

**EXHIBIT A**  
**PROJECT BUDGET**  
**NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL**  
**DISTRICT**  
**NORTHEAST METROPOLITAN REGIONAL VOCATION HIGH**  
**SCHOOL**

**PROJECT FUNDING AGREEMENT**

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 <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
<b>Feasibility Study Agreement</b>				
OPM Feasibility Study	\$360,000	\$0	\$360,000	
A&E Feasibility Study	\$1,075,000	\$0	\$1,075,000	
Environmental & Site	\$305,305	\$0	\$305,305	
Other	\$0	\$0	\$0	
<b>Feasibility Study Agreement Subtotal</b>	<b>\$1,740,305</b>	<b>\$0</b>	<b>\$1,740,305</b>	<b>\$1,337,250</b>
<b>Administration</b>				
Legal Fees	\$50,000	\$50,000	\$0	\$0
<b>Owner's Project Manager</b>				
Design Development	\$250,000	\$0	\$250,000	
Construction Contract Documents	\$850,055	\$335,390	\$514,665	
Bidding	\$0	\$0	\$0	
Construction Contract Administration	\$6,412,950	\$1,421,590	\$4,991,360	
Closeout	\$650,000	\$0	\$650,000	
Extra Services	\$1,014,944	\$0	\$1,014,944	
Reimbursable & Other Services	\$1,500,000	\$0	\$1,500,000	
Cost Estimates	\$100,000	\$0	\$100,000	
Advertising	\$25,000	\$0	\$25,000	
Permitting	\$600,000	\$0	\$600,000	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$150,000	\$0	\$150,000	
<b>Administration Subtotal</b>	<b>\$11,602,949</b>	<b>\$1,806,980</b>	<b>\$9,795,969</b>	<b>\$7,527,223</b>
<b>Architecture and Engineering</b>				
<b>Basic Services</b>				
Design Development	\$3,360,000	\$0	\$3,360,000	
Construction Contract Documents	\$11,200,000	\$881,466	\$10,318,534	
Bidding	\$1,120,000	\$0	\$1,120,000	
Construction Contract Administration	\$5,264,000	\$2,187,034	\$3,076,966	
Closeout	\$381,000	\$0	\$381,000	
Other Basic Services	\$0	\$0	\$0	
<b>Basic Services Subtotal</b>	<b>\$21,325,000</b>	<b>\$3,068,500</b>	<b>\$18,256,500</b>	
<b>Reimbursable Services</b>				
Construction Testing	\$1,000,000	\$0	\$1,000,000	
Printing (over minimum)	\$50,000	\$0	\$50,000	
Other Reimbursable Costs	\$1,544,695	\$0	\$1,544,695	
Hazardous Materials	\$1,250,000	\$0	\$1,250,000	
Geotechnical & Geo-Environmental	\$1,750,000	\$0	\$1,750,000	
Site Survey	\$100,000	\$0	\$100,000	
Wetlands	\$500,000	\$0	\$500,000	
Traffic Studies	\$200,000	\$0	\$200,000	
<b>Architectural/Engineering Subtotal</b>	<b>\$27,719,695</b>	<b>\$3,068,500</b>	<b>\$24,651,195</b>	<b>\$18,941,978</b>
<b>CM at Risk Preconstruction Services</b>				
Pre-Construction Services	\$450,000	\$0	\$450,000	\$345,780
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Construction Costs</b>				
<b>SUBSTRUCTURE</b>				
Foundations	\$6,322,883			
Basement Construction	\$779,661			
SHELL				
Super Structure	\$22,922,963			
Exterior Closure	\$0			
Exterior Walls	\$17,286,796			
Exterior Windows	\$79,800			
Exterior Doors	\$877,900			
Roofing	\$5,882,540			
<b>INTERIORS</b>				
Interior Construction	\$15,530,982			
Staircases	\$132,295			
Interior Finishes	\$12,048,735			
<b>SERVICES</b>				
Conveying Systems	\$495,000			
Plumbing	\$6,718,112			
HVAC	\$22,233,115			
Fire Protection	\$2,257,047			
Electrical	\$17,784,727			
<b>EQUIPMENT &amp; FURNISHINGS</b>				
Equipment	\$3,515,600			
Furnishings	\$644,450			
<b>SPECIAL CONSTRUCTION &amp; DEMOLITION</b>				
Special Construction	\$0			
Existing Building Demolition	\$1,702,853	\$0		
In-Building Hazardous Material Abatement	\$1,686,000	\$0		
Asbestos Containing Floor Material Abatement	\$314,000	\$314,000		
Other Hazardous Material Abatement	\$0	\$0		
<b>BUILDING SITEWORK</b>				
Site Preparation	\$12,235,063	\$0		
Site Improvements	\$12,583,194	\$0		

Site Civil / Mechanical Utilities	\$8,046,500	\$0		
Site Electrical Utilities	\$2,090,718	\$0		
Other Site Construction	\$4,219,132	\$4,219,132		
Site Cost over Allowance		\$24,114,467		
<b>Construction Trades Subtotal</b>	<b>\$178,390,066</b>	<b>\$28,647,599</b>		
Contingencies (Design and Pricing)	\$13,379,255	\$2,148,570		
Sub-Contractor Bonds	\$2,624,843	\$421,523		
D/B/B Insurance	\$0	\$0		
General Conditions	\$16,731,565	\$2,686,916		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$4,626,775	\$743,012		
GMP Fee	\$4,189,527	\$672,795		
GMP Contingency	\$5,430,976	\$872,159		
Escalation to Mid-Point of Construction	\$18,218,085	\$2,925,636		
Construction Cost over Funding Cap		\$66,282,895		
<b>Construction Budget</b>	<b>\$243,591,092</b>	<b>\$105,401,104</b>	<b>\$138,189,988</b>	<b>\$106,185,187</b>
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	
<b>Subtotal to be included in Total Project Budget</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Miscellaneous Project Costs				
Utility Company Fees	\$1,000,000	\$0	\$1,000,000	
Testing Services	\$0	\$0	\$0	
Swing Space / Modulares	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$850,000	\$850,000	\$0	
<b>Misc. Project Costs Subtotal</b>	<b>\$1,850,000</b>	<b>\$850,000</b>	<b>\$1,000,000</b>	<b>\$768,400</b>
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$6,661,000	\$4,741,000	\$1,920,000	
Technology	\$4,155,500	\$2,235,500	\$1,920,000	
<b>FF&amp;E Subtotal</b>	<b>\$10,816,500</b>	<b>\$6,976,500</b>	<b>\$3,840,000</b>	<b>\$2,950,656</b>
Soft Costs that exceed 20% of Construction Cost			\$0	
<b>Project Budget</b>	<b>\$297,770,541</b>	<b>\$118,103,084</b>	<b>\$179,667,457</b>	<b>\$138,056,474</b>

<b>Board Authorization</b>	
Design Enrollment	1,600
Total Building Gross Floor Area (GSF)	386,630
Total Project Budget (excluding Contingencies)	\$297,770,541
Scope Items Excluded or Otherwise Ineligible	- \$118,103,084
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	\$179,667,457
Reimbursement Rate <sup>3</sup>	76.84%
Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$138,056,474
Cost Recovery <sup>4</sup>	- \$12,186
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$138,044,288

73.26 Reimbursement Rate Before Incentive Points  
3.58 Total Incentive Points<sup>3</sup>  
76.84% MSBA Reimbursement Rate

**NOTES**

This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Northeast Metropolitan Regional School District for the Northeast Metropolitan Regional Vocational High 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 3.21 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 rates accordingly.

4 - Cost associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of funds to be \$12,186. A total of \$12,186 has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Construction Contingency <sup>2</sup>	\$15,650,000
Ineligible Construction Contingency <sup>2</sup>	\$13,214,089
"Potentially Eligible" Construction Contingency <sup>2</sup>	\$2,435,911
Owner's Contingency <sup>2</sup>	\$4,002,079
Ineligible Owner's Contingency <sup>2</sup>	\$2,784,124
"Potentially Eligible" Owner's Contingency <sup>2</sup>	\$1,217,955
Total Potentially Eligible Contingency <sup>2</sup>	\$3,653,866
Reimbursement Rate <sup>3</sup>	76.84%
Potential Additional Contingency Grant Funds <sup>2</sup>	\$2,807,631
Maximum Total Facilities Grant	\$140,851,919
Total Project Budget	\$317,422,620

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

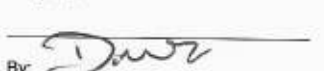
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By:   
Title: Chair of School Building Committee

By:   
Title: Chief Executive Officer

By:   
Title: Superintendent of Schools

By:   
Title: Chair of the School Committee

Date: 10/28/21

Date: 10/28/21

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