

Concord Middle School

60% CD AND DESIGN DEVELOPMENT COST ESTIMATE COMPARISON

10/19/22



	Program Area	142,513. sf	60% CD RECONCILED VALUE	Cost/SF	142,704. sf	DESIGN DEVELOPMENT RECONCILED VALUE	Cost/SF	DELTA
								60% CD - DD
	NEW BUILDING		142,513 SF			142,704 SF		
A	Substructure							(\$133,413)
A10	Foundations							
	A1010 Standard Foundations		\$2,844,603	\$19.96 /sf		\$2,855,444	\$20.01 /sf	(\$10,841)
	A1020 Special Foundations		\$0	\$0.00 /sf		\$0	\$0.00 /sf	\$0
	A1030 Lowest Floor Construction		\$1,403,898	\$9.85 /sf		\$1,526,469	\$10.70 /sf	(\$122,572)
A20	Basement Construction							
	A2010 Basement Excavation		\$0	\$0.00 /sf		\$0	\$0.00 /sf	\$0
	A2020 Basement Walls		\$0	\$0.00 /sf		\$0	\$0.00 /sf	\$0
B	Shell							\$508,672
B10	Superstructure							
	B1010 Floor Construction		\$4,321,433	\$30.32 /sf		\$4,111,061	\$28.81 /sf	\$210,372
	B1020 Roof Construction		\$3,089,596	\$21.68 /sf		\$2,906,841	\$20.37 /sf	\$182,755
B20	Exterior Enclosure							\$0
	B2010 Exterior Walls		\$5,304,967	\$37.22 /sf		\$5,302,253	\$37.16 /sf	\$2,715
	B2020 Windows		\$2,806,408	\$19.69 /sf		\$2,693,307	\$18.97 /sf	\$113,101
	B2030 Exterior Doors		\$147,646	\$1.04 /sf		\$131,421	\$0.92 /sf	\$16,225
B30	Roofing							\$0
	B3010 Roof Coverings		\$3,073,401	\$21.57 /sf		\$3,114,494	\$21.82 /sf	(\$41,093)
	B3020 Roof Openings		\$94,538	\$0.66 /sf		\$69,940	\$0.49 /sf	\$24,598
C	Interiors							\$480,369
C10	Interior Construction							
	C1010 Partitions		\$4,280,997	\$30.04 /sf		\$4,041,269	\$28.32 /sf	\$239,728
	C1020 Interior Doors		\$1,051,302	\$7.38 /sf		\$1,057,482	\$7.41 /sf	(\$6,180)
	C1030 Specialties/Millwork		\$1,537,734	\$10.79 /sf		\$1,443,417	\$9.85 /sf	\$94,317
C20	Stairs					\$0		\$0
	C2010 Stair Construction		\$340,000	\$2.39 /sf		\$347,000	\$2.43 /sf	(\$7,000)
	C2020 Stair Finishes		\$43,273	\$0.30 /sf		\$40,939	\$0.29 /sf	\$2,334
C30	Interior Finishes							\$0
	C3010 Wall Finishes		\$1,762,317	\$12.37 /sf		\$1,735,760	\$12.16 /sf	\$26,558
	C3020 Floor Finishes		\$1,274,737	\$8.94 /sf		\$1,283,572	\$8.99 /sf	(\$8,835)
	C3030 Ceiling Finishes		\$1,825,269	\$12.81 /sf		\$1,685,821	\$11.81 /sf	\$139,448
D	Services							\$453,575
D10	Conveying							
	D1010 Elevators		\$232,900	\$1.63 /sf		\$225,350	\$1.58 /sf	\$7,550
D20	Plumbing							
	D20 Plumbing		\$3,114,983	\$21.86 /sf		\$3,030,897	\$21.24 /sf	\$84,086
D30	HVAC							
	D30 HVAC		\$8,493,402	\$59.60 /sf		\$8,467,944	\$59.34 /sf	\$25,458
D40	Fire Protection							
	D40 Fire Protection		\$1,054,858	\$7.40 /sf		\$1,016,303	\$7.12 /sf	\$38,555
D50	Electrical							
	D50 Electrical		\$7,776,392	\$54.57 /sf		\$7,478,466	\$52.41 /sf	\$297,927
E	Equipment & Furnishings							\$280,724
E10	Equipment							
	E10 General		\$1,824,912	\$12.81 /sf		\$1,812,808	\$12.70 /sf	\$12,104
E20	Furnishings							
	E2010 Fixed Furnishings		\$1,538,789	\$10.80 /sf		\$1,270,170	\$8.90 /sf	\$268,620
F	Special Construction & Hazmat Removals							\$0
F10	Special Construction							
	F1010 Special Construction		\$0	\$0.00 /sf		\$0	\$0.00 /sf	\$0
F20	Building Demolition							
	F2010 Building Elements Demolition		\$698,539	\$4.90 /sf		\$698,539	\$4.90 /sf	\$0
	F2020 Hazardous Components Abatement		\$1,010,444	\$7.09 /sf		\$1,010,444	\$7.08 /sf	\$0
	Sub-total for above trade work		\$60,947,331	\$427.66 /sf		\$59,357,405	\$415.78 /sf	\$1,589,926
G	Sitework							\$1,017,714
G 10	Site Preparation		\$2,861,151	\$20.08 /sf		\$2,121,694	\$14.87 /sf	\$739,457
G 20	Site improvements		\$6,206,046	\$43.55 /sf		\$6,403,917	\$44.88 /sf	(\$197,871)
G 30	Utilities		\$2,404,146	\$16.87 /sf		\$2,023,605	\$14.18 /sf	\$380,542
G 40	Site Electric		\$799,269	\$5.61 /sf		\$703,683	\$4.93 /sf	\$95,586
	Sub-total incl. Sitework & Demo		\$73,217,942	\$513.76 /sf		\$70,610,303	\$494.63 /sf	\$2,607,640
	Markups							
	Escalation	3.5%	\$2,639,669	\$18.52 /sf	4.67% to 5%	\$3,585,092	\$25.11 /sf	(\$945,423)
	Design and Estimating Contingency	3.0%	\$2,196,673	\$15.41 /sf	5% @ DD	\$3,530,515	\$24.73 /sf	(\$1,333,842)
	Sub-total incl. Escalation & Design Cont		\$78,054,284	\$547.70 /sf		\$77,725,910	\$544.48 /sf	\$328,375
	General Conditions - Main Building	20mo	\$2,700,000	\$18.95 /sf	24mo	\$2,700,000	\$18.92 /sf	\$0
	General Conditions - Demo + Sitework	7mo	\$455,000	\$3.19 /sf	7mo	\$455,000	\$3.19 /sf	Incl. Above
	General Requirements	2.00%	\$1,561,176	\$10.95 /sf	2.00%	\$1,554,519	\$10.89 /sf	\$6,657
	Bonds	1.00%	\$741,273	\$5.20 /sf	1.00%	\$738,213	\$5.17 /sf	\$3,060
	Insurance	1.00%	\$835,163	\$5.86 /sf	1.00%	\$831,737	\$5.83 /sf	\$3,426
	Permit	N/A			N/A		\$0.00 /sf	\$0
	Overhead & Profit	2.50%	\$2,108,785	\$14.80 /sf	2.50%	\$2,100,135	\$14.71 /sf	\$8,651
	Total Estimated Construction Cost		\$86,455,680	\$606.65 /sf		\$86,105,512	\$603.19 /sf	\$350,168