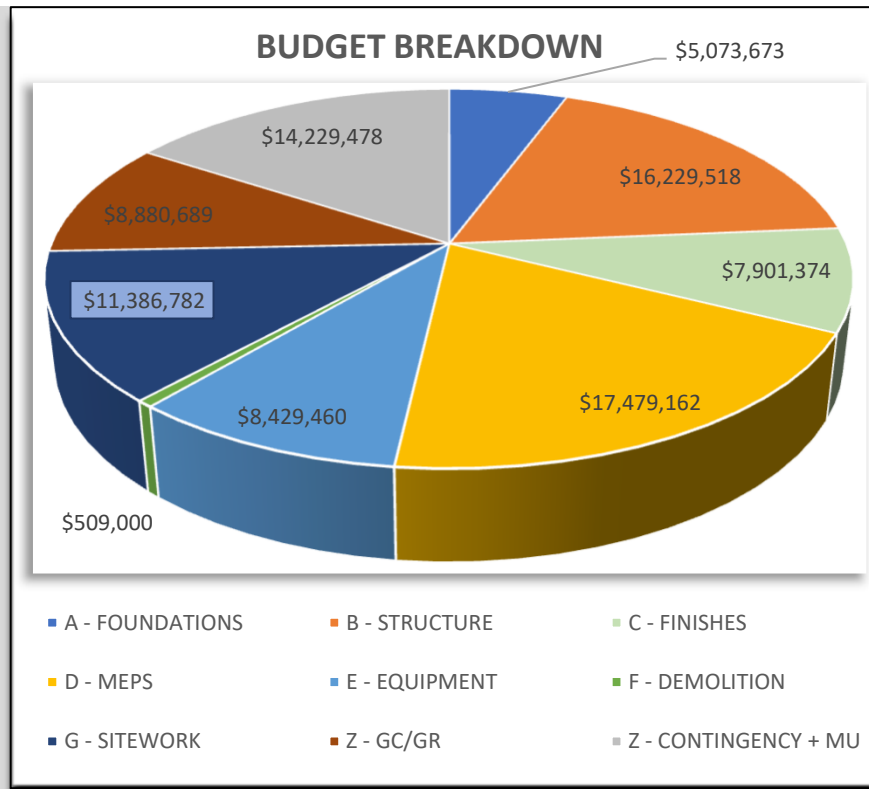
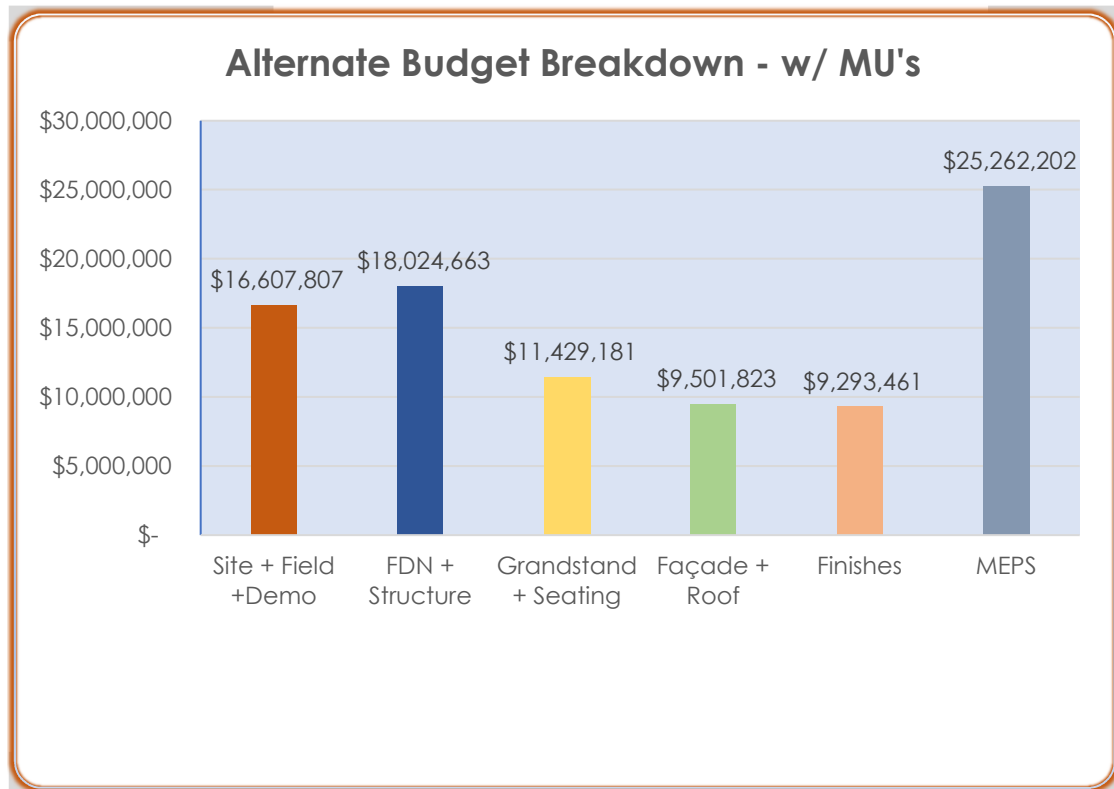


EXECUTIVE CONSTRUCTION SUMMARY

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

| Category | Value | Unit Price | Percentage |
|----------------------------|----------------------|-----------------------|---------------|
| 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



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 |
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| 0.80% | CM Bond | \$ 715,231 | \$ 10.12 |
| Total Construction Cost | | \$ 90,119,137 | \$ 1,274.76 |