

APPENDIX 6

4.6 Project Estimate

INTRODUCTION
1

EVALUATION OF EXISTING
CONDITIONS
2

FINAL EVALUATION
OF ALTERNATIVES
3

PREFERRED SOLUTION
4

LOCAL ACTIONS
& APPROVALS
5

APPENDIX
6

Florence Roche Feasibility Study PSR

Estimated Total Project Budget



April 23, 2020

OPTION 3.2f - New Building. Scheme H / Behind Flor Ro

Preferred Option Statistics

1	Grade Configuration Enrollment	K-4 645
2	Anticipated duration of <u>Building</u> construction	24 months
3	Anticipated start of construction	2 Q 2022
4	Assumed square footage [subject to change]	109,855
5	Cost/SF - New building GSF (line 10 / line 4)	\$336
6	Cost/SF - Construction Hard Costs (line 9 / line 4)	\$551
7	Cost/SF - Total Project Cost (line 45 / line 4)	\$696
8		
9	Hard Costs	\$60,564,670
10	Building construction	\$36,877,338
11	Sitework (a)	\$4,368,522
12		
13	Building take downs	\$555,744
14	ACM abatement (OOM cost/sf)	\$1,249,360
15		
16	CM Contingency (2.5%)	\$1,442,016
17	CM/GC PR/GC - mgmt. during constr.	\$4,656,919
18	CM/Trade Insurances (\$24/\$1,000)	\$1,280,766
19	CM/GC P+P Bonds (\$10/\$1,000)	\$512,306
20	CM Fee (2.5%)	\$1,442,016
21		
22	Escalation	\$3,013,567
23	Design & Estimating Contingency	\$5,166,116
24		
25	Soft Costs	\$12,289,024
26	Site acquisitions (includes closing costs)	N/A
27		
28	Design costs (includes feas. study costs & consult. reim)	\$6,309,467
29	OPM costs (includes feasibility study costs)	\$3,126,057
30	CM pre-construction fee	\$225,000
31		
32	FF+E / technology - MSBA allowable (\$2,400/student)	\$1,548,000
33	FF+Tech Premium (\$900/student)	\$580,500
34		
35	Traffic mitigation	N/A
36	Temp swing space / modulars / storage	N/A
37	Relocation / moving expenses	\$150,000
38	Utilities B/C, Material testing	\$200,000
39	Misc. expenses (legal, misc admin, other)	\$150,000
40		
41	Owner Contingency Costs	\$3,642,685
42	Owner Hard contingency (5%) on total hard costs	\$3,028,234
43	Owner Soft contingency (5%) on total soft costs	\$614,451
44		
45	Estimated Total Project Budget	\$76,496,379
46		\$76.5

50
51 **Total Project Budget Qualifications:**

- 52 (a) Disposal of contaminated soil and ledge removal is EXCLUDED. Unknown at this time.
53 (b) GSF increase due to anticipated design-program inefficiencies.