

Concord Middle School  
60% CD COST ESTIMATE - RECONCILED

10/19/22



		142,513. sf	
		RECONCILED VALUE (Average)	
	Program Area		Cost/SF
NEW BUILDING		142,513 SF	
A	Substructure		
A10	Foundations		
	A1010 Standard Foundations	\$2,844,603	\$19.96 /sf
	A1020 Special Foundations	\$0	\$0.00 /sf
	A1030 Lowest Floor Construction	\$1,403,898	\$9.85 /sf
A20	Basement Construction		
	A2010 Basement Excavation	\$0	\$0.00 /sf
	A2020 Basement Walls	\$0	\$0.00 /sf
B	Shell		
B10	Superstructure		
	B1010 Floor Construction	\$4,321,433	\$30.32 /sf
	B1020 Roof Construction	\$3,089,596	\$21.68 /sf
B20	Exterior Enclosure		
	B2010 Exterior Walls	\$5,304,967	\$37.22 /sf
	B2020 Windows	\$2,806,408	\$19.69 /sf
	B2030 Exterior Doors	\$147,646	\$1.04 /sf
B30	Roofing		
	B3010 Roof Coverings	\$3,073,401	\$21.57 /sf
	B3020 Roof Openings	\$94,538	\$0.66 /sf
C	Interiors		
C10	Interior Construction		
	C1010 Partitions	\$4,280,997	\$30.04 /sf
	C1020 Interior Doors	\$1,051,302	\$7.38 /sf
	C1030 Specialties/Millwork	\$1,537,734	\$10.79 /sf
C20	Stairs		
	C2010 Stair Construction	\$340,000	\$2.39 /sf
	C2020 Stair Finishes	\$43,273	\$0.30 /sf
C30	Interior Finishes		
	C3010 Wall Finishes	\$1,762,317	\$12.37 /sf
	C3020 Floor Finishes	\$1,274,737	\$8.94 /sf
	C3030 Ceiling Finishes	\$1,825,269	\$12.81 /sf
D	Services		
D10	Conveying		
	D1010 Elevators	\$232,900	\$1.63 /sf
D20	Plumbing		
	D20 Plumbing	\$3,114,983	\$21.86 /sf
D30	HVAC		
	D30 HVAC	\$8,493,402	\$59.60 /sf
D40	Fire Protection		
	D40 Fire Protection	\$1,054,858	\$7.40 /sf
D50	Electrical		
	D50 Electrical	\$7,776,392	\$54.57 /sf
E	Equipment & Furnishings		
E10	Equipment		
	E10 General	\$1,824,912	\$12.81 /sf
E20	Furnishings		
	E2010 Fixed Furnishings	\$1,538,789	\$10.80 /sf
F	Special Construction & Hazmat Removals		
F10	Special Construction		
	F1010 Special Construction	\$0	\$0.00 /sf
F20	Building Demolition		
	F2010 Building Elements Demolition	\$698,539	\$4.90 /sf
	F2020 Hazardous Components Abatement	\$1,010,444	\$7.09 /sf
	Sub-total for above trade work	\$60,947,331	\$427.66 /sf
G	Sitework		
G 10	Site Preparation	\$2,861,151	\$20.08 /sf
G 20	Site improvements	\$6,206,046	\$43.55 /sf
G 30	Utilities	\$2,404,146	\$16.87 /sf
G 40	Site Electric	\$799,269	\$5.61 /sf
	Sub-total incl. Sitework & Demo	\$73,217,942	\$513.76 /sf
	Markups		
	Escalation	0.00%	\$2,639,669 \$18.52 /sf
	Design and Estimating Contingency	0.00%	\$2,196,673 \$15.41 /sf

	Sub-total incl. Escalation & Design Cont		\$78,054,284	\$547.70 /sf
	General Conditions - Main Building	20mo	\$2,700,000	\$18.95 /sf
	General Conditions - Demo + Sitework	7mo	\$455,000	\$3.19 /sf
	General Requirements	2.00%	\$1,561,176	\$10.95 /sf
	Bonds	1.00%	\$741,273	\$5.20 /sf
	Insurance	1.00%	\$835,163	\$5.86 /sf
	Permit	N/A	\$0	\$0.00 /sf
	Overhead & Profit	2.50%	\$2,108,785	\$14.80 /sf
	Total Estimated Construction Cost		\$86,455,680	\$606.65 /sf

		142,513. sf	
		PM & C, dated 10/18/22	
			Cost/SF
		142,513 SF	
		\$2,729,630	\$19.15 /sf
		\$0	\$0.00 /sf
		\$1,381,229	\$9.69 /sf
		\$0	\$0.00 /sf
		\$0	\$0.00 /sf
		\$4,516,989	\$31.70 /sf
		\$2,938,889	\$20.62 /sf
		\$5,206,168	\$36.53 /sf
		\$2,896,665	\$20.33 /sf
		\$149,330	\$1.05 /sf
		\$3,107,885	\$21.81 /sf
		\$85,175	\$0.60 /sf
		\$4,228,827	\$29.67 /sf
		\$998,200	\$7.00 /sf
		\$1,552,875	\$10.90 /sf
		\$325,000	\$2.28 /sf
		\$42,500	\$0.30 /sf
		\$1,741,247	\$12.22 /sf
		\$1,265,307	\$8.88 /sf
		\$1,760,742	\$12.35 /sf
		\$242,500	\$1.70 /sf
		\$3,071,425	\$21.55 /sf
		\$8,445,287	\$59.26 /sf
		\$1,039,080	\$7.29 /sf
		\$7,786,263	\$54.64 /sf
		\$1,801,819	\$12.64 /sf
		\$1,519,100	\$10.66 /sf
		\$0	\$0.00 /sf
		\$644,897	\$6.78 /sf
		\$1,010,444	\$7.09 /sf
		\$60,487,473	\$424.43 /sf
		\$2,915,342	\$20.46 /sf
		\$6,161,316	\$43.23 /sf
		\$2,436,180	\$17.09 /sf
		\$685,730	\$4.81 /sf
		\$72,686,041	\$510.03 /sf
3.50%		\$2,620,332	\$18.39 /sf
3.00%		\$2,180,581	\$15.30 /sf

	\$77,486,954	\$543.72 /sf
20mo	\$2,700,000	\$18.95 /sf
7mo	\$455,000	\$3.19 /sf
2.00%	\$1,549,739	\$10.87 /sf
1.00%	\$774,870	\$5.44 /sf
1.00%	\$829,666	\$5.82 /sf
N/A	\$0	\$0.00 /sf
2.50%	\$2,094,906	\$14.70 /sf
	\$85,891,135	\$602.69 /sf

		142,513. sf	
		AM Fogarty, dated 10/18/22	
			Cost/SF
		142,513 SF	
		\$2,959,575	\$20.77 /sf
		\$0	\$0.00 /sf
		\$1,426,566	\$10.01 /sf
		\$0	\$0.00 /sf
		\$0	\$0.00 /sf
		\$4,125,876	\$28.95 /sf
		\$3,240,303	\$22.74 /sf
		\$5,403,766	\$37.92 /sf
		\$2,716,151	\$19.06 /sf
		\$145,961	\$1.02 /sf
		\$3,038,916	\$21.32 /sf
		\$103,900	\$0.73 /sf
		\$4,333,166	\$30.41 /sf
		\$1,104,404	\$7.75 /sf
		\$1,522,592	\$10.68 /sf
		\$355,000	\$2.49 /sf
		\$44,046	\$0.31 /sf
		\$1,783,387	\$12.51 /sf
		\$1,284,167	\$9.01 /sf
		\$1,889,795	\$13.26 /sf
		\$223,300	\$1.57 /sf
		\$3,158,540	\$22.16 /sf
		\$8,541,516	\$59.93 /sf
		\$1,070,635	\$7.51 /sf
		\$7,766,521	\$54.50 /sf
		\$1,848,004	\$12.97 /sf
		\$1,558,478	\$10.94 /sf
		\$0	\$0.00 /sf
		\$752,180	\$5.28 /sf
		\$1,010,444	\$7.09 /sf
		\$61,407,189	\$430.89 /sf
		\$2,806,959	\$19.70 /sf
		\$6,250,776	\$43.86 /sf
		\$2,372,112	\$16.64 /sf
		\$912,807	\$6.41 /sf
		\$73,749,843	\$517.50 /sf
3.50%		\$2,659,006	\$18.66 /sf
3.00%		\$2,212,765	\$15.53 /sf

	\$78,621,614	\$551.68 /sf
20mo	\$2,700,000	\$18.95 /sf
7mo	\$455,000	\$0.00 /sf
2.00%	\$1,572,612	\$11.03 /sf
0.90%	\$707,676	\$4.97 /sf
1.00%	\$840,659	\$5.90 /sf
N/A	\$0	\$0.00 /sf
2.50%	\$2,122,664	\$14.89 /sf
	\$87,020,225	\$610.61 /sf

DELTA
PM&C - AMF
(\$275,282)
(\$229,945)
\$0
(\$45,337)
\$0
\$0
\$126,228
\$391,113
(\$301,414)
(\$197,598)
\$180,514
\$3,369
\$68,969
(\$18,725)
(\$401,859)
(\$104,339)
(\$106,204)
\$30,283
(\$30,000)
(\$1,546)
(\$42,140)
(\$18,860)
(\$129,053)
(\$175,957)
\$19,200
(\$87,115)
(\$96,229)
(\$31,555)
\$19,742
(\$85,563)
(\$46,185)
(\$39,378)
(\$107,283)
\$0
\$0
\$0
(\$107,283)
\$0
(\$144,086)
\$108,383
(\$89,460)
\$64,068
(\$227,077)
(\$1,063,802)
(\$38,674)
(\$32,184)

- Notes:
- 1.) Variance of \$1,129,090 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.) Both AM Fogarty and PM&C carried 3.5% escalation.
  - 7.) Duration of Phase 1 work assumes (20) months for General Conditions.
  - 8.) Assumes permit fees waived.