

ALTERNATIVE		Alternative 1	Alternative 2B	Alternative 3A/3B	Alternative 4
Description		Reno/Add - No Front Courtyard Addition	Reno/Add - (2) Wings on Front Courtyard	New - Built on Current Footprint	New - Built on Front Courtyard
Construction Schedule	Phasing Approach	5 YR 5 Mth/Phased Occupied	4 Yr. 10 Mth/Phased Occupied	4 Yr. 10 Mth/Phased Occupied	4 Yr 10 Mth/Single Phase
	New Construction SF	327,800	327,900	415,200	415,400
	Renovation SF	115,200	115,200	-	-
<b>Total Square Footage</b>		<b>443,000</b>	<b>443,100</b>	<b>415,200</b>	<b>415,400</b>
<b>Total Project Budget (Est.) (note 1)</b>		\$333,337,183	\$316,860,717	\$308,092,234	\$284,684,119
<b>Maximum Total Facilities Grant (Est.) (note 2)</b>		\$101,962,440	\$100,870,787	\$96,974,350	\$94,877,098
<b>Estimated Arlington Share</b>		\$231,374,743	\$215,989,930	\$211,117,884	\$189,807,021
Tax Impact per Household (Est)		TBD	TBD	TBD	TBD
Estimated Effective Rate		TBD	TBD	TBD	TBD
<b>Notes:</b>					

1

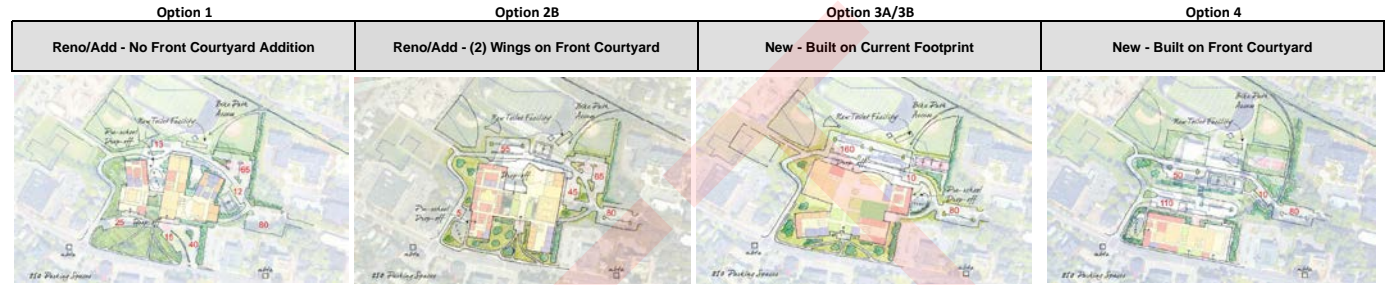
*Cost Estimates are highly conceptual and considered "Order of Magnitude" only and include all contingencies*

2

*Maximum Facilities Grant figures are potential figures that are subject to change as they are dependent on MSBA reimbursement guidelines. These figures represent the MAXIMUM TOTAL FACILITIES GRANT INCLUDING ALL POTENTIAL REIMBURSEMENT INCLUDING CONTINGENCY REIMBURSEMENT*



Arlington High School Option Analysis  
June 26, 2018



	Option 1	Option 2B	Option 3A/3B	Option 4
	Reno/Add - No Front Courtyard Addition	Reno/Add - (2) Wings on Front Courtyard	New - Built on Current Footprint	New - Built on Front Courtyard
<b>Building Square Footage</b>	<b>443,000</b>	<b>443,100</b>	<b>415,200</b>	<b>415,400</b>
Renovated Square Footage	115,200	115,200	0	0
New Construction Square Footage	327,800	327,900	415,200	415,400
<b>Schedule Impact</b>				
<b>Estimated Schedule</b>	<b>5 YR 5 Mth/Phased Occupied</b>	<b>4 Yr 10 Mth/Phased Occupied</b>	<b>4 Yr. 10 Mth/Phased Occupied</b>	<b>4 Yr 10 Mth/Single Phase</b>
<b>Total Project Cost</b>				
<b>Preliminary Project Costs</b>	\$ 333,337,183	\$ 316,860,717	\$ 308,092,235	\$ 284,684,118
<b>Construction Cost</b>	\$ 256,648,630	\$ 244,430,721	\$ 237,922,230	\$ 222,067,582
Building Construction Costs	\$ 163,512,125	\$ 157,599,599	\$ 154,026,382	\$ 144,792,164
Demolish Existing School	\$ 2,208,000	\$ 2,208,000	\$ 3,136,000	\$ 3,136,000
Remove Hazardous Materials	\$ 4,098,100	\$ 4,098,100	\$ 4,098,100	\$ 4,098,100
Sitework	\$ 8,018,375	\$ 8,187,645	\$ 8,111,665	\$ 9,939,742
Escalation to Mid-Point (4%/Year)	\$ 25,941,717	\$ 22,250,100	\$ 19,600,496	\$ 13,924,889
Design and Pricing Contingency	\$ 19,192,392	\$ 18,503,201	\$ 18,176,658	\$ 17,155,921
General Conditions	\$ 9,750,000	\$ 8,850,000	\$ 8,700,000	\$ 8,700,000
General Requirements	incl above	Incl above	Incl above	Incl above
Bonds	\$ 1,538,030	\$ 1,462,100	\$ 1,419,370	\$ 1,305,351
Insurance	\$ 10,458,603	\$ 9,942,279	\$ 9,651,714	\$ 8,876,388
Overhead/Profit	\$ 680,853	\$ 571,332	\$ 496,929	\$ 302,020
CM Fee (2.5%)	\$ 4,445,915	\$ 4,302,334	\$ 4,234,304	\$ 4,049,150
CM/GMP Contingency	\$ 6,804,520	\$ 6,456,031	\$ 6,270,612	\$ 5,787,857
<b>Soft Cost</b>	<b>\$ 49,740,444</b>	<b>\$ 46,764,770</b>	<b>\$ 44,731,196</b>	<b>\$ 42,630,454</b>
Feasibility Study	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Administrative Subtotal	\$ 8,782,702	\$ 8,355,075	\$ 8,127,278	\$ 7,572,365
Architectural/Engineering Subtotal	\$ 23,931,620	\$ 22,770,918	\$ 22,152,612	\$ 20,646,420
CM Preconstruction Fee (If 149A)	\$ 641,622	\$ 611,077	\$ 594,806	\$ 555,169
Misc. Project Costs Subtotal	\$ 3,328,000	\$ 1,971,200	\$ 800,000	\$ 800,000
FF&E Subtotal (1,015 Enrollment @ \$2,400)	\$ 11,056,500	\$ 11,056,500	\$ 11,056,500	\$ 11,056,500
<b>Contingencies</b>	<b>\$ 26,948,106</b>	<b>\$ 25,665,226</b>	<b>\$ 25,438,809</b>	<b>\$ 19,986,082</b>
Owner's Construction Contingency (3%)	\$ 19,248,647	\$ 18,332,304	\$ 16,959,206	\$ 13,324,055
Owner's Soft Cost Contingency (1%)	\$ 7,699,459	\$ 7,332,922	\$ 8,479,603	\$ 6,662,027
<b>Amount of Ineligible Scope</b>				
<b>Ineligible Project Costs</b>	<b>\$ 111,127,023</b>	<b>\$ 90,922,191</b>	<b>\$ 98,038,859</b>	<b>\$ 82,334,825</b>
Financing Costs	TBD	TBD	TBD	TBD
Cost Associated with District Offices	TBD	TBD	TBD	TBD
Modular/Temporary Classrooms	\$ 2,528,000	\$ 1,117,200	\$ -	\$ -
Asbestos Flooring Material Abatement	\$ 780,000	\$ 780,000	\$ 780,000	\$ 780,000
Sitework over 8% Site Cap	\$ 8,018,375	\$ 8,187,645	\$ 8,111,665	\$ 9,939,742
Markups Related to Ineligible Const. Costs	\$ 3,899,185	\$ 3,769,442	\$ 3,598,729	\$ 3,977,831
Construction Cost over \$333/SF Cap	\$ 88,456,963	\$ 76,292,404	\$ 78,103,965	\$ 60,192,752
Other Administrative Cost (Moving Costs)	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Cost over the FF&E Cap	\$ 6,844,500	\$ 175,500	\$ 6,844,500	\$ 6,844,500
<b>City Share Information</b>				
<b>Estimated MSBA Grant w/out Contingencies</b>	<b>\$ 96,869,505</b>	<b>\$ 96,020,304</b>	<b>\$ 91,587,287</b>	<b>\$ 90,470,389</b>
<b>Estimated MAX MSBA Grant (w/ Contingencies 100% Eligible)</b>	<b>\$ 101,265,945</b>	<b>\$ 100,870,787</b>	<b>\$ 96,974,350</b>	<b>\$ 94,877,098</b>
<b>Estimated City Share Without Contingencies</b>	<b>\$ 195,262,054</b>	<b>\$ 200,273,300</b>	<b>\$ 191,066,139</b>	<b>\$ 174,227,647</b>
<b>Estimated MAX City Share (w/ Contingencies 100% Ineligible)</b>	<b>\$ 236,467,678</b>	<b>\$ 220,840,413</b>	<b>\$ 216,504,948</b>	<b>\$ 194,213,729</b>

\* MSBA Reimbursement TBD

Total Project Budget

Town of Arlington  
Arlington H.S. Alternate #1

School Building Committee Reviewed on:

6/26/2018

	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>Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)</b>				
1 Feasibility Study Agreement				
2 OPM Feasibility Study	\$450,000	\$0	\$450,000	
3 A&E Feasibility Study	\$1,450,000	\$0	\$1,450,000	
4 Environmental & Site	\$50,000	\$0	\$50,000	
5 Other	\$50,000	\$0	\$50,000	
6 <b>Feasibility Study Agreement Subtotal</b>	<b>\$2,000,000</b>	<b>\$0</b>	<b>\$2,000,000</b>	<b>\$992,200</b>
7 Administration				
8 <b>Legal Fees</b>	\$100,000	\$100,000	\$0	<b>\$0</b>
9 <b>Owner's Project Manager</b>				
10 Design Development (3.5%)	\$8,532,702.16	\$0	\$8,532,702	
11 Construction Contract Documents	\$0	\$0	\$0	
12 Bidding	\$0	\$0	\$0	
13 Construction Contract Administration	\$0	\$0	\$0	
14 Closeout	\$0	\$0	\$0	
15 Extra Services	\$0	\$0	\$0	
16 Reimbursable & Other Services	\$0	\$0	\$0	
17 Cost Estimates	\$0	\$0	\$0	
18 Advertising	\$0	\$0	\$0	
19 Permitting	\$0	\$0	\$0	
20 Owner's Insurance	\$100,000	\$100,000	\$0	
21 Other Administrative Costs	\$50,000	\$0	\$50,000	
22 <b>Administration Subtotal</b>	<b>\$8,782,702</b>	<b>\$100,000</b>	<b>\$8,682,702</b>	<b>\$4,307,489</b>
23 <b>Architecture and Engineering</b>				
24 <b>Basic Services</b>				
25 Design Development (9.5%)	\$22,931,620.14	\$0	\$22,931,620	
26 Construction Contract Documents	\$0	\$0	\$0	
27 Bidding	\$0	\$0	\$0	
28 Construction Contract Administration	\$0	\$0	\$0	
29 Closeout	\$0	\$0	\$0	
30 Other Basic Services	\$0	\$0	\$0	
31 <b>Basic Services Subtotal</b>	<b>\$22,931,620</b>	<b>\$0</b>	<b>\$22,931,620</b>	
32 Reimbursable Services				
33 Construction Testing	\$100,000	\$0	\$100,000	
34 Printing (over minimum)	\$50,000	\$0	\$50,000	
35 Other Reimbursable Costs	\$100,000	\$0	\$100,000	
36 Hazardous Materials	\$350,000	\$0	\$350,000	
37 Geotech & Geo-Env.	\$200,000	\$0	\$200,000	
38 Site Survey	\$75,000	\$0	\$75,000	
39 Wetlands	\$50,000	\$0	\$50,000	
40 Traffic Studies	\$75,000	\$0	\$75,000	
41 <b>Architectural/Engineering Subtotal</b>	<b>\$23,931,620</b>	<b>\$0</b>	<b>\$23,931,620</b>	<b>\$11,872,477</b>
42 <b>CM &amp; Risk Preconstruction Services</b>				
43 CM Pre-Construction Services (2.5%)	\$641,622	\$0	\$641,622	<b>\$318,308</b>
44 Site Acquisition				
45 Land / Building Purchase	\$0	\$0	\$0	
46 Appraisal Fees	\$0	\$0	\$0	
47 Recording fees	\$0	\$0	\$0	
48 <b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
49 Construction Costs	163,512,125.00			
50 SUBSTRUCTURE				
51 Foundations	\$0	\$0	\$0	
52 Basement Construction	\$0	\$0	\$0	
53 SHELL				
54 SuperStructure	\$0	\$0	\$0	
55 Exterior Closure	\$0	\$0	\$0	
56 Exterior Walls	\$0	\$0	\$0	
57 Exterior Windows	\$0	\$0	\$0	
58 Exterior Doors	\$0	\$0	\$0	

<b>Soft Cost Reimbursement</b>		Estimated Budget	Excluded	Eligible Soft Costs	Category
		\$9,282,702	\$100,000	\$9,182,702	-Administration
		\$25,431,620	\$0	\$25,431,620	-A/E Services
				\$300,000	-Site Acquisition
				\$4,212,000	-Miscellaneous Proj Costs
				\$39,126,322	FFE
					Not included in this calculation Owners Contingency
					Total Eligible Soft Costs
<b>Construction Costs associated with Soft Cost Cap Calculation</b>		Estimated Budget	Construction Costs	Category	
		\$641,622	\$641,622	-CM Preconstruction services	
		\$256,648,633	\$256,648,633	-Construction Cost	
				-Construction Contingency	
				\$257,290,255	Total Construction Cost
					20% Soft Cost Allowance
				\$51,458,051	Reimbursable Soft Cost
				<b>-\$12,331,729</b>	Eligible minus Reimbursable
					-If Eligible minus Reimbursable is negative OK.
					-If Eligible minus Reimbursable is positive enter value into Soft Costs that exceed 20% of Construction Cost below in the Ineligible column.
		Construction Budget	\$256,648,633		
				OPM Value @	
				Eligible Fees	% of Total Construction
				3.50%	Value > 3.5%
				\$8,982,702	\$8,982,702
				\$50,000	0.02%
					Designer Value @
					10.00% Value > 10%
				\$24,381,620	\$24,381,620
				\$1,050,000	0.41%
					\$25,664,863
					<b>-\$1,283,243</b>

Total Project Budget

Town of Arlington  
Arlington H.S. Alternate #1

School Building Committee Reviewed on:

6/26/2018

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>
59	Roofing	\$0	\$0		
60	<b>INTERIORS</b>				
61	Interior Construction	\$0	\$0		
62	Staircases	\$0	\$0		
63	Interior Finishes	\$0	\$0		
64	<b>SERVICES</b>				
65	Conveying Systems	\$0	\$0		
66	Plumbing	\$0	\$0		
67	HVAC	\$0	\$0		
68	Fire Protection	\$0	\$0		
69	Electrical	\$0	\$0		
70	<b>EQUIPMENT &amp; FURNISHINGS</b>				
71	Equipment	\$0	\$0		
72	Furnishings	\$0	\$0		
73	<b>SPECIAL CONSTRUCTION &amp; DEMOLITION</b>				
74	Special Construction	\$0	\$0		
75	Existing Building Demolition	\$2,208,000	\$0		
76	In-Bldg. Hazardous Material Abatement	\$3,318,100	\$0		
77	Asbestos Cont'g Floor Mat'l Abatement	\$780,000	\$780,000		
78	Other Hazardous Material Abatement	\$0	\$0		
79	<b>BUILDING SITEWORK</b>				
80	Site Preparation	\$8,018,375	\$0		
81	Site Improvements	\$0	\$0		
82	Site Civil / Mechanical Utilities	\$0	\$0		
83	Site Electrical Utilities	\$0	\$0		
84	Other Site Construction	\$0	\$0		
85	Scope Excluded Site Cost		\$8,018,375		
86	<b>Construction Trades Subtotal</b>	<b>\$177,836,600</b>	<b>\$8,798,375</b>		
87	Contingencies (Design and Pricing)	\$19,192,392	\$949,534		
88	D/B/B Sub-Contractor Bonds	\$1,538,030	\$76,093		
89	D/B/B Insurance	\$8,202,825	\$405,831		
90	D/B/B General Conditions	\$9,750,000	\$482,376		
91	D/B/B Overhead & Profit	\$680,853	\$33,685		
92	GMP Insurance	\$2,255,781	\$111,604		
93	GMP Fee (2.5%)	\$4,445,915	\$219,959		
94	GMP Contingency	\$6,804,520	\$336,650		
95	Escalation to Mid-Point of Construction (4%/Year)	\$25,941,717	\$1,283,453		
96	Overall Excluded Construction Cost		\$88,456,963		
97	<b>Construction Budget</b>	<b>\$256,648,633</b>	<b>\$101,154,523</b>	<b>\$155,494,110</b>	<b>\$77,140,628</b>
98	<b>Alternates</b>				
99	Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0
100	Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0
101	Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$0
102	<b>Subtotal to be Included in Total Project Budget</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
103	Miscellaneous Project Costs				
104	Utility Company Fees	\$100,000	\$0	\$100,000	
105	Testing Services	\$200,000	\$0	\$200,000	
106	Swing Space / Modularity (20 mods, 54 Months)	\$2,528,000	\$2,528,000	\$0	
107	Other Project Costs (Mailing & Moving)	\$500,000	\$500,000	\$0	
108	<b>Misc. Project Costs Subtotal</b>	<b>\$3,328,000</b>	<b>\$3,028,000</b>	<b>\$300,000</b>	<b>\$148,830</b>
109	<b>Furnishings and Equipment</b>				
110	Furniture, Fixtures and Equipment	\$5,528,250	\$3,422,250	\$2,106,000	
111	Technology	\$5,528,250	\$3,422,250	\$2,106,000	
112	<b>FF&amp;E Subtotal</b>	<b>\$11,056,500</b>	<b>\$6,844,500</b>	<b>\$4,212,000</b>	<b>\$2,089,573</b>
113					
114	Soft Costs that exceed 20% of Construction Cost		\$0		
115	<b>Project Budget</b>	<b>\$306,389,077</b>	<b>\$111,127,023</b>	<b>\$195,262,054</b>	<b>96,869,504.88</b>

**Site Cost Reimbursement = 8.0%**  
 Direct Site Cost Excluded Eligible Site Costs  
 \$8,018,375 \$0 \$8,018,375 Eligible Site Costs  
 Direct Building Cost  
 \$0 Reimbursable Site Cost  
**Scope Excluded Site Cost \$8,018,375** Eligible minus Reimbursable  
 If Eligible minus Reimbursable is negative OK. No ineligible needed  
 If Eligible minus Reimbursable is positive enter value into Scope Excluded Site Cost

**Construction Cost Reimbursement**  
 \$2,208,000 Eligible Demo  
 \$3,318,100 Eligible Abatement  
 \$5,526,100 Total Eligible Demo & Abatement  
 \$596,385 D&P 10.79% % of Trades \$579 Total \$/sf  
 \$47,793 Bonds 0.86% % of Trades \$ 351.00 Eligible \$/sf  
 \$254,895 Insurance 4.61% % of Trades  
 \$302,972 Gen Cond 5.48% % of Trades  
 \$21,157 O&P 0.38% % of Trades  
 \$70,096 GMP Ins 1.27% % of Trades  
 \$138,153 GMP Fee 2.50% % of Trades  
 \$211,444 GMP cont 3.83% % of Trades  
 \$806,114 Escalation 11.94% % of Cumulative sum of Trades and Markups

\$7,975,108 Marked Up Demo & Abatement  
**\$155,494,110 Eligible Construction Cost**  
 443,000 **Proposed GSF; Manually enter eligible area if less than total area**  
**\$ 333 Reimbursable Construction Cost for New Construction \$/sf (subject to change)**  
 \$ 147,519,000 Reimbursable Construction Cost  
 \$7,975,108 Marked Demo & Abatement  
**\$ 155,494,108 Reimbursable Construction Cost**  
**\$2 Eligible Minus Reimbursable**

If Eligible minus Reimbursable is negative OK. No ineligible entry needed  
 If Eligible minus Reimbursable is positive enter value into Overall Excluded Construction Cost

**FFE Reimbursement**

Funding Limits	Enrollment	Reimbursable Amount	Est'd Budget	Ineligible*
\$1,200 /student	1,755	\$2,106,000	\$5,528,250	\$3,422,250
\$1,200 /student	1,755	\$2,106,000	\$5,528,250	\$3,422,250

\*If Ineligible is \$0 or negative OK.  
 \*If Ineligible Amount is positive enter value for each into Scope Excluded Cost.



**Total Project Budget**

Town of Arlington  
Arlington H.S. Alternate #1

**School Building Committee Reviewed on:**

**6/26/2018**

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>Board Authorization</b>	
Design Enrollment	1,755
Total Building Gross Floor Area (GSF)	443,000
Total Project Budget (excluding Contingencies)	\$306,389,077
Scope Items Excluded or Otherwise Ineligible	\$111,127,023
Third Party Funding (Ineligible)	\$0
Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	\$195,262,054
Reimbursement Rate	49.61%
Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$96,869,505
Cost Recovery <sup>2</sup>	\$0
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$96,869,505

45.11 Reimbursement Rate Before Incentive Points

4.50 Total Incentive Points

49.61% MSBA Reimbursement Rate

**NOTES**  
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1. Does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA.

1.50	(0-2) Maintenance
0.00	(N/A) CM @ Risk
0.00	(0-6) Newly Formed Regional School District
1.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places
#VALUE!	0 gsf Renovated or Existing to Remain
	1 gsf Total at Conclusion of Project
0.00	(0-1) Overly Zoning 40R and 40S
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1,2, or 3 family structures
2.00	(0-2) Energy Efficiency - "Green Schools"
0.00	(5) Model Schools
<b>4.50</b>	<b>Total Incentive Points</b>

Construction Contingency (7.5%) <sup>3</sup>	\$19,248,647
Ineligible Construction Contingency <sup>3</sup>	\$16,682,161
"Potentially Eligible" Construction Contingency <sup>3</sup>	\$2,566,486
Owner's Contingency (3%) <sup>3</sup>	\$7,699,459
Ineligible Owner's Contingency <sup>3</sup>	\$0
"Potentially Eligible" Owner's Contingency <sup>3</sup>	\$7,699,459
Total Potentially Eligible Contingency <sup>3</sup>	\$10,265,945
Reimbursement Rate	49.61%
Potential Additional Contingency Grant Funds <sup>3</sup>	\$5,092,935
Maximum Total Facilities Grant	\$101,962,440
Total Project Budget	\$333,337,183

2. The proposed demolition of the \_\_\_\_ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the \_\_\_\_ project at the existing facilities completed in \_\_\_\_\_. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3. Pursuant to Section 3.20 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.

8%	
----	--

Arlington Share	\$231,374,743
-----------------	---------------

**Total Project Budget**

Town of Arlington  
Arlington H.S. Alternate #2B

**School Building Committee Reviewed on:**

**6/26/2018**

	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>Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)</b>				
1 Feasibility Study Agreement				
2 OPM Feasibility Study	\$450,000	\$0	\$450,000	
3 A&E Feasibility Study	\$1,450,000	\$0	\$1,450,000	
4 Environmental & Site	\$50,000	\$0	\$50,000	
5 Other	\$50,000	\$0	\$50,000	
6 <b>Feasibility Study Agreement Subtotal</b>	<b>\$2,000,000</b>	<b>\$0</b>	<b>\$2,000,000</b>	<b>\$992,200</b>
7 Administration				
8 <b>Legal Fees</b>	\$100,000	\$100,000	\$0	<b>\$0</b>
9 <b>Owner's Project Manager</b>				
10 Design Development (3.5%)	\$8,105,075.24	\$0	\$8,105,075	
11 Construction Contract Documents	\$0	\$0	\$0	
12 Bidding	\$0	\$0	\$0	
13 Construction Contract Administration	\$0	\$0	\$0	
14 Closeout	\$0	\$0	\$0	
15 Extra Services	\$0	\$0	\$0	
16 Reimbursable & Other Services	\$0	\$0	\$0	
17 Cost Estimates	\$0	\$0	\$0	
18 Advertising	\$0	\$0	\$0	
19 Permitting	\$0	\$0	\$0	
20 Owner's Insurance	\$100,000	\$100,000	\$0	
21 Other Administrative Costs	\$50,000	\$0	\$50,000	
22 <b>Administration Subtotal</b>	<b>\$8,355,075</b>	<b>\$100,000</b>	<b>\$8,255,075</b>	<b>\$4,095,343</b>
23 <b>Architecture and Engineering</b>				
24 <b>Basic Services</b>				
25 Design Development (9.5%)	\$21,770,918.50	\$0	\$21,770,918	
26 Construction Contract Documents	\$0	\$0	\$0	
27 Bidding	\$0	\$0	\$0	
28 Construction Contract Administration	\$0	\$0	\$0	
29 Closeout	\$0	\$0	\$0	
30 Other Basic Services	\$0	\$0	\$0	
31 <b>Basic Services Subtotal</b>	<b>\$21,770,918</b>	<b>\$0</b>	<b>\$21,770,918</b>	
32 Reimbursable Services				
33 Construction Testing	\$100,000	\$0	\$100,000	
34 Printing (over minimum)	\$100,000	\$0	\$100,000	
35 Other Reimbursable Costs	\$100,000	\$0	\$100,000	
36 Hazardous Materials	\$350,000	\$0	\$350,000	
37 Geotech & Geo-Env.	\$200,000	\$0	\$200,000	
38 Site Survey	\$75,000	\$0	\$75,000	
39 Wetlands	\$0	\$0	\$0	
40 Traffic Studies	\$75,000	\$0	\$75,000	
41 <b>Architectural/Engineering Subtotal</b>	<b>\$22,770,918</b>	<b>\$0</b>	<b>\$22,770,918</b>	<b>\$11,296,653</b>
42 <b>CM &amp; Risk Preconstruction Services</b>				
43 CM Pre-Construction Services	\$611,077	\$0	\$611,077	<b>\$303,155</b>
44 Site Acquisition				
45 Land / Building Purchase	\$0	\$0	\$0	
46 Appraisal Fees	\$0	\$0	\$0	
47 Recording fees	\$0	\$0	\$0	
48 <b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
49 Construction Costs	157,599,599.00			
50 SUBSTRUCTURE				
51 Foundations	\$0	\$0	\$0	
52 Basement Construction	\$0	\$0	\$0	
53 SHELL				
54 SuperStructure	\$0	\$0	\$0	
55 Exterior Closure	\$0	\$0	\$0	
56 Exterior Walls	\$0	\$0	\$0	
57 Exterior Windows	\$0	\$0	\$0	
58 Exterior Doors	\$0	\$0	\$0	

<b>Soft Cost Reimbursement</b>			
Estimated Budget	Excluded	Eligible Soft Costs	Category
\$8,855,075	\$100,000	\$8,755,075	-Administration
\$24,270,918	\$0	\$24,270,918	-A/E Services
		\$33,325,994	-Miscellaneous Proj Costs
			Sum of Three Soft Costs
		\$300,000	-Site Acquisition
		\$4,212,000	-Miscellaneous Proj Costs
			FFE
		\$37,537,994	Owners Contingency
			Total Eligible Soft Costs
<b>Construction Costs associated with Soft Cost Cap Calculation</b>			
Estimated Budget		Construction Costs	Category
\$611,077		\$611,077	-CM Preconstruction services
\$244,430,721		\$244,430,721	-Construction Cost
		\$245,041,798	-Construction Contingency
			Total Construction Cost
		\$49,008,360	20% Soft Cost Allowance
			Reimbursable Soft Cost
		<b>-\$11,470,366</b>	Eligible minus Reimbursable
			-If Eligible minus Reimbursable is negative OK.
			-If Eligible minus Reimbursable is positive enter value into Soft Costs that exceed 20% of Construction Cost below in the Ineligible column.
<b>OPM Services</b>			
Construction Budget	\$244,430,721	Eligible Fees	% of Total Construction
		\$8,555,075	3.50%
		\$50,000	0.02%
			OPM Value @ 3.50% Value > 3.5%
			\$8,555,075
			\$0
<b>Designer Services</b>			
Construction Budget	\$244,430,721	Eligible Fees	% of Total Construction
		\$23,220,918	9.50%
		\$1,050,000	0.43%
			Designer Value @ 10.00% Value > 10%
			\$24,443,072
			-\$1,222,154

Total Project Budget

Town of Arlington  
Arlington H.S. Alternate #2B

School Building Committee Reviewed on:

6/26/2018

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>
59	Roofing	\$0	\$0		
60	<b>INTERIORS</b>				
61	Interior Construction	\$0	\$0		
62	Staircases	\$0	\$0		
63	Interior Finishes	\$0	\$0		
64	<b>SERVICES</b>				
65	Conveying Systems	\$0	\$0		
66	Plumbing	\$0	\$0		
67	HVAC	\$0	\$0		
68	Fire Protection	\$0	\$0		
69	Electrical	\$0	\$0		
70	<b>EQUIPMENT &amp; FURNISHINGS</b>				
71	Equipment	\$0	\$0		
72	Furnishings	\$0	\$0		
73	<b>SPECIAL CONSTRUCTION &amp; DEMOLITION</b>				
74	Special Construction	\$0	\$0		
75	Existing Building Demolition	\$2,208,000	\$0		
76	In-Bldg. Hazardous Material Abatement	\$3,318,100	\$0		
77	Asbestos Cont'g Floor Mat'l Abatement	\$780,000	\$780,000		
78	Other Hazardous Material Abatement	\$0	\$0		
79	<b>BUILDING SITEWORK</b>				
80	Site Preparation	\$8,187,645	\$0		
81	Site Improvements	\$0	\$0		
82	Site Civil / Mechanical Utilities	\$0	\$0		
83	Site Electrical Utilities	\$0	\$0		
84	Other Site Construction	\$0	\$0		
85	Scope Excluded Site Cost		\$8,187,645		
86	<b>Construction Trades Subtotal</b>	<b>\$172,093,344</b>	<b>\$8,967,645</b>		
87	Contingencies (Design and Pricing)	\$18,503,201	\$964,187		
88	D/B/B Sub-Contractor Bonds	\$1,462,100	\$76,189		
89	D/B/B Insurance	\$7,797,866	\$406,340		
90	D/B/B General Conditions	\$8,850,000	\$461,166		
91	D/B/B Overhead & Profit	\$571,332	\$29,772		
92	GMP Insurance	\$2,144,413	\$111,744		
93	GMP Fee (2.5%)	\$4,302,334	\$224,191		
94	GMP Contingency (3.75%)	\$6,456,031	\$336,419		
95	Escalation to Mid-Point of Construction (4%/Year)	\$22,250,100	\$1,159,435		
96	Overall Excluded Construction Cost		\$76,292,404		
97	<b>Construction Budget</b>	<b>\$244,430,721</b>	<b>\$89,029,491</b>	<b>\$155,401,230</b>	<b>\$77,094,550</b>
98	<b>Alternates</b>				
99	Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0
100	Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0
101	Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$0
102	<b>Subtotal to be Included in Total Project Budget</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
103	Miscellaneous Project Costs				
104	Utility Company Fees	\$100,000	\$0	\$100,000	
105	Testing Services	\$200,000	\$0	\$200,000	
106	Swing Space / Modularity ( 12 Mods/36 Months)	\$1,171,200	\$1,171,200	\$0	
107	Other Project Costs (Mailing & Moving)	\$500,000	\$500,000	\$0	
108	<b>Misc. Project Costs Subtotal</b>	<b>\$1,971,200</b>	<b>\$1,671,200</b>	<b>\$300,000</b>	<b>\$148,830</b>
109	<b>Furniture, Fixtures and Equipment</b>				
110	Furniture, Fixtures and Equipment	\$5,528,250	\$3,422,250	\$2,106,000	
111	Technology	\$5,528,250	\$3,422,250	\$2,106,000	
112	<b>FF&amp;E Subtotal</b>	<b>\$11,056,500</b>	<b>\$6,844,500</b>	<b>\$4,212,000</b>	<b>\$2,089,573</b>
113					
114	Soft Costs that exceed 20% of Construction Cost		\$0		
115	<b>Project Budget</b>	<b>\$291,195,492</b>	<b>\$97,645,191</b>	<b>\$193,550,300</b>	<b>96,020,303.98</b>

**Site Cost Reimbursement = 8.0%**  
 Direct Site Cost Excluded Eligible Site Costs  
 \$8,187,645 \$0 \$8,187,645 Eligible Site Costs  
 Direct Building Cost  
 \$0 Reimbursable Site Cost  
**Scope Excluded Site Cost \$8,187,645** Eligible minus Reimbursable  
 If Eligible minus Reimbursable is negative OK. No ineligible needed  
 If Eligible minus Reimbursable is positive enter value into Scope Excluded Site Cost

**Construction Cost Reimbursement**  
 \$2,208,000 Eligible Demo  
 \$3,318,100 Eligible Abatement  
 \$5,526,100 Total Eligible Demo & Abatement  
 \$594,157 D&P 10.75% % of Trades \$552 Total \$/sf  
 \$46,950 Bonds 0.85% % of Trades \$ 350.71 Eligible \$/sf  
 \$250,398 Insurance 4.53% % of Trades  
 \$284,183 Gen Cond 5.14% % of Trades  
 \$18,346 O&P 0.33% % of Trades  
 \$68,859 GMP Ins 1.25% % of Trades  
 \$138,153 GMP Fee 2.50% % of Trades  
 \$207,310 GMP cont 3.75% % of Trades  
 \$714,474 Escalation 10.63% % of Cumulative sum of Trades and Markups  
 \$7,848,930 Marked Up Demo & Abatement

**\$155,401,230 Eligible Construction Cost**  
 443,100 **Proposed GSF; Manually enter eligible area if less than total area**  
 \$ 333 Reimbursable Construction Cost for New Construction \$/sf (subject to change)  
 \$ 147,552,300 Reimbursable Construction Cost  
 \$7,848,930 Marked Demo & Abatement  
**\$ 155,401,230 Reimbursable Construction Cost**  
**\$0 Eligible Minus Reimbursable**

If Eligible minus Reimbursable is negative OK. No ineligible entry needed  
 If Eligible minus Reimbursable is positive enter value into Overall Excluded Construction Cost

**FFE Reimbursement**

Funding Limits	Enrollment	Reimbursable Amount	Est'd Budget	Ineligible*
\$1,200 /student	1,755	\$2,106,000	\$5,528,250	\$3,422,250
\$1,200 /student	1,755	\$2,106,000	\$5,528,250	\$3,422,250

\*If Ineligible is \$0 or negative OK.  
 \*If Ineligible Amount is positive enter value for each into Scope Excluded Cost.

**Total Project Budget**

Town of Arlington  
Arlington H.S. Alternate #2B

**School Building Committee Reviewed on:**

**6/26/2018**

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>Board Authorization</b>	
Design Enrollment	1,755
Total Building Gross Floor Area (GSF)	443,100
Total Project Budget (excluding Contingencies)	\$291,195,492
Scope Items Excluded or Otherwise Ineligible	\$97,645,191
Third Party Funding (Ineligible)	\$0
Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	\$193,550,300
Reimbursement Rate	49.61%
Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$96,020,304
Cost Recovery <sup>2</sup>	\$0
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$96,020,304

45.11 Reimbursement Rate Before Incentive Points

4.50 Total Incentive Points

49.61% MSBA Reimbursement Rate

NOTES

This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1. Does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA.

1.50	(0-2) Maintenance
0.00	(N/A) CM @ Risk
0.00	(0-6) Newly Formed Regional School District
1.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places
#VALUE!	0 gsf Renovated or Existing to Remain
0.00	1 gsf Total at Conclusion of Project
0.00	(0-1) Overly Zoning 40R and 40S
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1,2, or 3 family structures
2.00	(0-2) Energy Efficiency - "Green Schools"
0.00	(5) Model Schools
<b>4.50</b>	<b>Total Incentive Points</b>

Construction Contingency (7.5%) <sup>3</sup>	\$18,332,304
Ineligible Construction Contingency <sup>3</sup>	\$15,887,997
"Potentially Eligible" Construction Contingency <sup>3</sup>	\$2,444,307
Owner's Contingency (3%) <sup>3</sup>	\$7,332,922
Ineligible Owner's Contingency <sup>3</sup>	\$0
"Potentially Eligible" Owner's Contingency <sup>3</sup>	\$7,332,922
Total Potentially Eligible Contingency <sup>3</sup>	\$9,777,229
Reimbursement Rate	49.61%
Potential Additional Contingency Grant Funds <sup>3</sup>	\$4,850,483
Maximum Total Facilities Grant	\$100,870,787
Total Project Budget	\$316,860,717

2. The proposed demolition of the \_\_\_\_ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the \_\_\_\_ project at the existing facilities completed in \_\_\_\_\_. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3. Pursuant to Section 3.20 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.

Arlington Share	\$215,989,930
-----------------	---------------



**Total Project Budget**

Town of Arlington  
Arlington H.S. Alternate #3

**School Building Committee Reviewed on:**

**6/26/2018**

	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>Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)</b>				
1 Feasibility Study Agreement				
2 OPM Feasibility Study	\$450,000	\$0	\$450,000	
3 A&E Feasibility Study	\$1,450,000	\$0	\$1,450,000	
4 Environmental & Site	\$50,000	\$0	\$50,000	
5 Other	\$50,000	\$0	\$50,000	
<b>6 Feasibility Study Agreement Subtotal</b>	<b>\$2,000,000</b>	<b>\$0</b>	<b>\$2,000,000</b>	<b>\$992,200</b>
7 Administration				
8 Legal Fees	\$100,000	\$100,000	\$0	\$0
9 Owner's Project Manager				
10 Design Development (3.5%)	\$7,877,278.05	\$0	\$7,877,278	
11 Construction Contract Documents	\$0	\$0	\$0	
12 Bidding	\$0	\$0	\$0	
13 Construction Contract Administration	\$0	\$0	\$0	
14 Closeout	\$0	\$0	\$0	
15 Extra Services	\$0	\$0	\$0	
16 Reimbursable & Other Services	\$0	\$0	\$0	
17 Cost Estimates	\$0	\$0	\$0	
18 Advertising	\$0	\$0	\$0	
19 Permitting	\$0	\$0	\$0	
20 Owner's Insurance	\$100,000	\$100,000	\$0	
21 Other Administrative Costs	\$50,000	\$0	\$50,000	
<b>22 Administration Subtotal</b>	<b>\$8,127,278</b>	<b>\$100,000</b>	<b>\$8,027,278</b>	<b>\$3,982,333</b>
23 Architecture and Engineering				
24 Basic Services				
25 Design Development (9.5%)	\$21,152,611.85	\$0	\$21,152,612	
26 Construction Contract Documents	\$0	\$0	\$0	
27 Bidding	\$0	\$0	\$0	
28 Construction Contract Administration	\$0	\$0	\$0	
29 Closeout	\$0	\$0	\$0	
30 Other Basic Services	\$0	\$0	\$0	
<b>31 Basic Services Subtotal</b>	<b>\$21,152,612</b>	<b>\$0</b>	<b>\$21,152,612</b>	
32 Reimbursable Services				
33 Construction Testing	\$100,000	\$0	\$100,000	
34 Printing (over minimum)	\$100,000	\$0	\$100,000	
35 Other Reimbursable Costs	\$100,000	\$0	\$100,000	
36 Hazardous Materials	\$350,000	\$0	\$350,000	
37 Geotech & Geo-Env.	\$200,000	\$0	\$200,000	
38 Site Survey	\$75,000	\$0	\$75,000	
39 Wetlands	\$0	\$0	\$0	
40 Traffic Studies	\$75,000	\$0	\$75,000	
<b>41 Architectural/Engineering Subtotal</b>	<b>\$22,152,612</b>	<b>\$0</b>	<b>\$22,152,612</b>	<b>\$10,989,911</b>
42 CM & Risk Preconstruction Services				
43 CM Pre-Construction Services	\$594,806	\$0	\$594,806	\$295,083
44 Site Acquisition				
45 Land / Building Purchase	\$0	\$0	\$0	
46 Appraisal Fees	\$0	\$0	\$0	
47 Recording fees	\$0	\$0	\$0	
<b>48 Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
49 Construction Costs	154,026,382.00			
50 SUBSTRUCTURE				
51 Foundations	\$0	\$0		
52 Basement Construction	\$0	\$0		
53 SHELL				
54 SuperStructure	\$0	\$0		
55 Exterior Closure	\$0	\$0		
56 Exterior Walls	\$0	\$0		
57 Exterior Windows	\$0	\$0		

<b>Soft Cost Reimbursement</b>			
Estimated Budget	Excluded		
\$8,627,278	\$100,000		
\$23,652,612	\$0		
		Ineligible therefore not included in calculation	
\$800,000	\$500,000		
\$11,056,500	\$6,844,500		
		Not included in this calculation	
		\$36,691,890	
<b>Construction Costs associated with Soft Cost Cap Calculation</b>			
Estimated Budget	Construction Costs	Category	
\$594,806	\$594,806	-CM Preconstruction services	
\$237,922,230	\$237,922,230	-Construction Cost	
		Not included in this calculation	
		\$238,517,036	
		Total Construction Cost	
		20% Soft Cost Allowance	
		\$47,703,407	
		Reimbursable Soft Cost	
		-\$11,011,517	Eligible minus Reimbursable
			-If Eligible minus Reimbursable is negative OK.
			-If Eligible minus Reimbursable is positive enter value into Soft Costs that exceed 20% of Construction Cost below in the Ineligible column.
	Construction Budget	\$237,922,230	
<b>OPM Services</b>		Eligible Fees	% of Total Construction
Basic Services	\$8,327,278	\$8,327,278	3.50%
Extra Services	\$50,000		0.02%
<b>Designer Services</b>			Designer Value @
Basic Services	\$22,602,612	\$22,602,612	9.50%
Extra Services	\$1,050,000		0.44%
			10.00% Value > 10%
		\$23,792,223	-\$1,189,611

<b>ProRated 20% Exclusion</b>	
\$0	-Administration
\$0	-A/E Services
\$0	-Miscellaneous Proj Costs
\$32,479,890	Sum of Three Soft Costs
	Eligible Soft Costs
\$8,527,278	-Administration
\$23,652,612	-A/E Services
	-Site Acquisition
\$300,000	-Miscellaneous Proj Costs
\$4,212,000	FFE
	Owners Contingency
\$36,691,890	Total Eligible Soft Costs

Total Project Budget

Town of Arlington  
Arlington H.S. Alternate #3

School Building Committee Reviewed on:

6/26/2018

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>
58	Exterior Doors	\$0	\$0		
59	Roofing	\$0	\$0		
60	INTERIORS				
61	Interior Construction	\$0	\$0		
62	Staircases	\$0	\$0		
63	Interior Finishes	\$0	\$0		
64	SERVICES				
65	Conveying Systems	\$0	\$0		
66	Plumbing	\$0	\$0		
67	HVAC	\$0	\$0		
68	Fire Protection	\$0	\$0		
69	Electrical	\$0	\$0		
70	EQUIPMENT & FURNISHINGS				
71	Equipment	\$0	\$0		
72	Furnishings	\$0	\$0		
73	SPECIAL CONSTRUCTION & DEMOLITION				
74	Special Construction	\$0	\$0		
75	Existing Building Demolition	\$3,136,000	\$0		
76	In-Bldg. Hazardous Material Abatement	\$3,318,100	\$0		
77	Asbestos Cont'g Floor Mat'l Abatement	\$780,000	\$780,000		
78	Other Hazardous Material Abatement	\$0	\$0		
79	BUILDING SITEWORK				
80	Site Preparation	\$8,111,665	\$0		
81	Site Improvements	\$0	\$0		
82	Site Civil / Mechanical Utilities	\$0	\$0		
83	Site Electrical Utilities	\$0	\$0		
84	Other Site Construction	\$0	\$0		
85	Scope Excluded Site Cost		\$8,111,665		
86	<b>Construction Trades Subtotal</b>	<b>\$169,372,147</b>	<b>\$8,891,665</b>		
87	Contingencies (Design and Pricing)	\$18,176,658	\$954,235		
88	D/B/B Sub-Contractor Bonds	\$1,419,370	\$74,514		
89	D/B/B Insurance	\$7,569,972	\$397,407		
90	D/B/B General Conditions	\$8,700,000	\$456,731		
91	D/B/B Overhead & Profit	\$496,929	\$26,088		
92	GMP Insurance	\$2,081,742	\$109,287		
93	GMP Fee (2.5%)	\$4,234,304	\$222,292		
94	GMP Contingency (3.7)	\$6,270,612	\$329,193		
95	Escalation to Mid-Point of Construction (4%/Year)	\$19,600,496	\$1,028,983		
96	Overall Excluded Construction Cost		\$78,103,965		
97	<b>Construction Budget</b>	<b>\$237,922,230</b>	<b>\$90,594,359</b>	<b>\$147,327,871</b>	<b>\$73,089,357</b>
98	<b>Alternates</b>				
99	Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$333
100	Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$138,261,600
101	Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$9,066,271
102	<b>Subtotal to be Included in Total Project Budget</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$147,327,871</b>
103	Miscellaneous Project Costs				
104	Utility Company Fees	\$100,000	\$0	\$100,000	
105	Testing Services	\$200,000	\$0	\$200,000	
106	Swing Space / Modulares	\$0	\$0	\$0	
107	Other Project Costs (Mailing & Moving)	\$500,000	\$500,000	\$0	
108	<b>Misc. Project Costs Subtotal</b>	<b>\$800,000</b>	<b>\$500,000</b>	<b>\$300,000</b>	<b>\$148,830</b>
109	Furnishings and Equipment				
110	Furniture, Fixtures and Equipment	\$5,528,250	\$3,422,250	\$2,106,000	\$1,200 /student
111	Technology	\$5,528,250	\$3,422,250	\$2,106,000	\$1,200 /student
112	<b>FF&amp;E Subtotal</b>	<b>\$11,056,500</b>	<b>\$6,844,500</b>	<b>\$4,212,000</b>	<b>\$2,089,573</b>
113					
114	Soft Costs that exceed 20% of Construction Cost		\$0		

**Site Cost Reimbursement = 8.0%**  
 Direct Site Cost Excluded Eligible Site Costs  
 \$8,111,665 \$0 \$8,111,665 Eligible Site Costs  
 Direct Building Cost \$0 Reimbursable Site Cost \$0  
**Scope Excluded Site Cost \$8,111,665** Eligible minus Reimbursable  
 If Eligible minus Reimbursable is negative OK. No ineligible needed  
 If Eligible minus Reimbursable is positive enter value into Scope Excluded Site Cost

**Construction Cost Reimbursement**  
 \$3,136,000 Eligible Demo  
 \$3,318,100 Eligible Abatement  
 \$6,454,100 Total Eligible Demo & Abatement  
 \$692,640 D&P 10.73% % of Trades \$573 Total \$/sf  
 \$54,087 Bonds 0.84% % of Trades \$ 354.84 Eligible \$/sf  
 \$288,462 Insurance 4.47% % of Trades  
 \$331,522 Gen Cond 5.14% % of Trades  
 \$18,936 O&P 0.29% % of Trades  
 \$79,327 GMP Ins 1.23% % of Trades  
 \$161,353 GMP Fee 2.50% % of Trades  
 \$238,948 GMP cont 3.70% % of Trades  
 \$746,897 Escalation 9.53% % of Cumulative sum of Trades and Markups

\$9,066,271 Marked Up Demo & Abatement  
**\$147,327,871 Eligible Construction Cost**  
 415,200 **Proposed GSF; Manually enter eligible area if less than total area**  
 \$333 Reimbursable Construction Cost for New Construction \$/sf (subject to change)  
 \$138,261,600 Reimbursable Construction Cost  
 \$9,066,271 Marked Demo & Abatement  
**\$147,327,871 Reimbursable Construction Cost**  
**\$0 Eligible Minus Reimbursable**

If Eligible minus Reimbursable is negative OK. No ineligible entry needed  
 If Eligible minus Reimbursable is positive enter value into Overall Excluded Construction Cost

**FFE Reimbursement**

Funding Limits	Enrollment	Reimbursable Amount	Est'd Budget	Ineligible*
\$1,200 /student	1,755	\$2,106,000	\$5,528,250	\$3,422,250
\$1,200 /student	1,755	\$2,106,000	\$5,528,250	\$3,422,250

\*If Ineligible is \$0 or negative OK.  
 \*If Ineligible Amount is positive enter value for each into Scope Excluded Cost.

**Total Project Budget**

Town of Arlington  
Arlington H.S. Alternate #3

**School Building Committee Reviewed on:**

**6/26/2018**

	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>
115 <b>Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)</b>				
<b>Project Budget</b>	<b>\$282,653,425</b>	<b>\$98,038,859</b>	<b>\$184,614,567</b>	<b>91,587,286.67</b>

<b>Board Authorization</b>	
Design Enrollment	1,755
Total Building Gross Floor Area (GSF)	415,200
Total Project Budget (excluding Contingencies)	\$282,653,425
Scope Items Excluded or Otherwise Ineligible	\$98,038,859
Third Party Funding (Ineligible)	\$0
Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	\$184,614,567
Reimbursement Rate	49.61%
Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$91,587,287
Cost Recovery <sup>2</sup>	\$0
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$91,587,287

45.11 Reimbursement Rate Before Incentive Points

4.50 Total Incentive Points

49.61% MSBA Reimbursement Rate

**NOTES**  
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1. Does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA.

2. The proposed demolition of the \_\_\_\_ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the \_\_\_\_ project at the existing facilities completed in \_\_\_\_\_. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3. Pursuant to Section 3.20 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.

1.50	(0-2) Maintenance
0.00	(N/A) CM @ Risk
0.00	(0-6) Newly Formed Regional School District
1.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places
#VALUE!	0 gsf Renovated or Existing to Remain
	1 gsf Total at Conclusion of Project
0.00	(0-1) Overly Zoning 40R and 40S
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1,2, or 3 family structures
2.00	(0-2) Energy Efficiency - "Green Schools"
0.00	(5) Model Schools
<b>4.50</b>	<b>Total Incentive Points</b>

Construction Contingency (6%) <sup>3</sup>	\$16,959,206
Ineligible Construction Contingency <sup>3</sup>	\$14,579,983
"Potentially Eligible" Construction Contingency <sup>3</sup>	\$2,379,222
Owner's Contingency(3%) <sup>3</sup>	\$8,479,603
Ineligible Owner's Contingency <sup>3</sup>	\$0
"Potentially Eligible" Owner's Contingency <sup>3</sup>	\$8,479,603
Total Potentially Eligible Contingency <sup>3</sup>	\$10,858,825
Reimbursement Rate	49.61%
Potential Additional Contingency Grant Funds <sup>3</sup>	\$5,387,063
Maximum Total Facilities Grant	\$96,974,350
Total Project Budget	\$308,092,234

Arlington Share	\$211,117,884
-----------------	---------------