



Braintree South Middle School

Preferred Schematic Report - Concept Cost Comparison



Repair Only of Existing Building - R0 Option

Renovation & Addition - RA2 Option 1

Renovation & Addition - RA2 Option 4

New Building - N1 Option 6

New Building - N2 Option 6 with Demo Existing MS

PROGRAM	Enrollment	420	800	800	800	800
Total Area Renovated Building	79,264	79,264	69,976	69,648	0	0
Total Area of New Construction	0	0	81,720	84,255	140,399	140,399
Total Building Area	79,264	79,264	151,696	153,903	140,399	140,399
Construction Start	Summer 2020	Summer 2020	Summer 2020	Summer 2020	Summer 2020	Summer 2020
Construction Duration	24 months	36 months	36 months	36 months	18 months	24 months
Completion	Summer 2022	Summer 2023	Summer 2023	Summer 2023	Summer 2022	Fall 2022
PSR CONSTRUCTION COSTS ESTIMATE						
Renovation Construction Concept Estimate		\$14,221,510	\$12,762,323	\$12,533,849	\$0	\$0
New Construction Concept Estimate		\$0	\$29,090,217	\$28,658,491	\$44,429,034	\$44,429,034
Building Demolition		\$0	\$35,096	\$35,096	\$0	\$542,592
Site Work Costs		\$500,000	\$5,504,668	\$5,215,668	\$6,398,987	\$6,774,422
Haz Mat Allowance		\$658,795	\$658,795	\$658,795	\$0	\$645,619
PV Panels		\$204,000	\$405,000	\$405,000	\$396,902	\$396,900
General Conditions		\$3,240,000	\$4,860,000	\$4,860,000	\$2,430,000	\$2,700,000
Phasing, Bonds, Insur., OH & Profit		\$2,226,817	\$6,414,013	\$6,297,678	\$4,308,227	\$4,452,742
Design Contingency, CM Contingency*		\$2,875,305	\$8,940,150	\$8,765,023	\$7,683,738	\$7,918,285
Escalation - bid 3/20		\$1,075,317	\$3,343,471	\$3,277,976	\$3,534,520	\$3,642,411
Add Alternate No. 2 - Masonry Repair w/OHP etc.		\$1,940,937	\$1,940,937	\$1,940,937		
Total Cost		\$26,942,681	\$73,954,670	\$72,648,513	(\$69,181,408)	\$71,502,005
Cost per Square Foot		\$339.91	\$487.52	\$472.04	\$492.75	\$509.28
A/E & Admin						
Administration - OPM, Legal, Print		\$1,192,994	\$2,838,413	\$2,792,698	\$2,671,349	\$2,752,570
Architectural/Engineering and Reimbursables		\$4,041,402	\$11,093,201	\$10,897,277	\$7,609,955	\$7,865,221
Subtotal		\$5,234,396	\$13,931,614	\$13,689,975	(\$10,281,304)	\$10,617,791
Miscellaneous Costs						
Furniture and Technology \$2400/student		\$1,008,000	\$1,920,000	\$1,920,000	\$1,920,000	\$1,920,000
Miscellaneous Project Costs- Utilities, Testing, Moving, etc.		\$100,000	\$375,000	\$375,000	\$375,000	\$375,000
Subtotal		\$1,108,000	\$2,295,000	\$2,295,000	(\$2,295,000)	\$2,295,000
Contingency						
Construction Contingency Renov 6% New 4.5%		\$1,616,561	\$4,437,280	\$4,358,911	\$3,113,163	\$3,217,590
Owner's Contingency 2.5%		\$673,567	\$1,848,867	\$1,816,213	\$1,729,535	\$1,787,550
Subtotal		\$2,290,128	\$6,286,147	\$6,175,124	(\$4,842,698)	\$5,005,140
PROJECT BUDGET						
PROJECT TOTALS		\$35,575,205	\$96,467,431	\$94,808,612	\$86,600,411	\$89,419,936
Projected Base Reimb Rate		50.58%	50.58%	50.58%	50.58%	50.58%
Potential Incentive Points - Maintenance		1.00%	1.00%	1.00%	1.00%	1.00%
Potential Incentive Points - Renovation		5.00%	2.31%	2.26%	0.00%	0.00%
LEED		0.00%	0.00%	0.00%	2.00%	2.00%
Potential Reimb Rate		56.58%	53.89%	53.84%	53.58%	53.58%
Ineligible Cost						
Site over 8%		\$0	\$3,599,238	\$3,244,742	\$4,524,309	\$5,052,891
VAT & Oil Tank Costs		\$226,650	\$226,650	\$226,650	\$0	\$226,650
Cost over \$333/sf		\$321,119	\$27,469,686	\$26,518,025	\$22,033,099	\$23,055,872
Anticipated Ineligible		\$547,769	\$31,295,574	\$29,989,417	\$26,557,408	\$28,335,414
Anticipated Maximum MSBA Share		\$19,818,523	\$35,118,803	\$34,900,420	\$32,171,041	\$32,729,087
TOWN SHARE		\$15,756,682	\$61,348,628	\$59,908,192	\$54,429,370	\$56,690,849
Estimated Actual MSBA Reib Rate		55.7%	36.4%	36.8%	37.1%	36.6%
Estimated Actual Town Share		44.3%	63.6%	63.2%	62.9%	63.4%