

Information as of:

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

August 2023  
Board Meeting

The information and data contained in this spreadsheet 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. The MSBA shall have no responsibility or duty to update any of the information contained in this spreadsheet. Additionally, districts may refer to their district and school names using different titles than what is shown in this report. 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. Projects and data may not be listed in the report if the information is not available at the time of report generation. 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	Mar-14	Jul-14	Jan-16	Dec-17	Oct-20	Aug-21		
District	Boston	Holbrook	Mount Greylock	Westport <sup>1</sup>	Boston <sup>2</sup>	Boston <sup>3</sup>	TOTAL	
School Name	Dearborn	Holbrook Jr Sr HS	Mt Greylock Regional HS	Westport Junior/Senior HS	Quincy Upper School	Carter Developmental Center		
Project Type	Core Program	Core Program	Core Program	Core Program	Core Program	Core Program		
Project Scope	New Construction	New Construction	Addition / Renovation	New Construction	New Construction	New Construction		
Enrollment	600	1,095	535	860	650	60		
GSF	128,304	217,353	132,800	187,100	178,024	86,130	ALL MIDDLE/HIGH	
Assumed Start of Construction	Nov-14	Jun-15	Jan-17	Mar-18	Jul-17	Oct-23		
OPM	CHA Consulting, Inc.	Symmes Maini & McKee Associates, Inc.	Dore & Whittier Management Partners, Inc.	CHA Consulting, Inc.	Skanska USA Building, Inc	Hill International Company		
Designer	Jonathan Levi Architects LLC	Flansburgh Associates, Inc.	Perkins Eastman/DPC	Jonathan Levi Architects LLC	HMFH Architects, Inc.	Perkins+Will		
Cost Estimator	Project Management & Cost	Project Management & Cost	Essential Design and Estimating	Project Management & Cost	Project Management & Cost	Project Management & Cost		
Division #	Description of Work							
A	Substructure	\$1,519,396	\$2,531,769	\$1,742,776	\$3,552,923	\$8,537,045	\$3,659,964	\$21,543,873
B	Shell	\$11,959,027	\$16,057,582	\$9,690,169	\$12,924,491	\$41,972,691	\$18,832,463	\$111,436,423
B10	Superstructure	\$4,704,030	\$6,504,027	\$3,226,518	\$5,007,883	\$13,726,491	\$5,708,941	\$38,877,890
B20	Exterior Enclosure	\$5,633,449	\$7,147,168	\$4,150,851	\$5,536,143	\$25,238,264	\$10,005,322	\$57,711,197
B2010	Exterior Walls	\$3,807,442	\$5,023,603	\$0	\$2,560,457	\$14,510,620	\$7,640,691	\$33,542,813
B2020	Exterior Windows	\$1,759,227	\$2,025,365	\$0	\$2,831,986	\$10,585,830	\$2,127,555	\$19,329,963
B2030	Exterior Doors	\$66,780	\$98,200	\$0	\$143,700	\$141,814	\$237,076	\$687,570
B30	Roofing	\$1,621,548	\$2,406,387	\$2,312,800	\$2,380,465	\$3,007,936	\$3,118,200	\$14,847,336
C	Interiors	\$8,421,359	\$10,410,725	\$5,876,140	\$10,174,307	\$18,257,403	\$8,503,031	\$61,642,965
D	Services	\$12,798,260	\$19,130,764	\$11,645,092	\$17,029,700	\$27,623,889	\$11,660,806	\$99,888,511
D10	Conveying	\$161,800	\$182,300	\$121,500	\$252,200	\$1,320,000	\$593,600	\$2,631,400
D20	Plumbing	\$1,826,092	\$3,017,750	\$1,931,468	\$2,833,440	\$3,168,430	\$1,744,184	\$14,521,364
D30	HVAC	\$5,813,852	\$8,365,590	\$4,211,564	\$6,908,120	\$13,077,483	\$4,631,770	\$43,008,379
D40	Fire Protection	\$820,440	\$814,450	\$758,245	\$964,065	\$1,447,847	\$587,252	\$5,392,299
D50	Electrical Utilities	\$4,176,076	\$6,750,674	\$4,622,315	\$6,071,875	\$8,610,129	\$4,104,000	\$34,335,069
E	Furnishings & Fixed Equipment	\$1,956,960	\$2,480,265	\$2,028,814	\$2,981,263	\$4,968,776	\$1,592,174	\$16,008,252
	Building Value Engineering							\$0
	<b>Building Subtotal</b>	<b>\$36,655,002</b>	<b>\$50,611,105</b>	<b>\$30,982,991</b>	<b>\$46,662,684</b>	<b>\$101,359,804</b>	<b>\$44,248,438</b>	<b>\$310,520,024</b>
F	Special Construction & Demo	\$2,436,300	\$1,583,140	\$5,130,717	\$6,562,000	\$1,775,132	\$1,468,762	\$18,956,051
G	Other Site Construction	\$3,048,030	\$8,212,630	\$2,962,700	\$9,866,724	\$2,546,338	\$3,529,746	\$30,166,168
G10	Site Preparation	\$1,653,874	\$1,282,844	\$0	\$1,821,853	\$543,295	\$750,994	\$6,052,860
G20	Site Improvements	\$1,022,336	\$4,258,749	\$2,252,900	\$3,849,078	\$1,234,595	\$2,066,747	\$14,684,405
G30	Mechanical Utilities	\$221,820	\$2,042,057	\$525,800	\$3,658,743	\$424,998	\$361,255	\$7,234,673
G40	Electrical Utilities	\$150,000	\$628,980	\$184,000	\$537,050	\$343,450	\$350,750	\$2,194,230
	Other Site Construction		\$0	\$0				\$0
	<b>Subtotal</b>	<b>\$42,139,332</b>	<b>\$60,406,875</b>	<b>\$39,076,408</b>	<b>\$63,091,408</b>	<b>\$105,681,274</b>	<b>\$49,246,946</b>	<b>\$359,642,243</b>
Z	Mark-Ups	\$14,766,330	\$15,779,664	\$11,222,298	\$13,319,291	\$32,886,332	\$16,329,826	\$104,303,741
Z	Insurance	\$590,334	\$1,155,422	\$1,253,100	\$1,180,503	\$1,510,097	\$1,339,631	\$7,029,087
Z	Subcontractor Bond	\$306,974	\$0	\$398,200	\$728,706	\$1,029,612	\$0	\$2,463,492
Z	Design & Pricing Contingency	\$4,293,339	\$5,783,066	\$3,583,400	\$6,309,141	\$12,787,434	\$4,924,695	\$37,681,075
Z	General Conditions	\$7,556,277	\$3,840,000	\$2,969,000	\$3,643,529	\$10,568,127	\$6,474,163	\$35,051,096
Z	Overhead & Profit/GMP Fee	\$1,179,406	\$2,832,526	\$1,226,798	\$1,457,412	\$3,145,978	\$1,632,426	\$11,474,546
Z	GMP Contingency	\$840,000	\$2,168,650	\$1,791,800	\$3,845,084	\$3,845,084	\$1,958,911	\$10,604,445
	<b>Construction Subtotal</b>	<b>\$56,905,662</b>	<b>\$76,186,539</b>	<b>\$50,298,706</b>	<b>\$76,410,699</b>	<b>\$138,567,606</b>	<b>\$65,576,772</b>	<b>\$463,945,984</b>
	Project Scope Adjustments							\$0
Z	Escalation to Construction Mid-Point	\$3,340,078	\$3,648,701	\$2,012,000	\$3,470,027	\$8,244,699	\$3,311,611	\$24,027,116
	<b>Total Construction Cost</b>	<b>\$60,245,740</b>	<b>\$79,835,240</b>	<b>\$52,310,706</b>	<b>\$79,880,726</b>	<b>\$146,812,305</b>	<b>\$68,888,383</b>	<b>\$487,973,100</b>
	<b>Cost per Square Foot</b>	<b>\$470</b>	<b>\$367</b>	<b>\$394</b>	<b>\$427</b>	<b>\$825</b>	<b>\$800</b>	
Bid Alternates		\$404,800	\$0	\$0	\$0	\$0	\$0	\$404,800
CM Preconstruction Services	\$370,000	\$600,000	\$165,000	\$0	\$750,000	\$475,000	\$0	\$2,360,000
Construction Contingency	\$2,409,830	\$4,012,002	\$2,000,000	\$3,500,000	\$9,740,987	\$4,133,303	\$0	\$25,796,122
Designer	\$6,432,625	\$5,135,000	\$5,500,000	\$7,464,170	\$21,334,128	\$7,755,724	\$0	\$57,621,647
OPM & other Professional services	\$1,770,000	\$3,335,756	\$2,260,000	\$2,665,000	\$7,315,924	\$2,636,912	\$0	\$19,983,592
FF&E/IT	\$1,620,000	\$3,942,000	\$1,602,000	\$2,451,000	\$3,120,000	\$2,500,000	\$0	\$15,235,000
Legal Fees		\$120,000	\$50,000	\$15,000	\$0	\$0	\$0	\$185,000
Other Soft Costs	\$250,100	\$780,000	\$650,000	\$409,000	\$3,050,000	\$3,855,000	\$0	\$8,994,100
Owner's Contingency	\$400,000	\$802,400	\$200,000	\$500,000	\$1,468,123	\$1,722,210	\$0	\$5,092,733
	<b>Total Project Budget ***</b>	<b>\$73,498,295</b>	<b>\$102,967,198</b>	<b>\$64,737,706</b>	<b>\$96,884,896</b>	<b>\$193,591,467</b>	<b>\$91,966,532</b>	<b>\$623,646,094</b>
Bid Alternates		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ineligible Costs & Contingency	\$1,807,373	\$3,213,650	\$953,786	\$2,701,193	\$8,272,864	\$4,822,187	\$0	\$21,771,052
Scope Exclusions	\$22,088,266	\$19,094,694	\$8,095,557	\$16,384,463	\$103,289,146	\$46,292,699	\$0	\$215,244,825
	<b>Basis for Total Facilities Grant</b>	<b>\$49,602,656</b>	<b>\$80,658,855</b>	<b>\$55,688,363</b>	<b>\$77,799,240</b>	<b>\$82,029,457</b>	<b>\$40,851,646</b>	<b>\$386,630,217</b>
	<b>Reimbursement Rate</b>	<b>75.34%</b>	<b>69.12%</b>	<b>59.68%</b>	<b>49.47%</b>	<b>65.94%</b>	<b>64.31%</b>	
	<b>Maximum Facilities Grant</b>	<b>\$37,370,641</b>	<b>\$55,751,400</b>	<b>\$33,234,815</b>	<b>\$38,487,284</b>	<b>\$54,090,224</b>	<b>\$26,271,694</b>	<b>\$245,206,058</b>

1 - Westport- Maximum Total Facilities Grant reflects a recovery of \$425,985.  
 2 - Boston JQUS - Maximum Total Facilities Grant reflects a recovery of \$14,258.  
 3- Boston Carter - The Maximum Facilities Grant reflects the recovery of \$1,036.