

WESTWOOD - HANLON ELEMENTARY SCHOOL FEASIBILITY STUDY - PRELIMINARY COST ESTIMATES FOR COMPARISON PURPOSES ONLY

PDP Phase - Option Review - 13 Feb. 2020

	CIP	CIP	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
OPTION:	Deerfield CIP	Sheehan CIP	RO-HO.1	AR-HO-H.1	AR-HD-H.2	AR-HS-H.3	AR-HS-S.1	NHO-H.1	NHD-H.1	NHD-H.2	NHD-H.3	NHD-H.4	NHS-H.1	NHS-H.2	NHS-S.1	NHS-S.2	NHS-S.3
	181 students	317 students	315 students	315 students	560 students	685 students	685 students	315 students	560 students	560 students	560 students	560 students	685 students	685 students	685 students	685 students	685 students
	CIP - No program revisions	CIP - No program revisions	Base Repair Hanlon	Add/Reno Hanlon	Add/Reno Hanlon + Deerfield	Add/Reno Hanlon + Sheehan	Add/Reno Hanlon + Sheehan	New School Hanlon Only	New School Hanlon + Deerfield	New School Hanlon + Deerfield	New School Hanlon + Deerfield	New School Hanlon + Deerfield	New School Hanlon + Sheehan	New School Hanlon + Sheehan	New School Hanlon + Sheehan	New School Hanlon + Sheehan	New School Hanlon + Sheehan
			At Hanlon site	At Hanlon site	At Hanlon site	At Hanlon site	At Sheehan site	At Hanlon site	At Hanlon site	At Hanlon site	At Hanlon site	At Hanlon site	At Hanlon site	At Hanlon site	At Sheehan site	At Sheehan site	At Sheehan site
Informal Name:	Existing	Existing	Existing	Linear	Linear	U-Shape	Pop-Rivet	Tacker	Butterfly	Tugboat	Claw	Backwards E	Butterfly	Backwards E	Tugboat	Zee	Dragon
TOTAL GSF	29,034	52,500	31,600	84,900	113,800	121,000	133,600	87,545	120,903	120,903	120,903	120,903	139,571	139,571	139,571	139,571	139,571
RENO GSF	29,034	52,500	31,600	31,600	31,600	22,000	19,800	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NEW CONSTRUCTION GSF	N/A	N/A	N/A	53,300	82,200	99,000	113,800	87,545	120,903	120,903	120,903	120,903	139,571	139,571	139,571	139,571	139,571
ESTIMATED TOTAL CONSTRUCTION COST	\$12,742,923	\$22,220,943	\$ 19,016,211	\$ 47,769,333	\$ 60,737,553	\$ 65,120,901	\$ 72,313,960	\$ 46,970,180	\$61,952,003	\$60,716,943	\$60,956,785	\$61,929,621	\$67,951,758	\$67,777,113	\$68,249,850	\$68,139,552	\$68,370,404
(Construction COST / SF)	\$439	\$423	\$602	\$563	\$534	\$538	\$541	\$537	\$512	\$502	\$504	\$512	\$487	\$486	\$489	\$488	\$490
SOFT COSTS: (Contingencies, OPM, A/E/C, Traffic, Wetlands, Geotechnical, Survey, FF&E, Tech, etc...)	\$ 3,938,704	\$ 6,871,559	\$ 5,985,458	\$13,892,567	\$18,046,827	19,552,248	21,530,339	12,498,545	16,832,001	16,523,236	16,583,196	16,826,405	18,600,000	18,588,278	18,706,463	18,678,888	18,736,601
ESTIMATED TOTAL PROJECT COST (See Note 1, 2, 3, 4 and 5 below)	\$16.7 M	\$29 M	\$25 M	\$61.7 M	\$78.8 M	\$84.7 M	\$93.8 M	\$59.5 M	\$78.8 M	\$77.3 M	\$77.5 M	\$78.8 M	\$86.6 M	\$86.4 M	\$87 M	\$86.8 M	\$87.1 M
(Project COST / SF)	\$575	\$554	\$791	\$726	\$692	\$700	\$702	\$679	\$652	\$639	\$641	\$651	\$620	\$619	\$623	\$622	\$624
ADDITIONAL OPTIONS FOR CONSIDERATION																	
Additional costs associated with achieving Net Zero Energy (NZE) (See Note 3 below)				\$3.6 M	\$4.6 M	\$5.1 M	\$5.1 M	\$3.5 M	\$4.6 M	\$4.5 M	\$4.6 M	\$4.6 M	\$5.1 M	\$5.0 M	\$5.0 M	\$5.0 M	\$5.0 M
ESTIMATED TOTAL PROJECT COSTS WITH NZE ALTERNATES & SOFT COSTS	N/A	N/A	N/A	\$65.3 M	\$83.4 M	\$89.8 M	\$98.9 M	\$63 M	\$83.4 M	\$81.8 M	\$82.1 M	\$83.4 M	\$91.7 M	\$91.4 M	\$92 M	\$91.8 M	\$92.1 M
STAND ALONE Add-On Construction COSTS (NOT incl. in costs above). (See Note 4 below)																	
7v7 Soccer Field				\$231,000	\$231,000	\$231,000	\$231,000	\$231,000	\$231,000	\$231,000	\$231,000	\$231,000	\$231,000	\$231,000	\$231,000	\$231,000	\$231,000
Softball or Little League Field				\$345,000	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000
Softball or Little League Field							\$345,000								\$345,000	\$345,000	\$345,000
11v11 Soccer Field							\$ 515,000						\$ 515,000	\$ 515,000	\$ 515,000	\$ 515,000	\$ 515,000
Parking for 75 spaces							\$ 1,575,000						\$ 1,575,000	\$ 1,575,000	\$ 1,575,000	\$ 1,575,000	\$ 1,575,000
Potential Additional Construction Costs Total, including additional 25% for soft costs	\$ -	\$ -	\$ -	\$720k	\$720k	\$720k	\$3.8 M	\$720k	\$720k	\$720k	\$720k	\$720k	\$720k	\$720k	\$720k	\$3.8 M	\$3.8 M
NOTES:																	
1. Costs noted above are conceptual in nature, for comparison purposes only and are not intended for use in construction. They are based on construction market conditions in February 2020 and may be subject to adjustment for inflation and construction market conditions and further revision.																	
2. MSBA reimbursement amounts are not factored into these costs. Potential MSBA reimbursement to the Town of Westwood and the Town's actual share of the total Project Cost shall be determined at a later date.																	
3. Net Zero Energy (NZE) Allowance value for additional NZE features: This line item includes a placeholder value to account for adding a geothermal (ground source heating/cooling) system and triple pane windows to the project. This does not include PV arrays. This assumes the future Town Owned PV array will provide electricity. The base construction costs for new construction includes thermal envelope and high performance infrastructure (HVAC, Electrical, Plumbing, Structure) systems to support a NZE energy building.																	
4. The construction cost of each option (with the exception of the Capital Improvement Plan (CIP) or Base Repair option) includes the development costs of creating an 11 v 11 soccer field, to the extent that it could fit on the site. Where certain options could not fit an 11 v. 11 field, a smaller size soccer field was included. These were identified as a placeholder for ball-field development, as a test fit, for comparison purposes only. It is expected that as the options development progresses through the course of the Study and Schematic Design phases, other fields as identified by the Town and school district will be incorporated into the project, in order to match at a minimum the same number and type of playing fields that there currently are, plus an additional 11 v. 11 soccer field. Due to the complexities involved on where the fields may or may not go depending on which site is chosen, we have included one 11 v. 11 soccer field in the base construction estimate, and kept the other fields as stand alone costs, for comparison and informational purposes only.																	
5. The value of demolition and hazardous materials abatement of a particular school is included in the construction costs noted above, corresponding to the particular site that has construction occurring. For example, a new Hanlon-Deerfield Option on the Hanlon site, includes demolition and abatement of the Hanlon school in the construction cost. It does not include demolition or abatement of the Deerfield School. Another example, is a new Hanlon-Sheehan Option on the Sheehan site, includes demolition and abatement of the Sheehan school but does not include demolition or abatement of the Hanlon School. The costs outlined below are approximate values and are for information only.																	
a. Deerfield School including Haz Mat abatement: \$2.1 M																	
b. Demo Sheehan School including Haz Mat abatement: \$2.5 M																	
c. Hanlon School including Haz Mat abatement: \$1.6 M																	