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# Conceptual Design / Feasibility Cost Estimate Report

Report Date: March 4, 2014

Prepared for:

Arlington Public Schools  
Kenmore Middle School/Carlin Springs  
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]

- 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



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  
 Project: New School at Carlin Springs/Kenmore Site Feasibility Study  
 Location: Arlington Public Schools  
 Documents Dated: Nov. 4, 2011

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 Client: Arlington Public Schools Chckd by: fs/sm  
 Submissn: March 4, 2014 Job no: 14032  
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 Revision:

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

***Arlington Public Schools - New School at Carlin Springs/Kenmore Site***

New School, 3 Story

**90,000.00** Gross Square Feet

**CONSTRUCTION COSTS**

HARD COSTS **New School, 3 Story**

<i>Carried forward</i>	<b>Cost per SF</b> 259.01	<b>\$23,310,523</b>
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HARD COSTS

HARD COSTS **Sitework**

<i>Carried forward</i>	<b>N/A</b>	<b>\$5,291,055</b>
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HARD COSTS

HARD COSTS **Subtotal**

**\$28,601,579**

HARD COSTS **Escalation to construction mid point**

Start January 2017, Mid Point October 2017

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### **ADDITIONS HVAC BASE BID & ALTERNATE COMPARISON SUMMARY**

<b>New School Base Bid System - Stand Alone System</b>	<i>Carried forward</i>	<b>Cost per SF</b> 48.27	<b>\$4,344,694</b> <b>current dollars</b>
<b>New School Alternate System - Geothermal System</b>	<i>Carried forward</i>	62.78	<b>\$5,649,786</b> <b>current dollars</b>

*Note: These costs include the HVAC cost, general conditions, and general contractor mark-ups  
Design contingency, construction contingency, escalation or soft cost are not included*





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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
THREE STORY BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00	SF	25.00	41,800.00
THREE STORY BUILDING			Masonry partitions	90,000.00	GSF	4.72	424,800.00
THREE STORY BUILDING			Mtl stud & GWB partitions, hi-impact	90,000.00	GSF	7.30	657,000.00
THREE STORY BUILDING			Elev Cab finish allowance	1.00	LS	8,500.00	8,500.00
THREE STORY BUILDING			GWB ceilings/bulkheads	90,000.00	GSF	0.15	13,500.00
THREE STORY BUILDING			Misc. batt insulation	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			Sound transmission control insulation	90,000.00	GSF	0.19	17,100.00
THREE STORY BUILDING			Interior glass at interior partition allowance	90,000.00	GSF	0.38	34,200.00
THREE STORY BUILDING			Interior doors, single, incl jambs, trim & hardware	90,000.00	GSF	4.75	427,500.00
THREE STORY BUILDING			Acoustic ceiling, avg	90,000.00	GSF	2.25	202,500.00
THREE STORY BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	18,000.00	GSF	1.10	19,800.00
THREE STORY BUILDING			Premium wall finish: main corridors & conf. rm	90,000.00	GSF	0.24	21,600.00
THREE STORY BUILDING			Prem add for restroom/kitchen finishes	5,360.00	GSF	10.50	56,280.00
THREE STORY BUILDING			Prem add for locker room finishes	2,000.00	GSF	12.40	24,800.00
THREE STORY BUILDING			CT floor, base, walls in restrooms	90,000.00	GSF	12.40	1,116,000.00
THREE STORY BUILDING			CT wainscot hallways/restrooms	90,000.00	GSF	0.40	36,000.00
THREE STORY BUILDING			Soft flooring/ vinly base	85,000.00	GSF	2.85	242,250.00
THREE STORY BUILDING			Carpet	85,000.00	GSF	1.11	94,350.00
THREE STORY BUILDING							



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**HARD CONSTRUCTION COSTS**  
**BASE BID IN CURRENT MARKET DOLLARS**

<b>SITWORK</b>							<b>5,291,055</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>5,291,055</b>
<b>ESCALATION TO BID</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>5,291,055</b>
<b>DESIGN CONTINGENCY</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>			<b>RENOVATION TOTAL</b>				<b>5,291,055</b>

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			<b>SITEWORK - SCHEME B</b>				
SITEWORK			Temporary traffic control measures	1.00	LS	15,000.00	15,000.00
SITEWORK	12.00	TRAFFIC CONTROLS					
SITEWORK			Misc site demo	15.84	AC	15,000.00	237,603.31
SITEWORK	12.05	SITE DEMO CLR/GRUB					
SITEWORK			Remove trees	15.00	EA	175.00	2,625.00
SITEWORK			Remove curb and gutter	250.00	LF	6.00	1,500.00
SITEWORK			Remove sidewalks 4" thick	10,800.00	SF	1.50	16,200.00
SITEWORK			Remove asphalt paving	111.11	SY	6.85	761.11
SITEWORK			Remove tennis courts, fencing, etc	30,000.00	SF	0.55	16,500.00
SITEWORK			Remove large field lights	9.00	EA	1,750.00	15,750.00
SITEWORK			Remove parking lot lights	3.00	EA	175.00	525.00
SITEWORK			Remove walkway site lights	20.00	EA	135.00	2,700.00
SITEWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITEWORK			Remove portions of existing SWM piping		Excluded		
SITEWORK			Remove existing utilities		Excluded		
SITEWORK			Remove existing fence		Excluded		
SITEWORK			Remove contaminated soils		Excluded		
SITEWORK			Remove asphalt paving for new water/sewer lines	40.00	SY	10.00	400.00
SITEWORK			Disposal of site elements	9,074.22	CY	24.00	217,781.33
SITEWORK	12.10	ENVIRONMENTAL					
SITEWORK			Siltation controls, temp seed	1.00	LS	60,000.00	60,000.00
SITEWORK			Tree protection allowance	1.00	LS	5,250.00	5,250.00
SITEWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITEWORK			Inlet protection	12.00	EA	350.00	4,200.00
SITEWORK	12.20	EARTHWORK					
SITEWORK			Strip & store topsoil	5,555.56	CY	2.80	15,555.56
SITEWORK			Re-spread topsoil	5,555.56	CY	3.60	20,000.00
SITEWORK			Mass Excavation of site area, cut to fill	1,950.00	CY	8.00	15,600.00
SITEWORK			Mass Excavation of site area, cut to export	8,888.89	CY	4.90	43,555.56
SITEWORK			Excavation for Ground Floor bldg. addition	1,629.63	CY	4.50	7,333.33
SITEWORK			Excavation for pavements	4,814.81	CY	4.50	21,666.67
SITEWORK			Export surplus	15,333.33	SY	25.00	383,333.33
SITEWORK			Rough grading for building and site	550,000.00	SF	0.35	192,500.00
SITEWORK			Finish grading bldg pads and pavements	22,666.67	SY	1.00	22,666.67
SITEWORK			Finish grading for lawns	2,222.22	SY	0.90	2,000.00
SITEWORK			Finish grading for sports fields	36,666.67	SY	1.35	49,500.00
SITEWORK			Infield mix	407.41	CY	45.17	18,402.59
SITEWORK			Spoil removal	407.41	SY	25.00	10,185.19
SITEWORK			Ext backfill	184.50	CY	30.00	5,535.00

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SITWORK	12.65	LANDSCAPING	Sod	1,111.11	SY	3.50	3,888.89
SITWORK			General seeding	1,111.11	SY	0.85	944.44
SITWORK			Sport field seeding	36,666.67	SY	1.30	47,666.67
SITWORK			Play area mulch	129.63	CY	43.75	5,671.30
SITWORK			Landscape allowance	1.00	LS	224,000.00	224,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used		Excluded		
SITWORK	12.75	SPECIALTIES	Covered connecting passage incl foundations	2,600.00	SF	75.00	195,000.00
SITWORK			Backstop	2.00	EA	7,500.00	15,000.00
SITWORK			Tennis court fencing	665.00	LF	45.00	29,925.00
SITWORK			Dumpster enclosure walls & gates	800.00	SF	52.00	41,600.00
SITWORK			Play area restoration allowance	7,000.00	SF	2.50	17,500.00
SITWORK			Play area equip allowance	1.00	LS	32,500.00	32,500.00
SITWORK			Allowance	1.00	LS	100,000.00	100,000.00
SITWORK	11.00	MARK-UPS	Subtotal				4,241,666.86
SITWORK			General Conditions	12.00%			509,000.02
SITWORK			Subtotal				4,750,666.88
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			475,066.69
SITWORK			Subtotal				5,225,733.57
SITWORK			Bonds & insurance	1.25%			65,321.67
SITWORK			<b>Subtotal</b>				<b>5,291,055.24</b>

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**HVAC ALTERNATE**

**NEW SCHOOL ADDITION BASE BID HVAC**

NEW SCHOOL BASE	09.00	<b>MECHANICAL HVAC - Stand Alone System</b>	HVAC Equipment	90,000.00	GSF	17.08	1,537,200.00
NEW SCHOOL BASE		Note: Average cost between 4-pipe system, water	Piping & Valves	90,000.00	GSF	5.69	512,100.00
NEW SCHOOL BASE		source heat pump systems, and variable refrigerant	Ductwork	90,000.00	GSF	7.43	668,700.00
NEW SCHOOL BASE		flow system.	Air Outlets	90,000.00	GSF	0.59	53,100.00
NEW SCHOOL BASE			Ductwork Accessories	90,000.00	GSF	0.72	64,800.00
NEW SCHOOL BASE			Insulation	140,000.00	GSF	1.00	140,000.00

NEW SCHOOL BASE 09.00 MECHANICAL HVAC - Stand Alone System HVAC Equipment 90,000.00 GSF 17.08 1,537,200.00  
 NEW SCHOOL BASE Note: Average cost between 4-pipe system, water Piping & Valves 90,000.00 GSF 5.69 512,100.00  
 NEW SCHOOL BASE source heat pump systems, and variable refrigerant Ductwork 90,000.00 GSF 7.43 668,700.00  
 NEW SCHOOL BASE flow system. Air Outlets 90,000.00 GSF 0.59 53,100.00  
 NEW SCHOOL BASE Ductwork Accessories 90,000.00 GSF 0.72 64,800.00  
 NEW SCHOOL BASE Insulation 140,000.00 GSF 1.00 140,000.00