

Concord Middle School
DESIGN DEVELOPMENT COST ESTIMATE - RECONCILED

6/29/2022 REV



6/29/2022 REV			142,704. sf			142,704. sf			142,704. sf		International	
			RECONCILED VALUE (Average)			PM & C, dated 6/21/2022 R1			AM Fogarty, dated 6/24/2022 R1		DELTA	
	Program Area			Cost/SF			Cost/SF			Cost/SF	PM&C - AMF	
NEW BUILDING			142,704	SF		142,704 SF			142,704 SF			
A	Substructure										(\$399,119)	
A10	Foundations											
	A1010 Standard Foundations		\$2,855,444	\$20.01 /sf		\$2,642,760	\$18.52 /sf		\$3,068,127	\$21.50 /sf	(\$425,367)	
	A1020 Special Foundations		\$0	\$0.00 /sf		\$0	\$0.00 /sf		\$0	\$0.00 /sf	\$0	
	A1030 Lowest Floor Construction		\$1,526,469	\$10.70 /sf		\$1,539,593	\$10.79 /sf		\$1,513,345	\$10.60 /sf	\$26,248	
A20	Basement Construction											
	A2010 Basement Excavation		\$0	\$0.00 /sf		\$0	\$0.00 /sf		\$0	\$0.00 /sf	\$0	
	A2020 Basement Walls		\$0	\$0.00 /sf		\$0	\$0.00 /sf		\$0	\$0.00 /sf	\$0	
B	Shell										(\$171,105)	
B10	Superstructure											
	B1010 Floor Construction		\$4,111,061	\$28.81 /sf		\$4,339,947	\$30.41 /sf		\$3,882,175	\$27.20 /sf	\$457,772	
	B1020 Roof Construction		\$2,906,841	\$20.37 /sf		\$2,690,025	\$18.85 /sf		\$3,123,657	\$21.89 /sf	(\$433,632)	
B20	Exterior Enclosure											
	B2010 Exterior Walls		\$5,302,253	\$37.16 /sf		\$5,195,168	\$36.41 /sf		\$5,409,337	\$37.91 /sf	(\$214,169)	
	B2020 Windows		\$2,693,307	\$18.87 /sf		\$2,697,148	\$18.90 /sf		\$2,689,466	\$18.85 /sf	\$7,682	
	B2030 Exterior Doors		\$131,421	\$0.92 /sf		\$116,880	\$0.82 /sf		\$145,961	\$1.02 /sf	(\$29,081)	
B30	Roofing											
	B3010 Roof Coverings		\$3,114,494	\$21.82 /sf		\$3,141,315	\$22.01 /sf		\$3,087,672	\$21.64 /sf	\$53,643	
	B3020 Roof Openings		\$69,940	\$0.49 /sf		\$63,280	\$0.44 /sf		\$76,600	\$0.54 /sf	(\$13,320)	
C	Interiors										(\$123,629)	
C10	Interior Construction											
	C1010 Partitions		\$4,041,269	\$28.32 /sf		\$4,131,695	\$28.95 /sf		\$3,950,843	\$27.69 /sf	\$180,852	
	C1020 Interior Doors		\$1,057,482	\$7.41 /sf		\$1,010,560	\$7.08 /sf		\$1,104,404	\$7.74 /sf	(\$93,844)	
	C1030 Specialties/Millwork		\$1,443,417	\$10.11 /sf		\$1,501,206	\$10.52 /sf		\$1,385,627	\$9.71 /sf	\$115,579	
C20	Stairs											
	C2010 Stair Construction		\$347,000	\$2.43 /sf		\$318,000	\$2.23 /sf		\$376,000	\$2.63 /sf	(\$58,000)	
	C2020 Stair Finishes		\$40,939	\$0.29 /sf		\$37,832	\$0.27 /sf		\$44,046	\$0.31 /sf	(\$6,214)	
C30	Interior Finishes											
	C3010 Wall Finishes		\$1,735,760	\$12.16 /sf		\$1,662,096	\$11.65 /sf		\$1,809,423	\$12.68 /sf	(\$147,327)	
	C3020 Floor Finishes		\$1,283,572	\$8.99 /sf		\$1,262,738	\$8.85 /sf		\$1,304,406	\$9.14 /sf	(\$41,668)	
	C3030 Ceiling Finishes		\$1,685,821	\$11.81 /sf		\$1,649,317	\$11.56 /sf		\$1,722,324	\$12.07 /sf	(\$73,007)	
D	Services										\$43,592	
D10	Conveying											
	D1010 Elevators		\$225,350	\$1.58 /sf		\$227,400	\$1.59 /sf		\$223,300	\$1.56 /sf	\$4,100	
D20	Plumbing											
	D20 Plumbing		\$3,030,897	\$21.24 /sf		\$3,078,865	\$21.58 /sf		\$2,982,929	\$20.90 /sf	\$95,936	
D30	HVAC											
	D30 HVAC		\$8,467,944	\$59.34 /sf		\$8,645,002	\$60.58 /sf		\$8,290,886	\$58.10 /sf	\$354,116	
D40	Fire Protection											
	D40 Fire Protection		\$1,016,303	\$7.12 /sf		\$1,036,200	\$7.26 /sf		\$996,405	\$6.98 /sf	\$39,795	
D50	Electrical											
	D50 Electrical		\$7,478,466	\$52.41 /sf		\$7,253,288	\$50.83 /sf		\$7,703,643	\$53.98 /sf	(\$450,355)	
E	Equipment & Furnishings										(\$72,596)	
E10	Equipment											
	E10 General		\$1,812,808	\$12.70 /sf		\$1,785,845	\$12.51 /sf		\$1,839,770	\$12.89 /sf	(\$53,925)	
E20	Furnishings											
	E2010 Fixed Furnishings		\$1,270,170	\$8.90 /sf		\$1,260,834	\$8.84 /sf		\$1,279,505	\$8.97 /sf	(\$18,671)	
F	Special Construction & Hazmat Removals										(\$107,283)	
F10	Special Construction										\$0	
	F1010 Special Construction		\$0	\$0.00 /sf		\$0	\$0.00 /sf		\$0	\$0.00 /sf	\$0	
F20	Building Demolition										\$0	
	F2010 Building Elements Demolition		\$698,539	\$4.90 /sf		\$644,897	\$6.78 /sf		\$752,180	\$5.27 /sf	(\$107,283)	
	F2020 Hazardous Components Abatement		\$1,010,444	\$7.08 /sf		\$1,010,444	\$7.08 /sf		\$1,010,444	\$7.08 /sf	\$0	
	Sub-total for above trade work		\$59,357,405	\$415.95 /sf		\$58,942,335	\$413.04 /sf		\$59,772,475	\$418.86 /sf	(\$830,140)	
G	Sitework										\$387,451	
G 10	Site Preparation		\$2,121,694	\$14.87 /sf		\$2,067,443	\$14.49 /sf		\$2,175,945	\$15.25 /sf	(\$108,502)	
G 20	Site improvements		\$6,403,917	\$44.88 /sf		\$6,517,159	\$45.67 /sf		\$6,290,674	\$44.08 /sf	\$226,485	
G 30	Utilities		\$2,023,605	\$14.18 /sf		\$2,181,401	\$15.29 /sf		\$1,865,808	\$13.07 /sf	\$315,593	
G 40	Site Electric		\$703,683	\$4.93 /sf		\$680,620	\$4.77 /sf		\$726,745	\$5.09 /sf	(\$46,125)	
	Sub-total incl. Sitework & Demo		\$70,610,303	\$494.80 /sf		\$70,388,958	\$493.25 /sf		\$70,831,647	\$496.35 /sf	(\$442,689)	
	Markups											
	Escalation		0.00%	\$3,585,092	\$25.12 /sf	4.67%	\$3,451,523	\$24.19 /sf	5.00%	\$3,718,661	\$26.06 /sf	(\$267,138)
	Design and Estimating Contingency		0.00%	\$3,530,515	\$24.74 /sf	5.00%	\$3,519,448	\$24.66 /sf	5.00%	\$3,541,582	\$24.82 /sf	(\$22,134)
	Sub-total incl. Escalation & Design Cont			\$77,725,910	\$544.67 /sf		\$77,359,929	\$542.10 /sf		\$78,091,890	\$547.23 /sf	(\$731,961)
	General Conditions - Main Building		20mo	\$2,700,000	\$18.92 /sf	20mo	\$2,700,000	\$18.92 /sf	20mo	\$2,700,000	\$18.92 /sf	\$455,000
	General Conditions - Demo + Sitework		7mo	\$455,000	\$3.19 /sf	7mo	\$455,000	\$3.19 /sf	7mo	\$455,000	\$0.00 /sf	Incl. Above
	General Requirements		2.00%	\$1,554,519	\$10.89 /sf	2.00%	\$1,547,199	\$10.84 /sf	2.00%	\$1,561,838	\$10.94 /sf	(\$14,639)
	Bonds		1.00%	\$738,213	\$5.17 /sf	1.00%	\$773,599	\$5.42 /sf	0.90%	\$702,827	\$4.93 /sf	\$70,772
	Insurance		1.00%	\$831,737	\$5.83 /sf	1.00%	\$828,357	\$5.80 /sf	1.00%	\$835,116	\$5.85 /sf	(\$6,759)
	Permit		N/A	\$0	\$0.00 /sf	N/A	\$0	\$0.00 /sf	N/A	\$0	\$0.00 /sf	\$0
	Overhead & Profit		2.50%	\$2,100,135	\$14.72 /sf	2.50%	\$2,091,602	\$14.66 /sf	2.50%	\$2,108,667	\$14.78 /sf	(\$17,065)
	Total Estimated Construction Cost			\$86,105,512	\$603.39 /sf		\$85,755,686	\$600.93 /sf		\$86,455,338	\$605.84 /sf	(\$699,652)

- Notes:
- 1.) Variance of \$699,652 between the two estimates is under 2%, which is an acceptable standard.
 - 2.) Other FF&E has been included in the total project budget under soft costs for non-fixed equipment and furniture.
 - 3.) Construction hard costs include security scope. Technology scope has been included in the total project budget under soft costs.
 - 4.) Existing building demolition assumes 89,271 SF for main structure and 5,848 SF for the modular units.
 - 5.) Hazardous materials abatement is per the Nobis environmental survey and report.
 - 6.) AM Fogarty carried 4.67% escalation and PM&C carried 5% escalation which accounts for \$267,138 of the variance between estimates.
 - 7.) Duration of Phase 1 work assumes (20) months for General Conditions.
 - 8.) Assumes permit fees waived.