

OPTION	Option 1	MSBA Funded	District Funded
Description	Base Repair Project No consideration for Ed Plan	4- 5 Year Phased & Occupied Renovation High School	10 Year Phased & Occupied Renovation High School
Location	758 Marrett Road Lexington	758 Marrett Road Lexington	758 Marrett Road Lexington
New Construction SF		35,717	35,717
Renovation SF	305,808	301,467	301,467
Total Square Footage	305,808	337,184	337,184
Construction Cost adjusted 6% for 2014 - 1 year Escalation	\$ 40,050,403	\$ 69,755,582	\$ 69,755,582
Site Development	\$ -	\$ 8,024,200	\$ 8,024,200
Direct Trade Cost Subtotal	\$ 40,050,403	\$ 77,779,782	\$ 77,779,782
Design/Price Contingency 10%	\$ 4,005,040	\$ 7,777,978	\$ 7,777,978
Building Cost	\$ 44,055,443	\$ 85,557,760	\$ 85,557,760
Demolish Existing Building			
HAZARDOUS Waste Abatement	\$ 869,200	\$ 869,200	\$ 869,200
Trade Cost SubTotal 2014 \$	\$ 44,924,643	\$ 86,426,960	\$ 86,426,960
General Conditions	\$ 8,400,000	\$ 8,400,000	\$ 16,800,000
General Requirements (GRs) 2%	\$ 898,493	\$ 1,728,539	\$ 1,728,539
Insurance 1.10%	\$ 586,571	\$ 1,043,097	\$ 1,135,497
GC Bonds 1.10%	\$ 593,023	\$ 1,054,571	\$ 1,147,987
Permit by Owner 1% w/Fees			
Fee 3%	\$ 1,635,127	\$ 2,907,739	\$ 3,165,313
Estimated Construction Cost	\$ 57,037,858	\$ 101,560,906	\$ 110,404,297
Escalation start of const. 10% + 6% per annum to Mid-Point of Construction	\$ 14,259,464	\$ 23,359,008	\$ 44,161,719
Construction Cost Escalated	\$ 71,297,322	\$ 124,919,914	\$ 154,566,015
Construction Schedule Phasing Approach	48 - 60 Months Phased & Occupied Swing Space Req.	42 - 48 Months Phased & Occupied Swing Space Req.	10 Year Program Phased & Occupied Swing Space Req.
Temp Space Cost 2014 esc to Mid-Point	\$ 5,750,000	\$ 5,600,000	\$ 13,600,000
Fees (OPM/Design/Permits) 15%	\$ 10,694,598	\$ 18,737,987	\$ 38,641,504
Other Soft Costs FF&E	\$ 2,040,000	\$ 4,000,000	\$ 4,800,000
Construction Contingency 5%	\$ 3,564,866	\$ 6,245,996	\$ 7,728,301
Owner's Project Contingency 5%	\$ 3,564,866	\$ 6,245,996	\$ 7,728,301
Total Project Cost	\$ 93,346,786	\$ 159,503,897	\$ 219,335,820
Total project Cost per SF	\$ 305	\$ 473	\$ 650

NOTES: 1. Assumes Construction Start June 2017/Mid-Point of Construction varies and is calculated at 6% per Annum

2. Cost Estimates are highly conceptual and considered "Order of Magnitude" only