

Concord-Carlisle High School

Estimate Summary - Schematic to March DD-1
7/12/2012

TO BE COMPLETED POST RECONCILED ESTIMATE



		Schematic Design	March 26, 2012 DD-1		June 29, 2012 DD-2
		DG Jones	Reconciled		Reconciled
			DG Jones	Turner	DG Jones
			Source of variation / cost drivers		
A	Substructure	\$3,291,568	\$3,910,650	\$4,338,561	
A10	Foundations	\$3,291,568	\$3,910,650	\$4,338,561	
					1 Building square footage increased.
					2 Building classified as emergency shelter.
					3 Increased unit prices.
B	Shell	\$15,634,045	\$21,696,857	\$22,377,617	
B10	Super Structure	\$7,781,198	\$8,487,989	\$8,991,815	1 Building square footage increased.
B20	Exterior Enclosure	\$5,313,864	\$9,490,475	\$9,743,219	2 Increased amount of transfer beams.
B30	Roofing	\$2,538,983	\$3,718,393	\$3,642,583	3 Building classified as emergency shelter.
					4 More complicated structure than schematic.
					5 Structural framing at every floor opening (skylights, light wells, tunnels, etc) proved out to be expensive.
					6 increased amounts of exterior glass and sun shading.
					7 Increased exterior detailing with too many different materials.
					8 Increased amounts of skylights which resulted in rippling affects with general roofing costs beyond the actual cost of the skylight units.
					9 Increased exterior projections from schematic which resulted in increased exterior surface area.
					10 Less use of masonry veneer.
					11 Third floor terraces were added.
					12 Various schematic accepted VE items were not incorporated.
					13 Cost of the penthouse shell proved to be costly.
					14 Mechanical roof screening added.
					15 Trellis added
					16 Insulation shown on exterior walls, not required.
					17 Various schematic accepted VE items didn't materialize.
C	Interiors	\$11,443,210	\$13,379,344	\$13,390,503	
C10	Interior Construction	\$5,023,794	\$6,496,852	\$6,492,255	1 Building square footage increased.
C20	Stairs	\$439,010	\$511,758	\$402,160	2 Increased amounts of interior glass.
					3 Partition wall type construction became complicated and costly
C30	Interior Finishes	\$5,980,406	\$6,370,734	\$6,496,088	4 Stairs were not switchback as accepted in schematic VE.
					5 General flooring finishes not followed per accepted schematic VE.
					6 Increased amounts of fire rated glass at stairs.
					7 Increased amount of wood door frames
					8 SS toilet partitions added
					9 Locker material changed to phenolic from metal
					10 Various schematic accepted VE items didn't materialize.

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D	Services	\$17,286,582	\$22,419,282	\$23,832,386	Services	\$0	\$0
D10	Conveying	\$321,676	\$407,450	\$383,602	1 Building square footage increase.	\$0	\$0
D20	Plumbing	\$2,358,714	\$2,813,746	\$2,720,709	2 Mechanical equipment specified was extremely expensive.	\$0	\$0
D30	HVAC	\$8,803,017	\$11,348,208	\$12,560,428	3 Mechanical systems and controls had many overlaps. Multiple systems doing the same service, monitoring or control.	\$0	\$0
D40	Fire Protection	\$958,146	\$1,020,555	\$1,002,662	4 Aircurity system control proved out to be expensive.	\$0	\$0
D50	Electrical	\$4,845,029	\$6,829,323	\$7,164,985	5 Mechanical systems not grouped or combined proved out to be expensive.	\$0	\$0
					6 Non stacking of systems; elect, plumbing and mechanical.		
					7 Increased amounts of LED lighting specified.		
					8 Expensive lighting controls specified. Design team thought energy efficient lighting control system would be cost neutral.		
					9 Scope of security system increased.		
E	Equip + Furnishings	\$2,782,879	\$4,263,201	\$4,688,814	Equip + Furnishings	\$0	\$0
E10	Equipment	\$1,391,400	\$2,131,841	\$2,409,479	1 Additional fume hoods were added.	\$0	\$0
E20	Furnishings	\$1,391,478	\$2,131,360	\$2,279,335	2 Electric hand dryers added.	\$0	\$0
					3 Kitchen equipment budget increased.		
					4 Stage equipment increased.		
					5 A/V equipment added.		
					6 Casework equipment or unit rates increased.		
					7 Fixed audience seating or unit rates increased.		
					8 Targeted VE savings didn't materialize.		
F	Special / Demo	\$0	\$3,048,113	\$3,004,795	Special / Demo	\$0	\$0
F10	Special Construction	\$0	\$0	\$0	1 Neutral	\$0	\$0
F20	Selective Building Demo	\$0	\$0	\$3,004,795		\$0	\$0
F20	Existing Building Demolition	\$0	\$1,546,863	\$0		\$0	\$0
F20	Asbestos Removal	\$0	\$1,501,250	\$0		\$0	\$0
G	Sitework	\$5,816,316	\$9,532,935	\$9,899,604	Sitework	\$0	\$0
G10	Site Preparation	\$1,984,940	\$2,461,780	\$2,124,881	1 Increased amount of hardscaping sf and material type	\$0	\$0
G20	Site Improvements	\$1,838,084	\$4,069,501	\$4,342,612	2 Irrigation scope increased.	\$0	\$0
G30	Site Mechanical Utilities	\$1,330,734	\$2,428,566	\$2,764,460	3 Schematic site prep cost in the schematic may have been understated? At the schematic estimate the delta between KVA and DG J was \$1m (total), with \$500k being in sitework alone.	\$0	\$0
G40	Site Electrical Utilities	\$662,559	\$573,088	\$667,651	4 Site utility scope increased. However, the project team and the District did mitigate many costs by performing early infrastructure work under separate contracts.	\$0	\$0

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Other (Salvage & Re-Used Elements)	\$3,210,300	\$0	\$0	Increased parking count due to compliance with zoning requirements	\$0	\$0
Subtotal	\$59,464,900	\$81,532,280	\$78,250,382		\$0	\$0
GR/GC + Insurance	\$5,410,428	\$9,597,108	\$7,694,963	\$5.1m delta between TCC and DG Jones	\$0	\$0
Bond	\$595,818	\$0	\$582,750		\$0	\$0
Design/Escalation	\$2,081,272	\$2,364,000	\$0		\$0	\$0
Estimating contingency	\$4,728,670	\$0	\$2,163,202		\$0	\$0
CM Contingency	\$1,445,622	\$2,061,000	\$1,773,826		\$0	\$0
CM fee	\$1,264,919	\$1,312,500	\$1,312,500		\$0	\$0
Total Construction Cost	\$74,991,629	\$96,866,888	\$91,777,623			\$0
	75	97	92		TBD	TBD

\$94,322,256	Reconciled estimate based on splitting the difference
<u>\$75,000,000</u>	Construction budget (rounded)
\$19,322,256	VE
<u>\$1,932,226</u>	10% VE factor
\$21,254,481	VE to obtain post March DD-1 drawing set
-\$14,211,176	VE accepted as of 6-7-12 (based on TCC values)
-\$4,034,000	VE accepted post June 14th meeting with the MSBA.
<u>\$77,364</u>	Increase plug value for detached gym
\$3,086,669	Potential VE target value. Actual value TBD based on outcome of June DD-2 drawing set.