Town of Shrewsbury Beal Early Childhood Center Project Summary of Building Options, Costs, Debt Service, and Tax Impact Based on Preliminary Conceptual Cost Estimate Scenarios

Building Option # C.1		1.2A		1.2B		1.3A		1.3B		
Description of Building Option	Base F	Repair	Glavin Schem	e-A (L-Wings)	Glavin Scheme	-B (K-Wings)	Allen Farm Scheme	-A (No Pkg Deck)	Allen Farm Scheme	e-B (w/ Pkg Deck)
Project Delivery Method	Design-Bid-Build	CM-at-Risk	Design-Bid-Build	CM-at-Risk	Design-Bid-Build	CM-at-Risk	Design-Bid-Build	CM-at-Risk	Design-Bid-Build	CM-at-Risk
Construction Costs	\$11,076,744	\$11,746,337	\$70,744,036	\$74,969,050	\$70,389,373	\$74,593,205	\$70,276,799	\$74,473,908	\$73,727,771	\$78,130,980
Soft Costs	\$4,539,540	\$4,667,031	\$18,667,104	\$19,471,547	\$18,599,577	\$19,399,986	\$16,521,343	\$17,320,472	\$17,178,408	\$18,016,779
Total Project Budget	\$15,616,284	\$16,413,368	\$89,411,140	\$94,440,597	\$88,988,950	\$93,993,191	\$86,798,142	\$91,794,380	\$90,906,179	\$96,147,759
Town Share (\$)	\$8,161,668	\$8,585,468	\$57,473,947	\$62,177,483	\$57,079,115	\$61,759,070	\$54,939,524	\$59,611,995	\$58,781,351	\$63,683,264
MSBA Reimbursement (%)	48%	48%	36%	34%	36%	34%	37%	35%	35%	34%

Est. Debt Service Paymt	\$685,863.86	\$721,477.79	\$4,829,809.67	\$5,225,070.21	\$4,796,630.05	\$5,189,908.97	\$4,616,830.02	\$5,009,480.03	\$4,939,677.05	\$5,351,608.16
Tax Rate Impact	\$0.118	\$0.124	\$0.830	\$0.898	\$0.825	\$0.892	\$0.794	\$0.861	\$0.849	\$0.920
Avg. Annual SFH Impact	\$51.79	\$54.48	\$364.72	\$394.57	\$362.22	\$391.91	\$348.64	\$378.29	\$373.02	\$404.12

Debt Service/Tax Rate Impacts Details

Debt Exclusion

Term: 20 Years

Rate: 3.375%

Level Principal; Declining Debt Service; Lowest Total Interest Due

Best practices would be utilized to reduce impact

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

C.1 DBB Base Repair

4.23.2018

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
OPM Feasibility Study	\$250,000	\$0	\$250,000	
A&E Feasibility Study	\$750,000		\$750,000	
Environmental & Site Other	\$50,000 \$150,000		\$50,000 \$150,000	
Feasibility Study Agreement Subtotal	\$1,200,000		\$1,200,000	\$643,92
Administration				
Legal Fees	\$25,000		\$0	\$
Owner's Project Manager Design Development	Budget 3.5% of Constr - FS	\$0	\$0	
Construction Contract Documents		\$0	\$0	
Bidding Construction Contract Administration	\$137,686	\$0 \$0	\$137,686 \$0	
Closeout		\$0 \$0	\$0 \$0	
Extra Services (Value is an allowance)	\$50,000	\$0	\$50,000	
Reimbursable & Other Services (Allowance for testing and misc.)	\$75,000	\$0	\$75,000	
Cost Estimates (Allowance)	\$20,000	\$0	\$20,000	
Advertising	\$5,000	\$0	\$5,000	
Permitting Owner's Insurance	\$0 \$0	-	<u>\$0</u> \$0	
Owner's insurance Other Administrative Costs (Allowance)	\$0 \$25,000		\$0 \$25,000	
Administration Subtotal	\$337,686		\$312,686	\$167,78
Architecture and Engineering				
Basic Services	Budget 10% of Constr - FSA fee			
Design Development		\$0	\$0	
Construction Contract Documents		\$0	\$0	
Bidding Construction Contract Administration	\$357,674	\$0 \$0	\$357,674 \$0	
Closeout		\$0	\$0	
Other Basic Services		\$0	\$0	
Basic Services Subtotal Reimbursable Services	\$357,674	\$0	\$357,674	
Construction Testing (Allowance for special testing)	\$25,000	\$0	\$25,000	
Printing (over minimum)	\$15,000	\$0	\$15,000	
Other Reimbursable Costs	\$0	\$0	\$0	
Hazardous Materials (This is a subconsultant fee to observe and report on actual abatement)	\$50,000	\$0	\$50,000	
Geotech & Geo-Env.Add'tl Geotech Eng during DD/CD	\$5,000	\$0	\$5,000	
Site Survey	\$20,000	\$0	\$20,000	
Wetlands Traffic Studies		\$0 \$0	<u>\$0</u> \$0	
Architectural/Engineering Subtotal	\$472,674	\$0 \$0	\$472,674	\$253,63
CM & Risk Preconstruction Services	· · · · · · · · ·		, , , , , , , , , ,	,-
Pre-Construction Services (assume carried in other CM	¢0	¢0	¢0	
ees) Site Acquisition	\$0	\$0	\$0	
and (DCAMM fee) Applies only to Glavin Options	\$0	-	\$0	
Appraisal Fees Recording fees	\$0 \$0		\$0 \$0	
Site Acquisition Subtotal	\$0 \$0	1	\$0 \$0	
Construction Costs				
SUBSTRUCTURE	4-0.000			
Foundations Basement Construction	\$50,000 \$0	\$0 \$0		
SHELL				
SuperStructure	\$207,000			
Exterior Closure Exterior Walls	\$0 \$706,740	-		
Exterior Windows	\$501,000	\$0		
Exterior Doors	\$0 \$272.800	-		
Roofing NTERIORS	\$272,800	\$0		
Interior Construction	\$398,960			
Staircases	\$120,400 \$701,607			
Interior Finishes SERVICES	\$701,607	\$0		
Conveying Systems	\$0			
Plumbing HVAC	\$417,500 \$1,068,800	-		
Fire Protection	\$1,068,800 \$167,000			
Electrical	\$1,401,130			
EQUIPMENT & FURNISHINGS				
Equipment Furnishings	\$0 \$50,000	-		
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	\$0 \$0			
Existing Building Demolition In-Bldg. Hazardous Material Abatement	\$0 \$0			
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Asbestos Cont'g Floor Mat'l Abatement Other Hazardous Material Abatement	\$0	\$0		

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

C.1 DBB Base Repair

4.23.2018

Based on Conceptual Cost Estimate Scenarios

	Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
80	Site Preparation	\$0	\$0		
81	Site Improvements	\$0	\$0		
82	Site Civil / Mechanical Utilities	\$0	\$0		
83	Site Electrical Utilities	\$0	\$0		
84	Other Site Construction	\$500,000			
85	Scope Excluded Site Cost		\$14,965		
86	Construction Trades Subtotal	\$6,872,937	\$14,965		
87	Contingencies (Design and Pricing)	\$944,752	\$2,057		
88	D/B/B Sub-Contractor Bonds		\$0		
89	D/B/B Insurance	\$229,902	\$501		
90	D/B/B General Conditions + General Requirements	\$1,883,811	\$4,102		
91	D/B/B Overhead & Profit	\$351,750	-		
92	GMP (P&P) Insurance & Bond		\$0		
93	GMP Fee & Overhead		\$0		
94	GMP Contingency		\$0		
95	Escalation	\$793,592	\$1,728		
	Overall Excluded Construction Cost	• • • • • • • • • • • •	\$0		
	Construction Budget	\$11,076,744	\$24,118	\$11,052,626	\$5,930,839
	Alternates				
99	Ineligible Work Included in the Base Project	\$0	\$0	\$0	
100	Alternates in the Total Project Budget (Lake Street				
	Realignment Applies Only to Glavin Options)	\$0	\$0		
101	Alternates Excluded from the Total Project Budget	\$0		\$0	
102	Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
103	Miscellaneous Project Costs				
	Utility Company Fees	\$5,000	\$0		
	Testing Services (Non-Building)	\$0	\$0		
	Swing Space / Modulars (for Base Repair)	\$1,000,000			
	Other Project Costs (Mailing & Moving)	\$100,000	\$100,000	\$0	
108	Misc. Project Costs Subtotal	\$1,105,000	\$1,100,000	\$5,000	\$2,683
	Furnishings and Equipment				
	Furnishings 318 Enrollment @ \$1,200/per Student	\$381,600	\$0		
	Equipment		\$0		
	Computer Equipment 318 Enrollment @ \$1,200/per Student	\$381,600			
	FF&E Subtotal	\$763,200	\$0	\$763,200	\$409,533
114					
115	Soft Costs that exceed 20% of Construction Cost		\$0		
116	Project Budget	\$14,955,304	\$1,149,118	\$13,806,186	\$ 7,408,399.49

117	Board Authorization		50.16 Reimbursement Rate Before Incentive Points
118	Design Enrollment	318	3.50 Total Incentive Points
119	Total Building Gross Floor Area (GSF)	33,400	53.66% MSBA Reimbursement Rate
120	Total Project Budget (excluding Contingencies)	\$14,955,304	
121	Scope Items Excluded or Otherwise Ineligible	\$1,149,118	This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding
122	Third Party Funding (Ineligible)	\$0	potential impact on the MSBA's calculation of a potential Basis of Total
123	Estimated Basis of Maximum Total Facilities Grant ¹	\$13,806,186	Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which
124	Reimbursement Rate	53.66%	the MSBA may use in determining whether items are eligible for
125	Est. Max. Total Facilities Grant (before recovery) ¹	\$7,408,399	reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the
126	Cost Recovery ²	\$0	District for the proposed school project that may or may not agree with the
127	Estimated Maximum Total Facilities Grant ¹	\$7,408,399	estimates generated by the District using this template.

1. Does not include any potentially eligible contingency funds and is

128	Construction Contingency ³	\$553,837	subject to review and audit by the MSBA.
129	Ineligible Construction Contingency ³	\$443,070	2. The proposed demolition of the School is expected to result in the MSBA recovering a portion of state funds previously paid to the
130	"Potentially Eligible" Construction Contingency ³	\$110,767	District for the project at the existing facilities completed in The MSBA will perform an independent analysis based on a review of
131	Owner's Contingency ³	\$107,142	information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery
132	Ineligible Owner's Contingency ³	\$0	generated by the District and its consultants using this template.
133	"Potentially Eligible" Owner's Contingency ³	\$107,142	3. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs
134	Total Potentially Eligible Contingency ³	\$217,910	associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line
135	Reimbursement Rate	53.66%	
136	Potential Additional Contingency Grant Funds ³	<mark>\$116,930</mark>	
137	Maximum Total Facilities Grant	\$7,525,330	
138	Total Project Budget	\$15,616,284	
	Potential District Share:	\$8,161,668	48% Estimated Maximum Potential % MSBA Reimbursement Based on Eligible vs. Ineligible costs

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR C.1 CM Base Repair

4.23.2018

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Based on Concept Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement OPM Feasibility Study	\$250,000	\$0	\$250,000	
A&E Feasibility Study	\$750,000	-		
Environmental & Site	\$50,000			
Other	\$150,000	\$0	\$150,000	
Feasibility Study Agreement Subtotal	\$1,200,000	\$0	\$1,200,000	\$643,92
Administration				
Legal Fees	\$25,000		\$0	\$
Owner's Project Manager Design Development	Budget 3.5% of Constr - FSA	4 tee \$0	\$0	
Construction Contract Documents		\$0 \$0		
Bidding	\$161,122			
Construction Contract Administration		\$0		
Closeout		\$0		
Extra Services (Value is an allowance)	\$50,000	\$0	\$50,000	
Reimbursable & Other Services (Allowance for testing and misc.)	\$75,000	\$0	\$75,000	
Cost Estimates (Allowance)	\$20,000	\$0	\$20,000	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0	\$0		
Owner's Insurance	\$0	\$0		
Other Administrative Costs (Allowance)	\$25,000		. ,	
Administration Subtotal	\$361,122	\$25,000	\$336,122	\$180,36
Architecture and Engineering	Budget 10% of Constr			
Basic Services	Budget 10% of Constr - FSA fee			
Design Development		\$0	\$0	
Construction Contract Documents		\$0	\$0	
Bidding	\$424,634	\$0		
Construction Contract Administration		\$0		
Closeout		\$0 \$0	\$0 \$0	
Other Basic Services Basic Services Subtotal	\$424,634	\$0 \$0	\$0 \$424,634	
Reimbursable Services	<u> </u>		9424,034	
Construction Testing (Allowance for special testing)	\$25,000	\$0	\$25,000	
Printing (over minimum)	\$15,000	\$0	\$15,000	
Other Reimbursable Costs	\$0	\$0	\$0	
Hazardous Materials (This is a subconsultant fee to observe	\$50,000	\$0	\$50,000	
and report on actual abatement)				
Geotech & Geo-Env.Add'tl Geotech Eng during DD/CD	\$5,000			
Site Survey Wetlands	\$20,000	\$0 \$0	\$20,000 \$0	
Traffic Studies		\$0 \$0	\$0 \$0	
Architectural/Engineering Subtotal	\$539,634	\$0	\$539,634	\$289,56
CM & Risk Preconstruction Services	·····	**	,,,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	~~~ ,,,,
Pre-Construction Services (assume carried in other CM				
ees)	\$0	\$0	\$0	
Site Acquisition	¢0		<u>۴</u> ۵	
Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees	\$0 \$0	\$0 \$0	\$0 \$0	
Recording fees	\$0	\$0 \$0	\$0 \$0	
Site Acquisition Subtotal	\$0 \$0	\$0 \$0	\$0 \$0	
Construction Costs	ψυ	ΨŪ	Ψ	
SUBSTRUCTURE				
Foundations	\$50,000	\$0		
Basement Construction	\$0	\$0		
SHELL	****			
SuperStructure	\$207,000 \$0	\$0 \$0		
Exterior Closure Exterior Walls	\$0 \$706,740	\$0 \$0		
Exterior Windows	\$700,740	\$0 \$0		
	\$0	\$0 \$0		
Exterior Doors		\$0		
Roofing	\$272,800			
Roofing INTERIORS				
Roofing NTERIORS Interior Construction	\$398,960	\$0		
Roofing NTERIORS Interior Construction Staircases	\$398,960 \$120,400	\$0		
Roofing NTERIORS Interior Construction Staircases Interior Finishes	\$398,960			
Roofing NTERIORS Interior Construction Staircases Interior Finishes SERVICES	\$398,960 \$120,400	\$0 \$0		
Roofing NTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing	\$398,960 \$120,400 \$701,607 \$0 \$0 \$417,500	\$0 \$0 		
Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC	\$398,960 \$120,400 \$701,607 \$0 \$417,500 \$1,068,800	\$0 \$0 \$0 \$0 \$0 \$0		
Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection	\$398,960 \$120,400 \$701,607 \$0 \$0 \$417,500 \$1,068,800 \$167,000	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical	\$398,960 \$120,400 \$701,607 \$0 \$417,500 \$1,068,800	\$0 \$0 \$0 \$0 \$0 \$0		
Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS	\$398,960 \$120,400 \$701,607 \$0 \$417,500 \$1,068,800 \$167,000 \$1,401,130	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment	\$398,960 \$120,400 \$701,607 \$0 \$417,500 \$1,068,800 \$167,000 \$1,401,130 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings	\$398,960 \$120,400 \$701,607 \$0 \$417,500 \$1,068,800 \$167,000 \$1,401,130	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction	\$398,960 \$120,400 \$701,607 \$0 \$417,500 \$1,068,800 \$167,000 \$1,401,130 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction Existing Building Demolition	\$398,960 \$120,400 \$701,607 \$0 \$417,500 \$1,068,800 \$167,000 \$1,401,130 \$0 \$50,000 \$50,000 \$50,000 \$50,000 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		
Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction Existing Building Demolition In-Bldg. Hazardous Material Abatement	\$398,960 \$120,400 \$701,607 \$0 \$417,500 \$1,068,800 \$167,000 \$1,401,130 \$0 \$50,000 \$50,000 \$50,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		
Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction Existing Building Demolition	\$398,960 \$120,400 \$701,607 \$0 \$417,500 \$1,068,800 \$167,000 \$1,401,130 \$0 \$50,000 \$50,000 \$50,000 \$50,000 \$50,000 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

C.1 CM Base Repair

4.23.2018

Based on Conceptual Cost Estimate Scenarios

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
D Site Preparation	\$0	\$0		
Site Improvements	\$0	\$0		
2 Site Civil / Mechanical Utilities	\$0	\$0		
3 Site Electrical Utilities	\$0	\$0		
Other Site Construction	\$500,000			
Scope Excluded Site Cost		\$14,965		
Construction Trades Subtotal	\$6,872,937	\$14,965		
Contingencies (Design and Pricing)	\$944,752	\$2,057		
B D/B/B Sub-Contractor Bonds		\$0		
D/B/B Insurance		\$0		
General Conditions + General Requirements	\$2,256,623	\$4,914		
D/B/B Overhead & Profit		\$0		
2 GMP (P&P) Insurance & Bond	\$242,649			
3 GMP Fee & Overhead	\$371,253			
GMP Contingency	\$264,531	\$576		
Escalation	\$793,592	\$1,728		
Overall Excluded Construction Cost		\$68,749		
Construction Budget	\$11,746,337	\$94,325	\$11,652,012	\$6,252,47
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates in the Total Project Budget (Lake Street				
Realignment Applies Only to Glavin Options)	\$0			
Alternates Excluded from the Total Project Budget	\$0		\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$
Miscellaneous Project Costs				
Utility Company Fees	\$5,000	\$0	\$5,000	
Testing Services (Non-Building)	\$0			
Swing Space / Modulars (for Base Repair)	\$1,000,000			
Other Project Costs (Mailing & Moving)	\$100,000	\$100,000	\$0	
Misc. Project Costs Subtotal	\$1,105,000	\$1,100,000	\$5,000	\$2,68
Furnishings and Equipment				
Furnishings 318 Enrollment @ \$1,200/per Student	\$381,600		\$381,600	
Equipment		\$0	\$0	
Computer Equipment 318 Enrollment @ \$1,200/per Student	\$381,600			
FF&E Subtotal	\$763,200	\$0	\$763,200	\$409,53
4				
Soft Costs that exceed 20% of Construction Cost		\$0		
Project Budget	\$15,715,292	\$1,219,325	\$14,495,967	\$ 7,778,536.03

117	Board Authorization		50.16	Reimbursement Rate Before Incentive Points
118	Design Enrollment	318		Total Incentive Points
119	Total Building Gross Floor Area (GSF)	33,400	53.66%	MSBA Reimbursement Rate
120	Total Project Budget (excluding Contingencies)	\$15,715,292	NOTES	
121	Scope Items Excluded or Otherwise Ineligible	\$1,219,325	This template was prep	bared by the MSBA as a tool to assist Districts and anding MSBA policies and practices regarding
122	Third Party Funding (Ineligible)	\$0	notential impact on the	MSBA's calculation of a notential Basis of Total
123	Estimated Basis of Maximum Total Facilities Grant ¹	\$14,495,967	Facilities Grant and po	tential Total Maximum Facilities Grant. This tain a final, exhaustive list of all evaluations which
124	Reimbursement Rate	53.66%	the MSBA may use in	determining whether items are eligible for
125	Est. Max. Total Facilities Grant (before recovery) ¹	\$7,778,536	reimbursement by the analysis based on a re	MSBA. The MSBA will perform an independent view of information and estimates provided by the
126	Cost Recovery ²	\$0	District for the propose	d school project that may or may not agree with the
127	Estimated Maximum Total Facilities Grant ¹	\$7,778,536	estimates generated b	y the District using this template.

1. Does not include any potentially eligible contingency funds and is subject to review and qudit by the MSPA

128	Construction Contingency ³	\$587,317	
129	Ineligible Construction Contingency ³	\$469,853	and mobile recovering a period of claic fande previouoly paid to the
130	"Potentially Eligible" Construction Contingency ³	\$117,463	mebre win perform an independent analysis based on a review of
131	Owner's Contingency ³	\$110,758	project that may of may not agree with the collinated cost receivery
132	Ineligible Owner's Contingency ³	\$0	
133	"Potentially Eligible" Owner's Contingency ³	\$110,758	
134	Total Potentially Eligible Contingency ³	\$228,222	associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line
135	Reimbursement Rate	<mark>53.66%</mark>	
136	Potential Additional Contingency Grant Funds ³	\$122,464	
137	Maximum Total Facilities Grant	\$7,901,000	
138	Total Project Budget	\$16,413,368	
	Potential District Share:	\$8,585,468	48% Estimated Maximum Potential % MSBA Reimbursement Based on Eligible vs. Ineligible costs

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.2A DBB Glavin Scheme A

4.23.2018

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5) Feasibility Study Agreement	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
OPM Feasibility Study	\$250,000			
A&E Feasibility Study	\$750,000			
Environmental & Site Other	\$50,000 \$150,000			
Feasibility Study Agreement Subtotal	\$150,000 \$1,200,000	\$0 \$0	\$150,000 \$1,200,000	\$643,920
Administration	φ1,200,000	φυ	φ1,200,000	φ043, 3 20
Legal Fees	\$25,000	\$25,000	\$0	\$(
Owner's Project Manager	Budget 3.5% of Constr - FS	-		
Design Development		\$0		
Construction Contract Documents Bidding	\$2,226,041	\$0 \$0		
Construction Contract Administration	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$0		
Closeout		\$0	-	
Extra Services (Value is an allowance)	\$150,000	\$0	\$150,000	
Reimbursable & Other Services (Includes \$110k for testing +	\$200,000	\$0	\$200,000	
\$90k for any addn'l building testing- windows roof, etc)	φ200,000	ψŪ	φ200,000	
Cost Estimates (Allowance)	\$65,000			
Advertising	\$5,000	\$0		
Permitting Owner's Insurance	\$0 \$0	\$0 \$0		
Other Administrative Costs (Allowance)	\$0	\$0 \$0		
Administration Subtotal	\$2,771,041	\$25,000	\$2,746,041	\$1,473,52
Architecture and Engineering				
Basic Services Design Development	Budget 10% of Constr - FSA fee	\$0	\$0	
Construction Contract Documents		\$0		
Bidding	\$6,324,404	\$0		
Construction Contract Administration		\$0	\$0	
Closeout		\$0		
Other Basic Services Basic Services Subtotal	\$6,324,404	\$0 \$0	\$0 \$6,324,404	
Reimbursable Services		 ወ	\$0,324,404	
Construction Testing (Allowance for special testing)	\$100,000	\$0		
Printing (over minimum)	\$15,000	\$0		
Other Reimbursable Costs	\$0	\$0	\$0	
Hazardous Materials (This is a subconsultant fee to observe and report on actual abatement before demo.) Geotech & Geo-Env.Add'tl Geotech Eng during DD/CD	\$100,000 \$30,000	\$0 \$0		
Site Survey	\$50,000			
Wetlands	\$5,000	\$0	\$5,000	
Traffic Studies	\$25,000	\$0		
Architectural/Engineering Subtotal	\$6,649,404	\$0	\$6,649,404	\$3,568,07
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM				
fees)	\$0	\$0	\$0	\$
Site Acquisition				
Land (DCAMM fee) Applies only to Glavin Options	\$915,000	\$915,000	\$0	
Appraisal Fees Recording fees	\$0 \$0	\$0 \$0	\$0 \$0	
Site Acquisition Subtotal	\$0 \$915,000		\$0 \$0	\$
Construction Costs SUBSTRUCTURE				
Foundations	\$3,525,256	\$0		
Basement Construction SHELL	\$0	\$0		
SITELL	\$4,626,687	\$0		
Exterior Closure	\$0	\$0		
Exterior Walls	\$4,619,921	\$0		
Exterior Windows Exterior Doors	\$2,197,323 \$101,550	\$0 \$0		
Roofing	\$101,550 \$2,532,637	\$0 \$0		
INTERIORS	φ <u></u> 2,002,001			
Interior Construction	\$4,657,811	\$0		
Staircases	\$300,530	\$0 \$0		
		ወ መደረ እ		
Interior Finishes	\$3,826,970			
Interior Finishes SERVICES Conveying Systems	\$3,826,970 \$115,750	\$0		
Interior Finishes SERVICES Conveying Systems Plumbing	\$3,826,970 \$115,750 \$2,069,672	\$0 \$0		
Interior Finishes SERVICES Conveying Systems Plumbing HVAC	\$3,826,970 \$115,750 \$2,069,672 \$5,994,912	\$0 \$0 \$0 \$0		
Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection	\$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312	\$0 \$0 \$0 \$0 \$0 \$0		
Interior Finishes SERVICES Conveying Systems Plumbing HVAC	\$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775	\$0 \$0 \$0 \$0 \$0 \$0		
Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment	\$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775 \$628,550	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings	\$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775	\$0 \$0 \$0 \$0 \$0 \$0		
Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION	\$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775 \$628,550 \$1,710,405	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings	\$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775 \$628,550	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction	\$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775 \$628,550 \$1,710,405 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.2A DBB Glavin Scheme A

4.23.2018

Total Project Budget: All costs associated with t project are subject to 963 CMR 2.16(5)	he Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
79 BUILDING SITEWORK				
80 Site Preparation	\$1,340,608	\$0		
⁸¹ Site Improvements	\$2,868,775	\$0		
82 Site Civil / Mechanical Utilities	\$1,360,525			
83 Site Electrical Utilities	\$427,500	\$0		
84 Other Site Construction	\$0	\$0		
85 Scope Excluded Site Cost		\$2,503,963		
86 Construction Trades Subtotal	\$51,015,469	\$3,853,963		
87 Contingencies (Design and Pricing)	\$6,121,856	\$462,476		
88 D/B/B Sub-Contractor Bonds		\$0		
89 D/B/B Insurance	\$1,346,736	\$101,739		
90 D/B/B General Conditions + General Requirements	\$5,057,110			
91 D/B/B Overhead & Profit	\$2,060,506	\$155,661		
92 GMP (P&P) Insurance & Bond		\$0		
93 GMP Fee & Overhead		\$0		
94 GMP Contingency		\$0		
95 Escalation	\$5,142,359			
96 Overall Excluded Construction Cost		\$19,005,120		
97 Construction Budget	\$70,744,036	\$24,349,477	\$46,394,559	\$24,895,320
98 Alternates				
99 Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates in the Total Project Budget (Lake Street				
⁰⁰ Realignment Applies Only to Glavin Options)	\$1,058,600	\$1,058,600	\$0	
01 Alternates Excluded from the Total Project Budget	\$0		\$0	
⁰² Subtotal to be Included in Total Project Budg	get \$1,058,600	\$1,058,600	\$0	\$
03 Miscellaneous Project Costs				
04 Utility Company Fees	\$30,000	\$0	\$30,000	
05 Testing Services (Non-Building)	\$0	\$0		
06 Swing Space / Modulars	\$0	\$0	\$0	
07 Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
08 Misc. Project Costs Subtotal	\$180,000	\$150,000	\$30,000	\$16,09
09 Furnishings and Equipment				
10 Furnishings 790 Enrollment @ \$1,200/per Student	\$948,000	\$0	\$948,000	
11 Equipment		\$0	\$0	
12 Computer Equipment 790 Enrollment @ \$1,200/per Stude		\$0	\$948,000	
13 FF&E Subtotal	\$1,896,000	\$0	\$1,896,000	\$1,017,39
14				
15 Soft Costs that exceed 20% of Construction Cost		\$0		
16 Project Budget	\$85,414,081	\$26,498,077	\$58,916,004	\$ 31,614,327.48

117	Board Authorization		50.16 Reimbursement Rate Before Incentive Points
118	Design Enrollment	790	3.50 Total Incentive Points
119	Total Building Gross Floor Area (GSF)	142,736	53.66% MSBA Reimbursement Rate
120	Total Project Budget (excluding Contingencies)	\$85,414,081	NOTES
121	Scope Items Excluded or Otherwise Ineligible	\$26,498,077	This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding
122	Third Party Funding (Ineligible)	\$0	potential impact on the MSBA's calculation of a potential Basis of Total
123	Estimated Basis of Maximum Total Facilities Grant ¹	\$58,916,004	Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which
124	Reimbursement Rate	53.66%	the MSBA may use in determining whether items are eligible for
125	Est. Max. Total Facilities Grant (before recovery) ¹	\$31,614,327	reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the
126	Cost Recovery ²	\$0	District for the proposed school project that may or may not agree with the
127	Estimated Maximum Total Facilities Grant ¹	\$31,614,327	estimates generated by the District using this template.
			 Does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA.
128	Construction Contingency ³	\$3,537,202	
129	Ineligible Construction Contingency ³	\$2,829,761	2. The proposed demolition of the School is expected to result in the MSBA recovering a portion of state funds previously paid to the
130	"Potentially Eligible" Construction Contingency ³	\$707,440	District for the project at the existing facilities completed in The
			MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school
131	Owner's Contingency ³	\$459,858	project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.
132	Ineligible Owner's Contingency ³	\$0	
133	"Potentially Eligible" Owner's Contingency ³	\$459,858	3. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs
134	Total Potentially Eligible Contingency ³	\$1,167,298	associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line
135	Reimbursement Rate	53.66%	
136		\$626,372	
	Potential Additional Contingency Grant Funds ³		
137	Maximum Total Facilities Grant	\$32,240,700	
138	Total Project Budget	\$89,411,140	Estimated Maximum Potential % MSBA
	Potential District Share:	\$57,473,947	36% Reimbursement Based on Eligible vs. Ineligible costs
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Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.2A CM Glavin Scheme A

4.23.2018

	Based on Concept			
Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement				
OPM Feasibility Study	\$250,000			
A&E Feasibility Study Environmental & Site	\$750,000 \$50,000			
Other	\$30,000			
Feasibility Study Agreement Subtotal	\$1,200,000	· · ·		\$643,920
Administration	· · · · · · · · · · · · · · · · · · ·		+ 1,200,000	····,·-·
Legal Fees	\$25,000		\$0	\$(
Owner's Project Manager	Budget 3.5% of Constr - FS			
Design Development	-	\$0		
Construction Contract Documents Bidding	\$2,373,917	\$0 \$0		
Construction Contract Administration	φ2,070,017	\$0 \$0		
Closeout		\$0		
Extra Services (Value is an allowance)	\$150,000	\$0	\$150,000	
Reimbursable & Other Services (Includes \$110k for testing +		A 0	# 000.000	
\$90k for any addn'l building testing- windows roof, etc)	\$200,000	\$0	\$200,000	
Cost Estimates (Allowance)	\$65,000	\$0	\$65,000	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0	\$0		
Other Administrative Costs (Allowance)	\$100,000			
Administration Subtotal	\$2,918,917	\$25,000	\$2,893,917	\$1,552,87
Architecture and Engineering Basic Services	Budget 10% of Constr - FSA fee			
Design Development	-	\$0		
Construction Contract Documents Bidding	\$6,746,905	\$0		
Construction Contract Administration	φ0,740,905	\$0 \$0	\$6,746,905 \$0	
Closeout	-	\$0 \$0		
Other Basic Services		\$0		
Basic Services Subtotal	\$6,746,905	\$0	\$6,746,905	
Reimbursable Services	A 400.000			
Construction Testing (Allowance for special testing) Printing (over minimum)	\$100,000 \$15,000	\$0 \$0		
Other Reimbursable Costs	\$0	\$0 \$0		
Hazardous Materials (This is a subconsultant fee to observe and report on actual abatement before demo.)	\$100,000			
Geotech & Geo-Env.Add'tl Geotech Eng during DD/CD	\$30,000	\$0	\$30,000	
Site Survey	\$50,000	\$0		
Wetlands	\$5,000	\$0 \$0		
Traffic Studies Architectural/Engineering Subtotal	\$25,000 \$7,071,905	\$0 \$0		¢2 704 70
CM & Risk Preconstruction Services	\$7,071,505		\$7,071,905	\$3,794,78
Pre-Construction Services (assume carried in other CM fees)	\$0	\$0	\$0	\$
Site Acquisition	0045.000	<u> </u>		
Land (DCAMM fee) Applies only to Glavin Options	\$915,000 \$0	\$915,000		
Appraisal Fees Recording fees	\$0	\$0 \$0		
Site Acquisition Subtotal	\$915,000			\$
Construction Costs SUBSTRUCTURE				
Foundations Basement Construction SHELL	\$3,525,256 \$0	\$0 \$0		
SuperStructure	\$4,626,687	\$0		
Exterior Closure	\$4,020,087	\$0 \$0		
Exterior Walls	\$4,619,921	\$0		
Exterior Windows	\$2,197,323	\$0		
Exterior Doors	\$101,550			
Roofing INTERIORS	\$2,532,637	\$0		
Interior Construction	\$4,657,811	\$0		
Staircases	\$300,530	\$0		
Interior Finishes	\$3,826,970			
SERVICES	MAAE 350	* ^		
Conveying Systems Plumbing	\$115,750 \$2,069,672	\$0 \$0		
HVAC	\$2,009,072	\$0 \$0		
Fire Protection	\$642,312	\$0 \$0		
Electrical	\$6,117,775			
EQUIPMENT & FURNISHINGS				
Equipment	\$628,550	-		
	\$1,710,405	\$0		
Furnishings				
SPECIAL CONSTRUCTION & DEMOLITION		<u>.</u>		
SPECIAL CONSTRUCTION & DEMOLITION Special Construction Existing Building Demolition	\$0 \$650,000	\$0 \$650,000		
SPECIAL CONSTRUCTION & DEMOLITION Special Construction Existing Building Demolition In-Bldg. Hazardous Material Abatement	\$0 \$650,000 \$700,000	\$650,000 \$700,000		
SPECIAL CONSTRUCTION & DEMOLITION Special Construction Existing Building Demolition	\$0 \$650,000	\$650,000 \$700,000 \$0		

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.2A CM Glavin Scheme A

4.23.2018

Based on Conceptual Cost Estimate Scenarios

	otal Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
	JILDING SITEWORK				
80	Site Preparation	\$1,340,608	\$0		
81	Site Improvements	\$2,868,775	\$0		
82	Site Civil / Mechanical Utilities	\$1,360,525	\$0		
83	Site Electrical Utilities	\$427,500	\$0		
84	Other Site Construction	\$0	\$0		
85	Scope Excluded Site Cost		\$2,503,963		
86 C	onstruction Trades Subtotal	\$51,015,469	\$3,853,963		
87	Contingencies (Design and Pricing)	\$6,121,856	\$462,476		
88	D/B/B Sub-Contractor Bonds		\$0		
89	D/B/B Insurance		\$0		
90	General Conditions + General Requirements	\$7,210,244	\$544,698		
91	D/B/B Overhead & Profit		\$0		
92	GMP (P&P) Insurance & Bond	\$1,427,166	\$107,815		
93	GMP Fee & Overhead	\$2,183,565	\$164,957		
94	GMP Contingency	\$1,714,120	\$129,493		
95	Escalation	\$5,296,630	\$400,134		
96 Ov	verall Excluded Construction Cost		\$22,910,955		
97 C	onstruction Budget	\$74,969,050	\$28,574,491	\$46,394,559	\$24,895,320
98 A	Iternates				
99 Ine	eligible Work Included in the Base Project	\$0	\$0	\$0	
Alt	ternates in the Total Project Budget (Lake Street	• -			
	ealignment Applies Only to Glavin Options)	\$1,058,600	\$1,058,600	\$0	
	ternates Excluded from the Total Project Budget	\$0	· /	\$0	
¹⁰² Si	ubtotal to be Included in Total Project Budget	\$1,058,600	\$1,058,600	\$0	\$0
	iscellaneous Project Costs				
	tility Company Fees	\$30,000	\$0		
105 Te	esting Services (Non-Building)	\$0	\$0		
	wing Space / Modulars	\$0	\$0		
107 <i>Ot</i>	ther Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
	isc. Project Costs Subtotal	\$180,000	\$150,000	\$30,000	\$16,098
	urnishings and Equipment				
	Irnishings 790 Enrollment @ \$1,200/per Student	\$948,000	\$0		
	quipment		\$0		
	omputer Equipment 790 Enrollment @ \$1,200/per Student	\$948,000	\$0		
113 FF	F&E Subtotal	\$1,896,000	\$0	\$1,896,000	\$1,017,394
114					
115 Sc	oft Costs that exceed 20% of Construction Cost		\$0		
116 0.	roject Budget	\$90,209,472	\$30,723,091	\$59,486,381	\$ 31,920,391.91

117	Board Authorization		50.16	Reimbursement Rate Before Incentive Points		
118	Design Enrollment	790	3.50	Total Incentive Points		
119	Total Building Gross Floor Area (GSF)	142,736	53.66%	MSBA Reimbursement Rate		
120	Total Project Budget (excluding Contingencies)	\$90,209,472	NOTES			
121	Scope Items Excluded or Otherwise Ineligible	\$30,723,091	This template was pre	pared by the MSBA as a tool to assist Districts and and and make and practices regarding		
122	Third Party Funding (Ineligible)	\$0	potential impact on the	e MSBA's calculation of a potential Basis of Total		
123	Estimated Basis of Maximum Total Facilities Grant ¹	\$59,486,381	81 Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations			
124	Reimbursement Rate	53.66%	the MSBA may use in	determining whether items are eligible for		
125	Est. Max. Total Facilities Grant (before recovery) ¹	\$31,920,392		MSBA. The MSBA will perform an independent eview of information and estimates provided by the		
126	Cost Recovery ²	\$0	District for the propose	ed school project that may or may not agree with the		
127	Estimated Maximum Total Facilities Grant ¹	\$31,920,392	estimates generated b	y the District using this template.		

1 Deep not include any notantially aligible continuous funds and i

		1. Does not include any potentially eligible contingency funds and is										
128	Construction Contingency ³	\$3,748,453	subject to review and a									
129	Ineligible Construction Contingency ³	\$2,998,762	2. The proposed demolition of the School is expected to resu the MSBA recovering a portion of state funds previously paid to the						the MSBA recovering a portion of state funds previously paid to the			
130	"Potentially Eligible" Construction Contingency ³	\$749,691	 a information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template. b 3. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs 						independent analysis based on a review of			
131	Owner's Contingency ³	\$482,673										
132	Ineligible Owner's Contingency ³	\$0										
133	"Potentially Eligible" Owner's Contingency ³	\$482,673										
134	Total Potentially Eligible Contingency ³	\$1,232,363	associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget I									
135	Reimbursement Rate	<mark>53.66%</mark>										
136	Potential Additional Contingency Grant Funds ³	\$661,286										
137	Maximum Total Facilities Grant	\$32,581,678										
138	Total Project Budget	\$94,440,597										
	Potential District Share:	\$62,177,483		Estimated Maximum Potential % MSBA Reimbursement Based on Eligible vs. Ineligible costs								

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.2B DBB Glavin Scheme B

4.23.2018

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement				
OPM Feasibility Study	\$250,000	\$0		
A&E Feasibility Study	\$750,000			
Environmental & Site	\$50,000			
Other	\$150,000			
Feasibility Study Agreement Subtotal Administration	\$1,200,000	\$0	\$1,200,000	\$643,920
Legal Fees	\$25,000	\$25,000	\$0	\$0
Owner's Project Manager	Budget 3.5% of Constr - FS		ψυ	ψυ
Design Development		\$0	\$0	
Construction Contract Documents		\$0		
Bidding	\$2,213,628	\$0	\$2,213,628	
Construction Contract Administration		\$0		
Closeout	A / 70 000	\$0		
Extra Services (Value is an allowance)	\$150,000	\$0	\$150,000	
Reimbursable & Other Services (Includes \$110k for testing +	\$200.000	¢o	¢200.000	
\$90k for any addn'l building testing- windows roof, etc)	\$200,000	\$0	\$200,000	
Cost Estimates (Allowance)	\$65,000	\$0	\$65,000	
Advertising	\$5,000	\$0 \$0		
Permitting	\$3,000	\$0 \$0		
Owner's Insurance	\$0	\$0		
Other Administrative Costs (Allowance)	\$100,000	\$0		
Administration Subtotal	\$2,758,628	\$25,000	\$2,733,628	\$1,466,865
Architecture and Engineering				
Basic Services	Budget 10% of Constr - FSA fee	¢0	* 0	
Design Development Construction Contract Documents		\$0 \$0		
Bidding	\$6,288,937	\$0 \$0		
Construction Contract Administration	φ0,200,307	\$0 \$0		
Closeout		\$0	\$0	
Other Basic Services		\$0		
Basic Services Subtotal	\$6,288,937	\$0	\$6,288,937	
Reimbursable Services				
Construction Testing (Allowance for special testing)	\$100,000	\$0	\$100,000	
Printing (over minimum)	\$15,000	\$0		
Other Reimbursable Costs	\$0	\$0	\$0	
Hazardous Materials (This is a subconsultant fee to observe and report on actual abatement before demo.)	\$100,000	\$0		
Geotech & Geo-Env.Add'tl Geotech Eng during DD/CD	\$30,000	\$0		
Site Survey Wetlands	\$50,000	\$0		
Traffic Studies	\$5,000 \$25,000	\$0 \$0		
	Ψ23,000	ψ		\$3,549,039
Architectural/Engineering Subtotal	¢6 642 027	¢O	CC C12 027	JJ, J4J, UJ
	\$6,613,937	\$0	\$6,613,937	
Architectural/Engineering Subtotal CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees)	\$6,613,937	\$0 		
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition				
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options	\$0 \$915,000	\$0 \$915,000	\$0 \$0	
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees	\$0 \$915,000 \$0	\$0 \$915,000 \$0	\$0 \$0 \$0 \$0	
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees	\$0 \$915,000 \$0 \$0	\$0 \$915,000 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs	\$0 \$915,000 \$0	\$0 \$915,000 \$0	\$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE	\$0 \$915,000 \$0 \$0 \$915,000	\$0 \$915,000 \$0 \$0 \$915,000	\$0 \$0 \$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction	\$0 \$915,000 \$0 \$0	\$0 \$915,000 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL	\$0 \$915,000 \$0 \$915,000 \$3,042,471 \$0	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$915,000 \$3,042,471 \$0 \$3,042,471 \$0 \$4,666,326	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure	\$0 \$915,000 \$0 \$0 \$915,000 \$3,042,471 \$0 \$3,042,471 \$0 \$4,666,326 \$0	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Walls	\$0 \$915,000 \$0 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure	\$0 \$915,000 \$0 \$0 \$915,000 \$3,042,471 \$0 \$3,042,471 \$0 \$4,666,326 \$0	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Walls Exterior Windows	\$0 \$915,000 \$0 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS	\$0 \$915,000 \$0 \$915,000 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction	\$0 \$915,000 \$0 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$4,657,811	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases	\$0 \$915,000 \$0 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$4,657,811 \$300,530	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes	\$0 \$915,000 \$0 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$4,657,811	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$(
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Windows Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES	\$0 \$915,000 \$0 \$915,000 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$4,657,811 \$300,530 \$3,826,970	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Vindows Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems	\$0 \$915,000 \$0 \$915,000 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$3,826,970 \$3,826,970 \$115,750	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing	\$0 \$915,000 \$0 \$915,000 \$0 \$915,000 \$0 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$3,826,970 \$3,826,970 \$115,750 \$2,069,672	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC	\$0 \$915,000 \$0 \$915,000 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$3,826,970 \$3,826,970 \$3,826,970 \$2,069,672 \$5,994,912	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection	\$0 \$915,000 \$0 \$ 915,000 \$ 3 ,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$3,826,970 \$3,826,970 \$3,826,970 \$2,069,672 \$5,994,912 \$642,312	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Valls Exterior Windows Exterior Doors Roofing INTERIORS Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical	\$0 \$915,000 \$0 \$915,000 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$3,826,970 \$3,826,970 \$3,826,970 \$2,069,672 \$5,994,912	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Valls Exterior Windows Exterior Doors Roofing INTERIORS Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical	\$0 \$915,000 \$0 \$ 915,000 \$ 3 ,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$3,826,970 \$3,826,970 \$3,826,970 \$2,069,672 \$5,994,912 \$642,312	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Walls Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings	\$0 \$915,000 \$0 \$0 \$915,000 \$915,000 \$915,000 \$915,000 \$915,000 \$915,000 \$915,000 \$915,000 \$915,000 \$915,000 \$0 \$4,666,326 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$4,657,811 \$300,530 \$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775	\$0 \$915,000 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Walls Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$915,000 \$101,500 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$2,226,260 \$101,550 \$2,226,260 \$115,750 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$6,117,775 \$6,117,775 \$6,117,775	\$0 \$915,000 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Windows Exterior Doors Roofing INTERIORS Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$2,226,260 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$1,15,750 \$2,069,672 \$5,994,912 \$6,117,775 \$6,	\$0 \$915,000 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Vindows Exterior Walls Exterior Options Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction Existing Building Demolition	\$0 \$915,000 \$0 \$0 \$915,000 \$101,500 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$2,226,260 \$3,826,970 \$1,15,750 \$2,069,672 \$5,994,912 \$6,117,775 \$6,10,000 \$1,717,110 \$0,500,000	\$0 \$915,000 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		\$
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM fees) Site Acquisition Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees Recording fees Site Acquisition Subtotal Construction Costs SUBSTRUCTURE Foundations Basement Construction SHELL SuperStructure Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction	\$0 \$915,000 \$0 \$0 \$915,000 \$0 \$915,000 \$3,042,471 \$0 \$4,666,326 \$0 \$4,925,902 \$2,291,954 \$101,550 \$2,226,260 \$2,226,260 \$2,226,260 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$3,826,970 \$1,15,750 \$2,069,672 \$5,994,912 \$6,117,775 \$6,	\$0 \$915,000 \$0 \$915,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.2B DBB Glavin Scheme B

4.23.2018

Based on Conceptual Cost Estimate Scenarios

	Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
79	BUILDING SITEWORK				
80	Site Preparation	\$1,340,608	\$0		
81	Site Improvements	\$2,936,399	\$0		
82	Site Civil / Mechanical Utilities	\$1,379,350	\$0		
83	Site Electrical Utilities	\$427,500			
84	Other Site Construction	\$0	\$0		
85	Scope Excluded Site Cost		\$2,617,789		
86		\$50,759,712	\$3,967,789		
87	Contingencies (Design and Pricing)	\$6,091,165	\$476,135		
88	D/B/B Sub-Contractor Bonds	\$0,001,100	\$0		
89	D/B/B Insurance	\$1,339,984	\$104,744		
90	D/B/B General Conditions + General Requirements	\$5,031,757	\$393,323		
91	D/B/B Overhead & Profit	\$2,050,176			
92	GMP (P&P) Insurance & Bond	\$2,000,110	\$0		
93	GMP Fee & Overhead		\$0 \$0		
94	GMP Contingency		\$0		
95	Escalation	\$5,116,579	\$399,953		
	Overall Excluded Construction Cost	<i>v</i> ,, <i>v</i> ,	\$18,492,612		
	Construction Budget	\$70,389,373	\$23,994,814	\$46,394,559	\$24,895,320
	Alternates	\$10,000,010	<u> </u>	<u> </u>	\$24,000,020
			\$0	\$0	
99	Ineligible Work Included in the Base Project	\$0	پ 0	<u>ወ</u>	
100	Alternates in the Total Project Budget (Lake Street Realignment Applies Only to Glavin Options)	¢1.059.600	\$1,058,600	<u>ም</u> ብ	
101		\$1,058,600 \$0	φ1,000,000	<u>\$0</u> \$0	
101	Alternates Excluded from the Total Project Budget	<u>۵</u> ۵		 	
102	Subtotal to be Included in Total Project Budget	\$1,058,600	\$1,058,600	\$0	\$0
	Miscellaneous Project Costs				
104	Utility Company Fees	\$30,000	\$0	\$30,000	
	Testing Services (Non-Building)	\$0			
	Swing Space / Modulars	\$0	\$0		
	Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
108	Misc. Project Costs Subtotal	\$180,000	\$150,000	\$30,000	\$16,098
109	Furnishings and Equipment				
	Furnishings 790 Enrollment @ \$1,200/per Student	\$948,000	\$0	\$948,000	
	Equipment	. ,	\$0		
	Computer Equipment 790 Enrollment @ \$1,200/per Student	\$948,000			
113	FF&E Subtotal	\$1,896,000	\$0	\$1,896,000	\$1,017,394
114					
	Soft Costs that exceed 20% of Construction Cost		\$0		
116	Project Budget	\$85,011,538	\$26,143,414	\$58,868,125	\$ 31,588,635.62

117	Board Authorization		50.16 Reimbursement Rate Before Incentive Points
118	Design Enrollment	790	3.50 Total Incentive Points
119	Total Building Gross Floor Area (GSF)	142,736	53.66% MSBA Reimbursement Rate
120	Total Project Budget (excluding Contingencies)		
121	Scope Items Excluded or Otherwise Ineligible	\$26,143,414	This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding
122	Third Party Funding (Ineligible)	\$0	potential impact on the MSBA's calculation of a potential Basis of Total
123	Estimated Basis of Maximum Total Facilities Grant ¹	\$58,868,125	Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which
124	Reimbursement Rate	53.66%	the MSBA may use in determining whether items are eligible for
125	Est. Max. Total Facilities Grant (before recovery) ¹	\$31,588,636	reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the
126	Cost Recovery ²	\$0	District for the proposed school project that may or may not agree with the
127	Estimated Maximum Total Facilities Grant ¹	\$31,588,636	estimates generated by the District using this template.

- 1. Deservatively de environtentially aligible continuency funds and it

		1. Does not include any potentially eligible contingency funds and is										
128	Construction Contingency ³	\$3,519,469	subject to review and									
129	Ineligible Construction Contingency ³	\$2,815,575	2. The proposed demolition of the School is expected to resu the MSBA recovering a portion of state funds previously paid to the						the MSBA recovering a portion of state funds previously paid to the			
130	"Potentially Eligible" Construction Contingency ³	\$703,894	MSBA will perform an	oject at the existing facilities completed in The independent analysis based on a review of								
131	Owner's Contingency ³	\$457,943	 generated by the District and its consultants using this template. 3. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs 									
132	Ineligible Owner's Contingency ³	\$0										
133	"Potentially Eligible" Owner's Contingency ³	\$457,943										
134	Total Potentially Eligible Contingency ³	\$1,161,836										
135	Reimbursement Rate	<mark>53.66%</mark>										
136	Potential Additional Contingency Grant Funds ³	\$623,441										
137	Maximum Total Facilities Grant	\$32,212,077										
138	Total Project Budget	\$88,988,950										
	Potential District Share:	\$57,079,115		Estimated Maximum Potential % MSBA Reimbursement Based on Eligible vs. Ineligible costs								
				•								

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.2B CM Glavin Scheme B

4.23.2018

	based on Concept			
Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5) Feasibility Study Agreement	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
OPM Feasibility Study	\$250,000	\$0	\$250,000	
A&E Feasibility Study	\$750,000			
Environmental & Site	\$50,000			
Other	\$150,000			
Feasibility Study Agreement Subtotal	\$1,200,000	\$0	\$1,200,000	\$643,920
Administration Legal Fees	\$25,000	\$25,000	\$0	\$0
Owner's Project Manager	Budget 3.5% of Constr - FS		<u></u> ΦΟ	ຸ ວບ
Design Development	<u> </u>	\$0	\$0	
Construction Contract Documents		\$0		
Bidding	\$2,360,762			
Construction Contract Administration	4	\$0		
Closeout Extra Services (Value is an allowance)	\$150,000	\$0 \$0		
		φυ	φ150,000	
Reimbursable & Other Services (Includes \$110k for testing +	\$200,000	\$0	\$200,000	
\$90k for any addn'l building testing- windows roof, etc)	· · · · · · · · · ·		,,	
Cost Estimates (Allowance)	\$65,000			
Advertising	\$5,000	\$0		
Permitting	\$0	\$0		
Owner's Insurance	\$0	\$0		
Other Administrative Costs (Allowance)	\$100,000			
Administration Subtotal Architecture and Engineering	\$2,905,762	\$25,000	\$2,880,762	\$1,545,817
Basic Services	Budget 10% of Constr - FSA fee			
Design Development	4	\$0		
Construction Contract Documents Bidding	\$6,709,321	\$0 \$0		
Construction Contract Administration	\$0,709,321	\$0 \$0		
Closeout	-	\$0 \$0		
Other Basic Services	-	\$0		
Basic Services Subtotal	\$6,709,321	\$0		
Reimbursable Services				
Construction Testing (Allowance for special testing)	\$100,000	\$0		
Printing (over minimum)	\$15,000	\$0		
Other Reimbursable Costs	\$0	\$0	\$0	
Hazardous Materials (This is a subconsultant fee to observe	\$100,000	\$0	\$100,000	
and report on actual abatement before demo.)		<u> </u>	#00.000	
Geotech & Geo-Env.Add'tl Geotech Eng during DD/CD Site Survey	\$30,000 \$50,000	\$0 \$0		
Wetlands	\$5,000	\$0 \$0		
Traffic Studies	\$25,000	\$0		
Architectural/Engineering Subtotal	\$7,034,321	\$0		\$3,774,616
CM & Risk Preconstruction Services				
Pre-Construction Services (assume carried in other CM				
fees)	\$0	\$0	\$0	\$0
Site Acquisition				
Land (DCAMM fee) Applies only to Glavin Options	\$915,000	\$915,000		
Appraisal Fees Recording fees	\$0 \$0	\$0 \$0		
Site Acquisition Subtotal	\$0 \$915,000			¢
Construction Costs SUBSTRUCTURE	4913,000	\$913,000	<u>φυ</u>	<mark>\$0</mark>
Foundations	\$3,042,471	\$0		
Basement Construction	\$0	\$0		
SHELL	#4 000 000			
SuperStructure Exterior Closure	\$4,666,326 \$0	\$0 \$0		
Exterior Closure Exterior Walls	\$0	\$0 \$0		
Exterior Windows	\$2,291,954	\$0		
Exterior Doors	\$101,550	\$0		
Roofing	\$2,226,260	\$0		
INTERIORS				
Interior Construction	\$4,657,811	\$0		
Staircases Interior Finishes	\$300,530 \$3,826,970	\$0 \$0		
SERVICES	φ3,620,970	φΟ		
Conveying Systems	\$115,750	\$0		
Plumbing	\$2,069,672	\$0		
HVAC	\$5,994,912	\$0		
Fire Protection	\$642,312	\$0		
	\$6,117,775	\$0		
EQUIPMENT & FURNISHINGS Equipment	\$628,550	\$0		
	\$628,550 \$1,717,110			
•		φυ		
Furnishings	<i><i><i>ϕ</i></i>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</i>			
•	\$0	\$0		
Furnishings SPECIAL CONSTRUCTION & DEMOLITION		\$0 \$650,000		
Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction Existing Building Demolition In-Bldg. Hazardous Material Abatement	\$0 \$650,000 \$700,000	\$650,000 \$700,000		
Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction Existing Building Demolition	\$0 \$650,000	\$650,000 \$700,000 \$0		

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.2B CM Glavin Scheme B

4.23.2018

Based on Conceptual Cost Estimate Scenarios

Total Project Budget: All cos project are subject to s		Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
79 BUILDING SITEWORK					
80 Site Preparation		\$1,340,608	\$0		
⁸¹ Site Improvements		\$2,936,399	\$0		
82 Site Civil / Mechanical Utilities		\$1,379,350	\$0		
83 Site Electrical Utilities		\$427,500	\$0		
84 Other Site Construction		\$0	\$0		
85 Scope Excluded Site Cost			\$2,617,789		
86 Construction Trades Subto	otal	\$50,759,712	\$3,967,789		
87 Contingencies (Design and Pri	cing)	\$6,091,165	\$476,135		
88 D/B/B Sub-Contractor Bonds			\$0		
89 D/B/B Insurance			\$0		
90 General Conditions + General	Requirements	\$7,174,096	\$560,785		
91 D/B/B Overhead & Profit	·		\$0		
92 GMP (P&P) Insurance & Bond	1	\$1,420,012	\$111,000		
93 GMP Fee & Overhead		\$2,172,618	\$169,829		
94 GMP Contingency		\$1,705,526	\$133,318		
95 Escalation		\$5,270,076	\$411,952		
96 Overall Excluded Construction Cos	st		\$22,367,839		
97 Construction Budget		\$74,593,205	\$28,198,646	\$46,394,559	\$24,895,320
98 Alternates					
99 Ineligible Work Included in the Bas	e Project	\$0	\$0	\$0	
Alternates in the Total Project Bud	get (Lake Street				
¹⁰⁰ Realignment Applies Only to Glavi	n Options)	\$1,058,600	\$1,058,600	\$0	
101 Alternates Excluded from the Tota	l Project Budget	\$0		\$0	
¹⁰² Subtotal to be Included in	Total Project Budget	\$1,058,600	\$1,058,600	\$0	\$0
103 Miscellaneous Project Costs					
104 Utility Company Fees		\$30,000	\$0		
105 Testing Services (Non-Building)		\$0	\$0		
106 Swing Space / Modulars		\$0	\$0	\$0	
107 Other Project Costs (Mailing & Mo		\$150,000	\$150,000		
108 Misc. Project Costs Subtot	al	\$180,000	\$150,000	\$30,000	\$16,098
109 Furnishings and Equipment					
110 Furnishings 790 Enrollment @ \$1,	200/per Student	\$948,000	\$0	\$948,000	
111 Equipment			\$0	\$0	
112 Computer Equipment 790 Enrollm	ent @ \$1,200/per Student	\$948,000	\$0		
113 FF&E Subtotal		\$1,896,000	\$0	\$1,896,000	\$1,017,394
114					
115 Soft Costs that exceed 20% of Con	nstruction Cost		\$0		
116 Project Budget		\$89,782,888	\$30,347,246	\$59,435,641	\$ 31,893,165.17

117	Board Authorization		50.16	Reimbursement Rate Before Incentive Points	
118	Design Enrollment	790	3.50	Total Incentive Points	
119	Total Building Gross Floor Area (GSF)	142,736	53.66%	MSBA Reimbursement Rate	
120	Total Project Budget (excluding Contingencies)	\$89,782,888			
121	Scope Items Excluded or Otherwise Ineligible	\$30,347,246	This template was pre	pared by the MSBA as a tool to assist Districts and and and and and market and practices regarding	
122	Third Party Funding (Ineligible)	\$0	potential impact on the	MSBA's calculation of a potential Basis of Total	
123	Estimated Basis of Maximum Total Facilities Grant ¹	\$59,435,641	Facilities Grant and potential Total Maximum Facilities Grant. template does not contain a final, exhaustive list of all evaluation		
124	Reimbursement Rate	53.66%	the MSBA may use in	determining whether items are eligible for	
125	Est. Max. Total Facilities Grant (before recovery) ¹	\$31,893,165	reimbursement by the analysis based on a re	MSBA. The MSBA will perform an independent eview of information and estimates provided by the	
126	Cost Recovery ²	\$0	District for the propose	ed school project that may or may not agree with the	
127	Estimated Maximum Total Facilities Grant ¹	\$31,893,165	estimates generated b	y the District using this template.	

- A Deservet include any retentially sligible continuous funds and is

_		1. Does not include any potentially eligible contingency funds and is				
128	Construction Contingency ³	\$3,729,660				
129	Ineligible Construction Contingency ³	\$2,983,728	the mobilities of the state funds previously paid to the			
130	"Potentially Eligible" Construction Contingency ³	\$745,932	mobile will perform an independent analysis based on a review of			
131	Owner's Contingency ³	\$480,643	project that may of may not agree with the estimated cost recovery			
132	Ineligible Owner's Contingency ³	\$0	 3. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the 			
133	"Potentially Eligible" Owner's Contingency ³	\$480,643				
134	Total Potentially Eligible Contingency ³	\$1,226,575				
135	Reimbursement Rate	53.66%	2			
136	Potential Additional Contingency Grant Funds ³	\$658,180				
137	Maximum Total Facilities Grant	\$32,551,346	Ś.			
138	Total Project Budget	\$93,993,191				
Ī	Potential District Share:	\$61,759,070	Bits Estimated Maximum Potential % MSBA 34% Reimbursement Based on Eligible vs. Ineligible cost			

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.3A DBB Allen Farm Scheme A

4.23.2018

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5) Feasibility Study Agreement	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
OPM Feasibility Study	\$250,000	\$0	\$250,000	
A&E Feasibility Study	\$750,000	\$0	\$750,000	
Environmental & Site	\$50,000			
Other Feasibility Study Agreement Subtotal	\$150,000 \$1,200,000	\$0 \$0	\$150,000 \$1,200,000	\$643,92
Administration	\$1,200,000	Φ Ο	\$1,200,000	J043,32
Legal Fees	\$25,000		\$0	\$
Owner's Project Manager	Budget 3.5% of Constr - FS			
Design Development Construction Contract Documents		\$0 \$0	<u>\$0</u> \$0	
Bidding	\$2,209,688	\$0	\$2,209,688	
Construction Contract Administration		\$0	\$0	
Closeout Extra Services (Value is an allowance)	\$150,000	\$0 \$0	\$0 \$150,000	
	\$100,000		<i>\</i>	
Reimbursable & Other Services (Includes \$110k for testing + \$90k for any addn'l building testing- windows roof, etc)	\$200,000	\$0	\$200,000	
Cost Estimates (Allowance)	\$65,000	\$0	\$65,000	
Advertising	\$5,000	\$0 \$0	\$5,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0 \$100.000	\$0	\$0 \$100,000	
Other Administrative Costs (Allowance) Administration Subtotal	\$100,000 \$2,754,688	\$0 \$25,000	\$100,000 \$2,729,688	\$1,464,75
Architecture and Engineering	φ∠,/ 54,088	φ25,000	φ2,729,008	φ 1,404, <i>1</i> 5
Basic Services	Budget 10% of Constr - FSA fee			
Design Development Construction Contract Documents		\$0 \$0	\$0 \$0	
Bidding	\$6,277,680		\$6,277,680	
Construction Contract Administration		\$0	\$0	
Closeout		\$0	\$0	
Other Basic Services Basic Services Subtotal	\$6,277,680	\$0 \$0	\$0 \$6,277,680	
Reimbursable Services		\	φ0,277,000	
Construction Testing (Allowance for special testing)	\$100,000		\$100,000	
Printing (over minimum) Other Reimbursable Costs	\$15,000 \$0	\$0 \$0	\$15,000	
Hazardous Materials (This is a subconsultant fee to observe	<u></u>	پ ۵	\$0	
and report on actual abatement before demo.) Geotech & Geo-Env.Add'tl Geotech Eng during DD/CD	\$0	\$0	\$0	
Site Survey	\$30,000 \$50,000	\$0 \$0	\$30,000 \$50,000	
Wetlands	\$25,000	\$0	\$25,000	
Traffic Studies	\$25,000		\$25,000	
Architectural/Engineering Subtotal CM & Risk Preconstruction Services	\$6,522,680	\$0	\$6,522,680	\$3,500,07
Pre-Construction Services (assume carried in other CM				
fees)	\$0	\$0	\$0	\$
Site Acquisition				
Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees	\$0 \$0	\$0 \$0	\$0 \$0	
Recording fees	\$0		\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$
Construction Costs				
SUBSTRUCTURE Foundations	\$2,308,103	\$0		
Basement Construction	\$2,308,103 \$0	\$0 \$0		
SHELL				
SuperStructure	\$4,694,234	\$0 \$0		
Exterior Closure Exterior Walls	\$0 \$5,361,174	\$0 \$0		
Exterior Windows	\$2,456,529	\$0		
Exterior Doors	\$101,550			
Roofing INTERIORS	\$2,161,395	\$0		
Interior Construction	\$4,657,811	\$0		
Staircases	\$300,530	\$0		
Interior Finishes SERVICES	\$3,826,970			
Conveying Systems	\$115,750 \$2,069,672	\$0 \$0		
Plumbing	J	\$0 \$0		
Plumbing HVAC				
Plumbing HVAC Fire Protection	\$5,994,912 \$642,312	\$0		
HVAC Fire Protection Electrical	\$5,994,912	\$0		
HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS	\$5,994,912 \$642,312 \$6,117,775	\$0 \$0		
HVAC Fire Protection Electrical	\$5,994,912 \$642,312	\$0 \$0 \$0		
HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION	\$5,994,912 \$642,312 \$6,117,775 \$628,550 \$1,728,750	\$0 \$0 \$0 \$0 \$0		
HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction	\$5,994,912 \$642,312 \$6,117,775 \$628,550 \$1,728,750 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0		
HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION	\$5,994,912 \$642,312 \$6,117,775 \$628,550 \$1,728,750	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$30,000		

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.3A DBB Allen Farm Scheme A

4.23.2018

Based on Conceptual Cost Estimate Scenarios

	Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
-	BUILDING SITEWORK				
80	Site Preparation	\$1,633,497	\$0		
81	Site Improvements	\$3,458,650	\$0		
82	Site Civil / Mechanical Utilities	\$1,950,117	\$0		
83	Site Electrical Utilities	\$440,250	-		
84	Other Site Construction	\$0	\$0		
85	Scope Excluded Site Cost		\$4,029,233		
86	Construction Trades Subtotal	\$50,678,531	\$4,059,233		
87	Contingencies (Design and Pricing)	\$6,081,424	\$487,108		
88	D/B/B Sub-Contractor Bonds		\$0		
89	D/B/B Insurance	\$1,337,841	\$107,158		
90	D/B/B General Conditions + General Requirements	\$5,023,710	\$402,388		
91	D/B/B Overhead & Profit	\$2,046,897	\$163,952		
92	GMP (P&P) Insurance & Bond		\$0		
93	GMP Fee & Overhead		\$0		
94	GMP Contingency		\$0		
95	Escalation	\$5,108,396	\$409,171		
96	Overall Excluded Construction Cost		\$18,253,231		
97	Construction Budget	\$70,276,799	\$23,882,240	\$46,394,559	\$24,895,320
	Alternates				
	Ineligible Work Included in the Base Project	\$0	\$0	\$0	
	Alternates in the Total Project Budget (Lake Street	ψ0	ψυ	ψυ	
	Realignment Applies Only to Glavin Options)	\$0	\$0	\$0	
	Alternates Excluded from the Total Project Budget	\$0 \$0		\$0 \$0	
102	Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
	Miscellaneous Project Costs				
	Utility Company Fees	\$30,000		\$30,000	
105	Testing Services (Non-Building)	\$0		\$0	
106	Swing Space / Modulars	\$0	\$0	\$0	
107	Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
108	Misc. Project Costs Subtotal	\$180,000	\$150,000	\$30,000	\$16,098
	Furnishings and Equipment				
	Furnishings 790 Enrollment @ \$1,200/per Student	\$948,000	\$0	\$948,000	
	Equipment	····,* ···	\$0	\$0	
	Computer Equipment 790 Enrollment @ \$1,200/per Student	\$948,000		\$948,000	
	FF&E Subtotal	\$1,896,000	\$0 \$0	\$1,896,000	\$1,017,394
114					
	Soft Costs that exceed 20% of Construction Cost		\$0		
116	Project Budget	\$82,830,167	\$24,057,240	\$58,772,927	\$ 31,537,552.61

117	Board Authorization		50.16	Reimbursement Rate Before Incentive Points			
118	Design Enrollment	790	3.50	Total Incentive Points			
119	Total Building Gross Floor Area (GSF)	142,736	53.66%	MSBA Reimbursement Rate			
120	Total Project Budget (excluding Contingencies)						
121	Scope Items Excluded or Otherwise Ineligible	\$24,057,240	40 This template was prepared by the MSBA as a tool to assist Distriction consultants in understanding MSBA policies and practices regard				
122	Third Party Funding (Ineligible)	\$0	50 potential impact on the MSBA's calculation of a potential Basis of T				
123	stimated Basis of Maximum Total Facilities Grant ¹	\$58,772,927	27 Facilities Grant and potential Total Maximum Facilities Grant. The template does not contain a final, exhaustive list of all evaluation				
124	Reimbursement Rate	53.66%	the MSBA may use in	determining whether items are eligible for			
125	Est. Max. Total Facilities Grant (before recovery) ¹	\$31,537,553	reimbursement by the analysis based on a re	MSBA. The MSBA will perform an independent eview of information and estimates provided by the			
126	Cost Recovery ²	\$0	District for the propose	ed school project that may or may not agree with the			
127	Estimated Maximum Total Facilities Grant ¹	\$31,537,553	estimates generated b	y the District using this template.			

- 1. Dese not include only notentially clinible continuously funds and is

		1. Does not include any potentially eligible contingency funds and is					
128	Construction Contingency ³	\$3,513,840	subject to review and				
129	Ineligible Construction Contingency ³	\$2,811,072	and mobs theory fing a portion of state fands providedly paid to the	a portion of state funds previously paid to the			
130	"Potentially Eligible" Construction Contingency ³	\$702,768	MSBA will perform an	oject at the existing facilities completed in The independent analysis based on a review of			
131	Owner's Contingency ³	\$454,135	 generated by the District and its consultants using this template. 3. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs 				
132	Ineligible Owner's Contingency ³	\$0					
133	"Potentially Eligible" Owner's Contingency ³	\$454,135					
134	Total Potentially Eligible Contingency ³	\$1,156,903	associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget li				
135	Reimbursement Rate	53.66%					
136	Potential Additional Contingency Grant Funds ³	\$620,794					
137	Maximum Total Facilities Grant	\$32,158,347					
138	Total Project Budget	\$86,798,142					
	Potential District Share:	\$54,939,524		Estimated Maximum Potential % MSBA Reimbursement Based on Eligible vs. Ineligible costs			

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.3A CM Allen Farm Scheme A

4.23.2018

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5) Feasibility Study Agreement	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
OPM Feasibility Study	\$250,000	\$0	\$250,000	
A&E Feasibility Study	\$750,000			
Environmental & Site Other	\$50,000 \$150,000			
Feasibility Study Agreement Subtotal	\$150,000 \$1,200,000		\$150,000 \$1,200,000	\$643,920
Administration	φ1,200,000	φυ	φ1,200,000	
Legal Fees	\$25,000	\$25,000	\$0	\$(
	Budget 3.5% of Constr - FS			
Design Development Construction Contract Documents		\$0 \$0	\$0 \$0	
Bidding	\$2,356,587	\$0 \$0	\$0	
Construction Contract Administration	<i> </i>	\$0	\$0	
Closeout		\$0	\$0	
Extra Services (Value is an allowance)	\$150,000	\$0	\$150,000	
Reimbursable & Other Services (Includes \$110k for testing +	\$200,000	\$0	\$200,000	
\$90k for any addn'l building testing- windows roof, etc)	φ200,000	ψo	¢200,000	
Cost Estimates (Allowance)	\$65,000	\$0		
Advertising	\$5,000	\$0	\$5,000	
Permitting Owner's Insurance	\$0 \$0	\$0 \$0	\$0 \$0	
Other Administrative Costs (Allowance)	\$0 \$100,000	\$0 \$0		
Administration Subtotal	\$2,901,587	\$25,000	\$2,876,587	\$1,543,57
Architecture and Engineering				
Basic Services Design Development	Budget 10% of Constr - FSA fee	\$0	\$0	
Construction Contract Documents		\$0 \$0		
Bidding	\$6,697,391	\$0	\$6,697,391	
Construction Contract Administration		\$0	\$0	
Closeout		\$0	\$0	
Other Basic Services Basic Services Subtotal	\$6,697,391	\$0 \$0	\$0 \$6 607 201	
Reimbursable Services	\$0,097,391	ې ۵	\$6,697,391	
Construction Testing (Allowance for special testing)	\$100,000	\$0	\$100,000	
Printing (over minimum)	\$15,000	\$0		
Other Reimbursable Costs	\$0	\$0	\$0	
Hazardous Materials (This is a subconsultant fee to observe and report on actual abatement before demo.) Geotech & Geo-Env.Add'tl Geotech Eng during DD/CD	\$0 \$30,000	\$0 \$0	\$0 \$30,000	
Site Survey	\$50,000	\$0 \$0	\$50,000	
Wetlands	\$25,000	\$0	\$25,000	
Traffic Studies	\$25,000	\$0	\$25,000	
Architectural/Engineering Subtotal	\$6,942,391	\$0	\$6,942,391	\$3,725,28
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM				
fees)	\$0	\$0	\$0	\$
Site Acquisition		•		·
Land (DCAMM fee) Applies only to Glavin Options	\$0	\$0	\$0	
Appraisal Fees Recording fees	\$0 \$0	\$0 \$0	\$0 \$0	
Site Acquisition Subtotal	\$0 \$0	۵۵ ۵ ۵	\$0 \$0	\$
Construction Costs SUBSTRUCTURE				φ
Foundations	\$2,308,103	\$0		
Basement Construction SHELL	\$0	\$0		
		\$0		
SuperStructure	\$4,694,234	UU		
Exterior Closure	\$0	\$0		
Exterior Closure Exterior Walls	\$0 \$5,361,174	\$0 \$0		
Exterior Closure Exterior Walls Exterior Windows	\$0 \$5,361,174 \$2,456,529	\$0 \$0 \$0		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors	\$0 \$5,361,174 \$2,456,529 \$101,550	\$0 \$0 \$0 \$0		
Exterior Closure Exterior Walls Exterior Windows	\$0 \$5,361,174 \$2,456,529	\$0 \$0 \$0		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811	\$0 \$0 \$0 \$0 \$0 \$0 \$0		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811	\$0 \$0 \$0 \$0 \$0 \$0 \$0		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530 \$3,826,970 \$115,750 \$2,069,672	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530 \$3,826,970 \$115,750 \$2,069,672 \$5,994,912	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530 \$3,826,970 \$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530 \$3,826,970 \$115,750 \$2,069,672 \$5,994,912	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530 \$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775 \$628,550	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		
Exterior Closure Exterior Walls Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530 \$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$6,117,775	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		
Exterior Closure Exterior Walls Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530 \$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775 \$6,117,775 \$6,28,550 \$1,728,750	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		
Exterior Closure Exterior Walls Exterior Windows Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION Special Construction	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530 \$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775 \$628,550 \$1,728,750 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		
Exterior Closure Exterior Walls Exterior Doors Roofing INTERIORS Interior Construction Staircases Interior Finishes SERVICES Conveying Systems Plumbing HVAC Fire Protection Electrical EQUIPMENT & FURNISHINGS Equipment Furnishings SPECIAL CONSTRUCTION & DEMOLITION	\$0 \$5,361,174 \$2,456,529 \$101,550 \$2,161,395 \$4,657,811 \$300,530 \$3,826,970 \$115,750 \$2,069,672 \$5,994,912 \$642,312 \$6,117,775 \$6,117,775 \$6,28,550 \$1,728,750	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.3A CM Allen Farm Scheme A

4.23.2018

Based on Conceptual Cost Estimate Scenarios

	al Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
	DING SITEWORK				
	ite Preparation	\$1,633,497	\$0		
81 Sit	ite Improvements	\$3,458,650	\$0		
	ite Civil / Mechanical Utilities	\$1,950,117			
	ite Electrical Utilities	\$440,250	-		
	ther Site Construction	\$0			
	cope Excluded Site Cost		\$4,029,233		
	struction Trades Subtotal	\$50,678,531	\$4,059,233		
	ontingencies (Design and Pricing)	\$6,081,424	\$487,108		
	/B/B Sub-Contractor Bonds		\$0		
	/B/B Insurance		\$0		
	/B/B General Conditions + General Requirements	\$7,162,623			
-	/B/B Overhead & Profit		\$0		
	MP (P&P) Insurance & Bond	\$1,417,740			
	MP Fee & Overhead	\$2,169,143			
	MP Contingency	\$1,702,799			
	scalation	\$5,261,648			
	all Excluded Construction Cost		\$22,114,161		
97 Cons	struction Budget	\$74,473,908	\$28,079,349	\$46,394,559	\$24,895,321
98 Alter	rnates				
99 Ineligi	ible Work Included in the Base Project	\$0	\$0	\$0	
Altern	nates in the Total Project Budget (Lake Street				
Realig	gnment Applies Only to Glavin Options)	\$0		\$0	
101 Altern	nates Excluded from the Total Project Budget	\$0		\$0	
	total to be Included in Total Project Budget	\$0	\$0	\$0	\$0
	ellaneous Project Costs	****			
	Company Fees	\$30,000			
	ng Services (Non-Building)	\$0			
	g Space / Modulars	\$0			
	r Project Costs (Mailing & Moving)	\$150,000		\$0	
	c. Project Costs Subtotal	\$180,000	\$150,000	\$30,000	\$16,098
	shings and Equipment				
	shings 790 Enrollment @ \$1,200/per Student	\$948,000			
111 <i>Equip</i>		#A (A A A A	\$0		
	puter Equipment 790 Enrollment @ \$1,200/per Student	\$948,000			
	Subtotal	\$1,896,000	\$0	\$1,896,000	\$1,017,394
114 115 Soft C	Costs that exceed 20% of Construction Cost		\$0		
			ţ.		

117	Board Authorization		50.16	Reimbursement Rate Before Incentive Points			
118	Design Enrollment	790	3.50	Total Incentive Points			
119	Total Building Gross Floor Area (GSF)	142,736	53.66%	MSBA Reimbursement Rate			
120	Total Project Budget (excluding Contingencies)	\$87,593,886	NOTES				
121	Scope Items Excluded or Otherwise Ineligible	\$28,254,349	This template was prep	pared by the MSBA as a tool to assist Districts and and manual models and practices regarding			
122	Third Party Funding (Ineligible)	\$0	potential impact on the	MSBA's calculation of a potential Basis of Total			
123	Estimated Basis of Maximum Total Facilities Grant ¹	\$59,339,537	Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations				
124	Reimbursement Rate	53.66%	the MSBA may use in	determining whether items are eligible for			
125	Est. Max. Total Facilities Grant (before recovery) ¹	\$31,841,596	reimbursement by the analysis based on a re	MSBA. The MSBA will perform an independent view of information and estimates provided by the			
126	Cost Recovery ²	\$0	District for the propose	d school project that may or may not agree with the			
127	Estimated Maximum Total Facilities Grant ¹	\$31,841,596	estimates generated b	y the District using this template.			

- 1. Dese not include, any notantially elimitate continuous funds, and is

		1. Does not include any potentially eligible contingency funds and is							
128	Construction Contingency ³	\$3,723,695	subject to review and						
129	Ineligible Construction Contingency ³	\$2,978,956	and mobilities theory find a portion of state failed providedly paid to an						the MSBA recovering a portion of state funds previously paid to the
130	"Potentially Eligible" Construction Contingency ³	\$744,739	mob/ will perform an independent analysis based on a review (
131	Owner's Contingency ³	\$476,799	 generated by the District and its consultants using this template. 3. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs 						
132	Ineligible Owner's Contingency ³	\$0							
133	"Potentially Eligible" Owner's Contingency ³	\$476,799							
134	Total Potentially Eligible Contingency ³	\$1,221,538							
135	Reimbursement Rate	53.66%							
136	Potential Additional Contingency Grant Funds ³	\$655,477							
137	Maximum Total Facilities Grant	\$32,497,073	3						
138	Total Project Budget	\$91,794,380							
	Potential District Share:	\$59,611,995		Estimated Maximum Potential % MSBA Reimbursement Based on Eligible vs. Ineligible costs					

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.3B DBB Allen Farm Scheme B

4.23.2018

	Based on Concept	Scope Items Excluded from the	Estimated Basis of	
Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement OPM Feasibility Study	\$250,000	\$0	\$250,000	
A&E Feasibility Study	\$750,000		\$250,000	
Environmental & Site	\$50,000		\$50,000	
Other Feasibility Study Agreement Subtotal	\$150,000 \$1,200,000	\$0 \$0	\$150,000 \$1,200,000	\$643,920 \$643
Administration Legal Fees	\$25,000	\$25,000	\$0	\$(
Owner's Project Manager	Budget 3.5% of Constr - FS		φυ	¥\
Design Development		\$0	\$0	
Construction Contract Documents Bidding	\$2,330,472	\$0 \$0	\$0 \$2,330,472	
Construction Contract Administration	,,	\$0	\$0	
Closeout Extra Services (Value is an allowance)	\$150,000	\$0 \$0	\$0 \$150,000	
	φ100,000	ψ0	φ100,000	
Reimbursable & Other Services (Includes \$110k for testing + \$90k for any addn'l building testing- windows roof, etc)	\$200,000	\$0	\$200,000	
Cost Estimates (Allowance)	\$65,000	\$0	\$65,000	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0 \$0	\$0 \$0	\$0	
Owner's Insurance Other Administrative Costs (Allowance)	\$0 \$100,000	\$0 \$0	\$0 \$100,000	
Administration Subtotal	\$2,875,472	\$25,000	\$2,850,472	\$1,529,563
Architecture and Engineering				
Basic Services	Budget 10% of Constr - FSA fee			
Design Development		\$0		
Construction Contract Documents	* 0 000 7 77	\$0		
Bidding Construction Contract Administration	\$6,622,777	\$0 \$0	\$6,622,777 \$0	
Closeout		\$0	\$0	
Other Basic Services	<u> </u>	\$0		
Basic Services Subtotal Reimbursable Services	\$6,622,777	\$0	\$6,622,777	
Construction Testing (Allowance for special testing)	\$100,000		\$100,000	
Printing (over minimum) Other Reimbursable Costs	\$15,000 \$0			
Hazardous Materials (This is a subconsultant fee to observe				
and report on actual abatement before demo.)	\$0	\$0	\$0	
Geotech & Geo-Env.Add'tl Geotech Eng during DD/CD	\$30,000	\$0	\$30,000	
Site Survey Wetlands	\$50,000 \$25,000		\$50,000 \$25,000	
Traffic Studies	\$25,000		\$25,000	
Architectural/Engineering Subtotal	\$6,867,777	\$0	\$6,867,777	\$3,685,24
CM & Risk Preconstruction Services Pre-Construction Services (assume carried in other CM				
fees)	\$0	\$0	\$0	\$
Site Acquisition	*	A 0		
Land (DCAMM fee) Applies only to Glavin Options Appraisal Fees	\$0 \$0		\$0 \$0	
Recording fees	\$0 \$0			
Site Acquisition Subtotal	\$0	\$0	\$0	\$
Construction Costs SUBSTRUCTURE				
Foundations	\$2,308,103	\$0		
Basement Construction	\$0	\$0		
SHELL SuperStructure	\$4,694,234	\$0		
Exterior Closure	\$4,094,234 \$0	\$0 \$0		
Exterior Walls	\$5,361,174	\$0		
Exterior Windows Exterior Doors	\$2,456,529 \$101,550			
Roofing	\$101,330	\$0 \$0		
INTERIORS	<u> </u>			
Interior Construction Staircases	\$4,657,811 \$300,530	\$0 \$0		
Interior Finishes	\$3,826,970			
SERVICES	\$115,750	¢0		
Conveying Systems Plumbing	\$115,750 \$2,069,672	\$0 \$0		
HVAC	\$5,994,912	\$0		
Fire Protection Electrical	\$642,312 \$6,117,775	\$0 \$0		
EQUIPMENT & FURNISHINGS	۵۵,۱۱۲,۲/5	\$0		
Equipment	\$628,550			
Furnishings SPECIAL CONSTRUCTION & DEMOLITION	\$1,728,750	\$0		
SPECIAL CONSTRUCTION & DEMOLITION Special Construction	\$0	\$0		
Existing Building Demolition	\$30,000	\$30,000		
In-Bldg. Hazardous Material Abatement Asbestos Cont'g Floor Mat'l Abatement	\$0 \$0			

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.3B DBB Allen Farm Scheme B

4.23.2018

Based on Conceptual Cost Estimate Scenarios

	Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
	BUILDING SITEWORK				
80	Site Preparation	\$1,633,497	\$0		
81	Site Improvements	\$5,947,241	\$0		
82	Site Civil / Mechanical Utilities	\$1,950,117	\$0		
83	Site Electrical Utilities	\$440,250			
84	Other Site Construction	\$0	-		
85	Scope Excluded Site Cost		\$6,517,824		
86	Construction Trades Subtotal	\$53,167,122	\$6,547,824		
87	Contingencies (Design and Pricing)	\$6,380,055	\$785,739		
88	D/B/B Sub-Contractor Bonds		\$0		
89	D/B/B Insurance	\$1,403,536	\$172,853		
90	D/B/B General Conditions + General Requirements	\$5,270,401	\$649,079		
91	D/B/B Overhead & Profit	\$2,147,411	\$264,465		
92	GMP (P&P) Insurance & Bond		\$0		
93	GMP Fee & Overhead		\$0		
94	GMP Contingency		\$0		
95	Escalation	\$5,359,246	\$660,021		
	Overall Excluded Construction Cost		\$18,253,231		
97	Construction Budget	\$73,727,771	\$27,333,212	\$46,394,559	\$24,895,320
	Alternates				
99	Ineligible Work Included in the Base Project	\$0	\$0	\$0	
100	Alternates in the Total Project Budget (Lake Street				
	Realignment Applies Only to Glavin Options)	\$0	\$0	\$0	
101	Alternates Excluded from the Total Project Budget	\$0		\$0	
102	Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
	Miscellaneous Project Costs				
	Utility Company Fees	\$30,000	-	\$30,000	
	Testing Services (Non-Building)	\$0		\$0	
	Swing Space / Modulars	\$0	\$0	\$0	
	Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
	Misc. Project Costs Subtotal	\$180,000	\$150,000	\$30,000	\$16,098
	Furnishings and Equipment				
	Furnishings 790 Enrollment @ \$1,200/per Student	\$948,000		\$948,000	
	Equipment		\$0	\$0	
	Computer Equipment 790 Enrollment @ \$1,200/per Student	\$948,000		\$948,000	
	FF&E Subtotal	\$1,896,000	\$0	\$1,896,000	\$1,017,394
114					
	Soft Costs that exceed 20% of Construction Cost		\$0		
116	Project Budget	\$86,747,020	\$27,508,212	\$59,238,808	\$ 31,787,544.31

117	Board Authorization		50.16	Reimbursement Rate Before Incentive Points			
118	Design Enrollment	790	3.50	Total Incentive Points			
119	Total Building Gross Floor Area (GSF)	142,736	53.66%	MSBA Reimbursement Rate			
120	Total Project Budget (excluding Contingencies)						
121	Scope Items Excluded or Otherwise Ineligible	\$27,508,212	consultants in understanding MSBA policies and practices regarding				
122	Third Party Funding (Ineligible)	\$0					
123	Estimated Basis of Maximum Total Facilities Grant ¹	\$59,238,808					
124	Reimbursement Rate	53.66%	the MSBA may use in	determining whether items are eligible for			
125	Est. Max. Total Facilities Grant (before recovery) ¹	\$31,787,544		MSBA. The MSBA will perform an independent eview of information and estimates provided by the			
126	Cost Recovery ²	\$0	District for the propose	ed school project that may or may not agree with the			
127	Estimated Maximum Total Facilities Grant ¹	\$31,787,544	estimates generated b	by the District using this template.			

- 1. Dese not include only notentially elimitely continuously funds and is

			1. Does not include any potentially eligible contingency funds a	nd is
128	Construction Contingency ³	\$3,686,389		
129	Ineligible Construction Contingency ³	\$2,949,111	2. The proposed demolition of the <u>School is expected to</u> the MSBA recovering a portion of state funds previously paid to	the
130	"Potentially Eligible" Construction Contingency ³	\$737,278	mob/ will perform an independent analysis based on a review	of
131	Owner's Contingency ³	\$472,770	project that may of may not agree with the countated cost reco	very
132	Ineligible Owner's Contingency ³	\$0		
133	"Potentially Eligible" Owner's Contingency ³	\$472,770	 Pursuant to Section 3.20 of the Project Funding Agreement a applicable policies and guidelines of the Authority, any project of associated with the reallocation or transfer of funds from either 	costs
134	Total Potentially Eligible Contingency ³	\$1,210,048		
135	Reimbursement Rate	53.66%		
136	Potential Additional Contingency Grant Funds ³	\$649,312		
137	Maximum Total Facilities Grant	\$32,436,856		
138	Total Project Budget	\$90,906,179		
	Potential District Share:	\$58,781,351	35% Estimated Maximum Potential % MSBA Reimbursement Based on Eligible vs. In	eligible costs

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.3B CM Allen Farm Scheme B

4.23.2018

	Based on Concept			
Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement	\$250,000	02	¢250,000	
OPM Feasibility Study	\$250,000			
A&E Feasibility Study Environmental & Site	\$750,000 \$50,000			
Other	\$150,000			
Feasibility Study Agreement Subtotal	\$130,000 \$1,200,000		\$1,200,000	\$643,92
Administration				, , , , , , , , , , , , , , , , , , ,
Legal Fees Owner's Project Manager	\$25,000 Budget 3.5% of Constr - FS		\$0	\$(
Design Development	Budget 3.5% of Collsti - FS	\$0	\$0	
Construction Contract Documents	4	\$0		
Bidding	\$2,484,584			
Construction Contract Administration		\$0		
Closeout		\$0		
Extra Services (Value is an allowance)	\$150,000	\$0	\$150,000	
Reimbursable & Other Services (Includes \$110k for testing +		\$ 0	# 000.000	
\$90k for any addn'l building testing- windows roof, etc)	\$200,000	\$0	\$200,000	
Cost Estimates (Allowance)	\$65,000	\$0	\$65,000	
Advertising	\$5,000			
Permitting	\$0		\$0,000 \$0	
Owner's Insurance	\$0	-	\$0 \$0	
Other Administrative Costs (Allowance)	\$100,000	-		
Administration Subtotal	\$3,029,584	\$25,000	\$3,004,584	\$1,612,26
Architecture and Engineering				
Basic Services	Budget 10% of Constr - FSA fee			
Design Development		\$0		
Construction Contract Documents	AT 000 000	\$0		
Bidding	\$7,063,098			
Construction Contract Administration Closeout	4	\$0 \$0		
Other Basic Services	-	\$0		
Basic Services Subtotal	\$7,063,098	\$0 \$0	\$7,063,098	
Reimbursable Services	÷,,000,000	\	<u> </u>	
Construction Testing (Allowance for special testing)	\$100,000	\$0	\$100,000	
Printing (over minimum)	\$15,000			
Other Reimbursable Costs	\$0	\$0	\$0	
Hazardous Materials (This is a subconsultant fee to observe and report on actual abatement before demo.)	\$0	\$0	\$0	
Geotech & Geo-Env.Add'tl Geotech Eng during DD/CD	\$30,000	\$0	\$30,000	
Site Survey	\$50,000			
Wetlands	\$25,000			
Traffic Studies	\$25,000	\$0	\$25,000	
Architectural/Engineering Subtotal	\$7,308,098	\$0	\$7,308,098	\$3,921,52
CM & Risk Preconstruction Services				
Pre-Construction Services (assume carried in other CM	¢0	¢0	\$0	
tees) Site Acquisition	\$0	\$0	ა ი	\$
Land (DCAMM fee) Applies only to Glavin Options	\$0	\$0	\$0	
Appraisal Fees	\$0			
Recording fees	\$0			
Site Acquisition Subtotal	\$0		\$0	\$
Construction Costs				
SUBSTRUCTURE				
Foundations	\$2,308,103	\$0		
Basement Construction	\$0	\$0		
SHELL SuperStructure	¢4 604 004			
Exterior Closure	\$4,694,234	\$0 \$0		
Exterior Walls	\$0	\$0		
Exterior Windows	\$2,456,529			
Exterior Doors	\$101,550			
Roofing	\$2,161,395	-		
INTERIORS				
Interior Construction	\$4,657,811	\$0		
Staircases	\$300,530			
Interior Finishes SERVICES	\$3,826,970	\$0		
Conveying Systems	\$115,750	\$0		
Plumbing	\$2,069,672	\$0		
HVAC	\$5,994,912	\$0		
Fire Protection	\$642,312	-		
Electrical	\$6,117,775	\$0		
EQUIPMENT & FURNISHINGS	A			
Equipment	\$628,550 \$1,728,750			
Furnishings SPECIAL CONSTRUCTION & DEMOLITION	\$1,728,750	\$0		
SPECIAL CONSTRUCTION & DEMOLITION Special Construction	\$0	\$0		
	\$30,000			
Existing Building Demolition	\$30,000 \$0			
	\$30,000 \$0 \$0	\$0		

Beal ECC-TPB for PSR Options

Preliminary 3011 - for PSR

1.3B CM Allen Farm Scheme B

4.23.2018

Based on Conceptual Cost Estimate Scenarios

	Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
	BUILDING SITEWORK				
80		\$1,633,497	\$0		
81	Site Improvements	\$5,947,241	\$0		
82		\$1,950,117	\$0		
83		\$440,250			
84		\$0	-		
85			\$6,517,824		
86	Construction Trades Subtotal	\$53,167,122	\$6,547,824		
87	0 (0	\$6,380,055	\$785,739		
88	D/B/B Sub-Contractor Bonds		\$0		
89	D/B/B Insurance		\$0		
90	General Conditions + General Requirements	\$7,514,346	\$925,433		
91			\$0		
92	GMP (P&P) Insurance & Bond	\$1,487,359	\$183,176		
93	GMP Fee & Overhead	\$2,275,660	\$280,260		
94	GMP Contingency	\$1,786,415	\$220,007		
95		\$5,520,023	\$679,821		
96	Overall Excluded Construction Cost		\$22,114,160		
97	Construction Budget	\$78,130,980	\$31,736,421	\$46,394,559	\$24,895,321
98	Alternates				
99	Ineligible Work Included in the Base Project	\$0	\$0	\$0	
	Alternates in the Total Project Budget (Lake Street	**			
100	Realignment Applies Only to Glavin Options)	\$0	\$0	\$0	
101	Alternates Excluded from the Total Project Budget	\$0		\$0	
102	· · · ·	\$0	\$0	\$0	\$0
	Miscellaneous Project Costs				
	Utility Company Fees	\$30,000		\$30,000	
	Testing Services (Non-Building)	\$0		\$0	
	Swing Space / Modulars	\$0	\$0	\$0	
	Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
108	Misc. Project Costs Subtotal	\$180,000	\$150,000	\$30,000	\$16,098
	Furnishings and Equipment				
110	Furnishings 790 Enrollment @ \$1,200/per Student	\$948,000	\$0	\$948,000	
	Equipment		\$0	\$0	
112	Computer Equipment 790 Enrollment @ \$1,200/per Student	\$948,000		\$948,000	
113	FF&E Subtotal	\$1,896,000	\$0	\$1,896,000	\$1,017,394
114					
	Soft Costs that exceed 20% of Construction Cost		\$0		
116	Project Budget	\$91,744,662	\$31,911,421	\$59,833,242	\$ 32,106,517.47

117	Board Authorization		50.16	Reimbursement Rate Before Incentive Points
118	Design Enrollment	790	3.50	Total Incentive Points
119	Total Building Gross Floor Area (GSF)	142,736	53.66%	MSBA Reimbursement Rate
120	Total Project Budget (excluding Contingencies)	\$91,744,662		
121	Scope Items Excluded or Otherwise Ineligible	\$31,911,421	This template was pre	pared by the MSBA as a tool to assist Districts and and and make and practices regarding
122	Third Party Funding (Ineligible)	\$0	potential impact on the	MSBA's calculation of a potential Basis of Total
123	Estimated Basis of Maximum Total Facilities Grant ¹	\$59,833,242		tential Total Maximum Facilities Grant. This tain a final, exhaustive list of all evaluations which
124	Reimbursement Rate		the MSBA may use in	determining whether items are eligible for
125	Est. Max. Total Facilities Grant (before recovery) ¹	\$32,106,517	reimbursement by the analysis based on a re	MSBA. The MSBA will perform an independent eview of information and estimates provided by the
126	Cost Recovery ²	\$0	District for the propose	ed school project that may or may not agree with the
127	Estimated Maximum Total Facilities Grant ¹	\$32,106,517	estimates generated b	y the District using this template.

- 1. Deep not include, any notantially clinible continuously funds and is

			1. Does not include any potentially eligible contingency funds and is
128	Construction Contingency ³	\$3,906,549	
129	Ineligible Construction Contingency ³	\$3,125,239	and mobilities theorem and provide by para to and
130	"Potentially Eligible" Construction Contingency ³	\$781,310	mobile will perform an independent analysis based on a review of
131	Owner's Contingency ³	\$496,547	project that may of may not agree with the estimated cost recovery
132	Ineligible Owner's Contingency ³	\$0	
133	"Potentially Eligible" Owner's Contingency ³	\$496,547	
134	Total Potentially Eligible Contingency ³	\$1,277,857	associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line
135	Reimbursement Rate	53.66%	
136	Potential Additional Contingency Grant Funds ³	\$685,698	
137	Maximum Total Facilities Grant	\$32,792,216	
138	Total Project Budget	\$96,147,759	
	Potential District Share:	\$63,683,264	34%Estimated Maximum Potential % MSBA34%Reimbursement Based on Eligible vs. Ineligible cost