

SCHOOL COMMITTEE MEETING

John R. Pierce School

February 6, 2025

 LeftField

 MDS
ARCHITECTS

 CONSIGLI





WBS	DESCRIPTION	Phase 1 GMP		Phase 2 GMP		Alternate 1 Only		GMP Phase 2 with Alternates 1		Total GMP with Alternates 1	
		231,420 SF		231,420 SF		231,420 SF		231,420 SF		231,420 SF	
01.50	Final Cleaning	-	-	1.48	343,427	-	-	1.48	343,427	1.48	343,427
02.01	Demolition and Abatement	28.35	6,098,087	(1.70)	(392,488)	24,000		(7.59)	(368,488)	24,76	5,729,599
03.01	Concrete	-	-	48.25	11,165,198	-	-	48.25	11,165,198	48.25	11,165,198
03.04	Gypsum Cement Underlayment	-	-	2.03	470,400	-	-	2.03	470,400	2.03	470,400
04.01	Masonry (TS)	-	-	21.55	4,987,000	-	-	21.55	4,987,000	21.55	4,987,000
06.01	Structural Steel	-	-	25.82	5,974,900	-	-	25.82	5,974,900	25.82	5,974,900
06.03	Misc Metal (TS)	-	-	13.66	3,161,284	-	-	13.66	3,161,284	13.66	3,161,284
06.01	Rough Carpentry	-	-	3.88	899,000	-	-	3.88	899,000	3.88	899,000
06.02	Finish Carpentry	-	-	13.57	3,139,666	-	-	13.57	3,139,666	13.57	3,139,666
07.01	Waterproofing & Caulking (TS)	-	-	11.57	2,678,034	57,000		11.82	2,735,034	11.82	2,735,034
07.02	Roofing (TS)	-	-	12.67	2,933,088	-	-	12.67	2,933,088	12.67	2,933,088
07.06	Exterior Wall Panels	-	-	19.92	4,809,575	-	-	19.92	4,809,575	19.92	4,809,575
07.09	Fireproofing	-	-	1.84	426,300	-	-	1.84	426,300	1.84	426,300
07.10	Firestopping	-	-	1.31	302,950	-	-	1.31	302,950	1.31	302,950
07.11	Expansion Joint Covers	-	-	0.23	54,000	-	-	0.23	54,000	0.23	54,000
08.01	Curtain-Walls (TS)	-	-	16.27	3,765,700	507,000		18.46	4,272,700	18.46	4,272,700
08.02	Glass & Glazing (TS)	-	-	2.83	654,000	-	-	2.83	654,000	2.83	654,000
08.04	Doors and Hardware	-	-	6.98	1,616,248	-	-	6.98	1,616,248	6.98	1,616,248
08.07	Overhead Doors	-	-	0.34	77,790	-	-	0.34	77,790	0.34	77,790
09.01	Drywall & Carpentry	-	-	37.30	8,632,284	-	-	37.30	8,632,284	37.30	8,632,284
09.02	Tile (TS)	-	-	2.83	654,800	-	-	2.83	654,800	2.83	654,800
09.03	Acoustical Tile (TS)	-	-	4.06	939,500	-	-	4.06	939,500	4.06	939,500
09.05	Resilient Flooring (TS)	-	-	3.70	856,820	-	-	3.70	856,820	3.70	856,820
09.06	Terrazzo (TS)	-	-	3.67	848,357	-	-	3.67	848,357	3.67	848,357
09.07	Painting (TS)	-	-	4.46	1,032,000	-	-	4.46	1,032,000	4.46	1,032,000
09.60	Polished Concrete	-	-	0.35	80,175	-	-	0.35	80,175	0.35	80,175
09.64	Wood Flooring	-	-	1.05	243,844	-	-	1.05	243,844	1.05	243,844
09.65	Epoxy Flooring	-	-	1.22	281,595	-	-	1.22	281,595	1.22	281,595
09.68	Carpet & Mats	-	-	0.84	194,275	-	-	0.84	194,275	0.84	194,275
09.80	Acoustical Panels	-	-	1.15	265,729	-	-	1.15	265,729	1.15	265,729
10.02	Signage	-	-	0.88	204,372	-	-	0.88	204,372	0.88	204,372
10.03	Specialties	-	-	4.18	966,723	-	-	4.18	966,723	4.18	966,723
11.02	Food Service Equipment	-	-	2.92	674,771	-	-	2.92	674,771	2.92	674,771
11.03	Stage Curtain & Rigging	-	-	2.28	528,778	-	-	2.28	528,778	2.28	528,778
11.04	Gymnasium Equipment	-	-	1.59	368,152	-	-	1.59	368,152	1.59	368,152
11.05	Bleachers	-	-	1.06	246,394	-	-	1.06	246,394	1.06	246,394
11.06	Parking Equipment	-	-	0.36	83,000	-	-	0.36	83,000	0.36	83,000
12.02	Window Treatment	-	-	1.12	258,996	-	-	1.12	258,996	1.12	258,996
12.30	Manufactured Casework	-	-	6.50	1,504,303	-	-	6.50	1,504,303	6.50	1,504,303
14.01	Elevator	-	-	3.48	806,350	-	-	3.48	806,350	3.48	806,350
21-01	Fire Protection (TS)	-	-	14.06	3,252,957	-	-	14.06	3,252,957	14.06	3,252,957
22-01	Plumbing (TS)	0.10	22,594	20.50	4,743,374	-	-	20.50	4,743,374	20.59	4,765,968
23-01	HVAC (TS)	0.10	22,594	82.93	19,191,000	-	-	82.93	19,191,000	83.02	19,213,594
26-01	Electrical (TS) - Enabling	1.34	309,495	0.47	108,514	-	-	0.47	108,514	1.81	418,009
26-01	Electrical (TS)	-	-	52.76	12,208,888	-	-	52.76	12,208,888	52.76	12,208,888
31.22	Sitework	10.99	2,543,250	45.77	10,591,236	-	-	45.77	10,591,236	56.76	13,134,486



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		231,420 SF		231,420 SF		231,420 SF		231,420 SF		231,420 SF		
32.03	Landscaping & Site Improvements	-	-	19.81	4,584,850	-	-	19.81	4,584,850	19.81	4,584,850	
32.04	Fencing	-	-	0.54	125,160	-	-	0.54	125,160	0.54	125,160	
33.04	Geothermal Wells	-	-	14.74	3,411,734	-	-	14.74	3,411,734	14.74	3,411,734	
SUBTOTAL 0		39	8,996,020	539	124,755,003	-	-	588,000	542	125,343,003	580	134,339,023
Design/Estimate Contingent		2.50%	-	-	-	-	-	-	-	-	-	-
Escalation		0.75%	-	-	-	-	-	-	-	-	-	-
SUBTOTAL 1 (TRADE COSTS)		39	8,996,020	539	124,755,003	-	-	588,000	542	125,343,003	580	134,339,023
SDI / Subcontractor Bonds		1.40%	0.63	121,611	3.79	877,723	336	3.79	878,059	4.32	999,670	
Building Permit		0.00%	-	-	-	-	-	-	-	-	-	-
SUBTOTAL 2		39	9,117,631	543	125,632,726	-	-	588,336	545	126,221,062	585	135,338,693
General Conditions		11.77	2,724,207	34.44	7,970,342	-	-	34.44	7,970,342	46.21	10,694,549	
Winter Conditions		0.13	30,000	2.03	470,000	-	-	2.03	470,000	2.16	500,000	
General Requirements		1.99	460,328	31.71	7,338,572	20,000		31.83	7,366,572	33.82	7,826,900	
SUBTOTAL 3		53	12,332,166	611	141,411,640	-	-	616,336	614	142,027,976	667	154,360,142
P&P Bond		0.67%	0.38	87,984	4.10	948,249	4,154	4.12	952,403	4.90	1,040,387	
Builder's Risk		-	-	-	3.15	730,000	-	3.15	730,000	3.15	730,000	
Insurance		1.20%	0.68	157,582	7.38	1,708,538	7,446	7.42	1,715,984	8.10	1,873,566	
SUBTOTAL 2		54	12,577,732	626	144,798,428	-	-	627,936	628	145,426,364	683	158,004,096
Construction Contingency		2.50%	1.36	314,443	15.64	3,619,951	15,698	15.71	3,635,659	17.07	3,860,102	
SUBTOTAL 4		56	12,892,175	641	148,418,389	-	-	643,634	644	149,062,023	700	161,954,198
CM Fee		2.00%	1.11	257,844	12.83	2,968,368	12,873	12.88	2,981,240	14.00	3,239,084	
TOTAL COST		57	13,150,019	654	151,386,756	-	-	656,507	657	152,043,263	714	165,193,282

Vote to approve Phase 2 GMP including Alternate 1 for a total value of \$152,043,263 and including the previously approved Phase 1 GMP for the total Final GMP value of \$165,193,282.