# Medford HS - Preferred Option Cost Martix

**Medford Comprehensive High School**

**Preferred Schematic Report - Preferred Option Cost Matrix**

8/25/2026
6:00 pm

| # | | Alternate Programs | | C - Athletics Renovation Only + New Addition<br>Retain and Reno Gym and Pool w/ Addition<br>C.2.2A |
|---|---|---|---|---|
| 1 | | Renovation | | $ 53,821,790 |
| 2 | | Addition/New Construction | | $ 264,556,354 |
| 3 | | Program Cost Options | | $ 55,380,305 |
| 4 | | Sitework (base including all at-grade surface parking and fields) | | $ 37,622,096 |
| 5 | | Pool Renovation Scope (for add-reno Alternatives only) | | $ 17,116,650 |
| 6 | | New Pool Construction (POOL2) | | *na* |
| 7 | | Hazmat Removal | | $ 3,823,890 |
| 8 | | Misc Hazardous Waste Removal | | $ 240,750 |
| 9 | | Demolition | | $ 5,646,732 |
| 11 | | **Subtotal Direct Trade Cost** | | **$ 438,208,567** |
| 12 | | Design Contingency (12%) | | $ 52,585,028 |
| 13 | | CM Contingency (3%) | | $ 14,723,808 |
| 14 | | Escalation (Spring 2028) (12.5%) | | $ 61,349,199 |
| 15 | | CM Costs (GCs/GRs/Fee/Ins) | | $ 84,254,226 |
| 16 | | SDI (1%) | | $ 5,668,666 |
| 17 | | General Conditions | | $ 22,040,000 |
| 18 | | General Conditions - main project | | $ 19,040,000 |
| 19 | | General Conditions - 1st year | | $ 1,200,000 |
| 20 | | General Conditions - last year | | $ 1,800,000 |
| 21 | | General Requirements (4%) | | $ 23,663,011 |
| 22 | | P&P Bond & GL Insurance (2.75%) | | $ 17,001,553 |
| 23 | | Profit (2.5%) | | $ 15,880,996 |
| 24 | | Estimated Construction Cost Mark-ups | | $ 212,912,261.00 |
| 25 | | **ESTIMATED CONSTRUCTION COSTS (without Alternate Costs)** | | **$ 651,120,828** |
| 26 | | *Cost Per SF* | | *$1,069.53* |
| 27 | | Soft Costs Calculated at 22% | | $ 143,246,582 |
| 28 | | Modular Classroom Buildings | | |
| 29 | | **TOTAL ESTIMATED PROJECT COSTS (with Program Cost Alternates but without Non-Program Cost Alternates)** | | **$ 794,367,410** |
| 30 | | | | |
| 31 | | **Program Alternates in MCHS Currently (costs included above)** | | |
| 32 | In Bldg Currently | **POOL2** - New Construction Pool | ☑ | *na* |
| 33 | In Bldg Currently | **PROG2** - Medford Community Media | ☑ | $ 2,974,371 |
| 34 | In Bldg Currently | **PROG3** - Community Partner Rental Spaces | ☑ | $ 1,732,343 |
| 35 | In Bldg Currently | **PROG4** - Welcome Center/ Central Offices | ☑ | $ 33,494,897 |
| 36 | In Bldg Currently | **PROG6A** - Additional area for an 1,000 Seat Auditorium | ☑ | $ 4,248,086 |
| 37 | In Bldg Currently | **PROG6B** - Additional area for an 800 Seat Auditorium | ☐ | $ - |
| 38 | In Bldg Currently | **PROG6** - Reduced area for a 500 Seat Auditorium | ☐ | $ - |
| 39 | In Bldg Currently | **PROG7B** - Kids' Corner Daycare | ☑ | $ 4,601,013 |
| 40 | In Bldg Currently | **PROG7C** - Medford Family Network (MFN) | ☑ | $ 10,704,465 |
| 41 | | **Other Program Alternates for Consideration (costs included above)** | | |
| 42 | Proposed new Programs | **PROG1** - Teen Health Center Space | ☑ | $ 2,386,033 |
| 43 | Proposed new Programs | **PROG5** - Community Meeting Space | ☑ | $ 9,200,937 |
| 44 | Proposed new Programs | **PROG7A** - MEEP Preschool | ☑ | $ 28,069,123 |

**This project cost comparison is for the Preferred Schematic Report for the Medford Comprehensive High School project. Values are not final and are presented for comparative cost analysis only. 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.**