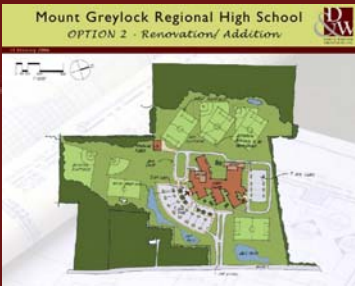


Mount Greylock Regional High School



Feasibility Study
Development of Conceptual
Cost Estimates

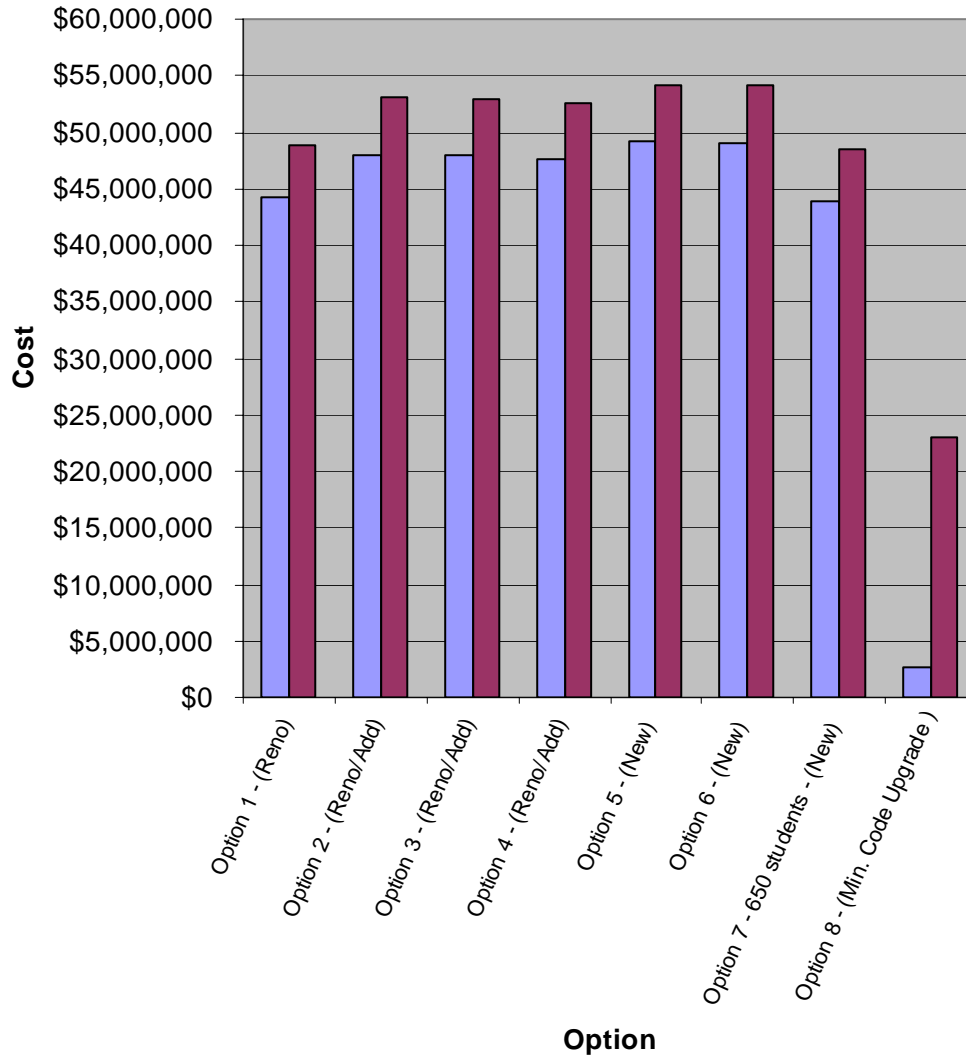
April 5, 2006

Dore & Whittier Architects, Inc.



Graphic Summary of Cost Estimates

Graphic Cost Summary Comparison



High Range Cost Estimate

Low Range Cost Estimate

Preliminary Cost Estimates

Option 1 - Renovation

Construction:
36 Months

Project Cost Range (PC): \$44.2-\$44.8M

“Special” Prep Costs

Phasing: \$1,409,000 (9 portables @ 3 yrs)

Demo: \$224,000

Abatement: \$732,000

Contingency: \$2,800,000

“Soft” Costs

Basic A/E + All Consultants: \$ 3,968,000 (8.5% of PC)

Owner Incidentals (Inc. PM): \$1,415,000 (3.0% of PC)

Furnishings/Equipment: \$2,975,000 (6.39% of PC)

“Hard” Costs

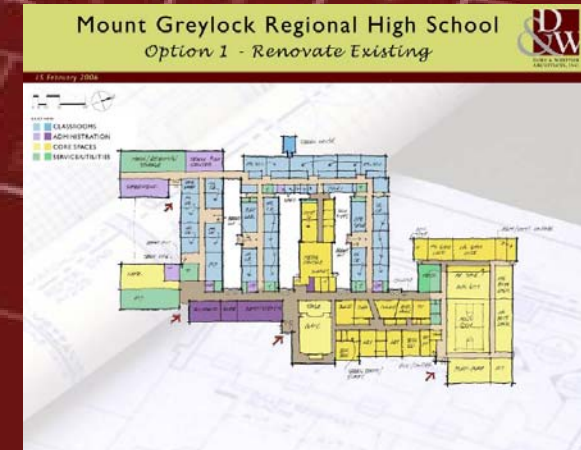
Renovation Cost: \$25,375,000 (\$175/sf)

Saving slab, roof, partial walls – adding insulation

New Construction Cost: \$6,300,000 (\$210/sf)

Site Costs: \$976,000 (excavation, stormwater, pkg., etc.)

Playfield Costs: \$350,000 (maintenance upgrades, 1 new field)



Preliminary Phasing Plan Option 1 - Renovation

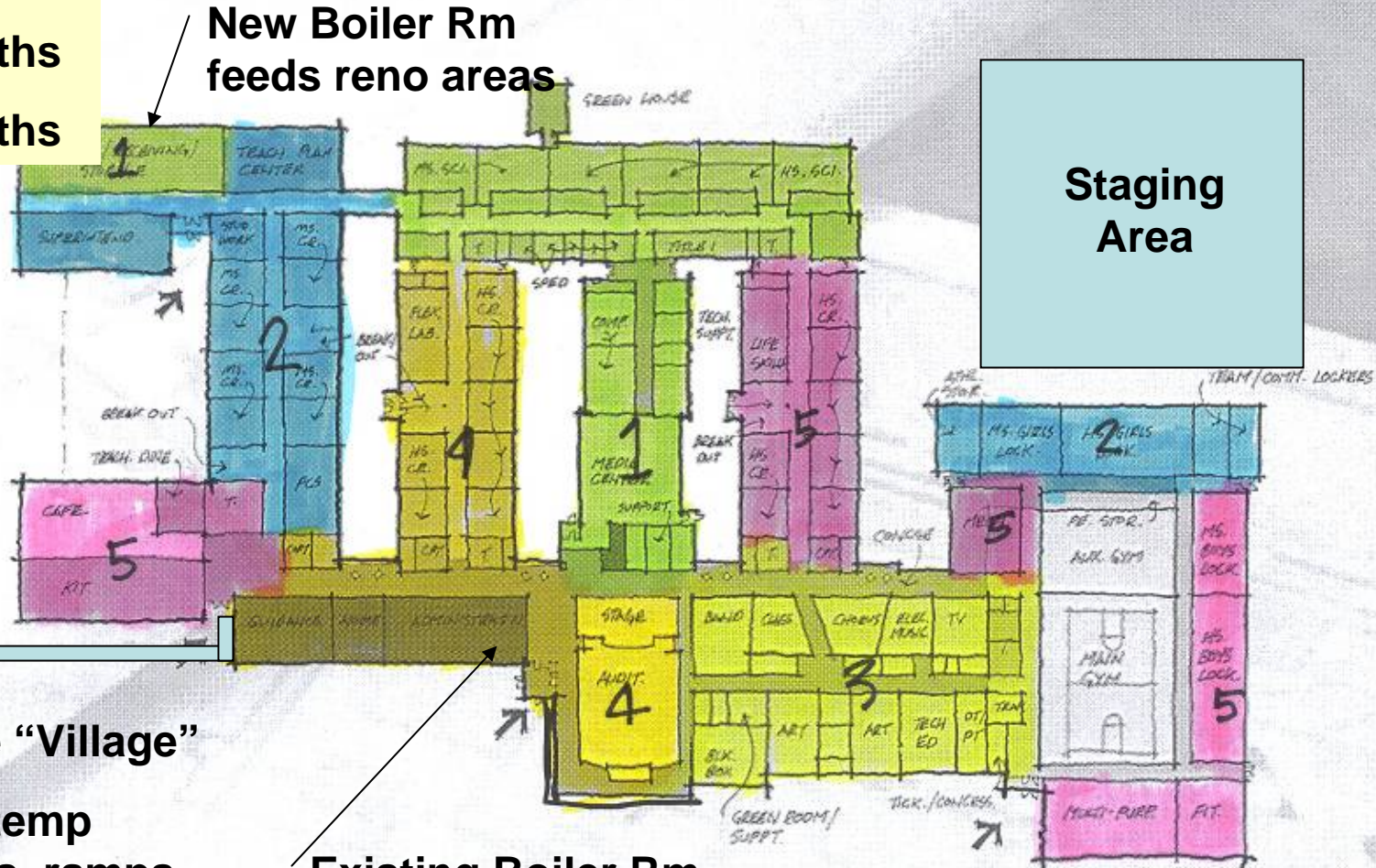
Phase 1: 7 Months

Phase 2: 6 Months

Phase 3: 7 Months

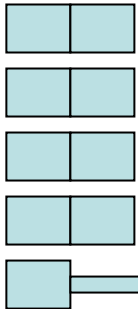
Phase 4: 7 Months

Phase 5: 9 Months



**New Boiler Rm
feeds reno areas**

**Staging
Area**



Portable "Village"

**9 CR's, temp
corridors, ramps,
utilities, fence, etc.**

**Existing Boiler Rm
feeds existing areas**

Portable “Village” Pioneer Valley Regional School - 2002



Abatement Tenting in occupied bldg.



Mahar Regional School – 2003

Save walls, roof, slab – full systems replacement



Preliminary Cost Estimates

Option 2 – Renovation/Addition

Construction:
30 Months

Project Cost Range (PC): \$48.04-\$53.09M

“Special” Prep Costs

Phasing: \$304,000 (4 portables @1 yr)

Demo: \$1,064,000

Abatement: \$732,000

Contingency: \$3,090,000

“Soft” Costs

Basic A/E + All Consultants: \$ 4,333,000 (8.6% of PC)

Owner Incidentals (Inc. PM): \$1,545,000 (3.06% of PC)

Furnishings/Equipment: \$2,975,000 (5.88% of PC)

“Hard” Costs

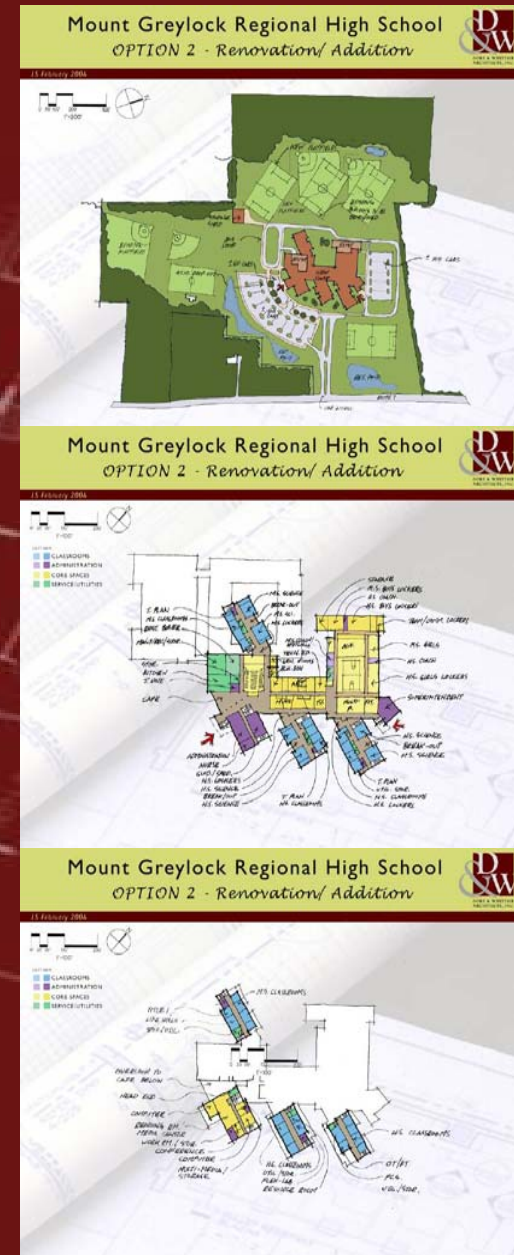
Renovation Cost: \$8,749,720 (\$175/sf)

Saving slab, roof, partial walls – adding insulation

New Construction Cost: \$26,250,336 (\$210/sf)

Site Costs: \$1,050,000 (excavation, stormwater, pkg., etc.)

Playfield Costs: \$475,000 (maintenance upgrades, 3 new fields)



Preliminary Cost Estimates

Option 3 – Renovation/Addition

Construction:
28 Months

Project Cost Range (PC): \$47.8-\$52.9M

“Special” Prep Costs

Phasing: \$0

Demo: \$1,064,000

Abatement: \$732,000

Contingency: \$3,079,285

“Soft” Costs

Basic A/E + All Consultants: \$ 4,318,697 (8.6% of PC)

Owner Incidentals (Inc. PM): \$1,539,642 (3.05% of PC)

Furnishings/Equipment: \$2,975,000 (5.90% of PC)

“Hard” Costs

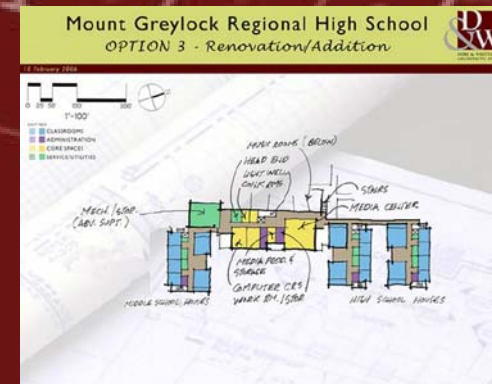
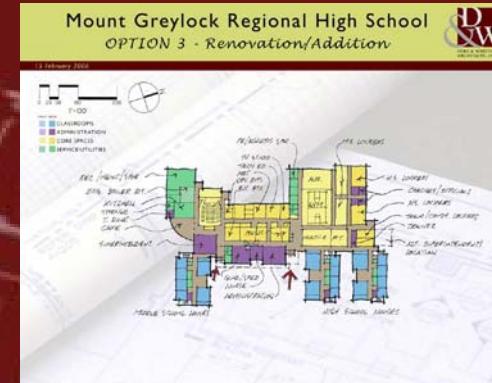
Renovation Cost: \$8,749,720 (\$175/sf)

Saving slab, roof, partial walls – adding insulation

New Construction Cost: \$26,250,336 (\$210/sf)

Site Costs: \$1,050,000 (excavation, stormwater, pkg., etc.)

Playfield Costs: \$645,000 (maintenance upgrades, 5 new fields)



Preliminary Cost Estimates

Option 4 – Renovation/Addition

Construction:
28 Months

Project Cost Range (PC): \$47.5-\$52.5M

“Special” Prep Costs

Phasing: \$0

Demo: \$1,064,000

Abatement: \$732,000

Contingency: \$3,055,685

“Soft” Costs

Basic A/E + All Consultants: \$ 4,285,598 (8.56% of PC)

Owner Incidentals (Inc. PM): \$1,527,842 (3.05% of PC)

Furnishings/Equipment: \$2,975,000 (5.95% of PC)

“Hard” Costs

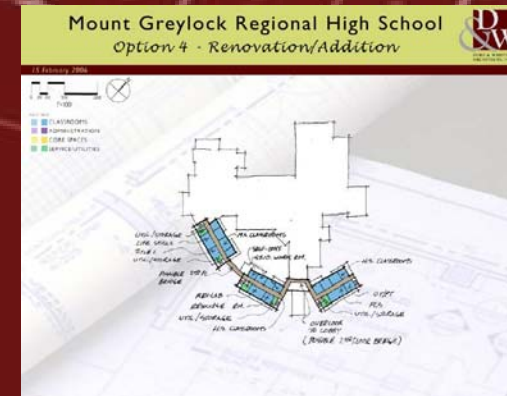
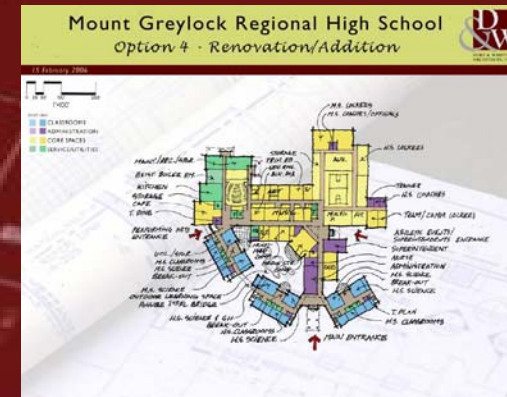
Renovation Cost: \$8,749,720 (\$175/sf)

Saving slab, roof, partial walls – adding insulation

New Construction Cost: \$26,250,336 (\$210/sf)

Site Costs: \$1,050,000 (excavation, stormwater, pkg., etc.)

Playfield Costs: \$350,000 (maintenance upgrades, 2 new fields)



Preliminary Cost Estimates

Option 5 – New Construction

Construction:
24 Months

Project Cost Range (PC): \$49.1-\$54.1M

“Special” Prep Costs

Phasing: \$0

Demo: \$1,464,000

Abatement: \$732,000

Contingency: \$2,028,350

“Soft” Costs

Basic A/E + All Consultants: \$ 4,551,617 (8.8% of PC)

Owner Incidentals (Inc. PM): \$1,622,680 (3.05% of PC)

Furnishings/Equipment: \$2,975,000 (5.75% of PC)

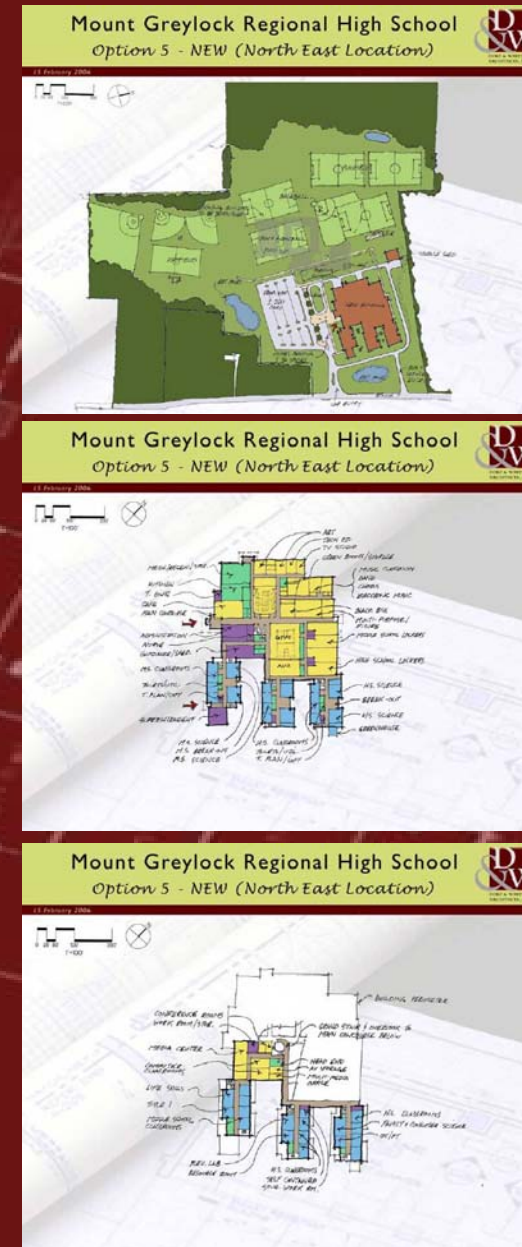
“Hard” Costs

Renovation Cost: \$0 (\$175/sf)

New Construction Cost: \$36,750,000 (\$210/sf)

Site Costs: \$976,000 (excavation, stormwater, pkg., etc.)

Playfield Costs: \$645,000 (maintenance upgrades, 5 new fields)



Preliminary Cost Estimates
Code and Maintenance Option

Construction:
TBD

Project Cost Range (PC): \$2.58-\$24.6M

“Pick and Choose Menu”

Some items will ‘trigger’ other items

“Special” Prep Costs

Phasing: Not included in price

Demo: Allowance carried in each item

Abatement: \$1,098,000 (multiple mobilizations)

Contingency: \$2,494,041 (many unknowns)

“Soft” Costs

Soft Cost Allowance: dependent on scope selection

Owner Incidentals (Inc. PM): dependent on scope selection

Furnishings/Equipment: \$0 (keep all existing)

“Hard” Costs

Renovation Cost: varies by line item

New Construction Cost: \$0

Site Maintenance: \$250,000 (allowance)

Preliminary Cost Estimates

Summary

Option	SF New	SF Reno	Total SF	# of students	Schedule	Estimated Cost Range	
Option 1 - (Reno)	30,000	145,000	175,000	750	36 mo.	\$44,225,848	\$48,881,201
Option 2 - (Reno/Add)	125,002	49,998	175,000	750	30 mo.	\$48,040,564	\$53,097,466
Option 3 - (Reno/Add)	125,002	49,998	175,000	750	28 mo.	\$47,883,510	\$52,923,880
Option 4 - (Reno/Add)	125,002	49,998	175,000	750	28 mo.	\$47,538,186	\$52,542,206
Option 5 - (New)	175,000	0	175,000	750	24 mo.	\$49,157,415	\$54,117,287
Option 6 - (New)	175,000	0	175,000	750	24 mo.	\$48,963,260	\$54,117,287
Option 7 - 650 students - (New)	154,500	0	154,500	650	23 mo.	\$43,909,643	\$48,531,710
Option 8 - (Min. Code Upgrade, ADA and Deferred Maintenance)		183,000	183,000	750	TBD	\$2,717,550	\$22,989,879