



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
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Feasibility Cost Estimate Report



COST ESTIMATE CLARIFYING NOTES & EXCLUSIONS

We have incorporated construction costs for a single Contractor procurement via lump sum General Contract for phased construction.

We have included hard construction costs with soft construction costs shown as a percentage in the Summary section.

The Limits of Construction are those indicated on the documents provided and dated: January 31, 2014

We have not included any HAZMAT abatement costs. Lead Paint, Asbestos, PCB's or Mold remediation costs are not included in our analysis.

Design Contingency accounts for the costs of yet unidentified scope requirements. A Design Contingency has been included in the amount indicated in the report summary.

Construction Contingency accounts for the costs of change orders. A Construction



OWNER COSTS NOT INCLUDED IN OUR COSTS ANALYSIS

We have found during the budgeting phase, Owners sometimes do not fully consider all the costs they will incur when implementing capital improvements. For convenience, we provide below a list of common non-construction Owner costs.

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect* Owner Mgt Expenses

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Builder's risk
- Liability
- Title
- Other

LEGAL FEES

- Real estate, land, zoning, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.



COMMON OWNER COSTS (continued)

Cable TV company fees
State & local highway fees
Mandatory completion bonds
Adjoining owner demands
Mandated off-site storm water management contributions

DESIGN FEES

Architect / Engineer / Cost Management / Construction Management Consultant Fees
Surveys, Civil Engineering, Testing and Third Party Inspection Fees
Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact Don 'D' Daigle, Vice President of Preconstruction Services regarding this project should you have any questions or concerns.

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 01/31/14

Prepared by: Downey & Scott, LLC
6799 Kennedy Road, Suite F
Warrenton, Virginia 2018 7
Ph 540.347.5001 Fax 540.347.5021
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Status: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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PROJECT HARD CONSTRUCTION COST SUMMARY

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

PHASE 1A OPT A

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PHASE 1A

OPT A

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Prepared by: Downey & Scott, LL C

Status:

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PM: dd/ct

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PHASE 1B ITEM SUMMARY							
PHASE 1B	OPT A	DEMOLISH ONE BAY CTE (Animal Husbandry)		5,000	GSF		
PHASE 1B	OPT A	GENERAL REQUIREMENTS		5,000.00	GSF	\$1.65	8,250.00
PHASE 1B	OPT A	RAZE EXISTING BAY		5,000.00	GSF	\$5.85	29,250.00
PHASE 1B	OPT A	MARK-UPS					37,500.00
PHASE 1B	OPT A	Subtotal					37,500.00
PHASE 1B	OPT A	GC OH & Profit		6.95%			2,606.25
PHASE 1B	OPT A	Subtotal					40,106.25
PHASE 1B	OPT A	Bonds & insurance		1.61%			645.71
PHASE 1B	OPT A	Subtotal		5,000.00	GSF	8.15	40,751.96

2 STORY CTE & LAB ADDITION							
PHASE 1B	OPT A	GENERAL REQUIREMENTS		35,480.00	GSF	\$12.75	452,370.00
PHASE 1B	OPT A	EXISTING CONDITIONS DEMOLITION		35,480.00	GSF	\$0.29	10,289.20
PHASE 1B	OPT A	CONCRETE		35,480.00	GSF	\$9.88	350,542.40
PHASE 1B	OPT A	MASONRY		35,480.00	GSF	\$18.28	648,574.40
PHASE 1B	OPT A	METALS		35,480.00	GSF	\$15.19	538,941.20
PHASE 1B	OPT A	WOOD, PLASTICS & COMPOSITES		35,480.00	GSF	\$0.64	22,707.20
PHASE 1B	OPT A	THERMAL & MOISTURE PROTECTION		35,480.00	GSF	\$10.78	382,474.40
PHASE 1B	OPT A	OPENINGS / DOORS AND WINDOWS					

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PHASE 1B	OPT A	SITework / SERVICE DRIVE TO CTE COURTYARD					
PHASE 1B	OPT A						
PHASE 1B	OPT A	GENERAL REQUIREMENTS		1.00	LS	\$24,000.00	24,000.00
PHASE 1B	OPT A	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$5,500.00	5,500.00
PHASE 1B	OPT A	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00	LS	\$3,500.00	3,500.00
PHASE 1B	OPT A	NEW SERVICE DRIVE TO CTE COURTYARD		1,600.00	SF	\$17.20	27,520.00
PHASE 1B	OPT A						

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PROJECT HARD CONSTRUCTION COST SUMMARY

HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

PHASE 1C	OPT A	DEMOLITION OF REMAINING CTE LABS		33,880.00	GSF		\$276,135
		3 STORY 9th STREET BUILDING		140,490.00	GSF		\$31,044,557
		PUBLIC PIAZZA & STREETScape		1.00	LS		\$201,804
		SITework / BUS DROP-OFF FOR HIGH SCHOOL		1.00	LS		\$81,287
SUBTOTAL		SUBTOTAL					31,603,783
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					31,603,783
DESIGN CONTINGENCY		CONTINGENCY		15.00%			4,740,567
SUBTOTAL		SUBTOTAL					36,344,350
SUBTOTAL		SUBTOTAL					71,731,

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PHASE 1C

OPT A

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PROJECT HARD CONSTRUCTION COST SUMMARY

HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

PHASE 2	OPT A	RENOVATION OF EXISTING HIGH SCHOOL ADMINISTRATION & ACADEMIC ADDITION CONSTRUCT LIBRARY SCREEN WALL		91,850.00 GSF			\$14,038,001
				9,400.00 GSF			\$2,210,867
				6,400.00 SF			\$230,722
SUBTOTAL			SUBTOTAL				16,479,589
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				16,479,589
DESIGN CONTINGENCY			CONTINGENCY	15.00%			2,471,938
SUBTOTAL			SUBTOTAL				18,951,527
PROJECT PHASING PREMIUM			PHASING PREMIUM	2.00%			379,031
SUBTOTAL			SUBTOTAL				19,330,558
OWNER'S SOFT COST ALLOWANCE			SOFT COST	22.5%			4,349,376
SUBTOTAL			SUBTOTAL				23,679,933
CONSTRUCTION CONTINGENCY			CONSTRUCTION CONTINGENCY	8.0%			1,894,395
			<u>PHASE 2 PROJECT TOTAL</u>				<u>\$25,574,328</u>

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
PHASE 1A	OPT B	PHASE 1A ITEM SUMMARY					
PHASE 1A	OPT B						
PHASE 1A	OPT B	2 STORY BELOW GRADE PARKING GARAGE					
PHASE 1A	OPT B						
PHASE 1A	OPT B	GENERAL REQUIREMENTS		160,000.00	GSF	\$4.20	672,000.00
PHASE 1A	OPT B	NEW PARKING GARAGE	FLAT PLATE POURED CONCRETE STRUCTURE	160,000.00	GSF	\$155.68	24,908,800.00
PHASE 1A	OPT B	NEW PARKING GARAGE SITE COSTS	SITE IMPROVEMENTS	160,000.00	GSF	\$7.28	1,164,800.00
PHASE 1A	OPT B						
PHASE 1A	OPT B	MARK-UPS	Subtotal				

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PHASE 1B	OPT B	2 STORY CTE & LAB ADDITION		35,480	GSF		
PHASE 1B	OPT B						
PHASE 1B	OPT B	GENERAL REQUIREMENTS		35,480.00	GSF	\$12.75	452,370.00
PHASE 1B	OPT B	EXISTING CONDITIONS DEMOLITION		35,480.00	GSF	\$0.29	10,289.20
PHASE 1B	OPT B	CONCRETE		35,480.00	GSF	\$9.88	350,542.40
PHASE 1B	OPT B	MASONRY		35,480.00	GSF	\$18.28	648,574.40
PHASE 1B	OPT B	METALS		35,480.00	GSF	\$15.19	538,941.20
PHASE 1B	OPT B	WOOD, PLASTICS & COMPOSITES		35,480.00	GSF	\$0.64	22,707.20
PHASE 1B	OPT B	THERMAL & MOISTURE PROTECTION		35,480.00	GSF	\$10.78	382,4-5.5(00)-595.9(GSF)JTJ 0 4.9

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PHASE 1B	OPT B	TEMPORARY DINING IN CARPENTRY STUDIO		8,800	GSF		
PHASE 1B	OPT B						
PHASE 1B	OPT B	GENERAL REQUIREMENTS		1.00	LS	\$48,000.00	48,000.00
PHASE 1B	OPT B	DEMOLITION OF EXISTING INTERIOR		8,800.00	SF	\$3.60	31,680.00
PHASE 1B	OPT B	NEW INTERIOR FINISHES		8,800.00	SF	\$9.43	82,984.00
PHASE 1B	OPT B	FOOD SERVICE EQUIPMENT		8,800.00	SF	\$18.00	158,400.00
PHASE 1B	OPT B	MECHANICAL, ELECTRIC & PLUMBING		8,800.00	EA	\$41.00	360,800.00
PHASE 1B	OPT B						
PHASE 1B	OPT B	MARK-UPS	Subtotal				681,864.00
PHASE 1B	OPT B		GC OH & Profit	6.95%			47,389.55
PHASE 1B	OPT B		Subtotal				729,253.55
PHASE 1B	OPT B		Bonds & insurance	1.61%			11,740.98
PHASE 1B	OPT B		Subtotal	1.00	LS		740,994.53

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PHASE 2	OPT B	SITework / BUS DROP-OFF FOR HIGH SCHOOL					
PHASE 2	OPT B						
PHASE 2	OPT B	GENERAL REQUIREMENTS		1.00	LS	\$14,000.00	14,000.00
PHASE 2	OPT B	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$12,000.00	12,000.00
PHASE 2	OPT B	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00	LS	\$12,800.00	12,800.00
PHASE 2	OPT B	PAVING & CURBS		1.00	LS	\$16,000.00	16,000.00
PHASE 2	OPT B	SIDEWALKS		1.00	LS	\$20,000.00	20,000.00
PHASE 2	OPT B						
PHASE 2	OPT B	MARK-UPS	Subtotal				74,800.00
PHASE 2	OPT B		GC OH & Profit	6.95%			5,198.60
PHASE 2	OPT B		Subtotal				79,998.60
PHASE 2	OPT B		Bonds & insurance	1.61%			1,287.98
PHASE 2	OPT B		Subtotal	1.00	LS		81,286.58