

Information as of:

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

Middle Schools

February 2018 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	Nov-12	Apr-13	Apr-13	Apr-13	Oct-13	Apr-13	Mar-14	Sep-14	Jun-14	
District	North Adams	Auburn	Chicopee	Peabody	Lynn	Wachusett	Boston	Chelsea	Haverhill *	
School Name	Conte Middle School	Auburn Middle School	Chicopee Academy	J. Henry Higgins Middle School	Thurgood Marshall MS	Mountain View Middle School	Dearborn Middle School	Clark Avenue Middle School	Caleb Distin Hunking Middle School	
Construction Type	Add/Reno	New	Renovation	New	New	New	New	New	New	
Enrollment	310	560	825	1,340	1,100	800	600	670	1,005	
GSF	78,119	100,395	176,425	211,982	181,847	126,200	128,304	115,235	147,996	
Assumed Start of Construction	Jan-14	Apr-14	Jul-14	Jun-14	May-14	Mar-14	Jun-15	Feb-15	May-15	
OPM	Strtegic Building Solutions, LLC	Skanska USA Building, Inc.	Arcadis U.S., Inc.	Daedalus Projects, Inc.	Joslin, Lesser & Associates	Town Employee	Daedalus Projects, Inc.	Pinck & Company, Inc.	Joslin, Lesser & Associates	
Designer	Margo Jone Architects, Inc	Lamoureux Pagano & Associates, Inc.	Caolo & Bieniek Associates, Inc.	DiNisco Deisgn Partnership	Raymond Design Associates	Lamoureux Pagano & Associates, Inc.	Jonathan Levi Architects	HMFH Architects	JCJ Architecture	
Cost Estimator	AM Fogarty	AM Fogarty	VJ Associates	AM Fogarty	VJ Associates	AM Fogarty	PM&C	PM&C	VJ Associates	
Division #	Description of Work	Total Costs								
A	Substructure	\$153,700	\$1,312,435	\$301,703	\$2,908,292	\$7,244,706	\$1,480,143	\$1,519,396	\$3,253,769	\$2,486,821
B	Shell	\$4,250,600	\$7,638,427	\$3,244,857	\$16,064,335	\$16,624,415	\$11,959,027	\$11,959,027	\$8,546,875	\$12,055,257
B10	Superstructure	\$505,200	\$2,600,129	\$1,173,953	\$6,254,054	\$6,797,917	\$3,931,509	\$4,704,030	\$4,143,506	\$4,609,954
B20	Exterior Enclosure	\$3,144,900	\$3,593,701	\$1,766,632	\$7,513,989	\$7,829,061	\$5,074,898	\$5,633,449	\$3,602,488	\$5,670,811
B2010	Exterior Walls		\$2,719,810	\$292,610	\$4,806,352	\$4,969,818	\$3,820,285	\$3,807,442	\$2,622,495	\$4,272,072
B2020	Exterior Windows		\$717,242	\$1,427,522	\$2,568,062	\$2,716,024	\$1,171,583	\$1,759,227	\$933,823	\$1,300,559
B2030	Exterior Doors		\$156,649	\$46,500	\$139,575	\$143,219	\$83,030	\$66,780	\$46,170	\$98,180
B30	Roofing	\$600,500	\$1,444,597	\$304,272	\$2,296,292	\$1,997,437	\$1,225,536	\$1,621,548	\$800,881	\$1,774,492
C	Interiors	\$3,216,810	\$4,845,427	\$4,334,374	\$10,300,117	\$9,170,553	\$5,452,285	\$8,421,359	\$6,197,127	\$6,552,938
D	Services	\$5,960,900	\$7,902,151	\$13,627,146	\$16,117,582	\$14,941,020	\$9,881,752	\$12,798,260	\$10,101,675	\$12,212,163
D10	Conveying	\$247,300	\$84,860	\$175,000	\$210,420	\$186,500	\$144,360	\$161,800	\$273,500	\$186,420
D20	Plumbing	\$762,400	\$1,201,441	\$2,277,504	\$2,286,565	\$2,235,119	\$1,310,352	\$1,826,092	\$1,483,649	\$1,655,230
D30	HVAC	\$2,505,800	\$3,405,124	\$6,121,153	\$6,694,921	\$6,580,777	\$4,056,078	\$5,813,852	\$4,586,809	\$5,947,712
D40	Fire Protection	\$415,900	\$436,175	\$790,025	\$880,896	\$746,400	\$504,292	\$820,440	\$455,554	\$668,051
D50	Electrical Utilities	\$2,029,500	\$2,774,551	\$4,263,464	\$6,044,780	\$5,192,224	\$3,866,670	\$4,176,076	\$3,302,163	\$3,754,750
E	Furnishings & Fixed Equipment	\$939,100	\$1,652,518	\$608,580	\$2,171,878	\$1,933,070	\$1,913,682	\$1,956,960	\$1,211,630	\$1,139,563
	Building Value Engineering									
	Building Subtotal	\$14,521,110	\$23,350,958	\$22,116,660	\$47,562,204	\$49,913,764	\$28,959,805	\$36,655,002	\$29,311,076	\$34,446,742
F	Special Construction & Demo	\$1,173,870		\$1,107,713	\$3,396,348	\$367,520	\$1,480,548	\$2,436,300	\$3,137,750	\$743,385
G	Other Site Construction	\$1,338,960	\$3,505,297	\$1,043,080	\$7,663,712	\$2,993,029	\$3,302,032	\$3,048,030	\$1,386,359	\$3,779,183
G10	Site Preparation	\$229,800	\$826,741	\$164,112	\$1,914,616	\$751,752	\$773,405	\$1,663,874	\$265,270	\$869,996
G20	Site Improvements	\$817,860	\$1,333,642	\$425,110	\$4,202,561	\$1,529,213	\$1,255,731	\$1,022,336	\$814,619	\$1,524,479
G30	Mechanical Utilities	\$190,300	\$1,023,406	\$378,640	\$910,885	\$554,114	\$745,054	\$221,820	\$170,750	\$693,501
G40	Electrical Utilities	\$101,000	\$321,508	\$75,218	\$635,650	\$157,950	\$527,842	\$150,000	\$135,720	\$691,207
	Other Site Construction									
	Subtotal	\$17,033,940	\$26,856,255	\$24,267,453	\$58,622,264	\$53,274,313	\$33,742,385	\$42,139,332	\$33,835,185	\$38,969,310
Z	Mark-Ups	\$4,223,139	\$7,018,847	\$5,795,644	\$13,578,267	\$11,534,162	\$7,383,471	\$14,766,330	\$9,788,697	\$9,275,820
Z	Insurance	\$234,941	\$296,026	\$250,000	\$643,435	\$744,000	\$291,862	\$500,334	\$550,000	\$375,000
Z	Subcontractor Bond	\$323,645	\$296,026	\$296,026	\$649,870	\$434,725	\$367,746	\$306,974	\$375,000	\$375,000
Z	Design & Pricing Contingency	\$1,703,394	\$2,092,901	\$2,845,993	\$6,563,685	\$5,061,060	\$2,785,675	\$4,293,339	\$2,706,815	\$3,120,847
Z	General Conditions	\$1,429,573	\$2,511,368	\$1,549,651	\$4,151,922	\$4,044,377	\$2,740,348	\$7,556,277	\$5,234,605	\$3,478,880
Z	Overhead & Profit / GMP Fee	\$766,527	\$986,653	\$650,000	\$1,569,355	\$1,250,000	\$1,197,840	\$1,179,406	\$1,065,300	\$975,000
Z	CM at Risk Contingency	\$896,958	\$896,958	\$500,000	\$500,000	\$500,000	\$840,000	\$840,000	\$781,977	\$776,093
	Construction Subtotal	\$21,257,079	\$33,875,102	\$30,063,097	\$72,200,531	\$64,808,475	\$41,125,856	\$56,905,662	\$43,623,882	\$48,245,130
Z	Project Scope Adjustments									
Z	Escalation to Construction Mid-Point	\$596,188	\$1,599,574	\$713,893	\$2,888,021	\$2,916,769	\$1,996,401	\$3,340,078	\$2,422,485	\$1,753,700
	Total Construction Cost	\$21,853,267	\$35,474,676	\$30,776,990	\$75,088,552	\$67,725,244	\$43,122,257	\$60,245,740	\$46,046,367	\$49,998,830
	Cost per Square Foot	\$280	\$353	\$174	\$354	\$372	\$342	\$470	\$400	\$338
Bid Alternates			\$938,130		\$1,647,109	\$3,500,000				
CM Preconstruction Services			\$100,000	\$120,000		\$149,540		\$370,000	\$198,000	\$150,000
Construction Contingency	\$2,185,327	\$1,283,946	\$1,283,946	\$1,750,000	\$3,714,253	\$3,386,262	\$1,293,668	\$2,409,830	\$1,378,734	\$2,084,900
Designer	\$2,569,000	\$3,290,532	\$2,995,350	\$6,383,665	\$6,528,539	\$4,170,500	\$6,432,625	\$4,707,120	\$4,537,364	\$4,537,364
OPM & other Professional services	\$1,176,000	\$1,267,968	\$1,038,600	\$1,722,700	\$2,350,461	\$1,082,000	\$1,770,000	\$1,725,020	\$1,660,000	\$1,660,000
FF&E/IT	\$744,000	\$1,578,000	\$994,000	\$3,216,000	\$2,640,000	\$2,075,000	\$1,620,000	\$1,608,000	\$2,412,000	\$2,412,000
Legal Fees	\$10,000			\$30,000			\$12,000			
Other Soft Costs	\$155,000	\$150,000	\$75,000	\$296,000	\$4,240,000	\$507,500	\$250,100	\$203,000	\$239,906	\$239,906
Owner's Contingency	\$1,000,000	\$427,982	\$250,000	\$500,000	\$1,479,954	\$2,038,770	\$400,000	\$400,000	\$1,466,166	\$417,000
	Total Project Budget ***	\$29,692,594	\$44,511,234	\$37,999,940	\$92,598,279	\$92,000,000	\$54,301,695	\$73,498,295	\$57,332,407	\$61,500,000
Bid Alternates			\$938,130		\$1,647,109	\$3,500,000				
Ineligible Costs & Contingency								\$1,807,373	\$918,270	\$1,584,912
Scope Exclusions	\$717,199	\$8,140,051	\$374,213	\$13,175,964	\$21,520,157	\$7,044,756	\$22,088,266	\$9,370,472	\$8,682,744	\$8,682,744
	Basis for Total Facilities Grant	\$28,975,395	\$35,433,053	\$37,625,727	\$77,775,206	\$66,979,843	\$47,256,939	\$49,602,656	\$47,043,665	\$51,232,344
	Reimbursement Rate	80.00%	58.61%	80.00%	56.16%	80.00%	57.93%	75.34%	80.00%	78.93%
	Maximum Facilities Grant	\$23,180,316	\$20,767,312	\$30,100,582	\$43,678,556	\$53,583,874	\$27,375,945	\$37,370,641	\$37,634,932	\$40,363,275

* Haverhill Caleb Dustin Dunking Middle School - Maximum Total Facilities Grant reflects recovery of \$74,414.

*** Total Project Budget Value includes the cost of Alternates.

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Date Board Approved	Nov-14	Sep-15	Sep-15	Jul-16	Feb-17	Feb-17	Jun-17	Feb-18		
District	Scituate**	Beverly	Provincetown	Quincy**	Lynn	Lynn	Braintree	Natick ¹		
School Name	Gates Intermediate School	New Beverly Middle School (Briscoe MS)	Provincetown Schools (k-8)	Reay E Sterling MS (5-8)	Pickering Middle School	West Lynn Middle School	East Middle School	Joh F. Kennedy MS	TOTAL	
Construction Type	New	New	Repair	New	New	New	Add/Reno	New		
Enrollment	710	1,395	n/a	430	652	1,008	1,180	1,000		
GSF	164,803	231,509	62,645	95,732	131,295	185,444	184,425	182,195		
Assumed Start of Construction	Dec-15	Dec-15	Apr-16	Jul-17	Apr-18	Feb-18	Feb-18	Mar-19		
OPM	Daedalus Projects, Inc.	HEERY	Atlantic Construction & Management, Inc.	Joslin, lesser + Assoc. Inc. / NV5	LEFTFIELD, LLC	LEFTFIELD, LLC	Hill International	Compass Project Management		
Designer	Dore & Whittier Architects, Inc.	Ai3	Raymond Design & Associates, Inc. (RDA)	Ai3 Architects, LLC.	Raymond Design Associates Inc.	Raymond Design Associates Inc.	Miller Dyer Spears Architects	Ai3		
Cost Estimator	PM&C	PM&C	Atlantic Construction & Management, Inc.	VJ Associates	AM Fogarty	AM Fogarty	VJ Associates	PM&C		
Total Costs										
A	Substructure	\$2,671,916	\$8,661,726	\$0	\$3,695,436	\$2,944,085	\$9,817,190	\$2,216,125	\$2,738,705	\$53,406,148
B	Shell	\$14,556,886	\$18,581,244	\$595,444	\$8,618,110	\$16,559,310	\$21,785,576	\$11,767,216	\$19,613,953	\$183,079,522
B10	Superstructure	\$4,918,798	\$8,055,454	\$32,235	\$3,389,269	\$5,779,904	\$8,268,346	\$3,366,619	\$7,622,103	\$76,152,980
B20	Exterior Enclosure	\$7,259,103	\$8,798,120	\$140,636	\$4,160,996	\$9,095,044	\$11,451,368	\$5,934,014	\$9,779,002	\$90,669,210
B2010	Exterior Walls	\$5,064,095	\$8,798,120	\$17,165	\$0	\$5,124,696	\$6,544,993	\$3,689,175	\$6,871,683	\$63,420,811
B2020	Exterior Windows	\$2,026,703	\$0	\$123,471	\$0	\$3,810,785	\$4,787,663	\$2,153,409	\$2,739,101	\$28,235,174
B2030	Exterior Doors	\$168,305	\$0	\$0	\$0	\$159,563	\$118,712	\$91,430	\$168,218	\$1,486,331
B30	Roofing	\$2,378,985	\$1,727,670	\$422,573	\$1,067,845	\$1,684,362	\$2,065,862	\$2,466,583	\$2,212,848	\$26,092,283
C	Interiors	\$9,294,095	\$10,901,709	\$428,745	\$7,024,669	\$8,801,078	\$10,955,486	\$8,050,769	\$14,162,844	\$113,947,541
D	Services	\$14,571,503	\$21,179,383	\$2,588,900	\$9,272,302	\$13,736,509	\$19,322,059	\$19,160,544	\$20,087,882	\$203,373,849
D10	Conveying	\$180,000	\$430,000	\$0	\$216,000	\$136,620	\$174,420	\$150,000	\$509,000	\$3,466,200
D20	Plumbing	\$1,889,540	\$3,008,324	\$87,949	\$1,283,038	\$1,749,876	\$2,410,023	\$2,473,540	\$2,904,835	\$30,845,477
D30	HVAC	\$6,120,253	\$8,137,370	\$2,098,370	\$3,359,852	\$6,443,305	\$9,215,266	\$7,622,123	\$7,085,764	\$95,794,529
D40	Fire Protection	\$611,925	\$951,036	\$65,000	\$368,818	\$577,706	\$820,633	\$890,696	\$750,546	\$10,754,093
D50	Electrical Utilities	\$5,769,785	\$8,652,653	\$337,581	\$4,044,594	\$4,829,002	\$6,701,717	\$8,024,185	\$8,837,737	\$82,601,432
E	Furnishings & Fixed Equipment	\$2,559,490	\$3,626,858	\$58,080	\$958,806	\$2,357,684	\$2,854,671	\$2,895,585	\$1,750,477	\$28,838,155
	Building Value Engineering							\$0		\$0
	Building Subtotal	\$43,653,890	\$62,950,920	\$3,671,169	\$29,569,323	\$44,398,666	\$64,734,982	\$44,090,239	\$58,353,861	\$579,906,510
F	Special Construction & Demo	\$495,210	\$2,402,500	\$232,785	\$2,243,488	\$0	\$0	\$1,892,087	\$1,632,080	\$21,109,504
G	Other Site Construction	\$5,223,669	\$5,831,721	\$482,123	\$3,177,348	\$6,487,381	\$3,940,686	\$3,307,612	\$7,881,013	\$56,510,222
G10	Site Preparation	\$880,628	\$1,726,765	\$42,374	\$554,530	\$2,035,881	\$991,480	\$717,953	\$1,606,330	\$16,005,507
G20	Site Improvements	\$2,068,985	\$2,344,492	\$396,624	\$1,864,777	\$2,325,061	\$1,580,123	\$1,733,579	\$3,954,009	\$29,193,201
G30	Mechanical Utilities	\$1,454,656	\$1,104,424	\$43,125	\$636,791	\$1,700,229	\$1,027,253	\$619,080	\$1,577,654	\$13,051,682
G40	Electrical Utilities	\$819,400	\$656,040	\$0	\$121,250	\$426,210	\$341,830	\$237,000	\$743,020	\$6,140,845
	Other Site Construction	\$202,677	\$202,677	\$0	\$4,500	\$0	\$0	\$0	\$0	\$207,177
	Subtotal	\$49,372,769	\$71,387,818	\$4,386,077	\$34,994,659	\$50,886,047	\$68,675,668	\$49,289,938	\$67,866,954	\$657,733,413
Z	Mark-Ups	\$10,139,038	\$15,687,921	\$1,236,083	\$9,806,602	\$13,248,348	\$12,067,839	\$15,982,264	\$16,503,189	\$161,532,472
Z	Insurance	\$617,160	\$868,582	\$54,826	\$812,244	\$732,600	\$915,799	\$991,960	\$1,153,738	\$9,451,481
Z	Subcontractor Bond	\$320,924	\$394,405	\$28,510	\$673,992	\$842,535	\$425,126	\$678,670	\$678,670	\$6,118,148
Z	Design & Pricing Contingency	\$4,757,406	\$6,747,967	\$559,699	\$3,499,466	\$4,862,674	\$1,841,238	\$6,629,497	\$6,786,695	\$66,858,351
Z	General Conditions	\$2,962,365	\$4,341,939	\$364,750	\$3,794,515	\$4,341,721	\$5,171,390	\$5,384,926	\$5,848,077	\$64,906,684
Z	Overhead & Profit / GMP Fee	\$1,481,183	\$1,623,316	\$228,298	\$895,500	\$1,465,201	\$1,831,598	\$1,417,086	\$2,036,009	\$20,618,272
Z	CM at Risk Contingency	\$1,711,712	\$1,711,712	\$0	\$804,877	\$1,172,160	\$1,465,279	\$1,133,669	\$1,133,669	\$10,082,725
	Construction Subtotal	\$59,511,807	\$87,075,739	\$5,622,160	\$44,801,261	\$64,134,395	\$80,743,507	\$65,272,202	\$84,370,143	\$819,265,885
Z	Project Scope Adjustments								\$3,189,747	\$0
Z	Escalation to Construction Mid-Point	\$2,468,637	\$3,053,693	\$87,722	\$1,749,733	\$2,559,302	\$2,747,027	\$2,464,497		\$33,357,720
	Total Construction Cost	\$61,980,444	\$90,129,432	\$5,709,882	\$46,550,994	\$66,693,697	\$83,490,534	\$67,736,699	\$87,559,890	\$852,623,605
	Cost per Square Foot	\$376	\$389	\$91	\$486	\$508	\$450	\$367	\$481	
Bid Alternates		\$0	\$0	\$0	\$0	\$0	\$3,998,400	\$0	\$0	\$10,083,639
CM Preconstruction Services			\$192,064	\$0	\$135,000	\$100,000	\$100,000	\$150,000	\$0	\$1,764,604
Construction Contingency	\$2,526,561	\$2,703,883	\$342,593	\$2,001,657	\$3,349,685	\$4,174,527	\$2,715,468	\$4,249,059	\$41,550,353	\$4,249,059
Designer	\$6,917,495	\$9,253,171	\$669,260	\$5,341,171	\$7,226,726	\$6,195,000	\$7,062,476	\$9,369,652	\$84,279,994	\$84,279,994
OPM & other Professional services	\$1,989,500	\$3,504,530	\$526,136	\$1,721,088	\$2,444,100	\$2,630,000	\$2,365,643	\$3,103,489	\$28,973,746	\$28,973,746
FF&E/IT	\$1,704,000	\$3,348,000	\$0	\$1,720,000	\$1,564,800	\$2,419,200	\$2,832,000	\$4,201,910	\$30,475,000	\$30,475,000
Legal Fees		\$25,000	\$0	\$0	\$0	\$0	\$40,000	\$25,000	\$25,000	\$142,000
Other Soft Costs	\$367,000	\$355,000	\$5,580	\$265,000	\$1,277,600	\$330,000	\$75,000	\$551,000	\$8,636,686	\$8,636,686
Owner's Contingency	\$265,000	\$1,200,000	\$57,099	\$580,000	\$1,004,905	\$1,252,358	\$494,925	\$500,000	\$13,334,159	\$13,334,159
	Total Project Budget ***	\$75,750,000	\$110,711,080	\$7,310,550	\$58,314,910	\$83,661,513	\$104,590,019	\$83,472,211	\$109,560,000	\$1,067,244,727
Bid Alternates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,085,239
Ineligible Costs & Contingency	\$2,077,834	\$1,802,589	\$57,099	\$1,536,147	\$2,682,748	\$3,339,622	\$1,367,894	\$3,386,389	\$17,174,488	\$17,174,488
Scope Exclusions	\$25,527,015	\$21,349,824	\$245,301	\$16,776,493	\$27,108,897	\$29,985,402	\$10,890,317	\$28,761,414	\$222,997,071	\$222,997,071
	Basis for Total Facilities Grant	\$48,145,151	\$87,558,667	\$7,008,150	\$40,002,270	\$53,869,868	\$71,264,995	\$71,214,000	\$77,412,197	\$820,987,929
	Reimbursement Rate	44.06%	56.19%	50.68%	73.22%	80.00%	80.00%	57.98%	48.21%	
	Maximum Facilities Grant	\$20,945,070	\$49,199,215	\$3,551,730	\$29,285,563	\$43,095,894	\$57,011,996	\$41,289,877	\$37,320,420	\$558,434,779

** Scituate Gates Intermediate School - The Maximum Facilities Grant reflects recovery cost of \$267,684.

** Quincy R.E. Sterling MS - The Maximum Facilities Grant reflects recovery cost of \$4,099.

*** Total Project Budget Value includes the cost of Alternates.

** Braintree East MS - The Maximum Facilities Grant reflects recovery cost of \$7,160.

1 Natick JFK - The Maximum Facilities Grant reflects recovery cost of \$12,929.