



**Newburyport Youth Services**  
Brown School Gym Renovation  
Newburyport, MA

28-Jul-22

**Schematic Design**

**MAIN CONSTRUCTION COST SUMMARY**

		<b>Gross Floor Area</b>	<b>\$/sf</b>	<b>Estimated Construction Cost</b>
<b>RENOVATIONS</b>				
RENOVATE EXISTING BUILDING		9,742	\$284.45	\$2,771,088
VALUE ENGINEERING				(\$1,778,521)
REMOVE HAZARDOUS MATERIALS				\$50,000
SITework				\$264,265
SITE VALUE ENGINEERING (Targeted Savings)				(\$140,000)
<hr/>				
SUB-TOTAL		9,742	\$119.77	\$1,166,832
DESIGN AND PRICING CONTINGENCY	12%			\$140,020
ESCALATION (August 2023 start)	6%			\$70,010
<hr/>				
SUB-TOTAL				\$1,376,862
GENERAL CONDITIONS	15%			\$175,025
PHASING PREMIUM ON RENOVATION	2%			\$55,422
<hr/>				
SUB-TOTAL				\$1,607,309
BONDS	1.00%			\$16,073
INSURANCE	1.25%			\$20,091
PERMIT				NIC
<hr/>				
SUB-TOTAL				\$1,643,473
OVERHEAD AND FEE	8.0%			\$131,478
<hr/>				
<b>TOTAL OF ALL CONSTRUCTION</b>		9,742	\$182.20	<b>\$1,774,951</b>
<hr/> <hr/>				



**Newburyport Youth Services**  
Brown School Gym Renovation  
Newburyport, MA

28-Jul-22

**Schematic Design**

This cost estimate was produced from schematic design drawings, dated July 14th, 2022 prepared by EGA Architects and their design team.

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

Bidding conditions are expected to be public bidding under 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures. If 149a CM at Risk is selected as the procurement method costs will in all likelihood increase from this estimate

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.