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# Conceptual Design / Feasibility Cost Estimate Report

Report Date: March 4, 2014

Prepared for:

## Arlington Public Schools Drew Elementary School Additions and Interior Renovations Arlington, Virginia





## SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

### FURNITURE, FIXTURE & EQUIPMENT [FF&E]

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

### MOVING & STORAGE COSTS

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

### TEMPORARY FACILITIES

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

### REAL ESTATE

- x



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

Artwork and reproduction of advertising, brochures, hand-outs.

Advertising fees.



## COMMON OWNER SOFT CONSTRUCTION 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

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 4, 2014	Job no: 14032
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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## PROJECT CONSTRUCTION COST SUMMARY

### Arlington Public Schools - Drew Model School Additions

Three Story Additions	57,380.00	Gross Square Feet
Renovation	3,500.00	Gross Square Feet
Total	60,880.00	Gross Square Feet

### CONSTRUCTION COSTS

HARD COSTS	Three Story Additions to Existing Building	Carried forward	Cost per SF 244.46	\$14,027,099
HARD COSTS	Renovations to Existing Building	Carried forward	194.34	\$680,173
HARD COSTS	Sitework	Carried forward	N/A	\$918,585
HARD COSTS	Water Infiltration Issue, Play Space Improvements, Isolation Valves	Per Owner		\$180,000
HARD COSTS	Subtotal			\$15,805,857
HARD COSTS	Escalation to construction mid point	Start January 2017, Mid Point October 2017	13.49%	\$2,132,737
HARD COSTS	Subtotal			\$17,938,594
HARD COSTS	Design Contingency		15.00%	\$2,690,789
HARD COSTS	Subtotal			\$20,629,383
HARD COSTS	Construction Contingency		5.00%	\$1,031,469
HARD COSTS	Total Hard Construction Costs Base Bid		Cost per SF <u>\$355.80</u>	<u>\$21,660,852</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$4,873,692
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost		Cost per SF <u>\$435.85</u>	<u>\$26,534,544</u>

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
THREE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	57,380.00	GSF	0.82	47,051.60
THREE STORY ADDITION			Window treatment	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			General casework	57,380.00	GSF	4.35	249,603.00
THREE STORY ADDITION			General millwork	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			Visual display MB & TB	57,380.00	GSF	1.00	57,380.00
THREE STORY ADDITION			Smart boards			Refer to FF&E	
THREE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	57,380.00	GSF	1.50	86,070.00
THREE STORY ADDITION			Student desks and work stations			Refer to FF&E	
THREE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
THREE STORY ADDITION	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	57,380.00	GSF	15.40	883,652.00
THREE STORY ADDITION			Piping & Valves	57,380.00	GSF	5.69	326,492.20
THREE STORY ADDITION			Geothermal Bore, 60 bores at 450' depth	27,000.00	LF	22.50	607,500.00
THREE STORY ADDITION			Ductwork	57,380.00	GSF	5.20	298,376.00
THREE STORY ADDITION			Air Outlets	57,380.00	GSF	0.35	20,083.00
THREE STORY ADDITION			Ductwork Accessories	57,380.00	GSF	0.55	31,559.00
THREE STORY ADDITION			Insulation	57,380.00	GSF	2.15	123,367.00
THREE STORY ADDITION			Temperature Controls	57,380.00	GSF	4.24	243,291.20
THREE STORY ADDITION			Air & Water Balance	57,380.00	GSF	0.33	18,935.40
THREE STORY ADDITION			Coordination Drawings	57,380.00	GSF	0.22	12,623.60
THREE STORY ADDITION			Systems Operation & Testing	57,380.00	GSF	0.25	14,345.00
THREE STORY ADDITION	9.20	PLUMBING	Water Closet	52.00	EA	589.50	30,654.00
THREE STORY ADDITION			Urinal	6.00	EA	510.22	3,061.32
THREE STORY ADDITION			Automatic Faucet/Flush Valve	110.00	EA	228.20	25,102.00
THREE STORY ADDITION			Lavatory, countertop mounted	52.00	EA	388.85	20,220.20
THREE STORY ADDITION			Classroom Sink	46.00	EA	627.50	28,865.00
THREE STORY ADDITION			Electric Water Cooler	3.00	EA	1,353.21	4,059.63
THREE STORY ADDITION			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY ADDITION			Floor Drain	12.00	EA	213.60	2,563.20
THREE STORY ADDITION			Roof Drain	32.00	EA	384.50	12,304.00
THREE STORY ADDITION			Wall Hydrant	3.00	EA	252.94	758.82
THREE STORY ADDITION			Water Heater	1.00	EA	8,500.00	8,500.00
THREE STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY ADDITION			Ice Machine/Refrigerator Connection	3.00	EA	125.00	375.00
THREE STORY ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY ADDITION			Domestic Water Piping	57,380.00	GSF	2.69	154,352.20
THREE STORY ADDITION			DWV Piping	57,380.00	GSF	1.76	100,988.80
THREE STORY ADDITION			Storm Piping	57,380.00	GSF	1.48	84,922.40
THREE STORY ADDITION			Plumbing Insulation	57,380.00	GSF	0.81	46,477.80
THREE STORY ADDITION			Coordination Drawings	57,380.00	GSF	0.22	12,623.60
THREE STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	3,520.00	3,520.00
THREE STORY ADDITION							

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THREE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	57,380.00	GSF	3.50	200,830.00
THREE STORY ADDITION			Fire Pump	1.00	LS	71,500.00	71,500.00
THREE STORY ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	57,380.00	GSF	0.95	54,511.00
THREE STORY ADDITION			Panelboards	57,380.00	GSF	0.80	45,904.00
THREE STORY ADDITION			Bus Duct & Transformers	57,380.00	GSF	0.40	22,952.00
THREE STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	62,500.00	62,500.00
THREE STORY ADDITION			Light Fixtures - based on T8 fixtures	57,380.00	GSF	5.01	287,473.80
THREE STORY ADDITION			Light Switches	57,380.00	GSF	0.55	31,559.00
THREE STORY ADDITION			Power Outlets	57,380.00	GSF	1.05	60,249.00
THREE STORY ADDITION			Safety Cabinets & Disconnects	57,380.00	GSF	0.55	31,559.00
THREE STORY ADDITION			Power Feeders	57,380.00	GSF	2.90	166,402.00
THREE STORY ADDITION			Power Home Runs	57,380.00	GSF	2.40	137,712.00
THREE STORY ADDITION			Power Branches	57,380.00	GSF	0.96	55,084.80
THREE STORY ADDITION			Lighting Home Runs	57,380.00	GSF	1.25	71,725.00
THREE STORY ADDITION			Lighting Branches	57,380.00	GSF	1.15	65,987.00
THREE STORY ADDITION			Grounding/Lightning Protection	57,380.00	GSF	0.33	18,935.40
THREE STORY ADDITION			Clock System	57,380.00	GSF	0.50	28,690.00
THREE STORY ADDITION			Phone/Data System	57,380.00	GSF	4.10	235,258.00
THREE STORY ADDITION			Security System	57,380.00	GSF	0.95	54,511.00
THREE STORY ADDITION			P.A. & A.V. Systems	57,380.00	GSF	1.65	94,677.00
THREE STORY ADDITION			TV System	57,380.00	GSF	0.55	31,559.00
THREE STORY ADDITION			Fire Alarm	57,380.00	GSF	2.05	117,629.00
THREE STORY ADDITION			Coordination Drawings	57,380.00	GSF	0.22	12,623.60
THREE STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	7,500.00	7,500.00
THREE STORY ADDITION	11.00	MARK-UPS	Subtotal				11,245,068.76
THREE STORY ADDITION			General Conditions	12.00%			1,349,408.25
THREE STORY ADDITION			Subtotal				12,594,477.01
THREE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			1,259,447.70
THREE STORY ADDITION			Subtotal				13,853,924.72
THREE STORY ADDITION			Bonds & insurance	1.25%			173,174.06
THREE STORY ADDITION			Subtotal	57,380.00	GSF	\$244.46	14,027,098.77

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BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	3,500.00	GSF	0.37	1,295.00
BUILDING RENOVATION			General architectural demo	3,500.00	GSF	3.15	11,025.00
BUILDING RENOVATION			Misc. demolition/prep/patch	3,500.00	GSF	1.05	3,675.00
BUILDING RENOVATION			Prem add for restroom/kitchen demo	3,020.00	GSF	4.90	14,798.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	3,500.00	GSF	0.60	2,100.00
BUILDING RENOVATION			Remove exist. elevator & equip	1.00	LS	12,500.00	12,500.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	32.41	CY	30.00	972.22
BUILDING RENOVATION			LEED Disposal Fee / Recycling	16.20	TNS	37.00	599.54
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	3,500.00	GSF	0.25	875.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	3,500.00	GSF	0.12	420.00
BUILDING RENOVATION			Misc metals	3,500.00	GSF	1.50	5,250.00
BUILDING RENOVATION			Misc Wood Blocking	3,500.00	GSF	0.06	210.00
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door fs. 06Eia .11104 123.48 T4957ON				

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BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	3,500.00	GSF	2.55	8,935.50
BUILDING RENOVATION			Div 11 misc equipment	3,500.00	GSF	0.58	2,012.50
BUILDING RENOVATION			Div 12 furnishings	3,500.00	GSF	3.28	11,471.25
BUILDING RENOVATION			Smart boards			None included	
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance			None included	
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION	08.00	CONVEYING	Elevator	3.00	STOPS	45,000.00	135,000.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC	HVAC Equipment	3,500.00	GSF	15.40	53,900.00
BUILDING RENOVATION			Piping & Valves	3,500.00	GSF	5.69	19,915.00
BUILDING RENOVATION			Ductwork	3,500.00	GSF	5.20	18,200.00
BUILDING RENOVATION			Air Outlets	3,500.00	GSF	0.35	1,225.00
BUILDING RENOVATION			Ductwork Accessories	3,500.00	GSF	0.55	1,925.00
BUILDING RENOVATION			Insulation	3,500.00	GSF	2.15	7,525.00
BUILDING RENOVATION			Temperature Controls	3,500.00	GSF	4.24	14,840.00
BUILDING RENOVATION			Air & Water Balance	3,500.00	GSF	0.33	1,155.00
BUILDING RENOVATION			Systems Operation & Testing	3,500.00	GSF	0.25	875.00
BUILDING RENOVATION			HVAC Demolition	3,500.00	GSF	0.97	3,395.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	0.00	EA	589.50	0.00
BUILDING RENOVATION			Urinal	0.00	EA	510.22	0.00
BUILDING RENOVATION			Automatic Flush Valve	0.00	EA	228.20	0.00
BUILDING RENOVATION			Lavatory, countertop mounted	0.00	EA	388.85	0.00
BUILDING RENOVATION			Electric Water Cooler	0.00	EA	1,163.50	0.00
BUILDING RENOVATION			Janitor Sink	0.00	EA	733.54	0.00
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	0.00	EA	125.00	0.00
BUILDING RENOVATION			Floor Drain	0.00	EA	213.60	0.00
BUILDING RENOVATION			Domestic Water Piping	3,500.00	GSF	2.15	7,525.00
BUILDING RENOVATION			DWV Piping	3,500.00	GSF	1.75	6,125.00
BUILDING RENOVATION			Storm Piping	3,500.00	GSF	1.44	5,040.00
BUILDING RENOVATION			Plumbing Insulation	3,500.00	GSF	0.65	2,275.00
BUILDING RENOVATION			Plumbing Demolition	3,500.00	GSF	0.95	3,325.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	3,500.00	GSF	3.50	12,250.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							
BUILDING RENOVATION							

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BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards			Existing to Remain	
BUILDING RENOVATION			Panelboards			Existing to Remain	
BUILDING RENOVATION							



Report:

Feasibility Study Const Cost Estimate



