

**PSR COMPARABLE/
PROBABLE COST AND
REIMBURSEMENT ANALYSIS**

SECTION 3.3.6.11

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Tyngsborough Middle School



PSR - Comparative/Probable Cost and Reimbursement Analysis - Summary

June 14, 2021

Option	Comparative Project Cost	Comparative District Share	OPTION INDEX % above(below) District Share
OPTION A.1.1; Code Renovation; 50 Norris Rd.	\$59.6	\$37.9	Not included in calculation. Does not meet education program.
OPTION B.1.1; New/Renovation of Gym; 50 Norris Rd.	\$84.4	\$53.2	3%
OPTION D.2.1.1; New Construction; 50 Norris Rd.	\$81.3	\$52.5	1%
OPTION D.2.1.2; New Construction; 50 Norris Rd.	\$80.7	\$51.9	0.2%
OPTION D.2.1.3; New Construction; 50 Norris Rd.	\$81.8	\$52.9	2%
OPTION D.2.1.4; New Construction; 50 Norris Rd.	\$80.3	\$51.8	Base

Tyngsborough Elementary School Feasibility Study - PSR - Comparative Probable Cost Analysis - Detail

June 14, 2021



	Code	Addition/Renovation		New Construction			
		OPTION A.1.1; Code Renovation; 50 Norris Rd.	OPTION B.1.1; New/Renovation of Gym; 50 Norris Rd.	OPTION D.2.1.1; New Construction; 50 Norris Rd.	OPTION D.2.1.2; New Construction; 50 Norris Rd.	OPTION D.2.1.3; New Construction; 50 Norris Rd.	OPTION D.2.1.4; New Construction; 50 Norris Rd.
1	Grade Configuration Enrollment	6-8 480	6-8 480	6-8 480	6-8 480	6-8 480	6-8 480
2	Anticipated construction [building] duration	39 Months	28 Months	28 Months	28 Months	28 Months	28 Months
3	Anticipated start of construction	2 Q 2023	2 Q 2023	2 Q 2023	2 Q 2023	2 Q 2023	2 Q 2023
4	Assumed square footage	80,667 (b) *	114,740	112,418	112,418	112,418	112,418
5	Cost/SF - New building/Renovation GSF (line 10 / line 4)	\$230	\$342	\$349	\$343	\$351	\$340
6	Cost/SF - Construction Hard Costs (line 9 / line 4)	\$466	\$586	\$580	\$575	\$583	\$571
7	Cost/SF - Total Project Cost (line 48 / line 4)	\$739	\$736	\$724	\$718	\$727	\$714
8							
9	Hard Costs	\$37,567,658 (a)	\$67,204,067 (a)	\$65,194,808 (a)	\$64,598,109 (a)	\$65,582,615 (a)	\$64,206,785 (a)
10	Building construction	\$18,551,850	\$39,236,636	\$39,208,697	\$38,586,819	\$39,500,323	\$38,211,113
11	Sitework (a)	\$1,250,000	\$5,266,948	\$4,566,423	\$4,739,588	\$4,566,423	\$4,821,022
12							
13	Building take downs	\$0	\$502,920	\$564,669	\$564,669	\$564,669	\$564,669
14	ACM abatement (OOM cost/sf)	\$1,522,671	\$1,229,849	\$1,171,285	\$1,171,285	\$1,171,285	\$1,171,285
15							
16	Design & Estimating Contingency	\$3,198,678	\$4,623,635	\$4,551,107	\$4,506,236	\$4,580,270	\$4,476,809
17	Escalation (3.5%/year)	\$1,855,233	\$3,560,199	\$3,504,353	\$3,469,802	\$3,526,808	\$3,447,143
18	Phasing & Logistics	\$1,492,716	\$924,727	\$0	\$0	\$0	\$0
19							
20	General Conditions	\$5,400,000	\$4,560,000	\$4,560,000	\$4,560,000	\$4,560,000	\$4,560,000
21	General Requirements [4%]	\$1,114,846	\$2,213,797	\$2,142,661	\$2,121,536	\$2,156,391	\$2,107,682
22	Insurances [\$12/\$1,000]	\$627,101	\$1,272,933	\$1,232,030	\$1,219,883	\$1,239,925	\$1,211,917
23	Bond [\$9/\$1,000]	\$278,711	\$563,449	\$535,665	\$530,384	\$539,098	\$526,920
24	CM Fee [2.5%]	\$882,295	\$1,598,627	\$1,550,922	\$1,538,765	\$1,560,130	\$1,527,464
25	GMP Contingency [2.5%]	\$1,393,557	\$1,680,347	\$1,606,996	\$1,591,152	\$1,617,293	\$1,580,761
26							
27	Soft Costs	\$17,451,360	\$12,677,000	\$12,277,000	\$12,277,000	\$12,277,000	\$12,277,000
28	Site acquisitions (includes closing costs)	N/A	N/A	N/A	N/A	N/A	N/A
29							
30	Design costs (includes basic services & consult. reim)	\$7,185,000	\$7,095,000	\$8,795,000	\$8,795,000	\$8,795,000	\$8,795,000
31	OPM costs	\$3,550,000	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000
32	CM pre-construction fee	\$250,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000
33							
34	FF+E / Technology - MSBA allowable (\$2,400/student)	\$1,857,600 Prem.	\$1,152,000 Prem.	\$1,152,000	\$1,152,000	\$1,152,000	\$1,152,000
35	FF+Tech Premium (\$1,250/student)	\$967,500 Prem.	\$600,000 Prem.	\$600,000	\$600,000	\$600,000	\$600,000
36							
37	Traffic mitigation	N/A	N/A	N/A	N/A	N/A	N/A
38	Temp swing space / modulars / storage	\$3,011,260	N/A	\$0	N/A	N/A	N/A
39	Relocation / moving expenses	\$250,000	\$200,000	\$100,000	\$100,000	\$100,000	\$100,000
40	Utilities B/C	\$50,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
41	Construction material testing	\$125,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
42	Misc. expenses (legal, misc admin, other)	\$205,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000
43							
44	Owner Contingency Costs	\$4,629,334	\$4,531,686	\$3,874,000	\$3,844,000	\$3,893,000	\$3,824,000
45	Owner Hard contingency (varies)	\$3,756,766 10.0%	\$3,897,836 Blend	\$3,260,000 5.0%	\$3,230,000 5.0%	\$3,279,000 5.0%	\$3,210,000 5.0%
46	Owner Soft contingency (5%) on total soft costs	\$872,568 5.0%	\$633,850 5.0%	\$614,000 5.0%	\$614,000 5.0%	\$614,000 5.0%	\$614,000 5.0%
47							
48	Comparative Probable Cost Values	\$59,648,352	\$84,412,753	\$81,345,808	\$80,719,109	\$81,752,615	\$80,307,785
49		\$59.6	\$84.4	\$81.3	\$80.7	\$81.8	\$80.3
50	OPTION INDEX % above(below)	Not Calc'd (b)	5%	1%	1%	2%	Base
51							
52	Analysis Qualifications:						
53	(a) Disposal of contaminated soil is EXCLUDED. Unknown at this time.						
54	(b) Not calculated as "base" due to option not meeting the educational program of the District.						
55							
56							
57							
58	MSBA Estimated Grant Analysis - Ineligible and Excluded Scope/Costs						
59	Design/OPM	\$5,993,776	\$1,142,861	\$1,114,111	\$1,194,665	\$1,061,757	\$1,247,495
60	8% Site cost coverage	\$0	\$2,128,017	\$1,429,727	\$1,652,642	\$1,406,397	\$1,764,133
61	\$333/SF MSBA limit, includes building SF coverage	\$8,823,239	\$24,859,224	\$24,699,953	\$23,780,461	\$25,123,235	\$23,726,926
62	Directs based on ineligible construction costs	\$418,309	\$1,214,077	\$855,881	\$954,545	\$844,512	\$1,004,456
63	Demolition/ACM abatement	\$549,170	\$549,170	\$549,170	\$549,170	\$549,170	\$549,170
64	Moving/Legal/Other	\$5,084,024	\$250,000	\$150,000	\$150,000	\$150,000	\$150,000
65	FF+E premium	\$1,277,100	\$204,000	\$204,000	\$204,000	\$204,000	\$204,000
66	Hard contingency	\$3,005,413	\$2,563,755	\$2,008,052	\$2,584,019	\$2,623,174	\$2,567,932
67	Soft contingency [TBD during project]	\$0	\$0	\$0	\$0	\$0	\$0
68	Estimated Total Facilities Grant	\$34,497,321	\$51,511,649	\$49,734,914	\$49,649,607	\$49,790,370	\$49,093,673
69	Base Reim. + assumed add'l rate Points	63%	61%	58%	58%	58%	58%
70	Estimated Max Facilities Grant [before cost recovery]	\$21,736,762	\$31,195,455	\$28,851,223	\$28,801,737	\$28,883,393	\$28,479,239
71	MSBA Cost Recovery	(\$10,161)	(\$12,939)	(\$14,332)	(\$13,939)	(\$13,992)	(\$12,939)
72	Estimated Max Facilities Grant [before cost recovery]	\$21,726,601	\$31,182,516	\$28,836,891	\$28,787,798	\$28,869,401	\$28,466,300
73	Estimated District share of Total Project Cost	\$37,921,751	\$53,230,237	\$52,508,917	\$51,930,311	\$52,883,214	\$51,641,485
74							
75	TYNGSBOROUGH SHARE	\$37.9	\$53.2	\$52.5	\$51.9	\$52.9	\$51.8
	OPTION INDEX % above(below)	Not Calc'd (b)	3%	1%	0.2%	2%	Base

*** Disclaimer *** These values are not to be considered project budget values. This analysis is solely to be utilized as a comparative probable cost analysis to assist in determining which option may be considered as the Preferred Option to further studied in Schematic Design. The values for the Preferred Option are subject to change during the Schematic Design process.

THESE VALUES ARE APPROXIMATE AND ARE SUBJECT TO FINAL ADJUST BY THE MSBA

Tyngsborough School District
Tyngsborough Middle School

OPTION A, Code Upgrade

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
Feasibility Study Agreement				
OPM Feasibility Study	\$280,410	\$0	\$280,410	
A&E Feasibility Study	\$495,000	\$0	\$495,000	
Environmental & Site	\$80,000	\$0	\$80,000	
Other	\$94,590	\$0	\$94,590	
Feasibility Study Agreement Subtotal	\$950,000	\$0	\$950,000	\$598,595
Administration				
Legal Fees	\$50,000	\$50,000	\$0	\$0
Owner's Project Manager				
Design Development	\$225,000	\$0	\$225,000	
Construction Contract Documents	\$225,000	\$77,876	\$147,124	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,750,000	\$2,387,666	\$362,334	
Closeout	\$200,000	\$0	\$200,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services [move consultant services]	\$50,000	\$0	\$50,000	
Cost Estimates	\$0	\$0	\$0	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$150,000	\$0	\$150,000	
Administration Subtotal	\$3,755,000	\$2,515,542	\$1,239,458	\$780,982
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$150,071	\$1,724,929	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$2,095,000	\$3,378,163	-\$1,283,163	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,790,000	\$3,528,234	\$3,261,766	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$5,000	\$0	\$5,000	
Other Reimbursable Costs + Permitting + Contingency [Leed, structural peer review, permitting]	\$100,000	\$0	\$100,000	
Hazardous Materials	\$200,000	\$0	\$200,000	
Geotechnical & Geo-Environmental	\$50,000	\$0	\$50,000	
Site Survey	\$10,000	\$0	\$10,000	
Wetlands [certified plot plan, subsurface utility investigation]	\$5,000	\$0	\$5,000	
Traffic Studies	\$25,000	\$0	\$25,000	
Architectural/Engineering Subtotal	\$7,185,000	\$3,528,234	\$3,656,766	\$2,304,128
CM at Risk Preconstruction Services				
Pre-Construction Services	\$250,000	\$0	\$250,000	\$157,525
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$18,551,850			
Basement Construction	\$0			
SHELL				
Super Structure				
Exterior Closure				
Exterior Walls				
Exterior Windows				
Exterior Doors				
Roofing				
INTERIORS				
Interior Construction				
Staircases				
Interior Finishes				
SERVICES				
Conveying Systems				
Plumbing				
HVAC				
Fire Protection				
Electrical				
EQUIPMENT & FURNISHINGS				
Equipment				
Furnishings				
SPECIAL CONSTRUCTION & DEMOLITION				

Special Construction	\$0			
Existing Building Demolition	\$0	\$0		
In-Building Hazardous Material Abatement	\$973,501	\$0		
Asbestos Containing Floor Material Abatement	\$549,170	\$549,170		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$1,250,000	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$0		
Construction Trades Subtotal	\$21,324,521	\$549,170		
Contingencies (Design and Pricing)	\$4,691,394	\$120,817		
Sub-Contractor Bonds	\$278,711	\$7,178		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$6,514,846	\$167,777		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$627,101	\$16,150		
GMP Fee	\$882,295	\$22,722		
GMP Contingency	\$1,393,557	\$35,888		
Escalation to Mid-Point of Construction	\$1,855,233	\$47,778		
Construction Cost over Funding Cap		\$8,823,239		
Construction Budget	\$37,567,658	\$9,790,718	\$27,776,940	\$17,502,250
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$50,000	\$0	\$50,000	
Testing Services	\$125,000	\$0	\$125,000	
Swing Space / Modularity	\$3,011,260	\$3,011,260	\$0	
Other Project Costs (Mailing & Moving)	\$250,000	\$250,000	\$0	
Misc. Project Costs Subtotal	\$3,436,260	\$3,261,260	\$175,000	\$110,268
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,412,550	\$638,550	\$774,000	
Technology	\$1,412,550	\$638,550	\$774,000	
FF&E Subtotal	\$2,825,100	\$1,277,100	\$1,548,000	\$975,395
Soft Costs that exceed 20% of Construction Cost		\$1,772,764	-\$1,772,764	
Project Budget [Feasibility Costs Excluded]	\$55,019,018	\$22,145,618	\$33,823,400	\$21,312,124

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	80,667
Total Project Budget (excluding Contingencies)	\$55,019,018
Scope Items Excluded or Otherwise Ineligible	-\$22,145,618
Third Party Funding (Ineligible)	-\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$32,873,400
Reimbursement Rate ^{3,4}	63.01%
Est. Max. Total Facilities Grant (before recovery) ¹	\$20,713,529
Cost Recovery ⁵	-\$10,161
Estimated Maximum Total Facilities Grant ¹	\$20,703,368

54.36 Reimbursement Rate Before Incentive Points
8.65 Total Incentive Points^{3,4}
63.01% MSBA Reimbursement Rate

NOTES

This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the _____ of _____ for the _____ 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 Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are 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.

3 - The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.

4 - The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. If the District does not receive approval for the Construction Manager at Risk delivery method, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.

5. The proposed demolition of the _____ School will 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 has calculated this recovery of funds to be \$ _____ and this amount has been deducted from the Estimated Maximum

Construction Contingency ²	\$3,756,766
Ineligible Construction Contingency ²	\$3,005,413
"Potentially Eligible" Construction Contingency ²	\$751,353
Owner's Contingency ²	\$872,568
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$872,568
Total Potentially Eligible Contingency ²	\$1,623,921
Reimbursement Rate ^{3,4}	63.01%
Potential Additional Contingency Grant Funds ²	\$1,023,233
Maximum Total Facilities Grant	\$21,726,601
Total Project Budget	\$59,648,352
Estimated MSBA Share [not incl. F/S study]	\$21,726,601
Estimated District Share [not incl. F/S study]	\$37,921,751

Tyngsborough School District
Tyngsborough Middle School

OPTION B, Addition/Renovation

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
Feasibility Study Agreement				
OPM Feasibility Study	\$280,410	\$0	\$280,410	
A&E Feasibility Study	\$495,000	\$0	\$495,000	
Environmental & Site	\$80,000	\$0	\$80,000	
Other	\$94,590	\$0	\$94,590	
Feasibility Study Agreement Subtotal	\$950,000	\$0	\$950,000	\$575,320
Administration				
Legal Fees	\$50,000	\$50,000	\$0	\$0
Owner's Project Manager				
Design Development	\$225,000	\$0	\$225,000	
Construction Contract Documents	\$225,000	\$65,426	\$159,574	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,100,000	\$712,842	\$1,387,158	
Closeout	\$200,000	\$0	\$200,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services [move consultant services]	\$50,000	\$0	\$50,000	
Cost Estimates	\$0	\$0	\$0	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$100,000	\$0	\$100,000	
Administration Subtotal	\$3,055,000	\$828,268	\$2,226,732	\$1,348,509
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$148,077	\$1,726,923	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$1,895,000	\$216,516	\$1,678,484	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,590,000	\$364,593	\$6,225,407	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$5,000	\$0	\$5,000	
Other Reimbursable Costs + Permitting + Contingency [Leed, structural peer review, permitting]	\$100,000	\$0	\$100,000	
Hazardous Materials	\$65,000	\$0	\$65,000	
Geotechnical & Geo-Environmental	\$250,000	\$0	\$250,000	
Site Survey	\$40,000	\$0	\$40,000	
Wetlands [certified plot plan, subsurface utility investigation]	\$20,000	\$0	\$20,000	
Traffic Studies	\$25,000	\$0	\$25,000	
Architectural/Engineering Subtotal	\$7,095,000	\$364,593	\$6,730,407	\$4,075,934
CM at Risk Preconstruction Services				
Pre-Construction Services	\$225,000	\$0	\$225,000	\$136,260
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$39,236,636			
Basement Construction	\$0			
SHELL				
Super Structure				
Exterior Closure				
Exterior Walls				
Exterior Windows				
Exterior Doors				
Roofing				
INTERIORS				
Interior Construction				
Staircases				
Interior Finishes				
SERVICES				
Conveying Systems				
Plumbing				
HVAC				
Fire Protection				
Electrical				
EQUIPMENT & FURNISHINGS				
Equipment				
Furnishings				
SPECIAL CONSTRUCTION & DEMOLITION				

Special Construction	\$0			
Existing Building Demolition	\$502,920	\$0		
In-Building Hazardous Material Abatement	\$680,679	\$0		
Asbestos Containing Floor Material Abatement	\$549,170	\$549,170		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$5,266,948	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$2,128,017		
Construction Trades Subtotal	\$46,236,353	\$2,677,187		
Contingencies (Design and Pricing)	\$5,548,362	\$321,262		
Sub-Contractor Bonds	\$553,449	\$32,046		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$6,773,797	\$392,218		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$1,272,933	\$73,706		
GMP Fee	\$1,598,627	\$92,564		
GMP Contingency	\$1,660,347	\$96,138		
Escalation to Mid-Point of Construction	\$3,560,199	\$206,143		
Construction Cost over Funding Cap		\$24,859,224		
Construction Budget	\$67,204,067	\$28,750,488	\$38,453,579	\$23,287,488
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$150,000	\$0	\$150,000	
Testing Services	\$200,000	\$0	\$200,000	
Swing Space / Modulars	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$200,000	\$200,000	\$0	
Misc. Project Costs Subtotal	\$550,000	\$200,000	\$350,000	\$211,960
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$876,000	\$102,000	\$774,000	
Technology	\$876,000	\$102,000	\$774,000	
FF&E Subtotal	\$1,752,000	\$204,000	\$1,548,000	\$937,469
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$79,881,067	\$30,347,349	\$50,483,718	\$30,572,940

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	114,740
<hr/>	
Total Project Budget (excluding Contingencies)	\$79,881,067
Scope Items Excluded or Otherwise Ineligible	- \$30,347,349
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$49,533,718
Reimbursement Rate ^{3,4}	60.56%
Est. Max. Total Facilities Grant (before recovery) ¹	\$29,997,620
Cost Recovery ⁵	- \$12,939
Estimated Maximum Total Facilities Grant ¹	\$29,984,681

54.36 Reimbursement Rate Before Incentive Points
6.20 Total Incentive Points^{3,4}
60.56% MSBA Reimbursement Rate

NOTES
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3 - The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.

4 - The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. If the District does not receive approval for the Construction Manager at Risk delivery method, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.

5. The proposed demolition of the _____ School will 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 has calculated this recovery of funds to be \$ _____ and this amount has been deducted from the Estimated Maximum

Construction Contingency ²	\$3,897,836
Ineligible Construction Contingency ²	\$2,553,755
"Potentially Eligible" Construction Contingency ²	\$1,344,081
Owner's Contingency ²	\$633,850
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$633,850
Total Potentially Eligible Contingency ²	\$1,977,931
Reimbursement Rate ^{3,4}	60.56%
Potential Additional Contingency Grant Funds ²	\$1,197,835
Maximum Total Facilities Grant	\$31,182,516
Total Project Budget	\$84,412,753
Estimated MSBA Share [not incl. F/S study]	\$31,182,516
Estimated District Share [not incl. F/S study]	\$53,230,237

Tyngsborough School District
Tyngsborough Middle School

OPTION D2.1.1 - New Construction

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
Feasibility Study Agreement				
OPM Feasibility Study	\$280,410	\$0	\$280,410	
A&E Feasibility Study	\$495,000	\$0	\$495,000	
Environmental & Site	\$80,000	\$0	\$80,000	
Other	\$94,590	\$0	\$94,590	
Feasibility Study Agreement Subtotal	\$950,000	\$0	\$950,000	\$551,095
Administration				
Legal Fees	\$50,000	\$50,000	\$0	\$0
Owner's Project Manager				
Design Development	\$225,000	\$0	\$225,000	
Construction Contract Documents	\$225,000	\$66,678	\$158,322	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,100,000	\$781,914	\$1,318,086	
Closeout	\$200,000	\$0	\$200,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services [move consultant services]	\$50,000	\$0	\$50,000	
Cost Estimates	\$0	\$0	\$0	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$100,000	\$0	\$100,000	
Administration Subtotal	\$3,055,000	\$898,592	\$2,156,408	\$1,250,932
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$144,521	\$1,730,479	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$1,595,000	\$120,998	\$1,474,002	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,290,000	\$265,519	\$6,024,481	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$5,000	\$0	\$5,000	
Other Reimbursable Costs + Permitting + Contingency [Leed, structural peer review, permitting]	\$100,000	\$0	\$100,000	
Hazardous Materials	\$65,000	\$0	\$65,000	
Geotechnical & Geo-Environmental	\$250,000	\$0	\$250,000	
Site Survey	\$40,000	\$0	\$40,000	
Wetlands [certified plot plan, subsurface utility investigation]	\$20,000	\$0	\$20,000	
Traffic Studies	\$25,000	\$0	\$25,000	
Architectural/Engineering Subtotal	\$6,795,000	\$265,519	\$6,529,481	\$3,787,752
CM at Risk Preconstruction Services				
Pre-Construction Services	\$225,000	\$0	\$225,000	\$130,523
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$39,208,697			
Basement Construction	\$0			
SHELL				
Super Structure				
Exterior Closure				
Exterior Walls				
Exterior Windows				
Exterior Doors				
Roofing				
INTERIORS				
Interior Construction				
Staircases				
Interior Finishes				
SERVICES				
Conveying Systems				
Plumbing				
HVAC				
Fire Protection				
Electrical				
EQUIPMENT & FURNISHINGS				
Equipment				
Furnishings				
SPECIAL CONSTRUCTION & DEMOLITION				

Special Construction	\$0			
Existing Building Demolition	\$564,669	\$0		
In-Building Hazardous Material Abatement	\$622,115	\$0		
Asbestos Containing Floor & Ceiling Material Abatement	\$549,170	\$549,170		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$4,566,423	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$1,429,727		
Construction Trades Subtotal	\$45,511,074	\$1,978,897		
Contingencies (Design and Pricing)	\$4,551,107	\$197,890		
Sub-Contractor Bonds	\$535,665	\$23,292		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$6,702,661	\$291,443		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$1,232,030	\$53,571		
GMP Fee	\$1,550,922	\$67,437		
GMP Contingency	\$1,606,996	\$69,875		
Escalation to Mid-Point of Construction	\$3,504,353	\$152,375		
Construction Cost over Funding Cap		\$24,699,953		
Construction Budget	\$65,194,808	\$27,534,731	\$37,660,077	\$21,846,610
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$150,000	\$0	\$150,000	
Testing Services	\$200,000	\$0	\$200,000	
Swing Space / Modulars	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$100,000	\$100,000	\$0	
Misc. Project Costs Subtotal	\$450,000	\$100,000	\$350,000	\$203,035
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$876,000	\$102,000	\$774,000	
Technology	\$876,000	\$102,000	\$774,000	
FF&E Subtotal	\$1,752,000	\$204,000	\$1,548,000	\$897,995
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$77,471,808	\$29,002,842	\$49,418,966	\$28,667,942

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	112,418
Total Project Budget (excluding Contingencies)	\$77,471,808
Scope Items Excluded or Otherwise Ineligible	- \$29,002,842
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$48,468,966
Reimbursement Rate ^{3,4}	58.01%
Est. Max. Total Facilities Grant (before recovery) ¹	\$28,116,847
Cost Recovery ⁵	- \$14,332
Estimated Maximum Total Facilities Grant ¹	\$28,102,515

54.36 Reimbursement Rate Before Incentive Points
3.65 Total Incentive Points^{3,4}
58.01% MSBA Reimbursement Rate

NOTES

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5. The proposed demolition of the _____ School will 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 has calculated this recovery of funds to be \$ _____ and this amount has been deducted from the Estimated Maximum

Construction Contingency ²	\$3,260,000
Ineligible Construction Contingency ²	\$2,608,052
"Potentially Eligible" Construction Contingency ²	\$651,948
Owner's Contingency ²	\$614,000
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$614,000
Total Potentially Eligible Contingency ²	\$1,265,948
Reimbursement Rate ^{3,4}	58.01%
Potential Additional Contingency Grant Funds ²	\$734,376
Maximum Total Facilities Grant	\$28,836,891
Total Project Budget	\$81,345,808
Estimated MSBA Share [not incl. F/S study]	\$28,836,891
Estimated District Share [not incl. F/S study]	\$52,508,917

Tyngsborough School District
Tyngsborough Middle School

OPTION D2.1.2 - New Construction

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
Feasibility Study Agreement				
OPM Feasibility Study	\$280,410	\$0	\$280,410	
A&E Feasibility Study	\$495,000	\$0	\$495,000	
Environmental & Site	\$80,000	\$0	\$80,000	
Other	\$94,590	\$0	\$94,590	
Feasibility Study Agreement Subtotal	\$950,000	\$0	\$950,000	\$551,095
Administration				
Legal Fees	\$50,000	\$50,000	\$0	\$0
Owner's Project Manager				
Design Development	\$225,000	\$0	\$225,000	
Construction Contract Documents	\$225,000	\$66,678	\$158,322	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,100,000	\$802,798	\$1,297,202	
Closeout	\$200,000	\$0	\$200,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services [move consultant services]	\$50,000	\$0	\$50,000	
Cost Estimates	\$0	\$0	\$0	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$100,000	\$0	\$100,000	
Administration Subtotal	\$3,055,000	\$919,476	\$2,135,524	\$1,238,817
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$144,521	\$1,730,479	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$1,595,000	\$180,668	\$1,414,332	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,290,000	\$325,189	\$5,964,811	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$5,000	\$0	\$5,000	
Other Reimbursable Costs + Permitting + Contingency [Leed, structural peer review, permitting]	\$100,000	\$0	\$100,000	
Hazardous Materials	\$65,000	\$0	\$65,000	
Geotechnical & Geo-Environmental	\$250,000	\$0	\$250,000	
Site Survey	\$40,000	\$0	\$40,000	
Wetlands [certified plot plan, subsurface utility investigation]	\$20,000	\$0	\$20,000	
Traffic Studies	\$25,000	\$0	\$25,000	
Architectural/Engineering Subtotal	\$6,795,000	\$325,189	\$6,469,811	\$3,753,137
CM at Risk Preconstruction Services				
Pre-Construction Services	\$225,000	\$0	\$225,000	\$130,523
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$38,586,819			
Basement Construction	\$0			
SHELL				
Super Structure				
Exterior Closure				
Exterior Walls				
Exterior Windows				
Exterior Doors				
Roofing				
INTERIORS				
Interior Construction				
Staircases				
Interior Finishes				
SERVICES				
Conveying Systems				
Plumbing				
HVAC				
Fire Protection				
Electrical				
EQUIPMENT & FURNISHINGS				
Equipment				
Furnishings				
SPECIAL CONSTRUCTION & DEMOLITION				

Special Construction	\$0			
Existing Building Demolition	\$564,669			
In-Building Hazardous Material Abatement	\$622,115			
Asbestos Containing Floor & Ceiling Material Abatement	\$549,170	\$549,170		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$4,739,588	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$1,652,642		
Construction Trades Subtotal	\$45,062,361	\$2,201,812		
Contingencies (Design and Pricing)	\$4,506,236	\$220,181		
Sub-Contractor Bonds	\$530,384	\$25,915		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$6,681,536	\$326,469		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$1,219,883	\$59,605		
GMP Fee	\$1,536,755	\$75,088		
GMP Contingency	\$1,591,152	\$77,746		
Escalation to Mid-Point of Construction	\$3,469,802	\$169,540		
Construction Cost over Funding Cap		\$23,780,461		
Construction Budget	\$64,598,109	\$26,936,818	\$37,661,291	\$21,847,315
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$150,000	\$0	\$150,000	
Testing Services	\$200,000	\$0	\$200,000	
Swing Space / Modulars	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$100,000	\$100,000	\$0	
Misc. Project Costs Subtotal	\$450,000	\$100,000	\$350,000	\$203,035
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$876,000	\$102,000	\$774,000	
Technology	\$876,000	\$102,000	\$774,000	
FF&E Subtotal	\$1,752,000	\$204,000	\$1,548,000	\$897,995
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$76,875,109	\$28,485,483	\$49,339,626	\$28,621,917

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	112,418
Total Project Budget (excluding Contingencies)	\$76,875,109
Scope Items Excluded or Otherwise Ineligible	- \$28,485,483
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$48,389,626
Reimbursement Rate ^{3,4}	58.01%
Est. Max. Total Facilities Grant (before recovery) ¹	\$28,070,822
Cost Recovery ⁵	- \$12,939
Estimated Maximum Total Facilities Grant ¹	\$28,057,883

54.36 Reimbursement Rate Before Incentive Points
3.65 Total Incentive Points^{3,4}
58.01% MSBA Reimbursement Rate

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5. The proposed demolition of the _____ School will 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 has calculated this recovery of funds to be \$ _____ and this amount has been deducted from the Estimated Maximum

Construction Contingency ²	\$3,230,000
Ineligible Construction Contingency ²	\$2,584,019
"Potentially Eligible" Construction Contingency ²	\$645,981
Owner's Contingency ²	\$614,000
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$614,000
Total Potentially Eligible Contingency ²	\$1,259,981
Reimbursement Rate ^{3,4}	58.01%
Potential Additional Contingency Grant Funds ²	\$730,915
Maximum Total Facilities Grant	\$28,788,798
Total Project Budget	\$80,719,109
Estimated MSBA Share [not incl. F/S study]	\$28,788,798
Estimated District Share [not incl. F/S study]	\$51,930,311

Tyngsborough School District
Tyngsborough Middle School

OPTION D2.1.3 - New Construction

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
Feasibility Study Agreement				
OPM Feasibility Study	\$280,410	\$0	\$280,410	
A&E Feasibility Study	\$495,000	\$0	\$495,000	
Environmental & Site	\$80,000	\$0	\$80,000	
Other	\$94,590	\$0	\$94,590	
Feasibility Study Agreement Subtotal	\$950,000	\$0	\$950,000	\$551,095
Administration				
Legal Fees	\$50,000	\$50,000	\$0	\$0
Owner's Project Manager				
Design Development	\$225,000	\$0	\$225,000	
Construction Contract Documents	\$225,000	\$66,678	\$158,322	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,100,000	\$768,340	\$1,331,660	
Closeout	\$200,000	\$0	\$200,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services [move consultant services]	\$50,000	\$0	\$50,000	
Cost Estimates	\$0	\$0	\$0	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$100,000	\$0	\$100,000	
Administration Subtotal	\$3,055,000	\$885,018	\$2,169,982	\$1,258,807
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$144,590	\$1,730,410	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$1,595,000	\$82,149	\$1,512,851	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,290,000	\$226,739	\$6,063,261	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$5,000	\$0	\$5,000	
Other Reimbursable Costs + Permitting + Contingency [Leed, structural peer review, permitting]	\$100,000	\$0	\$100,000	
Hazardous Materials	\$65,000	\$0	\$65,000	
Geotechnical & Geo-Environmental	\$250,000	\$0	\$250,000	
Site Survey	\$40,000	\$0	\$40,000	
Wetlands [certified plot plan, subsurface utility investigation]	\$20,000	\$0	\$20,000	
Traffic Studies	\$25,000	\$0	\$25,000	
Architectural/Engineering Subtotal	\$6,795,000	\$226,739	\$6,568,261	\$3,810,248
CM at Risk Preconstruction Services				
Pre-Construction Services	\$225,000	\$0	\$225,000	\$130,523
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$39,500,323			
Basement Construction	\$0			
SHELL				
Super Structure				
Exterior Closure				
Exterior Walls				
Exterior Windows				
Exterior Doors				
Roofing				
INTERIORS				
Interior Construction				
Staircases				
Interior Finishes				
SERVICES				
Conveying Systems				
Plumbing				
HVAC				
Fire Protection				
Electrical				
EQUIPMENT & FURNISHINGS				
Equipment				
Furnishings				
SPECIAL CONSTRUCTION & DEMOLITION				

Special Construction	\$0			
Existing Building Demolition	\$564,669	\$0		
In-Building Hazardous Material Abatement	\$622,115	\$0		
Asbestos Containing Floor Material Abatement	\$549,170	\$549,170		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$4,566,423	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$1,406,397		
Construction Trades Subtotal	\$45,802,700	\$1,955,567		
Contingencies (Design and Pricing)	\$4,580,270	\$195,557		
Sub-Contractor Bonds	\$539,098	\$23,017		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$6,716,391	\$286,759		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$1,239,925	\$52,939		
GMP Fee	\$1,560,130	\$66,610		
GMP Contingency	\$1,617,293	\$69,051		
Escalation to Mid-Point of Construction	\$3,526,808	\$150,579		
Construction Cost over Funding Cap		\$25,123,235		
Construction Budget	\$65,582,615	\$27,923,314	\$37,659,301	\$21,846,160
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$150,000	\$0	\$150,000	
Testing Services	\$200,000	\$0	\$200,000	
Swing Space / Modulars	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$100,000	\$100,000	\$0	
Misc. Project Costs Subtotal	\$450,000	\$100,000	\$350,000	\$203,035
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$876,000	\$102,000	\$774,000	
Technology	\$876,000	\$102,000	\$774,000	
FF&E Subtotal	\$1,752,000	\$204,000	\$1,548,000	\$897,995
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$77,859,615	\$29,339,071	\$49,470,544	\$28,697,862

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	112,418
<hr/>	
Total Project Budget (excluding Contingencies)	\$77,859,615
Scope Items Excluded or Otherwise Ineligible	- \$29,339,071
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$48,520,544
Reimbursement Rate ^{3,4}	58.01%
Est. Max. Total Facilities Grant (before recovery) ¹	\$28,146,768
Cost Recovery ⁵	- \$13,992
Estimated Maximum Total Facilities Grant ¹	\$28,132,776

54.36 Reimbursement Rate Before Incentive Points
3.65 Total Incentive Points^{3,4}
58.01% MSBA Reimbursement Rate

NOTES
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1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are 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.
3 - The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.
4 - The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. If the District does not receive approval for the Construction Manager at Risk delivery method, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.
5. The proposed demolition of the _____ School will 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 has calculated this recovery of funds to be \$ _____ and this amount has been deducted from the Estimated Maximum

Construction Contingency ²	\$3,279,000
Ineligible Construction Contingency ²	\$2,623,174
"Potentially Eligible" Construction Contingency ²	\$655,826
Owner's Contingency ²	\$614,000
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$614,000
Total Potentially Eligible Contingency ²	\$1,269,826
Reimbursement Rate ^{3,4}	58.01%
Potential Additional Contingency Grant Funds ²	\$736,626
Maximum Total Facilities Grant	\$28,869,402
Total Project Budget	\$81,752,615
Estimated MSBA Share [not incl. F/S study]	\$28,869,402
Estimated District Share [not incl. F/S study]	\$52,883,213

Tyngsborough School District
Tyngsborough Middle School

OPTION D2.1.4 - New Construction

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
Feasibility Study Agreement				
OPM Feasibility Study	\$280,410	\$0	\$280,410	
A&E Feasibility Study	\$495,000	\$0	\$495,000	
Environmental & Site	\$80,000	\$0	\$80,000	
Other	\$94,590	\$0	\$94,590	
Feasibility Study Agreement Subtotal	\$950,000	\$0	\$950,000	\$551,095
Administration				
Legal Fees	\$50,000	\$50,000	\$0	\$0
Owner's Project Manager				
Design Development	\$225,000	\$0	\$225,000	
Construction Contract Documents	\$225,000	\$66,678	\$158,322	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,100,000	\$816,495	\$1,283,505	
Closeout	\$200,000	\$0	\$200,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services [move consultant services]	\$50,000	\$0	\$50,000	
Cost Estimates	\$0	\$0	\$0	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$100,000	\$0	\$100,000	
Administration Subtotal	\$3,055,000	\$933,173	\$2,121,827	\$1,230,872
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$144,521	\$1,730,479	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$1,595,000	\$219,801	\$1,375,199	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,290,000	\$364,322	\$5,925,678	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$5,000	\$0	\$5,000	
Other Reimbursable Costs + Permitting + Contingency [Leed, structural peer review, permitting]	\$100,000	\$0	\$100,000	
Hazardous Materials	\$65,000	\$0	\$65,000	
Geotechnical & Geo-Environmental	\$250,000	\$0	\$250,000	
Site Survey	\$40,000	\$0	\$40,000	
Wetlands [certified plot plan, subsurface utility investigation]	\$20,000	\$0	\$20,000	
Traffic Studies	\$25,000	\$0	\$25,000	
Architectural/Engineering Subtotal	\$6,795,000	\$364,322	\$6,430,678	\$3,730,436
CM at Risk Preconstruction Services				
Pre-Construction Services	\$225,000	\$0	\$225,000	\$130,523
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$38,211,113			
Basement Construction	\$0			
SHELL				
Super Structure				
Exterior Closure				
Exterior Walls				
Exterior Windows				
Exterior Doors				
Roofing				
INTERIORS				
Interior Construction				
Staircases				
Interior Finishes				
SERVICES				
Conveying Systems				
Plumbing				
HVAC				
Fire Protection				
Electrical				
EQUIPMENT & FURNISHINGS				
Equipment				
Furnishings				
SPECIAL CONSTRUCTION & DEMOLITION				

Special Construction	\$0			
Existing Building Demolition	\$564,669	\$0		
In-Building Hazardous Material Abatement	\$622,115	\$0		
Asbestos Containing Floor Material Abatement	\$549,170	\$549,170		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$4,821,022	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$1,764,133		
Construction Trades Subtotal	\$44,768,089	\$2,313,303		
Contingencies (Design and Pricing)	\$4,476,809	\$231,330		
Sub-Contractor Bonds	\$526,920	\$27,228		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$6,667,682	\$344,539		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$1,211,917	\$62,623		
GMP Fee	\$1,527,464	\$78,929		
GMP Contingency	\$1,580,761	\$81,683		
Escalation to Mid-Point of Construction	\$3,447,143	\$178,124		
Construction Cost over Funding Cap		\$23,726,926		
Construction Budget	\$64,206,785	\$27,044,685	\$37,162,100	\$21,557,734
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$150,000	\$0	\$150,000	
Testing Services	\$200,000	\$0	\$200,000	
Swing Space / Modulars	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$100,000	\$100,000	\$0	
Misc. Project Costs Subtotal	\$450,000	\$100,000	\$350,000	\$203,035
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$876,000	\$102,000	\$774,000	
Technology	\$876,000	\$102,000	\$774,000	
FF&E Subtotal	\$1,752,000	\$204,000	\$1,548,000	\$897,995
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$76,483,785	\$28,646,180	\$48,787,605	\$28,301,689

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	112,418
Total Project Budget (excluding Contingencies)	\$76,483,785
Scope Items Excluded or Otherwise Ineligible	- \$28,646,180
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$47,837,605
Reimbursement Rate ^{3,4}	58.01%
Est. Max. Total Facilities Grant (before recovery) ¹	\$27,750,595
Cost Recovery ⁵	- \$12,939
Estimated Maximum Total Facilities Grant ¹	\$27,737,656

54.36 Reimbursement Rate Before Incentive Points
3.65 Total Incentive Points^{3,4}
58.01% MSBA Reimbursement Rate

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Construction Contingency ²	\$3,210,000
Ineligible Construction Contingency ²	\$2,567,932
"Potentially Eligible" Construction Contingency ²	\$642,068
Owner's Contingency ²	\$614,000
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$614,000
Total Potentially Eligible Contingency ²	\$1,256,068
Reimbursement Rate ^{3,4}	58.01%
Potential Additional Contingency Grant Funds ²	\$728,645
Maximum Total Facilities Grant	\$28,466,301
Total Project Budget	\$80,307,785
Estimated MSBA Share [not incl. F/S study]	\$28,466,301
Estimated District Share [not incl. F/S study]	\$51,841,484