

		Strategy 4 - Reno + New Building						
		Renovation Cost	New Building Cost	Site Cost	Reno/Phasing Premium	Furniture & Technology	Escalation Premium	Total
Students	1,900							
Area	SF	311,380	70,800					382,180
Construction Cost		\$ 47,697,063	\$ 22,392,000	\$ 2,009,005				
Demolish Ledge				\$ 500,000				
Demolish Existing Building								
Temporary Facilities								
Sub-Total		\$ 47,697,063	\$ 22,392,000	\$ 2,509,005	\$ -		\$ -	\$ 72,598,068
Escalation	14.0%	\$ 6,677,589	\$ 3,134,880	\$ 351,261	\$ -		\$ -	\$ 10,163,730
Added Escalation for MSBA	4.0%							
Design & Pricing Contingency	12.0%	\$ 6,524,958	\$ 3,063,226	\$ 343,232	\$ -		\$ -	\$ 9,931,416
Sub-Total		\$ 60,899,610	\$ 28,590,106	\$ 3,203,498	\$ -		\$ -	\$ 92,693,213
General Conditions	5.50%	\$ 3,349,479	\$ 1,572,456	\$ 176,192	\$ -		\$ -	\$ 5,098,127
General Requirements	3.00%	\$ 1,826,988	\$ 857,703	\$ 96,105	\$ -		\$ -	\$ 2,780,796
Bonds	0.75%	\$ 456,747	\$ 214,426	\$ 24,026	\$ -		\$ -	\$ 695,199
Insurance	1.30%	\$ 791,695	\$ 371,671	\$ 41,645	\$ -		\$ -	\$ 1,205,012
Permit (waived)	0.00%							\$ -
CM Fee	2.25%	\$ 1,370,241	\$ 643,277	\$ 72,079	\$ -		\$ -	\$ 2,085,597
CM/GMP Contingency	3.00%	\$ 1,826,988	\$ 857,703	\$ 96,105	\$ -		\$ -	\$ 2,780,796
Phasing Premium with Swing Bldg	5.00%		\$ -	\$ -	\$ 4,634,661		\$ -	\$ 4,634,661
Phasing Premium w/o Swing Bldg	10.0%		\$ -	\$ -			\$ -	\$ -
Construction Cost		\$ 70,521,748	\$ 33,107,342	\$ 3,709,650	\$ 4,634,661		\$ -	\$ 111,973,402
Construction Cost per SF		\$ 226.48	\$ 467.62					\$ 292.99
FF&E / Technology	\$3,000					\$ 5,700,000	\$ -	\$ 5,700,000
Design / OPM / Testing / Commissioning	15.0%	\$ 10,578,262	\$ 4,966,101	\$ 556,448	\$ 695,199		\$ -	\$ 16,796,010
Construction Contingency	5.0%	\$ 3,526,087	\$ 1,655,367	\$ 185,483	\$ 231,733		\$ -	\$ 5,598,670
Added Contingency for Renovation	5.0%				\$ 3,526,087			\$ 3,526,087
Soft Costs		\$ 14,104,350	\$ 6,621,468	\$ 741,930	\$ 4,453,020	\$ -	\$ -	\$ 25,920,768
Total Project Cost		\$ 84,626,098	\$ 39,728,811	\$ 4,451,580	\$ 9,087,680	\$ 5,700,000	\$ -	\$ 143,594,169
Project Cost per SF		\$ 271.78	\$ 561.14					\$ 375.72
MSBA Reimbursement	40.0%							
Effective Reimbursement	30.0%							
Total Andover Cost							\$	143,600,000

		Strategy 4 - Reno + New Building - MSBA						
		Renovation Cost	New Building Cost	Site Cost	Reno/Phasing Premium	Furniture & Technology	Escalation Premium	Total
Students	1,900							
Area	SF	311,380	70,800					382,180
Construction Cost		\$ 47,697,063	\$ 22,392,000	\$ 2,009,005				
Demolish Ledge				\$ 500,000				
Demolish Existing Building								
Temporary Facilities								
Sub-Total		\$ 47,697,063	\$ 22,392,000	\$ 2,509,005	\$ -			\$ 72,598,068
Escalation	14.0%	\$ 6,677,589	\$ 3,134,880	\$ 351,261	\$ -			\$ 10,163,730
Added Escalation for MSBA	4.0%						\$ 2,903,923	\$ 2,903,923
Design & Pricing Contingency	12.0%	\$ 6,524,958	\$ 3,063,226	\$ 343,232	\$ -		\$ 348,471	\$ 10,279,886
Sub-Total		\$ 60,899,610	\$ 28,590,106	\$ 3,203,498	\$ -		\$ 3,252,393	\$ 95,945,607
General Conditions	5.50%	\$ 3,349,479	\$ 1,572,456	\$ 176,192	\$ -		\$ 178,882	\$ 5,277,008
General Requirements	3.00%	\$ 1,826,988	\$ 857,703	\$ 96,105	\$ -		\$ 97,572	\$ 2,878,368
Bonds	0.75%	\$ 456,747	\$ 214,426	\$ 24,026	\$ -		\$ 24,393	\$ 719,592
Insurance	1.30%	\$ 791,695	\$ 371,671	\$ 41,645	\$ -		\$ 42,281	\$ 1,247,293
Permit (waived)	0.00%							\$ -
CM Fee	2.25%	\$ 1,370,241	\$ 643,277	\$ 72,079	\$ -		\$ 73,179	\$ 2,158,776
CM/GMP Contingency	3.00%	\$ 1,826,988	\$ 857,703	\$ 96,105	\$ -		\$ 97,572	\$ 2,878,368
Phasing Premium with Swing Bldg	5.00%		\$ -	\$ -	\$ 4,634,661		\$ 162,620	\$ 4,797,280
Phasing Premium w/o Swing Bldg	10.0%		\$ -	\$ -				\$ -
Construction Cost		\$ 70,521,748	\$ 33,107,342	\$ 3,709,650	\$ 4,634,661		\$ 3,928,891	\$ 115,902,293
Construction Cost per SF		\$ 226.48	\$ 467.62					\$ 303.27
FF&E / Technology	\$3,000					\$ 5,700,000	\$ 228,000	\$ 5,928,000
Design / OPM / Testing / Commissioning	15.0%	\$ 10,578,262	\$ 4,966,101	\$ 556,448	\$ 695,199		\$ 589,334	\$ 17,385,344
Construction Contingency	5.0%	\$ 3,526,087	\$ 1,655,367	\$ 185,483	\$ 231,733		\$ 196,445	\$ 5,795,115
Added Contingency for Renovation	5.0%				\$ 3,526,087		\$ 196,445	\$ 3,722,532
Soft Costs		\$ 14,104,350	\$ 6,621,468	\$ 741,930	\$ 4,453,020	\$ -	\$ 982,223	\$ 26,902,991
Total Project Cost		\$ 84,626,098	\$ 39,728,811	\$ 4,451,580	\$ 9,087,680	\$ 5,700,000	\$ 5,139,114	\$ 148,733,283
Project Cost per SF		\$ 271.78	\$ 561.14					\$ 389.17
MSBA Reimbursement	40.0%							
Effective Reimbursement	30.0%							\$ (44,619,985)
Total Andover Cost							\$ 104,100,000	

		Strategy 5 - New Building + Demo A&B						
		Renovation Cost	New Building Cost	Site Cost	Reno/Phasing Premium	Furniture & Technology	Escalation Premium	Total
Students	1,900							
Area	SF		323,000					323,000
Construction Cost			\$ 100,130,000	\$ 5,831,507				
Demolish Ledge								
Demolish Existing Building					\$ 1,798,000			
Temporary Facilities								
Sub-Total		\$ -	\$ 100,130,000	\$ 5,831,507	\$ 1,798,000		\$ -	\$ 107,759,507
Escalation	14.0%	\$ -	\$ 14,018,200	\$ 816,411	\$ 251,720		\$ -	\$ 15,086,331
Added Escalation for MSBA	4.0%							\$ -
Design & Pricing Contingency	12.0%	\$ -	\$ 13,697,784	\$ 797,750	\$ 245,966		\$ -	\$ 14,741,501
Sub-Total		\$ -	\$ 127,845,984	\$ 7,445,668	\$ 2,295,686		\$ -	\$ 137,587,339
General Conditions	5.50%	\$ -	\$ 7,031,529	\$ 409,512	\$ 126,263		\$ -	\$ 7,567,304
General Requirements	3.00%	\$ -	\$ 3,835,380	\$ 223,370	\$ 68,871		\$ -	\$ 4,127,620
Bonds	0.75%	\$ -	\$ 958,845	\$ 55,843	\$ 17,218		\$ -	\$ 1,031,905
Insurance	1.30%	\$ -	\$ 1,661,998	\$ 96,794	\$ 29,844		\$ -	\$ 1,788,635
Permit (waived)	0.00%							\$ -
CM Fee	2.25%	\$ -	\$ 2,876,535	\$ 167,528	\$ 51,653		\$ -	\$ 3,095,715
CM/GMP Contingency	3.00%	\$ -	\$ 3,835,380	\$ 223,370	\$ 68,871		\$ -	\$ 4,127,620
Phasing Premium with Swing Bldg	5.00%		\$ -	\$ -			\$ -	\$ -
Phasing Premium w/o Swing Bldg	10.0%		\$ -	\$ -			\$ -	\$ -
Construction Cost		\$ -	\$ 148,045,649	\$ 8,622,084	\$ 2,658,405		\$ -	\$ 159,326,138
Construction Cost per SF			\$ 458.35					\$ 493.27
FF&E / Technology	\$3,000				\$ 5,700,000		\$ -	\$ 5,700,000
Design / OPM / Testing / Commissioning	15.0%	\$ -	\$ 22,206,847	\$ 1,293,313	\$ 398,761		\$ -	\$ 23,898,921
Construction Contingency	5.0%	\$ -	\$ 7,402,282	\$ 431,104	\$ 132,920		\$ -	\$ 7,966,307
Added Contingency for Renovation	5.0%				\$ -			\$ -
Soft Costs		\$ -	\$ 29,609,130	\$ 1,724,417	\$ 531,681	\$ -	\$ -	\$ 31,865,228
Total Project Cost		\$ -	\$ 177,654,779	\$ 10,346,500	\$ 3,190,086	\$ 5,700,000	\$ -	\$ 196,891,366
Project Cost per SF			\$ 550.01					\$ 609.57
MSBA Reimbursement	40.0%							
Effective Reimbursement	30.0%							
Total Andover Cost							\$	196,900,000

		Strategy 5A - New Building + Demo A&B - MSBA						
		Renovation Cost	New Building Cost	Site Cost	Reno/Phasing Premium	Furniture & Technology	Escalation Premium	Total
Students	1,900							
Area	SF		323,000	311,380				323,000
Construction Cost			\$ 100,130,000	\$ 5,831,507				
Demolish Ledge								
Demolish Existing Building					\$ 1,798,000			
Temporary Facilities								
Sub-Total		\$ -	\$ 100,130,000	\$ 5,831,507	\$ 1,798,000			\$ 107,759,507
Escalation	14.0%	\$ -	\$ 14,018,200	\$ 816,411	\$ 251,720			\$ 15,086,331
Added Escalation for MSBA	4.0%						\$ 4,310,380	\$ 4,310,380
Design & Pricing Contingency	12.0%	\$ -	\$ 13,697,784	\$ 797,750	\$ 245,966		\$ 517,246	\$ 15,258,746
Sub-Total		\$ -	\$ 127,845,984	\$ 7,445,668	\$ 2,295,686		\$ 4,827,626	\$ 142,414,964
General Conditions	5.50%	\$ -	\$ 7,031,529	\$ 409,512	\$ 126,263		\$ 265,519	\$ 7,832,823
General Requirements	3.00%	\$ -	\$ 3,835,380	\$ 223,370	\$ 68,871		\$ 144,829	\$ 4,272,449
Bonds	0.75%	\$ -	\$ 958,845	\$ 55,843	\$ 17,218		\$ 36,207	\$ 1,068,112
Insurance	1.30%	\$ -	\$ 1,661,998	\$ 96,794	\$ 29,844		\$ 62,759	\$ 1,851,395
Permit (waived)	0.00%							\$ -
CM Fee	2.25%	\$ -	\$ 2,876,535	\$ 167,528	\$ 51,653		\$ 108,622	\$ 3,204,337
CM/GMP Contingency	3.00%	\$ -	\$ 3,835,380	\$ 223,370	\$ 68,871		\$ 144,829	\$ 4,272,449
Phasing Premium with Swing Bldg	5.00%		\$ -	\$ -				\$ -
Phasing Premium w/o Swing Bldg	10.0%		\$ -	\$ -				\$ -
Construction Cost		\$ -	\$ 148,045,649	\$ 8,622,084	\$ 2,658,405		\$ 5,590,391	\$ 164,916,529
Construction Cost per SF			\$ 458.35					\$ 510.58
FF&E / Technology	\$3,000					\$ 5,700,000	\$ 228,000	\$ 5,928,000
Design / OPM / Testing / Commissioning	15.0%	\$ -	\$ 22,206,847	\$ 1,293,313	\$ 398,761		\$ 838,559	\$ 24,737,479
Construction Contingency	5.0%	\$ -	\$ 7,402,282	\$ 431,104	\$ 132,920		\$ 279,520	\$ 8,245,826
Added Contingency for Renovation	5.0%				\$ -			\$ -
Soft Costs		\$ -	\$ 29,609,130	\$ 1,724,417	\$ 531,681		\$ 1,118,078	\$ 32,983,306
Total Project Cost		\$ -	\$ 177,654,779	\$ 10,346,500	\$ 3,190,086	\$ 5,700,000	\$ 6,936,469	\$ 203,827,835
Project Cost per SF			\$ 550.01					\$ 631.05
MSBA Reimbursement	40.0%							
Effective Reimbursement	30.0%							\$ (61,148,350)
Total Andover Cost							\$	142,700,000

		5 - Reno Collins/Field House			5A - Reno Collins/Field House - MSBA		
		Minimal Scope	Additional Reno	Total	Minimal Scope	Additional Reno	Total
Students	1,900						
Area	SF	131,580	131,580	131,580	131,580	131,580	131,580
Construction Cost		\$ 3,699,251	\$ 8,734,114		\$ 3,699,251	\$ 8,734,114	
Demolish Ledge							
Demolish Existing Building							
Temporary Facilities							
Sub-Total		\$ 3,699,251	\$ 8,734,114	\$ 12,433,365	\$ 3,699,251	\$ 8,734,114	\$ 12,433,365
Escalation	14.0%	\$ 517,895	\$ 1,222,776	\$ 1,740,671	\$ 517,895	\$ 1,222,776	\$ 1,740,671
Added Escalation for MSBA	4.0%			\$ -	\$ 147,970	\$ 349,365	\$ 497,335
Design & Pricing Contingency	12.0%	\$ 506,058	\$ 1,194,827	\$ 1,700,884	\$ 523,814	\$ 1,236,751	\$ 1,760,564
Sub-Total		\$ 4,723,204	\$ 11,151,717	\$ 15,874,920	\$ 4,888,930	\$ 11,543,005	\$ 16,431,935
General Conditions	5.50%	\$ 259,776	\$ 613,344	\$ 873,121	\$ 268,891	\$ 634,865	\$ 903,756
General Requirements	3.00%	\$ 141,696	\$ 334,552	\$ 476,248	\$ 146,668	\$ 346,290	\$ 492,958
Bonds	0.75%	\$ 35,424	\$ 83,638	\$ 119,062	\$ 36,667	\$ 86,573	\$ 123,240
Insurance	1.30%	\$ 61,402	\$ 144,972	\$ 206,374	\$ 63,556	\$ 150,059	\$ 213,615
Permit (waived)	0.00%			\$ -			\$ -
CM Fee	2.25%	\$ 106,272	\$ 250,914	\$ 357,186	\$ 110,001	\$ 259,718	\$ 369,719
CM/GMP Contingency	3.00%	\$ 141,696	\$ 334,552	\$ 476,248	\$ 146,668	\$ 346,290	\$ 492,958
Phasing Premium with Swing Bldg	5.00%			\$ -			\$ -
Phasing Premium w/o Swing Bldg	10.0%			\$ -			\$ -
Construction Cost		\$ 5,469,470	\$ 12,913,688	\$ 18,383,158	\$ 5,661,381	\$ 13,366,800	\$ 19,028,181
Construction Cost per SF		\$ 41.57	\$ 98.14	\$ 139.71	\$ 43.03	\$ 101.59	\$ 144.61
FF&E / Technology	\$3,000			\$ -			\$ -
Design / OPM / Testing / Commissioning	15.0%	\$ 820,420	\$ 1,937,053	\$ 2,757,474	\$ 849,207	\$ 2,005,020	\$ 2,854,227
Construction Contingency	5.0%	\$ 273,473	\$ 645,684	\$ 919,158	\$ 283,069	\$ 668,340	\$ 951,409
Added Contingency for Renovation	5.0%	\$ 273,473	\$ 645,684	\$ 919,158	\$ 283,069	\$ 668,340	\$ 951,409
Soft Costs		\$ 1,367,367	\$ 3,228,422	\$ 4,595,789	\$ 1,415,345	\$ 3,341,700	\$ 4,757,045
Total Project Cost		\$ 6,836,837	\$ 16,142,110	\$ 22,978,947	\$ 7,076,726	\$ 16,708,500	\$ 23,785,226
Project Cost per SF		\$ 51.96	\$ 122.68	\$ 174.64	\$ 53.78	\$ 126.98	\$ 180.77
MSBA Reimbursement	40.0%						
Effective Reimbursement	30.0%	**Reimbursement Not Available			**Reimbursement Not Available		
Total Andover Cost		\$ 6,800,000		\$ 23,000,000	\$ 7,100,000		\$ 23,800,000