

Arlington High School
MSBA Project Benchmarks - **DRAFT**

		MSBA Project Benchmarks				
		Arlington HS	Waltham HS (Vocational Included)**	Belmont HS (Upper Middle Included)	Saugus HS-MS (Upper Middle Included)	Somerville HS (Vocational Included)
Base Info	Phase	Module 4, Schematic Design	Module 4, Schematic Design	Module 5, Funding the Project	Module 6, Detailed Design	Module 7, Construction
	Project Type	New Construction (Phased/Occupied)	New Construction (Unoccupied)	Addition/Renovation (Occupied)	New Construction (Unoccupied)	Addition/Renovation (Occupied)
	Date Approved by District	Targeting: Spring, 2019	TBD	Fall, 2018	Summer, 2017	Fall, 2016
	Design Enrollment	1,755	1,830	2,215	1,360	1,590
PSR Stage Raw Data	Total Construction Cost	\$238,072,994	Unknown	\$237,594,715	\$127,885,357	\$199,191,461
	Total Project Cost	\$308,278,341	\$381,292,924	\$295,824,264	\$160,860,953	\$255,997,997
	Total Gross Sq. Ft.	415,400	429,638 (64,870 vocational)	445,100	271,320	373,373 (64,950 vocational)
	Total Gross Sq. Ft. of Non-Educational Program Space	53,575	Unknown	12,532	0	2,400
	Construction Cost Per Sq. Ft.	\$573	Unknown	\$534	\$471	\$533
	Project Cost Per Pupil	\$175,657	\$208,357	\$133,555	\$118,280	\$161,005
PSR Adjusted For Escalation*	Total Project Cost Escalated to AHS Schedule	\$308,278,341	\$381,292,924***	\$339,581,507	\$188,852,407	\$291,282,294
	Construction Cost Per Sq. Ft.	\$573	Unknown	\$585	\$533	\$597
	Project Cost Per Pupil	\$175,657	\$208,356	\$153,310	\$138,862	\$183,196
MSBA Citation	http://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/About_Us/Board_Meetings/2018_Board/8_29_18/Arlington%20HS%20PS%20Memo_Final.pdf	http://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/About_Us/Board_Meetings/2018_Board/8_29_18/Waltham%20FSA%20Extension%20of%20Time%20Memo_Final.pdf	http://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/About_Us/Board_Meetings/2018_Board/6_27_18/Belmont%20PS%20Memo_Final.pdf	http://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/About_Us/Board_Meetings/2017_Board/2_15_17/Saugus%20PSR%20BoD%20Memo_Final.pdf	http://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/About_Us/Board_Meetings/2016_Board/7_20_16/Somerville_PS_Memo_Final.pdf	

*The Total Project Costs have been escalated to the AHS midpoint of construction. We are using the industry standard of 4% annual escalation.

**Waltham Process Notes: Waltham began the feasibility study process in 2016 and produced estimates for two sites that ranged from \$283 million to \$300 million. Neither of these town-owned sites were feasible, and in June 2018 the town council voted to use eminent domain to buy property for a new school. The shown Waltham Total Project Cost have been approved by the Waltham SBC in preparation for the 12/14/18 PSR Submission (Citation from 12/3/18 Meeting Minutes: <https://drive.google.com/file/d/18i8GaBMYgmIAD0wOvz00HRYLoZQEORq-/view>)

***Waltham's budget has not been escalated as the construction midpoint is projected to be 4 months ahead of AHS.

Arlington High School
MSBA Project Benchmarks (cont.) - DRAFT

Comparison of MSBA Space Summary / Total Project Budget Forms

Proposed Space Summary (Based on PSR Submission)	Arlington HS	Belmont HS-MS	Saugus HS-MS	Somerville HS
	area totals (GFA)	area totals (GFA)	area totals (GFA)	area totals (GFA)
Core Academic Spaces	87,680	111,280	76,390	69,155
Special Education	31,560	24,310	13,680	19,959
Art & Music	15,200	16,150	13,250	11,120
Auditorium/Drama	12,440	14,200	10,400	10,800
Vocations & Technology	19,200	19,400	9,100	64,950
Health & Physical Education	37,208	54,642	28,150	39,829
Library Learning Commons	12,550	--	--	--
Media Center	--	13,744	8,400	7,500
Dinning & Food Service	13,708	16,698	11,540	12,035
Medical	1,510	2,140	1,320	1,310
Administration & Guidance	6,158	8,200	6,005	11,035
Custodial & Maintenance	2,942	4,347	2,645	2,818
Other / Non-Programmed Spaces	53,537	12,532	0	2,400
Total Building Gross Floor Area (GFA)	415,292	445,100	271,320	402,128

Other / Non-Program Spaces	Area Totals (GFA)
Arlington HS*	53,537
Comptroller	1,350
Facilities Department	5,475
IT Network and Offices	4,725
Payroll	2,325
Community Education	2,700
School District Offices	13,380
LABBB	6,810
Menotomy Preschool	16,810
Belmont HS-MS	12,532
Technology Workroom	900
Technology Offices	150
Technology Director Office	400
Technology Conference Room	200
Equity Academic Center	850
Metco Office	150
BEA Office	150
Food Service Director	150
Nurse's Office/ Waiting	150
Pool Pump Room	7,447
Locker Room / Pool	1,620
School Store	125
Resource Officer	120
Storage for Emergency Center	120
Saugus MS-MS	0
N/A	
Somerville HS	2,400
School Storage	300
Somerville City Cable	1,000
Health Suite	1,100

**PLEASE NOTE: Since the PSR submission, The Arlington HS Building Committee has decided, with direction from the Superintendent's Office and the Town Manager's office, to exclude the Comptroller, Facilities Department and IT Department from the AHS Building Project. This will lower the project's "Other/Non-Program Space" to 42,025 GFA.*

Total Project Budget (Based on PSR Submission)	Arlington HS	Belmont HS-MS	Saugus HS-MS	Somerville HS
Feasibility Study Agreement Subtotal	\$2,000,000	\$1,750,000	\$1,850,000	\$1,975,000
Administration Subtotal	\$8,132,555	\$8,767,000	\$4,895,026	\$10,415,356
Architectural/Engineering Subtotal	\$21,166,934	\$20,800,000	\$11,739,816	\$21,482,008
Existing Building Demolition	\$3,136,000	\$1,836,375	\$1,313,375	\$7,406,640
In-Bldg. Hazardous Material Abatement	\$3,318,100	\$6,580,000	\$3,486,650	\$0
Asbestos Cont'g Floor Mat'l Abatement	\$780,000	\$520,000	\$360,000	\$0
Building Sitework	\$8,111,665	Unknown	\$9,135,484	\$8,661,233
Construction Budget	\$238,072,994	\$236,647,607	\$127,685,356	\$197,820,084
Misc. Project Costs Subtotal	\$800,000	\$2,740,000	\$375,000	\$3,255,200
Furnishings & Equipment	\$11,056,500	\$7,088,000	\$3,263,200	\$5,096,000
Swing Space / Modular / Phasing	\$0*	\$1,000,000	\$0	\$2,355,200
Design Enrollment	1,755	2,215	1,360	1,590
Total Building Gross Square Feet (GSF)	415,200	445,100	294,586	369,496
MSBA Reimbursement Rate	49.72%	\$40.66%	57.72%	77.44%
Total Project Budget (excluding contingencies)	\$282,824,166	\$278,959,189	\$152,091,198	\$240,793,649
Scope Items Excluded or Otherwise Ineligible	\$98,038,794	\$92,629,827	\$39,128,388	\$83,218,254
Construction Contingency	\$16,969,450	\$14,200,000	\$7,661,121	\$11,869,205
Owner's Contingency	\$8,484,725	\$2,000,000	\$968,234	\$1,688,943
Total Project Budget	\$308,278,341	\$295,159,189	\$160,720,553	\$254,351,796
Construction Cost Per Square Foot	\$573	\$534	\$471	\$533
Total Project Cost Escalated to AHS Schedule	\$308,278,341	\$339,581,507	\$188,852,407	\$291,282,294
Const. Cost Per Sq. Ft. Escalated to AHS Schedule	\$573	\$585	\$533	\$597
Project Cost Per Pupil Escalated to AHS Schedule	\$175,657	\$153,310	\$138,862	\$183,196

PLEASE NOTE: This information has been taken directly from each project's PSR Submission. These figures have not been escalated to the AHS schedule. Waltham has not been included as their PSR, submitted on 12/14/18 is under review by the MSBA and has not yet been made public.

** The Arlington High School Phasing/Swing Space cost has been included in the overall cost per square foot as well as the Construction Contingency. The current plan does not require modular program spaces..*

Escalation Calculation (as referenced on Benchmark Sheet "Total Project Cost Escalated to AHS Schedule") - DRAFT

	Construction Schedule			Compared to AHS Years	Total Construction Cost	Escalation (4%)	to the midpoint of AHS construction Schedule	Total Escalated Construction Cost	Total Escalated Cost with Soft Cost Factor (1.3)	Total Escalated Cost Per Pupil
	Start	End	Midpoint							
Arlington HS	7/1/2020	4/1/2025	11/15/2022						\$308,278,341	\$175,657
Newton North HS*	7/1/2007	8/1/2010	1/14/2009	13.8	\$166,000,000	\$6,640,000	\$91,853,333	\$285,585,365	\$371,260,975	\$200,682
Saugus HS-MS	7/1/2018	9/1/2020	8/1/2019	3.3	\$127,885,357	\$5,115,414	\$16,625,096	\$145,271,083	\$188,852,407	\$138,862
Belmont HS-MS	4/1/2019	7/1/2021	5/16/2020	2.4	\$237,594,715	\$9,503,789	\$22,967,489	\$261,216,544	\$339,581,507	\$153,310
Waltham HS**	1/1/2021	1/1/2024	7/2/2022	0.3	Unknown	Unknown	Unknown	Unknown	\$381,292,924	\$208,357
Somerville HS	6/1/2018	5/1/2021	11/15/2019	3.0	\$199,191,461	\$7,967,658	\$23,902,975	\$224,063,304	\$291,282,295	\$183,196
Wellesley HS	10/17/2009	12/1/2012	5/10/2011	11.5	\$115,000,000	\$4,600,000	\$52,900,000	\$180,543,244	\$234,706,218	\$158,585
Concord-Carlisle HS	7/1/2014	7/1/2016	7/1/2015	7.3	\$93,000,000	\$3,720,000	\$27,280,000	\$123,830,129	\$160,979,168	\$129,301
Natick HS	9/1/2010	9/1/2012	9/1/2011	11.2	\$73,510,500	\$2,940,420	\$32,834,690	\$114,057,219	\$148,274,384	\$115,749
Minuteman Reg. Voc. Tech. HS	6/19/2017	9/25/2019	8/7/2018	4.3	\$121,392,277	\$4,855,691	\$20,636,687	\$143,692,605	\$186,800,386	\$297,453
Thompson ES	3/11/2010	9/1/2013	12/6/2011	10.9	\$15,130,244	\$605,210	\$6,606,873	\$23,201,140	\$30,161,482	\$79,372
Gibbs MS	7/1/2017	8/1/2018	1/15/2018	4.8	\$19,000,000	\$760,000	\$3,673,333	\$22,935,786	\$29,816,522	\$59,633

PLEASE NOTE: The Total Project Costs have been escalated to the AHS midpoint of construction. We are using the industry standard of 4% annual escalation.

*Newton North construction schedule and construction cost is assumed from the following citations:

(http://archive.boston.com/news/education/k_12/articles/2010/08/31/197m_later_newton_north_to_open/) (<https://doreandwhittier.com/newton-north-high-school.html>)

**Waltham construction timeline is assumed as a 36 month construction project starting on 7/1/2018 (4 months ahead of the Arlington High School Project). We have not escalated the Waltham budget as the construction midpoint is only 4 months ahead of Arlington's.