

# Hardy, Hunnewell and Upham

## Master Plan Committee

### Further Studies & Scenario Cost Estimates

Wellesley, Massachusetts

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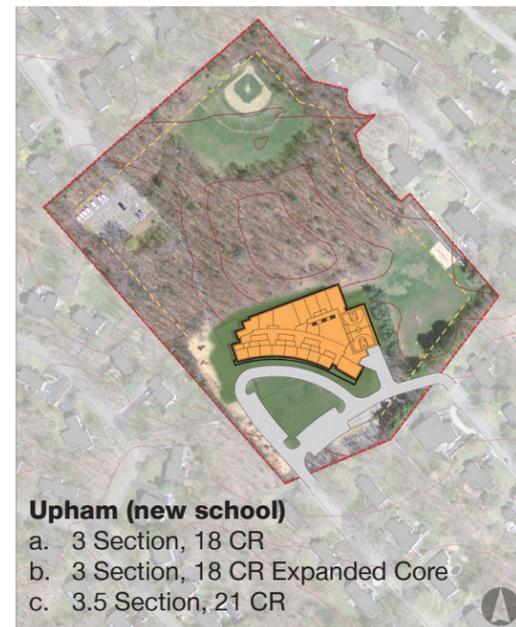
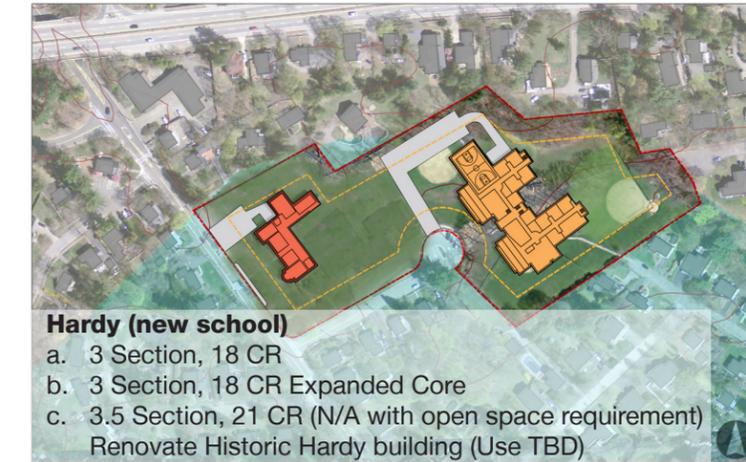
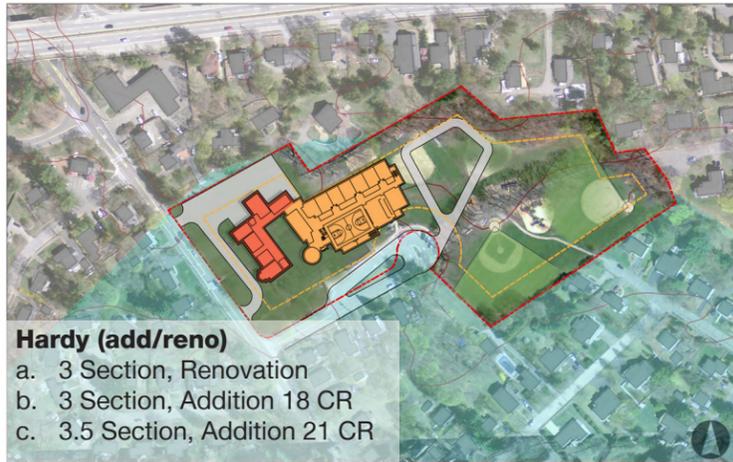
January 5, 2017

Submitted by:

**SMMA**

Symmes Maini & McKee Associates  
Cambridge, Massachusetts

SMMA No. 14015.00



## PRELIMINARY SPACE SUMMARY OPTIONS

	NEW SCHOOLS: HARDY / HUNNEWELL / UPHAM / NORTH 40						HARDY: ADDITIONS AND RENOVATIONS						HUNNEWELL: ADDITIONS AND RENOVATIONS										
	NEW SCHOOL 18 CR		EXPANDED CORE		NEW SCHOOL 21 CR		RENOVATION		ADDITION 18 CR		ADDITION 21 CR		RENOVATION		ADDITION 18 CR		ADDITION 21 CR						
	3 Sections		3 Sections		3½ Sections		3 Sections		3 Sections		3½ Sections		3 Sections		3 Sections		3½ Sections						
	Rooms	Area	Rooms	Area	Rooms	Area	Rooms	Area	Rooms	Area	TOTAL	Rooms	Area	TOTAL	Rooms	Area	Rooms	Area	TOTAL	Rooms	Area	TOTAL	
Kindergarten w/ toilet	3	3,600	3	3,600	4	4,800	3	3,600				1	1,200	1200				3	3,600	3,600	4	4,800	4,800
General Classrooms	15	14,250	15	14,250	17	16,150	3	2,850	12	11,400	14,250	14	13,300	16,150	1	2,285	15	14,250	16,535	17	16,150	18,435	
SPED		4,530		4,530		5,540		1,450		3,080	4,530		4,090	5,540			4,530	4,530		5,540	5,540		
Core Areas																							
Media Center		2,484		2,812		2,812				2,812	2,812		2,812	2,812			2,812	2,812		2,812	2,812		
Dinning and Food Service		6,861		7,524		7,524				7,524	7,524		7,524	7,524			7,524	7,524		7,524	7,524		
Gym		8,300		8,300		8,300				8,300	8,300		8,300	8,300			8,300	8,300		8,300	8,300		
Other Areas		7,926		7,926		8,072		1,213		6,713	7,926		6,859	8,072		2,491	5,435	7,926		5,581	8,072		
Net Area		47,950		48,942		53,198		9,113		39,829	48,942		44,085	53,198		4,776		46,451	51,227		50,707	55,483	
Gross Area		71,925		73,412		79,796		14,580		59,743	74,323		66,127	80,707		7,642		69,676	77,318		76,060	83,702	
Grossing Factor		1.5				1.5		1.6		1.5			1.5		1.6		1.5			1.5			
Enrollment		403		403		476				403			476						403		476		
							<b>NOTES:</b> Locate part of SPED and Custodial in existing building						<b>NOTES:</b> Locate Administration and Custodial in existing school Includes 2,285 SF Maker Space in existing Cafetorium space										

\* Includes the Expanded Core Program

**NOTES:**

Space summary values are *unofficial* - detailed educational programming and planning will occur during Feasibility studies and will effect final net and gross SF quantities and shall require formal School Committee approvals  
 When calculating classroom quantities, State guidelines are the following:

- 18 Students - Kindergarten Rooms
- 23 Students - Grades 1-3
- 23 Students - Grades 4-5

Classrooms will accommodate Wellesley Public Schools classroom size policies/standards:

- 20 Students - Kindergarten Rooms
- 22 Students - Grades 1-3
- 24 Students - Grades 4-5

Net to Gross ratio is 1.5 per current MSBA Guidelines  
 Net to Gross ratio on existing structures is assumed to be 1.6 for this study - ratio may change during feasibility study  
 Total GSF for Addition/Renovation options will vary during feasibility



<b>Scenario A1 - New 21 Upham on Hill, New 21 Hunnewell, Close Hardy</b>						
	Construction Cost (based on construction start Q2 2019)	Yearly Escalation	Q4 2019	Q2 2020	Q2 2021	Total Escalated Construction Cost
<b>New 21 Upham on Hill</b> (Assumes both Upham schools will operate at same time)	\$39,350,000	3.5%	\$40,137,000			\$40,137,000
<b>New 21 Hunnewell</b>	\$34,280,000	3.5%	\$34,280,000	\$35,479,800	\$36,721,593	\$36,721,593
	\$73,630,000					
						<b>\$76,858,593</b>
						<b>\$107,602,030</b>
<b>Scenario A2.1 - New 21 Upham on current footprint, New 21 Hunnewell, Close Hardy</b>						
	Construction Cost (based on construction start Q2 2019)	Yearly Escalation	Q2 2019	Q2 2020	Q2 2021	Total Escalated Construction Cost
<b>Temporary Swing Space (cost TBD)</b> (assumes completed prior to Upham construction start)	\$0		\$0			\$0
<b>New 21 Upham on current footprint</b>	\$35,391,000	3.5%	\$36,098,820			\$36,098,820
<b>New 21 Hunnewell</b>	\$34,280,000	3.5%	\$34,280,000	\$35,479,800	\$36,721,593	\$36,721,593
	\$69,671,000					
						<b>\$72,820,413</b>
						<b>\$101,948,578</b>
<b>Scenario A2.2 - New 21 Hunnewell, New 21 Upham on current footprint, Close Hardy</b>						
	Construction Cost (based on construction start Q2 2019)	Yearly Escalation	Q2 2019	Q2 2020	Q2 2021	Total Escalated Construction Cost
<b>Temporary Swing Space (cost TBD)</b> (assumes completed prior to Hunnewell construction start)	\$0		\$0			\$0
<b>New 21 Hunnewell</b>	\$34,280,000	3.5%	\$34,965,600			\$34,965,600
<b>New 21 Upham on current footprint</b>	\$35,391,000	3.5%	\$35,391,000	\$36,629,685	\$37,911,724	\$37,911,724
	\$69,671,000					
						<b>\$72,877,324</b>
						<b>\$102,028,254</b>
<b>Scenario B1 - New 21 Hardy in back, New 21 Hunnewell, Close Upham</b>						
	Construction Cost (based on construction start Q2 2019)	Yearly Escalation	Q4 2019	Q2 2020	Q2 2021	Total Escalated Construction Cost
<b>New 21 Hardy in back</b> (assumes both Hardy schools will operate same time)	\$35,676,000	3.5%	\$36,389,520			\$36,389,520
<b>New 21 Hunnewell</b>	\$34,280,000	3.5%	\$34,280,000	\$35,479,800	\$36,721,593	\$36,721,593
	\$69,956,000					
						<b>\$73,111,113</b>
						<b>\$102,355,558</b>

Scenario B2.1 - Mostly New and Reno 21 Hardy, New 21 Hunnewell, Close Upham							
	Construction Cost (based on construction start Q2 2019)	Yearly Escalation	Q2 2019	Q2 2020	Q2 2021	Total Escalated Construction Cost	Total Project Cost
Temporary Swing Space (cost TBD) (assumes completed prior to Hardy construction start)	\$0		\$0			\$0	
Mostly New and Reno 21 Hardy	\$36,961,000	3.5%	\$37,700,220			\$37,700,220	
New 21 Hunnewell	\$34,280,000 \$71,241,000	3.5%	\$34,280,000	\$35,479,800	\$36,721,593	\$36,721,593	
						<b>\$74,421,813</b>	<b>\$104,190,538</b>
Scenario B2.2 - New 21 Hunnewell, Mostly New and Reno 21 Hardy, Close Upham							
	Construction Cost (based on construction start Q2 2019)	Yearly Escalation	Q2 2019	Q2 2020	Q2 2021	Total Escalated Construction Cost	Total Project Cost
Temporary Swing Space (cost TBD) (assumes completed prior to Hunnewell construction start)	\$0		\$0			\$0	
New 21 Hunnewell	\$34,280,000	3.5%	\$34,965,600			\$34,965,600	
Mostly New and Reno 21 Hardy	\$36,961,000 \$71,241,000	3.5%	\$36,961,000	\$38,254,635	\$39,593,547	\$39,593,547	
						<b>\$74,559,147</b>	<b>\$104,382,806</b>
Scenario B3.1 - New 21 Hardy on current footprint, New 21 Hunnewell, Close Upham							
	Construction Cost (based on construction start Q2 2019)	Yearly Escalation	Q2 2019	Q2 2020	Q2 2021	Total Escalated Construction Cost	Total Project Cost
Temporary Swing Space (cost TBD) (assumes completed prior to Hardy construction start)	\$0		\$0			\$0	
New 21 Hardy on current footprint	\$35,383,000	3.5%	\$36,090,660			\$36,090,660	
New 21 Hunnewell	\$34,280,000 \$69,663,000	3.5%	\$34,280,000	\$35,479,800	\$36,721,593	\$36,721,593	
						<b>\$72,812,253</b>	<b>\$101,937,154</b>
Scenario B3.2 - New 21 Hunnewell, New 21 Hardy on current footprint, Close Upham							
	Construction Cost (based on construction start Q2 2019)	Yearly Escalation	Q2 2019	Q2 2020	Q2 2021	Total Escalated Construction Cost	Total Project Cost
Temporary Swing Space (cost TBD) (assumes completed prior to Hunnewell construction start)	\$0		\$0			\$0	
New 21 Hunnewell	\$34,280,000	3.5%	\$34,965,600			\$34,965,600	
New 21 Hardy on current footprint	\$35,383,000 \$69,663,000	3.5%	\$35,383,000	\$36,621,405	\$37,903,154	\$37,903,154	
						<b>\$72,868,754</b>	<b>\$102,016,256</b>

Scenario C/D - New 21 North 40, New 21 Hunnewell, Close Hardy, Close Upham									
	Construction Cost (based on construction start Q2 2019)	Yearly Escalation	Q4 2019	Q2 2020	Q2 2021	Q2 2022	Q4 2022	Total Escalated Construction Cost	Total Project Cost
New 21 North 40	\$38,949,000	3.5%	\$39,727,980					\$39,727,980	
New 21 Hunnewell	\$34,280,000 \$73,229,000	3.5%	\$34,280,000	\$35,479,800	\$36,721,593			\$36,721,593	
								<b>\$76,449,573</b>	<b>\$107,029,402</b>
Scenario E1 - New 18 North 40, New 18 Hunnewell, New 18 Upham on current footprint, Close Hardy									
New 18 North 40	\$37,111,000	3.5%	\$37,853,220					\$37,853,220	
New 18 Hunnewell	\$32,605,000	3.5%	\$32,605,000	\$33,746,175	\$34,927,291			\$34,927,291	
New 18 Upham on current footprint	\$33,708,000 \$103,424,000	3.5%	\$33,708,000	\$34,887,780	\$36,108,852	\$37,372,662	\$38,120,115	\$38,120,115	
								<b>\$110,900,626</b>	<b>\$155,260,877</b>
Scenario E2.1 - New 18 Hunnewell, New 18 Upham on current footprint, New 18 Hardy on current footprint									
Temporary Swing Space (cost TBD) (assumes completed prior to Hunnewell construction start)	\$0		Q2 2019 \$0					\$0	
New 18 Hunnewell	\$32,605,000	3.5%	\$33,257,100					\$33,257,100	
New 18 Upham on current footprint	\$33,708,000	3.5%	\$33,708,000	\$34,887,780	\$36,108,852			\$36,108,852	
New 18 Hardy on current footprint	\$33,727,000 \$100,040,000	3.5%	\$33,727,000	\$34,907,445	\$36,129,206	\$37,393,728	\$38,141,602	\$38,141,602	
								<b>\$107,507,555</b>	<b>\$150,510,576</b>
Scenario E2.2 - New 18 Upham on current footprint, New 18 Hardy on current footprint, New 18 Hunnewell									
Temporary Swing Space (cost TBD) (assumes completed prior to Upham construction start)	\$0		Q2 2019 \$0					\$0	
New 18 Upham on current footprint	\$33,708,000	3.5%	\$34,382,160					\$34,382,160	
New 18 Hardy on current footprint	\$33,727,000	3.5%	\$33,727,000	\$34,907,445	\$36,129,206			\$36,129,206	
New 18 Hunnewell	\$32,605,000 \$100,040,000	3.5%	\$32,605,000	\$33,746,175	\$34,927,291	\$36,149,746	\$36,872,741	\$36,872,741	
								<b>\$107,384,107</b>	<b>\$150,337,750</b>

Scenario E2.3 - New 18 Hardy on current footprint, New 18 Hunnewell, New 18 Upham on current footprint									
	Construction Cost (based on construction start Q2 2019)	Yearly Escalation	Q2 2019	Q2 2020	Q2 2021	Q2 2022	Q4 2022	Total Escalated Construction Cost	Total Project Cost
Temporary Swing Space (cost TBD) (assumes completed prior to Hardy construction start)	\$0		\$0					\$0	
New 18 Hardy on current footprint	\$33,727,000	3.5%	\$34,401,540					\$34,401,540	
New 18 Hunnewell	\$32,605,000	3.5%	\$32,605,000	\$33,746,175	\$34,927,291			\$34,927,291	
New 18 Upham on current footprint	\$33,708,000	3.5%	\$33,708,000	\$34,887,780	\$36,108,852	\$37,372,662	\$38,120,115	\$38,120,115	
	\$100,040,000								
								\$107,448,946	\$150,428,525

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**Soft Costs Markup**

Designer Services: Design/Bidding Assistance/Construction Administration	10%
Site Consultants: Geotech, Survey, Hazmat, Geo-Environmental	2%
Owner's Project Manager Services	4%
Fixture, Furnishing and Equipment (FFE)	2%
Educational Technology	2%
Commissioning Services, Utility Backcharges, CM Pre-Construction Services	2%
Project Contingency and Potential Permitting Mandates	15%
PBC/Relocation/Builders Risk Contingency	3%
Total Soft Cost Multiplier	40%

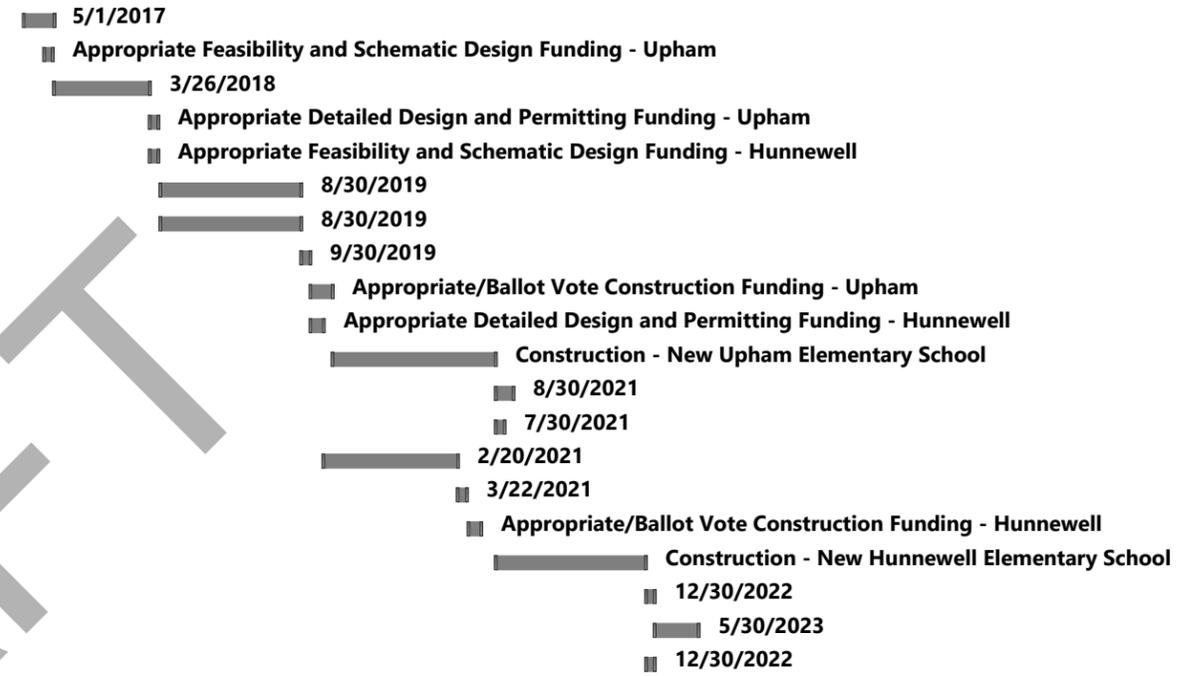
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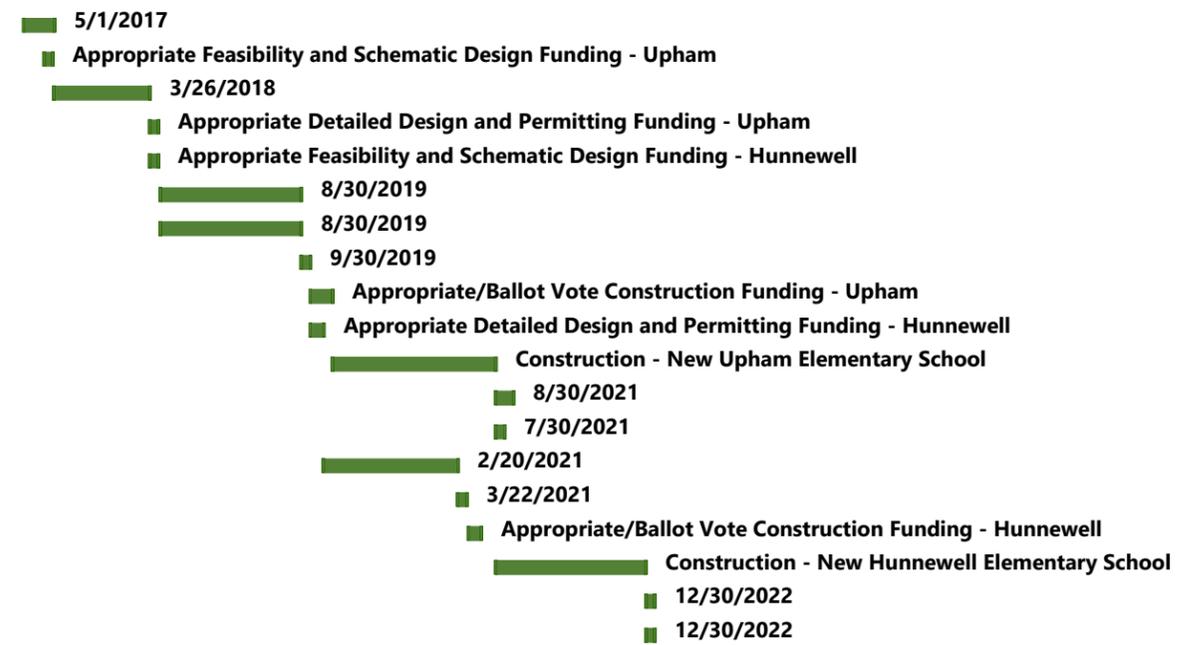
**WELLESLEY PUBLIC SCHOOLS  
HARDY, HUNNEWELL AND UPHAM ELEMENTARY SCHOOLS STUDY  
WELLESLEY, MASSACHUSETTS**

**PRELIMINARY PROJECT SCHEDULE**

ID	Task Name	Start	Finish	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
1	<b>SCENARIO A1: New 21 Upham on Hill, New 21 Hunnewell, Close Hardy</b>	1/16/2017	5/30/2023													
2	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
3	Appropriate Feasibility and Schematic Design Funding - Upham	3/27/2017	4/25/2017													
4	Feasibility and Schematic Design - Upham	5/1/2017	3/26/2018													
5	Appropriate Detailed Design and Permitting Funding - Upham	3/26/2018	4/24/2018													
6	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/26/2018	4/24/2018													
7	Detailed Design and Permitting - Upham	5/2/2018	8/30/2019													
8	Feasibility and Schematic Design - Hunnewell	5/2/2018	8/30/2019													
9	Bidding / GMP - Upham	8/30/2019	9/30/2019													
10	Appropriate/Ballot Vote Construction Funding - Upham	10/1/2019	12/16/2019													
11	Appropriate Detailed Design and Permitting Funding - Hunnewell	10/1/2019	11/15/2019													
12	Construction - New Upham Elementary School	12/16/2019	6/30/2021													
13	Occupy New Upham	7/1/2021	8/30/2021													
14	Relocate Hunnewell Students to New Upham; Current Upham Students Remain in existing Upham	7/1/2021	7/30/2021													
15	Detailed Design and Permitting - Hunnewell	11/15/2019	2/20/2021													
16	Bidding / GMP - Hunnewell	2/20/2021	3/22/2021													
17	Appropriate/Ballot Vote Construction Funding - Hunnewell	3/29/2021	5/11/2021													
18	Construction - New Hunnewell Elementary School	7/1/2021	11/29/2022													
19	Occupy New Hunnewell	12/1/2022	12/30/2022													
20	Demolish old Upham/Complete Site Work	12/30/2022	5/30/2023													
21	Close Hardy	12/1/2022	12/30/2022													
22																
23	<b>SCENARIO A2.1: New 21 Upham on current footprint, New 21 Hunnewell, Close Hardy</b>	1/16/2017	12/30/2022													
24	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
25	Appropriate Feasibility and Schematic Design Funding - Upham	3/27/2017	4/25/2017													
26	Feasibility and Schematic Design - Upham	5/1/2017	3/26/2018													
27	Appropriate Detailed Design and Permitting Funding - Upham	3/26/2018	4/24/2018													
28	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/26/2018	4/24/2018													
29	Detailed Design and Permitting - Upham	5/2/2018	8/30/2019													
30	Feasibility and Schematic Design - Hunnewell	5/2/2018	8/30/2019													
31	Bidding / GMP - Upham	8/30/2019	9/30/2019													
32	Appropriate/Ballot Vote Construction Funding - Upham	10/1/2019	12/16/2019													
33	Appropriate Detailed Design and Permitting Funding - Hunnewell	10/1/2019	11/15/2019													
34	Construction - New Upham Elementary School	12/16/2019	6/30/2021													
35	Occupy New Upham	7/1/2021	8/30/2021													
36	Relocate Hunnewell Students to New Upham	7/1/2021	7/30/2021													
37	Detailed Design and Permitting - Hunnewell	11/15/2019	2/20/2021													
38	Bidding / GMP - Hunnewell	2/20/2021	3/22/2021													
39	Appropriate/Ballot Vote Construction Funding - Hunnewell	3/29/2021	5/11/2021													
40	Construction - New Hunnewell Elementary School	7/1/2021	11/29/2022													
41	Occupy New Hunnewell	12/1/2022	12/30/2022													
42	Close Hardy	12/1/2022	12/30/2022													



Assumes off-site swing space completed prior to Upham construction start

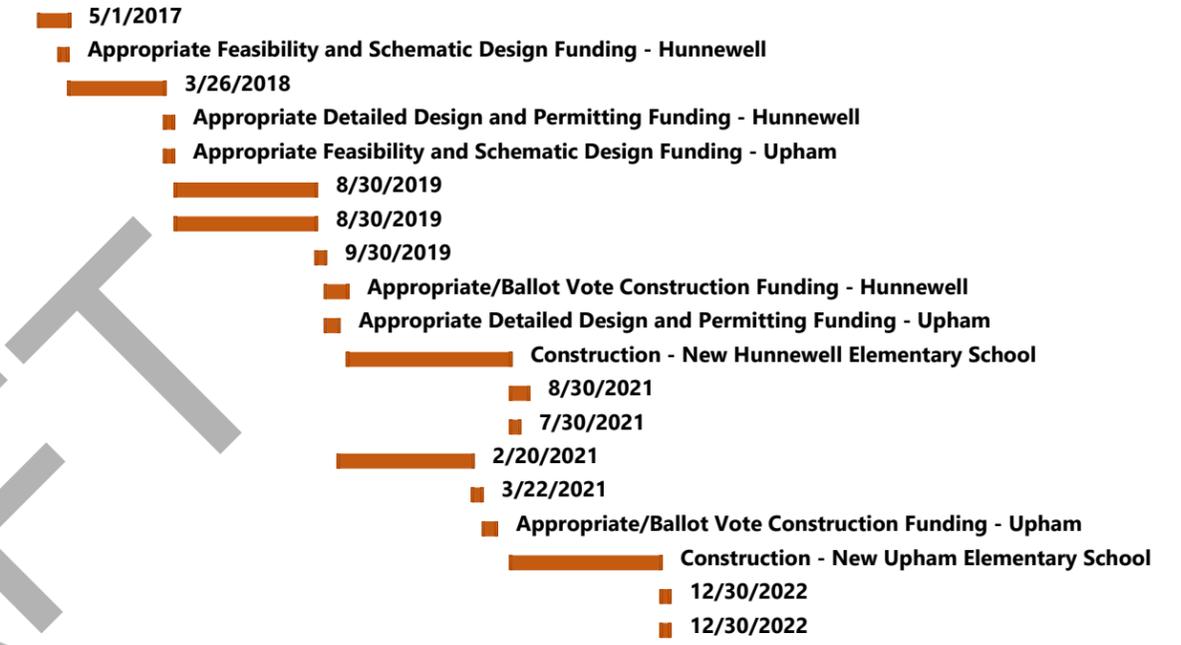


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HARDY, HUNNEWELL AND UPHAM ELEMENTARY SCHOOLS STUDY  
WELLESLEY, MASSACHUSETTS**

**PRELIMINARY PROJECT SCHEDULE**

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43	<b>SCENARIO A2.2: New 21 Hunnewell, New 21 Upham on current footprint, Close Hardy</b>	<b>1/16/2017</b>	<b>12/30/2022</b>													
44	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
45	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/27/2017	4/25/2017													
46	Feasibility and Schematic Design - Hunnewell	5/1/2017	3/26/2018													
47	Appropriate Detailed Design and Permitting Funding - Hunnewell	3/26/2018	4/24/2018													
48	Appropriate Feasibility and Schematic Design Funding - Upham	3/26/2018	4/24/2018													
49	Detailed Design and Permitting - Hunnewell	5/2/2018	8/30/2019													
50	Feasibility and Schematic Design - Upham	5/2/2018	8/30/2019													
51	Bidding / GMP - Hunnewell	8/30/2019	9/30/2019													
52	Appropriate/Ballot Vote Construction Funding - Hunnewell	10/1/2019	12/16/2019													
53	Appropriate Detailed Design and Permitting Funding - Upham	10/1/2019	11/15/2019													
54	Construction - New Hunnewell Elementary School	12/16/2019	6/30/2021													
55	Occupy New Hunnewell	7/1/2021	8/30/2021													
56	Relocate Upham Students to New Hunnewell	7/1/2021	7/30/2021													
57	Detailed Design and Permitting - Upham	11/15/2019	2/20/2021													
58	Bidding / GMP - Upham	2/20/2021	3/22/2021													
59	Appropriate/Ballot Vote Construction Funding - Upham	3/29/2021	5/11/2021													
60	Construction - New Upham Elementary School	7/1/2021	11/29/2022													
61	Occupy New Upham	12/1/2022	12/30/2022													
62	Close Hardy	12/1/2022	12/30/2022													
63																

**Assumes off-site swing space completed prior to Hunnewell construction start**

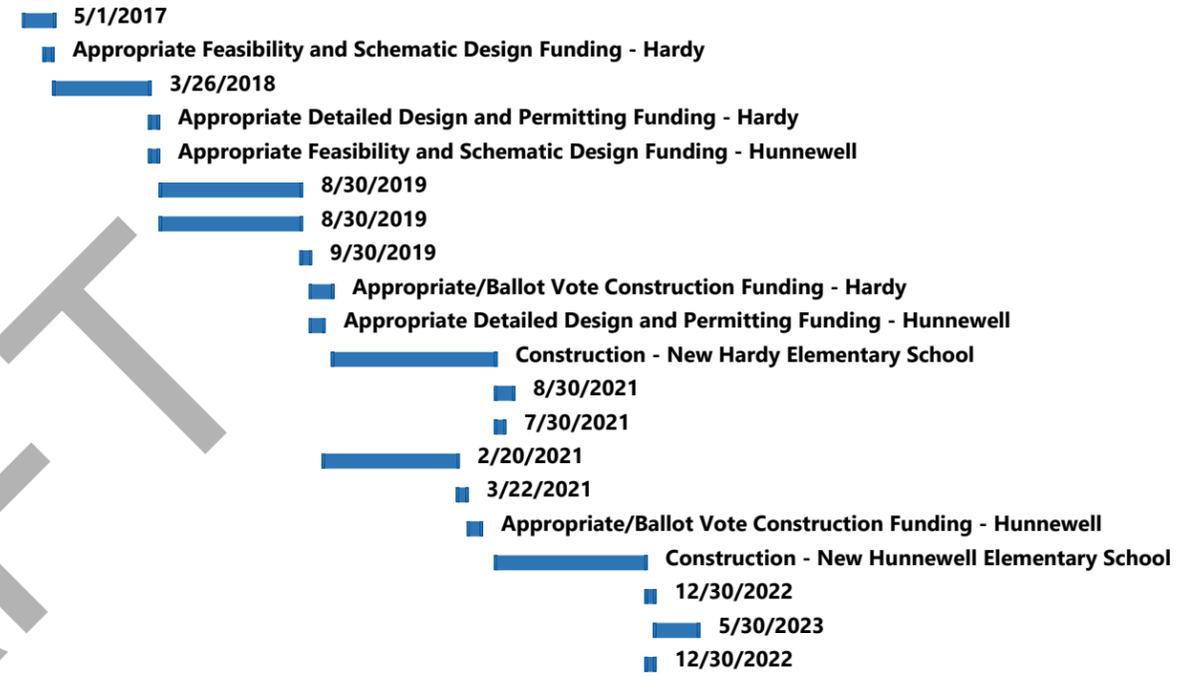


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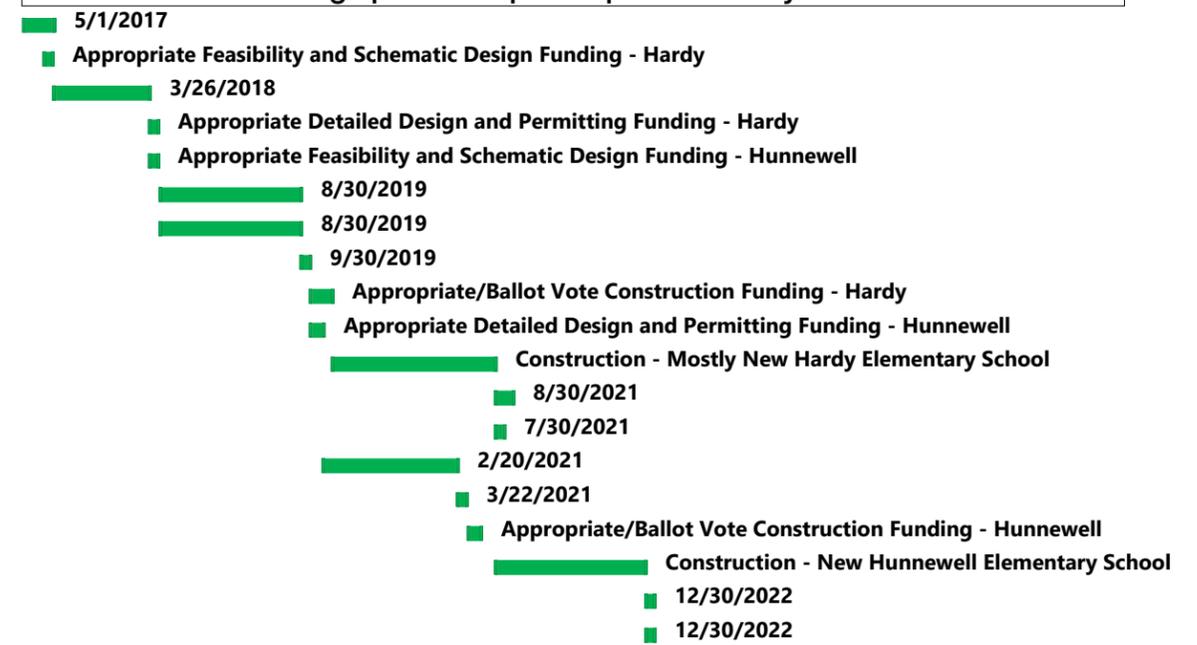
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64	<b>SCENARIO B1: New 21 Hardy in back, New 21 Hunnewell, Close Upham</b>	<b>1/16/2017</b>	<b>5/30/2023</b>													
65	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
66	Appropriate Feasibility and Schematic Design Funding - Hardy	3/27/2017	4/25/2017													
67	Feasibility and Schematic Design - Hardy	5/1/2017	3/26/2018													
68	Appropriate Detailed Design and Permitting Funding - Hardy	3/26/2018	4/24/2018													
69	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/26/2018	4/24/2018													
70	Detailed Design and Permitting - Hardy	5/2/2018	8/30/2019													
71	Feasibility and Schematic Design - Hunnewell	5/2/2018	8/30/2019													
72	Bidding / GMP - Hardy	8/30/2019	9/30/2019													
73	Appropriate/Ballot Vote Construction Funding - Hardy	10/1/2019	12/16/2019													
74	Appropriate Detailed Design and Permitting Funding - Hunnewell	10/1/2019	11/15/2019													
75	Construction - New Hardy Elementary School	12/16/2019	6/30/2021													
76	Occupy New Hardy	7/1/2021	8/30/2021													
77	Relocate Hunnewell Students to New Hardy; Current Hardy Students remain in existing Hardy	7/1/2021	7/30/2021													
78	Detailed Design and Permitting - Hunnewell	11/15/2019	2/20/2021													
79	Bidding / GMP - Hunnewell	2/20/2021	3/22/2021													
80	Appropriate/Ballot Vote Construction Funding - Hunnewell	3/29/2021	5/11/2021													
81	Construction - New Hunnewell Elementary School	7/1/2021	11/29/2022													
82	Occupy New Hunnewell	12/1/2022	12/30/2022													
83	Demolish old Hardy / Complete Sitework	12/30/2022	5/30/2023													
84	Close Upham	12/1/2022	12/30/2022													
85																
86	<b>SCENARIO B2.1: Mostly New and Reno 21 Hardy, New 21 Hunnewell, Close Upham</b>	<b>1/16/2017</b>	<b>12/30/2022</b>													
87	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
88	Appropriate Feasibility and Schematic Design Funding - Hardy	3/27/2017	4/25/2017													
89	Feasibility and Schematic Design - Hardy	5/1/2017	3/26/2018													
90	Appropriate Detailed Design and Permitting Funding - Hardy	3/26/2018	4/24/2018													
91	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/26/2018	4/24/2018													
92	Detailed Design and Permitting - Hardy	5/2/2018	8/30/2019													
93	Feasibility and Schematic Design - Hunnewell	5/2/2018	8/30/2019													
94	Bidding / GMP - Hardy	8/30/2019	9/30/2019													
95	Appropriate/Ballot Vote Construction Funding - Hardy	10/1/2019	12/16/2019													
96	Appropriate Detailed Design and Permitting Funding - Hunnewell	10/1/2019	11/15/2019													
97	Construction - Mostly New Hardy Elementary School	12/16/2019	6/30/2021													
98	Occupy New Mostly Hardy	7/1/2021	8/30/2021													
99	Relocate Hunnewell Students to Mostly New Hardy	7/1/2021	7/30/2021													
100	Detailed Design and Permitting - Hunnewell	11/15/2019	2/20/2021													
101	Bidding / GMP - Hunnewell	2/20/2021	3/22/2021													
102	Appropriate/Ballot Vote Construction Funding - Hunnewell	3/29/2021	5/11/2021													
103	Construction - New Hunnewell Elementary School	7/1/2021	11/29/2022													
104	Occupy New Hunnewell	12/1/2022	12/30/2022													
105	Close Upham	12/1/2022	12/30/2022													
106																



Assumes off-site swing space completed prior to Hardy construction start

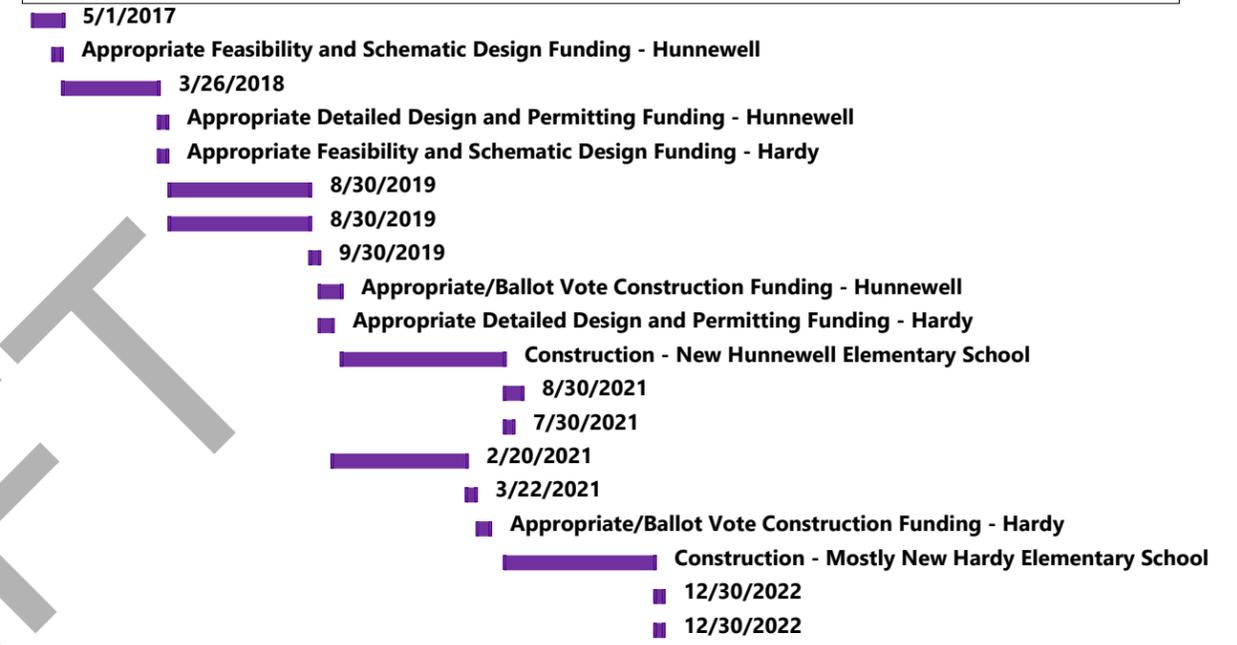


**WELLESLEY PUBLIC SCHOOLS  
HARDY, HUNNEWELL AND UPHAM ELEMENTARY SCHOOLS STUDY  
WELLESLEY, MASSACHUSETTS**

**PRELIMINARY PROJECT SCHEDULE**

ID	Task Name	Start	Finish	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
107	<b>SCENARIO B2.2: New 21 Hunnewell, Mostly New and Reno 21 Hardy, Close Upham</b>	<b>1/16/2017</b>	<b>12/30/2022</b>													
108	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
109	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/27/2017	4/25/2017													
110	Feasibility and Schematic Design - Hunnewell	5/1/2017	3/26/2018													
111	Appropriate Detailed Design and Permitting Funding - Hunnewell	3/26/2018	4/24/2018													
112	Appropriate Feasibility and Schematic Design Funding - Hardy	3/26/2018	4/24/2018													
113	Detailed Design and Permitting - Hunnewell	5/2/2018	8/30/2019													
114	Feasibility and Schematic Design - Hardy	5/2/2018	8/30/2019													
115	Bidding / GMP - Hunnewell	8/30/2019	9/30/2019													
116	Appropriate/Ballot Vote Construction Funding - Hunnewell	10/1/2019	12/16/2019													
117	Appropriate Detailed Design and Permitting Funding - Hardy	10/1/2019	11/15/2019													
118	Construction - New Hunnewell Elementary School	12/16/2019	6/30/2021													
119	Occupy New Hunnewell	7/1/2021	8/30/2021													
120	Relocate Hardy Students to New Hunnewell	7/1/2021	7/30/2021													
121	Detailed Design and Permitting - Hardy	11/15/2019	2/20/2021													
122	Bidding / GMP - Hardy	2/20/2021	3/22/2021													
123	Appropriate/Ballot Vote Construction Funding - Hardy	3/29/2021	5/11/2021													
124	Construction - Mostly New Hardy Elementary School	7/1/2021	11/29/2022													
125	Occupy Mostly New Hardy	12/1/2022	12/30/2022													
126	Close Upham	12/1/2022	12/30/2022													
127																

**Assumes off-site swing space completed prior to Hunnewell construction start**



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**WELLESLEY PUBLIC SCHOOLS  
HARDY, HUNNEWELL AND UPHAM ELEMENTARY SCHOOLS STUDY  
WELLESLEY, MASSACHUSETTS**

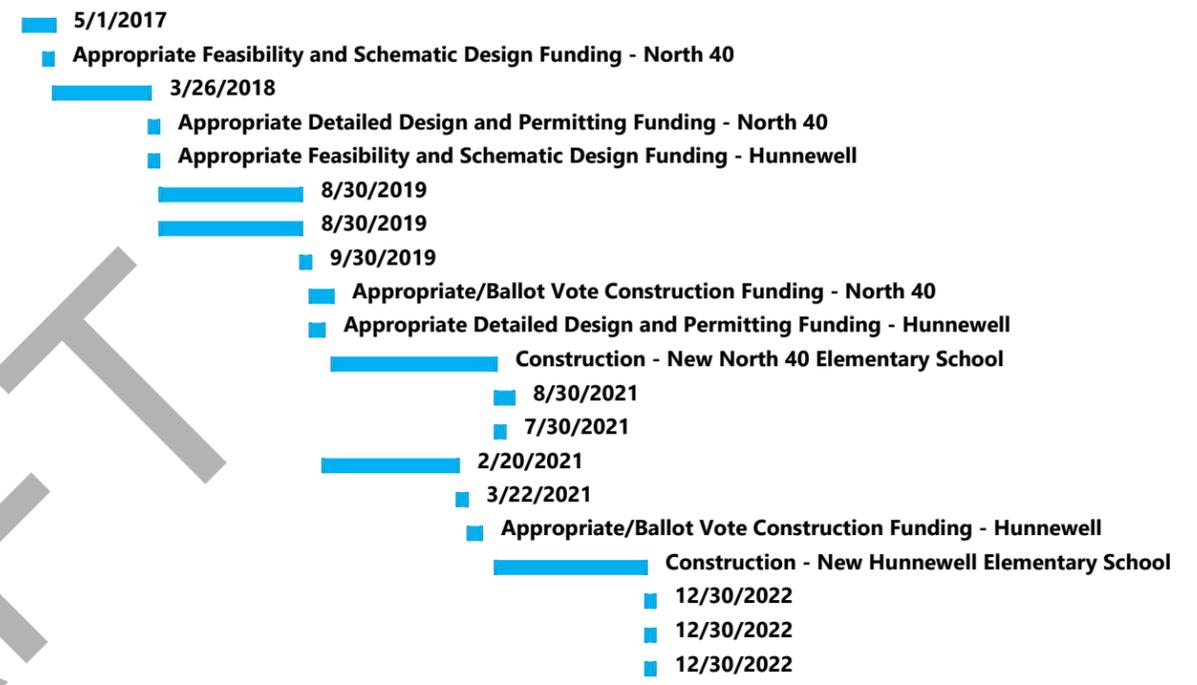
**PRELIMINARY PROJECT SCHEDULE**

ID	Task Name	Start	Finish	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
128	<b>SCENARIO B3.1: New 21 Hardy on current footprint, New 21 Hunnewell, Close Upham</b>	<b>1/16/2017</b>	<b>12/30/2022</b>													
<div style="border: 1px solid black; padding: 5px;"> <p><b>Assumes off-site swing space completed prior to Hardy construction start</b></p> <ul style="list-style-type: none"> <li>■ 5/1/2017</li> <li>■ Appropriate Feasibility and Schematic Design Funding - Hardy</li> <li>■ 3/26/2018</li> <li>■ Appropriate Detailed Design and Permitting Funding - Hardy</li> <li>■ Appropriate Feasibility and Schematic Design Funding - Hunnewell</li> <li>■ 8/30/2019</li> <li>■ 8/30/2019</li> <li>■ 9/30/2019</li> <li>■ Appropriate/Ballot Vote Construction Funding - Hardy</li> <li>■ Appropriate Detailed Design and Permitting Funding - Hunnewell</li> <li>■ Construction - New Hardy Elementary School</li> <li>■ 8/30/2021</li> <li>■ 7/30/2021</li> <li>■ 2/20/2021</li> <li>■ 3/22/2021</li> <li>■ Appropriate/Ballot Vote Construction Funding - Hunnewell</li> <li>■ Construction - New Hunnewell Elementary School</li> <li>■ 12/30/2022</li> <li>■ 12/30/2022</li> </ul> </div>																
129	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
130	Appropriate Feasibility and Schematic Design Funding - Hardy	3/27/2017	4/25/2017													
131	Feasibility and Schematic Design - Hardy	5/1/2017	3/26/2018													
132	Appropriate Detailed Design and Permitting Funding - Hardy	3/26/2018	4/24/2018													
133	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/26/2018	4/24/2018													
134	Detailed Design and Permitting - Hardy	5/2/2018	8/30/2019													
135	Feasibility and Schematic Design - Hunnewell	5/2/2018	8/30/2019													
136	Bidding / GMP - Hardy	8/30/2019	9/30/2019													
137	Appropriate/Ballot Vote Construction Funding - Hardy	10/1/2019	12/16/2019													
138	Appropriate Detailed Design and Permitting Funding - Hunnewell	10/1/2019	11/15/2019													
139	Construction - New Hardy Elementary School	12/16/2019	6/30/2021													
140	Occupy New Hardy	7/1/2021	8/30/2021													
141	Relocate Hunnewell Students to New Hardy	7/1/2021	7/30/2021													
142	Detailed Design and Permitting - Hunnewell	11/15/2019	2/20/2021													
143	Bidding / GMP - Hunnewell	2/20/2021	3/22/2021													
144	Appropriate/Ballot Vote Construction Funding - Hunnewell	3/29/2021	5/11/2021													
145	Construction - New Hunnewell Elementary School	7/1/2021	11/29/2022													
146	Occupy New Hunnewell	12/1/2022	12/30/2022													
147	Close Upham	12/1/2022	12/30/2022													
148																
149	<b>SCENARIO B3.2: New 21 Hunnewell, New 21 Hardy on current footprint, Close Upham</b>	<b>1/16/2017</b>	<b>12/30/2022</b>													
<div style="border: 1px solid black; padding: 5px;"> <p><b>Assumes off-site swing space completed prior to Hunnewell construction start</b></p> <ul style="list-style-type: none"> <li>■ 5/1/2017</li> <li>■ Appropriate Feasibility and Schematic Design Funding - Hunnewell</li> <li>■ 3/26/2018</li> <li>■ Appropriate Detailed Design and Permitting Funding - Hunnewell</li> <li>■ Appropriate Feasibility and Schematic Design Funding - Hardy</li> <li>■ 8/30/2019</li> <li>■ 8/30/2019</li> <li>■ 9/30/2019</li> <li>■ Appropriate/Ballot Vote Construction Funding - Hunnewell</li> <li>■ Appropriate Detailed Design and Permitting Funding - Hardy</li> <li>■ Construction - New Hunnewell Elementary School</li> <li>■ 8/30/2021</li> <li>■ 7/30/2021</li> <li>■ 2/20/2021</li> <li>■ 3/22/2021</li> <li>■ Appropriate/Ballot Vote Construction Funding - Hardy</li> <li>■ Construction - New Hardy Elementary School</li> <li>■ 12/30/2022</li> <li>■ 12/30/2022</li> </ul> </div>																
150	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
151	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/27/2017	4/25/2017													
152	Feasibility and Schematic Design - Hunnewell	5/1/2017	3/26/2018													
153	Appropriate Detailed Design and Permitting Funding - Hunnewell	3/26/2018	4/24/2018													
154	Appropriate Feasibility and Schematic Design Funding - Hardy	3/26/2018	4/24/2018													
155	Detailed Design and Permitting - Hunnewell	5/2/2018	8/30/2019													
156	Feasibility and Schematic Design - Hardy	5/2/2018	8/30/2019													
157	Bidding / GMP - Hunnewell	8/30/2019	9/30/2019													
158	Appropriate/Ballot Vote Construction Funding - Hunnewell	10/1/2019	12/16/2019													
159	Appropriate Detailed Design and Permitting Funding - Hardy	10/1/2019	11/15/2019													
160	Construction - New Hunnewell Elementary School	12/16/2019	6/30/2021													
161	Occupy New Hunnewell	7/1/2021	8/30/2021													
162	Relocate Hardy Students to New Hunnewell	7/1/2021	7/30/2021													
163	Detailed Design and Permitting - Hardy	11/15/2019	2/20/2021													
164	Bidding / GMP - Hardy	2/20/2021	3/22/2021													
165	Appropriate/Ballot Vote Construction Funding - Hardy	3/29/2021	5/11/2021													
166	Construction - New Hardy Elementary School	7/1/2021	11/29/2022													
167	Occupy New Hardy	12/1/2022	12/30/2022													
168	Close Upham	12/1/2022	12/30/2022													

**WELLESLEY PUBLIC SCHOOLS  
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**PRELIMINARY PROJECT SCHEDULE**

ID	Task Name	Start	Finish	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
169	<b>SCENARIO C/D: New 21 North 40, New 21 Hunnewell, Close Hardy, Close Upham</b>	<b>1/16/2017</b>	<b>12/30/2022</b>													
170	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
171	Appropriate Feasibility and Schematic Design Funding - North 40	3/27/2017	4/25/2017													
172	Feasibility and Schematic Design - North 40	5/1/2017	3/26/2018													
173	Appropriate Detailed Design and Permitting Funding - North 40	3/26/2018	4/24/2018													
174	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/26/2018	4/24/2018													
175	Detailed Design and Permitting - North 40	5/2/2018	8/30/2019													
176	Feasibility and Schematic Design - Hunnewell	5/2/2018	8/30/2019													
177	Bidding / GMP - North 40	8/30/2019	9/30/2019													
178	Appropriate/Ballot Vote Construction Funding - North 40	10/1/2019	12/16/2019													
179	Appropriate Detailed Design and Permitting Funding - Hunnewell	10/1/2019	11/15/2019													
180	Construction - New North 40 Elementary School	12/16/2019	6/30/2021													
181	Occupy New North 40	7/1/2021	8/30/2021													
182	Relocate Hunnewell Students to New North 40	7/1/2021	7/30/2021													
183	Detailed Design and Permitting - Hunnewell	11/15/2019	2/20/2021													
184	Bidding / GMP - Hunnewell	2/20/2021	3/22/2021													
185	Appropriate/Ballot Vote Construction Funding - Hunnewell	3/29/2021	5/11/2021													
186	Construction - New Hunnewell Elementary School	7/1/2021	11/29/2022													
187	Occupy New Hunnewell	12/1/2022	12/30/2022													
188	Close Hardy	12/1/2022	12/30/2022													
189	Close Upham	12/1/2022	12/30/2022													
190																
191																

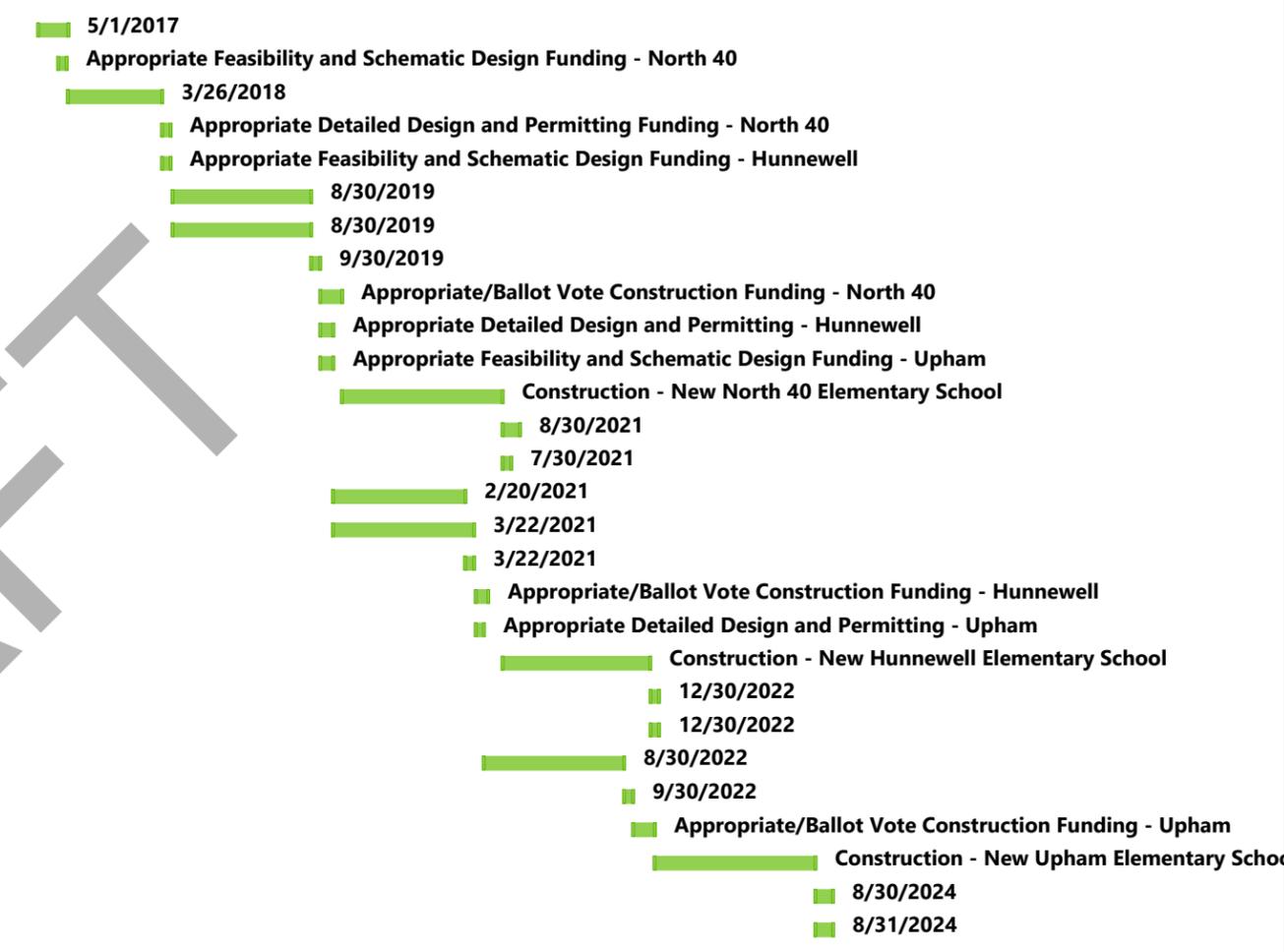


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**WELLESLEY PUBLIC SCHOOLS  
HARDY, HUNNEWELL AND UPHAM ELEMENTARY SCHOOLS STUDY  
WELLESLEY, MASSACHUSETTS**

**PRELIMINARY PROJECT SCHEDULE**

ID	Task Name	Start	Finish	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
192	<b>SCENARIO E1: New 18 North 40, New 18 Hunnewell, New 18 Upham on current footprint, Close Hardy</b>	<b>1/16/2017</b>	<b>8/31/2024</b>													
193	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
194	Appropriate Feasibility and Schematic Design Funding - North 40	3/27/2017	4/25/2017													
195	Feasibility and Schematic Design - North 40	5/1/2017	3/26/2018													
196	Appropriate Detailed Design and Permitting Funding - North 40	3/26/2018	4/24/2018													
197	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/26/2018	4/24/2018													
198	Detailed Design and Permitting - North 40	5/2/2018	8/30/2019													
199	Feasibility and Schematic Design - Hunnewell	5/2/2018	8/30/2019													
200	Bidding / GMP - North 40	8/30/2019	9/30/2019													
201	Appropriate/Ballot Vote Construction Funding - North 40	10/1/2019	12/16/2019													
202	Appropriate Detailed Design and Permitting - Hunnewell	10/1/2019	11/15/2019													
203	Appropriate Feasibility and Schematic Design Funding - Upham	10/1/2019	11/15/2019													
204	Construction - New North 40 Elementary School	12/16/2019	6/30/2021													
205	Occupy New North 40	7/1/2021	8/30/2021													
206	Relocate Hunnewell Students to New North 40	7/1/2021	7/30/2021													
207	Detailed Design and Permitting - Hunnewell	11/15/2019	2/20/2021													
208	Feasibility and Schematic Design - Upham	11/15/2019	3/22/2021													
209	Bidding and GMP - Hunnewell	2/20/2021	3/22/2021													
210	Appropriate/Ballot Vote Construction Funding - Hunnewell	3/29/2021	5/11/2021													
211	Appropriate Detailed Design and Permitting - Upham	3/29/2021	4/26/2021													
212	Construction - New Hunnewell Elementary School	7/1/2021	11/29/2022													
213	Occupy New Hunnewell	12/1/2022	12/30/2022													
214	Relocate Upham Students to Hunnewell	12/1/2022	12/30/2022													
215	Detailed Design and Permitting - Upham	4/26/2021	8/30/2022													
216	Bidding / GMP - Upham	8/30/2022	9/30/2022													
217	Appropriate/Ballot Vote Construction Funding - Upham	10/1/2022	12/15/2022													
218	Construction - New Upham Elementary School	12/15/2022	6/30/2024													
219	Occupy New Upham	6/30/2024	8/30/2024													
220	Close Hardy	6/30/2024	8/31/2024													
221																
222																



**WELLESLEY PUBLIC SCHOOLS  
HARDY, HUNNEWELL AND UPHAM ELEMENTARY SCHOOLS STUDY  
WELLESLEY, MASSACHUSETTS**

**PRELIMINARY PROJECT SCHEDULE**

ID	Task Name	Start	Finish	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
223	<b>SCENARIO E2.1: New 18 Hunnewell, New 18 Upham on current footprint, New 18 Hardy on current footprint</b>	<b>1/16/2017</b>	<b>8/30/2024</b>													
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">                     Assumes off-site swing space completed prior to Hunnewell construction start                 </div> <ul style="list-style-type: none"> <li>■ 5/1/2017</li> <li>■ Appropriate Feasibility and Schematic Design Funding - Hunnewell</li> <li>■ 3/26/2018</li> <li>■ Appropriate Detailed Design and Permitting Funding - Hunnewell</li> <li>■ Appropriate Feasibility and Schematic Design Funding - Upham</li> <li>■ 8/30/2019</li> <li>■ 8/30/2019</li> <li>■ 9/30/2019</li> <li>■ Appropriate/Ballot Vote Construction Funding - Hunnewell</li> <li>■ Appropriate Detailed Design and Permitting - Upham</li> <li>■ Appropriate Feasibility and Schematic Design Funding - Hardy</li> <li>■ Construction - New Hunnewell Elementary School</li> <li>■ 8/30/2021</li> <li>■ 7/30/2021</li> <li>■ 2/20/2021</li> <li>■ 3/22/2021</li> <li>■ 3/22/2021</li> <li>■ Appropriate/Ballot Vote Construction Funding - Upham</li> <li>■ Appropriate Detailed Design and Permitting - Hardy</li> <li>■ Construction - New Upham Elementary School</li> <li>■ 12/30/2022</li> <li>■ 12/30/2022</li> <li>■ 8/30/2022</li> <li>■ 9/30/2022</li> <li>■ Appropriate/Ballot Vote Construction Funding - Hardy</li> <li>■ Construction - New Hardy Elementary School</li> <li>■ 8/30/2024</li> </ul>																
224	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
225	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/27/2017	4/25/2017													
226	Feasibility and Schematic Design - Hunnewell	5/1/2017	3/26/2018													
227	Appropriate Detailed Design and Permitting Funding - Hunnewell	3/26/2018	4/24/2018													
228	Appropriate Feasibility and Schematic Design Funding - Upham	3/26/2018	4/24/2018													
229	Detailed Design and Permitting - Hunnewell	4/30/2018	8/30/2019													
230	Feasibility and Schematic Design - Upham	4/30/2018	8/30/2019													
231	Bidding / GMP - Hunnewell	8/30/2019	9/30/2019													
232	Appropriate/Ballot Vote Construction Funding - Hunnewell	10/1/2019	12/16/2019													
233	Appropriate Detailed Design and Permitting - Upham	10/1/2019	11/15/2019													
234	Appropriate Feasibility and Schematic Design Funding - Hardy	10/1/2019	11/15/2019													
235	Construction - New Hunnewell Elementary School	12/16/2019	6/30/2021													
236	Occupy New Hunnewell Elementary School	7/1/2021	8/30/2021													
237	Relocate Upham Students to New Hunnewell	7/1/2021	7/30/2021													
238	Detailed Design and Permitting - Upham	11/15/2019	2/20/2021													
239	Feasibility and Schematic Design - Hardy	11/15/2019	3/22/2021													
240	Bidding and GMP - Upham	2/20/2021	3/22/2021													
241	Appropriate/Ballot Vote Construction Funding - Upham	3/29/2021	5/11/2021													
242	Appropriate Detailed Design and Permitting - Hardy	3/29/2021	4/26/2021													
243	Construction - New Upham Elementary School	7/1/2021	11/29/2022													
244	Occupy New Upham	12/1/2022	12/30/2022													
245	Relocate Hardy Students to Upham	12/1/2022	12/30/2022													
246	Detailed Design and Permitting - Hardy	4/26/2021	8/30/2022													
247	Bidding / GMP - Hardy	8/30/2022	9/30/2022													
248	Appropriate/Ballot Vote Construction Funding - Hardy	10/1/2022	12/15/2022													
249	Construction - New Hardy Elementary School	12/15/2022	6/30/2024													
250	Occupy New Hardy	6/30/2024	8/30/2024													
251																
252																

**WELLESLEY PUBLIC SCHOOLS  
HARDY, HUNNEWELL AND UPHAM ELEMENTARY SCHOOLS STUDY  
WELLESLEY, MASSACHUSETTS**

**PRELIMINARY PROJECT SCHEDULE**

ID	Task Name	Start	Finish	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
253	<b>SCENARIO E2.2: New 18 Upham on current footprint, New 18 Hardy on current footprint, New 18 Hunnewell</b>	<b>1/16/2017</b>	<b>8/31/2024</b>													
Assumes off-site swing space completed prior to Upham construction start																
254	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017													
255	Appropriate Feasibility and Schematic Design Funding - Upham	3/27/2017	4/25/2017													
256	Feasibility and Schematic Design - Upham	5/1/2017	3/26/2018													
257	Appropriate Detailed Design and Permitting Funding - Upham	3/26/2018	4/24/2018													
258	Appropriate Feasibility and Schematic Design Funding - Hardy	3/26/2018	4/24/2018													
259	Detailed Design and Permitting - Upham	4/30/2018	8/30/2019													
260	Feasibility and Schematic Design - Hardy	4/30/2018	8/30/2019													
261	Bidding / GMP - Upham	8/30/2019	9/30/2019													
262	Appropriate/Ballot Vote Construction Funding - Upham	10/1/2019	12/16/2019													
263	Appropriate Detailed Design and Permitting - Hardy	10/1/2019	11/15/2019													
264	Appropriate Feasibility and Schematic Design Funding - Hunnewell	10/1/2019	11/15/2019													
265	Construction - New Upham Elementary School	12/16/2019	6/30/2021													
266	Occupy New Upham	7/1/2021	8/30/2021													
267	Relocate Hardy Students to New Upham	7/1/2021	7/30/2021													
268	Detailed Design and Permitting - Hardy	11/15/2019	2/20/2021													
269	Feasibility and Schematic Design - Hunnewell	11/15/2019	3/22/2021													
270	Bidding and GMP - Hardy	2/20/2021	3/22/2021													
271	Appropriate/Ballot Vote Construction Funding - Hardy	3/29/2021	5/11/2021													
272	Appropriate Detailed Design and Permitting - Hunnewell	3/29/2021	4/26/2021													
273	Construction - New Hardy Elementary School	7/1/2021	11/29/2022													
274	Occupy New Hardy	12/1/2022	12/30/2022													
275	Relocate Hunnewell Students to Hardy	12/1/2022	12/30/2022													
276	Detailed Design and Permitting - Hunnewell	4/26/2021	8/30/2022													
277	Bidding / GMP - Hunnewell	8/30/2022	9/30/2022													
278	Appropriate/Ballot Vote Construction Funding - Hunnewell	10/1/2022	12/15/2022													
279	Construction - New Hunnewell Elementary School	12/15/2022	7/31/2024													
280	Occupy New Hunnewell	6/30/2024	8/31/2024													
281																
282																
283																

**WELLESLEY PUBLIC SCHOOLS  
HARDY, HUNNEWELL AND UPHAM ELEMENTARY SCHOOLS STUDY  
WELLESLEY, MASSACHUSETTS**

**PRELIMINARY PROJECT SCHEDULE**

ID	Task Name	Start	Finish	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
284	<b>SCENARIO E2.3: New 18 Hardy on current footprint, New 18 Hunnewell, New 18 Upham on current footprint</b>	<b>1/16/2017</b>	<b>8/31/2024</b>													
Assumes off-site swing space completed prior to Hardy construction start																
285	RFP/Designer Selection for Feasibility/Schematic Design	1/16/2017	5/1/2017		■ 5/1/2017											
286	Appropriate Feasibility and Schematic Design Funding - Hardy	3/27/2017	4/25/2017		■ Appropriate Feasibility and Schematic Design Funding - Hardy											
287	Feasibility and Schematic Design - Hardy	5/1/2017	3/26/2018		■ 3/26/2018											
288	Appropriate Detailed Design and Permitting Funding - Hardy	3/26/2018	4/24/2018			■ Appropriate Detailed Design and Permitting Funding - Hardy										
289	Appropriate Feasibility and Schematic Design Funding - Hunnewell	3/26/2018	4/24/2018			■ Appropriate Feasibility and Schematic Design Funding - Hunnewell										
290	Detailed Design and Permitting - Hardy	4/30/2018	8/30/2019			■ 8/30/2019										
291	Feasibility and Schematic Design - Hunnewell	4/30/2018	8/30/2019			■ 8/30/2019										
292	Bidding / GMP - Hardy	8/30/2019	9/30/2019				■ 9/30/2019									
293	Appropriate/Ballot Vote Construction Funding - Hardy	10/1/2019	12/16/2019				■ Appropriate/Ballot Vote Construction Funding - Hardy									
294	Appropriate Detailed Design and Permitting - Hunnewell	10/1/2019	11/15/2019				■ Appropriate Detailed Design and Permitting - Hunnewell									
295	Appropriate Feasibility and Schematic Design Funding - Upham	10/1/2019	11/15/2019				■ Appropriate Feasibility and Schematic Design Funding - Upham									
296	Construction - New Hardy Elementary School	12/16/2019	6/30/2021				■ Construction - New Hardy Elementary School									
297	Occupy New Hardy Elementary School	7/1/2021	8/30/2021				■ 8/30/2021									
298	Relocate Hunnewell Students to New Hardy	7/1/2021	7/30/2021				■ 7/30/2021									
299	Detailed Design and Permitting - Hunnewell	11/15/2019	2/20/2021				■ 2/20/2021									
300	Feasibility and Schematic Design - Upham	11/15/2019	3/22/2021				■ 3/22/2021									
301	Bidding and GMP - Hunnewell	2/20/2021	3/22/2021				■ 3/22/2021									
302	Appropriate/Ballot Vote Construction Funding - Hunnewell	3/29/2021	5/11/2021				■ Appropriate/Ballot Vote Construction Funding - Hunnewell									
303	Appropriate Detailed Design and Permitting - Upham	3/29/2021	4/26/2021				■ Appropriate Detailed Design and Permitting - Upham									
304	Construction - New Hunnewell Elementary School	7/1/2021	11/29/2022				■ Construction - New Hunnewell Elementary School									
305	Occupy New Hunnewell	12/1/2022	12/30/2022				■ 12/30/2022									
306	Relocate Upham Students to Hunnewell	12/1/2022	12/30/2022				■ 12/30/2022									
307	Detailed Design and Permitting - Upham	4/26/2021	8/30/2022				■ 8/30/2022									
308	Bidding / GMP - Upham	8/30/2022	9/30/2022				■ 9/30/2022									
309	Appropriate/Ballot Vote Construction Funding - Upham	10/1/2022	12/15/2022				■ Appropriate/Ballot Vote Construction Funding - Upham									
310	Construction - New Upham Elementary School	12/15/2022	5/14/2024				■ Construction - New Upham Elementary School									
311	Occupy New Upham	6/30/2024	8/31/2024				■ 8/31/2024									







**PRELIMINARY SPACE SUMMARY OPTIONS**

	NEW SCHOOLS		RENOVATIONS AND ADDITIONS	
	18 Classrooms 3 Sections 414 Students	21 Classrooms 3½ Section 482 Students	18 Classrooms 3 Sections 414 Students	21 Classrooms 3½ Section 482 Students
<b>HARDY SCHOOL - Historic Renovation and Addition</b>				
Gross Area				
Estimated Construction Cost				
Cost/GSF				
Cost/Student				
<b>HARDY SCHOOL</b>				
Gross Area	71,925 GSF	79,796 GSF	86,505 GSF	94,376 GSF
Estimated Construction Cost	\$33,431,000	\$35,676,000	\$41,342,000	\$43,629,000
Cost/GSF	\$465	\$448	\$478	\$463
Cost/Student	\$80,800	\$74,100	\$99,900	\$90,600
<b>HARDY SCHOOL - on existing school footprint</b>				
Gross Area	71,925 GSF	79,796 GSF	74,323 GSF	80,707 GSF
Estimated Construction Cost	\$33,167,000	\$35,383,000	\$35,128,000	\$36,961,000
Cost/GSF	\$462	\$444	\$473	\$458
Cost/Student	\$80,200	\$73,500	\$84,900	\$76,700
<b>HUNNEWELL SCHOOL</b>				
Gross Area	71,925 GSF	79,796 GSF	77,318 GSF	83,702 GSF
Estimated Construction Cost	\$32,036,000	\$34,280,000	\$33,782,000	\$35,131,000
Cost/GSF	\$446	\$430	\$437	\$420
Cost/Student	\$77,400	\$71,200	\$81,600	\$72,900
<b>UPHAM SCHOOL</b>				
Gross Area	71,925 GSF	79,796 GSF		
Estimated Construction Cost	\$37,107,000	\$39,350,000		
Cost/GSF	\$516	\$494		
Cost/Student	\$89,700	\$81,700		
<b>UPHAM SCHOOL - on existing school footprint</b>				
Gross Area	71,925 GSF	79,796 GSF		
Estimated Construction Cost	\$33,153,000	\$35,391,000		
Cost/GSF	\$461	\$444		
Cost/Student	\$80,100	\$73,500		
<b>NORTH 40 SITE</b>				
Gross Area	71,925 GSF	79,796 GSF		
Estimated Construction Cost	\$36,486,000	\$38,949,000		
Cost/GSF	\$508	\$489		
Cost/Student	\$88,200	\$80,900		

\* Costs based on start of construction 2nd Quarter 2019

\* Costs do not include costs for sequencing, phasing, swing spaces, escalation beyond 2nd Quarter 2019

**MAIN SUMMARY**

Description:	Hardy: Historic Reno 414-Students 71,925 GSF New		Hardy Historic Reno 414-Students 74,312 GSF New		Hardy Historic Reno 482-Students 79,796 GSF New		Hardy New School 414-Students 71,925 GSF New		Hardy New School 414-Students 74,312 GSF New		Hardy New School 482-Students 79,796 GSF New		Hardy Reno. & Addition 414-Students 59,743 GSF Addition		Hardy Reno. & Addition 414-Students 62,130 GSF Addition		Hardy Reno. & Addition 482-Students 66,127 GSF Addition	
	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF
<b>New Construction GSF:</b>	14,580 GSF Renovation		14,580 GSF Renovation		14,580 GSF Renovation		45,909 GSF		45,909 GSF		45,909 GSF		14,580 GSF Renovation		14,580 GSF Renovation		14,580 GSF Renovation	
<b>Renovation GSF:</b>	86,505 GSF		88,892 GSF		94,376 GSF		45,909 GSF		45,909 GSF		45,909 GSF		74,323 GSF		76,710 GSF		80,707 GSF	
<b>New and Renovation GSF:</b>	31,329 GSF		31,329 GSF		31,329 GSF		45,909 GSF		45,909 GSF		45,909 GSF		31,329 GSF		31,329 GSF		31,329 GSF	
<b>Area of Demolition GSF:</b>																		
<b>Direct Trade Costs</b>																		
New Building Trade Costs	\$19,789,317	\$275.14	\$20,208,977	\$271.95	\$21,444,367	\$268.74	\$19,789,317	\$275.14	\$20,208,977	\$271.95	\$21,444,367	\$268.74	\$15,536,117	\$260.05	\$15,955,815	\$256.81	\$16,888,293	\$255.39
Renovation Building Trade Costs													\$4,423,117	\$303.37	\$4,423,117	\$303.37	\$4,423,117	\$303.37
Historic Building Renovation Trade Costs	\$4,252,639	\$291.68	\$4,252,639	\$291.68	\$4,252,639	\$45.06												
Existing Building Demolition	\$178,214	\$2.06	\$178,214	\$2.00	\$178,214	\$1.89	\$261,153	\$3.63	\$261,153	\$3.51	\$261,153	\$3.27	\$178,214	\$2.40	\$178,214	\$2.32	\$178,214	\$2.21
New Storm Water System																		
Site Development Costs (incl. bulk earthwork)	\$5,688,524	\$65.76	\$5,688,524	\$63.99	\$5,688,524	\$60.28	\$4,605,004	\$64.03	\$4,605,004	\$61.97	\$4,605,004	\$57.71	\$5,688,524	\$76.54	\$5,688,524	\$74.16	\$5,688,524	\$70.48
Premium for Earthwork/Ledge Removal																		
Underground Parking Garage (20 Spaces)																		
<b>Direct Trade Cost SubTotal</b>	<b>\$29,908,695</b>	<b>\$345.75</b>	<b>\$30,328,355</b>	<b>\$341.18</b>	<b>\$31,563,745</b>	<b>\$334.45</b>	<b>\$24,655,473</b>	<b>\$342.79</b>	<b>\$25,075,133</b>	<b>\$337.43</b>	<b>\$26,310,523</b>	<b>\$329.72</b>	<b>\$25,825,973</b>	<b>\$347.48</b>	<b>\$26,245,671</b>	<b>\$342.14</b>	<b>\$27,178,149</b>	<b>\$336.75</b>
Construction Contingency 3.00%							\$739,665	\$10.28	\$752,254	\$10.12	\$789,316	\$9.89	\$636,739	\$8.57	\$649,330	\$8.46	\$677,305	\$8.39
Construction Contingency Renovation 5.00%	\$1,495,435	\$17.29	\$1,516,418	\$17.06	\$1,578,188	\$16.72							\$221,156	\$2.98	\$221,156	\$2.88	\$221,156	\$2.74
<b>Trade Cost SubTotal</b>	<b>\$31,404,130</b>	<b>\$363.03</b>	<b>\$31,844,773</b>	<b>\$358.24</b>	<b>\$33,141,933</b>	<b>\$351.17</b>	<b>\$25,395,138</b>	<b>\$353.08</b>	<b>\$25,827,387</b>	<b>\$347.55</b>	<b>\$27,099,839</b>	<b>\$339.61</b>	<b>\$26,683,868</b>	<b>\$359.03</b>	<b>\$27,116,157</b>	<b>\$353.49</b>	<b>\$28,076,610</b>	<b>\$347.88</b>
General Conditions and Requirements 8.50%	\$2,669,360	\$30.86	\$2,706,806	\$30.45	\$2,817,064	\$29.85	\$2,158,587	\$30.01	\$2,195,328	\$29.54	\$2,303,490	\$28.87	\$2,268,129	\$30.52	\$2,304,873	\$30.05	\$2,386,512	\$29.57
Insurance 1.10%	\$374,809	\$4.33	\$380,067	\$4.28	\$395,549	\$4.19	\$303,091	\$4.21	\$308,250	\$4.15	\$323,437	\$4.05	\$318,472	\$4.28	\$323,631	\$4.22	\$335,094	\$4.15
CM Bonds 1.10%	\$378,932	\$4.38	\$384,248	\$4.32	\$399,900	\$4.24	\$306,425	\$4.26	\$311,641	\$4.19	\$326,995	\$4.10	\$321,975	\$4.33	\$327,191	\$4.27	\$338,780	\$4.20
Fee 3.00%	\$1,044,817	\$12.08	\$1,059,477	\$11.92	\$1,102,633	\$11.68	\$844,898	\$11.75	\$859,279	\$11.56	\$901,613	\$11.30	\$887,773	\$11.94	\$902,156	\$11.76	\$934,110	\$11.57
<b>Estimated Construction Cost Total</b>	<b>\$35,872,048</b>	<b>\$414.68</b>	<b>\$36,375,371</b>	<b>\$409.21</b>	<b>\$37,857,079</b>	<b>\$401.13</b>	<b>\$29,008,139</b>	<b>\$403.31</b>	<b>\$29,501,885</b>	<b>\$397.00</b>	<b>\$30,955,374</b>	<b>\$387.93</b>	<b>\$30,480,217</b>	<b>\$410.10</b>	<b>\$30,974,008</b>	<b>\$403.78</b>	<b>\$32,071,106</b>	<b>\$397.38</b>
Phasing 3.00%	\$1,076,162	\$12.44	\$1,091,262	\$14.68	\$1,135,713	\$14.23	\$870,245	\$12.10	\$885,057	\$11.91	\$928,662	\$11.64	\$914,407	\$15.31	\$929,221	\$14.96	\$962,134	\$14.55
Escalation to 2nd Quarter 2019 12.25%	\$4,393,100	\$50.78	\$4,454,738	\$50.11	\$4,636,196	\$49.12	\$3,552,504	\$49.39	\$3,612,971	\$48.62	\$3,790,980	\$47.51	\$3,732,783	\$50.22	\$3,793,256	\$49.45	\$3,927,613	\$48.67
Add Off Site Utilities																		
<b>ECC including Escalation Total</b>	<b>\$41,341,310</b>	<b>\$477.91</b>	<b>\$41,921,371</b>	<b>\$471.60</b>	<b>\$43,628,988</b>	<b>\$462.29</b>	<b>\$33,430,888</b>	<b>\$464.80</b>	<b>\$33,999,913</b>	<b>\$457.53</b>	<b>\$35,675,016</b>	<b>\$447.08</b>	<b>\$35,127,407</b>	<b>\$472.63</b>	<b>\$35,696,485</b>	<b>\$465.34</b>	<b>\$36,960,853</b>	<b>\$457.96</b>

**MAIN SUMMARY**

Description:	Hardy New School 414-Students 71,925 GSF New (on existing school footprint)		Hardy New School 414-Students 74,312 GSF New (on existing school footprint)		Hardy New School 482-Students 79,796 GSF New (on existing school footprint)		Hunnewell New Construction 414-Students 71,925 GSF New		Hunnewell New Construction 414-Students 73,412 GSF New		Hunnewell: New Construction 482-Students 79,796 GSF New		Hunnewell: Reno. & Addition 414-Students 69,676 GSF Addition 7,642 GSF Renovation		Hunnewell Reno. & Addition 414-Students 71,163 GSF Addition 7,642 GSF Renovation		Hunnewell: Reno. & Addition 482-Students 76,060 GSF Addition 7,642 GSF Renovation	
	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF
<b>New Construction GSF:</b>	71,925 GSF New		74,312 GSF New		79,796 GSF New		71,925 GSF New		73,412 GSF New		79,796 GSF New		69,676 GSF Addition		71,163 GSF Addition		76,060 GSF Addition	
<b>Renovation GSF:</b>	(on existing school footprint)		(on existing school footprint)		(on existing school footprint)								7,642 GSF Renovation		7,642 GSF Renovation		7,642 GSF Renovation	
<b>New and Renovation GSF:</b>	45,909 GSF		45,909 GSF		45,909 GSF		36,441 GSF		36,441 GSF		36,441 GSF		28,799 GSF		28,799 GSF		28,799 GSF	
<b>Area of Demolition GSF:</b>																		
<b>Direct Trade Costs</b>																		
New Building Trade Costs	\$19,348,426	\$269.01	\$19,760,654	\$265.91	\$20,981,478	\$262.94	\$19,789,317	\$275.14	\$20,208,977	\$275.28	\$21,444,367	\$268.74	\$18,907,740	\$271.37	\$19,015,000	\$267.20	\$19,903,000	\$261.67
Renovation Building Trade Costs													\$2,763,171	\$361.58	\$2,763,171	\$361.58	\$2,763,171	\$361.58
Historic Building Renovation Trade Costs																		
Existing Building Demolition	\$261,153	\$3.63	\$261,153	\$3.51	\$261,153	\$3.27	\$207,294	\$2.88	\$207,294	\$2.82	\$207,294	\$2.60	\$163,823	\$2.12	\$163,823	\$2.08	\$163,823	\$1.96
New Storm Water System							\$135,440	\$1.88	\$135,440	\$1.84	\$135,440	\$1.70	\$135,440	\$1.75	\$135,440	\$1.72	\$135,440	\$1.62
Site Development Costs (incl. bulk earthwork)	\$4,835,254	\$67.23	\$4,835,254	\$65.07	\$4,835,254	\$60.60	\$2,844,273	\$39.54	\$2,844,273	\$38.74	\$2,844,273	\$35.64	\$2,255,805	\$29.18	\$2,255,805	\$28.63	\$2,255,805	\$26.95
Premium for Earthwork/Ledge Removal																		
Underground Parking Garage (20 Spaces)							\$650,112		\$650,112		\$650,112		\$650,112		\$650,112		\$650,112	
<b>Direct Trade Cost SubTotal</b>	<b>\$24,444,833</b>	<b>\$339.87</b>	<b>\$24,857,060</b>	<b>\$334.50</b>	<b>\$26,077,884</b>	<b>\$326.81</b>	<b>\$23,626,437</b>	<b>\$328.49</b>	<b>\$24,046,096</b>	<b>\$327.55</b>	<b>\$25,281,486</b>	<b>\$316.83</b>	<b>\$24,876,092</b>	<b>\$321.74</b>	<b>\$24,983,352</b>	<b>\$317.03</b>	<b>\$25,871,352</b>	<b>\$309.09</b>
Construction Contingency 3.00%	\$733,345	\$10.20	\$745,712	\$10.03	\$782,337	\$9.80	\$708,794	\$9.85	\$721,383	\$9.83	\$758,445	\$9.50	\$638,970	\$8.26	\$642,187	\$8.15	\$668,827	\$7.99
Construction Contingency Renovation 5.00%								\$0.00		\$0.00		\$0.00	\$146,350	\$1.89	\$146,350	\$1.86	\$146,350	\$1.75
<b>Trade Cost SubTotal</b>	<b>\$25,178,178</b>	<b>\$350.06</b>	<b>\$25,602,772</b>	<b>\$344.53</b>	<b>\$26,860,221</b>	<b>\$336.61</b>	<b>\$24,335,231</b>	<b>\$338.34</b>	<b>\$24,767,479</b>	<b>\$337.38</b>	<b>\$26,039,931</b>	<b>\$326.33</b>	<b>\$25,661,412</b>	<b>\$331.89</b>	<b>\$25,771,889</b>	<b>\$327.03</b>	<b>\$26,686,529</b>	<b>\$318.83</b>
General Conditions and Requirements 8.50%	\$2,140,146	\$29.76	\$2,176,236	\$29.29	\$2,283,120	\$28.61	\$2,068,500	\$28.76	\$2,105,240	\$28.68	\$2,213,400	\$27.74	\$2,181,220	\$28.21	\$2,190,611	\$27.80	\$2,268,355	\$27.10
Insurance 1.10%	\$300,502	\$4.18	\$305,570	\$4.11	\$320,577	\$4.02	\$290,442	\$4.04	\$295,600	\$4.03	\$310,787	\$3.89	\$306,269	\$3.96	\$307,587	\$3.90	\$318,504	\$3.81
CM Bonds 1.10%	\$303,808	\$4.22	\$308,931	\$4.16	\$324,104	\$4.06	\$293,636	\$4.08	\$298,852	\$4.07	\$314,206	\$3.94	\$309,638	\$4.00	\$310,971	\$3.95	\$322,007	\$3.85
Fee 3.00%	\$837,680	\$11.65	\$851,806	\$11.46	\$893,641	\$11.20	\$809,635	\$11.26	\$824,016	\$11.22	\$866,350	\$10.86	\$853,756	\$11.04	\$857,432	\$10.88	\$887,862	\$10.61
<b>Estimated Construction Cost Total</b>	<b>\$28,760,314</b>	<b>\$399.87</b>	<b>\$29,245,315</b>	<b>\$393.55</b>	<b>\$30,681,663</b>	<b>\$384.50</b>	<b>\$27,797,444</b>	<b>\$386.48</b>	<b>\$28,291,187</b>	<b>\$385.38</b>	<b>\$29,744,674</b>	<b>\$372.76</b>	<b>\$29,312,295</b>	<b>\$379.11</b>	<b>\$29,438,490</b>	<b>\$373.56</b>	<b>\$30,483,257</b>	<b>\$364.19</b>
Phasing 3.00%	\$884,380	\$12.30	\$899,294	\$12.10	\$943,462	\$11.82	\$833,924	\$11.59	\$848,736	\$11.56	\$892,341	\$11.18	\$879,369	\$115.07	\$883,155	\$115.57	\$914,498	\$119.67
Escalation to 2nd Quarter 2019 12.25%	\$3,522,154	\$48.97	\$3,581,550	\$48.20	\$3,757,460	\$47.09	\$3,404,240	\$47.33	\$3,464,710	\$47.20	\$3,642,710	\$45.65	\$3,589,753	\$46.43	\$3,605,207	\$45.75	\$3,733,155	\$44.60
Add Off Site Utilities																		
<b>ECC including Escalation Total</b>	<b>\$33,166,848</b>	<b>\$461.13</b>	<b>\$33,726,159</b>	<b>\$453.85</b>	<b>\$35,382,585</b>	<b>\$443.41</b>	<b>\$32,035,608</b>	<b>\$445.40</b>	<b>\$32,604,633</b>	<b>\$444.13</b>	<b>\$34,279,725</b>	<b>\$429.59</b>	<b>\$33,781,417</b>	<b>\$436.92</b>	<b>\$33,926,852</b>	<b>\$430.52</b>	<b>\$35,130,910</b>	<b>\$419.71</b>

MAIN SUMMARY

Description:	Upham New Construction 414-Students 71,925 GSF New		Upham New Construction 414-Students 73,412 GSF New		Upham: New Construction 482-Students 79,796 GSF New		Upham New Construction 414-Students 71,925 GSF New (on existing school footprint)		Upham New Construction 414-Students 73,412 GSF New (on existing school footprint)		Upham New Construction 482-Students 79,796 GSF New (on existing school footprint)		North 40 Site: New School 414-Students 71,925 GSF New		North 40 Site: New School 414-Students 73,412 GSF New		North 40 Site: New School 482-Students 79,796 GSF New		
	36,481 GSF		36,481 GSF		36,481 GSF		36,481 GSF		36,481 GSF		36,481 GSF								
	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/GSF	
<b>Direct Trade Costs</b>																			
New Building Trade Costs	\$19,789,419	\$275.14	\$20,209,284	\$275.29	\$21,444,367	\$268.74	\$18,993,032	\$264.07	\$19,393,934	\$264.18	\$20,610,598	\$258.29	\$21,723,666	\$302.03	\$22,196,839	\$302.36	\$23,588,804	\$295.61	
Renovation Building Trade Costs																			
Historic Building Renovation Trade Costs																			
Existing Building Demolition	\$207,522	\$2.89	\$207,522	\$2.83	\$207,522	\$2.60	\$207,522	\$2.89	\$207,522	\$2.83	\$207,522	\$2.60							
New Storm Water System																			
Site Development Costs (incl. bulk earthwork)	\$4,335,088	\$60.27	\$4,335,088	\$59.05	\$4,335,088	\$54.33	\$4,768,596	\$66.30	\$4,768,596	\$64.96	\$4,768,596	\$59.76	\$5,479,831	\$76.19	\$5,479,831	\$74.64	\$5,479,831	\$68.67	
Premium for Earthwork/Ledge Removal	\$3,033,858	\$42.18	\$3,033,858	\$41.33	\$3,033,858	\$38.02													
Underground Parking Garage (20 Spaces)																			
<b>Direct Trade Cost SubTotal</b>	<b>\$27,365,886</b>	<b>\$380.48</b>	<b>\$27,785,750</b>	<b>\$378.49</b>	<b>\$29,020,834</b>	<b>\$363.69</b>	<b>\$23,969,150</b>	<b>\$333.25</b>	<b>\$24,370,052</b>	<b>\$331.96</b>	<b>\$25,586,716</b>	<b>\$320.65</b>	<b>\$27,203,497</b>	<b>\$378.22</b>	<b>\$27,676,671</b>	<b>\$377.00</b>	<b>\$29,068,635</b>	<b>\$364.29</b>	
Construction Contingency 3.00%	\$820,977	\$11.41	\$833,573	\$11.35	\$870,626	\$10.91							\$816,105	\$11.35	\$830,301	\$11.31	\$872,060	\$10.93	
Construction Contingency Renovation 5.00%							\$1,198,458	\$16.66	\$1,218,503	\$16.60	\$1,279,336	\$16.03							
<b>Trade Cost SubTotal</b>	<b>\$28,186,863</b>	<b>\$391.89</b>	<b>\$28,619,323</b>	<b>\$389.85</b>	<b>\$29,891,460</b>	<b>\$374.60</b>	<b>\$25,167,608</b>	<b>\$349.91</b>	<b>\$25,588,555</b>	<b>\$348.56</b>	<b>\$26,866,052</b>	<b>\$336.68</b>	<b>\$28,019,602</b>	<b>\$389.57</b>	<b>\$28,506,972</b>	<b>\$388.31</b>	<b>\$29,940,695</b>	<b>\$375.22</b>	
General Conditions and Requirements 8.50%	\$2,395,890	\$33.31	\$2,432,650	\$33.14	\$2,540,780	\$31.84	\$2,139,250	\$29.74	\$2,175,030	\$29.63	\$2,283,620	\$28.62	\$2,381,670	\$33.11	\$2,423,100	\$33.01	\$2,544,960	\$31.89	
Insurance 1.10%	\$336,411	\$4.68	\$341,572	\$4.65	\$356,755	\$4.47	\$300,376	\$4.18	\$305,400	\$4.16	\$320,647	\$4.02	\$334,414	\$4.65	\$340,231	\$4.63	\$357,343	\$4.48	
CM Bonds 1.10%	\$340,111	\$4.73	\$345,329	\$4.70	\$360,679	\$4.52	\$303,680	\$4.22	\$308,759	\$4.21	\$324,174	\$4.06	\$338,093	\$4.70	\$343,974	\$4.69	\$361,273	\$4.53	
Fee 3.00%	\$937,779	\$13.04	\$952,167	\$12.97	\$994,491	\$12.46	\$837,328	\$11.64	\$851,333	\$11.60	\$893,835	\$11.20	\$932,214	\$12.96	\$948,429	\$12.92	\$996,129	\$12.48	
<b>Estimated Construction Cost Total</b>	<b>\$32,197,054</b>	<b>\$447.65</b>	<b>\$32,691,041</b>	<b>\$445.31</b>	<b>\$34,144,165</b>	<b>\$427.89</b>	<b>\$28,748,242</b>	<b>\$399.70</b>	<b>\$29,229,077</b>	<b>\$398.15</b>	<b>\$30,688,328</b>	<b>\$384.58</b>	<b>\$32,005,993</b>	<b>\$444.99</b>	<b>\$32,562,706</b>	<b>\$443.56</b>	<b>\$34,200,400</b>	<b>\$428.60</b>	
Phasing 3.00%	\$965,912	\$13.43	\$980,732	\$13.36	\$1,024,325	\$12.84	\$884,009	\$12.29	\$898,795	\$12.24	\$943,667	\$11.83							
Escalation to 2nd Quarter 2019 12.25%	\$3,943,040	\$54.82	\$4,003,540	\$54.54	\$4,181,500	\$52.40	\$3,520,680	\$48.95	\$3,579,570	\$48.76	\$3,758,270	\$47.10	\$3,919,640	\$54.50	\$3,987,820	\$54.32	\$4,188,380	\$52.49	
Add Off Site Utilities													\$560,000	\$7.79	\$560,000	\$7.63	\$560,000	\$7.02	
<b>ECC including Escalation Total</b>	<b>\$37,106,006</b>	<b>\$515.90</b>	<b>\$37,675,313</b>	<b>\$513.20</b>	<b>\$39,349,990</b>	<b>\$493.13</b>	<b>\$33,152,931</b>	<b>\$460.94</b>	<b>\$33,707,442</b>	<b>\$459.15</b>	<b>\$35,390,265</b>	<b>\$443.51</b>	<b>\$36,485,633</b>	<b>\$507.27</b>	<b>\$37,110,526</b>	<b>\$505.51</b>	<b>\$38,948,780</b>	<b>\$488.10</b>	

