



**Town of Belmont
Belmont High School
Belmont, MA
Design Development Estimate - Issue 03**

April 18, 2019
Reconciled 4/11/19

Project Cost Summary

Description	Project Area	Total Cost	Cost/SF
Total Building Cost	445,100 sf	\$180,936,164	\$406.51
Total Site Cost		\$18,409,264	\$41.36
3% Deduct Subcontractor Insurance	\$230,501,965	(\$6,915,059)	
1.35% Subcontractor Default Insurance (SDI)		\$3,041,015	\$6.83
Total Direct Cost		\$195,471,384	\$439.16
<u>Contingencies</u>			
5.0% Design/Estimating Contingency		\$9,967,271	\$22.39
2.0% Construction Contingency		\$3,986,909	\$8.96
6.0% Escalation Contingency		\$11,960,726	\$26.87
Total Contingencies:		\$25,914,906	\$58.22
<u>Insurance & Bonds</u>			
Builders Risk Insurance		By Owner	\$0.00
2.70% C.C.I.P.		\$6,223,553	\$13.98
0.73% Skanska Bonding		\$1,816,715	\$4.08
Total Insurance & Bonds:		\$8,040,268	\$18.06
<u>Construction Management Services</u>			
General Conditions		\$10,150,211	\$22.80
General Requirements		\$4,528,245	\$10.17
1.95% Construction Management Fee		\$4,760,048	\$10.69
Total Construction Management Services:		\$19,438,504	\$43.67
<u>Building Permit</u>		By Owner	\$0.00
Total Project Cost:		\$248,865,061	\$559.12

Early Bid Package #1 (EBP #1) align="right">\$444,802

Early Bid Package #2 (EBP #2) align="right">\$13,402,478

Total Construction Cost align="right">\$262,712,341

Design Development Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
RENOVATION/NEW CONSTRUCTION				
PHASE 1 - HIGH SCHOOL AND FIELDHOUSE	Jun-20	312,735	\$396.02	\$123,850,096
PHASE 2 - MIDDLE SCHOOL	Jun-21	132,365	\$344.72	\$45,628,846
DEMOLISH EXISTING SCHOOL - PARTIAL		195,640		\$1,369,480
REMOVE HAZARDOUS MATERIALS ¹				\$7,100,000
PREMIUM FOR BUILDING & ROOF WRAP FOR CONTAINMENT				\$961,270
SITWORK				\$17,242,506
CLEANING PER SKANSKA TRADE GR's				\$3,240,000
CREDIT FOR BONDS ON NON-TRADE SUBS				(\$1,500,000)
SAVINGS FROM CCIP				(\$7,023,549)
SUBCONTRACTOR DEFAULT INSURANCE (SDI)	1.35%			\$2,648,055
SUB-TOTAL		445,100	\$434.77	\$193,516,704
DESIGN AND PRICING CONTINGENCY	5.0%			\$9,675,835
ESCALATION				
Phase 1 - March 2020	4%			\$5,080,804
Phase 2 - June 2021	9%			\$5,216,611
Sitework	10.0%			\$1,821,009
SUB-TOTAL		445,100	\$483.74	\$215,310,963
CM/GMP CONTINGENCY	2%			\$4,306,219
GENERAL CONDITIONS	1 LS			\$14,678,456
GENERAL REQUIREMENTS				Included w/ GC's LS
SUB-TOTAL		445,100	\$526.39	\$234,295,638
PERFORMANCE AND PAYMENT BOND	0.73%			\$1,710,358
BUILDER'S RISK INSURANCE				By Owner
GENERAL LIABILITY INSURANCE/ CCIP	2.70%			\$6,385,492
PERMIT				Waived
CM FEE	1.95%			\$4,568,765
TOTAL OF ALL CONSTRUCTION		445,100	\$554.84	\$246,960,253
EARLY BID PACKAGE #1				\$444,802
EARLY BID PACKAGE #2				\$13,402,478
TOTAL OF ALL CONSTRUCTION INCLUDING E.B.P.		445,100	\$585.95	\$260,807,533

¹ HazMat Costs do not including testing, design fees + construction monitoring

MAIN SUMMARY

ELEMENT	Total 445,100 GSF		Sitework	Phase 1: New HS + Reno 309,170 GSF		Phase 2: New MS + Demo 135,930 GSF		
Hazardous Material Abatement	\$8,100,000	\$18.20		\$1,800,000	\$5.82	\$6,300,000	\$46.35	
Building Demolition	\$2,019,378	\$4.54		\$590,590	\$1.91	\$1,428,788	\$10.51	
Direct Trade Costs Details	\$164,636,135	\$369.89		\$120,528,743	\$389.85	\$44,107,391	\$324.49	
Sitework	\$16,598,039	\$37.29	\$16,598,039					
Phasing Temp Trade Work - Skanska	\$1,772,297	\$3.98		\$1,582,007	\$5.12	\$190,290	\$1.40	
General Cleaning - Skanska	\$3,240,000	\$7.28		\$1,770,000	\$5.73	\$1,470,000	\$10.81	
SubContractor Insurance - change to SDI	(\$3,240,050)	(\$7.28)	(\$273,870)	(\$2,083,480)	(\$6.74)	(\$882,700)	(\$6.49)	
Direct Trade Details SubTotal	\$193,125,799	\$433.89	\$16,324,169	\$124,187,860	\$401.68	\$52,613,769	\$387.07	
Design and Pricing Contingency	5.00%	\$9,658,000	\$21.70	\$817,000	\$6,210,000	\$20.09	\$2,631,000	\$19.36
Direct Trade Cost Total	\$202,783,799	\$455.59	\$17,141,169	\$130,397,860	\$421.77	\$55,244,769	\$406.42	
General Conditions and Requirements - Skanska	\$14,678,456	\$32.98	\$1,240,759	\$9,438,817	\$30.53	\$3,998,879	\$29.42	
General Liability Insurance	2.70%	\$5,873,000	\$13.19	\$497,000	\$3,776,000	\$12.21	\$1,600,000	\$11.77
Performance and Payment Bonds	0.73%	\$1,632,000	\$3.67	\$138,000	\$1,049,000	\$3.39	\$445,000	\$3.27
GMP Contingency	2.00%	\$4,056,000	\$9.11	\$343,000	\$2,608,000	\$8.44	\$1,105,000	\$8.13
Fee	1.95%	\$4,467,000	\$10.04	\$378,000	\$2,872,000	\$9.29	\$1,217,000	\$8.95
Estimated Construction Cost Total	\$233,490,255	\$524.58	\$19,737,929	\$150,141,678	\$485.63	\$63,610,648	\$467.97	
Escalation Contingency	6.00%	\$12,168,000	\$27.34	\$1,029,000	\$7,824,000	\$25.31	\$3,315,000	\$24.39
Estimated Construction Cost	\$245,659,000	\$551.92	\$20,767,000	\$157,966,000	\$510.94	\$66,926,000	\$492.36	
Early Bid Packages; EBP #1, EBP #2 - Skanska	\$13,847,280	\$31.11	\$1,170,501	\$8,904,339	\$28.80	\$3,772,440	\$27.75	
Estimated Construction Cost Total	\$259,507,000	\$583.03	\$21,938,000	\$166,871,000	\$539.74	\$70,699,000	\$520.11	

**Belmont High School
Belmont, MA**

**Design Development Estimate Comparison
04/19/19**

Description	SKANSKA	PERKINS+WILL PM&C	AEDALUS
A10 Foundation	\$11,131,400	\$11,585,313	\$10,571,861
A20 Basement Construction	\$350,000	\$350,000	\$350,000
B10 Superstructure	\$20,371,717	\$20,392,878	\$21,405,165
B20 Exterior Closure	\$25,795,723	\$25,618,909	\$24,635,557
B30 Roofing	\$4,838,488	\$4,667,851	\$4,386,438
C10 Interior Construction	\$18,641,429	\$18,044,000	\$17,527,511
C20 Staircases	\$1,206,880	\$1,294,594	\$1,325,519
C30 Interior Finishes	\$17,577,489	\$17,441,713	\$17,297,749
D10 Conveying Systems	\$471,000	\$466,200	\$635,000
D20 Plumbing	\$6,388,540	\$6,677,737	\$6,030,023
D30 HVAC	\$27,539,363	\$27,309,730	\$26,902,904
D40 Fire Protection	\$2,265,530	\$2,203,650	\$2,244,590
D50 Electrical	\$16,302,810	\$17,041,432	\$17,460,105
E10 Equipment	\$6,324,833	\$6,500,021	\$6,326,750
E20 Furnishings	\$6,873,525	\$7,163,540	\$6,736,963
F10 Special Construction	\$700,000	\$700,000	\$800,000
F20 Selective Demolition/Hazmat Removals	\$9,145,140	\$9,849,930	\$10,119,378
Z10 Temporary Phasing Work	\$1,772,297	\$1,602,194	\$1,772,297
G10 Site Preparation & Demolition	\$3,839,232	\$3,178,599	\$3,139,033
G20 Site Improvements	\$10,176,867	\$10,968,759	\$10,511,627
G30 Site Mechanical Utilities	\$3,044,304	\$2,496,548	\$1,692,823
G40 Site Electrical Utilities	\$1,348,861	\$598,600	\$1,254,556
Sub Total	\$196,105,428	\$196,152,198	\$193,125,849
Deduct Subcontractor Insurance	(\$6,915,059)	(\$8,523,549)	(\$3,240,050)
Subcontractor Default Insurance (SDI)	\$3,041,015	\$2,648,055	incl'd in calc. above
Total Direct Trade Cost	\$192,231,384	\$190,276,704	\$189,885,799
Design/Estimating Contingency	\$9,967,271	\$9,675,835	\$9,658,000
Construction Contingency	\$3,986,909	\$4,306,219	\$4,056,000
Escalation	\$11,960,726	\$12,118,424	\$12,168,000
Total Contingencies	\$25,914,906	\$26,100,478	\$25,882,000
Builder's Risk Insurance	By Owner	By Owner	By Owner
CCIP	\$6,223,553	\$6,385,492	\$5,873,000
Payment and Performance Bond	\$1,816,715	\$1,710,358	\$1,632,000
Total Insurance & Bonds	\$8,040,268	\$8,095,850	\$7,505,000
GCs/GRs	\$14,678,456	\$14,678,456	\$14,678,456
CM Fee	\$4,760,048	\$4,568,765	\$4,467,000
General Cleaning per Skanska Trade GRs	\$3,240,000	\$3,240,000	\$3,240,000
Total Construction Management Services	\$22,678,504	\$22,487,221	\$22,385,456
SUB TOTAL CONSTRUCTION COSTS	\$248,865,062	\$246,960,253	\$245,658,255
EARLY BID PACKAGE #1	\$444,802	\$444,802	\$444,802
EARLY BID PACKAGE #2	\$13,402,478	\$13,402,478	\$13,402,478
TOTAL CONSTRUCTION COSTS	\$262,712,342	\$260,807,533	\$259,505,535

Difference compared to Skanska

0.73%

1.22%