



Cost Analysis



District	Concord	Scituate	Beverly	Duxbury	Wachusett	Natick	Braintree	Dennis-Yarmouth	Easton	Framingham
School Name	Concord MS	Gates MS	Briscoe MS	Duxbury M/H S	Mountain View MS	JFK MS	South MS	Mattacheese MS (4-7)	Center ES (PK-2)	Fuller MS
Construction Type	New	New/ Reno	New	New	New	New	New	New	New	New
Enrollment	700	710	1,395	1,735	800	1,000	800	940	880	630
GSF	144,005	164,383	231,581	322,105 sf	126,200 sf	182,195 sf	145,846 sf	186,500 sf	148,422 sf	136,970 sf
GSF per Student	206 sf/student	232 sf/student	166 sf/student	186 sf/student	158 sf/student	182 sf/student	182 sf/student	198 sf/student	169 sf/student	217 sf/student
Assumed Start of Construction	November 1, 2021	December 1, 2015	December 1, 2015	June 1, 2012	March 1, 2014	March 1, 2019	August 1, 2019	February 1, 2020	March 1, 2021	June 1, 2019
OPM	Hill International	Daedalus Projects, Inc.	HEERY	KV Associates	Town Employee	Compass Project Management	Hill International	PMA	PMA	SMMA
Designer	SMMA	Dore & Whittier Architects, Inc.	Ai3	Mt. Vernon Group	Lamoureux Pagano & Associates, Inc.	Ai3	Miller Dyer Spears	Perkins Eastman	Perkins Eastman	Jonathan Levi Architects
Cost Estimator	AM Fogarty	PM&C	PM&C	Tarbell Construction Mgmt.	AM Fogarty	PM&C	AM Fogarty	AM Fogarty	PM&C	Miyakoda Consulting
Delivery Methods	DBB	DBB	CMR	CMR	DBB	DBB	DBB	DBB	DBB	CMR
Actual Start Date	November 1, 2021	December 1, 2015	December 1, 2015	June 1, 2012	March 1, 2014	March 1, 2019	August 1, 2019	February 1, 2020	March 1, 2021	June 1, 2019
Actual Budget	\$104,048,665	\$75,750,000	\$110,711,080	\$128,356,161	\$54,301,695	\$109,560,000	\$86,585,919	\$116,978,831	\$94,839,543	\$98,276,878
Actual Cost / sf	\$722.54 /sf	\$460.81 /sf	\$478.07 /sf	\$398.49 /sf	\$430.28 /sf	\$601.33 /sf	\$593.68 /sf	\$627.23 /sf	\$638.99 /sf	\$717.51 /sf
Duration from Actual to Project Start Date	0.0 years	5.9 years	5.9 years	9.4 years	7.7 years	2.7 years	2.3 years	1.8 years	0.7 years	2.4 years
Projected Start Date	November 1, 2021	November 1, 2021	November 1, 2021	November 1, 2021	November 1, 2021	November 1, 2021	November 1, 2021	November 1, 2021	November 1, 2021	November 1, 2021
Escalation rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Budget in 2022	\$104,048,665	\$95,559,970	\$139,663,994	\$185,759,105	\$73,379,278	\$121,674,258	\$94,591,900	\$125,293,138	\$97,369,466	\$108,069,888
Stretch Code Change (TBD)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total with Stringent Energy Code	\$104,048,665	\$95,559,970	\$139,663,994	\$185,759,105	\$73,379,278	\$121,674,258	\$94,591,900	\$125,293,138	\$97,369,466	\$108,069,888
Actual Cost/sf in 2022	\$722.54 /sf	\$581.33 /sf	\$603.09 /sf	\$576.70 /sf	\$581.45 /sf	\$667.82 /sf	\$648.57 /sf	\$671.81 /sf	\$656.03 /sf	\$789.00 /sf
Actual Cost/student in 2022	\$148,641 /student	\$134,592 /student	\$100,118 /student	\$107,066 /student	\$91,724 /student	\$121,674 /student	\$118,240 /student	\$133,291 /student	\$110,647 /student	\$171,540 /student
Auditorium (yes/no/size)	No (cafetorium 1,500 SF)	9,100 sf 750 Seats *	8,410 sf 740 Seats *	NA	4,800 sf 320 Seats*	6,540 sf 494 Seats *	Cafetorium	8,500 sf 750 seats	NA	6700 sf 420 Seats
Gym (size)	6,000 sf	6,000 sf	9,000 sf	18,000 sf	8,000 sf	9,000 sf	14,000 sf	10,600 sf	6,000 sf	8,265 sf
Sustainability (LEED Silver, added?)	LEED Silver, Stretch Code w/ Enhancements (NetZero Ready)	Basic Mass CHPS	LEED Silver	LEED Silver	LEED Silver	LEED Silver	LEED Silver	LEED Platinum	LEED Gold	LEED Silver
Adjusted GSF	144,005 sf	156,783 sf	221,671 sf	310,105 sf	120,900 sf	174,155 sf	137,846 sf	174,900 sf	148,422 sf	129,505 sf
GSF per Student	206 sf/student	221 sf/student	159 sf/student	179 sf/student	151 sf/student	174 sf/student	172 sf/student	186 sf/student	169 sf/student	206 sf/student

District	School Name	Adjusted sf/ Student	Cost / sf in 2022	Cost / student in
Scituate	Gates MS	232 sf/student	\$581.33 /sf	\$134,592 /student
Beverly	Briscoe MS	166 sf/student	\$603.09 /sf	\$100,118 /student
Duxbury	Duxbury M/H S	186 sf/student	\$576.70 /sf	\$107,066 /student
Wachusett	Mountain View MS	158 sf/student	\$581.45 /sf	\$91,724 /student
Natick	JFK MS	182 sf/student	\$667.82 /sf	\$121,674 /student
Braintree	South MS	182 sf/student	\$648.57 /sf	\$118,240 /student
Dennis-Yarmouth	Mattacheese MS	198 sf/student	\$671.81 /sf	\$133,291 /student
Easton	Center ES	169 sf/student	\$656.03 /sf	\$110,647 /student
Framingham	Fuller MS	217 sf/student	\$789.00 /sf	\$171,540 /student
	AVERAGE	188 sf/student	\$641.76 /sf	\$120,988 /student
Concord	Concord MS	206 sf/student	\$722.54 /sf	\$148,641 /student

Notes:

* Auditorium SF Assumption = 10.00 SF/Seat + 1,600 SF Stage.