



Town Of Belmont
 Belmont High School
 Belmont MA
 60% CD Recon. Estimate Estimate - Issue 03

August 20, 2019

Reconciled Project Cost Summary

Description	Cost Basis	Total Cost	Cost/SF
Total Building Cost	445,100 sf	\$180,979,753	\$406.60
Total Site Cost		\$18,360,057	\$41.25
3% Deduct Subcontractor Insurance (Excludes EBP's)	\$178,526,403	(\$5,355,792)	(\$12.03)
1.35% Subcontractor Default Insur. (SDI) / Bonds for Trade Contr.		\$2,922,056	\$6.56
Total Direct Cost		\$196,906,073	\$442.39
<u>Contingencies</u>			
1.0% Design Contingency (EBP#3, 4.03, 4.05)	\$28,528,875	\$285,289	\$0.64
2.5% Design/Estimating Contingency (CSA Trades)	\$105,831,774	\$2,645,794	\$5.94
5.0% Design/Estimating Contingency (MEP)	\$50,144,161	\$2,507,208	\$5.63
2.0% Construction Contingency		\$4,095,562	\$9.20
3.80% PH1-3 Escalation Contingency Avg.		\$7,574,913	\$17.02
Total Contingencies:		\$17,108,766	\$38.44
<u>Insurance & Bonds</u>			
Builders Risk Insurance		By Owner	\$0.00
2.70% C.C.I.P.		\$6,211,352	\$13.95
0.73% Skanska Bonding		\$1,771,525	\$3.98
Total Insurance & Bonds:		\$7,982,877	\$17.94
<u>Construction Management Services</u>			
General Conditions		\$11,150,211	\$25.05
General Requirements		\$4,885,031	\$10.98
1.95% Construction Management Fee		\$4,641,643	\$10.43
Total Construction Management Services:		\$20,676,885	\$46.45
<u>Building Permit</u>			
		By Owner	\$0.00
Total Project Cost:		\$242,674,601	\$545.21

Early Bid package #1 (Abatement)	\$444,802
Early Bid Package #2 (Site/Demo/misc.)	\$13,402,487
Amendment #2 (Geo Support + Furniture)	\$56,855
Amendment #3 (Temp Trailers)	\$42,023

Total Project Cost **\$256,620,768**



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Project Cost Summary (Skanska DD Est. + Accepted VM Vs 60% CD Est.)

Description	Adjusted DD Estimate with Accepted VE	Skanska 60% Reconciled CD Estimate	Cost Variance
Total Building Cost	\$162,707,214	\$180,979,753	\$18,272,539
Total Site Cost	\$15,693,922	\$18,360,057	\$2,666,135
Deduct Subcontractor Insurance	(\$6,184,892)	(\$5,355,792)	\$829,100
1.35% Subcontractor Default Insur. (SDI)	\$2,631,778	\$2,922,056	\$290,278
Total Direct Cost	\$174,848,019	\$196,906,073	\$22,058,054
<u>Contingencies</u>			
Design Contingency	\$8,742,401	\$5,438,291.00	(\$3,304,110)
Construction Contingency	\$3,496,960	\$4,095,562	\$598,602
Escalation Contingency	\$10,490,881	\$7,574,913	(\$2,915,968)
Total Contingencies:	\$22,730,242	\$17,108,766	(\$5,621,476)
<u>Insurance & Bonds</u>			
Builders Risk Insurance	By Owner	By Owner	
2.70% C.C.I.P.	\$5,950,034	\$6,211,352	\$261,318
0.73% Skanska Bonding	\$1,733,042	\$1,771,525	\$38,483
GLI			
Total Insurance & Bonds:	\$7,683,076	\$7,982,877	\$299,801
<u>Construction Management Services</u>			
General Conditions	\$9,650,211	\$11,150,211	\$1,500,000
General Requirements	\$4,368,245	\$4,885,031	\$516,786
1.95% Construction Management Fee	\$4,275,956	\$4,641,643	\$365,687
Total Construction Management Services:	\$18,294,412	\$20,676,885	\$2,382,473
<u>Building Permit</u>			
Early Bid Packages	\$13,847,280	\$13,946,167	
Total Project Cost:	\$237,403,029	\$256,620,768	\$19,217,739



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Direct Cost Comparison (Skanska DD Est. + Accepted VM Vs 60% CD Est.)

Description	Reconciled DD Estimate with Accepted VE	Skanska 60% Reconciled CD Estimate	Cost Variance
A10 Foundation	\$10,920,630	\$19,261,161	\$8,340,531
A20 Basements	\$0	\$0	\$0
B10 Superstructure	\$18,506,499	\$15,792,915	(\$2,713,584)
B20 Exterior Closure	\$21,272,787	\$24,246,299	\$2,973,512
B30 Roofing	\$4,247,718	\$3,527,556	(\$720,162)
C10 Interior Construction	\$12,293,352	\$16,121,361	\$3,828,009
C20 Stairs	\$1,206,880	\$1,186,758	(\$20,122)
C30 Interior Finishes	\$17,577,489	\$17,239,037	(\$338,452)
D10 Conveying	\$471,000	\$544,000	\$73,000
D20 Plumbing	\$6,240,307	\$6,208,918	(\$31,389)
D30 H.V.A.C.	\$26,084,029	\$25,018,919	(\$1,065,110)
D40 Fire Protection	\$2,265,530	\$2,669,289	\$403,759
D50 Electrical	\$14,744,017	\$18,916,324	\$4,172,307
E10 Equipment	\$5,401,333	\$5,779,932	\$378,599
E20 Furnishings	\$6,873,525	\$7,002,531	\$129,006
F10 Special Construction	\$700,000	\$700,000	\$0
F20 Selective Demolition	\$9,145,140	\$9,571,334	\$426,194
Z10 Phasing Temp Work	\$1,772,297	\$4,224,448	\$2,452,151
Z10 GR's with Trades	\$2,984,681	\$2,968,971	(\$15,710)
G10 Site Preparation	\$3,839,232	\$4,365,084	\$525,852
G20 Site Improvements	\$7,771,290	\$9,237,898	\$1,466,608
G30 Site Mechanical Utilities	\$3,044,304	\$3,451,841	\$407,537
G40 Site Electrical Utilities	\$1,039,096	\$1,305,233	\$266,137
Total Direct Cost	\$178,401,136	\$199,339,810	\$20,938,674