

PROJECT SCOPE & BUDGET

COST ESTIMATE RECONCILIATION

6A.2.3 - 01

Scope & Budget Narrative

Per MSBA requirements, the following files are included in this submittal:

- Reconciled Designer (RLB) and CM (Gilbane) Construction Cost Estimates
- Gilbane reconciled estimate comparison summary
- MSBA cost estimate comparison form
- Updated Project Budget (see #2 below for detail)

Cost Estimating:

Construction Cost Estimation & Reconciliation Process:

RLB (Designer's estimator of record) and Gilbane (Construction Manager at Risk) performed construction cost estimates based on DD estimating set drawings/specifications issued on 6/24/2022. Unreconciled construction cost estimates were received on 7/22/2022. The estimates were reconciled in a series of meetings over the following weeks.

Throughout the reconciliation process, Gilbane managed an estimate comparison spreadsheet in real-time to compare the differences in the estimates. This file is attached.

The following bullets summarize the major discussion points:

- General alignment of costs per category
- General quantity/unit price verifications
- General assumptions/missed scope
- Gilbane received preliminary quotes for sitework and steel that revised assumptions and compared major scope to recent project buyouts
- Estimators adjusted escalation and design contingency

Reconciled Estimates:

The reconciliation process finished on 8/5/2022 with both estimators well-above the District's PFA construction budget of \$243,591,092. There was a delta of less than 0.1% between the two reconciled estimates, with RLB totaling \$277,970,850 and Gilbane totaling \$278,095,765. Gilbane's estimate comparison summary spreadsheet is attached to this submission.

Value Management:

Upon reconciling the estimates, DRA worked from 8/5/2022 through 8/18/2022, with assistance from the project team, to fulfill their contractual obligation of designing to the Owner's established budget. After multiple meetings to deliberate VM concepts, assign values, and prioritize, DRA provided the Owner an acceptable path to budget on 8/18/2022. The total efforts resulted in a construction cost estimate reduction of \$33,766,980, with RLB's final construction cost estimate resulting at \$244,203,870.

Most items involved simple design clarifications to the estimators or design simplifications (clarification of insulation requirements, re-routing utilities, eliminate overhangs, etc.); however, the team is moving forward with alternates as well. The following alternates will be considered moving forward:


- Concessions/Toilet Building
- Locker building
- Roof protection board
- Irrigated natural baseball field
- Irrigated natural soccer field
- Football field change to natural grass
- Exterior entry wall simplification
- Outdoor benches
- Interior flooring (tile ILO terrazzo)

The MSBA-required cost estimate comparison spreadsheet is also provided, reflective of all Value Management. PMA has also completed the VE summary spreadsheet sent by Nina Pappacostas on 8/11/2022 and included it within this submission.

Updated Total Project Budget:

An updated total project budget spreadsheet is attached to this submittal. Please note that the project remains within budget; however, this updated total project budget spreadsheet reflects the following minor modifications from the Project Funding Agreement:

1. The Construction budget has been increased by \$1,000,000 (from Construction Contingency) as a result of District's preliminary agreements with Wakefield Municipal Gas & Light Department to shift building design to mostly all-electric heating/cooling/plumbing services. The District would like to schedule a discussion with the MSBA at your convenience to discuss this innovative initiative.
2. The Construction budget has been increased by an additional \$400,000 (from Owner's Contingency) as a result of DRA and their furniture, equipment, and technology consultants expressing confidence in our FF&E/Technology budgets and requesting this shift accordingly.

			ORIGINAL ESTIMATE TOTALS													
	NEMTS		GBCo DD Estimate - 08.04.22		RLB DD Est. 08.04.22		GBCo v RLB									
	Design Development Estimate		A		B			A - C		Comments						
	8/4/2022						Variance									
			\$	692.76	\$ / SF	\$	692.39	\$ / SF	\$							
	Trade Costs - Unifomat			401,430			401,465									
A10	Foundations		\$	4,437,726	\$	11.05	\$	4,424,527	\$	11.02	\$	13,199	0%	\$	0.03	
A20	Sub-grade Enclosures		\$	3,084,789	\$	7.68	\$	2,987,629	\$	7.44	\$	97,160	3%	\$	0.24	
A40	Slabs on Grade		\$	2,792,760	\$	6.96	\$	2,821,002	\$	7.03	\$	(28,242)	-1%	\$	(0.07)	
B10	Superstructure		\$	26,578,694	\$	66.21	\$	24,835,853	\$	61.86	\$	1,742,841	7%	\$	4.35	
B20	Exterior Vertical Enclosures		\$	23,334,461	\$	58.13	\$	23,064,878	\$	57.45	\$	269,583	1%	\$	0.68	
B30	Exterior Horizontal Enclosures		\$	8,036,531	\$	20.02	\$	8,006,037	\$	19.94	\$	30,494	0%	\$	0.08	
C10	Interior Construction		\$	19,011,661	\$	47.36	\$	19,766,073	\$	49.23	\$	(754,412)	-4%	\$	(1.88)	
C20	Stairways		\$	1,611,740	\$	4.01	\$	1,719,700	\$	4.28	\$	(107,960)	-6%	\$	(0.27)	
C30	Interior Finishes		\$	15,685,830	\$	39.07	\$	15,637,225	\$	38.95	\$	48,605	0%	\$	0.12	
D10	Conveying Systems		\$	940,000	\$	2.34	\$	910,000	\$	2.27	\$	30,000	3%	\$	0.07	
D20	Plumbing		\$	8,203,914	\$	20.44	\$	8,174,729	\$	20.36	\$	29,185	0%	\$	0.07	
D30	HVAC		\$	29,356,402	\$	73.13	\$	29,871,520	\$	74.41	\$	(515,118)	-2%	\$	(1.28)	
D40	Fire Protection		\$	2,858,634	\$	7.12	\$	2,998,525	\$	7.47	\$	(139,891)	-5%	\$	(0.35)	
D50	Electrical		\$	18,680,877	\$	46.54	\$	18,504,694	\$	46.09	\$	176,183	1%	\$	0.44	
D60	Communications		\$	2,626,625	\$	6.54	\$	2,821,150	\$	7.03	\$	(194,525)	-7%	\$	(0.48)	
E10	Equipment		\$	5,546,210	\$	13.82	\$	5,415,816	\$	13.49	\$	130,394	2%	\$	0.33	
E20	Furnishings		\$	827,730	\$	2.06	\$	786,820	\$	1.96	\$	40,910	5%	\$	0.10	
F10	Special Construction		\$	150,300	\$	0.37	\$	153,150	\$	0.38	\$	(2,850)	-2%	\$	(0.01)	
F20	Demolition / Abatement		\$	3,593,683	\$	8.95	\$	3,708,622	\$	9.24	\$	(114,939)	-3%	\$	(0.29)	
G10	Site Preparation (includes some GRs)		\$	16,216,775	\$	40.40	\$	16,189,409	\$	40.33	\$	27,366	0%	\$	0.07	
G20	Site Improvements (incl press booth)		\$	12,289,647	\$	30.61	\$	13,285,736	\$	33.09	\$	(996,089)	-7%	\$	(2.48)	
G30	Civil Mechanical Utilities		\$	8,256,974	\$	20.57	\$	8,596,342	\$	21.41	\$	(339,369)	-4%	\$	(0.84)	
G40	Site Electrical (Incl Signal Work)		\$	4,483,698	\$	11.17	\$	3,759,850	\$	9.37	\$	723,848	19%	\$	1.80	
	Total Trade Costs		\$	218,605,659	\$	544.57	\$	218,439,287	\$	544.11	\$	166,372	0.08%	\$	0.46	
	Design & Estimate Contingency		\$	10,930,283	\$	27.23	\$	10,921,964	\$	27.21	\$	8,319	0%	\$	0.02	
	Escalation / Market Conditions		\$	13,772,156	\$	34.31	\$	13,761,677	\$	34.28	\$	10,479	0%	\$	0.03	
	Subcontractor Bonds		\$	3,163,005	\$	7.88	\$	3,039,036			\$	123,969	4%	\$	7.88	
	Insurance - General Liability		\$	2,410,793	\$	6.01	\$	2,410,793	\$	6.00	\$	-	0%	\$	0.00	
	Savings for using CCIP		\$	(600,000)	\$	(1.49)	\$	(600,000)	\$	(1.49)	\$	-	0%	\$	(0.00)	
	Insurance - Builders Risk		\$	365,272	\$	0.91	\$	365,272	\$	0.91	\$	-	0%	\$	0.00	
	CM Performance Bond		\$	1,850,710	\$	4.61	\$	1,850,710	\$	4.61	\$	-	0%	\$	0.00	
	General Conditions-Staff		\$	9,687,591	\$	24.13	\$	9,687,506	\$	24.13	\$	85	0%	\$	0.00	
	Field Office Support		\$	1,010,430	\$	2.52	\$	1,010,430	\$	2.52	\$	-	0%	\$	0.00	
	General Requirements		\$	5,034,190	\$	12.54	\$	5,033,629	\$	12.54	\$	561	0%	\$	0.00	
	Cost of Work / Site Services		\$	1,000,000	\$	2.49	\$	1,000,000			\$	-	0%	\$	2.49	
	CM Construction Contingency		\$	6,082,702	\$	15.15	\$	6,269,720	\$	15.62	\$	(187,018)	-3%	\$	(0.46)	
	Fee		\$	4,782,973	\$	11.91	\$	4,780,826	\$	11.91	\$	2,147	0%	\$	0.01	
	Subtotal		\$	59,490,106	\$	148.20	\$	59,531,563	\$	148.29	\$	(41,457)	-0.07%	\$	(0.09)	
	Total Construction Costs		\$	278,095,765	\$	692.76	\$	277,970,850	\$	692.39	\$	124,915	0.04%	\$	0.37	