

Total Project Budget

Town of Millbury
R. E. Shaw Elementary School

School Building Committee Reviewed on: June 25, 2019

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
1 Feasibility Study Agreement				
2 OPM Feasibility Study	\$165,000	\$0	\$165,000	
3 A&E Feasibility Study	\$335,745	\$0	\$335,745	
4 Environmental & Site	\$41,965	\$0	\$41,965	
5 Other	\$7,290	\$0	\$7,290	
6 Feasibility Study Agreement Subtotal	\$550,000	\$0	\$550,000	\$337,535
7 Administration				
8 Legal Fees	\$35,000	\$35,000	\$0	\$0
9 Owner's Project Manager				
10 Design Development	\$130,350	\$0	\$130,350	
11 Construction Contract Documents	\$282,180	\$0	\$282,180	
12 Bidding	\$40,720	\$0	\$40,720	
13 Construction Contract Administration	\$983,773	\$0	\$983,773	
14 Closeout	\$83,500	\$0	\$83,500	
15 Extra Services	\$0	\$0	\$0	
16 Reimbursable & Other Services	\$0	\$0	\$0	
17 Cost Estimates	\$40,000	\$0	\$40,000	
18 Advertising	\$8,000	\$0	\$8,000	
19 Permitting	\$10,000	\$0	\$10,000	
20 Owner's Insurance	\$0	\$0	\$0	
21 Other Administrative Costs	\$0	\$0	\$0	
22 Administration Subtotal	\$1,578,523	\$35,000	\$1,543,523	\$947,260
23 Architecture and Engineering				
24 Basic Services				
25 Design Development	\$1,134,849	\$0	\$1,134,849	
26 Construction Contract Documents	\$2,041,960	\$0	\$2,041,960	
27 Bidding	\$184,946	\$0	\$184,946	
28 Construction Contract Administration	\$1,134,608	\$0	\$1,134,608	
29 Closeout	\$120,308	\$0	\$120,308	
30 Other Basic Services	\$0	\$0	\$0	
31 Basic Services Subtotal	\$4,616,671	\$0	\$4,616,671	
32 Reimbursable Services				
33 Construction Testing	\$120,000	\$0	\$120,000	
34 Printing (over minimum)	\$10,000	\$0	\$10,000	
35 Other Reimbursable Costs	\$153,600	\$0	\$153,600	
36 Hazardous Materials	\$57,076	\$0	\$57,076	
37 Geotech & Geo-Env.	\$40,975	\$0	\$40,975	
38 Site Survey	\$15,000	\$0	\$15,000	
39 Wetlands	\$0	\$0	\$0	
40 Traffic Studies	\$6,000	\$0	\$6,000	
41 Architectural/Engineering Subtotal	\$5,019,322	\$0	\$5,019,322	\$3,080,358
42 CM & Risk Preconstruction Services				
43 Pre-Construction Services	\$0	\$0	\$0	\$0
44 Site Acquisition				
45 Land / Building Purchase	\$0	\$0	\$0	
46 Appraisal Fees	\$0	\$0	\$0	
47 Recording fees	\$0	\$0	\$0	
48 Site Acquisition Subtotal	\$0	\$0	\$0	\$0
49 Construction Costs				
50 SUBSTRUCTURE				
51 Foundations	\$1,114,855	\$0		
52 Basement Construction	\$1,096,146	\$0		
53 SHELL				
54 SuperStructure	\$3,405,778	\$0		
55 Exterior Closure	\$0	\$0		
56 Exterior Walls	\$2,788,709	\$0		
57 Exterior Windows	\$1,446,430	\$0		
58 Exterior Doors	\$216,260	\$0		
59 Roofing	\$1,808,212	\$0		
60 INTERIORS				
61 Interior Construction	\$3,817,081	\$0		
62 Staircases	\$346,140	\$0		
63 Interior Finishes	\$2,423,703	\$0		
64 SERVICES				
65 Conveying Systems	\$122,800	\$0		
66 Plumbing	\$1,373,265	\$0		
67 HVAC	\$3,977,120	\$0		
68 Fire Protection	\$473,815	\$0		
69 Electrical	\$3,488,502	\$0		
70 EQUIPMENT & FURNISHINGS				
71 Equipment	\$834,635	\$0		
72 Furnishings	\$1,232,225	\$0		
73 SPECIAL CONSTRUCTION & DEMOLITION				
74 Special Construction	\$0	\$0		
75 Existing Building Demolition	\$443,466	\$0		
76 In-Bldg. Hazardous Material Abatement	\$674,000	\$0		
77 Asbestos Cont'g Floor Mat'l Abatement	\$188,500	\$188,500		
78 Other Hazardous Material Abatement	\$116,500	\$0		
79 BUILDING SITEWORK				
80 Site Preparation	\$893,586	\$0		
81 Site Improvements	\$4,367,272	\$4,314,804		
82 Site Civil / Mechanical Utilities	\$1,022,500	\$0		
83 Site Electrical Utilities	\$428,700	\$0		
84 Other Site Construction	\$0	\$0		
85 Scope Excluded Site Cost	\$0	\$0		
86 Construction Trades Subtotal	\$38,100,200	\$4,503,304		
87 Contingencies (Design and Pricing)	\$3,810,020	\$450,330		
88 D/B/B Bonds	\$441,315	\$52,162		
89 D/B/B Insurance	\$661,972	\$76,243		
90 D/B/B General Conditions	\$2,600,000	\$307,310		
91 D/B/B Overhead & Profit	\$1,435,042	\$169,617		
92 GMP Insurance	\$0	\$0		
93 GMP Fee	\$0	\$0		
94 GMP Contingency	\$0	\$0		
95 Escalation to Mid-Point of Construction	\$2,221,242	\$262,543		
96 Overall Excluded Construction Cost		\$12,022,087		
97 Construction Budget	\$49,269,791	\$17,845,596	\$31,424,195	\$19,285,029
98 Alternates				
99 Ineligible Work Included in the Base Project	\$0	\$0		
100 Alternates Included in the Total Project Budget	\$0	\$0		
101 Alternates Excluded from the Total Project Budget	\$0	\$1,153,731	-\$1,153,731	
102 Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
103 Miscellaneous Project Costs				
104 Utility Company Fees	\$120,000	\$0	\$120,000	
105 Testing Services	\$0	\$0	\$0	
106 Swing Space / Modulars	\$0	\$0	\$0	
107 Other Project Costs (Mailing & Moving)	\$20,000	\$0	\$20,000	
108 Misc. Project Costs Subtotal	\$140,000	\$0	\$140,000	\$85,918
109 Furnishings and Equipment				
110 Furniture, Fixtures and Equipment	\$880,000	\$220,000	\$660,000	
111 Technology	\$770,000	\$110,000	\$660,000	
112 FF&E Subtotal	\$1,650,000	\$330,000	\$1,320,000	\$810,084
113				
114 Soft Costs that exceed 20% of Construction Cost		\$0		
115 Project Budget	\$58,207,636	\$18,210,596	\$39,997,040	\$24,546,184

Estimated Budget	Excluded	Eligible Site Costs	Reimbursable Site Cost	Eligible Site Costs
Soft Cost Reimbursement	\$7,252,845			
Estimated Budget	\$1,750,813	\$35,000		
Excluded	\$5,397,032	\$0		
Ineligible therefore not included in calculation	\$140,000	\$0		
Eligible Soft Costs	\$1,715,813			
Category	\$5,397,032			
-Administration				
-A/E Services				
-Miscellaneous Proj Costs				
Sum of Three Soft Costs				
Construction Costs associated with Soft Cost Cap Calculation				
Estimated Budget	\$0			
Excluded	\$49,269,791			
Construction Costs	\$0			
Category	\$49,269,791			
-CM Preconstruction services				
-Construction Cost				
-Construction Contingency				
Total Construction Cost				
20% Soft Cost Allowance				
Reimbursable Soft Cost				
Eligible minus Reimbursable				
-If Eligible minus Reimbursable is negative OK.				
-If Eligible minus Reimbursable is positive enter value into Soft Costs that exceed 20% of Construction Cost below in the Ineligible column.				
Construction Budget	\$49,269,791			
OPM Services				
Eligible Fees	\$1,685,523	\$1,685,523	3.42%	\$1,724,443
% of Total Construction			0.10%	-\$38,920
Basic Services				
Extra Services	\$47,290			
Designer Services				
Designer Value @ 10.00% Value > 10%				
Basic Services	\$4,952,416	\$4,952,416	10.05%	\$4,926,979
Extra Services	\$444,616		0.90%	\$25,437
Site Cost Reimbursement = 8.0%				
Direct Site Cost	\$6,712,058	\$4,314,804	\$2,397,254	Eligible Site Costs
Direct Building Cost	\$29,965,676		\$2,397,254	Reimbursable Site Cost
Scope Excluded Site Cost			\$0	Eligible minus Reimbursable
If Eligible minus Reimbursable is negative OK. No ineligible needed				
If Eligible minus Reimbursable is positive enter value into Scope Excluded Site Cost				
Construction Cost Reimbursement				
\$443,466 Eligible Demo				
\$790,500 Eligible Abatement				
\$1,233,966 Total Eligible Demo & Abatement				
\$123,397 D&P 10.00% % of Trades				\$550 Total \$/sf
\$14,293 Bonds 1.16% % of Trades				\$ 350.81 Eligible \$/sf
\$21,440 Insurance 1.74% % of Trades				
\$64,207 Gen Cond 6.82% % of Trades				
\$46,477 O&P 3.77% % of Trades				
\$0 GMP Ins 0.00% % of Trades				
\$0 GMP Fee 0.00% % of Trades				
\$0 GMP cont 0.00% % of Trades				
\$71,940 Escalation 4.72% % of Cumulative sum of Trades and Markups				
\$1,595,720 Marked Up Demo & Abatement				
\$31,424,195 Eligible Construction Cost				
89,575 Proposed GSF: Manually enter eligible area if less than total area				
333 Reimbursable Construction Cost for New Construction \$/sf (subject to change)				
\$ 29,828,475 Reimbursable Construction Cost				
\$1,595,720 Marked Demo & Abatement				
\$ 31,424,195 Reimbursable Construction Cost				
\$0 Eligible Minus Reimbursable				
If Eligible minus Reimbursable is negative OK. No ineligible entry needed				
If Eligible minus Reimbursable is positive enter value into Overall Excluded Construction Cost				
FFE Reimbursement				
Funding Limits				
\$1,200 /student	550	\$660,000	\$880,000	-\$220,000
\$1,200 /student	550	\$660,000	\$770,000	-\$110,000
*If Ineligible is \$0 or negative OK.				
*If Ineligible Amount is positive enter value for each into Scope Excluded Cost.				

Board Authorization	57.74 Reimbursement Rate Before Incentive Points
Design Enrollment	550
Total Building Gross Floor Area (GSF)	89,575
Total Project Budget (excluding Contingencies)	\$58,207,636
Scope Items Excluded or Otherwise Ineligible	\$18,210,596
Third Party Funding (Ineligible)	\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$39,997,040
Reimbursement Rate	61.37%
Est. Max. Total Facilities Grant (before recovery) ¹	\$24,546,184
Cost Recovery ²	\$0
Estimated Maximum Total Facilities Grant ¹	\$24,546,184
Construction Contingency ³	\$2,463,490
Ineligible Construction Contingency ³	\$1,970,792
"Potentially Eligible" Construction Contingency ³	\$492,698
Owner's Contingency ³	\$251,635
Ineligible Owner's Contingency ³	\$0
"Potentially Eligible" Owner's Contingency ³	\$251,635
Total Potentially Eligible Contingency ³	\$744,333
Reimbursement Rate	61.37%
Potential Additional Contingency Grant Funds ³	\$456,797
Maximum Total Facilities Grant	\$25,002,981
Total Project Budget	\$60,922,761

NOTES

This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1. Does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA.

2. The proposed demolition of the _____ School is expected to 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 will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3. 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.

1.63 (0-2) Maintenance	0.00 (0-1) CM @ Risk	0.00 (0-6) Newly Formed Regional School District	0.00 (0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places	#VALUE!	0 gsf Renovated or Existing to Remain	1 gsf Total at Conclusion of Project
0.00 (0-1) CM @ Risk						
0.00 (0-6) Newly Formed Regional School District						
0.00 (0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places						
0.00 (0-1) Overlay Zoning 40R and 40S						
0.00 (0-0.5) Overlay Zoning 100 units or 50% of units 1,2, or 3 family structures						
2.00 (0-2) Energy Efficiency - "Green Schools"						
0.00 (5) Model Schools						
3.63 Total Incentive Points						