

Hamilton-Wenham Elementary School Project School Building Committee Meeting 12/18/2023

12/20/2023 Revision 1 : PDP Comparative Cost Estimate Exhibit

Cutler Site Options - Comparative PDP Estimates

		Base Repair/Code Upgrade	Renovation	Addition/ Renovations				New Construction			
Enrollment		C1.0	N/A	C2.1	C2.2	C2.3	C2.4	C3.1	C3.2	C3.3	C3.4
	\$/SF	\$745.54		\$888.14	\$873.30	\$831.11	\$828.27	\$855.88	\$840.88	\$798.90	\$795.94
285 Students	Construction Cost	\$34,145,732	X	\$74,555,273				\$71,846,646			
	Total Project Cost	\$44,826,486		\$98,526,718				\$92,125,634			
430 Students	Construction Cost		X		\$82,353,841				\$79,296,283		
	Total Project Cost				\$109,092,339				\$101,908,972		
645 Students	Construction Cost		X			\$107,161,879				\$103,009,377	
	Total Project Cost					\$142,096,285				\$132,527,828	
740 Students	Construction Cost		X				\$112,471,083				\$108,081,033
	Total Project Cost						\$149,263,361				\$139,180,374

Winthrop Site Options - Comparative PDP Estimates

		Base Repair/Code Upgrade	Renovation	Addition/ Renovations			New Construction		
Enrollment		N/A	N/A	W2.2	W2.3	W2.4	W3.2	W3.3	W3.4
	\$/SF			\$889.09	\$840.96	\$838.33	\$903.85	\$851.75	\$848.58
285 Students	Construction Cost	X	X						
	Total Project Cost								
430 Students	Construction Cost	X	X	\$83,843,174			\$85,234,638		
	Total Project Cost			\$111,046,344			\$109,462,560		
645 Students	Construction Cost	X	X		\$108,432,225			\$109,823,691	
	Total Project Cost				\$143,762,979			\$141,195,635	
740 Students	Construction Cost	X	X			\$113,837,998			\$115,229,464
	Total Project Cost					\$151,056,753			\$148,273,178



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PDP Options Cost Estimate

**Hamilton-Wenham
Elementary School**
Town of Hamilton, MA

Prepared for:

JCJArchitecture

December 12, 2023



PDP Options Cost Estimate

INTRODUCTION

NOTE: The costs for the various PDP Options indicated above are intended to be an analysis of the relative costs between options and NOT a prediction of the actual final cost of any individual option. Major variables such as geotechnical, site grading, structural system and final MEP systems have yet to be designed and costs will vary significantly from the benchmark cost estimating included as part of this PDP cost analysis. The costs outlined in this report should not be represented as the FINAL construction budget.

This PDP Design Submission cost estimate was produced from narratives and outline drawings received November 28th, 2023 prepared by JCJArchitecture and their design team.

This estimate includes all direct construction costs, construction managers overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under 149a of the Massachusetts General Laws to pre-qualified construction managers, and pre-qualified sub-contractors, open specifications for materials and manufacturers.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Geothermal
- PV Panels (PV ready included in Base)
- All professional fees and insurance
- Building Permit costs
- Removal of contaminated soils
- Rock excavation
- Land acquisition, feasibility, and financing costs
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)



PDP Options Cost Estimate

CUTLER SITE

MAIN CONSTRUCTION COST SUMMARY

	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION C1.0 - Base Repair/Code Update (285 Students)	45,800	\$745.54	\$34,145,732
OPTION C2.1 - Add/Reno (285 Students)	83,945	\$888.14	\$74,555,273
OPTION C2.2 - Add/Reno (430 Students)	94,302	\$873.30	\$82,353,841
OPTION C2.3 - Add/Reno (645 Students)	128,939	\$831.11	\$107,161,879
OPTION C2.4 - Add/Reno (740 Students)	135,791	\$828.27	\$112,471,083
OPTION C3.1 - New Construction (285 Students)	83,945	\$855.88	\$71,846,646
OPTION C3.2 - New Construction (430 Students)	94,302	\$840.88	\$79,296,283
OPTION C3.3 - New Construction (645 Students)	128,939	\$798.90	\$103,009,377
OPTION C3.4 - New Construction (740 Students)	135,791	\$795.94	\$108,081,033

WINTHROP SITE

OPTION W2.2 - Add/Reno (430 Students)	94,302	\$889.09	\$83,843,174
OPTION W2.3 - Add/Reno (645 Students)	128,939	\$840.96	\$108,432,225
OPTION W2.4 - Add/Reno (740 Students)	135,791	\$838.33	\$113,837,998
OPTION W3.2 - New Construction (430 Students)	94,302	\$903.85	\$85,234,638
OPTION W3.3 - New Construction (645 Students)	128,939	\$851.75	\$109,823,691
OPTION W3.4 - New Construction (740 Students)	135,791	\$848.58	\$115,229,464



Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION C1.0 - Base Repair/Code Update (285 Students)				
CODE UPGRADES TO EXISTING SCHOOL		45,800	\$380.00	\$17,404,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITework - Allowance (includes new septic)				\$1,100,000
SUB-TOTAL	May-26	45,800	\$437.12	\$20,020,290
ESCALATION TO START DATE	8.90%			\$1,781,806
DESIGN AND PRICING CONTINGENCY	15.0%			\$3,003,044
SUB-TOTAL		45,800	\$541.60	\$24,805,140
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$992,206
PHASING	5.00%			\$1,240,257
BONDS	0.75%			\$186,039
INSURANCES	2.00%			\$496,103
PERMIT				Excl
SUB-TOTAL				\$32,519,745
CM FEE	3.0%			\$975,592
GMP CONTINGENCY	2.0%			\$650,395
TOTAL OF ALL CONSTRUCTION		45,800	\$745.54	\$34,145,732

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C2.1 - Add/Reno (285 Students)				
RENOVATE EXISTING SCHOOL		19,800	\$440.00	\$8,712,000
NEW ADDITIONS		64,145	\$460.00	\$29,506,700
PARTIAL DEMOLITION		26,000	\$12.00	\$312,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework -Allowance				\$7,500,000
SUB-TOTAL	Jun-25	83,945	\$572.36	\$48,046,990
ESCALATION TO START DATE	8.90%			\$4,276,182
DESIGN AND PRICING CONTINGENCY	15.0%			\$7,207,049
SUB-TOTAL		83,945	\$709.16	\$59,530,221
GENERAL CONDITIONS	28	months	\$160,000	\$4,480,000
GENERAL REQUIREMENTS	4.00%			\$2,381,209
PHASING (4 phases)	5.00%			\$2,976,511
BONDS	0.75%			\$446,477
INSURANCES	2.00%			\$1,190,604
PERMIT				Excl
SUB-TOTAL				\$71,005,022
CM FEE	3.0%			\$2,130,151
GMP CONTINGENCY	2.0%			\$1,420,100
TOTAL OF ALL CONSTRUCTION		83,945	\$888.14	\$74,555,273

Anticipated Bid Date:

May 2026

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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C2.2 - Add/Reno (430 Students)				
RENOVATE EXISTING SCHOOL		19,800	\$440.00	\$8,712,000
NEW ADDITIONS		74,502	\$460.00	\$34,270,920
PARTIAL DEMOLITION		26,000	\$12.00	\$312,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework - Allowance				\$8,100,000
SUB-TOTAL	Jun-25	94,302	\$566.38	\$53,411,210
ESCALATION TO START DATE	8.90%			\$4,753,598
DESIGN AND PRICING CONTINGENCY	15.0%			\$8,011,682
SUB-TOTAL		94,302	\$701.75	\$66,176,490
GENERAL CONDITIONS	28	months	\$160,000	\$4,480,000
GENERAL REQUIREMENTS	4.00%			\$2,647,060
PHASING (4 phases)	5.00%			\$3,308,825
BONDS	0.75%			\$496,324
INSURANCES	2.00%			\$1,323,530
PERMIT				Excl
SUB-TOTAL				\$78,432,229
CM FEE	3.0%			\$2,352,967
GMP CONTINGENCY	2.0%			\$1,568,645
TOTAL OF ALL CONSTRUCTION		94,302	\$873.30	\$82,353,841

Anticipated Bid Date:

May 2026

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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C2.3 - Add/Reno (645 Students)				
RENOVATE EXISTING SCHOOL		19,800	\$440.00	\$8,712,000
NEW ADDITIONS		109,139	\$460.00	\$50,203,940
PARTIAL DEMOLITION		26,000	\$12.00	\$312,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework - Allowance				\$9,000,000
SUB-TOTAL	Jun-25	128,939	\$544.79	\$70,244,230
ESCALATION TO START DATE	8.90%			\$6,251,736
DESIGN AND PRICING CONTINGENCY	15.0%			\$10,536,635
SUB-TOTAL		128,939	\$674.99	\$87,032,601
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$3,481,304
PHASING (4 phases)	5.00%			\$4,351,630
BONDS	0.75%			\$652,745
INSURANCES	2.00%			\$1,740,652
PERMIT				Excl
SUB-TOTAL				\$102,058,932
CM FEE	3.0%			\$3,061,768
GMP CONTINGENCY	2.0%			\$2,041,179
TOTAL OF ALL CONSTRUCTION		128,939	\$831.11	\$107,161,879

Anticipated Bid Date:

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Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C2.4 - Add/Reno (740 Students)				
RENOVATE EXISTING SCHOOL		19,800	\$440.00	\$8,712,000
NEW ADDITIONS		115,991	\$460.00	\$53,355,860
PARTIAL DEMOLITION		26,000	\$12.00	\$312,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework - Allowance				\$9,500,000
SUB-TOTAL	Jun-25	135,791	\$544.19	\$73,896,150
ESCALATION TO START DATE	8.90%			\$6,576,757
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,084,423
SUB-TOTAL		135,791	\$674.25	\$91,557,330
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$3,662,293
PHASING (4 phases)	5.00%			\$4,577,867
BONDS	0.75%			\$686,680
INSURANCES	2.00%			\$1,831,147
PERMIT				Excl
SUB-TOTAL				\$107,115,317
CM FEE	3.0%			\$3,213,460
GMP CONTINGENCY	2.0%			\$2,142,306
TOTAL OF ALL CONSTRUCTION		135,791	\$828.27	\$112,471,083

Anticipated Bid Date:

May 2026

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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C3.1 - New Construction (285 Students)				
NEW CONSTRUCTION		83,945	\$460.00	\$38,614,700
DEMOLITION		45,800	\$10.00	\$458,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework -Allowance				\$7,500,000
SUB-TOTAL	Jun-25	83,945	\$578.82	\$48,588,990
ESCALATION TO START DATE	8.90%			\$4,324,420
DESIGN AND PRICING CONTINGENCY	15.0%			\$7,288,349
SUB-TOTAL		83,945	\$717.16	\$60,201,759
GENERAL CONDITIONS	26	months	\$160,000	\$4,160,000
GENERAL REQUIREMENTS	4.00%			\$2,408,070
PHASING (1 phase)				NR
BONDS	0.75%			\$451,513
INSURANCES	2.00%			\$1,204,035
PERMIT				Excl
SUB-TOTAL				\$68,425,377
CM FEE	3.0%			\$2,052,761
GMP CONTINGENCY	2.0%			\$1,368,508
TOTAL OF ALL CONSTRUCTION		83,945	\$855.88	\$71,846,646

Anticipated Bid Date:

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Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C3.2 - New Construction (430 Students)				
NEW CONSTRUCTION		94,302	\$460.00	\$43,378,920
DEMOLITION		45,800	\$10.00	\$458,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework -Allowance				\$8,100,000
SUB-TOTAL	Jun-25	94,302	\$572.13	\$53,953,210
ESCALATION TO START DATE	8.90%			\$4,801,836
DESIGN AND PRICING CONTINGENCY	15.0%			\$8,092,982
SUB-TOTAL		94,302	\$708.87	\$66,848,028
GENERAL CONDITIONS	26	months	\$160,000	\$4,160,000
GENERAL REQUIREMENTS	4.00%			\$2,673,921
PHASING (1 phase)				NR
BONDS	0.75%			\$501,360
INSURANCES	2.00%			\$1,336,961
PERMIT				Excl
SUB-TOTAL				\$75,520,270
CM FEE	3.0%			\$2,265,608
GMP CONTINGENCY	2.0%			\$1,510,405
TOTAL OF ALL CONSTRUCTION		94,302	\$840.88	\$79,296,283

Anticipated Bid Date:

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Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C3.3 - New Construction (645 Students)				
NEW CONSTRUCTION		128,939	\$460.00	\$59,311,940
DEMOLITION		45,800	\$10.00	\$458,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework -Allowance				\$9,000,000
SUB-TOTAL	Jun-25	128,939	\$548.99	\$70,786,230
ESCALATION TO START DATE	8.90%			\$6,299,974
DESIGN AND PRICING CONTINGENCY	15.0%			\$10,617,935
SUB-TOTAL		128,939	\$680.20	\$87,704,139
GENERAL CONDITIONS	28	months	\$160,000	\$4,480,000
GENERAL REQUIREMENTS	4.00%			\$3,508,166
PHASING (1 phase)				NR
BONDS	0.75%			\$657,781
INSURANCES	2.00%			\$1,754,083
PERMIT				Excl
SUB-TOTAL				\$98,104,169
CM FEE	3.0%			\$2,943,125
GMP CONTINGENCY	2.0%			\$1,962,083
TOTAL OF ALL CONSTRUCTION		128,939	\$798.90	<u><u>\$103,009,377</u></u>

Anticipated Bid Date:

May 2026

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Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C3.4 - New Construction (740 Students)				
NEW CONSTRUCTION		135,791	\$460.00	\$62,463,860
DEMOLITION		45,800	\$10.00	\$458,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework -Allowance				\$9,500,000
SUB-TOTAL	Jun-25	135,791	\$548.18	\$74,438,150
ESCALATION TO START DATE	8.90%			\$6,624,995
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,165,723
SUB-TOTAL		135,791	\$679.20	\$92,228,868
GENERAL CONDITIONS	28	months	\$160,000	\$4,480,000
GENERAL REQUIREMENTS	4.00%			\$3,689,155
PHASING (1 phase)				NR
BONDS	0.75%			\$691,717
INSURANCES	2.00%			\$1,844,577
PERMIT				Excl
SUB-TOTAL				\$102,934,317
CM FEE	3.0%			\$3,088,030
GMP CONTINGENCY	2.0%			\$2,058,686
TOTAL OF ALL CONSTRUCTION		135,791	\$795.94	<u><u>\$108,081,033</u></u>

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W2.2 - Add/Reno (430 Students)				
RENOVATE EXISTING SCHOOL		40,780	\$440.00	\$17,943,200
NEW ADDITIONS		53,522	\$460.00	\$24,620,120
PARTIAL DEMOLITION WINTHROP ES		12,220	\$12.00	\$146,640
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$10,500,000
SUB-TOTAL	Jun-25	94,302	\$579.99	\$54,693,960
ESCALATION TO START DATE	8.90%			\$4,867,762
DESIGN AND PRICING CONTINGENCY	15.0%			\$8,204,094
SUB-TOTAL		94,302	\$718.60	\$67,765,816
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$2,710,633
PHASING (3 phases)	4.00%			\$2,710,633
BONDS	0.75%			\$508,244
INSURANCES	2.00%			\$1,355,316
PERMIT				Excl
SUB-TOTAL				\$79,850,642
CM FEE	3.0%			\$2,395,519
GMP CONTINGENCY	2.0%			\$1,597,013
TOTAL OF ALL CONSTRUCTION		94,302	\$889.09	\$83,843,174

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023

² Costs based on SF cost of Cutler ES



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W2.3 - Add/Reno (645 Students)				
RENOVATE EXISTING SCHOOL		40,780	\$440.00	\$17,943,200
NEW ADDITIONS		88,159	\$460.00	\$40,553,140
PARTIAL DEMOLITION WINTHROP ES		12,220	\$12.00	\$146,640
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$11,400,000
SUB-TOTAL	Jun-25	128,939	\$554.74	\$71,526,980
ESCALATION TO START DATE	8.90%			\$6,365,901
DESIGN AND PRICING CONTINGENCY	15.0%			\$10,729,047
SUB-TOTAL		128,939	\$687.32	\$88,621,928
GENERAL CONDITIONS	32	months	\$160,000	\$5,120,000
GENERAL REQUIREMENTS	4.00%			\$3,544,877
PHASING (3 phases)	4.00%			\$3,544,877
BONDS	0.75%			\$664,664
INSURANCES	2.00%			\$1,772,439
PERMIT				Excl
SUB-TOTAL				\$103,268,785
CM FEE	3.0%			\$3,098,064
GMP CONTINGENCY	2.0%			\$2,065,376
TOTAL OF ALL CONSTRUCTION		128,939	\$840.96	\$108,432,225

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023

² Costs based on SF cost of Cutler ES



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W2.4 - Add/Reno (740 Students)				
RENOVATE EXISTING SCHOOL		40,780	\$440.00	\$17,943,200
NEW ADDITIONS		95,011	\$460.00	\$43,705,060
PARTIAL DEMOLITION WINTHROP ES		12,220	\$12.00	\$146,640
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$12,000,000
SUB-TOTAL	Jun-25	135,791	\$554.37	\$75,278,900
ESCALATION TO START DATE	8.90%			\$6,699,822
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,291,835
SUB-TOTAL		135,791	\$686.87	\$93,270,557
GENERAL CONDITIONS	32	months	\$160,000	\$5,120,000
GENERAL REQUIREMENTS	4.00%			\$3,730,822
PHASING (3 phases)	4.00%			\$3,730,822
BONDS	0.75%			\$699,529
INSURANCES	2.00%			\$1,865,411
PERMIT				Excl
SUB-TOTAL				\$108,417,141
CM FEE	3.0%			\$3,252,514
GMP CONTINGENCY	2.0%			\$2,168,343
TOTAL OF ALL CONSTRUCTION		135,791	\$838.33	\$113,837,998

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023

² Costs based on SF cost of Cutler ES



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W3.2 - New Construction (430 Students)				
NEW CONSTRUCTION		94,302	\$460.00	\$43,378,920
DEMOLITION WINTHROP ES		53,000	\$10.00	\$530,000
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITEWORK - Allowance				\$10,500,000
SUB-TOTAL	Jun-25	94,302	\$592.70	\$55,892,920
ESCALATION TO START DATE	8.90%			\$4,974,470
DESIGN AND PRICING CONTINGENCY	15.0%			\$8,383,938
SUB-TOTAL		94,302	\$734.36	\$69,251,328
GENERAL CONDITIONS	28	months	\$160,000	\$4,480,000
GENERAL REQUIREMENTS	4.00%			\$2,770,053
PHASING (3 phase)	4.00%			\$2,770,053
BONDS	0.75%			\$519,385
INSURANCES	2.00%			\$1,385,027
PERMIT				Excl
SUB-TOTAL				\$81,175,846
CM FEE	3.0%			\$2,435,275
GMP CONTINGENCY	2.0%			\$1,623,517
TOTAL OF ALL CONSTRUCTION		94,302	\$903.85	\$85,234,638

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023

² Costs based on SF cost of Cutler ES



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W3.3 - New Construction (645 Students)				
NEW CONSTRUCTION		128,939	\$460.00	\$59,311,940
DEMOLITION WINTHROP ES		53,000	\$10.00	\$530,000
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$11,400,000
SUB-TOTAL	Jun-25	128,939	\$564.03	\$72,725,940
ESCALATION TO START DATE	8.90%			\$6,472,609
DESIGN AND PRICING CONTINGENCY	15.0%			\$10,908,891
SUB-TOTAL		128,939	\$698.84	\$90,107,440
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$3,604,298
PHASING (3 phase)	4.00%			\$3,604,298
BONDS	0.75%			\$675,806
INSURANCES	2.00%			\$1,802,149
PERMIT				Excl
SUB-TOTAL				\$104,593,991
CM FEE	3.0%			\$3,137,820
GMP CONTINGENCY	2.0%			\$2,091,880
TOTAL OF ALL CONSTRUCTION		128,939	\$851.75	\$109,823,691

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023

² Costs based on SF cost of Cutler ES



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W3.4 - New Construction (740 Students)				
NEW CONSTRUCTION		135,791	\$460.00	\$62,463,860
DEMOLITION WINTHROP ES		53,000	\$10.00	\$530,000
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$12,000,000
SUB-TOTAL	Jun-25	135,791	\$563.20	\$76,477,860
ESCALATION TO START DATE	8.90%			\$6,806,530
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,471,679
SUB-TOTAL		135,791	\$697.81	\$94,756,069
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$3,790,243
PHASING (3 phase)	4.00%			\$3,790,243
BONDS	0.75%			\$710,671
INSURANCES	2.00%			\$1,895,121
PERMIT				Excl
SUB-TOTAL				\$109,742,347
CM FEE	3.0%			\$3,292,270
GMP CONTINGENCY	2.0%			\$2,194,847
TOTAL OF ALL CONSTRUCTION		135,791	\$848.58	\$115,229,464

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023

² Costs based on SF cost of Cutler ES

Hamilton-Wenham Elementary School Project School Building Committee Meeting 12/18/2023

12/20/2023 Revision 1 : PDP Comparative Cost Estimate Exhibit

Cutler Site Options - Comparative PDP Estimates

		Base Repair/Code Upgrade	Renovation	Addition/ Renovations				New Construction			
Enrollment		C1.0	N/A	C2.1	C2.2	C2.3	C2.4	C3.1	C3.2	C3.3	C3.4
	\$/SF	\$745.54		\$888.14	\$873.30	\$831.11	\$828.27	\$855.88	\$840.88	\$798.90	\$795.94
285 Students	Construction Cost	\$34,145,732	X	\$74,555,273				\$71,846,646			
	Total Project Cost	\$44,826,486		\$98,526,718				\$92,125,634			
430 Students	Construction Cost		X		\$82,353,841				\$79,296,283		
	Total Project Cost				\$109,092,339				\$101,908,972		
645 Students	Construction Cost		X			\$107,161,879				\$103,009,377	
	Total Project Cost					\$142,096,285				\$132,527,828	
740 Students	Construction Cost		X				\$112,471,083				\$108,081,033
	Total Project Cost						\$149,263,361				\$139,180,374

Winthrop Site Options - Comparative PDP Estimates

		Base Repair/Code Upgrade	Renovation	Addition/ Renovations			New Construction		
Enrollment		N/A	N/A	W2.2	W2.3	W2.4	W3.2	W3.3	W3.4
	\$/SF			\$889.09	\$840.96	\$838.33	\$903.85	\$851.75	\$848.58
285 Students	Construction Cost	X	X						
	Total Project Cost								
430 Students	Construction Cost	X	X	\$83,843,174			\$85,234,638		
	Total Project Cost			\$111,046,344			\$109,462,560		
645 Students	Construction Cost	X	X		\$108,432,225			\$109,823,691	
	Total Project Cost				\$143,762,979			\$141,195,635	
740 Students	Construction Cost	X	X			\$113,837,998			\$115,229,464
	Total Project Cost					\$151,056,753			\$148,273,178



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PDP Options Cost Estimate

Hamilton-Wenham Elementary School Town of Hamilton, MA

Prepared for:

JCJArchitecture

December 12, 2023



PDP Options Cost Estimate

INTRODUCTION

NOTE: The costs for the various PDP Options indicated above are intended to be an analysis of the relative costs between options and NOT a prediction of the actual final cost of any individual option. Major variables such as geotechnical, site grading, structural system and final MEP systems have yet to be designed and costs will vary significantly from the benchmark cost estimating included as part of this PDP cost analysis. The costs outlined in this report should not be represented as the FINAL construction budget.

This PDP Design Submission cost estimate was produced from narratives and outline drawings received November 28th, 2023 prepared by JCJArchitecture and their design team.

This estimate includes all direct construction costs, construction managers overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under 149a of the Massachusetts General Laws to pre-qualified construction managers, and pre-qualified sub-contractors, open specifications for materials and manufacturers.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Geothermal
- PV Panels (PV ready included in Base)
- All professional fees and insurance
- Building Permit costs
- Removal of contaminated soils
- Rock excavation
- Land acquisition, feasibility, and financing costs
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)



PDP Options Cost Estimate

CUTLER SITE

MAIN CONSTRUCTION COST SUMMARY

	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION C1.0 - Base Repair/Code Update (285 Students)	45,800	\$745.54	\$34,145,732
OPTION C2.1 - Add/Reno (285 Students)	83,945	\$888.14	\$74,555,273
OPTION C2.2 - Add/Reno (430 Students)	94,302	\$873.30	\$82,353,841
OPTION C2.3 - Add/Reno (645 Students)	128,939	\$831.11	\$107,161,879
OPTION C2.4 - Add/Reno (740 Students)	135,791	\$828.27	\$112,471,083
OPTION C3.1 - New Construction (285 Students)	83,945	\$855.88	\$71,846,646
OPTION C3.2 - New Construction (430 Students)	94,302	\$840.88	\$79,296,283
OPTION C3.3 - New Construction (645 Students)	128,939	\$798.90	\$103,009,377
OPTION C3.4 - New Construction (740 Students)	135,791	\$795.94	\$108,081,033

WINTHROP SITE

OPTION W2.2 - Add/Reno (430 Students)	94,302	\$889.09	\$83,843,174
OPTION W2.3 - Add/Reno (645 Students)	128,939	\$840.96	\$108,432,225
OPTION W2.4 - Add/Reno (740 Students)	135,791	\$838.33	\$113,837,998
OPTION W3.2 - New Construction (430 Students)	94,302	\$903.85	\$85,234,638
OPTION W3.3 - New Construction (645 Students)	128,939	\$851.75	\$109,823,691
OPTION W3.4 - New Construction (740 Students)	135,791	\$848.58	\$115,229,464



Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION C1.0 - Base Repair/Code Update (285 Students)				
CODE UPGRADES TO EXISTING SCHOOL		45,800	\$380.00	\$17,404,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITework - Allowance (includes new septic)				\$1,100,000
SUB-TOTAL	May-26	45,800	\$437.12	\$20,020,290
ESCALATION TO START DATE	8.90%			\$1,781,806
DESIGN AND PRICING CONTINGENCY	15.0%			\$3,003,044
SUB-TOTAL		45,800	\$541.60	\$24,805,140
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$992,206
PHASING	5.00%			\$1,240,257
BONDS	0.75%			\$186,039
INSURANCES	2.00%			\$496,103
PERMIT				Excl
SUB-TOTAL				\$32,519,745
CM FEE	3.0%			\$975,592
GMP CONTINGENCY	2.0%			\$650,395
TOTAL OF ALL CONSTRUCTION		45,800	\$745.54	\$34,145,732

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C2.1 - Add/Reno (285 Students)				
RENOVATE EXISTING SCHOOL		19,800	\$440.00	\$8,712,000
NEW ADDITIONS		64,145	\$460.00	\$29,506,700
PARTIAL DEMOLITION		26,000	\$12.00	\$312,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework -Allowance				\$7,500,000
SUB-TOTAL	Jun-25	83,945	\$572.36	\$48,046,990
ESCALATION TO START DATE	8.90%			\$4,276,182
DESIGN AND PRICING CONTINGENCY	15.0%			\$7,207,049
SUB-TOTAL		83,945	\$709.16	\$59,530,221
GENERAL CONDITIONS	28	months	\$160,000	\$4,480,000
GENERAL REQUIREMENTS	4.00%			\$2,381,209
PHASING (4 phases)	5.00%			\$2,976,511
BONDS	0.75%			\$446,477
INSURANCES	2.00%			\$1,190,604
PERMIT				Excl
SUB-TOTAL				\$71,005,022
CM FEE	3.0%			\$2,130,151
GMP CONTINGENCY	2.0%			\$1,420,100
TOTAL OF ALL CONSTRUCTION		83,945	\$888.14	\$74,555,273

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C2.2 - Add/Reno (430 Students)				
RENOVATE EXISTING SCHOOL		19,800	\$440.00	\$8,712,000
NEW ADDITIONS		74,502	\$460.00	\$34,270,920
PARTIAL DEMOLITION		26,000	\$12.00	\$312,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework - Allowance				\$8,100,000
SUB-TOTAL	Jun-25	94,302	\$566.38	\$53,411,210
ESCALATION TO START DATE	8.90%			\$4,753,598
DESIGN AND PRICING CONTINGENCY	15.0%			\$8,011,682
SUB-TOTAL		94,302	\$701.75	\$66,176,490
GENERAL CONDITIONS	28	months	\$160,000	\$4,480,000
GENERAL REQUIREMENTS	4.00%			\$2,647,060
PHASING (4 phases)	5.00%			\$3,308,825
BONDS	0.75%			\$496,324
INSURANCES	2.00%			\$1,323,530
PERMIT				Excl
SUB-TOTAL				\$78,432,229
CM FEE	3.0%			\$2,352,967
GMP CONTINGENCY	2.0%			\$1,568,645
TOTAL OF ALL CONSTRUCTION		94,302	\$873.30	\$82,353,841

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C2.3 - Add/Reno (645 Students)				
RENOVATE EXISTING SCHOOL		19,800	\$440.00	\$8,712,000
NEW ADDITIONS		109,139	\$460.00	\$50,203,940
PARTIAL DEMOLITION		26,000	\$12.00	\$312,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework - Allowance				\$9,000,000
SUB-TOTAL	Jun-25	128,939	\$544.79	\$70,244,230
ESCALATION TO START DATE	8.90%			\$6,251,736
DESIGN AND PRICING CONTINGENCY	15.0%			\$10,536,635
SUB-TOTAL		128,939	\$674.99	\$87,032,601
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$3,481,304
PHASING (4 phases)	5.00%			\$4,351,630
BONDS	0.75%			\$652,745
INSURANCES	2.00%			\$1,740,652
PERMIT				Excl
SUB-TOTAL				\$102,058,932
CM FEE	3.0%			\$3,061,768
GMP CONTINGENCY	2.0%			\$2,041,179
TOTAL OF ALL CONSTRUCTION		128,939	\$831.11	\$107,161,879

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C2.4 - Add/Reno (740 Students)				
RENOVATE EXISTING SCHOOL		19,800	\$440.00	\$8,712,000
NEW ADDITIONS		115,991	\$460.00	\$53,355,860
PARTIAL DEMOLITION		26,000	\$12.00	\$312,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework - Allowance				\$9,500,000
SUB-TOTAL	Jun-25	135,791	\$544.19	\$73,896,150
ESCALATION TO START DATE	8.90%			\$6,576,757
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,084,423
SUB-TOTAL		135,791	\$674.25	\$91,557,330
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$3,662,293
PHASING (4 phases)	5.00%			\$4,577,867
BONDS	0.75%			\$686,680
INSURANCES	2.00%			\$1,831,147
PERMIT				Excl
SUB-TOTAL				\$107,115,317
CM FEE	3.0%			\$3,213,460
GMP CONTINGENCY	2.0%			\$2,142,306
TOTAL OF ALL CONSTRUCTION		135,791	\$828.27	\$112,471,083

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C3.1 - New Construction (285 Students)				
NEW CONSTRUCTION		83,945	\$460.00	\$38,614,700
DEMOLITION		45,800	\$10.00	\$458,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework -Allowance				\$7,500,000
SUB-TOTAL	Jun-25	83,945	\$578.82	\$48,588,990
ESCALATION TO START DATE	8.90%			\$4,324,420
DESIGN AND PRICING CONTINGENCY	15.0%			\$7,288,349
SUB-TOTAL		83,945	\$717.16	\$60,201,759
GENERAL CONDITIONS	26	months	\$160,000	\$4,160,000
GENERAL REQUIREMENTS	4.00%			\$2,408,070
PHASING (1 phase)				NR
BONDS	0.75%			\$451,513
INSURANCES	2.00%			\$1,204,035
PERMIT				Excl
SUB-TOTAL				\$68,425,377
CM FEE	3.0%			\$2,052,761
GMP CONTINGENCY	2.0%			\$1,368,508
TOTAL OF ALL CONSTRUCTION		83,945	\$855.88	\$71,846,646

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C3.2 - New Construction (430 Students)				
NEW CONSTRUCTION		94,302	\$460.00	\$43,378,920
DEMOLITION		45,800	\$10.00	\$458,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework -Allowance				\$8,100,000
SUB-TOTAL	Jun-25	94,302	\$572.13	\$53,953,210
ESCALATION TO START DATE	8.90%			\$4,801,836
DESIGN AND PRICING CONTINGENCY	15.0%			\$8,092,982
SUB-TOTAL		94,302	\$708.87	\$66,848,028
GENERAL CONDITIONS	26	months	\$160,000	\$4,160,000
GENERAL REQUIREMENTS	4.00%			\$2,673,921
PHASING (1 phase)				NR
BONDS	0.75%			\$501,360
INSURANCES	2.00%			\$1,336,961
PERMIT				Excl
SUB-TOTAL				\$75,520,270
CM FEE	3.0%			\$2,265,608
GMP CONTINGENCY	2.0%			\$1,510,405
TOTAL OF ALL CONSTRUCTION		94,302	\$840.88	\$79,296,283

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C3.3 - New Construction (645 Students)				
NEW CONSTRUCTION		128,939	\$460.00	\$59,311,940
DEMOLITION		45,800	\$10.00	\$458,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework -Allowance				\$9,000,000
SUB-TOTAL	Jun-25	128,939	\$548.99	\$70,786,230
ESCALATION TO START DATE	8.90%			\$6,299,974
DESIGN AND PRICING CONTINGENCY	15.0%			\$10,617,935
SUB-TOTAL		128,939	\$680.20	\$87,704,139
GENERAL CONDITIONS	28	months	\$160,000	\$4,480,000
GENERAL REQUIREMENTS	4.00%			\$3,508,166
PHASING (1 phase)				NR
BONDS	0.75%			\$657,781
INSURANCES	2.00%			\$1,754,083
PERMIT				Excl
SUB-TOTAL				\$98,104,169
CM FEE	3.0%			\$2,943,125
GMP CONTINGENCY	2.0%			\$1,962,083
TOTAL OF ALL CONSTRUCTION		128,939	\$798.90	<u><u>\$103,009,377</u></u>

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
CUTLER SITE				
OPTION C3.4 - New Construction (740 Students)				
NEW CONSTRUCTION		135,791	\$460.00	\$62,463,860
DEMOLITION		45,800	\$10.00	\$458,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,266,290
REMOVE UST's + SEPTIC FIELD				\$250,000
SITE PREMIUM FOR ROCK/OVER EXCAVATION				\$500,000
SITework -Allowance				\$9,500,000
SUB-TOTAL	Jun-25	135,791	\$548.18	\$74,438,150
ESCALATION TO START DATE	8.90%			\$6,624,995
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,165,723
SUB-TOTAL		135,791	\$679.20	\$92,228,868
GENERAL CONDITIONS	28	months	\$160,000	\$4,480,000
GENERAL REQUIREMENTS	4.00%			\$3,689,155
PHASING (1 phase)				NR
BONDS	0.75%			\$691,717
INSURANCES	2.00%			\$1,844,577
PERMIT				Excl
SUB-TOTAL				\$102,934,317
CM FEE	3.0%			\$3,088,030
GMP CONTINGENCY	2.0%			\$2,058,686
TOTAL OF ALL CONSTRUCTION		135,791	\$795.94	<u>\$108,081,033</u>

Anticipated Bid Date:

May 2026

¹ Costs from CDW report dated November, 2023



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W2.2 - Add/Reno (430 Students)				
RENOVATE EXISTING SCHOOL		40,780	\$440.00	\$17,943,200
NEW ADDITIONS		53,522	\$460.00	\$24,620,120
PARTIAL DEMOLITION WINTHROP ES		12,220	\$12.00	\$146,640
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$10,500,000
SUB-TOTAL	Jun-25	94,302	\$579.99	\$54,693,960
ESCALATION TO START DATE	8.90%			\$4,867,762
DESIGN AND PRICING CONTINGENCY	15.0%			\$8,204,094
SUB-TOTAL		94,302	\$718.60	\$67,765,816
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$2,710,633
PHASING (3 phases)	4.00%			\$2,710,633
BONDS	0.75%			\$508,244
INSURANCES	2.00%			\$1,355,316
PERMIT				Excl
SUB-TOTAL				\$79,850,642
CM FEE	3.0%			\$2,395,519
GMP CONTINGENCY	2.0%			\$1,597,013
TOTAL OF ALL CONSTRUCTION		94,302	\$889.09	\$83,843,174

Anticipated Bid Date:

May 2026

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² Costs based on SF cost of Cutler ES



PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W2.3 - Add/Reno (645 Students)				
RENOVATE EXISTING SCHOOL		40,780	\$440.00	\$17,943,200
NEW ADDITIONS		88,159	\$460.00	\$40,553,140
PARTIAL DEMOLITION WINTHROP ES		12,220	\$12.00	\$146,640
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$11,400,000
SUB-TOTAL	Jun-25	128,939	\$554.74	\$71,526,980
ESCALATION TO START DATE	8.90%			\$6,365,901
DESIGN AND PRICING CONTINGENCY	15.0%			\$10,729,047
SUB-TOTAL		128,939	\$687.32	\$88,621,928
GENERAL CONDITIONS	32	months	\$160,000	\$5,120,000
GENERAL REQUIREMENTS	4.00%			\$3,544,877
PHASING (3 phases)	4.00%			\$3,544,877
BONDS	0.75%			\$664,664
INSURANCES	2.00%			\$1,772,439
PERMIT				Excl
SUB-TOTAL				\$103,268,785
CM FEE	3.0%			\$3,098,064
GMP CONTINGENCY	2.0%			\$2,065,376
TOTAL OF ALL CONSTRUCTION		128,939	\$840.96	\$108,432,225

Anticipated Bid Date:

May 2026

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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W2.4 - Add/Reno (740 Students)				
RENOVATE EXISTING SCHOOL		40,780	\$440.00	\$17,943,200
NEW ADDITIONS		95,011	\$460.00	\$43,705,060
PARTIAL DEMOLITION WINTHROP ES		12,220	\$12.00	\$146,640
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$12,000,000
SUB-TOTAL	Jun-25	135,791	\$554.37	\$75,278,900
ESCALATION TO START DATE	8.90%			\$6,699,822
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,291,835
SUB-TOTAL		135,791	\$686.87	\$93,270,557
GENERAL CONDITIONS	32	months	\$160,000	\$5,120,000
GENERAL REQUIREMENTS	4.00%			\$3,730,822
PHASING (3 phases)	4.00%			\$3,730,822
BONDS	0.75%			\$699,529
INSURANCES	2.00%			\$1,865,411
PERMIT				Excl
SUB-TOTAL				\$108,417,141
CM FEE	3.0%			\$3,252,514
GMP CONTINGENCY	2.0%			\$2,168,343
TOTAL OF ALL CONSTRUCTION		135,791	\$838.33	\$113,837,998

Anticipated Bid Date:

May 2026

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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W3.2 - New Construction (430 Students)				
NEW CONSTRUCTION		94,302	\$460.00	\$43,378,920
DEMOLITION WINTHROP ES		53,000	\$10.00	\$530,000
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$10,500,000
SUB-TOTAL	Jun-25	94,302	\$592.70	\$55,892,920
ESCALATION TO START DATE	8.90%			\$4,974,470
DESIGN AND PRICING CONTINGENCY	15.0%			\$8,383,938
SUB-TOTAL		94,302	\$734.36	\$69,251,328
GENERAL CONDITIONS	28	months	\$160,000	\$4,480,000
GENERAL REQUIREMENTS	4.00%			\$2,770,053
PHASING (3 phase)	4.00%			\$2,770,053
BONDS	0.75%			\$519,385
INSURANCES	2.00%			\$1,385,027
PERMIT				Excl
SUB-TOTAL				\$81,175,846
CM FEE	3.0%			\$2,435,275
GMP CONTINGENCY	2.0%			\$1,623,517
TOTAL OF ALL CONSTRUCTION		94,302	\$903.85	\$85,234,638

Anticipated Bid Date:

May 2026

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Hamilton-Wenham Elementary School
Town of Hamilton, MA

12-Dec-23

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W3.3 - New Construction (645 Students)				
NEW CONSTRUCTION		128,939	\$460.00	\$59,311,940
DEMOLITION WINTHROP ES		53,000	\$10.00	\$530,000
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$11,400,000
SUB-TOTAL	Jun-25	128,939	\$564.03	\$72,725,940
ESCALATION TO START DATE	8.90%			\$6,472,609
DESIGN AND PRICING CONTINGENCY	15.0%			\$10,908,891
SUB-TOTAL		128,939	\$698.84	\$90,107,440
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$3,604,298
PHASING (3 phase)	4.00%			\$3,604,298
BONDS	0.75%			\$675,806
INSURANCES	2.00%			\$1,802,149
PERMIT				Excl
SUB-TOTAL				\$104,593,991
CM FEE	3.0%			\$3,137,820
GMP CONTINGENCY	2.0%			\$2,091,880
TOTAL OF ALL CONSTRUCTION		128,939	\$851.75	\$109,823,691

Anticipated Bid Date:

May 2026

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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
WINTHROP SITE				
OPTION W3.4 - New Construction (740 Students)				
NEW CONSTRUCTION		135,791	\$460.00	\$62,463,860
DEMOLITION WINTHROP ES		53,000	\$10.00	\$530,000
WINTHROP ES - REMOVE HAZARDOUS MATERIALS ²				\$1,484,000
CUTLER ES - REMOVE HAZARDOUS MATERIALS ¹				Assumed Not Required
CUTLER ES - DEMOLITION		45,800	\$10.00	Assumed Not Required
REMOVE UST's + SEPTIC FIELD				Assumed Not Required
SITework - Allowance				\$12,000,000
SUB-TOTAL	Jun-25	135,791	\$563.20	\$76,477,860
ESCALATION TO START DATE	8.90%			\$6,806,530
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,471,679
SUB-TOTAL		135,791	\$697.81	\$94,756,069
GENERAL CONDITIONS	30	months	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	4.00%			\$3,790,243
PHASING (3 phase)	4.00%			\$3,790,243
BONDS	0.75%			\$710,671
INSURANCES	2.00%			\$1,895,121
PERMIT				Excl
SUB-TOTAL				\$109,742,347
CM FEE	3.0%			\$3,292,270
GMP CONTINGENCY	2.0%			\$2,194,847
TOTAL OF ALL CONSTRUCTION		135,791	\$848.58	\$115,229,464

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