Concord Middle School

90% CD AND 60% CD COST ESTIMATE COMPARISON

1/12/23

	Program Area	142,567. sf 90% CD RECONCILED VALUE		Cost/SF	142,513. sf 60% CD RECONCILED VALUE		Cost/SF	DELTA 90% CD - 60% CD
NEW BUILDING			142,567	SF		142,513	SF	
A	Substructure							$66,531
A10	Foundations							
	A1010 Standard Foundations		$2,838,041	$19.91 /sf		$2,844,603	$19.96 /sf	($6,562)
	A1020 Special Foundations		$0	$0.00 /sf		$0	$0.00 /sf	$0
	A1030 Lowest Floor Construction		$1,476,991	$10.36 /sf		$1,403,898	$9.85 /sf	$73,093
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							$458,684
B10	Superstructure							
	B1010 Floor Construction		$4,481,778	$31.44 /sf		$4,321,433	$30.32 /sf	$160,346
	B1020 Roof Construction		$3,201,127	$22.45 /sf		$3,089,596	$21.68 /sf	$111,531
B20	Exterior Enclosure							$0
	B2010 Exterior Walls		$5,399,607	$37.87 /sf		$5,304,967	$37.22 /sf	$94,640
	B2020 Windows		$2,838,911	$19.91 /sf		$2,806,408	$19.69 /sf	$32,503
	B2030 Exterior Doors		$151,800	$1.06 /sf		$147,646	$1.04 /sf	$4,155
B30	Roofing							$0
	B3010 Roof Coverings		$3,115,951	$21.86 /sf		$3,073,401	$21.57 /sf	$42,550
	B3020 Roof Openings		$107,498	$0.75 /sf		$94,538	$0.66 /sf	$12,960
C	Interiors							$295,436
C10	Interior Construction							
	C1010 Partitions		$4,401,712	$30.87 /sf		$4,280,997	$30.04 /sf	$120,715
	C1020 Interior Doors		$1,148,477	$8.06 /sf		$1,051,302	$7.38 /sf	$97,175
	C1030 Specialties/Millwork		$1,494,558	$10.48 /sf		$1,537,734	$10.79 /sf	($43,176)
C20	Stairs							$0
	C2010 Stair Construction		$347,750	$2.44 /sf		$340,000	$2.39 /sf	$7,750
	C2020 Stair Finishes		$43,273	$0.30 /sf		$43,273	$0.30 /sf	$0
C30	Interior Finishes							$0
	C3010 Wall Finishes		$1,718,137	$12.05 /sf		$1,762,317	$12.37 /sf	($44,181)
	C3020 Floor Finishes		$1,336,662	$9.38 /sf		$1,274,737	$8.94 /sf	$61,925
	C3030 Ceiling Finishes		$1,920,496	$13.47 /sf		$1,825,269	$12.81 /sf	$95,228
D	Services							$2,242,658
D10	Conveying							
	D1010 Elevators		$237,400	$1.67 /sf		$232,900	$1.63 /sf	$4,500
D20	Plumbing							
	D20 Plumbing		$3,805,340	$26.69 /sf		$3,114,983	$21.86 /sf	$690,358
D30	HVAC							
	D30 HVAC		$8,876,428	$62.26 /sf		$8,493,402	$59.60 /sf	$383,027
D40	Fire Protection							
	D40 Fire Protection		$1,101,676	$7.73 /sf		$1,054,858	$7.40 /sf	$46,818
D50	Electrical							
	D50 Electrical		$8,894,348	$62.39 /sf		$7,776,392	$54.57 /sf	$1,117,956
E	Equipment & Furnishings							$107,600
E10	Equipment							
	E10 General		$1,915,982	$13.44 /sf		$1,824,912	$12.81 /sf	$91,070
E20	Furnishings							
	E2010 Fixed Furnishings		$1,555,319	$10.91 /sf		$1,538,789	$10.80 /sf	$16,530
F	Special Construction & Hazmat Removals							$8,074
F10	Special Construction							
	F1010 Special Construction		$0	$0.00 /sf		$0	$0.00 /sf	$0
F20	Building Demolition							
	F2010 Building Elements Demolition		$706,613	$4.96 /sf		$698,539	$4.90 /sf	$8,074
	F2020 Hazardous Components Abatement		$1,010,444	$7.09 /sf		$1,010,444	$7.09 /sf	$0
	Sub-total for above trade work		**$64,126,314**	**$449.80 /sf**		**$60,947,331**	**$427.66 /sf**	**$3,178,983**
G	Sitework							$1,006,778
G 10	Site Preparation		$2,902,722	$20.36 /sf		$2,861,151	$20.08 /sf	$41,572
G 20	Site improvements		$6,915,885	$48.51 /sf		$6,206,046	$43.55 /sf	$709,839
G 30	Utilities		$2,643,534	$18.54 /sf		$2,404,146	$16.87 /sf	$239,388
G 40	Site Electric		$815,249	$5.72 /sf		$799,269	$5.61 /sf	$15,981
	Sub-total incl. Sitework & Demo		**$77,403,703**	**$542.93 /sf**		**$73,217,942**	**$513.76 /sf**	**$4,185,761**
	Markups							
	Escalation	1.0%	$781,777	$5.48 /sf	3.5%	$2,639,669	$18.52 /sf	($1,857,892)
	Design and Estimating Contingency	1.0%	$774,037	$5.43 /sf	3.0%	$2,196,673	$15.41 /sf	($1,422,636)
	Sub-total incl. Escalation & Design Cont		**$78,959,517**	**$553.84 /sf**		**$78,054,284**	**$547.70 /sf**	**$905,233**
	General Conditions - Main Building	20mo	$2,700,000	$18.94 /sf	24mo	$2,700,000	$18.95 /sf	$0
	General Conditions - Demo + Sitework	7mo	$455,000	$3.19 /sf	7mo	$455,000	$3.19 /sf	$0
	General Requirements	2.00%	$1,579,191	$11.08 /sf	2.00%	$1,561,176	$10.95 /sf	$18,015
	Bonds	1.00%	$749,864	$5.26 /sf	1.00%	$741,273	$5.20 /sf	$8,591
	Insurance	1.00%	$844,436	$5.92 /sf	1.00%	$835,163	$5.86 /sf	$9,273
	Permit	N/A	$0	$0.00 /sf	N/A	$0	$0.00 /sf	$0
	Overhead & Profit	2.50%	$2,132,200	$14.96 /sf	2.50%	$2,108,785	$14.80 /sf	$23,415
	Total Estimated Construction Cost		**$87,420,207**	**$613.19 /sf**		**$86,455,680**	**$606.65 /sf**	**$964,527**