

Information as of:

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

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		Nov-12	Apr-13	Apr-13	Apr-13	Oct-13	Apr-13	Sep-14	Jun-14
District		North Adams	Auburn	Chicopee	Peabody	Lynn	Wachusett	Chelsea	Haverhill ¹
School Name		Conte Middle School	Auburn Middle School	Chicopee Academy	J. Henry Higgins Middle School	Thurgood Marshall MS	Mountain View Middle School	Clark Avenue Middle School	Caleb Distin Hunking Middle School
Construction Type		Add/Reno	New	Renovation	New	New	New	New	New
Enrollment		310	560	825	1,340	1,100	800	670	1,005
GSF		78,119	100,395	176,425	211,982	181,847	126,200	115,235	147,996
Assumed Start of Construction		Jan-14	Apr-14	Jul-14	Jun-14	May-14	Mar-14	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	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.	HMFH Architects	JCJ Architecture
Cost Estimator		AM Fogarty	AM Fogarty	VJ Associates	AM Fogarty	VJ Associates	AM Fogarty	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	\$3,253,769	\$2,486,821
B	Shell	\$4,250,600	\$7,638,427	\$3,244,857	\$16,064,335	\$16,064,415	\$10,231,943	\$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	\$4,143,506	\$4,609,954
B20	Exterior Enclosure	\$3,144,900	\$3,593,701	\$1,766,632	\$7,513,989	\$7,829,061	\$5,074,898	\$3,602,488	\$5,670,811
B2010	Exterior Walls		\$2,719,810	\$292,610	\$4,806,352	\$4,969,818	\$3,820,285	\$2,622,495	\$4,272,072
B2020	Exterior Windows		\$717,242	\$1,427,522	\$2,568,062	\$2,716,024	\$1,171,563	\$933,823	\$1,300,559
B2030	Exterior Doors		\$156,649	\$46,500	\$139,575	\$143,219	\$83,050	\$46,170	\$98,180
B30	Roofing	\$600,500	\$1,444,597	\$304,272	\$2,296,292	\$1,997,437	\$1,225,536	\$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	\$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	\$10,101,675	\$12,212,163
D10	Conveying	\$247,300	\$84,860	\$175,000	\$120,420	\$186,500	\$186,500	\$273,500	\$186,420
D20	Plumbing	\$762,400	\$1,201,441	\$2,277,504	\$2,286,565	\$2,235,119	\$1,310,352	\$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	\$4,586,809	\$5,947,712
D40	Fire Protection	\$415,900	\$436,175	\$790,025	\$880,896	\$746,400	\$504,292	\$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	\$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	\$1,211,630	\$1,139,563
E	Building Value Engineering								
	Building Subtotal	\$14,521,110	\$23,350,958	\$22,116,660	\$47,562,204	\$49,913,764	\$28,959,805	\$29,311,076	\$34,446,742
F	Special Construction & Demo	\$1,173,870	\$1,173,870	\$1,077,713	\$3,396,348	\$3,675,520	\$1,480,548	\$3,137,750	\$1,743,385
G	Other Site Construction	\$1,338,960	\$3,505,297	\$1,043,080	\$7,663,712	\$2,993,029	\$3,302,032	\$1,386,359	\$3,779,183
G10	Site Preparation	\$229,800	\$826,741	\$164,112	\$1,914,616	\$751,752	\$773,405	\$869,996	\$899,996
G20	Site Improvements	\$817,860	\$1,333,642	\$425,110	\$4,202,561	\$1,529,213	\$1,255,731	\$814,619	\$1,524,479
G30	Mechanical Utilities	\$190,300	\$1,023,406	\$378,640	\$910,885	\$554,114	\$745,054	\$170,750	\$693,501
G40	Electrical Utilities	\$101,000	\$321,508	\$75,218	\$635,650	\$157,950	\$527,842	\$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	\$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	\$9,788,697	\$9,275,820
Z	Insurance		\$234,941	\$250,000	\$643,435	\$744,000	\$291,862		\$550,000
Z	Subcontractor Bond		\$323,645	\$296,026	\$649,870	\$434,725	\$367,746		\$375,000
Z	Design & Pricing Contingency	\$1,703,394	\$2,092,901	\$2,845,993	\$6,563,685	\$5,061,060	\$2,785,675	\$2,706,815	\$3,120,847
Z	General Conditions	\$1,429,573	\$2,511,368	\$1,549,651	\$4,151,922	\$4,044,377	\$4,044,377	\$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	\$1,065,300	\$975,000
Z	CM at Risk Contingency		\$896,958	\$500,000					\$776,093
	Construction Subtotal	\$21,257,079	\$33,875,102	\$30,063,097	\$72,200,531	\$64,808,475	\$41,125,856	\$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	\$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	\$46,046,367	\$49,998,830
	Cost per Square Foot	\$280	\$353	\$174	\$354	\$372	\$342	\$400	\$338
Bid Alternates			\$938,130		\$1,647,109	\$3,500,000			
CM Preconstruction Services			\$100,000	\$120,000		\$149,540		\$198,000	\$150,000
Construction Contingency	\$2,185,327	\$1,283,946	\$1,750,000	\$3,714,253	\$3,386,262	\$1,293,668	\$1,378,734	\$2,084,900	\$2,084,900
Designer	\$2,569,000	\$3,290,532	\$2,995,350	\$6,383,665	\$6,528,539	\$4,170,500	\$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	\$1,725,000	\$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	\$1,608,000	\$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	\$203,000		\$239,906
Owner's Contingency	\$1,000,000	\$427,982	\$250,000	\$500,000	\$1,479,954	\$2,038,770	\$1,468,166		\$417,000
	Total Project Budget ***	\$29,692,594	\$44,511,234	\$37,999,940	\$92,598,279	\$92,000,000	\$54,301,695	\$57,332,407	\$61,500,000
Bid Alternates			\$938,130		\$1,647,109	\$3,500,000			
Ineligible Costs & Contingency							\$918,270		\$1,584,912
Scope Exclusions	\$717,199	\$8,140,051	\$374,213	\$13,175,964	\$21,520,157	\$7,044,756	\$9,370,472		\$8,682,744
Basis for Total Facilities Grant Reimbursement Rate	\$28,975,395	\$35,433,053	\$37,625,727	\$77,775,206	\$66,979,843	\$47,256,939	\$47,043,665	\$51,232,344	\$51,232,344
Reimbursement Rate	80.00%	88.61%	80.00%	56.16%	80.00%	57.93%	80.00%	78.93%	78.93%
Maximum Facilities Grant	\$23,180,316	\$20,767,312	\$30,100,582	\$43,678,556	\$53,583,874	\$27,375,945	\$37,634,932	\$40,363,275	\$40,363,275

1 - Haverhill Caleb Dustin Dunking Middle School - Maximum Total Facilities Grant reflects recovery of \$74,414.
 2 - Scituate Gates Intermediate School - The Maximum Facilities Grant reflects recovery cost of \$267,684.
 *** Total Project Budget Value includes the cost of Alternates.

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Middle Schools

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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 ²	Beverly	Provincetown	Quincy ³	Lynn	Lynn	Braintree ⁴	Natick ⁵	
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	John F. Kennedy MS	
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	Apr-18	Feb-18	Mar-19	
OPM	Daedalus Projects, Inc.	HEERY	Atlantic Construction & Management, Inc.	Joslin, Iesser + 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	
Division #	Description of Work								
A	Substructure	\$2,671,916	\$8,661,726	\$0	\$3,695,436	\$2,944,085	\$9,817,190	\$2,216,125	\$2,738,705
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
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
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
B2010	Exterior Walls	\$5,064,095	\$8,798,120	\$17,165	\$0	\$5,124,696	\$6,544,993	\$3,689,175	\$6,871,683
B2020	Exterior Windows	\$2,026,703	\$0	\$123,471	\$0	\$3,810,785	\$4,787,663	\$2,153,409	\$2,739,101
B2030	Exterior Doors	\$168,305	\$0	\$0	\$0	\$159,563	\$118,712	\$91,430	\$168,218
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
C	Interiors	\$9,294,095	\$10,901,708	\$428,745	\$7,024,669	\$8,801,079	\$10,955,486	\$6,050,769	\$14,162,844
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
D10	Conveying	\$180,000	\$0	\$0	\$216,620	\$0	\$174,420	\$509,000	\$0
D20	Plumbing	\$1,889,540	\$3,008,324	\$87,949	\$1,283,038	\$1,749,876	\$2,410,223	\$2,473,540	\$2,904,835
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
D40	Fire Protection	\$611,925	\$951,036	\$65,000	\$368,818	\$577,706	\$820,633	\$890,696	\$750,546
D50	Electrical Utilities	\$5,769,785	\$8,652,653	\$337,581	\$4,044,594	\$4,829,002	\$6,701,717	\$6,024,185	\$8,837,737
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
	Building Value Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$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
F	Special Construction & Demo	\$495,210	\$2,402,500	\$232,785	\$2,243,488	\$0	\$0	\$1,632,080	\$0
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
G10	Site Preparation	\$880,628	\$1,726,765	\$42,374	\$554,530	\$991,480	\$1,717,953	\$1,606,330	\$3,954,009
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
G30	Mechanical Utilities	\$1,454,656	\$43,125	\$0	\$636,791	\$1,700,229	\$1,027,253	\$619,080	\$1,577,654
G40	Electrical Utilities	\$819,400	\$656,040	\$0	\$121,250	\$426,210	\$341,830	\$237,000	\$743,020
	Other Site Construction	\$202,677	\$450	\$0	\$4,500	\$0	\$0	\$0	\$0
	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
Z	Mark-Ups	\$10,139,038	\$15,687,921	\$1,236,083	\$9,806,627	\$13,248,348	\$12,067,839	\$15,982,264	\$16,503,189
Z	Insurance	\$617,160	\$868,582	\$54,826	\$812,244	\$732,600	\$195,799	\$991,960	\$1,153,738
Z	Subcontractor Bond	\$320,924	\$394,405	\$28,510	\$673,992	\$842,535	\$425,126	\$678,670	\$0
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
Z	General Conditions	\$2,962,365	\$4,341,939	\$364,750	\$3,794,515	\$5,171,390	\$5,384,926	\$4,341,721	\$5,848,077
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
Z	CM at Risk Contingency	\$0	\$1,711,712	\$0	\$804,877	\$1,172,160	\$1,465,279	\$1,133,669	\$0
	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
Z	Project Scope Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,189,747
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	\$0
	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
	Cost per Square Foot	\$376	\$389	\$91	\$486	\$508	\$450	\$367	\$481
Bid Alternates	\$0	\$0	\$0	\$0	\$0	\$0	\$3,998,400	\$0	\$0
CM Preconstruction Services	\$0	\$192,064	\$0	\$135,000	\$100,000	\$100,000	\$150,000	\$0	\$0
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	\$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	\$9,369,652
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	\$3,103,489
FF&IT	\$1,704,000	\$3,348,000	\$0	\$1,720,000	\$1,564,800	\$2,419,200	\$2,832,000	\$4,201,910	\$4,201,910
Legal Fees	\$25,000	\$0	\$0	\$0	\$0	\$0	\$40,000	\$25,000	\$0
Other Soft Costs	\$367,000	\$355,000	\$5,580	\$265,000	\$1,277,600	\$330,000	\$75,000	\$551,000	\$551,000
Owner's Contingency	\$265,000	\$1,200,000	\$57,099	\$580,000	\$1,004,905	\$1,252,358	\$494,925	\$500,000	\$500,000
	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
Bid Alternates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$3,386,389
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	\$28,761,414
	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
	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

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

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

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

6 - Framingham Fuller MS - The Maximum Facilities Grant reflects a recovery cost of \$11,858.

7 - Dennis - Yarmouth Mattacheese MS - The Maximum Facilities Grant reflects a recovery cost of \$15,901.

8 - Weymouth Chapman MS - The Maximum Facilities Grant reflects a recovery cost of \$45,007.

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Date Board Approved	Oct-18	Dec-18	Apr-19	Aug-19	Aug-19	Aug-19	Apr-20	
District	Framingham ⁶	Dennis-Yarmouth ⁷	Weymouth ⁸	Braintree ⁹	Holyoke ¹⁰	Holyoke ¹¹	Leicester ¹²	
School Name	Fuller MS	Mattacheese MS	Maria Weston Chapman MS	South MS	Chestnut St. MS	Peck MS	Leicester MS	
Construction Type	New	New	Add / Reno	New	New	New	New	
Enrollment	630	940	1,470	800	550	550	930	
GSF	136,970	186,500	252,170	145,846	105,460	105,840	152,464	
Assumed Start of Construction	Jun-19	Feb-20	Jul-20	Dec-20	Jul-21	Jul-21	Aug-21	
OPM	Symmes Maini & Mckee Associates, Inc.	PMA	Hill International	Hill International	Pinck & Co.	Pinck & Co.	NV5	
Designer	Jonathan Levi Architects	Perkins Eastman	HMFH	Miller Dyer Spears	Jones Whitsett Architects	Jones Whitsett Architects	Finegold Alexander Architects, Inc.	
Cost Estimator	Miyakoda Consulting	AM Fogarty	PM&C	AM Fogarty	PM&C	PM&C	PM&C	
Division #	Description of Work	Total Costs						
A	Substructure	\$3,342,276	\$5,235,646	\$5,468,546	\$3,897,429	\$1,766,666	\$2,050,856	\$2,521,902
B	Shell	\$14,511,874	\$22,516,695	\$26,642,961	\$14,783,719	\$13,360,637	\$12,426,703	\$14,239,181
B10	Superstructure	\$4,939,081	\$7,187,981	\$9,815,010	\$5,112,218	\$5,977,704	\$5,874,418	\$5,723,862
B20	Exterior Enclosure	\$7,306,182	\$11,577,704	\$12,348,557	\$7,348,021	\$5,040,578	\$5,040,578	\$7,061,105
B2010	Exterior Walls	\$4,172,373	\$6,916,489	\$12,348,557	\$3,614,396	\$3,964,466	\$3,500,471	\$4,228,039
B2020	Exterior Windows	\$3,024,209	\$4,455,765		\$3,663,718	\$1,667,430	\$1,436,140	\$2,749,456
B2030	Exterior Doors	\$109,600	\$205,450		\$169,907	\$69,817	\$103,967	\$83,610
B30	Roofing	\$2,286,611	\$3,751,010	\$4,479,394	\$2,329,480	\$1,681,220	\$1,511,707	\$1,454,214
C	Interiors	\$10,819,707	\$12,872,813	\$17,862,596	\$9,752,765	\$6,335,081	\$6,841,778	\$8,571,657
D	Services	\$15,330,863	\$19,103,325	\$25,648,214	\$16,905,811	\$10,970,881	\$11,427,548	\$15,374,692
D10	Conveying	\$242,200	\$207,000	\$272,800	\$293,000	\$251,100	\$167,170	\$167,170
D20	Plumbing	\$2,051,850	\$2,393,190	\$3,650,590	\$2,344,845	\$1,422,253	\$1,412,795	\$2,223,373
D30	HVAC	\$7,052,250	\$9,194,295	\$12,664,638	\$6,985,250	\$4,621,079	\$4,820,332	\$6,920,297
D40	Fire Protection	\$752,345	\$884,850	\$1,164,284	\$862,847	\$513,542	\$494,150	\$751,180
D50	Electrical Utilities	\$5,232,218	\$6,423,990	\$7,895,912	\$6,419,869	\$4,162,907	\$4,489,181	\$5,312,672
E	Furnishings & Fixed Equipment	\$3,228,022	\$2,877,820	\$5,381,629	\$2,440,953	\$1,333,133	\$1,362,794	\$2,676,229
	Building Value Engineering							
	Building Subtotal	\$47,232,742	\$62,606,299	\$81,003,946	\$47,780,677	\$33,766,398	\$34,109,679	\$43,383,661
F	Special Construction & Demo	\$3,063,200	\$0	\$5,690,445	\$100,000	\$0	\$2,924,000	\$1,968,068
G	Other Site Construction	\$6,719,690	\$9,485,544	\$9,965,351	\$6,653,556	\$4,376,031	\$4,933,611	\$7,888,022
G10	Site Preparation	\$2,816,982	\$751,859	\$1,759,548	\$1,623,909	\$858,985	\$743,198	\$2,628,823
G20	Site Improvements	\$2,786,868	\$7,200,095	\$5,817,263	\$2,613,085	\$2,632,791	\$3,046,688	\$1,581,525
G30	Mechanical Utilities	\$715,840	\$875,790	\$1,657,940	\$1,738,440	\$592,155	\$675,950	\$3,045,774
G40	Electrical Utilities	\$400,000	\$657,800	\$730,600	\$678,122	\$292,100	\$467,775	\$631,900
	Other Site Construction			\$0			\$13,075	\$2,734,497
	Subtotal	\$57,015,632	\$72,091,843	\$96,659,742	\$54,534,233	\$38,142,429	\$41,980,365	\$55,974,248
Z	Mark-Ups	\$17,444,969	\$18,048,057	\$25,970,125	\$12,547,615	\$8,693,313	\$9,922,209	\$12,540,694
Z	Insurance	\$3,607,137	\$1,036,320	\$2,414,817	\$1,163,670	\$452,391	\$501,099	\$0
Z	Subcontractor Bond	\$698,690	\$829,056	\$0	\$339,293	\$378,824	\$1,242,976	\$0
Z	Design & Pricing Contingency	\$5,395,243	\$7,209,184	\$9,955,953	\$5,453,423	\$3,432,819	\$3,778,233	\$4,729,518
Z	General Conditions	\$3,651,036	\$5,803,393	\$7,849,792	\$4,408,193	\$2,261,500	\$2,853,500	\$3,045,775
Z	Overhead & Profit / GMP Fee	\$2,192,863	\$3,170,104	\$2,299,825	\$1,522,329	\$1,201,996	\$1,300,000	\$1,901,754
Z	CM at Risk Contingency	\$1,900,000	\$3,449,738	\$3,449,738	\$1,005,314	\$1,113,553	\$1,113,553	\$1,620,671
	Construction Subtotal	\$74,460,601	\$90,139,900	\$122,629,867	\$67,081,848	\$46,835,742	\$51,902,574	\$68,514,942
Z	Project Scope Adjustments							
Z	Escalation to Construction Mid-Point	\$3,474,828	\$3,604,592	\$5,475,774	\$2,099,568	\$3,429,958	\$3,775,084	\$3,653,286
	Total Construction Cost	\$77,935,429	\$93,744,492	\$128,105,641	\$69,181,416	\$50,265,700	\$55,677,658	\$72,168,228
	Cost per Square Foot	\$569	\$503	\$508	\$474	\$477	\$526	\$473
Bid Alternates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CM Preconstruction Services	\$400,000		\$480,000	\$0	\$166,380	\$180,000	\$250,000	
Construction Contingency	\$3,896,771	\$4,687,225	\$6,405,282	\$3,113,164	\$1,507,971	\$1,670,330	\$5,177,153	
Designer	\$8,240,068	\$10,839,820	\$14,995,255	\$7,321,614	\$5,473,120	\$5,952,766	\$7,446,876	
OPM & other Professional services	\$2,827,901	\$4,362,944	\$4,600,160	\$2,685,599	\$2,335,060	\$2,106,847	\$2,534,946	
FR&E/IT	\$2,268,000	\$2,256,000	\$5,292,000	\$1,920,000	\$1,595,000	\$1,595,000	\$2,883,000	
Legal Fees	\$80,000	\$25,000	\$50,000	\$0	\$0	\$0	\$0	
Other Soft Costs	\$1,070,000	\$350,000	\$1,407,000	\$600,000	\$110,500	\$2,145,500	\$260,000	
Owner's Contingency	\$1,558,709	\$713,350	\$2,899,792	\$1,764,126	\$1,005,314	\$1,113,553	\$684,531	
	Total Project Budget ***	\$98,276,878	\$116,978,831	\$164,235,130	\$86,585,919	\$62,459,045	\$70,441,654	\$91,404,734
Bid Alternates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ineligible Costs & Contingency	\$3,117,417	\$3,749,780	\$3,843,169	\$2,421,350	\$1,005,314	\$1,113,553	\$4,455,471	
Scope Exclusions	\$31,821,650	\$34,632,233	\$61,100,393	\$24,250,410	\$16,383,564	\$19,605,879	\$22,048,557	
Basic for Total Facilities Grant	\$63,337,811	\$78,596,818	\$99,291,568	\$59,914,159	\$45,070,167	\$49,722,222	\$64,900,706	
Reimbursement Rate	62.31%	67.68%	61.08%	53.96%	80.00%	80.00%	65.04%	
Maximum Facilities Grant	\$39,465,790	\$45,334,645	\$60,647,290	\$32,329,680	\$36,056,134	\$39,777,778	\$42,211,419	

9 - Braintree South MS - The Maximum Facilities Grant reflects a recovery cost of \$7,167.

10 - Holyoke Chestnut St. MS - The Maximum Facilities Grant reflects a recovery cost of \$15,783.

11 - Holyoke Peck MS - The Maximum Facilities Grant reflects a recovery cost of \$1,630. Feasibility study funding is

12 - Leicester MS - The Maximum Facilities Grant reflects a recovery cost of -\$274,025.

Information as of:

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

Middle 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	Apr-21	Aug-21	TOTAL ALL MIDDLE SCHOOLS	
District	Somerset ¹³	Walpole ¹⁴		
School Name	Somerset MS	Bird MS		
Construction Type	New	New		
Enrollment	590	905		
GSF	124,200	162,193		
Assumed Start of Construction	Oct-22	Mar-22		
OPM	CGA Project Management	Compass Project Management		
Designer	Ai3	Tappe Architects		
Cost Estimator	PM&C	AM Fogarty		
Division #	Description of Work			
A	Substructure	\$3,449,176	\$3,273,172	\$82,892,421
B	Shell	\$14,978,991	\$19,583,522	\$343,778,731
B10	Superstructure	\$5,158,266	\$8,019,521	\$129,257,011
B20	Exterior Enclosure	\$7,747,920	\$9,612,776	\$168,559,319
B2010	Exterior Walls	\$5,336,029	\$6,301,831	\$109,996,020
B2020	Exterior Windows	\$2,068,560	\$3,171,386	\$48,612,611
B2030	Exterior Doors	\$343,331	\$139,559	\$2,644,792
B30	Roofing	\$2,072,895	\$1,951,225	\$45,982,401
C	Interiors	\$9,803,118	\$11,301,056	\$213,849,597
D	Services	\$14,053,466	\$18,496,840	\$357,875,111
D10	Conveying	\$224,000	\$234,000	\$5,506,770
D20	Plumbing	\$2,127,624	\$3,069,046	\$49,714,941
D30	HVAC	\$5,891,348	\$7,104,550	\$155,234,706
D40	Fire Protection	\$778,071	\$959,159	\$17,094,081
D50	Electrical Utilities	\$5,032,423	\$7,030,085	\$130,424,613
E	Furnishings & Fixed Equipment	\$2,670,830	\$4,110,623	\$54,713,705
	Building Value Engineering			\$0
	Building Subtotal	\$44,955,581	\$56,765,213	\$1,053,209,585
F	Special Construction & Demo	\$1,567,400	\$2,362,890	\$37,981,287
G	Other Site Construction	\$9,907,840	\$9,000,127	\$130,272,977
G10	Site Preparation	\$2,213,242	\$2,029,663	\$29,777,842
G20	Site Improvements	\$4,698,695	\$3,608,499	\$62,156,374
G30	Mechanical Utilities	\$2,560,628	\$2,587,265	\$27,279,644
G40	Electrical Utilities	\$435,275	\$774,700	\$11,059,117
	Other Site Construction			\$2,954,749
	Subtotal	\$56,430,821	\$68,128,230	\$1,224,418,578
Z	Mark-Ups	\$11,018,841	\$19,838,876	\$299,294,030
Z	Insurance	\$780,650	\$1,472,115	\$20,289,346
Z	Subcontractor Bond	\$624,520		\$9,921,533
Z	Design & Pricing Contingency	\$4,514,466	\$6,812,823	\$113,846,674
Z	General Conditions	\$3,747,119	\$7,982,951	\$98,953,666
Z	Overhead & Profit / GMP Fee	\$1,352,086	\$1,780,577	\$36,160,400
Z	CM at Risk Contingency		\$1,790,410	\$20,122,411
	Construction Subtotal	\$67,449,662	\$87,967,106	\$1,523,712,608
Z	Project Scope Adjustments			\$3,189,747
Z	Escalation to Construction Mid-Point	\$1,506,703	\$4,632,720	\$61,670,155
	Total Construction Cost	\$68,956,365	\$92,599,826	\$1,588,572,510
	Cost per Square Foot	\$555	\$571	
Bid Alternates	\$1,000,000			\$11,083,639
CM Preconstruction Services	\$0	\$275,000		\$3,145,984
Construction Contingency	\$2,500,000	\$4,629,991		\$72,728,410
Designer	\$7,130,125	\$9,247,900		\$163,864,565
OPM & other Professional services	\$2,280,000	\$3,405,100		\$57,445,792
FF&E/IT	\$1,652,000	\$2,986,500		\$55,504,410
Legal Fees	\$25,000	\$20,000		\$342,000
Other Soft Costs	\$477,000	\$752,500		\$16,265,086
Owner's Contingency	\$1,000,000	\$1,851,997		\$25,525,531
	Total Project Budget ***	\$85,020,490	\$115,768,814	\$1,994,477,927
Bid Alternates				\$6,085,239
Ineligible Costs & Contingency	\$1,810,436	\$5,092,991		\$45,362,985
Scope Exclusions	\$31,564,439	\$37,824,033		\$508,901,377
Basis for Total Facilities Grant	\$51,645,615	\$72,851,790		\$1,434,128,326
Reimbursement Rate	61.59%	52.22%		
Maximum Facilities Grant	\$31,808,534	\$38,043,205		\$924,059,032

13 - Somerset MS - The Maximum Facilities Grant reflects a recovery cost of -\$8,780

14 - Walpole Bird MS - The Maximum Facilities Grant reflects a recovery cost of -\$68,924