

Information as of:

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

October 2020  
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 <sup>1</sup>	Boston	Georgetown	Lunenburg <sup>2</sup>	Abington	Westport <sup>3</sup>	
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	Drumme Rosane Anderson, Inc.	Tappe Associates	Ai3 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	\$1,352,166	\$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						
	<b>Building Subtotal</b>	<b>\$42,616,843</b>	<b>\$36,655,002</b>	<b>\$3,543,961</b>	<b>\$41,529,978</b>	<b>\$56,420,036</b>	<b>\$46,662,684</b>
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						
	<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>
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	\$93,551	\$442,500	\$587,164	\$728,706
Z	Design & Pricing Contingency	\$4,219,081	\$4,293,339	\$620,246	\$1,603,615	\$3,262,022	\$6,309,141
Z	General Conditions	\$5,384,908	\$7,556,277	\$425,234	\$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		
	<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>
	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
	<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>Cost per Square Foot</b>	<b>\$338</b>	<b>\$470</b>	<b>\$46</b>	<b>\$352</b>	<b>\$328</b>	<b>\$427</b>
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	
	<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>
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	
	<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>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>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>

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.

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Date Board Approved	Apr-19	Oct-20	
District	Pentucket <sup>4</sup>	Boston <sup>5</sup>	
School Name	Pentucket Regional High School	Josiah Quincy Upper School	
Construction Type	New	New	
Enrollment	965	650	
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	
<b>Division #</b>	<b>Description of Work</b>		
A	Substructure	\$5,055,863	\$8,537,045
B	Shell	\$24,992,845	\$41,972,691
B10	Superstructure	\$8,901,362	\$13,726,491
B20	Exterior Enclosure	\$13,305,293	\$25,238,264
B2010	Exterior Walls	\$8,147,648	\$14,510,620
B2020	Exterior Windows	\$4,922,565	\$10,585,830
B2030	Exterior Doors	\$235,080	\$141,814
B30	Roofing	\$2,786,190	\$3,007,936
C	Interiors	\$13,668,593	\$18,257,403
D	Services	\$23,241,404	\$27,623,889
D10	Conveying	\$375,000	\$1,320,000
D20	Plumbing	\$3,116,925	\$3,168,430
D30	HVAC	\$10,455,885	\$13,077,483
D40	Fire Protection	\$1,011,715	\$1,447,847
D50	Electrical Utilities	\$8,281,879	\$8,610,129
E	Furnishings & Fixed Equipment	\$3,524,653	\$4,968,776
	Building Value Engineering		\$0
	<b>Building Subtotal</b>	<b>\$70,483,358</b>	<b>\$101,359,804</b>
F	Special Construction & Demo	\$4,200,098	\$1,775,132
G	Other Site Construction	\$16,592,585	\$2,546,338
G10	Site Preparation	\$3,952,646	\$543,295
G20	Site Improvements	\$6,929,449	\$1,234,595
G30	Mechanical Utilities	\$2,001,980	\$424,998
G40	Electrical Utilities	\$461,280	\$343,450
	Other Site Construction	\$3,247,230	\$3,247,230
	<b>Subtotal</b>	<b>\$91,276,041</b>	<b>\$105,681,274</b>
Z	Mark-Ups	\$22,746,631	\$32,886,332
Z	Insurance	\$2,021,200	\$1,510,097
Z	Subcontractor Bond		\$1,029,612
Z	Design & Pricing Contingency	\$9,127,604	\$12,787,434
Z	General Conditions	\$8,068,609	\$10,568,127
Z	Overhead & Profit/GMP Fee	\$2,480,000	\$3,145,978
Z	GMP Contingency	\$1,049,218	\$3,845,084
	<b>Construction Subtotal</b>	<b>\$114,022,672</b>	<b>\$138,567,606</b>
	Project Scope Adjustments		\$0
Z	Escalation to Construction Mid-Point	\$4,518,164	\$8,244,699
	<b>Total Construction Cost</b>	<b>\$118,540,836</b>	<b>\$146,812,305</b>
	<b>Cost per Square Foot</b>	<b>\$560</b>	<b>\$825</b>
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
	<b>Total Project Budget ***</b>	<b>\$146,332,328</b>	<b>\$193,591,467</b>
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
	<b>Basis for Total Facilities Grant</b>	<b>\$94,528,403</b>	<b>\$82,029,457</b>
	<b>Reimbursement Rate</b>	<b>57.63%</b>	<b>65.94%</b>
	<b>Maximum Facilities Grant</b>	<b>\$54,476,719</b>	<b>\$54,090,224</b>
			<b>\$315,808,640</b>

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