

Total Project Budget

Somerville High School
PSR DRAFT Form 3011 TEST FIT

School Building Committee Reviewed on: N/A - DRAFT!!!!

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	\$468,347	\$0	\$468,347		
3 A&E Feasibility Study	\$1,200,000	\$0	\$1,200,000		
4 Environmental & Site	\$0	\$0	\$0		
5 Other	\$306,653	\$0	\$306,653		
6 Feasibility Study Agreement Subtotal	\$1,975,000	\$0	\$1,975,000	\$1,529,516	
7 Administration					
8 Legal Fees	\$10,000	\$10,000	\$0	\$0	
9 Owner's Project Manager					
10 Design Development		\$0	\$6,503,354		
11 Construction Contract Documents		\$0	\$0		
12 Bidding	\$6,503,354	\$0	\$0		
13 Construction Contract Administration		\$0	\$0		
14 Closeout		\$0	\$0		
15 Extra Services	\$1,000,000	\$0	\$1,000,000		
16 Reimbursable & Other Services	\$2,400,000	\$0	\$2,400,000		
17 Cost Estimates	\$250,000	\$0	\$250,000		
18 Advertising	\$200,000	\$0	\$200,000		
19 Permitting		\$0	\$0		
20 Owner's Insurance		\$0	\$0		
21 Other Administrative Costs	\$100,000	\$0	\$100,000		
22 Administration Subtotal	\$10,463,354	\$10,000	\$10,453,354	\$8,095,479	
23 Architecture and Engineering					
24 Basic Services					
25 Design Development		\$0	\$18,719,146		
26 Construction Contract Documents		\$0	\$0		
27 Bidding	\$18,719,146	\$0	\$0		
28 Construction Contract Administration		\$0	\$0		
29 Closeout		\$0	\$0		
30 Other Basic Services		\$0	\$0		
31 Basic Services Subtotal	\$18,719,146	\$0	\$18,719,146		
32 Reimbursable Services					
33 Construction Testing	\$0	\$0	\$0		
34 Printing (over minimum)	\$250,000	\$0	\$250,000		
35 Other Reimbursable Costs	\$1,000,000	\$0	\$1,000,000		
36 Hazardous Materials	\$750,000	\$0	\$750,000		
37 Geotech & Geo-Env.	\$500,000	\$0	\$500,000		
38 Site Survey	\$200,000	\$0	\$200,000		
39 Wetlands	\$0	\$0	\$0		
40 Traffic Studies	\$200,000	\$0	\$200,000		
41 Architectural/Engineering Subtotal	\$21,619,146	\$0	\$21,619,146	\$16,742,698	
42 CM & Risk Preconstruction Services					
43 Pre-Construction Services	\$750,000	\$0	\$750,000	\$580,829	
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 Building Value from SBC Approved 4B	\$95,413,179				
51 Parking Garage	\$9,482,622	\$9,482,622			
Child Care (integrated w/ c.74)	\$1,172,544	\$0			
SCTV	\$425,018	\$425,018			
Health Suite	\$429,000	\$429,000			
52 Basement Construction	\$0	\$0			
53 SHELL					
54 SuperStructure	\$0	\$0			
55 Exterior Closure	\$0	\$0			
56 Exterior Walls	\$0	\$0			
57 Exterior Windows	\$0	\$0			
58 Exterior Doors	\$0	\$0			
59 Roofing	\$0	\$0			

ProRated 20% Exclusion
 \$0 -Administration
 \$0 -A/E Services
 \$0 -Miscellaneous Proj Costs
 \$34,647,500 Sum of Three Soft Costs

Soft Cost Reimbursement

Estimated Budget	Excluded
\$11,238,354	\$10,000
\$22,819,146	\$0

Eligible Soft Costs Category
 \$11,228,354 -Administration
 \$22,819,146 -A/E Services
 Ineligible therefore not included in calculation -Site Acquisition
 \$600,000 -Miscellaneous Proj Costs
 \$5,096,000 FFE
 Not included in this calculation Owners Contingency
 \$39,743,500 Total Eligible Soft Costs

Construction Costs associated with Soft Cost Cap Calculation

Estimated Budget	
\$750,000	
\$199,191,461	

Construction Costs Category
 \$750,000 -CM Preconstruction services
 \$199,191,461 -Construction Cost
 Not included in this calculation -Construction Contingency
 \$199,941,461 Total Construction Cost
 20% Soft Cost Allowance
 \$39,988,292 Reimbursable Soft Cost

-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 \$199,191,461

OPM Services

Basic Services	\$6,971,701	\$6,971,701	3.50%	\$6,971,701	\$0
Extra Services	\$3,956,653		1.99%		

Designer Services

Basic Services	\$19,919,146	\$19,919,146	10.00%	\$19,919,146	\$0
Extra Services	\$2,900,000		1.46%		

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60	INTERIORS					
61	Interior Construction	\$0	\$0			
62	Staircases	\$0	\$0			
63	Interior Finishes	\$0	\$0			
64	SERVICES					
65	Conveying Systems	\$0	\$0			
66	Plumbing	\$0	\$0			
67	HVAC	\$0	\$0			
68	Fire Protection	\$0	\$0			
69	Electrical	\$0	\$0			
70	EQUIPMENT & FURNISHINGS					
71	Equipment	\$0	\$0			
72	Furnishings	\$0	\$0			
73	SPECIAL CONSTRUCTION & DEMOLITION					
74	Special Construction	\$0	\$0			Site Cost Reimbursement = 8.0%
75	Existing Building Demolition & Abatement	\$7,406,640	\$960,000			Direct Site Cost Excluded Eligible Site Costs
76	In-Bldg. Hazardous Material Abatement	\$0	\$0			\$8,661,233 \$0 \$8,661,233 Eligible Site Costs
77	Asbestos Cont'g Floor Mat'l Abatement	\$0	\$0			Direct Building Cost
78	Other Hazardous Material Abatement	\$0	\$0			\$106,922,363 \$8,553,789 Reimbursable Site Cost
79	BUILDING SITEWORK					Scope Excluded Site Cost \$107,444 Eligible minus Reimbursable
80	Site Preparation	\$8,661,233	\$0			If Eligible minus Reimbursable is negative OK. No ineligible needed
81	Site Improvements	\$0	\$0			If Eligible minus Reimbursable is positive enter value into Scope Excluded Site Cost
82	Site Civil / Mechanical Utilities	\$0	\$0			
83	Site Electrical Utilities	\$0	\$0			
84	Other Site Construction	\$0	\$0			Construction Cost Reimbursement
85	Scope Excluded Site Cost		\$107,444			\$6,446,640 Eligible Demo
86	Construction Trades Subtotal	\$122,990,236	\$11,404,084			\$0 Eligible Abatement
87	Contingencies (Design and Pricing)	\$23,372,297	\$2,167,161			\$6,446,640 Total Eligible Demo & Abatement
88	D/B/B Sub-Contractor Bonds	\$1,681,331	\$155,899			\$1,225,079 D&P 19.00% % of Trades #DIV/0! Total \$/sf
89	D/B/B Insurance	\$2,547,216	\$236,187			\$88,128 Bonds 1.37% % of Trades \$ 342.77 Eligible \$/sf
90	D/B/B General Conditions	\$15,075,974	\$1,397,897			\$133,515 Insurance 2.07% % of Trades
91	D/B/B Overhead & Profit	\$0	\$0			\$790,220 Gen Cond 12.26% % of Trades
92	GMP Insurance	\$0	\$0			\$0 O&P 0.00% % of Trades
93	GMP Fee	\$3,550,650	\$329,229			\$0 GMP Ins 0.00% % of Trades
94	GMP Contingency	\$5,170,849	\$479,459			\$186,110 GMP Fee 2.89% % of Trades
95	Escalation to Mid-Point of Construction	\$24,802,907	\$2,299,812			\$271,035 GMP cont 4.20% % of Trades
96	Overall Excluded Construction Cost		\$64,400,620			\$1,300,066 Escalation 14.97% % of Cumulative sum of Trades and Markups
97	Construction Budget	\$199,191,461	\$82,870,348	\$116,321,113	\$90,083,543	\$10,440,793 Marked Up Demo & Abatement
98	Alternates					\$116,321,113 Eligible Construction Cost
99	Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0	339,360 Proposed GSF; Manually enter eligible area if less than total area
100	Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0	\$ 312 Reimbursable Construction Cost for New Construction \$/sf (subject to change)
101	Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$0	\$ 105,880,320 Reimbursable Construction Cost
102	Subtotal to be included in Total Project Budget	\$0	\$0	\$0	\$0	\$10,440,793 Marked Demo & Abatement
103	Miscellaneous Project Costs					\$ 116,321,113 Reimbursable Construction Cost
104	Utility Company Fees	\$250,000	\$0	\$250,000	\$250,000	\$0 Eligible Minus Reimbursable
105	Testing Services	\$350,000	\$0	\$350,000	\$350,000	If Eligible minus Reimbursable is negative OK. No ineligible entry needed
106	Swing Space / Modulers	\$2,355,200	\$2,355,200	\$0	\$0	If Eligible minus Reimbursable is positive enter value into Overall Excluded Construction Cost
107	Other Project Costs (Mailing & Moving)	\$300,000	\$300,000	\$0	\$0	FFE Reimbursement
108	Misc. Project Costs Subtotal	\$3,255,200	\$2,655,200	\$600,000	\$464,663	\$5,096,000 Eligible FFE
109	Furnishings and Equipment					1,590 Design Enrollment
110	Furnishings	\$2,548,000	\$0	\$2,548,000	\$2,548,000	\$2,400 Reimbursable / Student (Subject to change)
111	Equipment	\$2,548,000	\$0	\$2,548,000	\$2,548,000	\$3,816,000 Reimbursable Cost
112	Computer Equipment	\$0	\$0	\$0	\$0	\$1,280,000 Eligible Minus Reimbursable
113	FF&E Subtotal	\$5,096,000	\$0	\$5,096,000	\$3,946,538	If Eligible minus Reimbursable is negative OK.
114						If Eligible minus Reimbursable is positive enter value into Scope Excluded FFE Cost
115	Soft Costs that exceed 20% of Construction Cost		\$0			1.56 (0-2) Maintenance
116	Project Budget	\$242,350,161	\$85,535,548	\$156,814,614	121443267	1.00 (0-1) CM @ Risk
						0.00 (0-6) Newly Formed Regional School District

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Board Authorization	
Design Enrollment	1,590
Total Building Gross Floor Area (GSF)	
Total Project Budget (excluding Contingencies)	\$242,350,161
Scope Items Excluded or Otherwise Ineligible	\$85,535,548
Third Party Funding (Ineligible)	\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$156,814,614
Reimbursement Rate	77.44%
Est. Max. Total Facilities Grant (before recovery) ¹	\$121,443,267
Cost Recovery ²	\$0
Estimated Maximum Total Facilities Grant ¹	\$121,443,267

71.79	Reimbursement Rate Before Incentive Points
5.65	Total Incentive Points
77.44%	MSBA Reimbursement Rate
<p>NOTES</p> <p>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.</p> <p>1. Does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA.</p>	

Construction Contingency ³	\$11,951,488
Ineligible Construction Contingency ³	\$9,521,352
"Potentially Eligible" Construction Contingency ³	\$2,430,136
Owner's Contingency ³	\$1,696,348
Ineligible Owner's Contingency ³	\$0
"Potentially Eligible" Owner's Contingency ³	\$1,696,348
Total Potentially Eligible Contingency ³	\$4,126,484
Reimbursement Rate	77.44%
Potential Additional Contingency Grant Funds ³	\$3,195,708
Maximum Total Facilities Grant	\$124,638,975
Total Project Budget	\$255,997,997

<p>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.</p>	
<p>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.</p>	

1.09 (0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places
80,952 gsf Renovated or Existing to Remain
370,034 gsf Total at Conclusion of Project

0.00 (0-1) Overly 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

5.65 Total Incentive Points