



Monomoy Middle School Siding and Windows Replacement Project

Building Committee Meeting #5

Meeting date 3-12-25, 5:30pm

Location: 425 Crowell Rd, Chatham, MA 02633

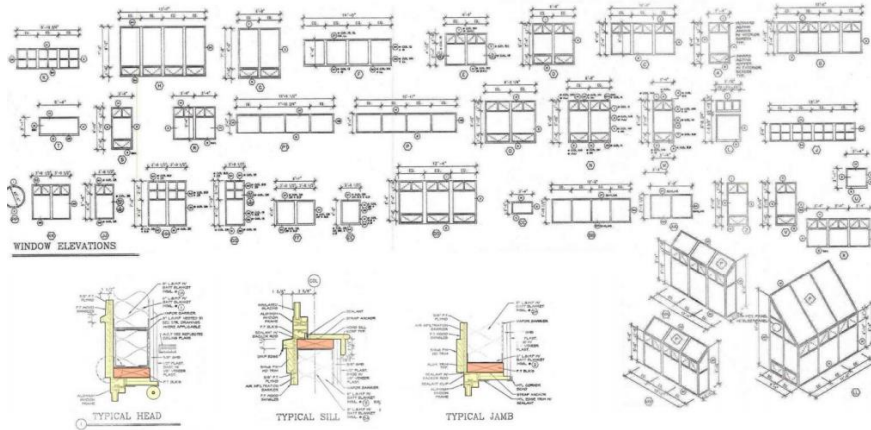
Invitees: Ed McManus (Co-chair), Peter Troy (Co-chair), Scott Carpenter (MRSD Superintendent), Michael MacMillan (MRSD), Lisa Norcross, Mark Kelleher, Richie Roy, Craig Gabri, Emily Milan, Bob Stello, Tom Reid, John Marsh, Eric Whiteley, Matt Barnes, Meredith Henderson, Jackie Long, Abby Dudley, Rick Travers, Robin Millen, Paul Donlan, Steve Watchorn (RDA Architects), Molly Parris (RDA Architects), Brian Frigon (ECC OPM), David Choi (ECC OPM)



Monomoy Middle School Siding and Windows Replacement Project

Building Committee Meeting #5 – Agenda

1. Public Comments and Approval of Past Minutes (2-26-25)
 2. Construction Cost Estimate
 3. Narrative of Increase
 4. Total Project Budget
 5. Project Timeline
 6. New Business – Old Business
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Eastern White Cedar Reputable Manufacturer	Everlast Polymer Siding by Chelsea S.P.	CedarImpressions by CertainTeed	Hardie Shingle by James Hardie	Hardie Artisan Shiplap by James Hardie	Nichiha Architectural Wall Panels by Nichiha

RECAP FROM LAST MEETING (2-26-25)



Construction Cost Estimate

Monomoy Regional Middle School
Siding Replacement
Chatham, MA

3/6/2025

Feasibility

MAIN CONSTRUCTION COST SUMMARY

	Construction Start		Estimated Cost
TRADE COSTS			
Siding Replacement	Jul-25		\$5,825,912
HazMat removals at existing building			See Detail
<hr/>			
SUBTOTAL TRADE COSTS	Jul-25		\$5,825,912
Design and Estimating Contingency		15.0%	\$873,887
Escalation to Construction Start	Jul-25	3.4%	\$198,081
<hr/>			
SUBTOTAL			\$6,897,880
Subcontractor Bonds			In rates
General Conditions	12.0%		\$827,746
General Requirements	6.0%		\$413,873
Winter Conditions			excl
Insurances - GLI/Builders Risk	1.50%		\$103,468
Bond	1.00%		\$68,979
Building Permit	1.00%		\$68,979
Overhead & Profit	8.0%		\$670,474
Phasing Premium	10.0%		\$689,788
Coordination w/ Separate Roof Project Summer 2026	5.0%		\$344,894
<hr/>			
TOTAL ESTIMATED CONSTRUCTION COST			\$ 10,086,081

Alternates (Markedup) :

ALT3A	CertainTeed Cedar Impressions.	DEDUCT	\$ (701,913)
ALT3B	Hardie shingle	DEDUCT	\$ (1,052,869)
ALT3C	Hardie artisan shiplap	DEDUCT	\$ (912,487)



Construction Cost Estimate

Monomoy Regional Middle School
Siding Replacement
Chatham, MA
Feasibility

3/6/2025

CONSTRUCTION COST SUMMARY IN CSI FORMAT

DIVISION	Building Detail	
	Subtotal	Total
DIV. 2 EXISTING CONDITIONS		\$10,000
024100 Demolition		
028000 Facility Remediation	\$10,000	
DIV. 3 CONCRETE		\$15,000
033000 Concrete	\$15,000	
DIV. 6 WOODS & PLASTICS		\$692,373
061000 Rough Carpentry	\$511,553	
062000 Finish Carpentry	\$180,820	
DIV. 7 THERMAL & MOISTURE PROTECTION		\$2,992,480
072000 Thermal Protection		
074000 Roofing & Siding Panels	\$2,847,941	
078400 Penetration Firestopping		
079200 Joint Sealants	\$144,539	
DIV. 8 DOORS & WINDOWS		\$1,922,000
FSB 080001 Metal Windows	\$1,922,000	
DIV. 9 FINISHES		\$105,075
FSB 090007 Painting	\$105,075	
DIV. 12 FURNISHINGS		\$60,984
122000 Window Treatment	\$60,984	
DIV. 23 HVAC		\$12,000
230001 HVAC	\$12,000	
DIV. 26 ELECTRICAL		\$16,000
260001 Electrical	\$16,000	
SUBTOTAL DIRECT (TRADE) COST	Building	\$5,825,912

Construction Cost Estimate



Monomoy Regional Middle School
Siding Replacement
Chatham, MA

3/6/2025

Feasibility

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Monomoy Regional Middle School
Siding Replacement
Chatham, MA

3/6/2025

Feasibility

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DIV. 7 THERMAL & MOISTURE PROTECTION		\$2,992,480
072000 Thermal Protection		
074000 Roofing & Siding Panels	\$2,847,941	
078400 Penetration Firestopping		
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DIV. 23 HVAC		\$12,000
230001 HVAC	\$12,000	
DIV. 26 ELECTRICAL		\$16,000
260001 Electrical	\$16,000	
SUBTOTAL DIRECT (TRADE) COST	Building	\$5,825,912

Narrative of Increase

- Original Amount: \$2,500,000
- Findings from Initial Feasibility Study: \$6,300,000
- Findings from Enhanced Feasibility Study: \$11,507,030



Contributing Factors for Increase:

Windows Replacement (Approx. 50%
of Construction Cost)

Sheathing Replacement (Wall
Assembly)

Phased Construction (Windows Lead
Time)

MSBA ARP (Roof) Coordination

Architect's fee

Administrative fees



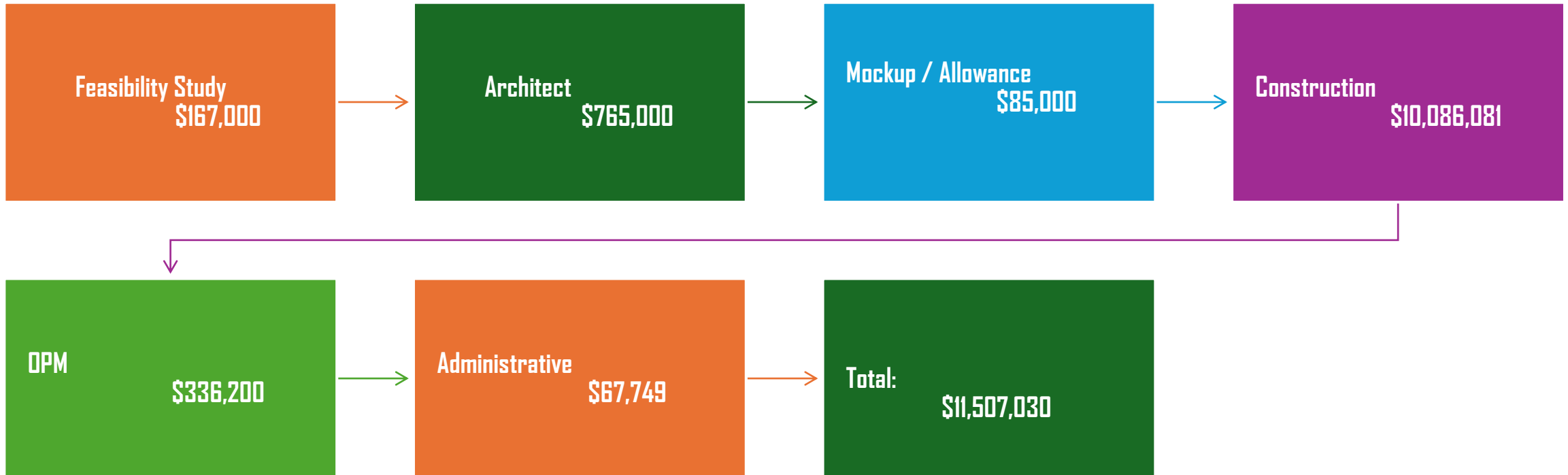
Narrative of Increase

Construction Costs	
SUBSTRUCTURE	
Foundations	\$15,000
SHELL	
Super Structure	\$692,373
Exterior Closure	\$2,992,480
Exterior Walls (painting)	\$105,075
Exterior Windows	\$1,922,000
INTERIORS	
Interior Finishes (window treatment)	\$60,984
SERVICES	
HVAC	\$12,000
Electrical	\$16,000
EQUIPMENT & FURNISHINGS	
SPECIAL CONSTRUCTION & DEMOLITION	
Existing Building Demolition	\$10,000
BUILDING SITE WORK	
Construction Trades Subtotal	\$5,825,912
General Conditions + General Requirements	\$1,241,619
Contingencies (Design and Pricing)	\$873,887
Escalation to Mid-Point of Construction	\$198,081
GC Insurance	\$103,468
GC Bonds	\$68,979
Permit Fee	\$68,979
Overhead & Profit	\$670,474
Phasing Premium	\$689,788
ARP Coordination	\$344,894
Construction Cost over Funding Cap	
Construction Budget	\$10,086,081
Alternates	
Alternates Included in the Total Project Budget	\$10,086,081
Subtotal to be Included in Total Project Budget	\$10,086,081

PM&C Feasibility Level Estimate	
SUBSTRUCTURE	
Foundations	\$15,000
SHELL	
Super Structure	\$378,348
Exterior Closure	\$2,464,157
Exterior Walls	\$0
Exterior Windows	\$0
INTERIORS	
Interior Finishes	\$0
SERVICES	
HVAC	\$12,000
Electrical	\$16,000
EQUIPMENT & FURNISHINGS	
SPECIAL CONSTRUCTION & DEMOLITION	
Existing Building Demolition	\$10,000
BUILDING SITE WORK	
Construction Trades Subtotal	\$2,895,505
General Conditions + General Requirements	\$617,090
Contingencies (Design and Pricing)	\$434,326
Escalation to Mid-Point of Construction	\$98,447
GC Insurance	\$51,424
GC Bonds	\$34,283
Permit Fee	\$34,284
Overhead & Profit	\$333,229
Phasing Premium	\$342,828
Construction Cost over Funding Cap	
Construction Budget	\$4,841,416
Alternates	
Alternates Included in the Total Project Budget	\$4,841,416
Subtotal to be Included in Total Project Budget	\$4,468,331



Total Project Budget



Total Project Budget

Total Project Budget: All costs associated with the project	Estimated Budget
Feasibility Study Agreement	
OPM (Enhanced) Feasibility Study	\$7,000
A&E (Basic) Feasibility Study	\$100,000
A&E (Enhanced) Feasibility Study	\$25,000
Other (Contractor and Vertex)	\$35,000
Feasibility Study Agreement Subtotal	\$167,000
Administration	
Legal Fees	\$0
Owner's Project Manager	
Design Development	\$12,100
Construction Contract Documents	\$12,100
Bidding	\$1,000
Construction Contract Administration	\$306,000
Closeout	\$3,000
Reimbursable & Other Services	\$2,000
Advertising (by MRSD, see below)	\$0
Administration Subtotal	\$336,200
Architecture and Engineering	
Basic Services	
Design Development	\$258,750
Construction Contract Documents	\$86,250
Bidding	\$25,000
Construction Contract Administration	\$355,000
Closeout	\$40,000
Other Basic Services	\$0
Basic Services Subtotal	\$765,000
Reimbursable Services	
Architectural / Engineering Subtotal	\$765,000
CM at Risk Pre-Construction Services	
Pre-Construction Services	\$0
RDA's Additional Services	
Mockups	\$25,000
Additional Site Vists by RDA	\$40,000
Hazardous Materials (Vertex, Allowance)	\$20,000
Additional AE Fee Subtotal	\$85,000

Construction Costs	
SUBSTRUCTURE	
Foundations	\$15,000
SHELL	
Super Structure	\$692,373
Exterior Closure	\$2,992,480
Exterior Walls (painting)	\$105,075
Exterior Windows	\$1,922,000
INTERIORS	
Interior Finishes (window treatment)	\$60,984
SERVICES	
HVAC	\$12,000
Electrical	\$16,000
EQUIPMENT & FURNISHINGS	
SPECIAL CONSTRUCTION & DEMOLITION	
Existing Building Demolition	\$10,000
BUILDING SITE WORK	
Construction Trades Subtotal	\$5,825,912
General Conditions + General Requirements	\$1,241,619
Contingencies (Design and Pricing)	\$873,887
Escalation to Mid-Point of Construction	\$198,081
GC Insurance	\$103,468
GC Bonds	\$68,979
Permit Fee	\$68,979
Overhead & Profit	\$670,474
Phasing Premium	\$689,788
ARP Coordination	\$344,894
Construction Cost over Funding Cap	
Construction Budget	\$10,086,081
Alternates	
Alternates Included in the Total Project Budget	\$10,086,081
Subtotal to be Included in Total Project Budget	\$10,086,081
Miscellaneous Project Costs	
Testing Services	\$10,000
Other Project Costs (Advertising, Mailing & Moving)	\$500
Miscellaneous Project Costs Subtotal	\$10,500
Furnishings and Equipment	
FF&E Subtotal	\$0
Owner's Contingency	\$57,249
Project Budget	\$11,507,030





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PROJECT MILESTONE SCHEDULE - MONOMOY MIDDLE SCHOOL SIDING

draft - for planning purposes

3/12/2025

