

**Town of Millbury, R. E. Shaw Elementary School Project**  
**SCHEMATIC DESIGN RECONCILIATION**



Building System	
<b>NEW BUILDING</b>	
<b>A</b>	<b>Substructure</b>
A10	Foundations
	A1010 Standard Foundations
	A1030 Lowest Floor Construction
<b>B</b>	<b>Shell</b>
B10	Superstructure
	B1010 Floor Construction
	B1020 Roof Construction
B20	Exterior Enclosure
	B2010 Exterior Walls
	B2020 Exterior Windows
	B2030 Exterior Doors
B30	Roofing
	B3010 Roof Coverings
	B3020 Roof Openings
<b>C</b>	<b>Interiors</b>
C10	Interior Construction
	C1010 Partitions
	C1020 Interior Doors
	C1030 Specialties/Millwork
C20	Stairs
	C2010 Stair Construction
	C2020 Stair Finishes
C30	Interior Finishes
	C3010 Wall Finishes
	C3020 Floor Finishes
	C3030 Ceiling Finishes
<b>D</b>	<b>Services</b>
D10	Conveying
	D1010 Elevators and Lifts
D20	Plumbing
	D20 General
D30	HVAC
	D30 General
D40	Fire Protection
	D40 General
D50	Electrical
	D5010 Electrical Service & Distribution
<b>E</b>	<b>Equipment &amp; Furnishings</b>
E10	Equipment
	E10 General
E20	Furnishings
	E2010 Fixed Furnishings
<b>F</b>	<b>Special Construction &amp; Demolition</b>
F20	Selective Building Demolition
	F2010 Building Elements Demolition
	F2020 Hazardous Components Abatement
<b>G</b>	<b>Sitework</b>
G 10	Site Preparation & Demolition
G 20	Site Improvements
G 30	Civil Mechanical Utilities
G 40	Electrical Utilities
<b>Subtotal trade Costs with VE</b>	
<b>Markups</b>	
	Design and Estimating Contingency
	Escalation Contingency to Mid-point (per MSBA)
<b>Sub-total Trade, Escalation &amp; Design Cont</b>	
	Subguard/ Sub Bond
	Insurances - GLI/Builders Risk
	Bond
	General Requirements
	General Conditions
	Contractor Fee,OH&P
	Construction Contingency, CMR - NA
	Building Permit
<b>Total Estimated Construction Cost</b>	

89,575. sf		
RECONCILED VALUE - PM&C		
		Cost/SF
	89,575	SF
	\$2,211,001	\$24.68 /sf
	\$1,114,855	\$12.45 /sf
	\$1,096,146	\$12.24 /sf
	\$9,580,615	\$106.96 /sf
	\$1,278,619	\$14.27 /sf
	\$2,127,159	\$23.75 /sf
	\$2,703,935	\$30.19 /sf
	\$1,446,430	\$16.15 /sf
	\$216,260	\$2.41 /sf
	\$1,808,212	\$20.19 /sf
	\$0	\$0.00 /sf
	\$6,586,924	\$73.54 /sf
	\$2,274,436	\$25.39 /sf
	\$539,128	\$6.02 /sf
	\$1,003,517	\$11.20 /sf
	\$319,300	\$3.56 /sf
	\$26,840	\$0.30 /sf
	\$869,212	\$9.70 /sf
	\$816,355	\$9.11 /sf
	\$738,136	\$8.24 /sf
	\$9,435,502	\$105.34 /sf
	\$122,800	\$1.37 /sf
	\$1,373,265	\$15.33 /sf
	\$3,977,120	\$44.40 /sf
	\$473,815	\$5.29 /sf
	\$3,488,502	\$38.95 /sf
	\$2,066,860	\$23.07 /sf
	\$834,635	\$9.32 /sf
	\$1,232,225	\$13.76 /sf
	\$1,422,466	\$15.88 /sf
	\$443,466	\$4.95 /sf
	\$979,000	\$10.93 /sf
	\$31,303,368	\$349.47 /sf
	\$5,221,012	\$58.29 /sf
	\$893,586	\$9.98 /sf
	\$2,876,226	\$32.11 /sf
	\$1,022,500	\$11.42 /sf
	\$428,700	\$4.79 /sf
	\$36,524,380	\$407.75 /sf
10.00%	\$3,652,438	\$40.78 /sf
5.30%	\$2,129,371	\$23.77 /sf
	\$42,306,189	\$472.30 /sf
in rates	\$0.00	\$0.00 /sf
1.50%	\$634,593	\$7.08 /sf
1.00%	\$423,062	\$4.72 /sf
0.00%	\$0	\$0.00 /sf
20 mths	\$2,600,000	\$29.03 /sf
3.00%	\$1,378,915	\$15.39 /sf
waived		
	\$47,342,759	\$528.53 /sf

**Town of Millbury, R. E. Shaw Elementary School Project**  
**SCHEMATIC DESIGN RECONCILIATION**



<b>Total Estimated Construction Cost</b>	
<b>Value Engineering</b>	
VE - 1	Delete wetland board walk
VE - 2	Delete field irrigation, add hose connections
VE - 3	Delete automatic vehicular gate
VE - 4	Change operatable overhead to storefront
VE - 5	Change student locker from plastic to metal
VE - 6	Delete mass notification
VE - 7	Delete planters and benches at Roof Classroom
VE - 8	Reduce building area by 1200sf
<b>Subtotal of VE items</b>	
<b>Total Estimate including VE Items</b>	
<b>Alternates incl design fee</b>	
Alternate 1:	Expansion of Gymnasium
Alternate 2:	Maintenance Shed
Alternate 3:	81 Kw photovoltaic system
Alternate 4:	rainwater reuse for irrigation
Alternate 5:	Artificial turf at baseball field
Alternate 7:	Solar canopy over parking area
Alternate 8.:	Repave entrance road from Elmwood
<b>Subtotal of Alternates</b>	
<b>Total Estimate including all VE items and all Alternates</b>	
Alternate 6A:	Concession stand option 1
Alternate 6B:	Concession stand option 2

	<b>\$47,342,759</b>	<b>\$528.53 /sf</b>
Site	-\$108,000	
Site	-\$120,000	
Site	-\$21,600	
Bldg	-\$24,000	
Bldg	-\$60,000	
Bldg	-\$85,200	
Bldg	-\$60,000	
Bldg	-\$300,000	
	<b>-\$778,800</b>	<b>-\$8.69 /sf</b>
	<b>\$46,563,959</b>	<b>\$585.04 /sf</b>
	\$262,592	
	\$248,579	
	\$308,544	
	\$108,750	
	\$1,743,034	
	\$513,521	
	\$849,716	
	<b>\$4,034,736</b>	
	<b>\$50,598,695</b>	<b>\$564.88 /sf</b>
	\$455,509	
	\$316,587	