

Total Project Budget

Berkshire Hills: Monument Mountain Regional High School

Changes from
7/11/13

8/1/2014

	7/11/13 Submitted Budget	VE	Estimated Budget 7/11/14	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
Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)						
Feasibility Study Agreement						
1	OPM Feasibility Study		\$186,000		\$186,000	
2	A&E Feasibility Study		\$450,000		\$450,000	
3	Enviro. & Site (HazMat + Survey + Misc)		\$40,000		\$40,000	
	Survey		\$40,000			
	Hazardous Materials		\$5,000			
4	Other		\$19,000		\$19,000	
	Estimates		\$10,000			
5	Feasibility Study Agreement Subtotal		\$750,000	\$0	\$750,000	\$363,900
Administration						
6	Legal Fees		\$15,000	\$15,000	\$0	
Owner's Project Manager						
7	Design Development		\$68,400		\$68,400	
8	Construction Contract Documents		\$90,000	\$16,265	\$73,735	
9	Bidding		\$75,000		\$75,000	
10	Construction Contract Administration		\$1,945,000	\$590,595	\$854,405	
11	Closeout	(500,000)	\$95,750		\$95,750	
12	Extra Services		\$0		\$0	
13	Reimbursable & Other Services		\$0		\$0	
14	Cost Estimates		\$31,500		\$31,500	
15	Advertising		\$5,000		\$5,000	
16	Permitting	(300,000)	\$0	\$0	\$0	
17	Owner's Insurance		Not Included		\$0	
18	Other Administrative Costs		\$0	\$0	\$0	
19	Administration Subtotal	(800,000)	\$1,825,650	\$621,860	\$1,203,790	\$584,079
Architecture and Engineering						
Basic Services						
21	Design Development		\$1,000,000		\$1,000,000	
22	Construction Contract Documents		\$1,600,000	\$16,070	\$1,583,930	
23	Bidding		\$200,000		\$200,000	
24	Construction Contract Administration		\$1,115,000	\$430,901	\$432,099	
25	Closeout	(252,000)	\$85,000		\$85,000	
26	Other Basic Services (FFE Procure & Inventory)		\$100,000		\$100,000	
27	Basic Services Subtotal	(252,000)	\$3,848,000	\$446,971	\$3,401,029	
Reimbursable Services						
28	Construction Testing				\$0	
29	Printing (over minimum)		\$70,000		\$70,000	
30	Other Reimbursable Costs		\$30,000		\$30,000	
	Peer Review		\$10,000			
31	Hazardous Materials		\$125,000		\$125,000	
32	Geotech & Geo-Env.		\$25,000		\$25,000	
	Site Borings		\$15,000			
33	Site Survey		\$15,000		\$15,000	
34	Wetlands		\$15,000		\$15,000	
35	Traffic Studies		\$10,000		\$10,000	
36	Architectural/Engineering Subtotal	(252,000)	\$4,415,000	\$446,971	\$3,691,029	\$1,790,887
CM & Risk Preconstruction Services						
37	Pre-Construction Services		\$0		\$0	\$0
Site Acquisition						
38	Land/Building Purchase		\$0		\$0	
39	Appraisal Fees		\$0		\$0	
40	Recording fees		\$0		\$0	
41	Site Acquisition Subtotal		\$0	\$0	\$0	\$0
Construction Costs						
SUBSTRUCTURE						
42	Foundations		\$1,065,264		\$1,065,264	\$0
43	Basement Construction		\$0		\$0	\$0
SHELL						
45	Superstructure		\$1,238,330		\$1,238,330	\$0
46	Exterior Closure					
47	Exterior Walls		\$276,948		\$276,948	\$0
48	Exterior Windows	(415,200)	\$1,350,617	\$935,417	\$0	
49	Exterior Doors		\$157,096		\$157,096	\$0
50	Roofing		\$4,166,946		\$4,166,946	\$57,606
INTERIORS						
52	Interior Construction		\$2,785,894		\$2,785,894	\$38,506
53	Staircases		\$5,900		\$5,900	\$76

Soft Cost Reimbursement		ProRated 20% Exclusion	
Est'd Budget	Excluded	\$0 -Administration	
\$2,030,650	\$621,860	\$0 -A/E Services	
\$4,653,000	\$446,971	\$0 -Miscellaneous Proj Costs	
		\$5,714,819 Sum of Three Soft Costs	
		Eligible Soft Costs	Category
		\$1,408,790	-Administration
		\$4,206,029	-A/E Services
			-Site Acquisition
		\$100,000	-Miscellaneous Proj Costs
		\$1,368,000	FFE
			Not included in this calculation
			Owners Contingency
		\$7,082,819	Total Eligible Soft Costs
Construction Costs associated with Soft Cost Cap Calculation			
Est'd Budget		Construction Costs	Category
\$0	\$0	\$0	-CM Preconstruction services
\$38,670,990	\$38,670,990	\$38,670,990	-Construction Cost
			Not included in this calculation
			-Construction Contingency
		\$38,670,990	Total Construction Cost
			20% Soft Cost Allowance
		\$7,734,198.00	Reimbursable Soft Cost
			Eligible minus Reimbursable
		-\$651,379.35	
			-If Eligible minus Reimbursable is negative OK.
			-If Eligible minus Reimbursable is positive enter value into Soft Costs that exceed 20% of Const'n Cost below in the Ineligible column.
		Construction Budget	\$38,670,990
OPM Services		Eligible Fees	Total % of Const
Basic Services	\$1,960,150	\$1,944,080	5.07%
Extra Services	\$19,000		0.05%
			OPM Fee @ 3.50% Value > 3.5%
		\$1,353,485	\$590,595
Designer Services		Dsg'r Fee @	10.00% Value > 10%
Basic Services	\$4,298,000	\$4,298,000	11.11%
Extra Services	\$355,000		0.92%
		\$3,867,099	\$430,901

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Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)						
54 Interior Finishes	\$2,271,875	(49,300)	\$2,222,575	\$31,381		
55 SERVICES						
56 Conveying Systems	\$51,800	-	\$51,800	\$726		
57 Plumbing	\$1,490,841	-	\$1,490,841	\$20,571		
58 HVAC	\$5,076,014	(424,600)	\$4,651,414	\$70,135		
59 Fire Protection	\$601,605	-	\$601,605	\$8,309		
60 Electrical	\$4,118,982	(78,500)	\$4,040,482	\$56,937		
61 EQUIPMENT & FURNISHINGS						
62 Equipment	\$895,707	-	\$895,707	\$12,415		
63 Furnishings	\$1,071,258	(149,000)	\$922,258	\$14,726		
64 SPECIAL CONSTRUCTION & DEMOLITION						
65 Special Construction	\$0	-	\$0	\$0.00		
66 Existing Building Demolition	\$900,400	-	\$900,400	\$12,491.00		
67 In-Bldg Hazardous Material Abatement	\$499,063	-	\$499,063	\$6,933.00		
68 Asbestos Cont'g Floor Mat'l Abatement	\$148,050	-	\$148,050	\$148,050		
69 Other Hazardous Material Abatement	\$0	-	\$0	\$0.00		
70 BUILDING SITEWORK						
71 Site Preparation	\$375,400	-	\$375,400			
72 Site Improvements	\$1,085,800	(147,600)	\$938,200			
73 Site Civil/ Mechanical Utilities	\$512,300	-	\$512,300			
74 Site Electrical Utilities	\$475,200	-	\$475,200			
75 Other Site Construction	\$0	-	\$0			
76 Scope Excluded Site Cost				\$260,422		
77 Construction Trades Subtotal	\$30,621,290	(1,264,200)	\$29,357,090	\$739,284		
78 Contingencies (Design and Pricing)	\$3,441,000	(142,000)	\$3,299,000	\$83,077		
79 D/B/B Sub-Contractor Bonds	\$682,000	(28,300)	\$653,700	\$16,462		
80 D/B/B Insurance	\$0	-	\$0	\$0		
81 D/B/B General Conditions	\$3,788,800	(1,473,400)	\$2,315,400	\$58,307		
82 D/B/B Overhead & Profit	\$695,600	(28,700)	\$666,900	\$16,794		
83 GMP Insurance	\$0	-	\$0	\$0		
84 GMP Fee	\$0	-	\$0	\$0		
85 GMP Contingency	\$0	-	\$0	\$0		
86 Escalation to Mid-Point of Construction	\$2,341,300	37,600	\$2,378,900	\$59,907		
87 Overall Excluded Construction Cost						
88 Construction Budget	\$41,569,990	(2,899,000)	\$38,670,990	\$973,831	\$37,697,159	\$18,290,662
89 Alternates						
90	\$0	-	\$0		\$0	
91					\$0	
92					\$0	
93 Alternates Subtotal	\$0	-	\$0	\$0	\$0	\$0
94 Miscellaneous Project Costs						
94 Utility Company Fees	\$25,000	-	\$25,000		\$25,000	
95 Testing Services	\$75,000	-	\$75,000		\$75,000	
96 Swing Space/Modulars	\$0	1,250,000	\$1,250,000	\$1,250,000	\$0	
97 Other Project Costs (Moving + Misc)				\$100,000	-\$100,000	
Moving	\$85,000	-	\$85,000			
Misc.	\$15,000	-	\$15,000			
98 Misc. Project Costs Subtotal	\$200,000	1,250,000	\$1,450,000	\$1,350,000	\$0	\$0
99 Furnishings and Equipment						
99 Furnishings	\$684,000	-	\$684,000		\$684,000	
100 Equipment	\$100,000	(100,000)	\$0		\$0	
101 Computer Equipment	\$684,000	-	\$684,000		\$684,000	
102 FF&E Subtotal	\$1,468,000	(100,000)	\$1,368,000	\$0	\$1,368,000	\$663,754
103 Soft Costs that exceed 20% of Const'n Cost				\$0		
104 Project Budget Before Contingencies	\$51,028,640	(2,801,000)	\$48,227,640	\$3,392,662	\$44,709,978	\$21,693,281

Site Cost Reimbursement =	0
Direct Site Cost Excluded	\$2,301,100
Eligible Site Costs	\$2,301,100
Direct Bldg Cost	\$25,508,477
Reimbursable Site Cost	\$2,040,678
Scope Excluded Site Cost	\$260,422
Eligible minus Reimbursable	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	
Eligible Demo	\$887,909
Eligible Abatement	\$492,130
Total Eligible Demo & Abatement	\$1,380,039
% of Trades	11.24%
Total \$/sf	\$ 281.49
% of Trades	2.23%
Eligible \$/sf	\$ 274.40
% of Trades	0.00%
% of Trades	7.89%
% of Trades	2.27%
% of Trades	0.00%
% of Trades	0.00%
% of Trades	0.00%
% of Cumulative sum of Trades and Markups	6.55%
Marked Up Demo & Abatement	\$1,817,874
Eligible Construction Cost	\$37,697,159
If eligible area if less than total area enter eligible area here.	
Reimbursable Const Cost for New Construction \$/sf (subject to change)	275
Reimbursable Const Cost	\$37,779,500
Marked Demo & Abatement	\$1,817,874
Reimbursable Const Cost	\$39,597,374
Eligible Minus Reimbursable	-\$1,900,215
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	
Eligible FFE	\$1,368,000
570 Enter Design Enrollment	
Reimbursable/student (Subject to change)	\$2,400
Reimbursable Cost	\$1,368,000
Eligible Minus Reimbursable	\$0
If Eligible minus Reimbursable is negative OK.	
If Eligible minus Reimbursable is positive enter value into Scope Excluded FFE Cost	

Board Authorization				
Design Enrollment	570	-	570	40.90 Reimbursement Rate Before Incentive Points
Total Building Gross Floor Area (GSF)	137,380	-	137,380	7.62 Total Incentive Points
Project Budget	\$51,028,640	(2,801,000)	\$48,227,640	48.52% MSBA Reimbursement Rate
Scope Items Excluded or Otherwise Ineligible	-\$3,831,650	438,988	-\$3,392,662	
Third Party Funding (Ineligible)	\$0	-	\$0	1.48 (0-2) Maintenance
Basis of Estimated Total Facilities Grant ¹	\$47,196,990	(2,362,012)	\$44,834,978	0.00 (0-1) CM @ Risk
Reimbursement Rate	48.52%	0.00%	48.52%	0.00 (0-6) Newly Formed Regional School District
				4.14 (0-5) Major Reconstruction or Reno/Reuse

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113 Estimated Maximum Total Facilities Grant ¹	\$22,899,980	(1,146,049)	\$21,753,931			0
						137,380
114 Potentially Eligible Construction Contingency ²	\$3,139,000	(625,000)	\$2,514,000	0.00	(0-1) Overly Zoning 40R and 40S	
115 Potentially Eligible Owner's Contingency ²	\$1,500,000	(1,000,000)	\$500,000	0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1,2,	
116 Total Potentially Eligible Contingency ²	\$4,639,000	(1,625,000)	\$3,014,000		or 3 family structures	
117 Reimbursement Rate	48.52%	0.00%	48.52%	2.00	(0-2) Energy Efficiency - "Green Schools"	
118 Potential Additional Contingency Grant Funds ²	\$2,250,843	(788,450)	\$1,462,393	0.00	(5) Model Schools	
119 Maximum Total Facilities Grant	\$25,150,823	(1,934,499)	\$23,216,324	7.62	Total Incentive Points	
120 Total Project Budget	\$55,667,640	(4,426,000)	\$51,241,640	<i>Change</i>		
District Portion Before Contingency Reimb.	\$32,767,660		\$29,487,709	-\$3,279,951		
District Portion w/ 100% Constr Cont + Full Owners	\$30,516,817		\$28,025,316			
District Portion w/ 2% Constr Cont + Full Owners	\$31,636,465		\$28,869,846	-\$2,766,619		

NOTE: This template was prepared by the MSBA as a tool to assist Districts and their teams in the understanding of MSBA policies and practices and their 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 - 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.

Contingency Reimbursement Calculation		
2% of TOTAL Construction	\$831,400	\$773,420
100 % of Owner's Contingency	\$1,500,000	\$500,000
Potential Eligible Continecy :	\$2,331,400	\$1,273,420
Reimbursement %	48.52%	48.52%
Total Potentially Eligible Contingency	\$ 1,131,195	\$ 617,863