

DRAFT

General Note: The costs for the various PDP Options indicated below are **intended to be an analysis of the relative costs between options and NOT a prediction of the actual final cost of any individual option**. Major variables such as geotechnical, site grading, wetland determination, structural system and final MEP systems have yet to be designed and **costs will vary significantly from the benchmark cost estimating included as part of this PDP cost analysis**. The costs outlined in this report should not be represented as the **FINAL construction budget and have a +/- 10% degree of accuracy**.

Table A - Massing Study Alternates			Construction Costs Only											
Scope Option	Scope Description	GSF	PM&C Estimate (\$)	A.M. Fogarty Estimate (\$)	Average between 2 cost estimators	Structured Parking	Total Construction	Soft cost (20% C, 22% B&D)	Owner Contingency 5%	Modulars	Total Project Cost	Project cost \$psf	Notes	Duration (Months)
Option B.1 "Quad"	Add/Reno - Phased in place, retaining buildings G&J structure	440,816	\$ 493,113,002	\$ 508,457,930	\$ 501,000,000		\$ 501,000,000	\$ 110,220,000	\$ 25,050,000	\$ 12,800,000	\$ 649,000,000	\$ 1,472	6 Year duration, requires 32 modulars	72
Option B.4 "Figure Eight"	Add/Reno - 4 story. Phased in place retaining buildings C&D	440,816	\$ 492,275,055	\$ 505,214,287	\$ 499,000,000	\$ -	\$ 499,000,000	\$ 109,780,000	\$ 24,950,000	\$ 16,800,000	\$ 651,000,000	\$ 1,477	6.25 year duration, requires 42 modulars	76
Option C.1d "Branch"	New Construction - . 4 Story. On fields, 2 phases, reduced wetlands impact	440,816	\$ 473,839,290	\$ 480,112,421	\$ 477,000,000	\$ -	\$ 477,000,000	\$ 95,400,000	\$ 23,850,000		\$ 596,000,000	\$ 1,352	4 year duration	52
Option C.2b "Braid"	New Construction - 4story. On fields, 2 phases	440,816	\$ 468,179,460	\$ 484,017,020	\$ 476,000,000	\$ -	\$ 476,000,000	\$ 95,200,000	\$ 23,800,000		\$ 595,000,000	\$ 1,350	4 year duration	52
Option C.5b "Bloom"	New Construction - . 4 story. On fields, 2 phases, reduced wetlands impact	440,816	\$ 475,619,351	\$ 479,480,566	\$ 478,000,000	\$ -	\$ 478,000,000	\$ 95,600,000	\$ 23,900,000		\$ 598,000,000	\$ 1,357	4 year duration	52
Option D.2 "Weave"	New Construction - 4 story. On existing building footprint, multiple phases, reduced wetland and Article 97 impacts.	440,816	\$ 503,855,866	\$ 521,450,374	\$ 513,000,000	\$ -	\$ 513,000,000	\$ 112,860,000	\$ 25,650,000	\$ 19,200,000	\$ 670,710,000	\$ 1,522	6.5 year duration, requires 48 modulars	78
			\$ 3											
New Construction options average (C.1d, C.2b, C.5b)		440816			\$ 477,000,000			\$ 95,400,000	\$ 23,850,000		\$ 596,333,333			
			Construction Cost \$psf		\$ 1,082				Project Cost \$psf		\$ 1,353			
Add/Reno options average (B.1 & B.4)		440816			\$ 500,000,000			\$ 95,400,000	\$ 23,850,000		\$ 650,000,000			
			Construction Cost \$psf		\$ 1,134				Project Cost \$psf		\$ 1,475			
Weave (D.2)		440816			\$ 513,000,000			\$ 112,860,000	\$ 25,650,000		\$ 670,710,000			
			Construction Cost \$psf		\$ 1,164				Project Cost \$psf		\$ 1,522			

Table B - Breakout Options

			Construction Costs Only						
Scope Option	Scope Description	GSF	PM&C Estimate (\$)	A.M. Fogarty Estimate (\$)	Average	Soft cost (20%)	Owner Contingency (5%)	Total Project Cost	Project cost \$psf
New Field House Option 1	A stand-alone project, all separate utilities and MEP, Starts 1-year into school construction, separate bid, Separate CM. 4 Lane 146m Track	36,000	\$ 30,761,771	\$ 29,665,692	\$ 30,213,732	\$ 6,042,746	\$ 1,510,687	\$ 38,000,000	\$ 1,056
New Field House Option 2	A stand-alone project, all separate utilities and MEP, Starts 1-year into school construction, separate bid, Separate CM. 4 Lane 200m track	60,000	\$ 48,596,066	\$ 46,872,083	\$ 47,734,075	\$ 9,546,815	\$ 2,386,704	\$ 60,000,000	\$ 1,000
New Field House Option 3	A stand-alone project, all separate utilities and MEP, Starts 1-year into school construction, separate bid, Separate CM. 6 Lane 200m Track	72,000	\$ 56,804,589	\$ 56,014,528	\$ 56,409,559	\$ 11,281,912	\$ 2,820,478	\$ 71,000,000	\$ 986
Add/Reno Field House	4 Lane 200m Track	48,000	\$ 33,604,589	\$ 32,540,753	\$ 33,072,671	\$ 6,614,534	\$ 1,653,634	\$ 41,000,000	\$ 854
New Pool	A stand-alone project, all separate utilities and MEP, Starts 1-year into school construction, separate bid, Separate CM	16,400	\$ 21,162,784	\$ 17,172,858	\$ 19,167,821	\$ 3,833,564	\$ 958,391	\$ 24,000,000	\$ 1,463
Renovate field house 5-10yr	4 Lane 146m Track	34,000	\$ 1,968,552	\$ 2,008,250	\$ 1,988,401	\$ 397,680	\$ 99,420	\$ 2,000,000	\$ 59
Renovated Field House	With the school construction	34,000	\$ 21,918,092	\$ 21,811,305	\$ 21,864,699	\$ 4,372,940	\$ 1,093,235	\$ 27,000,000	\$ 794
Central Office	Within the High School proper - Include 60 additional on-grade parking spaces	20,700	\$ 19,811,723	\$ 17,426,965	\$ 18,619,344	\$ 3,723,869	\$ 930,967	\$ 23,000,000	\$ 1,111
Mass Timber Option - Scope A	The entire structure: At Gymnasium - 3-ply CLT with wood trusses clear span at 10' o.c. At Cafeteria and Media Center - 5-ply CLT with Glu-lam beams at 10' o.c. and wood columns At remaining Building - 5-ply CLT on all classroom floors with 2-hours rating & 2" concrete topping on acoustic mat & Glulam beams at 15' o.c. & Wood columns at 15'x 30' grid spacing Lateral system for all Mass Timber options to be steel braced frames	440,816	\$ 12,227,320	\$ 26,884,351	\$ 19,555,836	\$ 3,911,167	\$ 977,792	\$ 24,000,000	\$ 54
Mass Timber Option - Scope B	Hybrid System: Same as Scope A but with steel columns	440,816	\$ 9,107,000	\$ 20,812,111	\$ 14,959,556	\$ 2,991,911	\$ 747,978	\$ 19,000,000	\$ 43
Mass Timber Option - Scope C	At Gym, Cafeteria and Media Center only, as described in Scope A	44,000	\$ 2,212,000	\$ 1,055,600	\$ 1,633,800	\$ 326,760	\$ 81,690	\$ 2,000,000	\$ 45
HVAC Alternate	Deduct to change from GSHP to ASHP	440,816	\$ (16,058,560)	\$ (16,015,476)	\$ (16,037,018)	\$ (3,207,404)	\$ (801,851)	\$ (20,000,000)	\$ (45)

Table C.1 - Overall Project Pricing (Bloom C5B)

Scope Description	GSF	Project Cost	Proj \$psf	Annual cost per household
New High School	440,816	\$ 598,000,000	\$ 1,357	
New High School + Central Office	461,516	\$ 621,000,000	\$ 1,346	
New High School + Central Office + Renovated FH	495,516	\$ 648,000,000	\$ 1,308	
New High School+ Central Office + Addition/Renovated FH	509,516	\$ 662,000,000	\$ 1,299	
New High School + Central Office + New (SMALL) FH	497,516	\$ 659,000,000	\$ 1,325	
New High School + Central Office + New (LARGE) FH	533,516	\$ 692,000,000	\$ 1,297	

Table C.2 - Overall Project Pricing (Quad B.1)

B.1 Quad addition renovation	440,816	\$ 649,000,000	\$ 1,472	
B.1 Quad addition renovation + Central Office	461,516	\$ 672,000,000	\$ 1,456	
B.1 Quad addition renovation + Central Office + Renovated FH	495,516	\$ 699,000,000	\$ 1,411	
B.1 Quad addition renovation + Central Office + Addition/Renovated FH	509,516	\$ 713,000,000	\$ 1,399	
B.1 Quad addition renovation + Central Office + New (SMALL) FH	497,516	\$ 710,000,000	\$ 1,427	
B.1 Quad addition renovation + Central Office + New (LARGE) FH	533,516	\$ 743,000,000	\$ 1,393	

Table C.3 - Overall Project Pricing (Figure Eight B.4)

B.4 Figure Eight addition renovation	440,816	\$ 651,000,000	\$ 1,477	
B.4 Figure Eight addition renovation + Central Office	461,516	\$ 674,000,000	\$ 1,460	
B.4 Figure Eight addition renovation + Central Office + Renovated FH	495,516	\$ 701,000,000	\$ 1,415	
B.4 Figure Eight addition renovation + Central Office + Addition/Renovated FH	509,516	\$ 715,000,000	\$ 1,403	
B.4 Figure Eight addition renovation + Central Office + New (SMALL) FH	497,516	\$ 712,000,000	\$ 1,431	
B.4 Figure Eight addition renovation + Central Office + New (LARGE) FH	533,516	\$ 745,000,000	\$ 1,396	

Table C.4 - Overall Project Pricing (Weave D2)

D.2 Weave addition renovation	440,816	\$ 670,710,000	\$ 1,522	
D.2 Weave addition renovation + Central Office	461,516	\$ 693,710,000	\$ 1,503	
D.2 Weave addition renovation + Central Office + Renovated FH	495,516	\$ 720,710,000	\$ 1,454	
D.2 Weave addition renovation + Central Office + Addition/Renovated FH	543,516	\$ 734,710,000	\$ 1,352	

D.2 Weave addition renovation + Central Office + New (SMALL) FH	497,516	\$ 731,710,000	\$ 1,471	
D.2 Weave addition renovation + Central Office + New (LARGE) FH	533,516	\$ 764,710,000	\$ 1,433	

Table C.5 - Side by side

	Branch C1D	Bloom C5B	Quad B1	Figure 8 B4	Weave D2
New High School	\$ 596,000,000	\$ 598,000,000	\$ 649,000,000	\$ 651,000,000	\$ 670,710,000
New High School + Central Office	\$ 619,000,000	\$ 621,000,000	\$ 672,000,000	\$ 674,000,000	\$ 693,710,000
New High School + Central Office + Renovated FH	\$ 646,000,000	\$ 648,000,000	\$ 699,000,000	\$ 701,000,000	\$ 720,710,000
New High School+ Central Office + Addition/Renovated FH	\$ 660,000,000	\$ 662,000,000	\$ 713,000,000	\$ 715,000,000	\$ 734,710,000
New High School + Central Office + New (SMALL) FH	\$ 657,000,000	\$ 659,000,000	\$ 710,000,000	\$ 712,000,000	\$ 731,710,000
New High School + Central Office + New (LARGE) FH	\$ 690,000,000	\$ 692,000,000	\$ 743,000,000	\$ 745,000,000	\$ 764,710,000