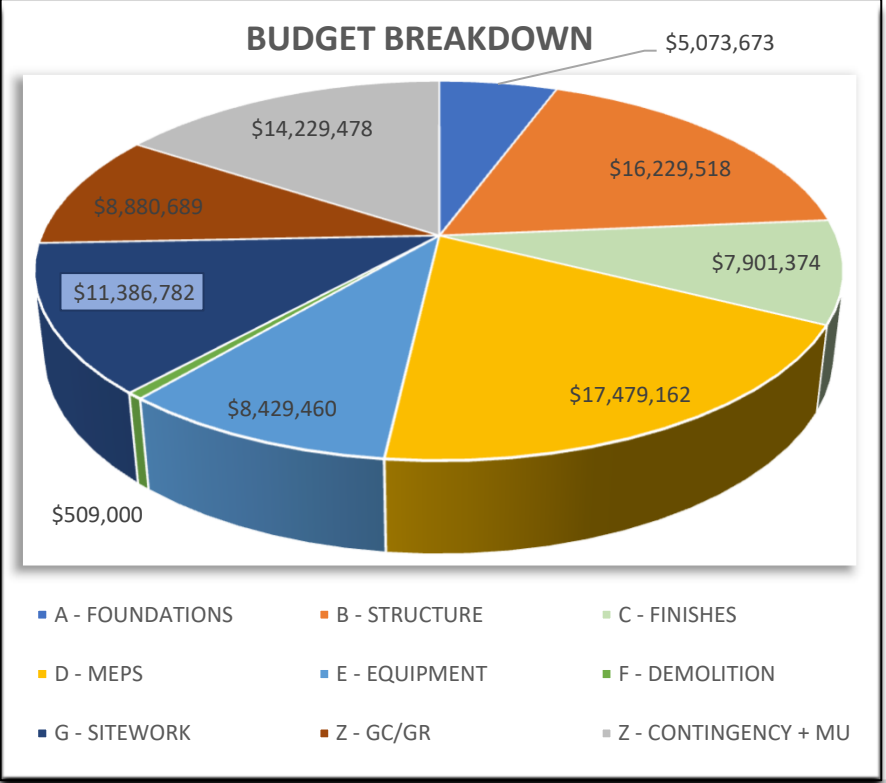
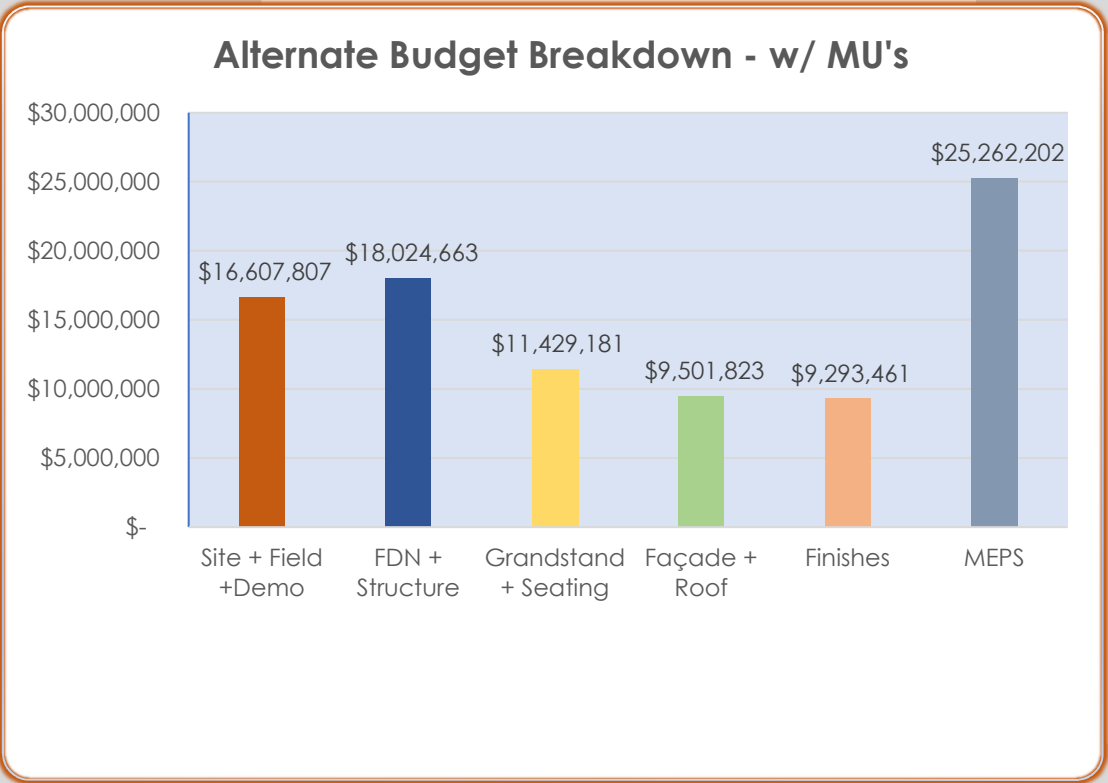


EXECUTIVE CONSTRUCTION SUMMARY

Project name: White Stadium - East Grandstand
Location: 450 Walnut, Ave Boston, MA 02130
Square Footage: 70,695
Documents: Schematic Design

1/27/2026
OPTION 01



MINI-MILESTONE CONSTRUCTION SCHEDULE	
	IN FLUX - PENDING WEST GRANDSTAND LOGISTICS & LEAD TIMES FOR EQUIPMENT
DEMO + ENABLING	
SITE + STRUCTURE	TBD
GRANDSTANDS	
ENVELOPE	
MEPS	
FINISHES	
FIELD	

SYSTEMS PRICING				
A - FOUNDATIONS	\$	5,073,673	\$71.77 /SF	5.6%
B - STRUCTURE	\$	16,229,518	\$229.57 /SF	18.0%
C - FINISHES	\$	7,901,374	\$111.77 /SF	8.8%
D - MEPS	\$	17,479,162	\$247.25 /SF	19.4%
E - EQUIPMENT	\$	8,429,460	\$119.24 /SF	9.4%
F - DEMOLITION	\$	509,000	\$7.20 /SF	0.6%
G - SITEWORK	\$	11,386,782	\$161.07 /SF	12.6%
Z - GC/GR	\$	8,880,689	\$125.62 /SF	9.9%
Z - CONTINGENCY + MU	\$	14,229,478	\$201.28 /SF	15.8%
TOTAL CONST. BUDGET	\$	90,119,137	\$1,274.76 /SF	100.0%

Factors in Current Pricing	
Soils and Foundation Design	
Grandstand Costs and Schedule	
Façade Materials & Quantities	
Lighting Design Resolution	
Next Steps	
Resolution on West Grandstand Logistics + Schedule	
Selection of Alternates	
Major Alternates	
Add BirdAir Canopy & Foundations	\$ 13,500,000
Add SubAire Field Heating System	\$ 3,600,000

PROJECT COST SUMMARY

City Of Boston

White Stadium - East Grandstand

450 Walnut, Ave Boston, MA 02130

Schematic Design

10/07/24

BOND

Building

REV2

Description		Total Cost		Cost / SF
TOTAL PROJECT SF:		70,695 SF		
Building Cost	70,695 SF	\$ 55,053,178	\$	778.74
Building Demolition + Abatement		\$ 509,000		
Grandstand + Seating		\$ 8,498,280		
Track & Field - Inc. Courts & Lighting		\$ 2,948,511		
1.30% Subcontractor Default Insurance (SDI) (non FSB trades)		\$ 352,030	\$	4.98
(DOES NOT INCLUDE COSTs SHIFTED TO BUSP)				
TOTAL DIRECT COST:		\$ 67,360,999	\$	952.84
Contingencies				
10.00% Design/Est Contingency		\$ 6,700,897	\$	94.79
2.25% Construction Contingency		\$ 1,507,702	\$	21.33
2.80% Escalation		\$ 1,876,251	\$	26.54
Total Contingencies		\$10,084,850	\$	142.65
Insurance				
N/A CCIP		By Owner		
1.30% General Liability Insurance		\$ 1,122,245	\$	15.87
0.12% Builder's Risk		\$ 103,592	\$	1.47
Total Insurance		\$1,225,837	\$	17.34
Construction Management Services				
4.77% General Conditions per RFP (C1, C2, C3, C5, C6, C7)		\$3,695,196		\$52.27
1.94% General Conditions Allowance for Revised Schedule / Scope		\$1,500,000		\$21.22
General Requirements		\$3,685,493		\$52.13
2.00% CM Fee		\$1,726,531		\$24.42
Total CM Services		\$10,607,220		\$150.04
Permit				
N/A Bldg Permit		By Owner		
Miscellaneous Permit Costs		\$ 25,000		
Total Permit Costs		\$ 25,000		\$0.35
Preconstruction				
Preconstruction Fees		\$ 100,000		
Total Preconstruction Costs		\$ 100,000		\$1.41
Payment and Performance Bond				
0.80% CM Bond		\$ 715,231		\$10.12
Total Payment and Performance Bonds		\$ 715,231		\$10.12
TOTAL PROJECT COST		\$ 90,119,137	\$	1,274.76

CSI SUMMARY

City Of Boston

White Stadium - East Grandstand

450 Walnut, Ave Boston, MA 02130

Schematic Design

October 7, 2024

BOND

Building

REV2

70,695 SF

Description		Cost	\$/SF
02	Demolition & Abatement	\$ 509,000	\$ 7.20
03	Concrete	\$ 4,210,255	\$ 59.56
03	Precast Achitectural Concrete	\$ 1,980,172	\$ 28.01
04	Masonry	\$ 3,144,400	\$ 44.48
05	Str. Steel	\$ 5,900,900	\$ 83.47
05	Misc. Metals	\$ 1,834,850	\$ 25.95
06	Rough Carpentry		\$ -
06	Interior Architectural Woodwork	\$ 54,150	\$ 0.77
07	Caulking / Firestopping / Waterproofing	\$ 1,192,368	\$ 16.87
07	Roofing	\$ 837,114	\$ 11.84
07	Siding Panels	\$ 1,291,465	\$ 18.27
07	Spray On Fireproofing	\$ 146,860	\$ 2.08
07	Expansion Joint	\$ 130,250	\$ 1.84
08	Doors / Frames / Hardware	\$ 321,625	\$ 4.55
08	Overhead Doors & Coiling Grills	\$ -	\$ -
08	Glass & Glazing Systems - Exterior	\$ 1,633,805	\$ 23.11
08	Glass and Glazing - Interior	\$ 117,050	\$ 1.66
09	Metal Framing Systems / GWB	\$ 2,096,128	\$ 29.65
09	Tile	\$ 224,519	\$ 3.18
09	Acoustical & Ceilings	\$ 140,667	\$ 1.99
09	Flooring	\$ 657,879	\$ 9.31
09	Painting	\$ 486,296	\$ 6.88
10	Specialties + Signage	\$ 1,092,550	\$ 15.45
11	Equipment - Food Service + Athletic	\$ (115,470)	\$ (1.63)
12	Grandstands + Seating	\$ 8,498,280	\$ 120.21
13	Special Construction (Birdaire See Add Alt)		\$ -
14	Elevators	\$ 905,000	\$ 12.80
21	Fire Protection	\$ 970,712	\$ 13.73
22	Plumbing	\$ 4,688,228	\$ 66.32
23	HVAC	\$ 6,212,611	\$ 87.88
26	Electrical	\$ 5,006,570	\$ 70.82
26	Tel-Data	\$ 392,803	\$ 5.56
26	Security & Fire Alarm	\$ 608,034	\$ 8.60
Total Building Cost		\$55,169,071	\$780.38
31	Earthwork	\$ 4,580,488	\$ 64.79
31	Exterior Improvements	\$ 4,388,370	\$ 62.07
31	Utilities	\$ 2,435,360	\$ 34.45
32	Electrical Utilities	\$ 435,680	\$ 6.16
Total Site Cost		\$11,839,898	\$167.48

CSI SUMMARY

City Of Boston
White Stadium - East Grandstand
 450 Walnut, Ave Boston, MA 02130
 Schematic Design
 October 7, 2024

BOND

Building

REV2

70,695 SF

Description		Cost	\$/SF
Total Cost of Work		\$67,008,969	\$947.86
5.50%	General Requirements	\$ 3,685,493	\$ 52.13
4.77%	General Conditions per RFP (C1, C2, C3, C5, C6, C7)	\$ 3,695,196	\$ 52.27
	General Conditions Allowance for Revised Schedule	\$ 1,500,000	\$ 21.22
1.30%	Subcontractor Default Insurance (SDI) (non FSB trades)	\$ 352,030	\$ 4.98
10.00%	Design/Est Contingency	\$ 6,700,897	\$ 94.79
2.25%	Construction Contingency	\$ 1,507,702	\$ 21.33
2.80%	Escalation	\$ 1,876,251	\$ 26.54
1.30%	General Liability Insurance	\$ 1,122,245	\$ 15.87
0.12%	Builder's Risk	\$ 103,592	\$ 1.47
2.00%	CM Fee	\$ 1,726,531	\$ 24.42
N/A	Bldg Permit	By Owner	
	Miscellaneous Permit Costs	\$ 25,000	\$ 0.35
	Preconstruction	\$ 100,000	\$ 1.41
0.80%	CM Bond	\$ 715,231	\$ 10.12
Total Construction Cost		\$ 90,119,137	\$ 1,274.76