

Reference Project:

Hub 1 Phase

2-Apr-2008

327,135 GSF - Gross Square Feet
134,700 SF - Building Foot print
134,700 SF - Foot print area of piles
234,480 DGSF - Demolition Area Gross Square Footage
2,310 LF - Exterior Walls
133,200 SFA - Exterior Wall Surface Area
10.30 Acre - Site Development
327,135 SF - Fire Proofed Area

Item	Qty		Unit Cost		Sub-Total	Total
Foundations						\$ 4,626,155
Standard Foundations	2,310	LF	\$ 812.75 /lf		\$ 1,877,441	
Piles	134,700	SF	\$ 20.41 /sf		\$ 2,748,714	
Substructure						\$ 2,285,117
Slab on Grade	134,700	SF	\$ 16.52 /sf		\$ 2,225,244	
Water Proofing	2,310	LF	\$ 25.92 /lf		\$ 59,874	
Superstructure						\$ 12,590,325
Structural Steel / decking	327,135	GSF	\$ 28.16 /gsf		\$ 9,213,534	
Concrete to deck	192,435	SF	\$ 17.55 /sf		\$ 3,376,790	
Stair Construction		W/ Interior Misc Metals				
Exterior Closure						\$ 11,761,463
Masonry	133,200	SFA	\$ 37.14 /sfa		\$ 4,946,763	
Miscellaneous Metals	133,200	SFA	\$ 1.41		\$ 188,097	
Windows	133,200	SFA	\$ 17.56 /sfa		\$ 2,339,563	
Metal Panels	133,200	SFA	\$ 15.71 /sfa		\$ 2,092,191	
Waterproofing	133,200	SFA	\$ 7.78 /gsf		\$ 1,035,738	
Doors & Frames	133,200	SFA	\$ 0.10 /sfa		\$ 12,901	
Caulking/Insulation	133,200	SFA	\$ 8.61 /sfa		\$ 1,146,210	
Glazing		w/ Windows above			0	
Roofing						\$ 2,974,857
Roofing	134,700	SFA	\$ 17.63 /sfa		\$ 2,374,857	
Roof Screen @ Equipment	1	LS	\$ 600,000.00 ls		\$ 600,000	
Interior Construction						\$ 15,779,768
Masonry	327,135	GSF	\$ 1.81 /gsf		\$ 590,581	
Miscellaneous Metals	327,135	GSF	\$ 1.44 /gsf		\$ 471,586	
Millwork	327,135	GSF	\$ 4.60 /gsf		\$ 1,503,215	
General Building Trades	327,135	GSF	\$ 21.33 /gsf		\$ 6,978,991	
Spray Fireproofing	327,135	SF	\$ 2.32 /sf		\$ 759,789	
Waterproofing	327,135	GSF	\$ 0.91 /gsf		\$ 296,770	
Doors/Frames/Hrdwr	327,135	GSF	\$ 2.08 /gsf		\$ 679,255	
Glass & Glazing	327,135	GSF	\$ 0.54 /gsf		\$ 175,324	
Interior Finishes/Specialties	327,135	GSF	\$ 13.22 /gsf		\$ 4,324,259	
Conveying Systems						\$ 480,457
Elevator	327,135	GSF	\$ 1.47 /lf		\$ 480,457	
Mechanical						\$ 14,224,203
Fire Protection	327,135	GSF	\$ 3.73 /gsf		\$ 1,218,905	
Plumbing	327,135	GSF	\$ 9.49 /gsf		\$ 3,103,074	
HVAC	327,135	GSF	\$ 30.27 /gsf		\$ 9,902,224	
Electrical						\$ 6,950,336
Electrical	327,135	GSF	\$ 21.25 /gsf		\$ 6,950,336	

Wellesley High School
Construction Budget Comparison

Reference Project:

Hub 1 Phase

2-Apr-2008

Item	Qty		Unit Cost		Sub-Total	Total
General Conditions / Overhead & Profit						\$ 13,980,297
CM Preconstruction Services	327,135	GSF	\$ 0.47 /gsf		\$ 153,345	
CM General Conditions	327,135	GSF	\$ 27.81 /gsf		\$ 9,098,442	
CM Fee	327,135	GSF	see below			
Cost of Work General Cond	327,135	GSF	\$ 10.24 /gsf		\$ 3,350,680	
CM Contingency	327,135	GSF	\$ 8.42 /gsf		\$ 2,755,659	
-1.3% Phasing premium for 1 phase	327,135	GSF	\$ (4.21) /gsf		\$ (1,377,830)	
Equipment						\$ 3,974,897
Specialties/Equipment	327,135	GSF	\$ 12.15 /gsf		\$ 3,974,897	
Sitework						\$ 8,169,426
Sitework/Improvements	10	Acre	\$ 470,273.96 /ac		\$ 4,843,822	
Asbestos / HazMat	1	ls			\$ 1,076,175	
Demolition	234,480	DGSF	\$ 8.69		\$ 2,038,755	
Demolition - premium for 1938	96,920	DGSF	\$ 2.17		\$ 210,675	
SUB-TOTAL CONSTRUCTION COSTS						\$ 97,797,300
CM Fee			2.45%			\$ 2,399,043
TOTAL CONSTRUCTION COSTS						\$ 100,196,343
	327,135	GSF - Gross Square Feet			\$ 306.28 /gsf	

Reference Project:

WHS Forum

2-Apr-2008

Addition

245,830 GSF - Gross Square Feet
101,700 SF - Building Foot print
101,710 SF - Foot print area of piles
137,560 DGSF - Demolition Area Gross Square Footage
1,800 LF - Exterior Walls
100,335 SFA - Exterior Wall Surface Area
10.30 Acre - Site Development
245,830 SF - Fire Proofed Area

Renovation

96,920 GSF - Gross Square Feet
28,300 SF - Building Foot print
- SF - Foot print area of piles
342,700 DGSF - Demolition Area Gross Square Footage
- LF - Exterior Walls
31,995 SFA - Exterior Wall Surface Area
w/addition Acre - Site Development
96,920 SF - Fire Proofed Area

Item	Qty	Unit Cost	Sub-Total	Total
Foundations				\$ 3,538,455
Standard Foundations	1,800 LF	\$ 812.75 /lf	\$ 1,462,941	
Piles	101,710 SF	\$ 20.41 /sf	\$ 2,075,514	
Allow for repairs 1938	28,300 SF	\$ -	\$ -	
Substructure				\$ 1,726,904
Slab on Grade	101,710 SF	\$ 16.52 /sf	\$ 1,680,249	
Water Proofing	1,800 LF	\$ 25.92 /lf	\$ 46,655	
Allow for repairs 1938	- SF	\$ 1.00 /sf	\$ -	
Superstructure				\$ 9,695,084
Structural Steel / decking	245,830 GSF	\$ 28.16 /gsf	\$ 6,923,634	
Concrete to deck	144,130 SF	\$ 17.55 /sf	\$ 2,529,149	
Stair Construction	W/ Interior Misc Metals			
Allow for repairs 1938	96,920 SF	\$ 1.50 /sf	\$ 145,380	
Seismic bracing 1938	96,920 SF	\$ 1.00 /sf	\$ 96,920	
Exterior Closure				\$ 10,609,611
Masonry	100,335 SFAn	\$ 37.14 /sfa	\$ 3,726,227	
Masonry - repair/repoint 1938	31,995 SFAr	\$ 4.95 /sfa	\$ 158,375	
Miscellaneous Metals	100,335 SFA	\$ 1.41 /sfa	\$ 141,687	
Windows	132,330 SFA	\$ 17.56 /sfa	\$ 2,324,282	
Metal Panels	132,330 SFA	\$ 15.71 /sfa	\$ 2,078,526	
Waterproofing	132,330 SFA	\$ 7.78 /gsf	\$ 1,028,973	
Doors & Frames	132,330 SFA	\$ 0.10 /sfa	\$ 12,817	
Caulking/Insulation	132,330 SFA	\$ 8.61 /sfa	\$ 1,138,723	
Glazing	w/ Windows above		0	
Roofing				\$ 2,891,992
Roofing	130,000 SFA	\$ 17.63 /sfa	\$ 2,291,992	
Roof Screen @ Equipment	1 LS	\$ 600,000.00 ls	\$ 600,000	
Interior Construction				\$ 16,651,759
Masonry	342,750 GSF	\$ 1.81 /gsf	\$ 618,771	
Masonry - repair/repoint 1938	23,996 SFAr	\$ 4.95 /sfa	\$ 118,781	
Miscellaneous Metals	342,750 GSF	\$ 1.44 /gsf	\$ 494,096	
Millwork	342,750 GSF	\$ 4.60 /gsf	\$ 1,574,967	
General Building Trades	342,750 GSF	\$ 21.33 /gsf	\$ 7,312,116	
Spray Fireproofing	342,750 SF	\$ 2.32 /sf	\$ 796,056	
Waterproofing	342,750 GSF	\$ 0.91 /gsf	\$ 310,935	
Doors/Frames/Hrdwr	342,750 GSF	\$ 2.08 /gsf	\$ 711,678	
Glass & Glazing	342,750 GSF	\$ 0.54 /gsf	\$ 183,693	
Interior Finishes/Specialties	342,750 GSF	\$ 13.22 /gsf	\$ 4,530,667	

Reference Project:

WHS Forum

2-Apr-2008

Item	Qty		Unit Cost		Sub-Total	Total
Conveying Systems						\$ 503,390
Elevator	342,750	GSF	\$ 1.47 /lf		\$ 503,390	
Mechanical						\$ 14,903,161
Fire Protection	342,750	GSF	\$ 3.73 /gsf		\$ 1,277,087	
Plumbing	342,750	GSF	\$ 9.49 /gsf		\$ 3,251,192	
HVAC	342,750	GSF	\$ 30.27 /gsf		\$ 10,374,883	
Electrical						\$ 7,282,093
Electrical	342,750	GSF	\$ 21.25 /gsf		\$ 7,282,093	
General Conditions / Overhead & Profit						\$ 20,757,014
CM Preconstruction Services	342,750	GSF	\$ 0.47 /gsf		\$ 160,664	
CM General Conditions	342,750	GSF	\$ 27.81 /gsf		\$ 9,532,734	
CM G Cond. Added duration	1	ls	\$ - ls		\$ 1,000,000	
CM Fee	342,750	GSF	see below			
Cost of Work General Cond	342,750	GSF	\$ 10.24 /gsf		\$ 3,510,617	
CM Contingency	342,750	GSF	\$ 8.42 /gsf		\$ 2,887,194	
1.3% CM Contingency - Renovator	96,920	GSF	\$ 4.21 /gsf		\$ 408,208	
3.5% Phasing Premium	342,750	GSF	\$ 9.50 /gsf		\$ 3,257,596	
Equipment						\$ 4,164,629
Specialties/Equipment	342,750	GSF	\$ 12.15 /gsf		\$ 4,164,629	
Sitework						\$ 10,739,185
Sitework/Improvements	10	Acre	\$ 470,273.96 /ac		\$ 4,843,822	
Asbestos / HazMat	1	ls			\$ 1,076,175	
Asbestos / HazMat - Off hours	1	ls	25% of labor		\$ 201,783	
Temp. Facility for Swing Spac	1	ls			\$ 3,000,000	
Demolition	137,560	DGSF	\$ 8.69		\$ 1,196,055	
Demolition - interior gut 1938	96,920	DGSF	\$ 4.35		\$ 421,350	
SUB-TOTAL CONSTRUCTION COSTS						\$ 103,463,276
CM Fee			2.45%			\$ 2,538,034
TOTAL CONSTRUCTION COSTS						\$ 106,001,309

342,750 GSF - Gross Square Feet \$ 309.27 /gsf