



Perkins Eastman

Photo courtesy of TripAdvisor



DENNIS-YARMOUTH SCHOOL PROJECT

SCHOOL BUILDING COMMITTEE

October 18, 2017



BIRCHWOOD
DESIGN GROUP



newvistadesign
Envisioning 21st Century Schools



PMA Consultants

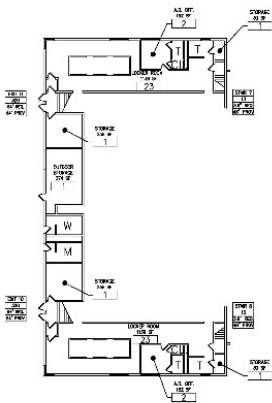
SCHEDULE

Responsibility	Action Required	Due Date	Status
District & PMA	SBC Meeting Review DSP Meeting	Wednesday, May 3, 2017	Complete
District & PMA	Designer Selection Panel Interviews - Interview Shortlisted Firms	Tuesday, May 16, 2017	Complete
District & PMA	Contract Negotiation (after DSP selection)	Tuesday, May 23, 2017	Complete
District	Contract Execution (after Contract Negotiation)	Thursday, June 15, 2017	Complete
Architect, PMA, District	"Kick-Off" Meeting with Designers	Thursday, June 15, 2017	Complete
Architect, PMA, District	Education Program Refined with Designer Input	Friday, October 6, 2017	
Building Committee	Final Acceptance of Education Program	Friday, October 13, 2017	
Architect, PMA, District	Preliminary Evaluation of Alternatives	Wednesday, October 18, 2017	
Architect	Draft Initial Space Summary	Thursday, October 19, 2017	
Architect, PMA, District	Cost & Schedule Analysis of PDP Alternatives	Wednesday, November 8, 2017	
Architect, PMA, District	Final Evaluation of Alternatives	Wednesday, November 15, 2017	
Building Committee	Recommend Preferred Solution (SBC VOTE REQUIRED!)	Wednesday, November 15, 2017	
Architect, PMA, District	Finalize & Submit Design Program (PDP) to MSBA	Tuesday, November 21, 2017	
MSBA	MSBA Review Period	Tuesday, December 12, 2017	
Architect, PMA, District	Respond to MSBA PDP Review Comments	Tuesday, December 26, 2017	
Architect, PMA, District	Identification & Development of Preferred Solution	Thursday, March 1, 2018	
Building Committee	Local Actions & Approvals of PSR (BoS+FinCom+SC)	Thursday, March 8, 2018	
Building Committee	Compile and Submit PSR (SBC VOTE REQUIRED)	Wednesday, May 9, 2018	
Architect, PMA, District	MSBA Facilities Assessment Subcommittee Meeting	Wednesday, May 23, 2018	
MSBA	MSBA Board of Directors Approval of PSR	Wednesday, June 27, 2018	

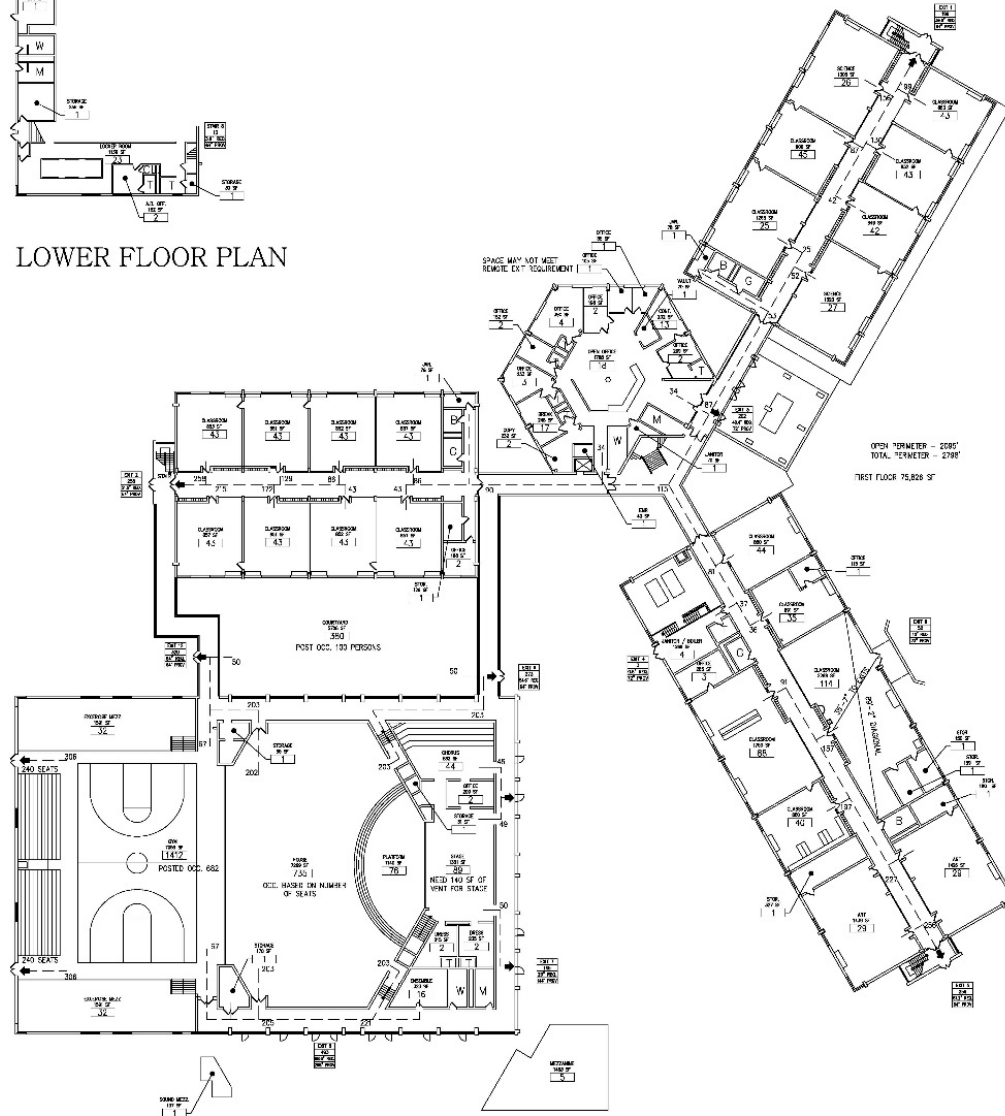
BASE REPAIR STUDY - MRO

MATTACHEESE
REPAIRS (GR. 6-7)

- Building assessed value vs. repair cost triggers 30% threshold requiring full accessibility compliance & Renovation
- Waffle slab construction difficult to renovate – limited room for modern mechanical systems
- Will not meet educational program – MSBA Core Program will not support (separate, limited repairs possible under a separate MSBA program)
- Occupied phased renovation cost prohibitive & disruptive
- Option Not Viable



LOWER FLOOR PLAN



FIRST FLOOR PLAN

X



PLANNING STUDY - MR1

MATTACHEESE SITE
ADD/RENO (GR. 6-7)

Relatively Flat Site, Limited Constraints

- Able to satisfy educational program
- Reuses existing lrg gym and auditorium located near fields (outdoor theater)
- Limits impact to school
- Develops previously disturbed areas
- May prohibit use of more cost effective chapter 149 procurement due to phasing requirements
- Does not address existing deficiencies at Wixon as outlined in SOI
- More expensive than new build

Note: 1 renovation option must get further study





PLANNING STUDY - M1

MATTACHEESE SITE
ALL NEW (GR. 6-7)

- Able to satisfy educational program
- Virtually no impact to school
- Allows use of more cost effective chapter 149 procurement
- Does not address existing deficiencies at Wixon as outlined in SOI





PLANNING STUDY – S1

STATION AVE. SITE
ALL NEW (GR. 6-7)

Relatively Flat Site, Adjacent Wetlands

- Able to satisfy educational program
- Limits impact to school
- Allows use of more cost effective chapter 149 procurement
- Centrally located
- Campus setting
- Tight proximity to residential
- Does not address existing deficiencies at Wixon as outlined in SOI





PLANNING STUDY – S3

STATION AVE. SITE
ALL NEW (GR. 6-7)

Relatively Flat Site, Limited Constraints

- Able to satisfy educational program
- Virtually no impact to school(s)
- Allows use of more cost effective chapter 149 procurement
- Centrally located
- Campus setting; connects to HS + fields
- Does not address existing deficiencies at Wixon as outlined in SOI
- Approach dominated by solar array
- Loss of athletic field





PLANNING STUDY – S5

STATION AVE. SITE
ALL NEW (GR. 6-7)

Relatively Flat Site, Limited Constraints

- Able to satisfy educational program
- Virtually no impact to school(s)
- Allows use of more cost effective chapter 149 procurement
- Centrally located
- Campus setting, Street presence
- Does not address existing deficiencies at Wixon as outlined in SOI
- Dependent upon cost and terms of relocating existing solar panel array





G1 October 2017

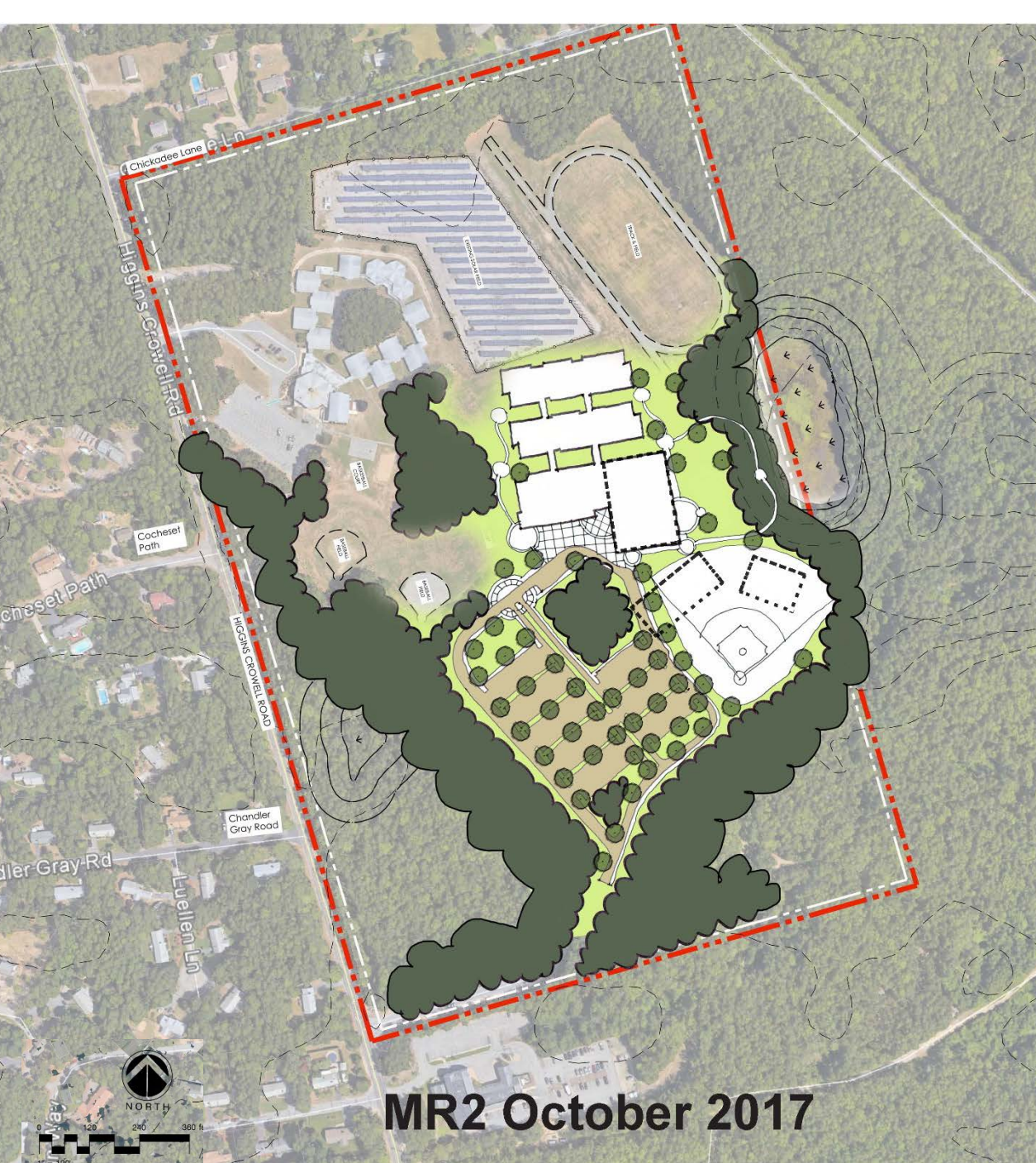
PLANNING STUDY - G1

W. GREAT WESTERN
ALL NEW (GR. 6-7)

Relatively Flat Site, Limited Constraints

- Able to satisfy educational program
- Ideal gym to fields, fields to parking
- No impact to existing school(s)
- Allows use of more cost effective chapter 149 procurement
- Hilly, narrow access road and potential traffic issues
- Extensive clearing required
- Does not address existing deficiencies at Wixon as outlined in SOI





MR2 October 2017

PLANNING STUDY - MR2

MATTACHEESE SITE
ADD/RENO (GR. 4-7)

Relatively Flat Site, Limited Constraints

- Able to satisfy educational program
- Reuses existing lrg gym and auditorium located near fields (outdoor theater)
- Limits impact to school
- Develops previously disturbed areas
- Does address existing deficiencies at Wixon as outlined in SOI
- Limits use of more cost effective chapter 149 procurement
- Not centrally located
- More expensive than new build

Note: 1 renovation option must get further study

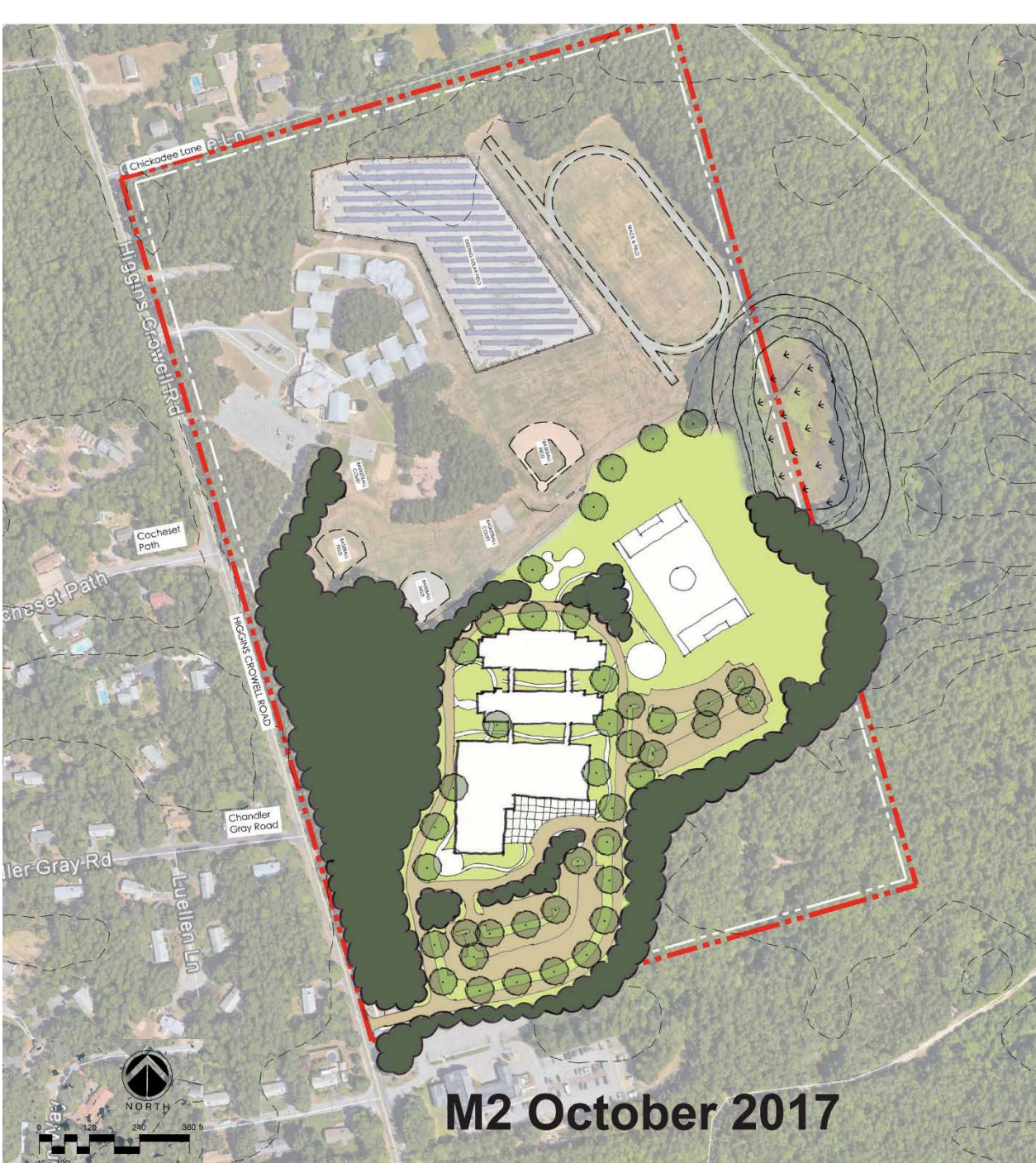


PLANNING STUDY - WR2

WIXON SITE
ADD/RENO (GR. 4-7)

- Needs to be investigated further in order to determine amount of square footage to be renovated for cost comparison





M2 October 2017

PLANNING STUDY - M2

MATTACHEESE SITE
ALL NEW (GR. 4-7)

- Able to satisfy educational program
- Virtually no impact to school
- Allows use of more cost effective chapter 149 procurement
- Does address existing deficiencies at Wixon as outlined in SOI
- Will require demolition of existing buildings – Should be reimbursable
- **Not centrally located**
- Recommend further study





W2 October 2017

PLANNING STUDY - W2

WIXON SITE
ALL NEW (GR. 4-7)

Partially Sloping Site, Several Constraints

- Able to satisfy educational program
- Access to bikeway, existing playground
- Gym not as direct to fields
- Limits impact to school
- Allows use of more cost effective chapter 149 procurement
- Not centrally located





PLANNING STUDY – S4

STATION AVE. SITE
ALL NEW (GR. 4-7)

- Able to satisfy educational program
- Limits impact to schools
- Allows use of more cost effective chapter 149 procurement
- Does address existing deficiencies at Wixon as outlined in SOI
- Centrally located
- Potential demolition of existing buildings – Most likely not reimbursable
- Recommend further study



PLANNING STUDY – G2

W. GREAT WESTERN
ALL NEW (GR. 4-7)

Relatively Flat Site, Limited Constraints

- Able to satisfy educational program
- No impact to existing school(s)
- Allows use of more cost effective chapter 149 procurement
- Does address existing deficiencies at Wixon as outlined in SOI
- Hilly, narrow access road and potential traffic issues
- Extensive clearing required
- Recommend further study



MSBA Cost Data 2012-Present Elementary

Cost Data - Similar MSBA Projects Since 2012 (70k sf min size)

	2018	2017	2016	2015	2014	2013	2012
# Years (to start)	1	2	3	4	5	6	7
Escalation Rate	0.00%	5.00%	5.00%	6.67%	6.42%	6.00%	4.83%
Escalation Factor	1	1.05	1.1025	1.176037	1.251538	1.326631	1.390707

\$/sf @ SD Escalated

ELEMENTARY SCHOOL COST DATA

Cabot ES	Elementary	Add/Reno	\$ 289.48	\$ 319.15	\$ 319.15				
Edward Devotion	Elementary	Add/Reno	\$ 255.01	\$ 299.90		\$ 299.90			
Sylvester ES	Elementary	Add/Reno	\$ 182.06	\$ 200.72	\$ 200.72				
AVERAGE:			\$ 242.18	\$ 273.26					
Hillside ES	Elementary	New	\$ 318.63	\$ 351.29	\$ 351.29				
Wildwood ES	Elementary	New	\$ 275.34	\$ 303.56	\$ 303.56				
Peebles ES	Elementary	New	\$ 264.64	\$ 291.77	\$ 291.77				
Clyde Brown ES	Elementary	New	\$ 281.48	\$ 295.55	\$ 295.55				
Maria Hastings ES	Elementary	New	\$ 273.31	\$ 286.98	\$ 286.98				
Riverbend	Elementary	New	\$ 231.50	\$ 307.11			\$ 307.11		
A.E. Angier	Elementary	New	\$ 244.28	\$ 324.07			\$ 324.07		
Nelson Place	Elementary	New	\$ 265.19	\$ 331.89		\$ 331.89			
Woodland	Elementary	New	\$ 240.33	\$ 300.79		\$ 300.79			
John Hannigan	Elementary	New	\$ 277.31	\$ 326.13	\$ 326.13				
Wyman Hurid ES	Elementary	New	\$ 258.15	\$ 303.60	\$ 303.60				
Carver Elementary	Elementary	New	\$ 235.80	\$ 277.31	\$ 277.31				
Early Elementary	Elementary	New	\$ 262.62	\$ 308.85	\$ 308.85				
Maquan ES	Elementary	New	\$ 222.18	\$ 294.76			\$ 294.76		
Staff Sergeant James J. Hill	Elementary	New	\$ 234.54	\$ 311.15			\$ 311.15		
Templeton Center ES	Elementary	New	\$ 268.38	\$ 356.04			\$ 356.04		
AVERAGE:			\$ 259.61	\$ 310.68					

MSBA Cost Data 2012-Present Middle

Cost Data - Similar MSBA Projects Since 2012 (70k sf min size)

				2018	2017	2016	2015	2014	2013	2012
# Years (to start)				1	2	3	4	5	6	7
Escalation Rate				0.00%	5.00%	5.00%	6.67%	6.42%	6.00%	4.83%
Escalation Factor				1	1.05	1.1025	1.176037	1.251538	1.326631	1.390707
				\$ /sf @ SD Escalated						
MIDDLE SCHOOL COST DATA										
Conte Middle School	Middle	Add/Reno	\$	185.88	\$	258.51				\$ 258.51
East Middle School	Middle	Add/Reno	\$	239.07	\$	251.02	\$ 251.02			
AVERAGE:				\$	212.48	\$	254.77			
Auburn Middle School	Middle	New	\$	232.59	\$	308.56				\$ 308.56
J. Henry Higgins Middle School	Middle	New	\$	224.37	\$	297.65				\$ 297.65
Mountain View Middle School	Middle	New	\$	229.48	\$	304.43				\$ 304.43
Thurgood Marshall MS	Middle	New	\$	274.48	\$	364.14				\$ 364.14
Dearborn	Middle	New	\$	285.69	\$	357.55		\$ 357.55		
Caleb Distin Hunking Middle School	Middle	New	\$	232.75	\$	291.30		\$ 291.30		
Clark Avenue Middle School	Middle	New	\$	254.36	\$	318.34		\$ 318.34		
Gates Intermediate School	Middle	New	\$	264.89	\$	331.51		\$ 331.51		
New Beverly Middle School (Briscoe MS)	Middle	New	\$	271.92	\$	319.78	\$ 319.78			
Reay E Sterling MS (5-8)	Middle	New	\$	308.88	\$	340.54	\$ 340.54			
Pickering Middle School	Middle	New	\$	338.16	\$	355.07	\$ 355.07			
West Lynn Middle School	Middle	New	\$	349.08	\$	366.54	\$ 366.54			
AVERAGE:				\$	272.22	\$	329.62			
Chicopee Academy	Middle	Renovation	\$	125.36	\$	166.31				\$ 166.31
AVERAGE:				\$	125.36	\$	166.31			

MSBA Cost Data 2012-Present Middle/High

Cost Data - Similar MSBA Projects Since 2012 (70k sf min size)

	2018	2017	2016	2015	2014	2013	2012
# Years (to start)	1	2	3	4	5	6	7
Escalation Rate	0.00%	5.00%	5.00%	6.67%	6.42%	6.00%	4.83%
Escalation Factor	1	1.05	1.1025	1.176037	1.251538	1.326631	1.390707

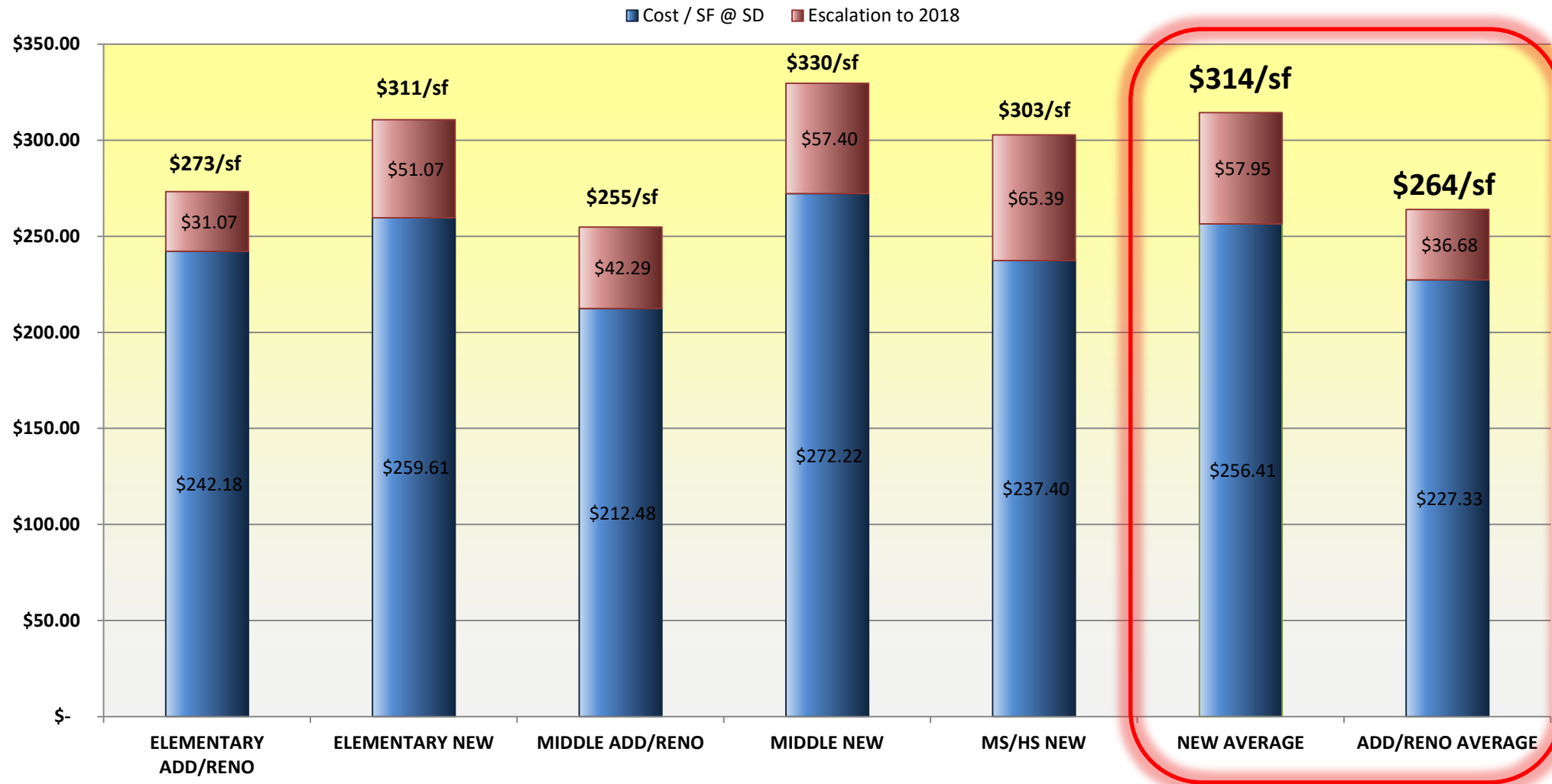
\$/sf @ SD Escalated

MIDDLE/HIGH SCHOOL COST DATA

Winthrop Sr/HS	Middle/High	New	\$ 226.79	\$ 300.86			\$ 300.86
Lunenburg HS	Middle/High	New	\$ 245.71	\$ 307.52		\$ 307.52	
Frolio Jr HS	Middle/High	New	\$ 239.71	\$ 300.00		\$ 300.00	
	Middle/High	New	\$ 237.40	\$ 302.79			

MSBA Cost Data 2012- Present

Building Cost Only Comparison



Grade 6-7 Cost Scenarios (Page 1/2)

DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS	Mattacheese Only [GRADES 6, 7]								
	INCLUDES RENOVATION			ALL NEW					
	Option MR-X	Option MR-0	Option MR-1	Option M-1	Option S-1	Option S-3	Option S-5	Option G-1	
	Base Repair Code Upgrades Mattacheese	Fully Renovate Existing Mattacheese 6-7	Addition / Renovate Existing Mattacheese 6- 7	New Construction Mattacheese Site 6-7	New Construction Station Avenue 6-7	New Construction Station Avenue 6-7	New Construction Station Avenue 6-7	New Construction West Great Western 6-7	
					Wooded Area	Behind Solar Move Garage	Relocate Solar		
TOTAL SF:	122207	122207	109500	106329	106329	106329	106329	106329	
TOTAL NEW SF:			77456	106329	106329	106329	106329	106329	
TOTAL REPAIR/RENO SF:		61103.5	32044						
TOTAL REPAIR SF:	122207	61103.5							
New Building Construction Costs @ \$314/SF	314	\$0	\$0	\$24,321,184	\$33,387,306	\$33,387,306	\$33,387,306	\$33,387,306	\$33,387,306
Base Repair/Reno Costs @ \$264/SF	264	\$0	\$16,131,324	\$8,459,616	\$0	\$0	\$0	\$0	\$0
Base Repair Costs @ 150/SF	150	\$18,331,050	\$9,165,525	\$0	\$0	\$0	\$0	\$0	\$0
Additional Escalation due Wixon (5 years behind MMS @ 5% annually escalation = 27.6% premium)	0.276								
Remove Hazardous Materials (FROM PM&C BASE REPAIR ESTIMATE!!)		\$1,349,200	\$1,349,200	\$1,349,200	\$1,349,200	\$0	\$0	\$0	\$0
Demolish Existing Building (HIGH LEVEL BALLPARK ESTIMATE!!) Need Discussion				\$750,000	\$750,000	\$0	\$0	\$0	\$0
Selective Demolition of Existing Building (FROM BASE REPAIR ESTIMATE)		\$764,404	\$764,404	\$764,404					
Soils Remediation (HIGH LEVEL BALLPARK ESTIMATE!!)		\$68,750	\$68,750	\$68,750	\$68,750				
Septic System or WWTP (HIGH LEVEL BALLPARK ESTIMATE!!)		\$451,587	\$451,587	\$451,587	\$451,587	\$0	\$0	\$0	\$451,587
Relocation of Garage and Storage (HIGH LEVEL BALLPARK ESTIMATE!!)		\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$0	
Solar Array Relocation Allowance (HIGH LEVEL BALLPARK ESTIMATE!!)		\$0	\$0	\$0	\$500,000	\$0	\$0	\$500,000	\$0
Sitework @ 10% for Renovations/Repairs	0.1	\$1,833,105	\$2,529,685	\$845,962	\$0	\$0	\$0	\$0	\$0
Sitework @ 12% for New	0.12	\$0	\$0	\$2,918,542	\$4,006,477	\$4,006,477	\$4,006,477	\$4,006,477	\$4,006,477
Sub-Total		\$22,798,096	\$30,460,475	\$39,929,245	\$40,513,320	\$37,393,783	\$38,893,783	\$37,893,783	\$37,845,370
General Conditions (8% for D-B-B)	0.08	\$1,823,847.68	\$2,436,837.99	\$3,194,339.57	\$3,241,065.58	\$2,991,502.62	\$3,111,502.62	\$3,031,502.62	\$3,027,629.58
CMAR Premium for Reno & Add/Reno (9%: 3% CMAR Contingency + 6% GCs)	0.09	\$2,051,828.64	\$2,741,442.74	\$3,593,632.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Phasing Premium (3% for Reno)	0.03	\$683,942.88	\$913,814.25	\$1,197,877.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Escalation (captured in SF costs above)		-	-	-	-	-	-	-	-
Sub-Total		\$27,357,715	\$36,552,570	\$47,915,094	\$43,754,385	\$40,385,285	\$42,005,285	\$40,925,285	\$40,872,999
General Requirements (2%)		Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH
Sub-Total		\$27,357,715	\$36,552,570	\$47,915,094	\$43,754,385	\$40,385,285	\$42,005,285	\$40,925,285	\$40,872,999
Bonds (1%)	0.01	\$273,577.15	\$365,525.70	\$479,150.94	\$437,543.85	\$403,852.85	\$420,052.85	\$409,252.85	\$408,729.99
Insurance (1.3%)	0.013	\$359,206.80	\$479,935.24	\$629,125.18	\$574,495.08	\$530,258.80	\$551,529.40	\$537,349.00	\$536,662.48
Permit (Assumes Fees Waived)		-	-	-	-	-	-	-	-
Sub-Total		\$27,990,499	\$37,398,031	\$49,023,370	\$44,766,424	\$41,319,397	\$42,976,868	\$41,871,887	\$41,818,392
Design Contingency (10% on new construction)	0.1	\$2,799,049.92	\$3,739,803.08	\$4,902,336.97	\$4,476,642.42	\$4,131,939.70	\$4,297,686.76	\$4,187,188.72	\$4,181,839.18
Design Contingency Premium for Reno & Add/Reno (2% premium)	0.02	\$0	\$747,961	\$980,467	\$0	\$0	\$0	\$0	\$0
Pricing Contingency (3%)	0.03	\$923,686.47	\$1,256,573.84	\$1,647,185.22	\$1,477,292.00	\$1,363,540.10	\$1,418,236.63	\$1,381,772.28	\$1,380,006.93
Total Construction Cost		\$31,713,236	\$43,142,368	\$56,553,359	\$50,720,359	\$46,814,877	\$48,692,791	\$47,440,848	\$47,380,238

Grade 6-7 Cost Scenarios (Page 2/2)

		Mattacheese Only [GRADES 6, 7]							
		INCLUDES RENOVATION			ALL NEW				
		Option MR-X	Option MR-0	Option MR-1	Option M-1	Option S-1	Option S-3	Option S-5	Option G-1
		Base Repair Code Upgrades Mattacheese	Fully Renovate Existing Mattacheese 6-7	Addition / Renovate Existing Mattacheese 6-7	New Construction Mattacheese Site 6-7	New Construction Station Avenue 6-7	New Construction Station Avenue 6-7	New Construction Station Avenue 6-7	New Construction Great Western 6-7
						Wooded Area	Behind Solar Move Garage	Relocate Solar	
DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS									
PROJECT SOFT COST DATA IS BASED UPON PERCENTAGE OF CONSTRUCTION COSTS FOR ALL OPTIONS									
PROJECT SOFT COSTS (ROUGH ORDER MAGNITUDE)		\$8,492,647	\$10,778,474	\$11,410,672	\$10,194,072	\$9,512,975	\$9,888,558	\$9,638,170	\$9,526,048
Reimbursable Soft Cost Allowance per MSBA (20% of Construction Costs)		\$6,342,647	\$8,628,474	\$11,310,672	\$10,144,072	\$9,362,975	\$9,738,558	\$9,488,170	\$9,476,048
FF&E and IT Allowance @ \$1200/student each (Incl Above)		-	-	-	-	-	-	-	-
OPM Costs (Incl Above)		-	-	-	-	-	-	-	-
Architect / Engineering Fees (Incl Above)		-	-	-	-	-	-	-	-
Legal Fees, Owner / Architect Subconsultants & Testing Costs (Incl Above)		-	-	-	-	-	-	-	-
Utilities Allowance (Incl Above)		-	-	-	-	-	-	-	-
Movers Allowance (Est)		\$150,000	\$150,000	\$100,000	\$50,000	\$150,000	\$150,000	\$150,000	\$50,000
Swing Space Allowance (Est)		\$2,000,000	\$2,000,000						
Total Project Cost		\$40,205,883	\$53,920,842	\$67,964,031	\$60,914,430	\$56,327,852	\$58,581,349	\$57,079,018	\$56,906,285
Owner Construction Contingency (Est. 6%)	0.06	\$1,902,794.13	\$2,588,542.10	\$3,393,201.56	\$3,043,221.52	\$2,808,892.61	\$2,921,567.46	\$2,846,450.89	\$2,842,814.27
Owner Soft Cost Contingency (Est. 4%)	0.04	\$339,705.88	\$431,138.95	\$456,426.87	\$407,762.87	\$380,519.01	\$395,542.33	\$385,526.79	\$381,041.90
Total Project Budget		\$42,448,383	\$56,940,523	\$71,813,660	\$64,365,415	\$59,517,264	\$61,898,459	\$60,310,995	\$60,130,142
"WHAT-IF SCENARIO" - TYPICAL INELIGIBLE COSTS PER MSBA REGS									
Construction Contingency Reimbursement - 2% Max on Reno, 1% Max on New		\$1,268,529.42	\$1,725,694.73	\$2,262,134.37	\$2,536,017.93	\$2,340,743.84	\$2,434,639.55	\$2,372,042.41	\$2,369,011.89
Owner Contingency Reimbursement - assume 33% of budget eligible		\$224,205.88	\$284,551.70	\$301,241.74	\$269,123.49	\$251,142.55	\$261,057.94	\$254,447.68	\$251,487.66
GMP Contingency Reimbursement - assume 33% of budget eligible		\$893,776.56	\$1,194,172.46	\$1,565,386.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sitework Costs exceeding 8% of Direct Building Cost		\$886,958.00	\$1,026,273.98	\$1,662,376.68	\$2,355,829.24	\$1,335,492.24	\$2,835,492.24	\$1,835,492.24	\$1,787,079.24
Legal Fees - Approximate		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Moving Costs		\$150,000.00	\$150,000.00	\$100,000.00	\$50,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$50,000.00
Swing Space Costs		\$2,000,000.00	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ineligible Abatement Costs (VAT) - Ballpark Estimate Value		\$269,840.00	\$269,840.00	\$269,840.00	\$269,840.00	\$0.00	\$0.00	\$0.00	\$0.00
Ineligible Construction over Allowable SF and \$326/SF (Grades 4-7)	150400	-	-	-	-	-	-	-	-
Ineligible Construction over Allowable SF and \$326/SF (Grades 6-7)	84305	-	-	\$5,297,370.00	\$5,903,876.00	\$5,903,876.00	\$5,903,876.00	\$5,903,876.00	\$5,903,876.00
TOTAL POTENTIAL INELIGIBLE COSTS		100% INELIGIBLE	100% INELIGIBLE	\$11,508,348.90	\$11,434,686.67	\$10,031,254.63	\$11,635,065.73	\$10,565,858.33	\$10,411,454.79
POTENTIAL ELIGIBLE COSTS (PRORATED FOR INELIGIBLE COSTS)		\$0	\$0	\$60,305,311	\$52,930,728	\$49,486,009	\$50,263,393	\$49,745,137	\$49,718,687
POTENTIAL REIMBURSEMENT FROM MSBA (reimbursement rates below)		\$0	\$0	\$29,376,644	\$25,009,769	\$23,382,139	\$23,749,453	\$23,504,577	\$23,492,080
44.25% Base Reimbursement Rate (Base Rate Floating Until SD)		44.25%	44.25%	44.25%	44.25%	44.25%	44.25%	44.25%	44.25%
5% Renovation Incentive (Pro-rated)		0.00%	2.50%	1.46%	0.00%	0.00%	0.00%	0.00%	0.00%
2% Energy Efficiency Incentive		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
1% Maintenance Incentive Assumed (Plug Value)		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
POTENTIAL DISTRICT SHARE OF TOTAL PROJECT BUDGET		\$42,448,383	\$56,940,523	\$42,437,015	\$39,355,646	\$36,135,124	\$38,149,006	\$36,806,418	\$36,638,062

Grade 4-7 Cost Scenarios (Page 1/2)

DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS		D/Y Intermediate Middle School [GRADES 4-7]						
		INCLUDES RENOVATION		ALL NEW				
		Option MR-2	Option WR-2	Option M-2	Option S-2	Option S-4	Option S-6	Option G-2
		Addition / Renovation Existing Mattacheese 4-7	Addition / Renovation Existing Wixon 4-7	New Construction Mattacheese Site 4-7	New Construction Station Avenue 4-7	New Construction Station Avenue 4-7	New Construction Station Avenue 4-7	New Construction West Great Western 4-7
TOTAL SF:	190500	0	183920	183920	183920	183920	183920	
TOTAL NEW SF:	158456	TBD	183920	183920	183920	183920	183920	
TOTAL REPAIR/RENO SF:	32044	TBD						
TOTAL REPAIR SF:								
New Building Construction Costs @ \$314/SF	314	\$49,755,184	#VALUE!	\$57,750,880	\$57,750,880	\$57,750,880	\$57,750,880	
Base Repair/Reno Costs @ \$264/SF	264	\$8,459,616	#VALUE!	\$0	\$0	\$0	\$0	
Base Repair Costs @ 150/SF	150	\$0	\$0	\$0	\$0	\$0	\$0	
Additional Escalation due Wixon (5 years behind MMS @ 5% annually escalation = 27.6% premium)	0.276							
Remove Hazardous Materials (FROM PM&C BASE REPAIR ESTIMATE!!)		\$1,349,200	\$0	\$1,349,200	\$0	\$0	\$0	
Demolish Existing Building (HIGH LEVEL BALLPARK ESTIMATE!!) Need Discussion		\$750,000	\$0	\$750,000	\$0	\$0	\$0	
Selective Demolition of Existing Building (FROM BASE REPAIR ESTIMATE)		\$764,404						
Soils Remediation (HIGH LEVEL BALLPARK ESTIMATE!!)			\$68,750					
Septic System or WWTP (HIGH LEVEL BALLPARK ESTIMATE!!)		\$677,381	\$677,381	\$677,381	\$0	\$0	\$677,381	
Relocation of Garage and Storage (HIGH LEVEL BALLPARK ESTIMATE!!)		\$0	\$0	\$0	\$0	\$1,500,000	\$0	
Solar Array Relocation Allowance (HIGH LEVEL BALLPARK ESTIMATE!!)		\$0	\$0	\$500,000	\$0	\$500,000		
Sitework @ 10% for Renovations/Repairs	0.1	\$845,962	#VALUE!	\$0	\$0	\$0	\$0	
Sitework @ 12% for New	0.12	\$5,970,622	#VALUE!	\$6,930,106	\$6,930,106	\$6,930,106	\$6,930,106	
Sub-Total		\$68,572,369	#VALUE!	\$68,026,317	\$64,680,986	\$66,180,986	\$65,358,367	
General Conditions (8% for D-B-B)	0.08	\$5,485,789.49	#VALUE!	\$5,442,105.33	\$5,174,478.85	\$5,294,478.85	\$5,228,669.33	
CMAR Premium for Reno & Add/Reno (9%: 3% CMAR Contingency + 6% GCs)	0.09	\$6,171,513.18	\$0.00	\$0	\$0	\$0	\$0	
Phasing Premium (3% for Reno)	0.03	\$2,057,171	\$0	\$0	\$0	\$0	\$0	
Escalation (captured in SF costs above)		-	-	-	-	-	-	
Sub-Total		\$82,286,842	#VALUE!	\$73,468,422	\$69,855,464	\$71,475,464	\$70,587,036	
General Requirements (2%)		Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	
Sub-Total		\$82,286,842	#VALUE!	\$73,468,422	\$69,855,464	\$71,475,464	\$70,587,036	
Bonds (1%)	0.01	\$822,868.42	#VALUE!	\$734,684.22	\$698,554.64	\$714,754.64	\$705,870.36	
Insurance (1.3%)	0.013	\$1,080,426.24	#VALUE!	\$964,640.38	\$917,202.25	\$938,472.85	\$926,807.78	
Permit (Assumes Fees Waived)		-	-	-	-	-	-	
Sub-Total		\$84,190,137	#VALUE!	\$75,167,747	\$71,471,221	\$73,128,692	\$72,219,714	
Design Contingency (10% on new construction)	0.1	\$8,419,013.71	#VALUE!	\$7,516,774.65	\$7,147,122.13	\$7,312,869.19	\$7,221,971.41	
Design Contingency Premium for Reno & Add/Reno (2% premium)	0.02	\$1,683,803	#VALUE!	\$0	\$0	\$0	\$0	
Pricing Contingency (3%)	0.03	\$2,828,788.61	#VALUE!	\$2,480,535.64	\$2,358,550.30	\$2,413,246.83	\$2,383,250.56	
Total Construction Cost		\$97,121,742	#VALUE!	\$85,165,057	\$80,976,894	\$82,854,808	\$81,824,936	

Grade 4-7 Cost Scenarios (Page 2/2)

DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS		D/Y Intermediate Middle School [GRADES 4-7]							
		INCLUDES RENOVATION		ALL NEW					
		Option MR-2	Option WR-2	Option M-2	Option S-2	Option S-4	Option S-6	Option G-2	
		Addition / Renovation Existing Mattacheese 4-7	Addition / Renovation Existing Wixon 4-7	New Construction Mattacheese Site 4-7	New Construction Station Avenue 4-7 Wooded Area	New Construction Station Avenue 4-7 Behind Solar Move Garage	New Construction Station Avenue 4-7 Relocate Solar	New Construction West Great Western 4-7	
PROJECT SOFT COST DATA IS BASED UPON PERCENTAGE OF CONSTRUCTION COSTS FOR ALL OPTIONS									
PROJECT SOFT COSTS (ROUGH ORDER MAGNITUDE)			\$19,524,348	#VALUE!	\$17,083,011	\$16,245,379	\$16,620,962	\$16,370,573	\$16,414,987
Reimbursable Soft Cost Allowance per MSBA (20% of Construction Costs)			\$19,424,348	#VALUE!	\$17,033,011	\$16,195,379	\$16,570,962	\$16,320,573	\$16,364,987
FF&E and IT Allowance @ \$1200/student each (Incl Above)			-	-	-	-	-	-	-
OPM Costs (Incl Above)			-	-	-	-	-	-	-
Architect / Engineering Fees (Incl Above)			-	-	-	-	-	-	-
Legal Fees, Owner / Architect Subconsultants & Testing Costs (Incl Above)			-	-	-	-	-	-	-
Utilities Allowance (Incl Above)			-	-	-	-	-	-	-
Movers Allowance (Est)			\$100,000	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Swing Space Allowance (Est)			-	-	-	-	-	-	-
Total Project Cost			\$116,646,091	#VALUE!	\$102,248,068	\$97,222,273	\$99,475,770	\$97,973,438	\$98,239,923
Owner Construction Contingency (Est. 6%)		0.06	\$5,827,304.53	#VALUE!	\$5,109,903.41	\$4,858,613.63	\$4,971,288.48	\$4,896,171.91	\$4,909,496.16
Owner Soft Cost Contingency (Est. 4%)		0.04	\$780,973.94	#VALUE!	\$683,320.45	\$649,815.15	\$664,838.46	\$654,822.92	\$656,599.49
Total Project Budget			\$123,254,369	#VALUE!	\$108,041,292	\$102,730,701	\$105,111,897	\$103,524,433	\$103,806,019
"WHAT-IF SCENARIO" - TYPICAL INELIGIBLE COSTS PER MSBA REGS									
Construction Contingency Reimbursement - 2% Max on Reno, 1% Max on New			\$3,884,869.69	#VALUE!	\$4,258,252.84	\$4,048,844.69	\$4,142,740.40	\$4,080,143.26	\$4,091,246.80
Owner Contingency Reimbursement - assume 33% of budget eligible			\$515,442.80	#VALUE!	\$450,991.50	\$428,878.00	\$438,793.39	\$432,183.13	\$433,355.66
GMP Contingency Reimbursement - assume 33% of budget eligible			\$2,688,311.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sitework Costs exceeding 8% of Direct Building Cost			\$2,836,780.68	#VALUE!	\$3,556,166.20	\$2,310,035.20	\$3,810,035.20	\$2,810,035.20	\$2,987,416.20
Legal Fees - Approximate			\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Moving Costs			\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Swing Space Costs			-	-	-	-	-	-	-
Ineligible Abatement Costs (VAT) - Ballpark Estimate Value			\$269,840.00	\$0.00	\$269,840.00	\$0.00	\$0.00	\$0.00	\$0.00
Ineligible Construction over Allowable SF and \$326/SF (Grades 4-7)		150400	\$9,184,400.00	#VALUE!	\$8,720,480.00	\$8,720,480.00	\$8,720,480.00	\$8,720,480.00	\$8,720,480.00
Ineligible Construction over Allowable SF and \$326/SF (Grades 6-7)		84305	-	-	-	-	-	-	-
TOTAL POTENTIAL INELIGIBLE COSTS			\$19,529,644.31	#VALUE!	\$17,355,730.54	\$15,608,237.89	\$17,212,048.98	\$16,142,841.59	\$16,332,498.66
POTENTIAL ELIGIBLE COSTS (PRORATED FOR INELIGIBLE COSTS)			\$103,724,725	#VALUE!	\$90,685,562	\$87,122,463	\$87,899,848	\$87,381,591	\$87,473,520
POTENTIAL REIMBURSEMENT FROM MSBA (reimbursement rates below)			\$49,882,309	#VALUE!	\$42,848,928	\$41,165,364	\$41,532,678	\$41,287,802	\$41,331,238
44.25% Base Reimbursement Rate (Base Rate Floating Until SD)			44.25%	44.25%	44.25%	44.25%	44.25%	44.25%	44.25%
5% Renovation Incentive (Pro-rated)			0.84%	#VALUE!	0.00%	0.00%	0.00%	0.00%	0.00%
2% Energy Efficiency Incentive			2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
1% Maintenance Incentive Assumed (Plug Value)			1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
POTENTIAL DISTRICT SHARE OF TOTAL PROJECT BUDGET			\$73,372,060	#VALUE!	\$65,192,364	\$61,565,337	\$63,579,219	\$62,236,631	\$62,474,781

Grade 4-5 Cost Scenarios (Page 1/2)

NOT AN MSBA APPROVED SCENARIO		Wixon Grades 4-5 - NOT VIABLE OPTION UNDER CURRENT		
		Option W-X	Option W-0	Option W-1
		Base Repair Code Upgrades Wixon	Fully Renovate Existing Wixon 4-5	New Construction Wixon 4-5
DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS				
	TOTAL SF:	116,090	116,090	116,090
	TOTAL NEW SF:			116,090
	TOTAL REPAIR/RENO SF:		58,045	
	TOTAL REPAIR SF:	116,090	58,045	
New Building Construction Costs @ \$314/SF	314	\$0	\$0	\$36,452,260
Base Repair/Reno Costs @ \$264/SF	264	\$0	\$15,323,880	\$0
Base Repair Costs @ 150/SF	150	\$17,413,500	\$8,706,750	\$0
Additional Escalation due Wixon (5 years behind MMS @ 5% annually escalation = 27.6% premium)	0.276	\$4,806,126	\$6,632,454	\$10,060,824
Remove Hazardous Materials (FROM PM&C BASE REPAIR ESTIMATE!!)		\$1,216,400.00	\$1,216,400.00	\$1,216,400.00
Demolish Existing Building (HIGH LEVEL BALLPARK ESTIMATE!!) Need Discussion		\$0	\$0	\$750,000.00
Selective Demolition of Existing Building (FROM BASE REPAIR ESTIMATE)		\$897,927.00	\$897,927.00	
Soils Remediation (HIGH LEVEL BALLPARK ESTIMATE!!)		\$68,750.00	\$68,750.00	\$68,750.00
Septic System or WWTP (HIGH LEVEL BALLPARK ESTIMATE!!)		\$451,587.00	\$451,587.00	\$451,587.00
Relocation of Garage and Storage (HIGH LEVEL BALLPARK ESTIMATE!!)				
Solar Array Relocation Allowance (HIGH LEVEL BALLPARK ESTIMATE!!)		\$0.00	\$0.00	\$0.00
Sitework @ 10% for Renovations/Repairs	0.1	\$1,741,350	\$2,403,063	\$0
Sitework @ 12% for New	0.12	\$0	\$0	\$4,374,271
Sub-Total		\$26,595,640	\$35,700,811	\$53,374,092
General Conditions (8% for D-B-B)	0.08	\$2,127,651.20	\$2,856,064.87	\$4,269,927.36
CMAR Premium for Reno & Add/Reno (9%: 3% CMAR Contingency + 6% GCs)	0.09	\$2,393,608	\$3,213,073	\$0
Phasing Premium (3% for Reno)	0.03	\$797,869	\$1,071,024	\$0
Escalation (captured in SF costs above)		-	-	-
Sub-Total		\$31,914,768	\$42,840,973	\$57,644,019
General Requirements (2%)		Incl in GC/OH	Incl in GC/OH	Incl in GC/OH
Sub-Total		\$31,914,768	\$42,840,973	\$57,644,019
Bonds (1%)	0.01	\$319,147.68	\$428,409.73	\$576,440.19
Insurance (1.3%)	0.013	\$419,040.90	\$562,501.98	\$756,865.97
Permit (Assumes Fees Waived)		-	-	-
Sub-Total		\$32,652,957	\$43,831,885	\$58,977,325
Design Contingency (10% on new construction)	0.1	\$3,265,295.66	\$4,383,188.48	\$5,897,732.55
Design Contingency Premium for Reno & Add/Reno (2% premium)	0.02	\$0	\$876,638	\$0
Pricing Contingency (3%)	0.03	\$1,077,547.57	\$1,472,751.33	\$1,946,251.74
Total Construction Cost		\$36,995,800	\$50,564,462	\$66,821,310

Grade 4-5 Cost Scenarios (Page 2/2)

NOT AN MSBA APPROVED SCENARIO

DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS		Wixon Grades 4-5 - NOT VIABLE OPTION UNDER CURRENT		
		Option W-X	Option W-0	Option W-1
		Base Repair Code Upgrades Wixon	Fully Renovate Existing Wixon 4-5	New Construction Wixon 4-5
PROJECT SOFT COST DATA IS BASED UPON PERCENTAGE OF CONSTRUCTION COSTS FOR ALL OPTIONS				
PROJECT SOFT COSTS (ROUGH ORDER MAGNITUDE)		\$9,549,160	\$12,262,892	\$13,414,262
Reimbursable Soft Cost Allowance per MSBA (20% of Construction Costs)		\$7,399,160	\$10,112,892	\$13,364,262
FF&E and IT Allowance @ \$1200/student each (Incl Above)		-	-	-
OPM Costs (Incl Above)		-	-	-
Architect / Engineering Fees (Incl Above)		-	-	-
Legal Fees, Owner / Architect Subconsultants & Testing Costs (Incl Above)		-	-	-
Utilities Allowance (Incl Above)		-	-	-
Movers Allowance (Est)		\$150,000	\$150,000	\$50,000
Swing Space Allowance (Est)		\$2,000,000	\$2,000,000	-
Total Project Cost		\$46,544,960	\$62,827,355	\$80,235,572
Owner Construction Contingency (Est. 6%)	0.06	\$2,219,747.99	\$3,033,867.74	\$4,009,278.59
Owner Soft Cost Contingency (Est. 4%)	0.04	\$381,966.40	\$490,515.70	\$536,570.48
Total Project Budget		\$49,146,674	\$66,351,738	\$84,781,421
"WHAT-IF SCENARIO" - TYPICAL INELIGIBLE COSTS PER MSBA REGS				
Construction Contingency Reimbursement - 2% Max on Reno, 1% Max on New		\$1,479,831.99	\$2,022,578.49	\$3,341,065.49
Owner Contingency Reimbursement - assume 33% of budget eligible		\$252,097.82	\$323,740.36	\$354,136.52
GMP Contingency Reimbursement - assume 33% of budget eligible		\$1,042,655.47	\$1,399,614.59	\$0.00
Sitework Costs exceeding 8% of Direct Building Cost		\$868,607.00	\$1,000,949.60	\$1,978,427.40
Legal Fees - Approximate		\$50,000.00	\$50,000.00	\$50,000.00
Moving Costs		\$150,000.00	\$150,000.00	\$50,000.00
Swing Space Costs		\$2,000,000.00	\$2,000,000.00	-
Ineligible Abatement Costs (VAT) - Ballpark Estimate Value		\$243,280.00	\$243,280.00	\$243,280.00
Ineligible Construction over Allowable SF and \$326/SF (Grades 4-7)	150400	-	-	-
Ineligible Construction over Allowable SF and \$326/SF (Grades 6-7)	84305	-\$10,069,930.00	-\$3,452,800.00	\$8,968,830.00
TOTAL POTENTIAL INELIGIBLE COSTS		100% INELIGIBLE	100% INELIGIBLE	\$14,985,739.40
POTENTIAL ELIGIBLE COSTS (PRORATED FOR INELIGIBLE COSTS)		\$0	\$0	\$69,795,681
POTENTIAL REIMBURSEMENT FROM MSBA (reimbursement rates below)		\$0	\$0	\$32,978,459
44.25% Base Reimbursement Rate (Base Rate Floating Until SD)		44.25%	44.25%	44.25%
5% Renovation Incentive (Pro-rated)		0.00%	2.50%	0.00%
2% Energy Efficiency Incentive		2.00%	2.00%	2.00%
1% Maintenance Incentive Assumed (Plug Value)		1.00%	1.00%	1.00%
POTENTIAL DISTRICT SHARE OF TOTAL PROJECT BUDGET		\$49,146,674	\$66,351,738	\$51,802,961

Cost Comparisons

