

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	
35 construction Estimate with Accepted	\$50,772,477	
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 Subtotal	\$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	d SD Phase	

September 2022		
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Design Development Estimate + VM		
Description	DD Estimate	
	Projection	
20 Construction		
Design Development Reconciled Estimate	\$86,105,312	
VM Accepted 8/4 thru 9/22 SBC Meetings	-\$1,879,261	
DD Construction Estimate w/ VM Accepted	\$84,226,051	
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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	
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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	
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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)	\$4,211,303	
Owner's Contingency (5% Soft Costs)	\$761,204	
Subtotal	\$4,972,507	
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Sub-Total	\$104,422,638	
Owner's Bid Contingency	\$2,019,312	
Total	\$106,441,949	
Note: **		

Description G0% CD Estimate + VM	November 2022		
20 Construction	60% CD Estimate + VM		
20 Construction			
20 Construction			
Projection	Description	60% CD	
20 Construction 60% CD Reconciled Estimate \$86,455,680 -\$110,931 50% CD Construction Estimate \$86,344,749 -\$120,931 50% CD Construction Estimate \$86,344,749 -\$120,931 \$86,344,749 -\$120,931 \$86,344,749 -\$120,931 \$86,344,749 -\$120,931 \$86,344,749 -\$120,931 \$86,344,749 -\$120,931 -\$120,931 -\$120,931 -\$120,931 -\$120,931 -\$120,931 -\$120,931 -\$120,931 -\$120,931		Estimate	
Security		Projection	
Security			
VM Accepted 10/27 SBC Meeting (Revised 11/17 SBC Mtg) \$86,344,749			
Section Sect			
Designer - Basic Services \$7,180,000 Geotechnical Engineering CA \$205,000 Geoenvironmental Engineering-allowance \$185,000 Survey of Existing Conditions / Wetlands \$145,000 A&E Sub Consultants \$145,000 A&E Sub Consultants \$145,000 A&E Sub Consultants \$70,500 Other Reimbursable Costs \$220,000 Printing (Over the Minimum) \$20,000 Testing & Inspections \$250,000 Subtotal \$3,643,580 Owner's Project Manager Basic Services \$3,643,580 Commissioning Agent \$280,000 Advertising \$30,000 Other Administrative Costs \$300,000 Other Project Costs (Moving) \$200,000 Utility Fees \$300,000 Legal \$0 \$4,503,580 Subtotal \$4,503,580 Technology \$1,260,000 Subtotal \$1,365,000 Subtotal \$2,625,000 Subtotal \$1,365,000 Subtotal \$			
Designer - Basic Services \$7,180,000 \$205,000 \$205,000 \$185,000 \$	60% CD Construction Estimate	\$86,344,749	
Designer - Basic Services \$7,180,000 \$205,000 \$205,000 \$185,000 \$	30 Architectural & Engineering		
Geotechnical Engineering CA \$205,000 Geoenvironmental Engineering-allowance \$185,000 Site Survey \$20,000 Survey of Existing Conditions / Wetlands \$145,000 A&E Sub Consultants \$70,500 A&E Sub Consultants \$70,500 Other Reimbursable Costs \$20,000 Printing (Over the Minimum) \$20,000 Testing & Inspections \$255,000 Subtotal \$8,095,500 40 Administrative Costs \$3,643,580 Commissioning Agent \$280,000 Advertising \$30,000 Other Administrative Costs \$530,000 Other Project Costs (Moving) \$200,000 Utility Fees \$300,000 Utility Fees \$300,000 Subtotal \$4,503,580 50 Furniture, Fixtures and Equipment \$1,365,000 Security \$0 Technology \$1,260,000 Subtotal \$2,625,000 70 Contingency \$2,625,000 To Contingency \$30,000 Subtotal \$2,625,000 70 Contingency \$1,260,000 Subtotal \$2,625,000 To Contingency \$2,625,000 Subtotal \$106,647,270 Owner's Bid Contingency \$2,019,312 Total \$108,666,582		\$7,180,000	
Geoenvironmental Engineering-allowance \$185,000 \$20,000 \$20,000 \$4,317,237 \$0wner's Bid Contingency \$2,000			
Site Survey \$20,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0			
Hazardous Materials			
A&E Sub Consultants \$70,500 \$20,000 \$20,000 \$20,000 \$8,095,500 \$9,0	Survey of Existing Conditions / Wetlands	\$0	
Other Reimbursable Costs \$20,000 \$20,000 \$250,000 \$8,095,500 \$9,000		\$145,000	
Printing (Over the Minimum) \$20,000 \$250,000 \$250,000 \$8,095,500 \$8,095,500 \$8,095,500 \$8,095,500 \$8,095,500 \$8,095,500 \$8,095,500 \$8,095,500 \$8,095,500 \$8,095,500 \$8,095,500 \$8,095,500 \$8,095,500 \$9,0		\$70,500	
Testing & Inspections \$250,000 \$8,095,500			
Subtotal \$8,095,500			
Administrative Costs			
Owner's Project Manager Basic Services \$3,643,580 \$280,000 \$30,000 \$30,000 \$50,000 \$200,000 \$200,000 \$200,000 \$3	Subtotal	\$8,095,500	
Owner's Project Manager Basic Services \$3,643,580 \$280,000 \$30,000 \$30,000 \$50,000 \$200,000 \$200,000 \$200,000 \$3	40 Administrative Costs		
Commissioning Agent Advertising \$30,000 \$30,000 \$50,000 \$2,000,000 \$2,000,000 \$2,000,000 \$300,000 \$2,000,000 \$30		\$3,643,580	
Sub-Total Sign Si			
Other Administrative Costs \$50,000 \$200,000 \$200,000 \$200,000 \$300,000 \$300,000 \$4,503,580 \$4,503,580 \$4,503,580 \$4,503,580 \$50 \$4,503,580 \$4,503,580 \$4,503,580 \$60			
Utility Fees \$300,000 \$0 \$0 \$0 \$0 \$0 \$0 \$	Other Administrative Costs		
Legal \$0 \$4,503,580		\$200,000	
Subtotal \$4,503,580	Utility Fees	\$300,000	
Sub-Total Signature Sign	Legal	\$0	
Furniture, Fixtures and Equipment \$1,365,000 \$0 \$1,260,000 \$1,260,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$3,262	Subtotal	\$4,503,580	
Furniture, Fixtures and Equipment \$1,365,000 \$0 \$1,260,000 \$1,260,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$2,625,000 \$3,262			
Security \$0 \$1,260,000 \$1,260,000 \$2,625,000		¢4.255.000	
Technology \$1,260,000 \$2,625,000			
Subtotal \$2,625,000	·		
Total Tota			
Construction Contingency (5% Hard Costs) \$4,317,237 \$761,204 \$5,078,441	Subtotal	\$2,023,000	
Construction Contingency (5% Hard Costs) \$4,317,237 \$761,204 \$5,078,441	70 Contingency		
Owner's Contingency (5% Soft Costs) \$761,204 \$5,078,441		\$4,317,237	
Sub-Total \$106,647,270 Owner's Bid Contingency \$2,019,312 Total \$108,666,582			
Owner's Bid Contingency \$2,019,312 Total \$108,666,582	Subtotal	\$5,078,441	
Owner's Bid Contingency \$2,019,312 Total \$108,666,582			
Total \$108,666,582	Sub-Total Sub-Total	\$106,647,270	
	Owner's Bid Contingency	\$2,019,312	
	Total	\$108 666 582	
Note: **	Total	\$100,000,30Z	
	Note: **		

January 2023			
90% CD Estimate			
CURRENT COST			
CORRENT COST			
Description	60% CD Estimate Projection		
20 Construction			
90% CD Reconciled Estimate	\$87,420,207		
N/A	\$0		
90% CD Construction Estimate	\$87,420,207		
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)	\$4,371,010		
Owner's Contingency (5% Soft Costs)	\$761,204		
Subtotal	\$5,132,214		
Sub-Total	\$107,776,501		
Owner's Bid Contingency	\$2,019,312		
Total	\$109,795,813		