

Total Project Budget

Southern Berkshire Regional School District
Mount Everett Regional High School

1/7/2015

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement				
OPM Feasibility Study	\$15,000		\$15,000	
A&E Feasibility Study	\$97,900		\$97,900	
Env. & Site			\$0	
Other			\$0	
Feasibility Study Agreement Subtotal	\$112,900	\$0	\$112,900	\$44,268
Administration				
Legal Fees			\$0	\$0
Owner's Project Manager				
Design Development			\$0	
Construction Contract Documents	\$35,000	\$10,000	\$25,000	
Bidding	\$10,000		\$10,000	
Construction Contract Administration	\$90,000		\$90,000	
Closeout	\$16,500		\$16,500	
Extra Services			\$0	
Reimbursable & Other Services			\$0	
Cost Estimates			\$0	
Advertising			\$0	
Permitting			\$0	
Owner's Insurance			\$0	
Other Administrative Costs			\$0	
Administration Subtotal	\$151,500	\$10,000	\$141,500	\$55,482
Architecture and Engineering				
Basic Services				
Design Development			\$0	
Construction Contract Documents	\$256,500		\$256,500	
Bidding	\$23,000		\$23,000	
Construction Contract Administration	\$146,200		\$146,200	
Closeout	\$16,000		\$16,000	
Other Basic Services			\$0	
Basic Services Subtotal	\$441,700	\$0	\$441,700	
Reimbursable Services				
Construction testing			\$0	
Printing (over minimum)	\$2,000		\$2,000	
Other Reimbursable Costs			\$0	
Hazardous Materials	\$4,000		\$4,000	
Geotech & Geo-Env.			\$0	
Site Survey			\$0	
Wetlands			\$0	
Traffic Studies			\$0	
Architectural/Engineering Subtotal	\$447,700	\$0	\$447,700	\$175,543
CM & B				
Pre-Construction			\$0	
Site Acquisition			\$0	
Land/Buy			\$0	
Appraisal			\$0	
Recording			\$0	
Site Acquisition			\$0	
Construction			\$0	
Construction Budget				
GMP Fee				
GMP Insurance				
GMP Contingency				
Division 1 - General Requirements	\$1,238,159	\$66,000		
Division 2 - Existing Conditions	\$568,864	\$1,500		
Division 3 - Concrete	\$16,500	\$2,000		
Division 4 - Masonry	\$21,470			
Division 5 - Metals	\$16,538			
Division 6 - Woods, Plastics and Composites	\$90,880			
Division 7 - Thermal and Moisture Protection	\$2,455,883			
Division 8 - Openings	\$109,260			
Division 9 - Finishes	\$48,700	\$3,000		
Division 10 - Specialties				
Division 11 - Equipment	\$30,000	\$30,000		
Division 12 - Furnishings				

ProRated 20% Exclusion

\$0 -Administration
\$0 -A/E Services
\$0 -Miscellaneous Proj Costs

\$702,100 Sum of Three Soft Costs

Est'd Budget	Excluded	Eligible Soft Costs	Category
\$166,500	\$10,000	\$156,500	-Administration
\$545,600	\$0	\$545,600	-A/E Services
\$0	\$0	\$0	-Site Acquisition
\$0	\$0	\$0	-Miscellaneous Proj Costs
\$0	\$0	\$0	FFE
			Not included in this calculation Owners Contingency
		\$702,100	Total Eligible Soft Costs

Construction Costs associated with Soft Cost Cap Calculation

Est'd Budget	Construction Costs	Category
\$0	\$0	-CM Preconstruction services
\$6,376,974	\$6,376,974	-Construction Cost
		Not included in this calculation -Construction Contingency
	\$6,376,974	Total Construction Cost
		20% Soft Cost Allowance
	\$1,275,394.80	Reimbursable Soft Cost
		-\$573,294.80 Eligible minus Reimbursable

-If Eligible minus Reimbursable is negative, then no exclusion is applied.
-If Eligible minus Reimbursable is positive, then the value is entered into the line "Soft Costs that exceed 20% of Const'n Cost" in the Ineligible column.

Construction Budget	Eligible Fees	Total % of Constr	OPM Fee @ 10.00%
\$6,376,974	\$156,500	2.61%	\$637,697
	\$0	0.00%	

Construction Budget	Eligible Fees	Total % of Constr	Dsg'r Fee @ 15.00%
\$6,376,974	\$539,600	8.46%	\$956,546
	\$6,000	0.09%	

Designer Cost Est	Boiler Scope Mark-up	Roof Scope Mark-up	25.58%	23.40%
Direct Scope	direct cost	square footage	direct cost/sf	markup cost
				m/u cost/sf
Boiler (2) - Wood Pellet with conveyor	\$633,665	2	\$316,832.50	\$795,756
Boiler (1) - Oil	\$193,116	1	\$193,116.00	\$242,515
Roof - 72 mil PVC, 25-year warranty	\$2,202,537	187,060	\$11.77	\$2,717,843
				\$14.53
Associated Boiler Scope	assoc cost	square footage	assoc cost/sf	markup cost
				m/u cost/sf
Demo - Boiler room layout	\$15,550	1	15,550.00	\$19,528
Demo - Remove bit. concrete pavings	\$1,500	1	1,500.00	\$1,884
Demo - Electrical	\$16,793	1	16,793.00	\$21,089
Demo - Plumbing	\$1,940	1	1,940.00	\$2,436
Demo - Electrical	\$53,519	1	53,519.00	\$67,209
Demo - Plumbing	\$2,700	1	2,700.00	\$3,391
Abatement (Boiler)	\$30,000	1	30,000.00	\$37,674
Concrete pads - Boiler room	\$14,500	1	14,500.00	\$18,209
Concrete pad - Pellet storage silo	\$2,000	1	2,000.00	\$2,512
Masonry patching	\$2,000	1	2,000.00	\$2,512
Metal decking and reinforcement	\$7,400	1	7,400.00	\$9,293
Rough carpentry at envelope openings	\$2,000	1	2,000.00	\$2,512
Roof flashing and sealants	\$2,500	1	2,500.00	\$3,139
Boiler room exterior door	\$2,500	1	2,500.00	\$3,139
Painting and coating - internal	\$7,500	1	7,500.00	\$9,418
Painting - external	\$3,000	1	3,000.00	\$3,767
Pellet storage silo	\$30,000	1	30,000.00	\$37,674

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Division 13 - Special Construction				
Division 14 - Conveying Systems				
Division 21 - Fire Suppression	\$14,446			
Division 22 - Plumbing	\$219,042			
Division 23 - HVAC	\$1,426,776	\$310,000		
Division 25 - Integrated Automation				
Division 26 - Electrical	\$116,956			
Division 27 - Communications				
Division 28 - Electronic Safety and Security				
Division 31 - Earthwork	\$3,500	\$3,500		
Division 32 - Exterior Improvements				
Division 33 - Utilities				
Construction Budget	\$6,376,974	\$416,000	\$5,960,974	\$2,337,298
Alternates				
			\$0	
			\$0	
			\$0	
Alternates Subtotal³	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility company Fees			\$0	
Testing Services			\$0	
Swing Space/Modulars			\$0	
Other Project Costs (Mailing & Moving)			\$0	
Misc. Project Costs Subtotal	\$0	\$0	\$0	\$0
Furnishings and Equipment				
Furnishings			\$0	
Equipment			\$0	
Computer Equipment			\$0	
FF&E Subtotal	\$0	\$0	\$0	\$0
Soft Costs that exceed 20% of Const'n Cost				
Project Budget	\$7,089,074	\$426,000	\$6,663,074	\$2,612,591

Michael McGurl:
\$310,000 = \$350,000 (DOER construction grant) - \$40,000 (ineligible construction costs). \$40,000 represents the sum of ineligible costs for scope outside the boiler room in Divisions 2-33. The sum is deducted from the \$350,000 so as not to duplicate the exclusion. Project budget funded by a third party is ineligible for reimbursement.

Michael McGurl:
\$3,500 = Asphalt paving at pellet storage silo. Scope of work outside the boiler room is ineligible for reimbursement.

Associated Boiler Scope	assoc cost	square footage	assoc cost/sf	markup cost	m/u cost/sf
Fire protection	\$14,446	1	14,446.00	\$18,141	18,141.29
Domestic hot water heater	\$36,179	1	36,179.00	\$45,434	45,433.59
Plumbing - Pipes, pumps, floor drains	\$47,603	1	47,603.00	\$59,780	59,779.84
HVAC - Equipment, pumps, controls	\$332,362	1	332,362.00	\$417,380	417,380.18
HVAC - Piping	\$104,348	1	104,348.00	\$131,040	131,040.21
Electrical	\$82,328	1	82,328.00	\$103,387	103,387.50
Site work - Asphalt paving	\$3,500	1	3,500.00	\$4,395	4,395.30
Associated Roof Scope	assoc cost	square footage	assoc cost/sf	markup cost	m/u cost/sf
Demo (Roof)	\$446,862	187,060	2.39	\$551,410	2.95
Abatement (Roof)	\$0	187,060	0.00	\$0	0.00
Masonry repairs	\$19,470	522	37.30	\$24,025	46.03
Decking repairs	\$2,138	1	2,138.00	\$2,638	2,638.21
Roof ladders	\$7,000	7	1,000.00	\$8,638	1,233.96
Curbing and blocking	\$76,340	1	76,340.00	\$94,201	94,200.51
Replace ceiling grid/tile at roof drains	\$12,540	2,508	5.00	\$15,474	6.17
Metal panel at eave soffit	\$3,230	323	10.00	\$3,986	12.34
Metal flashings	\$79,025	1	79,025.00	\$97,514	97,513.69
Perimeter fascia roof edge	\$31,710	5,285	6.00	\$39,129	7.40
Roof hatch	\$4,500	1	4,500.00	\$5,553	5,552.82
Walker pads	\$63,646	5,786	11.00	\$78,537	13.57
Guard rail system	\$31,300	313	100.00	\$38,623	123.40
Coping	\$17,073	1,897	9.00	\$21,067	11.11
Gutter, downspouts, scuppers	\$10,932	1	10,932.00	\$13,490	13,489.65
Snow guards	\$1,430	143	10.00	\$1,765	12.34
Joint sealants	\$8,000	1	8,000.00	\$9,872	9,871.68
Aluminum windows	\$5,760	72	80.00	\$7,108	98.72
Curtain wall modifications at windows	\$20,000	1	20,000.00	\$24,679	24,679.20
Skylights - small	\$36,000	10	3,600.00	\$44,423	4,442.26
Skylights - large	\$45,000	3	15,000.00	\$55,528	18,509.40
Finishes at skylights	\$38,200	13	2,938.46	\$47,137	3,625.94
Plumbing - roof drains	\$135,260	1	135,260.00	\$166,905	166,905.44
HVAC -Remove and reinstall equipment	\$163,285	1	163,285.00	\$201,487	201,487.17
Electrical - HVAC work	\$34,629	1	34,629.00	\$42,731	42,730.80

Total Associated Costs - Boiler	\$816,168	1	816,168.00	\$1,024,944	1,024,943.73
Total Associated Costs - Roof	\$1,293,330	1	1,293,330.00	\$1,595,916	1,595,917.56
Total Budget Costs - Boiler	\$1,642,949	1	1,642,949.00	\$2,063,215	2,063,215.26
Total Budget Costs - Roof	\$3,495,867	1	3,495,867.00	\$4,313,760	4,313,760.23

Construction Budget Costs	\$5,138,816	1	5,138,816.00	\$6,376,975	6,376,975.49
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Contingency Cap Calculations	
Construction Budget	\$6,376,974
Eligible Constr Cont Cap @ 5%	\$318,849
Soft Cost Total	\$712,100
Eligible Soft Cost Cap @ 2%	\$14,242

Board Authorization	
Project Budget	\$7,089,074
Scope Items Excluded or Otherwise Ineligible	-\$426,000
Third Party Funding (Ineligible)	\$0
Basis of Estimated Total Facilities Grant ¹	\$6,663,074
Reimbursement Rate	39.21%
Estimated Maximum Total Facilities Grant ¹	\$2,612,591

Total Construction Contingency ²	\$637,697
Total Owner's Contingency ²	\$14,242
Potentially Eligible Construction Contingency ²	\$318,849
Potentially Eligible Owner's Contingency ²	\$14,242
Total Potentially Eligible Contingency ²	\$333,091
Reimbursement Rate	39.21%
Potential Additional Contingency Grant Funds ²	\$130,605
Maximum Total Facilities Grant	\$2,743,196
Total Project Budget	\$7,741,013

This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Owner's Project Manager of the Southern Berkshire Regional School District for the Mount Everett Regional High 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 and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.

1. The estimated maximum facilities grant established for the Project Funding Agreement does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA. At the time of PFA Bid Amendment, the Estimated Maximum Facilities Grant and the Maximum Total Facilities Grant will be adjusted to account for any budget revision requests submitted and approved by the MSBA at the time of establishing the Amendment.

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.