
Estimate of Probable Costs
VJ Associates

6.6



35 Highland Circle, Needham, Massachusetts 02492

DRAFT

Feasibility Study

SMMA

Westwood School District Options Summary

Westwood, MA

April 16, 2015



**Feasibility Study
SMMA
Westwood School District Options Summary
Westwood, MA**

April 16, 2015

BASIS OF ESTIMATE

The estimate is based on the drawings and documents prepared by SMMA dated March 3rd, 2015.

Qualifications / Clarifications:

- 1 Labor costs included at local prevailing wage rates.
- 2 The following mark ups are used:

General Conditions	13.00%
General Requirements (3%), Insurance & Bond (3%), Building Permit (1%)	7.00%
CM's Fee	5.00%
Estimating Contingency	10.00%
Design Contingency	10.00%
CM Contingency	2.00%
Phasing & Temporary work	0.00%
Escalation Contingency based on construction start of summer 2017 (at 4% per year)	8.00%
- 3 The estimate assumes all long-lead items can be purchased to meet schedule requirements.
- 4 The estimate is based on the premise that the design will meet all codes, laws, ordinances, rules, & regulations in effect at the time that the estimate was prepared. The estimate shall be adjusted should any discrepancies between design and the aforementioned codes, laws or ordinances result in, or require, an increase in the cost of the work.

The estimate excludes the following:

- 1 A-E Fees
- 2 Overtime
- 3 Working in contaminated soils
- 4 Loose furniture and equipment
- 5 Loose technology equipment (i.e. Computers, Printers, Etc.)
- 6 Third party commissioning costs
- 7 Moving expenses
- 8 Demolition of old buildings in consolidation options
- 9 Testing



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Status Quo	Trade Description	Deerfield SQ		Sheehan SQ		Hanlon SQ		Martha Jones SQ		Downey SQ		Thurston SQ	
		35,078		51,147		38,256		50,769		50,692		92,400	
		Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total
	A - Substructure	0.00	0.00	2.00	102,294.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	B - Shell	28.00	982,184.00	49.00	2,506,203.00	45.00	1,721,520.00	0.00	0.00	0.00	0.00	45.00	4,158,000.00
	C - Interiors	7.00	245,546.00	8.75	447,536.25	7.00	267,792.00	0.00	0.00	0.00	0.00	5.00	462,000.00
	D - Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	D10 - Elevator	0.00	0.00	3.50	179,014.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	D20 - Plumbing	8.50	298,163.00	8.90	455,208.30	8.50	325,176.00	4.00	203,076.00	4.00	202,768.00	6.00	554,400.00
	D30 - HVAC	42.00	1,473,276.00	42.00	2,148,174.00	42.00	1,606,752.00	2.00	101,538.00	2.00	101,384.00	42.00	3,880,800.00
	D40 - Fire Protection	4.50	157,851.00	4.50	230,161.50	0.00	0.00	0.00	0.00	0.00	0.00	4.00	369,600.00
	D50 - Electrical	15.50	543,709.00	15.50	792,778.50	15.50	592,968.00	6.05	307,152.45	5.60	283,875.20	5.00	462,000.00
	E - Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	F - Demolition	10.00	350,780.00	10.00	511,470.00	10.00	382,560.00	0.00	0.00	0.00	0.00	10.00	924,000.00
	F - Haz Mat Abatement	5.70	200,000.00	5.87	300,000.00	5.23	200,000.00	0.00	0.00	0.00	0.00	3.25	300,000.00
	G - Site	8.00	280,624.00	9.50	485,896.50	8.00	306,048.00	0.00	0.00	0.00	0.00	5.00	462,000.00
	Sub-Total of Building Works		4,532,133.00		8,158,736.55		5,402,816.00		611,766.45		588,027.20		11,572,800.00
	General Conditions												
	General Conditions	13.0%	589,177.29		1,060,635.75		702,366.08		79,529.64		76,443.54		1,504,464.00
	General Requirements / Ins. / Bond / Permits	7.0%	317,249.31		571,111.56		378,197.12		42,823.65		41,161.90		810,096.00
	CM Fee	5.0%	226,606.65		407,936.83		270,140.80		30,588.32		29,401.36		578,640.00
	Sub-Total before Contingencies		5,665,166.25		10,198,420.69		6,753,520.00		764,708.06		735,034.00		14,466,000.00
	Contingencies												
	Estimating Contingency	10.0%	566,516.63		1,019,842.07		675,352.00		76,470.81		73,503.40		1,446,600.00
	Design Contingency	10.0%	566,516.63		1,019,842.07		675,352.00		76,470.81		73,503.40		1,446,600.00
	CM Contingency	2.0%	113,303.33		203,968.41		135,070.40		15,294.16		14,700.68		289,320.00
	Phasing & Temporary Work	0.0%	-		-		-		-		-		-
	Escalation	8.0%	453,213.30		815,873.66		540,281.60		61,176.65		58,802.72		1,157,280.00
	Total		7,364,716		13,257,947		8,779,576		994,120		955,544		18,805,800



Feasibility Study
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April 16, 2015

Satisfy Educational Program	Trade Description	Deerfield SEP 1		Deerfield SEP 2		Sheehan SEP		Hanlon SEP		Downey SEP		Thurston SEP	
		41,278		38,178		51,147		34,280		50,692		92,400	
		Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total
	A - Substructure	3.00	123,834.00	3.00	114,534.00	2.00	102,294.00	3.00	102,840.00	0.00	0.00	0.00	0.00
	B - Shell	28.00	1,155,784.00	28.00	1,068,984.00	49.00	2,506,203.00	45.00	1,542,600.00	0.00	0.00	45.00	4,158,000.00
	C - Interiors	24.00	990,672.00	27.50	1,049,895.00	28.75	1,470,476.25	24.00	822,720.00	1.00	50,692.00	22.00	2,032,800.00
	D - Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	D10 - Elevator	0.00	0.00	0.00	0.00	3.50	179,014.50	0.00	0.00	0.00	0.00	0.00	0.00
	D20 - Plumbing	8.50	350,863.00	10.50	400,869.00	8.90	455,208.30	8.50	291,380.00	4.00	202,768.00	6.00	554,400.00
	D30 - HVAC	42.00	1,733,676.00	42.00	1,603,476.00	42.00	2,148,174.00	42.00	1,439,760.00	2.00	101,384.00	42.00	3,880,800.00
	D40 - Fire Protection	4.50	185,751.00	4.50	171,801.00	4.50	230,161.50	0.00	0.00	0.00	0.00	4.00	369,600.00
	D50 - Electrical	28.50	1,176,423.00	28.50	1,088,073.00	28.50	1,457,689.50	28.50	976,980.00	5.60	283,875.20	10.00	924,000.00
	E - Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	F - Demolition	10.00	412,780.00	10.00	381,780.00	10.00	511,470.00	10.00	342,800.00	0.00	0.00	10.00	924,000.00
	F - Haz Mat Abatement	4.85	200,000.00	5.24	200,000.00	5.87	300,000.00	5.83	200,000.00	0.00	0.00	3.25	300,000.00
	G - Site	15.00	619,170.00	15.00	572,670.00	16.50	843,925.50	15.00	514,200.00	0.00	0.00	8.00	739,200.00
	Sub-Total of Building Works		6,948,953.00		6,652,082.00		10,204,616.55		6,233,280.00		638,719.20		13,882,800.00
	General Conditions												
	General Conditions	13.0%	903,363.89		864,770.66		1,326,600.15		810,326.40		83,033.50		1,804,764.00
	General Requirements / Ins. / Bond / Permits	7.0%	486,426.71		465,645.74		714,323.16		436,329.60		44,710.34		971,796.00
	CM Fee	5.0%	347,447.65		332,604.10		510,230.83		311,664.00		31,935.96		694,140.00
	Sub-Total before Contingencies		8,686,191.25		8,315,102.50		12,755,770.69		7,791,600.00		798,399.00		17,353,500.00
	Contingencies												
	Estimating Contingency	10.0%	868,619.13		831,510.25		1,275,577.07		779,160.00		79,839.90		1,735,350.00
	Design Contingency	10.0%	868,619.13		831,510.25		1,275,577.07		779,160.00		79,839.90		1,735,350.00
	CM Contingency	2.0%	173,723.83		166,302.05		255,115.41		155,832.00		15,967.98		347,070.00
	Phasing & Temporary Work	0.0%	-		-		-		-		-		-
	Escalation	8.0%	694,895.30		665,208.20		1,020,461.66		623,328.00		63,871.92		1,388,280.00
	Total		11,292,049		10,809,633		16,582,502		10,129,080		1,037,919		22,559,550



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Consolidate	Trade Description	Sheehan CON		Hanlon CON 1		Hanlon CON 2		Martha Jones CON		Downey CON		Thurston CON	
		80,000		110,000		82,000		4,500		6,000		120,000	
		Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total
	A - Substructure	17.00	1,360,000.00	17.00	1,870,000.00	17.00	1,394,000.00	17.00	76,500.00	17.00	102,000.00	17.00	2,040,000.00
	B - Shell	78.00	6,240,000.00	78.00	8,580,000.00	78.00	6,396,000.00	78.00	351,000.00	78.00	468,000.00	78.00	9,360,000.00
	C - Interiors	40.00	3,200,000.00	40.00	4,400,000.00	40.00	3,280,000.00	40.00	180,000.00	57.00	342,000.00	40.00	4,800,000.00
	D - Services	2.00	160,000.00	2.00	220,000.00	2.00	164,000.00	2.00	9,000.00	2.00	12,000.00	2.00	240,000.00
	D10 - Elevator	1.00	80,000.00	1.00	110,000.00	1.00	82,000.00	1.00	4,500.00	1.00	6,000.00	1.00	120,000.00
	D20 - Plumbing	17.00	1,360,000.00	17.00	1,870,000.00	17.00	1,394,000.00	17.00	76,500.00	17.00	102,000.00	17.00	2,040,000.00
	D30 - HVAC	38.00	3,040,000.00	38.00	4,180,000.00	38.00	3,116,000.00	38.00	171,000.00	38.00	228,000.00	38.00	4,560,000.00
	D40 - Fire Protection	6.00	480,000.00	6.00	660,000.00	6.00	492,000.00	6.00	27,000.00	6.00	36,000.00	6.00	720,000.00
	D50 - Electrical	35.00	2,800,000.00	35.00	3,850,000.00	35.00	2,870,000.00	35.00	157,500.00	35.00	210,000.00	35.00	4,200,000.00
	E - Equipment	7.50	600,000.00	7.50	825,000.00	7.50	615,000.00	7.50	33,750.00	7.50	45,000.00	7.50	900,000.00
	F - Demolition	5.00	400,000.00	3.64	400,000.00	4.88	400,000.00	16.67	75,000.00	12.50	75,000.00	3.33	400,000.00
	F - Haz Mat Abatement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	G - Site	18.75	1,500,000.00	13.64	1,500,000.00	18.29	1,500,000.00	11.11	50,000.00	8.33	50,000.00	12.50	1,500,000.00
	Sub-Total of Building Works		21,220,000.00		28,465,000.00		21,703,000.00		1,211,750.00		1,676,000.00		30,880,000.00
	General Conditions												
	General Conditions	13.0%	2,758,600.00		3,700,450.00		2,821,390.00		157,527.50		217,880.00		4,014,400.00
	General Requirements / Ins. / Bond / Permits	7.0%	1,485,400.00		1,992,550.00		1,519,210.00		84,822.50		117,320.00		2,161,600.00
	CM Fee	5.0%	1,061,000.00		1,423,250.00		1,085,150.00		60,587.50		83,800.00		1,544,000.00
	Sub-Total before Contingencies		26,525,000.00		35,581,250.00		27,128,750.00		1,514,687.50		2,095,000.00		38,600,000.00
	Contingencies												
	Estimating Contingency	10.0%	2,652,500.00		3,558,125.00		2,712,875.00		151,468.75		209,500.00		3,860,000.00
	Design Contingency	10.0%	2,652,500.00		3,558,125.00		2,712,875.00		151,468.75		209,500.00		3,860,000.00
	CM Contingency	2.0%	530,500.00		711,625.00		542,575.00		30,293.75		41,900.00		772,000.00
	Phasing & Temporary Work	0.0%	-		-		-		-		-		-
	Escalation	8.0%	2,122,000.00		2,846,500.00		2,170,300.00		121,175.00		167,600.00		3,088,000.00
	Total		34,482,500		46,255,625		35,267,375		1,969,094		2,723,500		50,180,000

Deerfield - Stautus Quo

16-Apr
Option A-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Deerfield GSF	35,078																		
Deerfield - Stautus Quo																			
Option A-1 Status Quo - Maintenance only	35,078	7,039,716	0.00	28.00	7.00	0.00	0.00	8.50	42.00	4.50	15.50	0.00	10.00	8.00	123.50	25.0%	30.0%	200.69	
Total Costs of Uniformat Section		7,039,716	0.00	982,184.00	245,546.00	0.00	0.00	298,163.00	1,473,276.00	157,851.00	543,709.00	0.00	350,780.00	280,624.00	4,332,133	25.0%	30.0%	7,039,716	
Hazardous Materials Abatement		325,000											200,000.00		200,000	25.0%	30.0%	325,000	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
CM Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Sheehan - Status Quo

16-Apr
Option A-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Sheehan GSF	51,147																		
Sheehan - Status Quo																			
Option A-1 Status Quo - Maintenance only	51,147	12,770,447	2.00	49.00	8.75	0.00	3.50	8.90	42.00	4.50	15.50	0.00	10.00	9.50	153.65	25.0%	30.0%	249.68	
Total Costs of Uniformat Section		12,770,447	102,294.00	2,506,203.00	447,536.25	0.00	179,014.50	455,208.30	2,148,174.00	230,161.50	792,778.50	0.00	511,470.00	485,896.50	7,858,737	25.0%	30.0%	12,770,447	
Hazardous Materials Abatement		487,500											300,000.00		300,000	25.0%	30.0%	487,500	

- General Conditions**
 - General Conditions 13.0%
 - General Requirements / Ins. / Bond / Permits 7.0%
 - General Contractor Fee 5.0%
- Contingencies**
 - Estimating Contingency 10.0%
 - Design Contingency 10.0%
 - CM Contingency 2.0%
 - Phasing & Temporary Work 0.0%
 - Escalation 8.0%

Hanlon - Status Quo

16-Apr
Option A-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Hanlon GSF	38,256																		
Hanlon - Status Quo																			
Option A-1 Status Quo - Maintenance only	38,256	8,454,576	0.00	45.00	7.00	0.00	0.00	8.50	42.00	0.00	15.50	0.00	10.00	8.00	136.00	25.0%	30.0%	221.00	
Total Costs of Uniformat Section		8,454,576	0.00	1,721,520.00	267,792.00	0.00	0.00	325,176.00	1,606,752.00	0.00	592,968.00	0.00	382,560.00	306,048.00	5,202,816	25.0%	30.0%	8,454,576	
Hazardous Materials Abatement		325,000											200,000.00		200,000	25.0%	30.0%	325,000	

General Conditions	
General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%
Contingencies	
Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Martha Jones - Status Quo

16-Apr
Option A-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Martha Jones GSF	50,769																		
Martha Jones - Status Quo																			
Option A-1 Status Quo - Maintenance only	50,769	994,120	0.00	0.00	0.00	0.00	0.00	4.00	2.00	0.00	6.05	0.00	0.00	0.00	12.05	25.0%	30.0%	19.58	
Total Costs of Uniformat Section		994,120	0.00	0.00	0.00	0.00	0.00	203,076.00	101,538.00	0.00	307,152.45	0.00	0.00	0.00	611,766	25.0%	30.0%	994,120	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Downey - Status Quo

16-Apr
Option A-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Downey GSF	50,692																		
Downey - Status Quo																			
Option A-1 Status Quo - Maintenance only	50,692	955,544	0.00	0.00	0.00	0.00	0.00	4.00	2.00	0.00	5.60	0.00	0.00	0.00	11.60	25.0%	30.0%	18.85	
Total Costs of Uniformat Section		955,544	0.00	0.00	0.00	0.00	0.00	202,768.00	101,384.00	0.00	283,875.20	0.00	0.00	0.00	588,027	25.0%	30.0%	955,544	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Thurston - Status Quo

16-Apr
Option A-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Thurston GSF	92,400																		
Thurston - Status Quo																			
Option A-1 Status Quo - Maintenance only	92,400	18,318,300	0.00	45.00	5.00	0.00	0.00	6.00	42.00	4.00	5.00	0.00	10.00	5.00	122.00	25.0%	30.0%	198.25	
Total Costs of Uniformat Section		18,318,300	0.00	4,158,000.00	462,000.00	0.00	0.00	554,400.00	3,880,800.00	369,600.00	462,000.00	0.00	924,000.00	462,000.00	11,272,800	25.0%	30.0%	18,318,300	
Hazardous Materials Abatement		487,500											300,000.00		300,000	25.0%	30.0%	487,500	

- General Conditions**
- General Conditions 13.0%
- General Requirements / Ins. / Bond / Permits 7.0%
- General Contractor Fee 5.0%
- Contingencies**
- Estimating Contingency 10.0%
- Design Contingency 10.0%
- CM Contingency 2.0%
- Phasing & Temporary Work 0.0%
- Escalation 8.0%

Deerfield - Satisfy Educational Program

16-Apr
Option B-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Deerfield GSF	41,278																		
Deerfield - Satisfy Educational Program																			
Option A-1 Status Quo - Maintenance only	35,078	7,039,716	0.00	28.00	7.00	0.00	0.00	8.50	42.00	4.50	15.50	0.00	10.00	8.00	123.50	25.0%	30.0%	200.69	
Option B-1 Satisfy Educational Program - Major Building Renovations	41,278	2,683,070	3.00	0.00	17.00	0.00	0.00	0.00	0.00	0.00	13.00	0.00	0.00	7.00	40.00	25.0%	30.0%	65.00	
Total		10,967,049	3.00	28.00	24.00	0.00	0.00	8.50	42.00	4.50	28.50	0.00	10.00	15.00	163.50	25.0%	30.0%	265.69	
Total Costs of Uniformat Section		10,967,049	123,834.00	1,155,784.00	990,672.00	0.00	0.00	350,863.00	1,733,676.00	185,751.00	1,176,423.00	0.00	412,780.00	619,170.00	6,748,953	25.0%	30.0%	10,967,049	
Hazardous Materials Abatement		325,000											200,000.00		200,000	25.0%	30.0%	325,000	

- General Conditions**
- General Conditions 13.0%
- General Requirements / Ins. / Bond / Permits 7.0%
- General Contractor Fee 5.0%
- Contingencies**
- Estimating Contingency 10.0%
- Design Contingency 10.0%
- CM Contingency 2.0%
- Phasing & Temporary Work 0.0%
- Escalation 8.0%

Deerfield - Satisfy Educational Program

16-Apr
Option B-3

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Deerfield GSF	38,178																		
Deerfield - Satisfy Educational Program																			
Option A-1 Status Quo - Maintenance only	35,078	7,039,716	0.00	28.00	7.00	0.00	0.00	8.50	42.00	4.50	15.50	0.00	10.00	8.00	123.50	25.0%	30.0%	200.69	
Option B-3 Satisfy Educational Program - Major Building Renovations	38,178	2,822,786	3.00	0.00	20.50	0.00	0.00	2.00	0.00	0.00	13.00	0.00	0.00	7.00	45.50	25.0%	30.0%	73.94	
Total		10,484,633	3.00	28.00	27.50	0.00	0.00	10.50	42.00	4.50	28.50	0.00	10.00	15.00	169.00	25.0%	30.0%	274.63	
Total Costs of Uniformat Section		10,484,634	114,534.00	1,068,984.00	1,049,895.00	0.00	0.00	400,869.00	1,603,476.00	171,801.00	1,088,073.00	0.00	381,780.00	572,670.00	6,452,082	25.0%	30.0%	10,484,634	
Hazardous Materials Abatement		325,000											200,000.00		200,000	25.0%	30.0%	325,000	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Sheehan - Satisfy Educational Program

16-Apr
Option B-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Sheehan GSF	51,147																		
Sheehan - Satisfy Educational Program																			
Option A-1 Status Quo - Maintenance only	51,147	12,770,447	2.00	49.00	8.75	0.00	3.50	8.90	42.00	4.50	15.50	0.00	10.00	9.50	153.65	25.0%	30.0%	249.68	
Option B-1 Satisfy Educational Program - Major Building Renovations		3,324,555	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	13.00	0.00	0.00	7.00	40.00	25.0%	30.0%	65.00	
Total		16,095,002	2.00	49.00	28.75	0.00	3.50	8.90	42.00	4.50	28.50	0.00	10.00	16.50	193.65	25.0%	30.0%	314.68	
Total Costs of Uniformat Section		16,095,002	102,294.00	2,506,203.00	1,470,476.25	0.00	179,014.50	455,208.30	2,148,174.00	230,161.50	1,457,689.50	0.00	511,470.00	843,925.50	9,904,617	25.0%	30.0%	16,095,002	
Hazardous Materials Abatement		487,500											300,000.00		300,000	25.0%	30.0%	487,500	

General Conditions	
General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%
Contingencies	
Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Hanlon - Satisfy Educational Program

16-Apr
Option B-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Hanlon GSF	34,280																		
Hanlon - Satisfy Educational Program																			
Option A-1 Status Quo - Maintenance only	34,280	8,454,576	0.00	45.00	7.00	0.00	0.00	8.50	42.00	0.00	15.50	0.00	10.00	8.00	136.00	25.0%	30.0%	221.00	
Option B-1 Satisfy Educational Program - Major Building Renovations	34,280	2,228,200	3.00	0.00	17.00	0.00	0.00	0.00	0.00	0.00	13.00	0.00	0.00	7.00	40.00	25.0%	30.0%	65.00	
Total		9,804,080	3.00	45.00	24.00	0.00	0.00	8.50	42.00	0.00	28.50	0.00	10.00	15.00	176.00	25.0%	30.0%	286.00	
Total Costs of Uniformat Section		9,804,080	102,840.00	1,542,600.00	822,720.00	0.00	0.00	291,380.00	1,439,760.00	0.00	976,980.00	0.00	342,800.00	514,200.00	6,033,280	25.0%	30.0%	9,804,080	
Hazardous Materials Abatement		325,000											200,000.00		200,000	25.0%	30.0%	325,000	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Downey - Satisfy Educational Program

16-Apr
Option B-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Downey GSF	50,692																		
Downey - Satisfy Educational Program																			
Option A-1 Status Quo - Maintenance only	50,692	955,544	0.00	0.00	0.00	0.00	0.00	4.00	2.00	0.00	5.60	0.00	0.00	0.00	11.60	25.0%	30.0%	18.85	
Option B-1 Satisfy Educational Program - Major Building Renovations		82,375	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	25.0%	30.0%	1.63	
Total		1,037,919	0.00	0.00	1.00	0.00	0.00	4.00	2.00	0.00	5.60	0.00	0.00	0.00	12.60	25.0%	30.0%	20.48	
Total Costs of Uniformat Section		1,037,919	0.00	0.00	50,692.00	0.00	0.00	202,768.00	101,384.00	0.00	283,875.20	0.00	0.00	0.00	638,719	25.0%	30.0%	1,037,919	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Thurston - Satisfy Educational Program

16-Apr
Option B-1

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
<i>Thurston GSF</i>	92,400																		
Thurston - Satisfy Educational Program																			
Option A-1 Status Quo - Maintenance only	92,400	18,318,300	0.00	45.00	5.00	0.00	0.00	6.00	42.00	4.00	5.00	0.00	10.00	5.00	122.00	25.0%	30.0%	198.25	
Option B-1 Satisfy Educational Program - Major Building Renovations	92,400	3,753,750	0.00	0.00	17.00	0.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00	3.00	25.00	25.0%	30.0%	40.63	
Total		22,072,050	0.00	45.00	22.00	0.00	0.00	6.00	42.00	4.00	10.00	0.00	10.00	8.00	147.00	25.0%	30.0%	238.88	
Total Costs of Uniformat Section		22,072,050	0.00	4,158,000.00	2,032,800.00	0.00	0.00	554,400.00	3,880,800.00	369,600.00	924,000.00	0.00	924,000.00	739,200.00	13,582,800	25.0%	30.0%	22,072,050	
Hazardous Materials Abatement		487,500											300,000.00		300,000	25.0%	30.0%	487,500	

General Conditions	
General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%
Contingencies	
Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Sheehan - Consolidate

16-Apr

Option C-1a

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
New Sheehan GSF	80,000																		
Sheehan - Consolidate																			
Option C-1a Consolidation - New School	80,000	34,482,500	17.00	78.00	40.00	2.00	1.00	17.00	38.00	6.00	35.00	7.50	5.00	18.75	265.25	25.0%	30.0%	431.03	
Total Costs of Uniformat Section		34,482,500	1,360,000.00	6,240,000.00	3,200,000.00	160,000.00	80,000.00	1,360,000.00	3,040,000.00	480,000.00	2,800,000.00	600,000.00	400,000.00	1,500,000.00	21,220,000	25.0%	30.0%	34,482,500	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Hanlon - Consolidate

16-Apr
Option C-1d

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
New Hanlon GSF	110,000																		
Hanlon - Consolidate																			
Option C-1d Consolidation - New School	110,000	46,255,625	17.00	78.00	40.00	2.00	1.00	17.00	38.00	6.00	35.00	7.50	3.64	13.64	258.77	25.0%	30.0%	420.51	
Total Costs of Uniformat Section		46,255,625	1,870,000.00	8,580,000.00	4,400,000.00	220,000.00	110,000.00	1,870,000.00	4,180,000.00	660,000.00	3,850,000.00	825,000.00	400,000.00	1,500,000.00	28,465,000	25.0%	30.0%	46,255,625	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Hanlon - Consolidate

16-Apr
Option C-1e

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
New Hanlon GSF	82,000																		
Hanlon - Consolidate																			
Option C-1e Consolidation - New School	82,000	35,267,375	17.00	78.00	40.00	2.00	1.00	17.00	38.00	6.00	35.00	7.50	4.88	18.29	264.67	25.0%	30.0%	430.09	
Total Costs of Uniformat Section		35,267,375	1,394,000.00	6,396,000.00	3,280,000.00	164,000.00	82,000.00	1,394,000.00	3,116,000.00	492,000.00	2,870,000.00	615,000.00	400,000.00	1,500,000.00	21,703,000	25.0%	30.0%	35,267,375	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Martha Jones - Consolidate

16-Apr
Option C-1e

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Martha Jones GSF	55,296																		
Martha Jones - Consolidate																			
Option C-1e Consolidation - New Addition	4,500	1,969,094	17.00	78.00	40.00	2.00	1.00	17.00	38.00	6.00	35.00	7.50	16.67	11.11	269.28	25.0%	30.0%	437.58	
Total Costs of Uniformat Section		1,969,094	76,500.00	351,000.00	180,000.00	9,000.00	4,500.00	76,500.00	171,000.00	27,000.00	157,500.00	33,750.00	75,000.00	50,000.00	1,211,750	25.0%	30.0%	1,969,094	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Downey - Consolidate

16-Apr
Option C-1e

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
Downey GSF	6,000																		
Downey - Consolidate																			
Option C-1e Consolidation - New Addition	6,000	2,723,500	17.00	78.00	57.00	2.00	1.00	17.00	38.00	6.00	35.00	7.50	12.50	8.33	279.33	25.0%	30.0%	453.92	
Total Costs of Uniformat Section		2,723,500	102,000.00	468,000.00	342,000.00	12,000.00	6,000.00	102,000.00	228,000.00	36,000.00	210,000.00	45,000.00	75,000.00	50,000.00	1,676,000	25.0%	30.0%	2,723,500	

General Conditions

General Conditions	13.0%
General Requirements / Ins. / Bond / Permits	7.0%
General Contractor Fee	5.0%

Contingencies

Estimating Contingency	10.0%
Design Contingency	10.0%
CM Contingency	2.0%
Phasing & Temporary Work	0.0%
Escalation	8.0%

Thurston - Consolidate

16-Apr
Option

ESTIMATED COST

FUNCTION/AREA	Proposed Total Area or Qty	Proposed Estimated Construction Cost	A - Substructure	B - Shell	C - Interiors	D - Services	D10 - Elevator	D20 - Plumbing	D30 - HVAC	D40 - Fire Protection	D50 - Electrical	E - Equipment	F - Demolition	G - Site	Estimated Direct Cost/SF	Z - General Conditions	Z - Contingencies	Estimated Cost/SF	NOTES
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New Thurston GSF 120,000

Thurston - Consolidate																			
Consolidation - New School		120,000	50,180,000	17.00	78.00	40.00	2.00	1.00	17.00	38.00	6.00	35.00	7.50	3.33	12.50	257.33	25.0%	30.0%	418.17
Total Costs of Uniformat Section			50,180,000	2,040,000.00	9,360,000.00	4,800,000.00	240,000.00	120,000.00	2,040,000.00	4,560,000.00	720,000.00	4,200,000.00	900,000.00	400,000.00	1,500,000.00	30,880,000	25.0%	30.0%	50,180,000

- General Conditions**
- General Conditions 13.0%
- General Requirements / Ins. / Bond / Permits 7.0%
- General Contractor Fee 5.0%
- Contingencies**
- Estimating Contingency 10.0%
- Design Contingency 10.0%
- CM Contingency 2.0%
- Phasing & Temporary Work 0.0%
- Escalation 8.0%

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