

Concord Middle School
90% CD COST ESTIMATE - RECONCILED

1/12/23



		142,567. sf	
		RECONCILED VALUE (Average)	
	Program Area		Cost/SF
NEW BUILDING		142,567 SF	
A	Substructure		
A10	Foundations		
	A1010 Standard Foundations	\$2,838,041	\$19.91 /sf
	A1020 Special Foundations	\$0	\$0.00 /sf
	A1030 Lowest Floor Construction	\$1,476,991	\$10.36 /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	\$4,481,778	\$31.44 /sf
	B1020 Roof Construction	\$3,201,127	\$22.45 /sf
B20	Exterior Enclosure		
	B2010 Exterior Walls	\$5,399,607	\$37.87 /sf
	B2020 Windows	\$2,838,911	\$19.91 /sf
	B2030 Exterior Doors	\$151,800	\$1.06 /sf
B30	Roofing		
	B3010 Roof Coverings	\$3,115,951	\$21.86 /sf
	B3020 Roof Openings	\$107,498	\$0.75 /sf
C	Interiors		
C10	Interior Construction		
	C1010 Partitions	\$4,401,712	\$30.87 /sf
	C1020 Interior Doors	\$1,148,477	\$8.06 /sf
	C1030 Specialties/Millwork	\$1,494,558	\$10.48 /sf
C20	Stairs		
	C2010 Stair Construction	\$347,750	\$2.44 /sf
	C2020 Stair Finishes	\$43,273	\$0.30 /sf
C30	Interior Finishes		
	C3010 Wall Finishes	\$1,718,137	\$12.05 /sf
	C3020 Floor Finishes	\$1,336,662	\$9.38 /sf
	C3030 Ceiling Finishes	\$1,920,496	\$13.47 /sf
D	Services		
D10	Conveying		
	D1010 Elevators	\$237,400	\$1.67 /sf
D20	Plumbing		
	D20 Plumbing	\$3,805,340	\$26.69 /sf
D30	HVAC		
	D30 HVAC	\$8,876,428	\$62.26 /sf
D40	Fire Protection		
	D40 Fire Protection	\$1,101,676	\$7.73 /sf
D50	Electrical		
	D50 Electrical	\$8,894,348	\$62.39 /sf
E	Equipment & Furnishings		
E10	Equipment		
	E10 General	\$1,915,982	\$13.44 /sf
E20	Furnishings		
	E2010 Fixed Furnishings	\$1,555,319	\$10.91 /sf
F	Special Construction & Hazmat Removals		
F10	Special Construction		
	F1010 Special Construction	\$0	\$0.00 /sf
F20	Building Demolition		
	F2010 Building Elements Demolition	\$706,613	\$4.96 /sf
	F2020 Hazardous Components Abatement	\$1,010,444	\$7.09 /sf
Sub-total for above trade work		\$64,126,314	\$449.80 /sf
G	Sitework		
G 10	Site Preparation	\$2,902,722	\$20.36 /sf
G 20	Site improvements	\$6,915,885	\$48.51 /sf
G 30	Utilities	\$2,643,534	\$18.54 /sf
G 40	Site Electric	\$815,249	\$5.72 /sf
Sub-total incl. Sitework & Demo		\$77,403,703	\$542.93 /sf
	Markups		
	Escalation	0.00%	\$781,777 \$5.48 /sf
	Design and Estimating Contingency	0.00%	\$774,037 \$5.43 /sf

	Sub-total incl. Escalation & Design Cont		\$78,959,517	\$553.84 /sf
	General Conditions - Main Building	20mo	\$2,700,000	\$18.94 /sf
	General Conditions - Demo + Sitework	7mo	\$455,000	\$3.19 /sf
	General Requirements	2.00%	\$1,579,191	\$11.08 /sf
	Bonds	1.00%	\$749,864	\$5.26 /sf
	Insurance	1.00%	\$844,436	\$5.92 /sf
	Permit	N/A	\$0	\$0.00 /sf
	Overhead & Profit	2.50%	\$2,132,200	\$14.96 /sf
	Total Estimated Construction Cost		\$87,420,207	\$613.19 /sf

		142,567. sf	
		PM & C, dated 1/10/23	
			Cost/SF
		142,567 SF	
		\$2,757,297	\$19.34 /sf
		\$0	\$0.00 /sf
		\$1,523,137	\$10.68 /sf
		\$0	\$0.00 /sf
		\$0	\$0.00 /sf
		\$4,502,904	\$31.58 /sf
		\$3,138,130	\$22.01 /sf
		\$5,293,524	\$37.13 /sf
		\$2,884,310	\$20.23 /sf
		\$142,330	\$1.00 /sf
		\$3,134,675	\$21.99 /sf
		\$85,175	\$0.60 /sf
		\$4,409,164	\$30.93 /sf
		\$1,108,230	\$7.77 /sf
		\$1,485,859	\$10.42 /sf
		\$325,000	\$2.28 /sf
		\$42,500	\$0.30 /sf
		\$1,713,419	\$12.02 /sf
		\$1,276,331	\$8.95 /sf
		\$1,866,060	\$13.09 /sf
		\$242,500	\$1.70 /sf
		\$3,812,810	\$26.74 /sf
		\$8,899,888	\$62.43 /sf
		\$1,110,986	\$7.79 /sf
		\$8,895,307	\$62.39 /sf
		\$1,901,705	\$13.34 /sf
		\$1,540,015	\$10.80 /sf
		\$644,897	\$6.78 /sf
		\$1,010,444	\$7.09 /sf
		\$63,746,597	\$447.13 /sf
		\$2,841,492	\$19.93 /sf
		\$6,901,244	\$48.41 /sf
		\$2,606,691	\$18.28 /sf
		\$814,808	\$5.72 /sf
		\$76,910,832	\$539.47 /sf
		1.00%	\$776,799 \$5.45 /sf
		1.00%	\$769,108 \$5.39 /sf

	\$78,456,739	\$550.31 /sf
20mo	\$2,700,000	\$18.94 /sf
7mo	\$455,000	\$3.19 /sf
2.00%	\$1,569,135	\$11.01 /sf
1.00%	\$784,567	\$5.50 /sf
1.00%	\$839,654	\$5.89 /sf
N/A	\$0	\$0.00 /sf
2.50%	\$2,120,127	\$14.87 /sf
	\$86,925,222	\$609.71 /sf

		142,567. sf	
		AM Fogarty, dated 1/11/23	
			Cost/SF
		142,567 SF	
		\$2,918,784	\$20.47 /sf
		\$0	\$0.00 /sf
		\$1,430,844	\$10.04 /sf
		\$0	\$0.00 /sf
		\$0	\$0.00 /sf
		\$4,460,652	\$31.29 /sf
		\$3,264,124	\$22.90 /sf
		\$5,505,690	\$38.62 /sf
		\$2,793,512	\$19.59 /sf
		\$161,270	\$1.13 /sf
		\$3,097,226	\$21.72 /sf
		\$129,820	\$0.91 /sf
		\$4,394,259	\$30.82 /sf
		\$1,188,723	\$8.34 /sf
		\$1,503,257	\$10.54 /sf
		\$370,500	\$2.60 /sf
		\$44,046	\$0.31 /sf
		\$1,722,854	\$12.08 /sf
		\$1,396,993	\$9.80 /sf
		\$1,974,932	\$13.85 /sf
		\$232,300	\$1.63 /sf
		\$3,797,870	\$26.64 /sf
		\$8,852,968	\$62.10 /sf
		\$1,092,365	\$7.66 /sf
		\$8,893,389	\$62.38 /sf
		\$1,930,258	\$13.54 /sf
		\$1,570,623	\$11.02 /sf
		\$768,328	\$5.39 /sf
		\$1,010,444	\$7.09 /sf
		\$64,506,031	\$452.46 /sf
		\$2,963,952	\$20.79 /sf
		\$6,930,525	\$48.61 /sf
		\$2,680,376	\$18.80 /sf
		\$815,690	\$5.72 /sf
		\$77,896,574	\$546.39 /sf
		1.00%	\$786,755 \$5.52 /sf
		1.00%	\$778,966 \$5.46 /sf

	\$79,462,295	\$557.37 /sf
20mo	\$2,700,000	\$18.94 /sf
7mo	\$455,000	\$0.00 /sf
2.00%	\$1,589,246	\$11.15 /sf
0.90%	\$715,161	\$5.02 /sf
1.00%	\$849,217	\$5.96 /sf
N/A	\$0	\$0.00 /sf
2.50%	\$2,144,273	\$15.04 /sf
	\$87,915,192	\$616.66 /sf

DELTA
PM&C - AMF
(\$69,194)

(\$161,487)
\$0
\$92,293
\$0
\$0

(\$231,246)
\$42,252
(\$125,994)

(\$212,166)
\$90,798
(\$18,940)
\$37,449
(\$44,645)

(\$369,001)
\$14,905
(\$80,493)
(\$17,398)

(\$45,500)
(\$1,546)
(\$9,435)
(\$120,662)
(\$108,872)

\$92,599
\$10,200
\$14,940
\$46,920
\$18,621
\$1,918

(\$59,161)
(\$28,553)
(\$30,608)

(\$123,431)
\$0
\$0
\$0
(\$123,431)
\$0

(\$226,308)
(\$122,460)
(\$29,281)
(\$73,685)
(\$882)

(\$985,742)
(\$9,956)
(\$9,858)

- Notes:
- 1.) Variance of \$989,970 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 1% escalation.
 - 7.) Duration of Phase 1 work assumes (20) months for General Conditions.
 - 8.) Assumes permit fees waived.