

Concord Middle School  
Cost Comparison Recap  
September 7, 2022

January - February 2022 Estimated Cost for Warrant Article / Special Town Meeting	
Description	Warrant Article Cost
20 Construction	
Schematic Design Reconciled Estimate	\$82,512,622
VM Accepted in Schematic Design (Dec 2021)	-\$1,740,145
SD Construction Estimate with VM Accepted	\$80,772,477
30 Architectural & Engineering	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
Testing & Inspections	\$250,000
Subtotal	\$8,095,500
40 Administrative Costs	
Owner's Project Manager Basic Services	\$3,643,580
Commissioning Agent	\$280,000
Advertising	\$30,000
Other Administrative Costs	\$50,000
Other Project Costs (Moving)	\$200,000
Utility Fees	\$300,000
Legal	\$0
Subtotal	\$4,503,580
50 Furniture, Fixtures and Equipment	
Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
Subtotal	\$2,625,000
70 Contingency	
Construction Contingency (5% Hard Costs)	\$4,038,624
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$4,799,828
Sub-Total	\$100,796,385
Owner's Bid Contingency (2.5% Hard Costs)	\$2,019,312
Total	\$102,815,697
Note: **Excludes \$1.5M initial funding for Feasibility and SD Phase	

June 2022 Design Development Estimate Projection	
Description	DD Estimate Projection
20 Construction	
Design Development Reconciled Estimate	\$86,105,312
VM Review Pending (June 2022)	\$0
DD Construction Estimate with VM Pending	\$86,105,312
30 Architectural & Engineering	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
Testing & Inspections	\$250,000
Subtotal	\$8,095,500
40 Administrative Costs	
Owner's Project Manager Basic Services	\$3,643,580
Commissioning Agent	\$280,000
Advertising	\$30,000
Other Administrative Costs	\$50,000
Other Project Costs (Moving)	\$200,000
Utility Fees	\$300,000
Legal	\$0
Subtotal	\$4,503,580
50 Furniture, Fixtures and Equipment	
Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
Subtotal	\$2,625,000
70 Contingency	
Construction Contingency (5% Hard Costs)	\$4,305,266
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$5,066,470
Sub-Total	\$106,395,862
Owner's Bid Contingency	\$2,019,312
Total	\$108,415,174
Note: **	

August 2022 Value Management as of August 4, 2022 OPTION A - CURRENT COST	
Description	DD Estimate Projection
20 Construction	
Design Development Reconciled Estimate	\$86,105,312
VM Accepted in Design Development (August 2022)	-\$1,109,369
DD Construction Estimate with VM Accepted	\$84,995,943
30 Architectural & Engineering	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
Testing & Inspections	\$250,000
Subtotal	\$8,095,500
40 Administrative Costs	
Owner's Project Manager Basic Services	\$3,643,580
Commissioning Agent	\$280,000
Advertising	\$30,000
Other Administrative Costs	\$50,000
Other Project Costs (Moving)	\$200,000
Utility Fees	\$300,000
Legal	\$0
Subtotal	\$4,503,580
50 Furniture, Fixtures and Equipment	
Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
Subtotal	\$2,625,000
70 Contingency	
Construction Contingency (5% Hard Costs)	\$4,249,797
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$5,011,001
Sub-Total	\$105,231,024
Owner's Bid Contingency	\$2,019,312
Total	\$107,250,336
Note: **	



September 2022  
Value Management - Possible  
OPTION B - INTERMEDIATE COST

Description	DD Estimate Projection
<b>20 Construction</b>	
DD Reconciled Estimate with VM Accepted thru 8/4	\$84,995,943
VM Possible per 8/25 SBC Meeting	-\$214,604
DD Construction Estimate w/ VM Accepted & VM Possible	\$84,781,338
<b>30 Architectural &amp; Engineering</b>	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
Testing & Inspections	\$250,000
Subtotal	\$8,095,500
<b>40 Administrative Costs</b>	
Owner's Project Manager Basic Services	\$3,643,580
Commissioning Agent	\$280,000
Advertising	\$30,000
Other Administrative Costs	\$50,000
Other Project Costs (Moving)	\$200,000
Utility Fees	\$300,000
Legal	\$0
Subtotal	\$4,503,580
<b>50 Furniture, Fixtures and Equipment</b>	
Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
Subtotal	\$2,625,000
<b>70 Contingency</b>	
Construction Contingency (5% Hard Costs)	\$4,239,067
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$5,000,271
Sub-Total	\$105,005,689
Owner's Bid Contingency	\$2,019,312
Total	\$107,025,001

Note: \*\*

September 2022  
Value Management - Back to Budget  
OPTION C - BUDGET COST

Description	DD Estimate Projection
<b>20 Construction</b>	
DD Reconciled Estimate with VM Accepted thru 8/4	\$84,995,943
VM Back to Budget	-\$4,223,466
DD Construction Est. w/ VM Accepted & VM Under Rev.	\$80,772,477
<b>30 Architectural &amp; Engineering</b>	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
Testing & Inspections	\$250,000
Subtotal	\$8,095,500
<b>40 Administrative Costs</b>	
Owner's Project Manager Basic Services	\$3,643,580
Commissioning Agent	\$280,000
Advertising	\$30,000
Other Administrative Costs	\$50,000
Other Project Costs (Moving)	\$200,000
Utility Fees	\$300,000
Legal	\$0
Subtotal	\$4,503,580
<b>50 Furniture, Fixtures and Equipment</b>	
Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
Subtotal	\$2,625,000
<b>70 Contingency</b>	
Construction Contingency (5% Hard Costs)	\$4,038,624
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$4,799,828
Sub-Total	\$100,796,385
Owner's Bid Contingency	\$2,019,312
Total	\$102,815,697

Note: \*\*