	Mar-18	
OPM	Skanska USA Building, Inc.	CHA Consulting	Municipal Building Consultants	Joslin, Lesser & Associates	Knight, Bagge & Anderson, Inc.	CHA Consulting	
Designer	HMFH Architects, Inc.	Jonathan Levi Architects	Drummeys Rosane Anderson, Inc.	Tappe Associates	A13 Architects, LLC	Jonathan Levi Architects LLC	
Cost Estimator	PM&C	PM&C	Rider Levett Bucknall	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
B	Shell	\$12,241,254	\$11,959,027	\$13,352,166	\$13,225,052	\$17,931,830	\$12,924,491
B10	Superstructure	\$5,944,324	\$4,704,030	\$13,960	\$5,126,402	\$7,816,245	\$5,007,883
B20	Exterior Enclosure	\$4,535,606	\$5,633,449	\$78,340	\$5,651,315	\$7,886,336	\$5,536,143
	B2010 Exterior Walls		\$3,807,442	\$35,900	\$4,129,283	\$4,770,639	\$2,560,457
	B2020 Exterior Windows		\$1,759,227	\$37,440	\$1,351,575	\$2,922,392	\$2,831,986
	B2030 Exterior Doors		\$66,780	\$5,000	\$170,457	\$193,305	\$143,700
B30	Roofing	\$1,761,324	\$1,621,548	\$1,259,866	\$2,447,335	\$2,229,249	\$2,380,465
C	Interiors	\$8,674,072	\$8,421,359	\$627,887	\$9,892,279	\$10,962,591	\$10,174,307
D	Services	\$15,087,384	\$12,798,260	\$1,376,734	\$12,535,422	\$20,376,534	\$17,029,700
D10	Conveying	\$243,000	\$161,800		\$172,400	\$152,800	\$252,200
D20	Plumbing	\$2,040,575	\$1,826,092	\$232,625	\$2,051,613	\$2,843,986	\$2,833,440
D30	HVAC	\$6,198,170	\$5,813,852	\$402,419	\$5,148,736	\$7,712,118	\$6,908,120
D40	Fire Protection	\$874,845	\$820,440	\$217,093	\$647,250	\$1,000,323	\$964,065
D50	Electrical Utilities	\$5,730,794	\$4,176,076	\$524,597	\$4,515,423	\$8,667,307	\$6,071,875
E	Furnishings & Fixed Equipment	\$2,968,774	\$1,956,960	\$131,374	\$2,472,054	\$3,495,197	\$2,981,263
	Building Value Engineering						
	Building Subtotal	\$42,616,843	\$36,655,002	\$3,543,961	\$41,529,978	\$56,420,036	\$46,662,684
F	Special Construction & Demo	\$2,450,040	\$2,436,300	\$503,934	\$2,658,000	\$2,127,480	\$6,562,000
G	Other Site Construction	\$2,131,403	\$3,048,030	\$204,535	\$5,404,677	\$6,692,931	\$9,866,724
G10	Site Preparation	\$2,131,403	\$1,653,874	\$49,090	\$716,284	\$1,251,640	\$1,821,853
G20	Site Improvements		\$1,022,336	\$9,840	\$2,847,412	\$3,539,666	\$3,849,078
G30	Mechanical Utilities		\$221,820	\$145,605	\$1,410,290	\$1,585,645	\$3,658,743
G40	Electrical Utilities		\$150,000		\$430,691	\$315,980	\$537,050
	Other Site Construction						
	Subtotal	\$47,198,286	\$42,139,332	\$4,252,430	\$49,592,655	\$65,240,447	\$63,091,408
Z	Mark-Ups	\$13,062,383	\$14,766,330	\$1,329,876	\$8,490,293	\$9,720,826	\$13,319,291
Z	Insurance	\$778,291	\$590,334		\$649,000	\$652,404	\$1,180,503
Z	Subcontractor Bond	\$407,724	\$306,974		\$442,500	\$597,164	\$728,706
Z	Design & Pricing Contingency	\$4,219,081	\$4,293,339		\$1,603,615	\$3,262,022	\$6,309,141
Z	General Conditions	\$5,384,908	\$7,556,277		\$3,877,307	\$3,588,225	\$3,643,529
Z	Overhead & Profit/GMP Fee	\$1,359,082	\$1,179,406	\$190,845	\$1,050,000	\$1,631,011	\$1,457,412
Z	GMP Contingency	\$913,297	\$840,000		\$867,871		
	Construction Subtotal	\$60,260,669	\$56,905,662	\$5,582,306	\$58,082,948	\$74,961,273	\$76,410,699
	Project Scope Adjustments						
Z	Escalation to Construction Mid-Point	\$3,281,510	\$3,340,078	\$278,784	\$1,487,780	\$2,248,838	\$3,470,027
	Total Construction Cost	\$63,542,179	\$60,245,740	\$5,861,090	\$59,570,728	\$77,210,111	\$79,880,726
	Cost per Square Foot	\$338	\$470	\$46	\$352	\$328	\$427
Bid Alternates						\$1,255,255	\$0
CM Preconstruction Services	\$175,000	\$370,000		\$160,000			
Construction Contingency	\$2,283,243	\$2,409,830	\$410,276	\$2,978,536	\$3,088,404	\$3,500,000	
Designer	\$6,502,701	\$6,432,625	\$781,030	\$5,431,057	\$6,964,920	\$7,464,170	
OPM & other Professional services	\$2,469,000	\$1,770,000	\$365,330	\$2,027,000	\$2,622,091	\$2,665,000	
FF&E/IT	\$2,328,000	\$1,620,000	\$125,000	\$1,968,000	\$2,676,000	\$2,451,000	
Legal Fees			\$15,000			\$15,000	
Other Soft Costs	\$1,760,000	\$250,100	\$78,000	\$240,000	\$550,000	\$409,000	
Owner's Contingency	\$2,758,617	\$400,000	\$170,000	\$600,000	\$2,033,219	\$500,000	
	Total Project Budget ***	\$81,818,740	\$73,498,295	\$7,805,726	\$72,975,321	\$96,400,000	\$96,884,896
Bid Alternates						\$1,255,255	\$0
Ineligible Costs & Contingency			\$1,807,373	\$293,054	\$2,382,829	\$2,316,303	\$2,701,193
Scope Exclusions	\$10,811,835	\$22,088,266	\$154,590	\$11,018,677	\$7,729,606	\$16,384,463	
	Basis for Total Facilities Grant	\$71,006,905	\$49,602,656	\$7,358,082	\$59,573,815	\$85,098,836	\$77,799,240
	Reimbursement Rate	59.97%	75.34%	52.13%	59.11%	58.97%	49.47%
	Maximum Facilities Grant	\$42,582,841	\$37,370,641	\$3,835,768	\$34,782,380	\$50,182,784	\$38,487,284

1 - Winthrop Middle/High School - based on PFA 7-23-14 (FEMA Revision 3011 form).

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

2 - Lunenburg - Maximum Total Facilities Grant reflects a recovery of \$434,702.

3 - Westport - Maximum Total Facilities Grant reflects a recovery of \$425,985.

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Date Board Approved		Apr-19	Oct-20	
District		Pentucket ¹	Boston ⁵	
School Name		Pentucket Regional High School	Josiah Quincy Upper School	TOTAL
Construction Type		New	New	ALL
Enrollment		965	650	MIDDLE/HIGH
GSF		211,700	178,024	
Assumed Start of Construction		Jul-20	Jun-21	
OPM		Vertex	Skanska	
Designer		Dore & Whittier Architects, Inc.	HMFH	
Cost Estimator		PM&C	PM&C	
Division #	Description of Work			
A	Substructure	\$5,055,863	\$8,537,045	\$29,425,441
B	Shell	\$24,992,845	\$41,972,691	\$136,599,356
B10	Superstructure	\$8,901,362	\$13,726,491	\$51,240,697
B20	Exterior Enclosure	\$13,305,293	\$25,238,264	\$67,864,746
B2010	Exterior Walls	\$8,147,648	\$14,510,620	\$37,961,989
B2020	Exterior Windows	\$4,922,565	\$10,585,830	\$24,411,015
B2030	Exterior Doors	\$235,080	\$141,814	\$956,136
B30	Roofing	\$2,786,190	\$3,007,936	\$17,493,913
C	Interiors	\$13,668,593	\$18,257,403	\$80,678,491
D	Services	\$23,241,404	\$27,623,889	\$130,069,327
D10	Conveying	\$375,000	\$1,320,000	\$2,677,200
D20	Plumbing	\$3,116,925	\$3,168,430	\$18,113,686
D30	HVAC	\$10,455,885	\$13,077,483	\$55,716,783
D40	Fire Protection	\$1,011,715	\$1,447,847	\$6,983,578
D50	Electrical Utilities	\$8,281,879	\$8,610,129	\$46,578,080
E	Furnishings & Fixed Equipment	\$3,524,653	\$4,968,776	\$22,499,051
	Building Value Engineering			\$0
	Building Subtotal	\$70,483,358	\$101,359,804	\$399,271,666
F	Special Construction & Demo	\$4,200,098	\$1,775,132	\$22,712,984
G	Other Site Construction	\$16,592,585	\$2,546,338	\$46,487,223
G10	Site Preparation	\$3,952,646	\$543,295	\$12,120,085
G20	Site Improvements	\$6,929,449	\$1,234,595	\$19,432,376
G30	Mechanical Utilities	\$2,001,980	\$424,998	\$9,449,081
G40	Electrical Utilities	\$461,280	\$343,450	\$2,238,451
	Other Site Construction	\$3,247,230		\$3,247,230
	Subtotal	\$91,276,041	\$105,681,274	\$468,471,873
Z	Mark-Ups	\$22,746,631	\$32,886,332	\$116,321,962
Z	Insurance	\$2,021,200	\$1,510,097	\$7,381,629
Z	Subcontractor Bond		\$1,029,612	\$3,596,231
Z	Design & Pricing Contingency	\$9,127,604	\$12,787,434	\$42,222,482
Z	General Conditions	\$8,068,609	\$10,568,127	\$43,112,216
Z	Overhead & Profit/GMP Fee	\$2,480,000	\$3,145,978	\$12,493,734
Z	GMP Contingency	\$1,049,218	\$3,845,084	\$7,515,470
	Construction Subtotal	\$114,022,672	\$138,567,606	\$584,793,835
	Project Scope Adjustments			\$0
Z	Escalation to Construction Mid-Point	\$4,518,164	\$8,244,699	\$26,869,880
	Total Construction Cost	\$118,540,836	\$146,812,305	\$346,310,574
	Cost per Square Foot	\$560	\$825	
Bid Alternates		\$0		\$1,255,255
CM Preconstruction Services		\$212,700	\$750,000	\$1,667,700
Construction Contingency		\$5,215,797	\$9,740,987	\$29,627,073
Designer		\$13,351,945	\$21,334,128	\$68,262,576
OPM & other Professional services		\$4,370,642	\$7,315,924	\$23,604,987
FF&E/IT		\$2,895,000	\$3,120,000	\$17,183,000
Legal Fees		\$10,000	\$0	\$40,000
Other Soft Costs		\$550,000	\$3,050,000	\$6,887,100
Owner's Contingency		\$1,185,408	\$1,468,123	\$9,115,367
	Total Project Budget ***	\$146,332,328	\$193,591,467	\$769,306,773
Bid Alternates		\$0		\$1,255,255
Ineligible Costs & Contingency		\$47,773,536	\$8,272,864	\$65,547,152
Scope Exclusions		\$4,030,389	\$103,289,146	\$175,506,972
	Basis for Total Facilities Grant	\$94,528,403	\$82,029,457	\$526,997,394
	Reimbursement Rate	57.63%	65.94%	
	Maximum Facilities Grant	\$54,476,719	\$54,090,224	\$315,808,640

5 - Boston JQUS - Maximum Total Facilities Grant reflects a recovery of -\$14,258.