Medford HS - PDP Alternatives Cost Matrix

Medford Comprehensive High School

Preliminary Design Program - Comparative Cost Analysis

#		A	B - Renovation & New Addition			
		Code Upgrade to building and site	Reno Existing w/ some space reconfig. to meet MSBA and Ed. Vision goals		Selective Demo (Wing A) w/ Addition	
		A.1	B.1		B.2	
		A.1.1	B.1.1	B.1.2	B.2.1	B.2.2
1	Renovation	$ 201,575,030	$ 271,243,087	$ 265,797,547	$ 234,317,965	$ 240,985,117
2	Addition/New Construction	-	$ 27,479,935	$ 42,707,286	$ 74,637,150	$ 72,165,823
3	Sitework	$ 10,000,000	$ 50,170,607	$ 50,453,131	$ 50,145,907	$ 50,476,319
4	*Sitework without parking (incl in "Sitework")*	*$ 10,000,000*	*$ 41,245,607*	*$ 41,528,131*	*$ 41,220,907*	*$ 41,551,319*
5	*Parking Cost Breakout (incl in "Sitework"*		*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*
6	Parking Approach	At grade surface parking	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage
7	Pool Scope	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800
8	Hazmat Removal	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250
9	Misc Hazardous Waste Removal	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750
10	Demolition	-	-	$ 333,704	$ 823,272	$ 960,484
11	**Subtotal Direct Trade Cost**	**$ 230,395,830**	**$ 367,714,429**	**$ 378,112,468**	**$ 378,745,095**	**$ 383,408,543**
12	Design Contingency (15%)	$ 34,559,375	$ 55,157,164	$ 56,716,870	$ 56,811,764	$ 57,511,281
13	CM Contingency (3%)	$ 7,948,656	$ 12,686,148	$ 13,044,880	$ 13,066,706	$ 13,227,595
14	Escalation (Spring 2028) (10%)	$ 26,495,520	$ 42,287,159	$ 43,482,934	$ 43,555,686	$ 44,091,982
15	CM Costs (GCs/GRs/Fee/Ins)	$ 50,345,024	$ 68,306,993	$ 69,667,109	$ 74,240,545	$ 74,850,547
16	**TOTAL ESTIMATED CONSTRUCTION COSTS**	**$ 349,744,405**	**$ 546,151,893**	**$ 561,024,261**	**$ 566,419,796**	**$ 573,089,949**
17	*Cost Per SF*	*$ 669.75*	*$ 991.99*	*$1,019.00*	*$1,028.80*	*$1,040.92*
18	Soft Costs Calculated at 25%	$ 87,436,101	$ 136,537,973	$ 140,256,065	$ 141,604,949	$ 143,272,487
19	Modular Trailers	$ 22,960,000.00	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000
22	**TOTAL ESTIMATED PROJECT COSTS**	**$ 437,180,506**	**$ 705,649,867**	**$ 724,240,327**	**$ 730,984,744**	**$ 739,322,436**
23	**PROGRAM ALTERNATES ONLY**					
24	PROG1 - Teen Health Center Space	-	1,977,346	1,977,346	1,977,346	1,977,346
25	PROG2 - Medford Community Media	-	2,166,954	2,166,954	2,166,954	2,166,954
26	PROG3 - Community Partner Rental Spaces	-	3,737,996	3,737,996	3,737,996	3,737,996
27	PROG4 - Welcome Center/ Central Offices	-	24,453,176	24,453,176	24,453,176	24,453,176
28	PROG5 - Community Meeting Space	-	7,624,970	7,624,970	7,624,970	7,624,970
29	PROG6 - Additional area for 1,000 Seat Auditorium	-	3,515,241	3,515,241	3,515,241	3,515,241
30	PROG7 - Early Childhood Center		37,299,604	37,299,604	37,299,604	37,299,604
31	Subtotal All Program Alternates		**80,775,287**	**80,775,287**	**80,775,287**	**80,775,287**
32	**Revised Construction Cost with all Alternates**	**$ 349,744,405**	**$ 626,927,180**	**$ 641,799,548**	**$ 647,195,083**	**$ 653,865,236**
33	**Revised Total Project Cost (soft cost+Modulars)**	**$ 437,180,506**	**$ 806,618,975**	**$ 825,209,435**	**$ 831,953,853**	**$ 840,291,545**

The estimated construction and total project cost provided are for COMPARISON PURPOSES ONLY. The estimated costs will be updated at the Preliminary Schematic Report (PSR) 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 Schematic Design (SD) phase for the district's preferred solution.

Medford HS - PDP Alternatives Cost Matrix

Medford Comprehensive High School

Preliminary Design Program - Comparative Cost Analysis

	B - Renovation & New 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
	B.3		B.4		B.5
	B.3.1	B.3.2	B.4.1	B.4.2	B.5.1
Renovation	$ 182,964,780	$ 190,844,280	$ 126,998,512	$ 130,475,312	$ 138,328,670
Addition/New Construction	$ 128,266,331	$ 127,838,833	$ 194,523,799	$ 198,255,166	$ 189,122,243
Sitework	$ 50,713,743	$ 50,476,319	$ 50,920,409	$ 51,190,585	$ 51,246,443
Sitework without parking (incl in "Sitework")	*$ 41,788,743*	*$ 41,551,319*	*$ 41,995,409*	*$ 42,265,585*	*$ 42,321,443*
Parking Cost Breakout (incl in "Sitework"	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*
Parking Approach	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
Hazmat Removal	$ 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
Demolition	$ 1,968,228	$ 1,908,084	$ 3,216,036	$ 3,216,036	$ 2,995,464
Subtotal Direct Trade Cost	**$ 382,733,883**	**$ 389,888,315**	**$ 394,479,556**	**$ 401,957,899**	**$ 400,513,620**
Design Contingency (15%)	$ 57,410,082	$ 58,483,247	$ 59,171,933	$ 60,293,685	$ 60,077,043
CM Contingency (3%)	$ 13,204,319	$ 13,451,147	$ 13,609,545	$ 13,867,548	$ 13,817,720
Escalation (Spring 2028) (10%)	$ 44,014,397	$ 44,837,156	$ 45,365,149	$ 46,225,158	$ 46,059,066
CM Costs (GCs/GRs/Fee/Ins)	$ 74,762,298	$ 76,820,805	$ 77,421,363	$ 78,399,568	$ 78,210,649
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 572,124,979**	**$ 583,480,671**	**$ 590,047,546**	**$ 600,743,858**	**$ 598,678,098**
Cost Per SF	*$1,039.17*	*$1,059.79*	*$1,071.72*	*$1,091.15*	*$1,087.39*
Soft Costs Calculated at 25%	$ 143,031,245	$ 145,870,168	$ 147,511,887	$ 150,185,964	$ 149,669,525
Modular Trailers	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000
TOTAL ESTIMATED PROJECT COSTS	**$ 738,116,224**	**$ 752,310,838**	**$ 760,519,433**	**$ 773,889,822**	**$ 771,307,623**
PROGRAM ALTERNATES ONLY					
PROG1 - Teen Health Center Space	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346
PROG2 - Medford Community Media	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954
PROG3 - Community Partner Rental Spaces	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996
PROG4 - Welcome Center/ Central Offices	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176
PROG5 - Community Meeting Space	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970
PROG6 - Additional area for 1,000 Seat Auditorium	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241
PROG7 - Early Childhood Center	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604
Subtotal All Program Alternates	**80,775,287**	**80,775,287**	**80,775,287**	**80,775,287**	**80,775,287**
Revised Construction Cost with all Alternates	**$ 652,900,266**	**$ 664,255,958**	**$ 670,822,833**	**$ 681,519,145**	**$ 679,453,385**
Revised Total Project Cost (soft cost+Modulars)	**$ 839,085,333**	**$ 853,279,947**	**$ 861,488,541**	**$ 874,858,931**	**$ 872,276,732**

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Medford Comprehensive High School

Preliminary Design Program - Comparative Cost Analysis

	B - Renovation & New 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	
	B.6		B.7		B.8	
	B.6.1	B.6.2	B.7.1	B.7.2	B.8.1	B.8.2
Renovation	$ 127,284,807	$ 127,277,505	$ 150,598,883	$ 150,594,203	$ 183,246,395	$ 183,246,395
Addition/New Construction	$ 197,303,091	$ 191,557,635	$ 167,343,433	$ 170,052,818	$ 133,559,834	$ 127,258,529
Sitework	$ 51,246,443	$ 51,246,443	$ 50,695,967	$ 50,535,019	$ 50,408,993	$ 50,863,171
Sitework without parking (incl in "Sitework")	*$ 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*
Parking Approach	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
Hazmat Removal	$ 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
Demolition	$ 3,157,620	$ 3,157,620	$ 2,637,816	$ 2,637,816	$ 1,909,812	$ 1,909,812
Subtotal Direct Trade Cost	**$ 397,812,761**	**$ 392,060,003**	**$ 390,096,898**	**$ 392,640,656**	**$ 387,945,834**	**$ 382,098,707**
Design Contingency (15%)	$ 59,671,914	$ 58,809,000	$ 58,514,535	$ 58,896,098	$ 58,191,875	$ 57,314,806
CM Contingency (3%)	$ 13,724,540	$ 13,526,070	$ 13,458,343	$ 13,546,103	$ 13,384,131	$ 13,182,405
Escalation (Spring 2028) (10%)	$ 45,748,468	$ 45,086,900	$ 44,861,143	$ 45,153,675	$ 44,613,771	$ 43,941,351
CM Costs (GCs/GRs/Fee/Ins)	$ 74,489,350	$ 73,736,860	$ 73,480,076	$ 73,812,812	$ 73,198,706	$ 72,433,872
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 591,447,033**	**$ 583,218,834**	**$ 580,410,995**	**$ 584,049,344**	**$ 577,334,317**	**$ 568,971,141**
Cost Per SF	*$1,074.26*	*$1,059.32*	*$1,054.22*	*$1,060.82*	*$1,048.63*	*$1,033.44*
Soft Costs Calculated at 25%	$ 147,861,758	$ 145,804,708	$ 145,102,749	$ 146,012,336	$ 144,333,579	$ 142,242,785
Modular Trailers	$ 39,360,000	$ 39,360,000	$ 31,160,000	$ 31,160,000	$ 39,360,000	$ 39,360,000
TOTAL ESTIMATED PROJECT COSTS	**$ 778,668,791**	**$ 768,383,542**	**$ 756,673,743**	**$ 761,221,679**	**$ 761,027,896**	**$ 750,573,927**
PROGRAM ALTERNATES ONLY						
PROG1 - Teen Health Center Space	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346
PROG2 - Medford Community Media	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954
PROG3 - Community Partner Rental Spaces	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996
PROG4 - Welcome Center/ Central Offices	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176
PROG5 - Community Meeting Space	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970
PROG6 - Additional area for 1,000 Seat Auditorium	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241
PROG7 - Early Childhood Center	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604
Subtotal All Program Alternates	**80,775,287**	**80,775,287**	**80,775,287**	**80,775,287**	**80,775,287**	**80,775,287**
Revised Construction Cost with all Alternates	**$ 672,222,320**	**$ 663,994,121**	**$ 661,186,282**	**$ 664,824,631**	**$ 658,109,604**	**$ 649,746,428**
Revised Total Project Cost (soft cost+Modulars)	**$ 879,637,899**	**$ 869,352,651**	**$ 857,642,852**	**$ 862,190,788**	**$ 861,997,005**	**$ 851,543,036**

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Medford HS - PDP Alternatives Cost Matrix

Medford Comprehensive High School

Preliminary Design Program - Comparative Cost Analysis

	C - Athletics Renovation Only + New Addition					
	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	
	C.1				C.2	
	C.1.1	C.1.2	C.1.3	C.1.4	C.2.1	C.2.2
Renovation	$ 80,179,110	$ 78,071,958	$ 78,071,958	$ 78,071,958	$ 80,179,110	$ 80,179,110
Addition/New Construction	$ 226,074,258	$ 229,422,639	$ 235,082,035	$ 231,623,744	$ 242,335,398	$ 234,212,855
Sitework	$ 50,357,798	$ 50,578,529	$ 50,232,968	$ 56,382,226	$ 55,690,319	$ 55,726,078
Sitework without parking (incl in "Sitework")	*$ 41,432,798*	*$ 41,653,529*	*$ 41,307,968*	*$ 42,102,226*	*$ 41,410,319*	*$ 41,446,078*
Parking Cost Breakout (incl in "Sitework"	*$ 8,925,000*	*$ 8,925,000*	*$ 8,925,000*	*$ 14,280,000*	*$ 14,280,000*	*$ 14,280,000*
Parking Approach	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	Field over Parking	Field over Parking	Field over Parking
Pool Scope	$ 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
Misc Hazardous Waste Removal	$ 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
Subtotal Direct Trade Cost	**$ 379,321,632**	**$ 380,783,592**	**$ 386,097,427**	**$ 388,788,394**	**$ 400,915,293**	**$ 392,828,509**
Design Contingency (15%)	$ 56,898,245	$ 57,117,539	$ 57,914,614	$ 58,318,259	$ 60,137,294	$ 58,924,276
CM Contingency (3%)	$ 13,086,596	$ 13,137,034	$ 13,320,361	$ 13,413,200	$ 13,831,578	$ 13,552,584
Escalation (Spring 2028) (10%)	$ 43,621,988	$ 43,790,113	$ 44,401,204	$ 44,710,665	$ 46,105,259	$ 45,175,279
CM Costs (GCs/GRs/Fee/Ins)	$ 72,070,616	$ 72,261,848	$ 72,956,925	$ 73,308,917	$ 71,527,163	$ 70,469,371
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 564,999,077**	**$ 567,090,126**	**$ 574,690,531**	**$ 578,539,435**	**$ 592,516,586**	**$ 580,950,019**
Cost Per SF	*$1,026.22*	*$1,030.02*	*$1,043.83*	*$1,050.82*	*$1,076.20*	*$1,055.19*
Soft Costs Calculated at 25%	$ 141,249,769	$ 141,772,531	$ 143,672,633	$ 144,634,859	$ 148,129,147	$ 145,237,505
Modular Trailers	$ 31,160,000	$ 31,160,000	$ 31,160,000	$ 31,160,000	$ 22,960,000	$ 22,960,000
TOTAL ESTIMATED PROJECT COSTS	**$ 737,408,846**	**$ 740,022,657**	**$ 749,523,164**	**$ 754,334,293**	**$ 763,605,733**	**$ 749,147,524**
PROGRAM ALTERNATES ONLY						
PROG1 - Teen Health Center Space	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346
PROG2 - Medford Community Media	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954
PROG3 - Community Partner Rental Spaces	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996
PROG4 - Welcome Center/ Central Offices	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176
PROG5 - Community Meeting Space	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970
PROG6 - Additional area for 1,000 Seat Auditorium	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241
PROG7 - Early Childhood Center	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604
Subtotal All Program Alternates	**80,775,287**	**80,775,287**	**80,775,287**	**80,775,287**	**80,775,287**	**80,775,287**
Revised Construction Cost with all Alternates	**$ 645,774,364**	**$ 647,865,413**	**$ 655,465,818**	**$ 659,314,722**	**$ 673,291,873**	**$ 661,725,306**
Revised Total Project Cost (soft cost+Modulars)	**$ 838,377,955**	**$ 840,991,766**	**$ 850,492,272**	**$ 855,303,402**	**$ 864,574,842**	**$ 850,116,633**

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	C - Athletics Renovation Only + New Addition			
	Retain and Reno Gym, Pool, and Wing E w/ Addition on Site 3 (Edgerly Field)			
	C.3			
	C.3.1	C.3.2	C.3.3	C.3.4
Renovation	$ 13,007,162	$ 13,007,162	$ 12,739,482	$ 12,739,482
Addition/New Construction	$ 302,469,588	$ 301,498,144	$ 293,140,771	$ 287,730,688
Sitework	$ 55,943,012	$ 56,114,603	$ 56,133,440	$ 58,535,940
Sitework without parking (incl in "Sitework")	*$ 41,663,012*	*$ 41,834,603*	*$ 41,853,440*	*$ 41,853,440*
Parking Cost Breakout (incl in "Sitework"	*$ 14,280,000*	*$ 14,280,000*	*$ 14,280,000*	*$ 16,682,500*
Parking Approach	Field over Parking	Field over Parking	Field over Parking	Stadium over Parking
Pool Scope	$ 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
Misc Hazardous Waste Removal	$ 240,750	$ 240,750	$ 240,750	$ 240,750
Demolition	$ 5,154,336	$ 5,154,336	$ 5,154,336	$ 5,154,336
Subtotal Direct Trade Cost	**$ 395,394,898**	**$ 394,595,045**	**$ 385,988,829**	**$ 382,981,246**
Design Contingency (15%)	$ 59,309,235	$ 59,189,257	$ 57,898,324	$ 57,447,187
CM Contingency (3%)	$ 13,641,124	$ 13,613,529	$ 13,316,615	$ 13,212,853
Escalation (Spring 2028) (10%)	$ 45,470,413	$ 45,378,430	$ 44,388,715	$ 44,042,843
CM Costs (GCs/GRs/Fee/Ins)	$ 70,805,067	$ 70,700,443	$ 69,574,706	$ 69,181,299
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 584,620,738**	**$ 583,476,703**	**$ 571,167,190**	**$ 566,865,428**
Cost Per SF	*$1,061.86*	*$1,059.78*	*$1,037.43*	*$1,029.61*
Soft Costs Calculated at 25%	$ 146,155,185	$ 145,869,176	$ 142,791,798	$ 141,716,357
Modular Trailers	$ 22,960,000	$ 22,960,000		$ 22,960,000
TOTAL ESTIMATED PROJECT COSTS	**$ 753,735,923**	**$ 752,305,878**	**$ 713,958,988**	**$ 731,541,785**
PROGRAM ALTERNATES ONLY				
PROG1 - Teen Health Center Space	1,977,346	1,977,346	1,977,346	1,977,346
PROG2 - Medford Community Media	2,166,954	2,166,954	2,166,954	2,166,954
PROG3 - Community Partner Rental Spaces	3,737,996	3,737,996	3,737,996	3,737,996
PROG4 - Welcome Center/ Central Offices	24,453,176	24,453,176	24,453,176	24,453,176
PROG5 - Community Meeting Space	7,624,970	7,624,970	7,624,970	7,624,970
PROG6 - Additional area for 1,000 Seat Auditorium	3,515,241	3,515,241	3,515,241	3,515,241
PROG7 - Early Childhood Center	37,299,604	37,299,604	37,299,604	37,299,604
Subtotal All Program Alternates	**80,775,287**	**80,775,287**	**80,775,287**	**80,775,287**
Revised Construction Cost with all Alternates	**$ 665,396,025**	**$ 664,251,990**	**$ 651,942,477**	**$ 647,640,715**
Revised Total Project Cost (soft cost+Modulars)	**$ 854,705,032**	**$ 853,274,987**	**$ 814,928,096**	**$ 832,510,894**

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Medford HS - PDP Alternatives Cost Matrix

Medford Comprehensive High School

Preliminary Design Program - Comparative Cost Analysis

	D - New Construction - Multi-Phase		
	Demo Existing, Construct Building on Site 1 (parking lot)		New Building on Site 3, School remains operational (Edgerly Field)
	D.1		D.2
	D.1.1	D.1.2	D.2.1
Renovation	-		
Addition/New Construction	$ 329,785,168	$ 327,424,045	$ 328,139,166
Sitework	$ 60,554,778	$ 51,855,468	$ 60,509,547
Sitework without parking (incl in "Sitework")	*$ 43,872,278*	*$ 42,930,468*	*$ 43,827,047*
Parking Cost Breakout (incl in "Sitework"	*$ 16,682,500*	*$ 8,925,000*	*$ 16,682,500*
Parking Approach	Stadium over Parking	4-Story Parking Garage	Stadium over Parking
Pool Scope	$ 12,710,000	$ 12,710,000	$ 12,710,000
Hazmat Removal	$ 3,819,250	$ 3,819,250	$ 3,819,250
Misc Hazardous Waste Removal	$ 240,750	$ 240,750	$ 240,750
Demolition	$ 5,483,153	$ 5,483,153	$ 5,483,153
Subtotal Direct Trade Cost	**$ 412,593,099**	**$ 401,532,665**	**$ 410,901,865**
Design Contingency (15%)	$ 61,888,965	$ 60,229,900	$ 61,635,280
CM Contingency (3%)	$ 14,234,462	$ 13,852,877	$ 14,176,114
Escalation (Spring 2028) (10%)	$ 47,448,206	$ 46,176,256	$ 47,253,714
CM Costs (GCs/GRs/Fee/Ins)	$ 73,054,679	$ 71,607,918	$ 72,833,457
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 609,219,411**	**$ 593,399,617**	**$ 606,800,431**
Cost Per SF	*$1,214.72*	*$1,183.17*	*$1,209.89*
Soft Costs Calculated at 25%	$ 152,304,853	$ 148,349,904	$ 151,700,108
Modular Trailers	$ 31,160,000.00	$ 31,160,000	
TOTAL ESTIMATED PROJECT COSTS	**$ 792,684,264**	**$ 772,909,521**	**$ 758,500,539**
PROGRAM ALTERNATES ONLY			
PROG1 - Teen Health Center Space	1,977,346	1,977,346	1,977,346
PROG2 - Medford Community Media	2,166,954	2,166,954	2,166,954
PROG3 - Community Partner Rental Spaces	3,737,996	3,737,996	3,737,996
PROG4 - Welcome Center/ Central Offices	24,453,176	24,453,176	24,453,176
PROG5 - Community Meeting Space	7,624,970	7,624,970	7,624,970
PROG6 - Additional area for 1,000 Seat Auditorium	3,515,241	3,515,241	3,515,241
PROG7 - Early Childhood Center	37,299,604	37,299,604	37,299,604
Subtotal All Program Alternates	**80,775,287**	**80,775,287**	**80,775,287**
Revised Construction Cost with all Alternates	**$ 689,994,698**	**$ 674,174,904**	**$ 687,575,718**
Revised Total Project Cost (soft cost+Modulars)	**$ 893,653,373**	**$ 873,878,630**	**$ 859,469,647**

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