Medford High School
Preliminary Design Program (PDP) Comparative Cost Analysis

	A	B - Renovation & New Addition															
	Code Upgrade to building and site	Reno Existing w/ space reconfiguration & Addition		Selective Demo (Wing A) w/ Addition		Selective Demo (Wings A & C) w/ Addition		Selective Demo (Wings A, B, & C) w/ Addition		Selective Demo (Wings A, C, G & H) w/ Addition	Selective Demo (Wing A, B, G, & H) w/ Addition		Selective Demo (Wings A, B, & G) w/ Addition		Selective Demo (Wing A, G, & H) w/ Addition	
	A.1	B.1		B.2		B.3		B.4		B.5	B.6		B.7		B.8	
	A.1.1	B.1.1	B.1.2	B.2.1	B.2.2	B.3.1	B.3.2	B.4.1	B.4.2	B.5.1	B.6.1	B.6.2	B.7.1	B.7.2	B.8.1	B.8.2
Renovation	$ 201,575,030	$ 271,243,087	$ 265,797,547	$ 234,317,965	$ 240,985,117	$ 182,964,780	$ 190,844,280	$ 126,998,512	$ 130,475,312	$ 138,328,670	$ 127,284,807	$ 127,277,505	$ 150,598,883	$ 150,594,203	$ 183,246,395	$ 183,246,395
Addition/New Construction	-	$ 51,815,863	$ 67,715,454	$ 98,973,079	$ 97,173,991	$ 152,602,260	$ 152,847,001	$ 218,859,728	$ 223,263,335	$ 214,130,411	$ 222,059,170	$ 215,893,563	$ 191,679,361	$ 194,388,747	$ 157,895,762	$ 151,594,457
Sitework	$ 10,000,000	$ 50,170,607	$ 50,453,131	$ 50,145,907	$ 50,476,319	$ 50,713,743	$ 50,476,319	$ 50,920,409	$ 51,190,585	$ 51,246,443	$ 51,246,443	$ 51,246,443	$ 50,695,967	$ 50,535,019	$ 50,408,993	$ 50,863,171
Sitework without parking (incl in "Sitework")	*$ 10,000,000*	*$ 41,245,607*	*$ 41,528,131*	*$ 41,220,907*	*$ 41,551,319*	*$ 41,788,743*	*$ 41,551,319*	*$ 41,995,409*	*$ 42,265,585*	*$ 42,321,443*	*$ 42,321,443*	*$ 42,321,443*	*$ 41,770,967*	*$ 41,610,019*	*$ 41,483,993*	*$ 41,938,171*
Parking Cost Breakout (incl in "Sitework")		*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*
Parking Approach	At grade surface parking	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage
Pool Scope	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800
Hazmat Removal	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250
Misc Hazardous Waste Removal	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750
Demolition	-	-	$ 333,704	$ 823,272	$ 960,484	$ 1,968,228	$ 1,908,084	$ 3,216,036	$ 3,216,036	$ 2,995,464	$ 3,157,620	$ 3,157,620	$ 2,637,816	$ 2,637,816	$ 1,909,812	$ 1,909,812
Subtotal Direct Trade Cost	**$ 230,395,830**	**$ 392,050,357**	**$ 403,120,636**	**$ 403,081,023**	**$ 408,416,711**	**$ 407,069,811**	**$ 414,896,484**	**$ 418,815,485**	**$ 426,966,068**	**$ 425,521,788**	**$ 422,568,840**	**$ 416,395,931**	**$ 414,432,827**	**$ 416,976,585**	**$ 412,281,762**	**$ 406,434,635**
Design Contingency (15%)	$ 34,559,375	$ 58,807,554	$ 60,468,095	$ 60,462,153	$ 61,262,507	$ 61,060,472	$ 62,234,473	$ 62,822,323	$ 64,044,910	$ 63,828,268	$ 63,385,326	$ 62,459,390	$ 62,164,924	$ 62,546,488	$ 61,842,264	$ 60,965,195
CM Contingency (3%)	$ 7,948,656	$ 13,525,737	$ 13,907,662	$ 13,906,295	$ 14,090,377	$ 14,043,908	$ 14,313,929	$ 14,449,134	$ 14,730,329	$ 14,680,502	$ 14,578,625	$ 14,365,660	$ 14,297,933	$ 14,385,692	$ 14,223,721	$ 14,021,995
Escalation (Spring 2028) (10%)	$ 26,495,520	$ 45,085,791	$ 46,358,873	$ 46,354,318	$ 46,967,922	$ 46,813,028	$ 47,713,096	$ 48,163,781	$ 49,101,098	$ 48,935,006	$ 48,595,417	$ 47,885,532	$ 47,659,775	$ 47,952,307	$ 47,412,403	$ 46,739,983
CM Costs (GCs/GRs/Fee/Ins)	$ 50,345,024	$ 71,490,259	$ 72,938,304	$ 77,423,807	$ 78,121,742	$ 77,945,561	$ 80,092,001	$ 80,604,626	$ 81,670,764	$ 81,481,844	$ 77,727,570	$ 76,920,123	$ 76,663,339	$ 76,996,075	$ 76,381,968	$ 75,617,134
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 349,744,405**	**$ 580,959,698**	**$ 596,793,571**	**$ 601,227,597**	**$ 608,859,258**	**$ 606,932,780**	**$ 619,249,982**	**$ 624,855,349**	**$ 636,513,169**	**$ 634,447,408**	**$ 626,855,778**	**$ 618,026,635**	**$ 615,218,797**	**$ 618,857,147**	**$ 612,142,118**	**$ 603,778,943**
Cost Per SF	*$ 669.75*	*$ 980.39*	*$1,007.12*	*$1,014.60*	*$1,027.48*	*$1,024.23*	*$1,045*	*$1,054*	*$1,074.14*	*$1,070.66*	*$1,057.85*	*$1,042.95*	*$1,038.21*	*$1,044.35*	*$1,033.02*	*$1,018.90*
Soft Costs Calculated at 25%	$ 87,436,101	$ 145,239,924	$ 149,198,393	$ 150,306,899	$ 152,214,815	$ 151,733,195	$ 154,812,495	$ 156,213,837	$ 159,128,292	$ 158,611,852	$ 156,713,944	$ 154,506,659	$ 153,804,699	$ 154,714,287	$ 153,035,530	$ 150,944,736
Modular Trailers	$ 22,960,000.00	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 39,360,000	$ 39,360,000	$ 31,160,000	$ 31,160,000	$ 39,360,000	$ 39,360,000
TOTAL ESTIMATED PROJECT COSTS	**$ 437,180,506**	**$ 749,159,622**	**$ 768,951,963**	**$ 774,494,496**	**$ 784,034,073**	**$ 781,625,976**	**$ 797,022,477**	**$ 804,029,186**	**$ 818,601,461**	**$ 816,019,260**	**$ 822,929,722**	**$ 811,893,294**	**$ 800,183,497**	**$ 804,731,434**	**$ 804,537,648**	**$ 794,083,678**
PROGRAM ALTERNATES ONLY																
PROG1 - Teen Health Center Space	-	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017
PROG2 - Medford Community Media	-	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868
PROG3 - Community Partner Rental Spaces	-	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348
PROG4 - Welcome Center/ Central Offices	-	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513
PROG5 - Community Meeting Space	-	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292
PROG6 - Additional area for 1,000 Seat Auditorium	-	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857
PROG7 - Early Childhood Center		$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863
Subtotal All Program Alternates		**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**
Revised Construction Cost with all Alternates	**$ 349,744,405**	**$ 660,987,456**	**$ 676,821,329**	**$ 681,255,355**	**$ 688,887,016**	**$ 686,960,538**	**$ 699,277,740**	**$ 704,883,107**	**$ 716,540,927**	**$ 714,475,166**	**$ 706,883,536**	**$ 698,054,393**	**$ 695,246,555**	**$ 698,884,905**	**$ 692,169,876**	**$ 683,806,701**
Revised Total Project Cost (soft cost+Modulars)	**$ 437,180,506**	**$ 849,194,320**	**$ 868,986,661**	**$ 874,529,193**	**$ 884,068,770**	**$ 881,660,673**	**$ 897,057,175**	**$ 904,063,883**	**$ 918,636,159**	**$ 916,053,957**	**$ 922,964,420**	**$ 911,927,991**	**$ 900,218,194**	**$ 904,766,132**	**$ 904,572,345**	**$ 894,118,376**

Medford High School
Preliminary Design Program (PDP) Comparative Cost Analysis

	C - Athletics Renovation Only + New Addition										D - New Construction - Multi-Phase		
	Retain and Reno Gym, Pool, and Wing E w/ Addition on Site 1 (Parking Lot)				Retain and Reno Gym and Pool w/ Addition on Site 2		Retain and Reno Gym, Pool, and Wing E w/ Addition on Site 3 (Edgerly Field)				Demo Existing, Construct Building on Site 1 (parking lot)		New Building on Site 3, School remains operational (Edgerly Field)
	C.1				C.2		C.3				D.1		D.2
	C.1.1	C.1.2	C.1.3	C.1.4	C.2.1	C.2.2	C.3.1	C.3.2	C.3.3	C.3.4	D.1.1	D.1.2	D.2.1
Renovation	$ 80,179,110	$ 78,071,958	$ 78,071,958	$ 78,071,958	$ 80,179,110	$ 80,179,110	$ 13,007,162	$ 13,007,162	$ 12,739,482	$ 12,739,482	-		
Addition/New Construction	$ 246,922,942	$ 250,943,563	$ 255,930,719	$ 252,472,427	$ 264,486,547	$ 255,733,779	$ 324,620,736	$ 323,649,292	$ 313,989,454	$ 308,579,371	$ 353,521,067	$ 350,498,985	$ 351,875,066
Sitework	$ 50,357,798	$ 50,578,529	$ 50,232,968	$ 56,382,226	$ 55,690,319	$ 55,726,078	$ 55,943,012	$ 56,114,603	$ 56,133,440	$ 58,535,940	$ 60,554,778	$ 51,855,468	$ 60,509,547
Sitework without parking (incl in "Sitework")	*$ 41,432,798*	*$ 41,653,529*	*$ 41,307,968*	*$ 42,102,226*	*$ 41,410,319*	*$ 41,446,078*	*$ 41,663,012*	*$ 41,834,603*	*$ 41,853,440*	*$ 41,853,440*	*$ 43,872,278*	*$ 42,930,468*	*$ 43,827,047*
Parking Cost Breakout (incl in "Sitework")	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 14,280,000*	*$ 14,280,000*	*$ 14,280,000*	*$ 14,280,000*	*$ 14,280,000*	*$ 14,280,000*	*$ 16,682,500*	*$ 16,682,500*	*$ 8,925,000*	*$ 16,682,500*
Parking Approach	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	Field over Parking	Field over Parking	Field over Parking	Field over Parking	Field over Parking	Field over Parking	Stadium over Parking	Stadium over Parking	4-Story Parking Garage	Stadium over Parking
Pool Scope	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 12,710,000	$ 12,710,000	$ 12,710,000
Hazmat Removal	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250
Misc Hazardous Waste Removal	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750
Demolition	$ 3,889,666	$ 3,889,666	$ 3,889,666	$ 3,889,666	$ 3,889,666	$ 3,889,666	$ 5,154,336	$ 5,154,336	$ 5,154,336	$ 5,154,336	$ 5,483,153	$ 5,483,153	$ 5,483,153
Subtotal Direct Trade Cost	**$ 400,170,316**	**$ 402,304,516**	**$ 406,946,111**	**$ 409,637,077**	**$ 423,066,442**	**$ 414,349,433**	**$ 417,546,046**	**$ 416,746,193**	**$ 406,837,512**	**$ 403,829,929**	**$ 436,328,998**	**$ 424,607,606**	**$ 434,637,766**
Design Contingency (15%)	$ 60,025,547	$ 60,345,677	$ 61,041,917	$ 61,445,562	$ 63,459,966	$ 62,152,415	$ 62,631,907	$ 62,511,929	$ 61,025,627	$ 60,574,489	$ 65,449,350	$ 63,691,141	$ 65,195,665
CM Contingency (3%)	$ 13,805,876	$ 13,879,506	$ 14,039,641	$ 14,132,479	$ 14,595,792	$ 14,295,055	$ 14,405,339	$ 14,377,744	$ 14,035,894	$ 13,932,133	$ 15,053,350	$ 14,648,962	$ 14,995,003
Escalation (Spring 2028) (10%)	$ 46,019,586	$ 46,265,019	$ 46,798,803	$ 47,108,264	$ 48,652,641	$ 47,650,185	$ 48,017,795	$ 47,925,812	$ 46,786,314	$ 46,440,442	$ 50,177,835	$ 48,829,875	$ 49,983,343
CM Costs (GCs/GRs/Fee/Ins)	$ 74,797,730	$ 75,076,894	$ 75,684,038	$ 76,036,030	$ 74,424,646	$ 73,284,417	$ 73,702,550	$ 73,597,925	$ 72,301,819	$ 71,908,412	$ 76,159,455	$ 74,626,238	$ 75,938,234
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 594,819,055**	**$ 597,871,613**	**$ 604,510,509**	**$ 608,359,412**	**$ 624,199,487**	**$ 611,731,505**	**$ 616,303,637**	**$ 615,159,603**	**$ 600,987,166**	**$ 596,685,405**	**$ 643,168,988**	**$ 626,403,822**	**$ 640,750,010**
Cost Per SF	*$1,003.78*	*$1,008.93*	*$1,020.14*	*$1,026.63*	*$1,053.36*	*$1,032.32*	*$1,040.04*	*$1,038.11*	*$1,014.19*	*$1,006.93*	*$1,184.82*	*$1,153.93*	*$1,180.36*
Soft Costs Calculated at 25%	$ 148,704,764	$ 149,467,903	$ 151,127,627	$ 152,089,853	$ 156,049,872	$ 152,932,876	$ 154,075,909	$ 153,789,901	$ 150,246,792	$ 149,171,351	$ 160,792,247	$ 156,600,955	$ 160,187,503
Modular Trailers	$ 31,160,000	$ 31,160,000	$ 31,160,000	$ 31,160,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000		$ 22,960,000	$ 31,160,000.00	$ 31,160,000	
TOTAL ESTIMATED PROJECT COSTS	**$ 774,683,819**	**$ 778,499,516**	**$ 786,798,137**	**$ 791,609,265**	**$ 803,209,359**	**$ 787,624,381**	**$ 793,339,546**	**$ 791,909,504**	**$ 751,233,958**	**$ 768,816,756**	**$ 835,121,235**	**$ 814,164,777**	**$ 800,937,513**
PROGRAM ALTERNATES ONLY													
PROG1 - Teen Health Center Space	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017	$ 1,959,017
PROG2 - Medford Community Media	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868	$ 2,146,868
PROG3 - Community Partner Rental Spaces	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348	$ 3,703,348
PROG4 - Welcome Center/ Central Offices	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513	$ 24,226,513
PROG5 - Community Meeting Space	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292	$ 7,554,292
PROG6 - Additional area for 1,000 Seat Auditorium	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857	$ 3,483,857
PROG7 - Early Childhood Center	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863	$ 36,953,863
Subtotal All Program Alternates	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**	**$ 80,027,758**
Revised Construction Cost with all Alternates	**$ 674,846,813**	**$ 677,899,371**	**$ 684,538,267**	**$ 688,387,170**	**$ 704,227,245**	**$ 691,759,263**	**$ 696,331,395**	**$ 695,187,361**	**$ 681,014,924**	**$ 676,713,163**	**$ 723,196,746**	**$ 706,431,580**	**$ 720,777,768**
Revised Total Project Cost (soft cost+Modulars)	**$ 874,718,517**	**$ 878,534,213**	**$ 886,832,834**	**$ 891,643,962**	**$ 903,244,056**	**$ 887,659,079**	**$ 893,374,243**	**$ 891,944,201**	**$ 851,268,655**	**$ 868,851,454**	**$ 935,155,933**	**$ 914,199,475**	**$ 900,972,211**

The estimated construction and total project cost provided are for COMPARISON PURPOSES ONLY. The estimated costs will be updated at the Preliminary Schematic Report phase to assist the committee in defining the single preferred solution to proceed into the Schematic Design (SD) phase. The actual costs and total project budget will be established at the end of the SD phase for the district's preferred solution.