

Marathon Elementary School

Four-Classroom Addition
August 18, 2022

TIMELINE



Marathon School Opened: August 2018

- Family resource center - Special education room
- PLC room - ESOL instruction
- Health room - preschool
- Art room - 1st grade classroom
- Small group instruction in hallways
- Library classroom space

May 2021 Annual Town Meeting - \$3,625,000

May 2022 Annual Town Meeting - \$ 695,900

\$4,320,900

Mill City bid - construction only \$3,992,152

Selectboard approved a Special Town Meeting

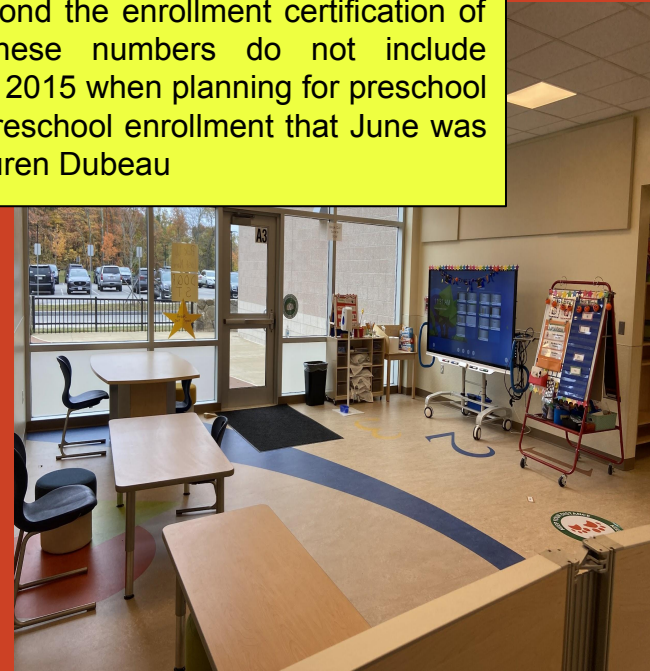
- Schools are seeking **\$850,000**

PROJECT TOTAL IS \$5,170,900

"After much work, the ESBC convinced the MSBA to increase the enrollment certification in 2015 from 355 to **395** for our K/1 students." - Lauren Dubeau



"At this time, for the upcoming school year, we have 275 kindergarten students and 293 first grade students. **This total of 568** is well beyond the enrollment certification of 395 K/1 students. These numbers do not include preschool enrollment. In 2015 when planning for preschool to move to Marathon, preschool enrollment that June was **58**. Today it is **95**." - Lauren Dubeau



Currently being creative with spaces

Can you explain the increase in construction costs?

Schematic Design Cost Estimate – December 2021

- Construction Budget: \$2.72M (\$388/SF)
- Schematic Design Estimate: \$3.115M (\$445/SF)
- Utilized HS Addition average of top 5 GC bids and escalated out 15% to get to mid-point of construction (12/22)
- Additional funding request of \$695K for construction budget overage and soft costs

Design Development Cost Estimate – February 2022

- Construction Budget: \$3.115M (\$445/SF)
- Design Development Estimate: \$3.258M (\$465/SF)
- Cost estimate completed by two independent cost estimators and reconciled their numbers
- Stuck with the \$695 funding request

Construction Document Estimate – April 2022

- Construction Budget: \$3.115M (\$445/SF)
- Construction Document Estimate: \$3.505M (\$500/SF)
- Cost estimate completed by two independent cost estimators and reconciled their numbers

Can you explain the increase in construction costs?

- Utilized HHS Addition average of top five (5) GC bids and escalated out 15% to get to midpoint of construction (12/22)
- Additional funding request of \$695K (May ATM) for construction budget overage and soft costs
- Cost estimate completed by two independent cost estimators and reconciled their numbers

QUOTES FROM OUR TWO COST ESTIMATORS

From A.M. Fogarty **Hopkinton's Cost Estimator for the Project**

"Construction pricing is rising at a dramatic pace"

"I suspect the overage is due in large part to increased construction cost and fuel prices."

"I also believe delaying this project will only add to the construction cost."

"At present we do not know when construction prices will settle down and get back to previous levels."

From Tarbeil Construction Management **DRA's Cost Estimator for the Project**

"I have seen sharp increases in steel, metal deck, cold rolled metal framing and drywall."

"There is a general uneasiness about the market right now, with interest rates rising sharply, gas prices rising to record levels, and labor shortages leaving contractors unsure of their costs."