Concord Middle School

DESIGN DEVELOPMENT AND SCHEMATIC DESIGN COST ESTIMATE COMPARISON

142,704. sf



143,510. sf

DELTA **Program Area** Cost/SF Cost/SF DD - SD NEW BUILDING 142,704 SF 143,510 SF (\$247,522) Substructure A1010 Standard Foundations \$3,236,420 A1020 Special Foundations \$0.00 /st \$0.00 /sf A1030 Lowest Floor Construction \$1,526,469 \$10.70 /sf \$1,393,015 \$9.71 /sf \$133,455 A20 **Basement Construction** A2010 Basement Excavation \$0.00 /st \$0.00 /sf \$0 A2020 Basement Walls \$0.00 /st \$0.00 /sf \$0 \$0 \$2,215,107 Shell B10 Superstructure B1010 Floor Construction \$4,111,061 \$28.81 /sf \$20.50 /sf \$1,169,593 \$2,906,841 \$20.37 /sf \$2,902,930 \$20.23 /sf \$3,912 B2010 Exterior Walls \$5,302,253 \$37.16 /sf \$5,225,479 \$36.41 /sf \$76,774 B2020 Windows \$2,693,307 \$18.97 /sf \$2,819,742 \$19.65 /sf (\$126,435 B2030 Exterior Doors \$131,421 \$0.92 /sf \$122,385 \$0.85 /sf \$9,036 B30 Roofing \$0 \$1,028,788 B3010 Roof Coverings \$3,114,494 \$21.82 /sf \$2,085,70 \$14.53 /sf \$0.11 /sf B3020 Roof Openings \$69,940 \$0.49 /s \$16,500 \$53,440 \$1,503,335 Interiors C10 Interior Construction \$4,041,269 C1020 Interior Doors \$1,057,482 \$7.41 /sf \$870,40 \$6.07 /sf \$187,080 C1030 Specialties/Millwork \$1,443,417 \$9.85 /sf \$1,271,846 \$8.86 /sf \$171,571 C20 Stairs \$0 \$0 C2010 Stair Construction \$347,000 \$2.43 /st \$320,050 \$2.23 /sf \$26,950 \$40,939 C2020 Stair Finishes \$0.29 /sf \$40,44 \$0.28 /sf \$492 C30 Interior Finishes \$0 C3010 Wall Finishes \$1,735,760 \$12.16 /sf \$1,192,23 \$8.31 /sf \$543,528 \$136,628 C3020 Floor Finishes \$1,283,572 \$8.99 /st \$1,146,94 \$7.99 /s C3030 Ceiling Finishes \$1,685,821 \$11.81 /sf \$1,533,06 \$10.68 /sf \$152,754 Services \$2,209,749 D10 D1010 Elevators \$225,350 \$1.58 /sf \$206,588 \$1.44 /sf \$18,763 D20 Plumbing D20 Plumbing \$3,030,897 \$21.24 /sf \$2,405,79 \$16.76 /sf \$625,103 D30 HVAC \$8,467,944 \$59.34 /sf \$7,763,699 \$54.10 /sf \$704,246 D30 HVAC D40 Fire Protection D40 Fire Protection \$1,016,303 \$7.12 /sf \$964,600 \$6.72 /sf \$51,697 D50 Electrical D50 Electrical \$7,478,466 \$52.41 /st \$6,668,525 \$46.47 /sf \$809,941 **Equipment & Furnishings** \$475,641 E10 E10 General \$1,812,808 \$12.70 /sf \$1,548,86 \$10.79 /sf \$263,943 E20 Furnishings E2010 Fixed Furnishings \$1,270,170 \$8.90 /sf \$1,058,47 \$7.38 /sf \$211,698 **Special Construction & Hazmat Removals** \$68,450 F10 Special Construction F1010 Special Construction \$0.00 /sf \$0.00 /sf F2010 Building Elements Demolition \$698,539 \$4.90 /sf \$721,94 \$5.03 /sf (\$23,410 F2020 Hazardous Components Abatement \$1,010,444 \$7.08 /sf \$918,585 \$6.40 /sf \$91,859 Sub-total for above trade work \$415.78 /sf \$53,132,648 \$614,927 Sitework Site Preparation \$2,121,694 \$14.87 /st \$20.80 /s G 10 \$2,984,860 (\$863,16 Site improvements \$6,403,917 \$1,049,359 G 20 \$44.88 /st \$5,354,558 \$37.31 /sf 3 3 O \$2,023,605 \$14.18 /st \$1,628,530 \$11.35 /sf \$395,075 \$703,683 \$4.93 /st \$4.67 /sf \$33,660 Sub-total incl. Sitework & Demo \$70,610,303 \$494.63 /sf \$63,770,619 \$444.36 /sf \$6,839,684 Markups Design and Estimating Contingency 5% @ DD \$3,530,515 \$24.73 /sf 10% @ SD \$6,377,062 \$44.44 /sf (\$2,846,547 \$77,725,910 \$544.48 /sf Sub-total incl. Escalation & Design Cont \$73,830,433 \$514.46 /sf \$3,895,476 General Conditions - Main Building 20mo \$2,700,000 \$18.92 /sf 24mo \$3,240,000 \$22.58 /sf (\$540,000 \$455.000 \$3.19 /sf \$3.17 /sf General Conditions - Demo + Sitework 7mo 7mo \$455.000 Incl. Above General Requirements 2.00% \$1,554,519 \$10.89 /sf 2.00% \$1,476,609 \$10.29 /sf \$77,910 \$738,213 \$37,167 Bonds 1.00% \$5.17 /sf 1.00% \$701,046 \$4.88 /sf 1.00% \$831,737 1.00% \$797,03 \$5.55 /sf \$34,706 \$5.83 /sf nsurance \$0.00 /sf \$0.00 /sf \$0 N/A Permit N/A \$2,100,135 \$87,632 Overhead & Profit 2.50% \$14.71 /sf 2.50% \$2,012,503 \$14.02 /sf Total Estimated Construction Cost \$86,105,512 \$603.19 /sf \$82,512,622 \$574.96 /sf \$3,592,890