

# Belmont Municipal Skating Rink Cost Update

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OCTOBER 3, 2022

MUNICIPAL SKATING RINK BUILDING COMMITTEE

# Schematic Design and Costing Estimating Process

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- Program Determination and Alignment
- Schematic Design Development
- Initial Cost Estimate based upon square footage
  - \$27.8 M - \$34.7 M (July 25, 2022)
- Schematic Design Evolution
- Expanded Cost Estimate
  - Two independent estimating processes (Architect and OPM)
- Value Engineering Exercise
- Project Cost Recommendation

# Belmont Municipal Rink Project Cost Estimate

Belmont Municipal Skating Rink (originally 48,800 sf)		2022-10-03	
Summary Cost Estimate			
		cost/sf	
Trade Costs	\$ 20,485,819	\$ 420	includes Solar PV and mark-ups
GCS and Fee	\$ 3,309,447	\$ 68	
<b>Sub-total</b>	<b>\$ 23,795,266</b>	<b>\$ 488</b>	
Projected Cost Escalation of 10%	\$ 2,169,527	\$ 44	excludes mark-ups for PV
<b>Sub-total</b>	<b>\$ 25,964,793</b>	<b>\$ 532</b>	
Design Contingency - 15%	\$ 3,254,290	\$ 67	excludes mark-ups for PV
Owners Contingency - 5%	\$ 1,084,763	\$ 22	excludes mark-ups for PV
<b>Sub-total</b>	<b>\$ 30,303,846</b>	<b>\$ 621</b>	
<b>Allowances</b>		\$ -	
Design and OPM Fees, FF&E	\$ 4,745,775	\$ 97	
Parking	\$ 790,000	\$ 16	
Hazardous Materials - Rink	\$ 1,000,000		
Hazardous Materials - White Field House	\$ 500,000		
<b>Sub-total</b>	<b>\$ 37,339,621</b>	<b>\$ 765</b>	
<b>Value Engineering Deductions</b>			
Eliminate 2 Harris Field locker rooms (2,316 sf)	\$ 1,158,000	\$ 500	4 hockey/skating dressing rooms & 4 WFH replacement locker rooms remain
Eliminate DPW Shop (993 sf)	\$ 496,500	\$ 500	
Remove or scale back rink entrance mezzanine (2,919 sf)	\$ 1,459,500	\$ 500	
Eliminate White Field House (WFH) Demolition	\$ 535,000		includes Haz Mat allowance reduction
Reduce scale for parking and entrance plaza	\$ 300,000		
<b>Value Engineering deductions sub-total</b>	<b>\$ 3,949,000</b>		
<b>Total Project Cost</b>	<b>\$ 33,390,621</b>		

# Demolition of White Field House discussion

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- Building Committee seeking input regarding WFH demolition
- Additional costs to project to take down WFH and replace with green space:
  - Demolition \$35 K
  - Hazardous materials \$500 K
  - Open space plaza \$300 K
- Potential to link to fields project, but unlikely CPA funds could be utilized