

COMPARATIVE PROBABLE COST ANALYSIS

SECTION 3.1.8.12

PRELIMINARY DESIGN PROGRAM, MARCH 2021

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PDP – Comparative-Probable Cost Analysis

March 18, 2021

Intent

This comparative-probable cost analysis is not an in-depth project cost estimate. This analysis was utilized to compare assumed cost deltas between various options to assist in determining what options may be pursued in the next phase. Some values shown in this analysis will have higher accuracy than others. Example: construction unit costs/values utilized for new construction will have higher accuracy than construction values/unit cost utilized for renovation options. Certain estimated costs have been equally applied across all options. Example: FF+E/Technology costs for new construction options have been applied across all options in an equal manner based on enrollment counts. FF+E costs for renovations and the code option have premiums applied for a multi-phased project's inefficiency factors.

Analysis clarifications

Clarification items below are not all-inclusive as some clarifications may not be easily evident in the analysis detail sheet as many cells have formulas applied to them.

- 1- Disposal of contaminated soil or ledge removal is EXCLUDED. Unknown at this time.
- 2- Square Foot values were derived by JCJ while completing the PDP space summaries. GSF values utilized in comparable-probable cost analysis may not align with GSF values utilized in the final space summaries.
- 3- ACM (asbestos-containing material) abatement has been carried as an OOM (order of magnitude) cost/SF.
- 4- Escalation costs have been included 3.5%/year and applied to all options.
- 5- Hard contingencies have been carried as follows:
 - a. New construction @ 5%
 - b. Renovation @ 10%. Please note that hybrid new/renovation options have a formula in the cell that applies 5% to new construction costs and 10% to renovation construction costs.
- 6- Reimbursement analysis:
 - a. There are three major drivers of ineligible reimbursement:
 - i. SF over the MSBA allowed. Please note that in this analysis, Leftfield has taken the most conservative approach to this reimbursement assessment. Leftfield has assumed that the MSBA will not participate in any GSF over their calculated allowable GSF for a 480-student enrollment.

- ii. 8% site overage.
 - iii. \$333/GSF MSBA participation cost cap.
- b. Reimbursement analysis worksheets for renovation options include reimbursement incentive points (prorated) based on the ratio between the renovated SF and the new SF program space.
- c. Ineligible contingency cap is based on expending 100% of contingency. MSBA cap is 1% for new, 1-2% for renovation. This analysis assumes expending 100% of the Hard contingency with 1% eligible for New options and 1.5% eligible for Renovation options.

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



February 3, 2021

* Please note that GSF values shown in this analysis may not align with the PDP space summary. This document is not to be construed as a project budget; it is a comparable cost analysis

		Addition/Renovation			New Construction			
		OPTION A: Code Renovation; 50 Norris Rd.	OPTION B: New/classroom renovation; 50 Norris Rd.	OPTION B.1: New/Gym Ren; 50 Norris Rd	OPTION C: TES Site; 205 Westford Rd.	OPTION D: Baseball Field; 50 Norris Rd.	OPTION D.1 Parking Lot; 50 Norris Rd.	OPTION D.2: Softball Field; 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	6-8 480
2	Anticipated construction duration	42 Months	42 Months	44 Months	30 Months	32 Months	32 Months	32 Months
3	Anticipated start of construction	3 Q 2023	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) *	121,761 (b) *	104,397 (b) *	100,000 *	100,000 *	100,000 *	102,100 *
5	Cost/SF - New building/Renovation GSF (line 10 / line 4)	\$330	\$342	\$350	\$355	\$355	\$355	\$354
6	Cost/SF - Construction Hard Costs (line 9 / line 4)	\$579	\$532	\$557	\$585	\$575	\$553	\$550
7	Cost/SF - Total Project Cost (line 44 / line 4)	\$818	\$692	\$726	\$753	\$735	\$713	\$707
8								
9	Hard Costs	\$46,693,000 (a)	\$64,792,000 (a)	\$58,170,000 (a)	\$58,500,000 (a)	\$57,460,000 (a)	\$55,327,000 (a)	\$56,198,000 (a)
10	Building construction	\$26,620,000	\$41,675,000	\$36,500,000	\$36,500,000	\$35,500,000	\$35,500,000	\$36,130,000
11	Sitework (a) [Modular classrooms included in Code option]	\$5,993,000 Plug	\$8,251,250 Plug	\$5,475,000 Plug	\$8,125,000	\$7,100,000 Plug	\$5,325,000 Plug	\$5,419,500 Plug
12								
13	Building take downs	\$0	\$187,000	\$629,000	\$807,000	\$807,000	\$807,000	\$807,000
14	ACM abatement (OOM cost/sf)	\$1,291,000	\$1,129,000	\$968,000	\$968,000	\$968,000	\$968,000	\$968,000
15								
16	Escalation (3.5%/year)	\$3,045,000	\$3,962,750	\$3,507,000	\$3,654,000	\$3,571,000	\$3,428,000	\$3,486,500
17								
18	General Conditions	\$5,220,000	\$5,220,000	\$5,400,000	\$3,660,000	\$3,840,000	\$3,840,000	\$3,840,000
19	General Requirements [4%]	\$1,356,000	\$1,970,000	\$1,743,000	\$1,816,000	\$1,775,000	\$1,704,000	\$1,733,000
20	Insurances [\$12/\$1,000]	\$522,000	\$725,000	\$651,000	\$654,000	\$643,000	\$619,000	\$629,000
21	Bond [\$9/\$1,000]	\$396,000	\$550,000	\$494,000	\$497,000	\$488,000	\$470,000	\$477,000
22	CM Fee [2.5%]	\$1,111,000	\$1,542,000	\$1,384,000	\$1,392,000	\$1,367,000	\$1,317,000	\$1,337,000
23	GMP Contingency [2.5%]	\$1,139,000	\$1,580,000	\$1,419,000	\$1,427,000	\$1,401,000	\$1,349,000	\$1,371,000
24								
25	Soft Costs	\$13,934,675	\$13,834,675	\$13,599,250	\$13,199,250	\$12,549,250	\$12,549,250	\$12,549,250
26	Site acquisitions (includes closing costs)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
27								
28	Design costs (includes basic services & consult. reim)	\$7,295,000	\$7,295,000	\$7,295,000	\$6,795,000	\$6,795,000	\$6,795,000	\$6,795,000
29	OPM costs	\$3,120,000	\$3,120,000	\$3,120,000	\$2,620,000	\$2,620,000	\$2,620,000	\$2,620,000
30	CM pre-construction fee	\$250,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000
31								
32	FF+E / technology - MSBA allowable (\$2,400/student)	\$1,702,800 Prem.	\$1,702,800 Prem.	\$1,548,000	\$1,548,000	\$1,548,000	\$1,548,000	\$1,548,000
33	FF+Tech Premium (\$1,250/student)	\$886,875 Prem.	\$886,875 Prem.	\$806,250	\$806,250	\$806,250	\$806,250	\$806,250
34								
35	Traffic mitigation	N/A	N/A	N/A	\$500,000	N/A	N/A	N/A
36	Temp swing space / modulars / storage	carried above in site costs	N/A	N/A	\$0	N/A	N/A	N/A
37	Relocation / moving expenses	\$250,000	\$150,000	\$150,000	\$100,000	\$100,000	\$100,000	\$100,000
38	Utilities B/C	\$150,000	\$150,000	\$150,000	\$300,000	\$150,000	\$150,000	\$150,000
39	Construction material testing	\$125,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
40	Misc. expenses (legal, misc admin, other)	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000
41								
42	Owner Contingency Costs	\$5,366,034	\$5,583,530	\$4,024,738	\$3,585,000	\$3,500,000	\$3,393,000	\$3,437,000
43	Owner Hard contingency (varies)	\$4,669,300 10.0%	\$4,891,796 Blend	\$3,344,775 Blend	\$2,925,000 5.0%	\$2,873,000 5.0%	\$2,766,000 5.0%	\$2,810,000 5.0%
44	Owner Soft contingency (5%) on total soft costs	\$696,734 5.0%	\$691,734 5.0%	\$679,963 5.0%	\$660,000 5.0%	\$627,000 5.0%	\$627,000 5.0%	\$627,000 5.0%
45								
46	Comparative Probable Cost Values	\$65,993,709	\$84,210,205	\$75,793,988	\$75,284,250	\$73,509,250	\$71,269,250	\$72,184,250
47		\$66.0	\$84.2	\$75.8	\$75.3	\$73.5	\$71.3	\$72.2
48	OPTION INDEX % above(below)	Base	28%	15%	14%	11%	8%	9%
49								
50	Analysis Qualifications:	<p>★★ 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 options may be further considered and studied. These values are subject to change as options are further developed.</p>						
51								
52	(a) Disposal of contaminated soil is EXCLUDED. Unknown at this time.							
53	(b) GSF increase factor has been applied to renovation options to account for final design-program inefficiencies.							
54								
55								
56	MSBA Estimated Grant Analysis - Ineligible and Excluded Scope/Costs							
57	Design/OPM	\$4,331,855	\$1,888,490	\$2,782,460	\$1,737,910	\$1,878,310	\$2,166,265	\$2,048,680
58	8% Site cost coverage	\$3,863,400	\$2,917,250	\$2,555,000	\$2,289,000	\$2,485,000	\$2,485,000	\$2,529,100
59	\$333/SF MSBA limit, includes building SF coverage	\$16,395,187	\$22,338,559	\$21,525,748	\$19,765,864	\$20,008,440	\$20,157,300	\$20,278,674
60	CM directs based on ineligible construction costs	\$1,532,764	\$984,367	\$923,012	\$1,582,676	\$1,315,135	\$802,160	\$810,928
61	Demolition/ACM abatement	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
62	Moving/Legal/Other	\$412,420	\$200,000	\$200,000	\$650,000	\$150,000	\$150,000	\$150,000
63	FF+E premium	\$1,041,675	\$1,041,675	\$806,250	\$806,250	\$806,250	\$806,250	\$806,250
64	Hard contingency	\$3,735,440	\$3,595,956	\$2,181,375	\$2,340,000	\$2,298,400	\$2,212,730	\$2,248,020
65	Soft contingency [TBD during project]	\$0	\$0	\$0	\$0	\$0	\$0	\$0
66	Estimated Total Facilities Grant	\$34,480,968	\$51,043,908	\$44,620,142	\$42,916,550	\$42,592,715	\$42,289,545	\$43,112,598
67	Base Reim. + assumed add'l rate Points	63%	61%	59%	58%	58%	58%	58%
68	Estimated Max Facilities Grant	\$21,726,458	\$30,912,190	\$26,263,416	\$24,895,891	\$24,708,034	\$24,532,165	\$25,009,618
69	Estimated District share of Total Project Cost	\$44,267,251	\$53,298,014	\$49,530,572	\$50,388,359	\$48,801,216	\$46,737,085	\$47,174,632
70	TYNGSBOROUGH SHARE	\$44.3	\$53.3	\$49.5	\$50.4	\$48.8	\$46.7	\$47.2
	OPTION INDEX % above(below)	Base	20%	12%	14%	10%	6%	7%

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	\$0	\$225,000	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,500,000	\$1,716,155	\$783,845	
Closeout	\$20,000	\$0	\$20,000	
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	\$3,275,000	\$1,766,155	\$1,508,845	\$950,723
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$0	\$1,875,000	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$2,095,000	\$2,615,700	-\$520,700	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,790,000	\$2,615,700	\$4,174,300	
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	\$7,295,000	\$2,615,700	\$4,679,300	\$2,948,427
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	\$26,620,000			
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	\$1,091,000	\$0		
Asbestos Containing Floor Material Abatement	\$200,000	\$200,000		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$5,993,000	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$3,863,400		
Construction Trades Subtotal	\$33,904,000	\$4,063,400		
Contingencies (Design and Pricing)		\$0		
Sub-Contractor Bonds	\$396,000	\$47,461		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$6,576,000	\$788,135		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$522,000	\$62,562		
GMP Fee	\$1,111,000	\$133,154		
GMP Contingency	\$1,139,000	\$136,509		
Escalation to Mid-Point of Construction	\$3,045,000	\$364,944		
Construction Cost over Funding Cap		\$16,395,187		
Construction Budget	\$46,693,000	\$21,991,351	\$24,701,649	\$15,564,509
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	\$125,000	\$0	\$125,000	
Swing Space / Modularity	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$250,000	\$250,000	\$0	
Misc. Project Costs Subtotal	\$525,000	\$250,000	\$275,000	\$173,278
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,294,838	\$520,838	\$774,000	
Technology	\$1,294,838	\$520,838	\$774,000	
FF&E Subtotal	\$2,589,675	\$1,041,675	\$1,548,000	\$975,395
Soft Costs that exceed 20% of Construction Cost		\$112,420	-\$112,420	
Project Budget [Feasibility Costs Excluded]	\$60,627,675	\$27,777,301	\$33,800,374	\$21,297,616

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	100,000
Total Project Budget (excluding Contingencies)	\$60,627,675
Scope Items Excluded or Otherwise Ineligible	-\$27,777,301
Third Party Funding (Ineligible)	-\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$32,850,374
Reimbursement Rate ^{3,4}	63.01%
Est. Max. Total Facilities Grant (before recovery) ¹	\$20,699,021
Cost Recovery ⁵	-\$0
Estimated Maximum Total Facilities Grant ¹	\$20,699,021

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	\$4,669,300
Ineligible Construction Contingency ²	\$3,735,440
"Potentially Eligible" Construction Contingency ²	\$933,860
Owner's Contingency ²	\$696,734
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$696,734
Total Potentially Eligible Contingency ²	\$1,630,594
Reimbursement Rate ^{3,4}	63.01%
Potential Additional Contingency Grant Funds ²	\$1,027,437
Maximum Total Facilities Grant	\$21,726,458
Total Project Budget	\$65,993,709
Estimated MSBA Share [not incl. F/S study]	\$21,726,458
Estimated District Share [not incl. F/S study]	\$44,267,251

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	\$0	\$225,000	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,500,000	\$1,082,690	\$1,417,310	
Closeout	\$20,000	\$0	\$20,000	
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	\$3,275,000	\$1,132,690	\$2,142,310	\$1,297,383
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$0	\$1,875,000	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$2,095,000	\$805,800	\$1,289,200	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,790,000	\$805,800	\$5,984,200	
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	\$7,295,000	\$805,800	\$6,489,200	\$3,929,860
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	\$41,675,000			
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	\$187,000	\$0		
In-Building Hazardous Material Abatement	\$929,000	\$0		
Asbestos Containing Floor Material Abatement	\$200,000	\$200,000		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$6,251,250	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$2,917,250		
Construction Trades Subtotal	\$49,242,250	\$3,117,250		
Contingencies (Design and Pricing)		\$0		
Sub-Contractor Bonds	\$550,000	\$34,817		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$7,190,000	\$455,158		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$725,000	\$45,896		
GMP Fee	\$1,542,000	\$97,615		
GMP Contingency	\$1,580,000	\$100,021		
Escalation to Mid-Point of Construction	\$3,962,750	\$250,859		
Construction Cost over Funding Cap		\$22,338,559		
Construction Budget	\$64,792,000	\$26,440,176	\$38,351,824	\$23,225,864
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	\$150,000	\$0	\$150,000	
Swing Space / Modulars	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
Misc. Project Costs Subtotal	\$450,000	\$150,000	\$300,000	\$181,680
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,294,838	\$520,838	\$774,000	
Technology	\$1,294,838	\$520,838	\$774,000	
FF&E Subtotal	\$2,589,675	\$1,041,675	\$1,548,000	\$937,469
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$78,626,675	\$29,570,341	\$50,006,334	\$30,283,836

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	100,000
Total Project Budget (excluding Contingencies)	\$78,626,675
Scope Items Excluded or Otherwise Ineligible	-\$29,570,341
Third Party Funding (Ineligible)	-\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$49,056,334
Reimbursement Rate ^{3,4}	60.56%
Est. Max. Total Facilities Grant (before recovery) ¹	\$29,708,516
Cost Recovery ⁵	-\$0
Estimated Maximum Total Facilities Grant ¹	\$29,708,516

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	\$4,891,796
Ineligible Construction Contingency ²	\$3,595,956
"Potentially Eligible" Construction Contingency ²	\$1,295,840
Owner's Contingency ²	\$691,734
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$691,734
Total Potentially Eligible Contingency ²	\$1,987,574
Reimbursement Rate ^{3,4}	60.56%
Potential Additional Contingency Grant Funds ²	\$1,203,675
Maximum Total Facilities Grant	\$30,912,191
Total Project Budget	\$84,210,205
Estimated MSBA Share [not incl. F/S study]	\$30,912,191
Estimated District Share [not incl. F/S study]	\$53,298,014

Tyngsborough School District
Tyngsborough Middle School

OPTION B.1, Addition to HS

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	\$559,170
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	\$0	\$225,000	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,500,000	\$1,314,460	\$1,185,540	
Closeout	\$20,000	\$0	\$20,000	
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	\$3,275,000	\$1,364,460	\$1,910,540	\$1,124,544
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$0	\$1,875,000	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$2,095,000	\$1,468,000	\$627,000	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,790,000	\$1,468,000	\$5,322,000	
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	\$7,295,000	\$1,468,000	\$5,827,000	\$3,429,772
CM at Risk Preconstruction Services				
Pre-Construction Services	\$225,000	\$0	\$225,000	\$132,435
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	\$36,500,000			
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	\$629,000	\$0		
In-Building Hazardous Material Abatement	\$768,000	\$0		
Asbestos Containing Floor Material Abatement	\$200,000	\$200,000		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$5,475,000	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$2,555,000		
Construction Trades Subtotal	\$43,572,000	\$2,755,000		
Contingencies (Design and Pricing)		\$0		
Sub-Contractor Bonds	\$494,000	\$31,235		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$7,143,000	\$451,642		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$651,000	\$41,162		
GMP Fee	\$1,384,000	\$87,508		
GMP Contingency	\$1,419,000	\$89,721		
Escalation to Mid-Point of Construction	\$3,507,000	\$221,743		
Construction Cost over Funding Cap		\$21,525,748		
Construction Budget	\$58,170,000	\$25,203,760	\$32,966,240	\$19,403,929
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	\$150,000	\$0	\$150,000	
Swing Space / Modularity	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
Misc. Project Costs Subtotal	\$450,000	\$150,000	\$300,000	\$176,580
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,177,125	\$403,125	\$774,000	
Technology	\$1,177,125	\$403,125	\$774,000	
FF&E Subtotal	\$2,354,250	\$806,250	\$1,548,000	\$911,153
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$71,769,250	\$28,992,470	\$43,726,780	\$25,737,583

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	100,000
<hr/>	
Total Project Budget (excluding Contingencies)	\$71,769,250
Scope Items Excluded or Otherwise Ineligible	- \$28,992,470
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$42,776,780
Reimbursement Rate ^{3,4}	58.86%
Est. Max. Total Facilities Grant (before recovery) ¹	\$25,178,413
Cost Recovery ⁵	- \$0
Estimated Maximum Total Facilities Grant ¹	\$25,178,413

54.36 Reimbursement Rate Before Incentive Points
4.50 Total Incentive Points^{3,4}
58.86% 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	\$3,344,775
Ineligible Construction Contingency ²	\$2,181,375
"Potentially Eligible" Construction Contingency ²	\$1,163,400
Owner's Contingency ²	\$679,963
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$679,963
Total Potentially Eligible Contingency ²	\$1,843,363
Reimbursement Rate ^{3,4}	58.86%
Potential Additional Contingency Grant Funds ²	\$1,085,003
Maximum Total Facilities Grant	\$26,263,416
Total Project Budget	\$75,793,988
Estimated MSBA Share [not incl. F/S study]	\$26,263,416
Estimated District Share [not incl. F/S study]	\$49,530,572

Tyngsborough School District
Tyngsborough Middle School

OPTION C, TES Site, Westford Rd.

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	\$0	\$225,000	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,000,000	\$802,910	\$1,197,090	
Closeout	\$20,000	\$0	\$20,000	
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	\$2,775,000	\$852,910	\$1,922,090	\$1,115,004
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$0	\$1,875,000	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$1,595,000	\$935,000	\$660,000	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,290,000	\$935,000	\$5,355,000	
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	\$935,000	\$5,860,000	\$3,399,386
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	\$35,500,000			
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	\$807,000	\$0		
In-Building Hazardous Material Abatement	\$768,000	\$0		
Asbestos Containing Floor Material Abatement	\$200,000	\$200,000		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$8,125,000	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$5,285,000		
Construction Trades Subtotal	\$45,400,000	\$5,485,000		
Contingencies (Design and Pricing)		\$0		
Sub-Contractor Bonds	\$497,000	\$60,045		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$5,476,000	\$661,583		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$654,000	\$79,013		
GMP Fee	\$1,392,000	\$168,174		
GMP Contingency	\$1,427,000	\$172,403		
Escalation to Mid-Point of Construction	\$3,654,000	\$441,458		
Construction Cost over Funding Cap		\$19,765,864		
Construction Budget	\$58,500,000	\$26,833,540	\$31,666,460	\$18,369,713
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$0
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$300,000	\$0	\$300,000	
Testing Services	\$150,000	\$0	\$150,000	
Swing Space / Modulars	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$600,000	\$600,000	\$0	
Misc. Project Costs Subtotal	\$1,050,000	\$600,000	\$450,000	\$261,045
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,177,125	\$403,125	\$774,000	
Technology	\$1,177,125	\$403,125	\$774,000	
FF&E Subtotal	\$2,354,250	\$806,250	\$1,548,000	\$897,995
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$71,699,250	\$30,027,700	\$42,621,550	\$24,724,761

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	100,000
Total Project Budget (excluding Contingencies)	\$71,699,250
Scope Items Excluded or Otherwise Ineligible	- \$30,027,700
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$41,671,550
Reimbursement Rate ^{3,4}	58.01%
Est. Max. Total Facilities Grant (before recovery) ¹	\$24,173,666
Cost Recovery ⁵	- \$0
Estimated Maximum Total Facilities Grant ¹	\$24,173,666

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	\$2,925,000
Ineligible Construction Contingency ²	\$2,340,000
"Potentially Eligible" Construction Contingency ²	\$585,000
Owner's Contingency ²	\$660,000
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$660,000
Total Potentially Eligible Contingency ²	\$1,245,000
Reimbursement Rate ^{3,4}	58.01%
Potential Additional Contingency Grant Funds ²	\$722,225
Maximum Total Facilities Grant	\$24,895,891
Total Project Budget	\$75,284,000
Estimated MSBA Share [not incl. F/S study]	\$24,896,000
Estimated District Share [not incl. F/S study]	\$50,388,000

Tyngsborough School District
Tyngsborough Middle School

OPTION D, New at Baseball Field

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	\$0	\$225,000	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,000,000	\$839,310	\$1,160,690	
Closeout	\$20,000	\$0	\$20,000	
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	\$2,775,000	\$889,310	\$1,885,690	\$1,093,889
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$0	\$1,875,000	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$1,595,000	\$1,039,000	\$556,000	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,290,000	\$1,039,000	\$5,251,000	
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	\$1,039,000	\$5,756,000	\$3,339,056
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	\$35,500,000			
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	\$807,000			
In-Building Hazardous Material Abatement	\$768,000			
Asbestos Containing Floor Material Abatement	\$200,000	\$200,000		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$7,100,000	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$4,260,000		
Construction Trades Subtotal	\$44,375,000	\$4,460,000		
Contingencies (Design and Pricing)		\$0		
Sub-Contractor Bonds	\$488,000	\$49,047		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$5,615,000	\$564,347		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$643,000	\$64,626		
GMP Fee	\$1,367,000	\$137,393		
GMP Contingency	\$1,401,000	\$140,810		
Escalation to Mid-Point of Construction	\$3,571,000	\$358,911		
Construction Cost over Funding Cap		\$20,008,440		
Construction Budget	\$57,460,000	\$25,783,575	\$31,676,425	\$18,375,494
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	\$150,000	\$0	\$150,000	
Swing Space / Modularity	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$100,000	\$100,000	\$0	
Misc. Project Costs Subtotal	\$400,000	\$100,000	\$300,000	\$174,030
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,177,125	\$403,125	\$774,000	
Technology	\$1,177,125	\$403,125	\$774,000	
FF&E Subtotal	\$2,354,250	\$806,250	\$1,548,000	\$897,995
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$70,009,250	\$28,618,135	\$42,341,115	\$24,562,081

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	100,000
Total Project Budget (excluding Contingencies)	\$70,009,250
Scope Items Excluded or Otherwise Ineligible	- \$28,618,135
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$41,391,115
Reimbursement Rate ^{3,4}	58.01%
Est. Max. Total Facilities Grant (before recovery) ¹	\$24,010,986
Cost Recovery ⁵	- \$0
Estimated Maximum Total Facilities Grant ¹	\$24,010,986

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

NOTES

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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	\$2,873,000
Ineligible Construction Contingency ²	\$2,298,400
"Potentially Eligible" Construction Contingency ²	\$574,600
Owner's Contingency ²	\$627,000
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$627,000
Total Potentially Eligible Contingency ²	\$1,201,600
Reimbursement Rate ^{3,4}	58.01%
Potential Additional Contingency Grant Funds ²	\$697,048
Maximum Total Facilities Grant	\$24,708,034
Total Project Budget	\$73,509,250
Estimated MSBA Share [not incl. F/S study]	\$24,708,034
Estimated District Share [not incl. F/S study]	\$48,801,216

Tyngsborough School District
Tyngsborough Middle School

OPTION D.1, New at Parking Lot

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	\$0	\$225,000	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,000,000	\$913,965	\$1,086,035	
Closeout	\$20,000	\$0	\$20,000	
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	\$2,775,000	\$963,965	\$1,811,035	\$1,050,581
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$0	\$1,875,000	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$1,595,000	\$1,252,300	\$342,700	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,290,000	\$1,252,300	\$5,037,700	
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	\$1,252,300	\$5,542,700	\$3,215,320
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	\$35,500,000			
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	\$807,000	\$0		
In-Building Hazardous Material Abatement	\$768,000	\$0		
Asbestos Containing Floor Material Abatement	\$200,000	\$200,000		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$5,325,000	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$2,485,000		
Construction Trades Subtotal	\$42,600,000	\$2,685,000		
Contingencies (Design and Pricing)		\$0		
Sub-Contractor Bonds	\$470,000	\$29,623		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$5,544,000	\$349,428		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$619,000	\$39,014		
GMP Fee	\$1,317,000	\$83,008		
GMP Contingency	\$1,349,000	\$85,025		
Escalation to Mid-Point of Construction	\$3,428,000	\$216,061		
Construction Cost over Funding Cap		\$20,157,300		
Construction Budget	\$55,327,000	\$23,644,460	\$31,682,540	\$18,379,042
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	\$150,000	\$0	\$150,000	
Swing Space / Modulars	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$100,000	\$100,000	\$0	
Misc. Project Costs Subtotal	\$400,000	\$100,000	\$300,000	\$174,030
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,177,125	\$403,125	\$774,000	
Technology	\$1,177,125	\$403,125	\$774,000	
FF&E Subtotal	\$2,354,250	\$806,250	\$1,548,000	\$897,995
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$67,876,250	\$26,766,975	\$42,059,275	\$24,398,586

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	100,000
Total Project Budget (excluding Contingencies)	\$67,876,250
Scope Items Excluded or Otherwise Ineligible	- \$26,766,975
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$41,109,275
Reimbursement Rate ^{3,4}	58.01%
Est. Max. Total Facilities Grant (before recovery) ¹	\$23,847,490
Cost Recovery ⁵	- \$0
Estimated Maximum Total Facilities Grant ¹	\$23,847,490

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

NOTES

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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	\$2,766,000
Ineligible Construction Contingency ²	\$2,212,730
"Potentially Eligible" Construction Contingency ²	\$553,270
Owner's Contingency ²	\$627,000
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$627,000
Total Potentially Eligible Contingency ²	\$1,180,270
Reimbursement Rate ^{3,4}	58.01%
Potential Additional Contingency Grant Funds ²	\$684,675
Maximum Total Facilities Grant	\$24,532,165
Total Project Budget	\$71,269,250
Estimated MSBA Share [not incl. F/S study]	\$24,532,165
Estimated District Share [not incl. F/S study]	\$46,737,085

Tyngsborough School District
Tyngsborough Middle School

OPTION D.2, New at Softball Field

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	\$0	\$225,000	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$2,000,000	\$883,480	\$1,116,520	
Closeout	\$20,000	\$0	\$20,000	
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	\$2,775,000	\$933,480	\$1,841,520	\$1,068,266
Architecture and Engineering				
Basic Services				
Design Development	\$1,875,000	\$0	\$1,875,000	
Construction Contract Documents	\$1,875,000	\$0	\$1,875,000	
Bidding	\$625,000	\$0	\$625,000	
Construction Contract Administration	\$1,595,000	\$1,165,200	\$429,800	
Closeout	\$320,000	\$0	\$320,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$6,290,000	\$1,165,200	\$5,124,800	
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	\$1,165,200	\$5,629,800	\$3,265,847
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	\$36,130,000			
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	\$807,000	\$0		
In-Building Hazardous Material Abatement	\$768,000	\$0		
Asbestos Containing Floor Material Abatement	\$200,000	\$200,000		
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$5,419,500	\$0		
Site Improvements		\$0		
Site Civil / Mechanical Utilities		\$0		
Site Electrical Utilities		\$0		
Other Site Construction		\$0		
Site Cost over Allowance		\$2,529,100		
Construction Trades Subtotal	\$43,324,500	\$2,729,100		
Contingencies (Design and Pricing)		\$0		
Sub-Contractor Bonds	\$477,000	\$30,047		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$5,573,000	\$351,055		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$629,000	\$39,622		
GMP Fee	\$1,337,000	\$84,220		
GMP Contingency	\$1,371,000	\$86,362		
Escalation to Mid-Point of Construction	\$3,486,500	\$219,622		
Construction Cost over Funding Cap		\$20,278,674		
Construction Budget	\$56,198,000	\$23,818,702	\$32,379,298	\$18,783,231
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	\$150,000	\$0	\$150,000	
Swing Space / Modularity	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$100,000	\$100,000	\$0	
Misc. Project Costs Subtotal	\$400,000	\$100,000	\$300,000	\$174,030
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,177,125	\$403,125	\$774,000	
Technology	\$1,177,125	\$403,125	\$774,000	
FF&E Subtotal	\$2,354,250	\$806,250	\$1,548,000	\$897,995
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget [Feasibility Costs Excluded]	\$68,747,250	\$26,823,632	\$42,873,618	\$24,870,986

Board Authorization	
Design Enrollment	480
Total Building Gross Floor Area (GSF)	100,000
Total Project Budget (excluding Contingencies)	\$68,747,250
Scope Items Excluded or Otherwise Ineligible	- \$26,823,632
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$41,923,618
Reimbursement Rate ^{3,4}	58.01%
Est. Max. Total Facilities Grant (before recovery) ¹	\$24,319,891
Cost Recovery ⁵	- \$0
Estimated Maximum Total Facilities Grant ¹	\$24,319,891

	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	\$2,810,000
Ineligible Construction Contingency ²	\$2,248,020
"Potentially Eligible" Construction Contingency ²	\$561,980
Owner's Contingency ²	\$627,000
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$627,000
Total Potentially Eligible Contingency ²	\$1,188,980
Reimbursement Rate ^{3,4}	58.01%
Potential Additional Contingency Grant Funds ²	\$689,727
Maximum Total Facilities Grant	\$25,009,618
Total Project Budget	\$72,184,250
Estimated MSBA Share [not incl. F/S study]	\$25,009,618
Estimated District Share [not incl. F/S study]	\$47,174,632

Tyngsborough Middle School



PDP - Comparative/Probable Cost and Reimbursement Analysis - Summary

March 17, 2021

Option	Comparative Project Cost	Comparative District Share	Options to be further studied during PSR
OPTION A; Code Renovation; 50 Norris Rd.	\$66.0	\$44.3	3-17-2021 Committee Meeting; decision to further study in the PSR phase
OPTION B; New/classroom renovation; 50 Norris Rd.	\$84.2	\$53.3	
OPTION B.1; New/Gym Ren; 50 Norris Rd	\$75.8	\$49.5	3-17-2021 Committee Meeting; decision to further study in the PSR phase
OPTION C; TES Site; 205 Westford Rd.	\$75.3	\$50.4	
OPTION D; Baseball Field; 50 Norris Rd.	\$73.5	\$48.8	
OPTION D.1 Parking Lot; 50 Norris Rd.	\$71.3	\$46.7	
OPTION D.2; Softball Field; 50 Norris Rd.	\$72.2	\$47.2	3-17-2021 Committee Meeting; decision to further study in the PSR phase

OPTIONS TO BE FURTHER STUDIED DURING THE PSR PHASE AT A MINIMUM ARE: A CODE UPGRADE, AN ADDITION/RENOVATION, AND A NEW OPTION.