



Concord Middle School Project

Side-by-Side Cost Analysis

6/24/2021

District	Concord	Concord	Holyoke	Braintree	Dennis-Yarmouth	Braintree
School Name	Concord MS	Concord MS	Peck MS	South MS	Mattacheese MS	East MS
Construction Type	New	New	New	New	New	Add/Reno
Enrollment	700	700	550	800	940	1180
GSF	142,995	145,647	105,840	145,846	186,500	184,425
Assumed Start of Construction	March 2023	March 2023	July 2021	Dec 2020	Feb 2020	Feb 2018
OPM	Hill International	Hill International	Pinck & Co	Hill International	PMA	Hill International
Designer	SMMA	SMMA	Jones Whitsett Architects	Miller Dyer Spears	Perkins Eastman	Miller Dyer Spears Arch.
Cost Estimator	Based on AM Fogerty	Based on AM Fogerty	PM&C	AM Fogerty	AM Fogerty	VJ Associates
Gross SF	142,995	145,647	105,840	145,846	186,500	184,625
Cost / SF	\$ 348.00	\$ 348.00	\$ 358.07	\$ 342.01	\$ 355.02	\$ 252.16
Construction	\$ 49,762,260.00	\$ 50,685,156.00	\$ 37,897,838.00	\$ 49,880,245.00	\$ 66,210,891.00	\$ 46,554,736.00
Demolition / Hazmat	\$ 1,500,000.00	\$ 1,500,000.00	\$ 2,924,000.00	\$ 100,000.00	\$ -	\$ 1,892,087.00
Site Cost	\$ 7,500,000.00	\$ 7,500,000.00	\$ 4,933,611.00	\$ 6,653,556.00	\$ 9,485,544.00	\$ 3,307,612.00
TOTAL DIRECT	\$ 58,762,260.00	\$ 59,685,156.00	\$ 45,755,449.00	\$ 56,633,801.00	\$ 75,696,435.00	\$ 51,754,435.00
Total Mark-ups	\$ 21,217,016	\$ 21,550,242	\$ 9,922,209	\$ 12,547,615	\$ 18,048,057	\$ 15,982,264
Design Contingency	12.00% \$ 7,051,471.20	\$ 7,162,218.72	Included Above	Included Above	Included Above	Included Above
Escalation	8.00% \$ 5,265,098.50	\$ 5,347,789.98	Included Above	Included Above	Included Above	Included Above
GC	5.00% \$ 3,553,941.48	\$ 3,609,758.23	Included Above	Included Above	Included Above	Included Above
GR	2.50% \$ 1,865,819.28	\$ 1,895,123.07	Included Above	Included Above	Included Above	Included Above
Permits (waived)	0.00%		Included Above	Included Above	Included Above	Included Above
P&P Bond	2.00% \$ 1,529,971.81	\$ 1,554,000.92	Included Above	Included Above	Included Above	Included Above
Profit	2.50% \$ 1,950,714.06	\$ 1,981,351.17	Included Above	Included Above	Included Above	Included Above
TOTAL CONSTRUCTION	\$ 79,979,276.33	\$ 81,235,398.10	\$ 55,677,658.00	\$ 69,181,416.00	\$ 93,744,492.00	\$ 67,736,699.00
CONSTRUCTION COST PER STUDENT	\$114,256.11	\$116,050.57	\$101,232.11	\$86,476.77	\$99,728.18	\$57,403.98
CONSTRUCTION COST PER SF	\$559.32	\$557.76	\$526.05	\$474.35	\$502.65	\$366.89
PROJECT COST	\$99,974,095.41	\$101,544,247.62				

AVERAGE COST/SF (Bldg Only)	\$335.11
AVERAGE COST/SF (Construction)	\$502.99
MEDIAN COST/SF (Bldg Only)	\$348.98
MEDIAN COST/SF (Construction)	\$508.01

Orange	Millbury Shaw ES	Weymouth	Framingham	Somerset
Dexter Park ES	R.E. Shaw ES	Maria Weston Chapman MS	Fuller MS	Somerset MS
Add/Reno	New	Add/Reno	New	New
520	550	1470	630	590
97,115	90,266	252,170	136,970	124,200
July 2021	Feb 2021	July 2020	June 2019	March 2022
Hill International	Hill International	Hill International	SMMA	CGA Management
Raymond Design Assoc. Inc.	Turowski2 Architecture	HMFH	Jonathan Levi Architects	Ai3 Architects
PM&C	PM&C	PM&C	Miyakoda Consulting	Info not available
97,115	90,266	252,170	136,970	124,200
\$ 303.88	\$ 356.58	\$ 342.94	\$ 370	Info not available
\$ 29,511,155.00	\$ 32,186,918.00	\$ 86,479,720.00	\$ 50,707,570	Info not available
\$ 1,012,727.00	\$ 1,422,466.00	\$ 5,690,445.00	\$ 3,063,200	Info not available
\$ 5,438,731.00	\$ 6,712,058.00	\$ 9,965,351.00	\$ 6,719,690	Info not available
\$ 35,962,613.00	\$ 40,321,442.00	\$ 102,135,516.00	\$ 60,490,460	\$ -
\$ 9,768,115	\$ 8,948,349	\$ 25,970,125	\$ 17,444,969	Info not available
Included Above	Included Above	Included Above	Included Above	Info not available
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\$ 45,730,728.00	\$ 49,269,791.00	\$ 128,105,641.00	\$ 77,935,429.00	\$ 69,956,365.00
\$87,943.71	\$89,581.44	\$87,146.69	\$123,707.03	\$118,570.11
\$470.89	\$545.83	\$508.01	\$569.00	\$563.26