



David B. Cohen
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NEWTON, MA 02459
CITY CLERK

08 AUG 15 AM 11:23

MEMORANDUM

To: Members of the Board of Aldermen
From: Mayor David B. Cohen
Date: August 15, 2008
RE: GMP Details

I am pleased to present a detailed breakdown of the Guaranteed Maximum Price (GMP), along with the "soft costs" for the Newton North construction project. Taken together, the final project cost for this building is now projected to be \$195,264,319.

I am pleased to announce that the signed GMP is in the amount of \$162,764,808, a decrease of roughly \$2.3 million from our previously anticipated hard costs.



**Newton North High School
GMP Divisional Summary Sheet**

Preconstruction	\$766,195
Sitework	\$16,993,422
Concrete	\$7,203,873
Masonry	\$10,125,000
Steel	\$12,593,082
Wood & Plastics	\$2,392,845
Thermal & Moisture Protection	\$6,532,956
Doors & Windows	\$4,988,720
Finishes	\$12,549,225
Specialties	\$1,062,142
Equipment	\$1,311,911
Furnishings	\$2,059,081
Special Construction	\$1,406,403
Vertical Transportation	\$730,581
Mechanical	\$23,778,805
Electrical	\$11,030,820
General Allowances	\$13,905,308
Owners Allowance	\$5,000,000
Construction Contingency	\$3,700,000
Joint Contingency	\$1,500,000
General Requirements/Conditions	\$15,216,138
CM Fee	\$3,933,705
Sub Bonds	\$465,000
CM Bond	\$1,123,063
Insurance	\$1,371,733
Pollution Insurance	\$300,000
CCIP Pollution	\$220,000
Builders Risk	\$505,000
Phase 2 Escalation	N.I.C.
GMP	\$162,764,808
Project Manager	\$3,394,429
Building Systems Commissioning	\$350,000
Clerk of the Works	\$275,000
Project Management	\$4,019,429
Registration and recording fees	\$50
Postage	\$250
Printing	\$52
Advertising	\$300
Blue Printing	\$49,549
Moving Expenses	\$550,000
SD - Administrative Support	\$383,881
Work by Other Departments	\$2,500
Other Construction	\$497,500
Legal Expenses	\$330,000
Coordination	\$1,814,081
Architectural Expenses	\$15,573,001
Consultant Expenses/testing	\$1,050,000
Design	\$16,623,001
Furnishings	\$1,387,500
Computer Server Hardware	\$925,000
Audio-Visual Equipment	\$925,000
Furnishings & Technology	\$3,237,500
Bus Transportation	\$500,000
Rental of Storage Containers @ Temp Fields	\$5,500
Rental of Sanitary Facilities @ Temp Fields	\$5,000
Athletic Transportation	\$510,500
Contingency	\$1,295,000
Owner's Contingency	\$5,000,000
Contingency	\$6,295,000
Soft Costs	\$32,499,511
Grand Total	\$195,264,319
Total Authorized Appropriation	\$197,499,511

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