

16 BUDGET & COST RECONCILIATION

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16.1 Total Project Budget

PROJECT BUDGET [INCLUDING FEASIBILITY PHASE FUNDING]

The \$78,650,734 budget is all-inclusive and includes the previously appropriated \$750,000 feasibility phase costs, construction costs of \$61,741,339 [inclusive of pre-construction service costs], soft costs of \$12,447,455, \$3,077,067 designated for Owner Construction Contingency, and \$634,873 designated for Owners Soft Contingency.

INELIGIBLE COSTS

The Total Project Budget indicates probable excluded/ineligible costs of \$26,598,697 (exclusive of contingency use), which is a result of construction costs exceeding the MSBA established upset limit of \$333 per square foot for construction, site costs exceeding the 8% cap based on direct building costs, the District's anticipated reimbursement rate, as well as other miscellaneous excluded/ineligible costs. The Town is aware that the Local Share for ineligible costs will be 100% borne by the Town of Groton and that there will be no reimbursement in the Facilities Grant for these items. The Total Project Budget is presented on the MSBA Total Project Budget Form (3011) included in Appendix 21/16.1 - Project Budget Form.

REIMBURSEMENT RATE

The Town is anticipating a reimbursement rate, including incentive points, of 51.92% of Eligible Costs. For additional information, please refer to Section 15.1 – Anticipated Reimbursement Rate. The calculated reimbursement rate of eligible costs coupled with the 3011 budget results in a potential maximum facilities grant (inclusive of 100% depletion of contingencies) for the Florence Roche Elementary School of \$25,740,090 with an estimated Local Share of \$52,910,644.

MSBA TOTAL PROJECT BUDGET FORM

The following Total Project Budget Form [3011] outlines all project costs and identifies potential eligibility or ineligibility of all costs. An electronic Excel file of the Total Project Budget Form has been provided to the MSBA under separate cover.

COMMITTEE APPROVAL

The Total Project Budget was presented at numerous School Building Committee meetings. On December 8, 2020, School Building Committee Meeting, Lefffield presented an updated total project budget inclusive of the recently included track costs. At the December 15, 2020, School Building Committee Meeting, the School Building Committee voted unanimously to approve the Project Budget. A copy of the draft meeting minutes that records the vote is included in Appendix 21/20.3 Certified Meeting Notes.

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement				
OPM Feasibility Study	\$205,000	\$0	\$205,000	Enter Budget Values for Ineligible Costs in highlighted cells
A&E Feasibility Study	\$456,000	\$0	\$456,000	
Environmental & Site	\$70,550	\$0	\$70,550	
Other	\$18,450	\$0	\$18,450	
Feasibility Study Agreement Subtotal	\$750,000	\$0	\$750,000	
Administration				
Legal Fees	\$50,000	\$50,000	\$0	\$0
Owner's Project Manager				
Design Development	\$225,000	\$0	\$225,000	Scope Excluded OPM Fees (Cell I40)
Construction Contract Documents	\$225,000	\$89,732	\$135,268	
Bidding	\$100,000	\$0	\$100,000	Construction Costs associated with Bidding
Construction Contract Administration	\$2,000,000	\$686,321	\$1,313,679	
Closeout	\$175,000	\$0	\$175,000	Costs beyond MSBA funding cap for OPM Basic Services (Cell J46)
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services [move consultant services]	\$50,000	\$50,000	\$0	
Cost Estimates	\$0	\$0	\$0	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$100,000	\$0	\$100,000	
Administration Subtotal	\$2,930,000	\$876,053	\$2,053,947	\$1,066,409
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	Scope excluded Designer Fees (Cell I41)
Construction Contract Documents	\$1,875,000	\$206,597	\$1,668,403	
Bidding	\$625,000	\$0	\$625,000	Costs beyond MSBA funding cap for Designer Basic Services (Cell K50)
Construction Contract Administration	\$1,595,000	\$385,269	\$1,209,731	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,290,000	\$591,866	\$5,698,134	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$5,500	\$0	\$5,500	
Other Reimbursable Costs + Permitting + Contingency [Lead, structural peer review, permitting]	\$100,000	\$0	\$100,000	
Hazardous Materials	\$62,700	\$0	\$62,700	
Geotechnical & Geo-Environmental	\$247,500	\$0	\$247,500	
Site Survey	\$50,000	\$0	\$50,000	
Wetlands [certified plot plan, subsurface utility investigation]	\$21,450	\$0	\$21,450	
Traffic Studies	\$11,000	\$0	\$11,000	
Architectural/Engineering Subtotal	\$6,788,150	\$591,866	\$6,196,284	\$3,217,111
CM at Risk Preconstruction Services				
Pre-Construction Services	\$200,000	\$0	\$200,000	\$103,840
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$2,628,796			
Basement Construction	\$0			
SHELL				
Super Structure	\$4,179,663			
Exterior Closure	carried below			
Exterior Walls	\$4,853,556			
Exterior Windows	\$1,105,452			
Exterior Doors	\$118,795			
Roofing	\$1,515,857			
INTERIORS				
Interior Construction	\$4,468,943			
Staircases	\$277,282			
Interior Finishes	\$3,321,035			
SERVICES				
Conveying Systems	\$208,300			
Plumbing	\$1,775,837			
HVAC	\$5,902,177			
Fire Protection	\$559,641			
Electrical	\$4,001,422			
EQUIPMENT & FURNISHINGS				
Equipment	\$603,110			
Furnishings	\$1,167,054			
SPECIAL CONSTRUCTION & DEMOLITION				

Special Construction	\$0			
Existing Building Demolition	\$408,814	\$0		
In-Building Hazardous Material Abatement	\$176,650	\$0		
Asbestos Containing Floor Material Abatement	\$120,500	\$120,500		
Other Hazardous Material Abatement	\$0	\$0		
BUILDING SITEWORK				
Site Preparation	\$1,526,367	\$0		
Site Improvements	\$4,818,739	\$0		
Site Civil / Mechanical Utilities	\$1,688,066	\$0		
Site Electrical Utilities	\$463,500	\$0		
Other Site Construction [track costs included above]	Included above	\$1,405,374		
Site Cost over Allowance		\$4,156,344		
Construction Trades Subtotal	\$45,889,556	\$5,682,218		
Contingencies (Design and Pricing)	\$4,588,956	\$568,222		
Sub-Contractor Bonds	\$395,797	\$49,009		
D/B/B Insurance	\$0	\$0		
General Conditions	\$4,703,190	\$582,367		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$738,822	\$91,484		
GMP Fee	\$1,465,270	\$181,435		
GMP Contingency	\$1,465,270	\$181,435		
Escalation to Mid-Point of Construction	\$2,294,478	\$284,111		
Construction Cost over Funding Cap		\$16,554,192		
Construction Budget	\$61,541,339	\$24,174,473	\$37,366,866	\$19,400,877
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$0
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$50,000	\$50,000	\$0	\$0
Testing Services	\$225,000	\$0	\$225,000	\$0
Swing Space / Modulares	\$0	\$0	\$0	\$0
Other Project Costs (Mailing & Moving)	\$100,000	\$100,000	\$0	\$0
Misc. Project Costs Subtotal	\$375,000	\$150,000	\$225,000	\$116,820
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,351,682	\$577,682	\$774,000	\$0
Technology	\$1,002,623	\$228,623	\$774,000	\$0
FF&E Subtotal	\$2,354,305	\$806,305	\$1,548,000	\$803,722
Soft Costs that exceed 20% of Construction Cost			\$0	\$0
Project Budget	\$74,938,794	\$26,598,697	\$48,340,097	\$25,098,178

David:
Please refer to page PM+C estimate, page 25, line items 1051 & 1052.

Scope Excluded Site Costs such as Stadium, out buildings, concession stand etc. Enter Direct Construction Costs.
D SAINDON NOTE FOR CHRISTINA: PLEASE SEE TRACK COST BREAKOUT ESTIMATE ON PAGE 32 & 33 OF THE PM+C ESTIMATE.

Direct Site costs above Site Cost Beyond Funding Limit of 8% of building cost

David:
Move costs

Board Authorization				
Design Enrollment	645			
Total Building Gross Floor Area (GSF)	109,855			
Total Project Budget (excluding Contingencies)	\$74,938,794			
Scope Items Excluded or Otherwise Ineligible	-\$26,598,697			
Third Party Funding (Ineligible)	-\$0			
Estimated Basis of Maximum Total Facilities Grant ¹	\$48,340,097			
Reimbursement Rate ^{3,4}	51.92%			
Est. Max. Total Facilities Grant (before recovery) ¹	\$25,098,178			
Cost Recovery ⁵	-\$7,236			
Estimated Maximum Total Facilities Grant ¹	\$25,090,942			
Construction Contingency ²	\$3,077,067			
Ineligible Construction Contingency ²	\$2,461,654			
"Potentially Eligible" Construction Contingency ²	\$615,413			
Owner's Contingency ²	\$634,873			
Ineligible Owner's Contingency ²	\$0			
"Potentially Eligible" Owner's Contingency ²	\$634,873			
Total Potentially Eligible Contingency ²	\$1,250,286			
Reimbursement Rate ^{3,4}	51.92%			
Potential Additional Contingency Grant Funds ²	\$649,148			
Maximum Total Facilities Grant	\$25,740,090			
Total Project Budget	\$78,650,734			
Estimated MSBA Share	\$25,740,090	\$76,496,379 Est Total Budget at PSR		
Estimated District Share	\$52,910,644	\$2,154,355 Increase from PSR		
Estimated District Share [not incl. F/S study]	\$52,546,565	2.82% Percentage Delta from PSR [Track added after PSR]		
Town Meeting and Ballot Project value	\$77,900,734			

48.27 Reimbursement Points
3.65 Total Incentive Points
51.92% MSBA Reimbursement Rate
David:
Christina - I assume this value may be updated prior to the MSBA BOD approval?

NOTES
This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the _____ School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be ineligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review by the Authority shall determine, in its sole discretion whether any such items are eligible for reimbursement. The MSBA may determine that certain additional items are eligible for reimbursement.
David:
Christina: How was this value generated?
1 - The _____ School project's Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.
2 - Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.
3 - The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.
4 - The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. If the District does not receive approval for the Construction Manager at Risk delivery method, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.
5 - The proposed demolition of the _____ School will result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in _____. The MSBA has calculated this recovery of funds to be \$_____, and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

BUDGET & COST RECONCILIATION

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16.2 Cost Estimate Reconciliation Summary

CONSTRUCTION COSTS

The estimated construction costs total \$61,541,339, which includes all Subcontractor and Trade Contractor costs, General Conditions and General Requirements costs, Bonds & Insurances, and Construction Management Overhead, Profit & Fee. Also included in the total estimated construction cost is a 5% factor for escalation in construction costs through the anticipated summer of 2022 bidding period, as well as a 10% Design and Pricing Contingency.

COST ESTIMATE RECONCILIATION

The Project Team developed two independent Schematic Design Construction Cost Estimates. The two estimates were prepared by PM&C, the cost consultant to Studio G Architects, and by Tarbell Construction Management, the cost consultant to Leftfield, LLC. These estimates were based on the architectural, civil, and landscape drawings, design & building system narratives & preliminary specifications, food service equipment list/budget, hazmat survey and probable costs, room data sheets, a preliminary geotechnical subsurface report, a geo-environmental report, a security narrative, schematic track specifications/

narratives and accompanying drawings, along with a project schedule. The two cost estimates have been thoroughly reviewed and reconciled to within 1% variance, indicating that the estimates represent realistic costs and a fair representation of the current construction market. Both PM&C and Tarbell Construction Management Uniformat II Level 3 cost estimates and a CSI sort are included in Sections 17 and 18, respectively.

Please note the Art Kiln will be a proprietary item.

DESIGN REVIEW PROCESS AND VALUE ENGINEERING INCORPORATED

Throughout the Schematic Design process, the project design has been reviewed by the Design Team, the OPM, the District, and the School Building Committee. Upon reconciliation of the two estimates at schematic design, Leftfield and SGA identified scope opportunities [VE] and additional estimate clarifications. These identified opportunities are listed below and have been incorporated in the estimates, respectively.

ITEM #	ITEM	INTENTION/EXPLANATION	PROJECTED SAVINGS
1	Site security reduction	Reduce site security by \$25K	\$25,000
2	Site hose bibs	Remove 3 site hose bibs	\$7,500
3	Exterior boulders	Remove boulders, use what we find on-site	\$6,000
4	Exterior chalkboard set in boulders	Remove exterior chalkboards	\$40,000
5	Concrete in lieu of pavers	Target VE for pavers	\$50,000
6	AESS steel at roof level	Remove Architectural Exposed Structural Steel at the Roof	\$25,000
7	Roof protection rails required	Remove roof protection, not required	\$10,000
8	Proscenium	Target VE - reduce proscenium by \$25K	\$25,000
9	Sound system in the Gym	Target VE - reduce sound system in Gymnasium by \$10K	\$10,000
10	Sound system at the Stage	Target VE - reduce sound system in Stage by \$20K	\$20,000
11	BIM values appear very high in the estimate	Remove various entries of BIM within the MEP scopes. Construction Manager will carry	\$100,000
Total VE Reduction			\$318,500

COST RECONCILIATION SPREADSHEET

The following Cost Reconciliation Spreadsheet provides the estimated costs by the Designer's Cost Consultant and the OPM's Cost Consultant in Uniformat. Variances are provided for each Uniformat category. The two cost estimates have been thoroughly

reviewed and reconciled to within a 1.21% variance. The Architect's Cost Consultant's estimate was utilized for the Total Project Budget and includes accepted VE scopes of work.

Florence Roche Elementary School

Schematic Design Uniformat Estimate Summary (Raw to Reconciled)
12/8/2020



	Without Track & VE				With Track & VE Included				
	PSR 4/22/2020 PM&C	Schematic Design (raw estimates)		Schematic Design (reconciled)		Schematic Design (reconciled)			
		10/30/2020 PM&C	% delta ¹	10/30/2020 Tarbell	% delta ²	12/7/2020 PM&C	% delta ³	12/8/2020 Tarbell	% delta ⁴
A Substructure	\$2,221,780	\$2,859,924	25%	\$2,521,615	-13%	\$2,628,796	8%	\$2,595,464	-1%
A10 Foundations	\$2,221,780	\$2,859,924	25%	\$2,521,615	-13%	\$2,628,796	8%	\$2,595,464	-1%
B Shell	\$12,814,155	\$11,810,633	-8%	\$11,856,664	0%	\$11,773,323	0%	\$11,637,248	-1%
B10 Super Structure	\$4,405,150	\$4,217,218	-4%	\$4,099,194	-3%	\$4,179,663	1%	\$4,117,998	-1%
B20 Exterior Closure	inc. below	inc. below		inc. below		inc. below		inc. below	
B2010 Exterior Walls	\$4,862,157	\$4,853,556	0%	\$4,604,293	-5%	\$4,853,556	0%	\$4,798,843	-1%
B2020 Windows	\$1,841,884	\$1,097,742	-51%	\$1,357,747	21%	\$1,105,452	-1%	\$1,068,562	-3%
B2030 Exterior Doors	\$118,143	\$116,260	-2%	\$101,282	-14%	\$118,795	-2%	\$101,282	-16%
B30 Roofing	\$1,586,821	\$1,525,857	-4%	\$1,694,148	10%	\$1,515,857	1%	\$1,550,563	2%
C Interiors	\$7,715,724	\$8,214,435	6%	\$6,863,902	-18%	\$8,067,260	2%	\$7,772,864	-4%
C10 Interior Construction	inc. below	inc. below		inc. below		inc. below		inc. below	
C1010 Partitions	\$2,679,259	\$3,035,080	12%	\$2,298,377	-28%	\$3,064,184	-1%	\$2,922,045	-5%
C1020 Interior Doors	\$615,910	\$731,403	17%	\$584,026	-22%	\$677,378	8%	\$667,126	-2%
C1030 Specialties/ Millworks	\$1,080,558	\$756,990	-35%	\$506,052	-40%	\$727,376	4%	\$674,447	-8%
C20 Staircases	\$319,092	\$277,282	-14%	\$234,685	-17%	\$277,282	0%	\$261,635	-6%
C30 Interior Finishes	inc. below	inc. below		inc. below		inc. below		inc. below	
C3010 Wall Finishes	\$932,064	\$872,470	-7%	\$673,320	-26%	\$782,795	11%	\$787,848	1%
C3020 Floor Finishes	\$1,046,615	\$1,247,980	18%	\$1,468,392	16%	\$1,249,980	0%	\$1,281,636	3%
C3030 Ceiling Finishes	\$1,042,226	\$1,293,230	21%	\$1,099,050	-16%	\$1,290,260	0%	\$1,178,127	-9%
D Services	\$12,355,996	\$12,959,883	5%	\$11,956,731	-8%	\$12,447,377	4%	\$12,492,177	0%
D10 Conveying Systems	\$135,000	\$188,300	33%	\$180,000	-5%	\$208,300	-10%	\$205,000	-2%
D20 Plumbing	\$1,812,608	\$1,773,337	-2%	\$1,787,096	1%	\$1,775,837	0%	\$1,786,596	1%
D30 HVAC	\$6,178,970	\$6,087,583	-1%	\$5,101,450	-18%	\$5,902,177	3%	\$5,771,258	-2%
D40 Fire Protection	\$604,203	\$829,241	31%	\$542,153	-42%	\$559,641	39%	\$582,473	4%
D50 Electrical	\$3,625,215	\$4,081,422	12%	\$4,346,032	6%	\$4,001,422	2%	\$4,146,850	4%
E Equip + Furnishings	\$1,769,683	\$1,955,919	10%	\$1,366,903	-35%	\$1,770,164	10%	\$1,611,008	-9%
E10 Equipment	\$565,000	\$625,610	10%	\$612,250	-2%	\$603,110	4%	\$602,250	0%
E20 Furnishings	\$1,204,683	\$1,330,309	10%	\$754,653	-55%	\$1,167,054	13%	\$1,008,758	-15%
F Special / Demo	\$1,805,104	\$970,744	-60%	\$267,150	-114%	\$297,150	106%	\$297,150	0%
F10 Special Construction	\$0	\$0		\$0		\$0		\$0	
F20 Selective Building Demo	\$0	\$0		\$0		\$0		\$0	
F20 Existing Building Demolition	\$555,744	\$555,744	0%	\$0	-200%	\$0	200%	\$0	
F20 Asbestos Removal	\$1,249,360	\$415,000	-100%	\$267,150	-43%	\$297,150	33%	\$297,150	0%
G Sitework	\$4,368,522	\$6,663,032	42%	\$6,774,429	2%	\$8,905,486	-29%	\$8,899,273	0%
G10 Site Preparation & Demolition	\$783,319	\$1,002,567	25%	\$1,695,340	51%	\$1,935,181	-63%	\$1,966,742	2%
G20 Site Improvements	\$2,323,753	\$3,896,047	51%	\$3,654,782	-6%	\$4,818,739	-21%	\$4,914,274	2%
G30 Site Mechanical Utilities	\$938,200	\$1,375,118	38%	\$1,137,450	-19%	\$1,688,066	-20%	\$1,573,000	-7%
G40 Site Electrical Utilities	\$323,250	\$389,300	19%	\$286,857	-30%	\$463,500	-17%	\$445,257	-4%
G90 Other Site Construction	\$0	\$0		\$0		\$0		\$0	
Directs Subtotal	\$43,050,964	\$45,434,570	5%	\$41,607,394	-9%	\$45,889,556	-1%	\$45,305,184	-1%
Mark Up Subtotal	\$17,513,706	\$15,723,063	-11%	\$15,425,385	-2%	\$15,651,783	0%	\$15,635,515	0%
Design & Pricing Contingency	\$5,166,116	\$4,543,457	-13%	\$4,160,740	-9%	\$4,588,956	-1%	\$4,530,518	-1%
Escalation	\$3,013,567	\$2,044,556	-38%	\$3,203,769	44%	\$2,294,478	-12%	\$2,491,785	8%
General Conditions	\$3,120,000	\$3,120,000	0%	\$2,509,810	-22%	\$3,120,000	0%	\$2,681,783	-15%
General Requirements	\$1,536,919	\$1,560,677	2%	\$1,844,710	17%	\$1,583,190	-1%	\$1,971,111	22%
Insurances	\$1,280,766	\$1,300,565	2%	\$1,118,290	-15%	\$738,822	55%	\$1,194,916	47%
Bond	\$512,306	\$520,226	2%	inc. above		\$395,797	27%	inc. above	
Fee	\$1,442,016	\$1,463,101	1%	\$1,363,768	-7%	\$1,465,270	0%	\$1,457,214	-1%
GMP Contingency	\$1,442,016	\$1,170,481	-21%	\$1,224,298	4%	\$1,465,270	-22%	\$1,308,188	-11%
Total Construction Cost	\$60,564,670	\$61,157,633	1%	\$57,032,778	-7%	\$61,541,339	-1%	\$60,940,699	-1%
	\$ 60.56	\$ 61.16		\$ 57.03		\$ 61.54		\$ 60.94	

Increase from PSR to Reconciled Schematic of \$977K 1.6%

RECONCILED VALUE / PERCENTAGE \$ 61.54 \$ 60.94 -1.0%

- 1 - Percentage delta from PM&C PSR to PM&C Schematic
- 2 - Percentage delta between PM&C Raw Schematic to Tarbell Raw Schematic
- 3 - Percentage delta between PM&C Schematic Raw to Reconciled
- 4 - Percentage delta between PM&C reconciled Schematic to Tarbell reconciled Schematic

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