

Belmont Municipal Skating Rink Cost Update

OCTOBER 3, 2022

MUNICIPAL SKATING RINK BUILDING COMMITTEE

Schematic Design and Costing Estimating Process

- Program Determination and Alignment
- Schematic Design Development
- Initial Cost Estimate based upon square footage
 - \$27.8 M - \$34.7 M (July 25, 2022)
- Schematic Design Evolution
- Expanded Cost Estimate
 - Two independent estimating processes (Architect and OPM)
- Value Engineering Exercise
- Project Cost Recommendation

Belmont Municipal Rink Project Cost Estimate

Belmont Municipal Skating Rink (originally 48,800 sf)		2022-10-03		
Summary Cost Estimate				
			cost/sf	
Trade Costs	\$ 20,485,819	\$ 420		includes Solar PV and mark-ups
GCs and Fee	\$ 3,309,447	\$ 68		
Sub-total	\$ 23,795,266	\$ 488		
Projected Cost Escalation of 10%	\$ 2,169,527	\$ 44		excludes mark-ups for PV
Sub-total	\$ 25,964,793	\$ 532		
Design Contingency - 15%	\$ 3,254,290	\$ 67		excludes mark-ups for PV
Owners Contingency - 5%	\$ 1,084,763	\$ 22		excludes mark-ups for PV
Sub-total	\$ 30,303,846	\$ 621		
Allowances		\$ -		
Design and OPM Fees, FF&E	\$ 4,745,775	\$ 97		
Parking	\$ 790,000	\$ 16		
Hazardous Materials - Rink	\$ 1,000,000			
Hazardous Materials - White Field House	\$ 500,000			
Sub-total	\$ 37,339,621	\$ 765		
Value Engineering Deductions				
Eliminate 2 Harris Field locker rooms (2,316 sf)	\$ 1,158,000	\$ 500		4 hockey/skating dressing rooms & 4 WFH replacement locker rooms remain
Eliminate DPW Shop (993 sf)	\$ 496,500	\$ 500		
Remove or scale back rink entrance mezzanine (2,919 sf)	\$ 1,459,500	\$ 500		
Eliminate White Field House (WFH) Demolition	\$ 535,000			includes Haz Mat allowance reduction
Reduce scale for parking and entrance plaza	\$ 300,000			
Value Engineering deductions sub-total	\$ 3,949,000			
Total Project Cost	\$ 33,390,621			

Demolition of White Field House discussion

- Building Committee seeking input regarding WFH demolition
- Additional costs to project to take down WFH and replace with green space:
 - Demolition \$35 K
 - Hazardous materials \$500 K
 - Open space plaza \$300 K
- Potential to link to fields project, but unlikely CPA funds could be utilized