







## **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: Oakridge Elementary School Feasibility Study  
Location: Arlington Public Schools  
Documents Dated: Nov. 4, 2011

*Prepared by: Downey & Scott, LLC*  
*6799 Kennedy Road, Suite F*  
*Warrenton, Virginia 20187*  
*Ph 540.347.5001 Fax 540.347.5021*

Status: Concept Design  
Client: Arlington Public Schools  
Submissn: March 4, 2014  
Run Date: See footer  
PM: ct  
Chckd by: bd/sm  
Job no: 14032

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

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

<b>Base Bid System - Stand Alone System</b>	<i>Carried forward</i>	<b>Cost per SF</b> 48.27	<b>\$1,042,727</b> <b>current dollars</b>
<b>Alternate System - Geothermal System</b>	<i>Carried forward</i>	61.51	<b>\$1,328,601</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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**HARD CONSTRUCTION COSTS**

<b>TWO STORY BUILDING ADDITION</b>				<b>21,600 GSF</b>		<b><u>Cost per SF</u> <u>\$236.53</u></b>	<b>5,109,062</b>
<b>SUBTOTAL</b>							<b>5,109,062</b>
<b>ESCALATION TO BID</b>				<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>							<b>5,109,062</b>
<b>DESIGN CONTINGENCY</b>				<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>							<b>5,109,062</b>
						<b><u>Cost per SF</u> <u>\$236.53</u></b>	



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	00.00		<b>BUILDING ADDITION</b>				
TWO STORY ADDITION							
TWO STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.00	EA	3,800.00	7,600.00
TWO STORY ADDITION			Misc. prep/patch	1.00	LS	2,500.00	2,500.00
TWO STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	5,000.00	5,000.00
TWO STORY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
TWO STORY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
TWO STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
TWO STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
TWO STORY ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
TWO STORY ADDITION			Foundations	10,800.00	GSF	8.66	93,495.60
TWO STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
TWO STORY ADDITION			SOG	10,800.00	GSF	8.75	94,500.00
TWO STORY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
TWO STORY ADDITION	03.00	SUPERSTRUCTURE	2nd floor framing & deck	10,800.00	GSF	11.85	127,980.00
TWO STORY ADDITION			SOMD for 2nd floor	10,800.00	GSF	5.00	54,000.00
TWO STORY ADDITION			Roof framing & deck	10,800.00	GSF	8.75	94,500.00
TWO STORY ADDITION			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
TWO STORY ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
TWO STORY ADDITION			Stairways	1.00	EA	22,510.00	22,510.00
TWO STORY ADDITION			Misc metals	21,600.00	GSF	2.20	47,520.00
TWO STORY ADDITION			Misc Wood Blocking	21,600.00	GSF	0.40	8,640.00
TWO STORY ADDITION	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	11,600.00	SF	10.45	121,220.00
TWO STORY ADDITION			Brick veneer at lt. gage wall framing	5,800.00	SF	31.00	179,800.00
TWO STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	2,900.00	SF	28.00	81,200.00
TWO STORY ADDITION			Metal panels wall covering at lt. gage wall framing	2,900.00	SF	33.00	95,700.00
TWO STORY ADDITION			Exterior wall vapor barrier	11,600.00	SF	3.75	43,500.00
TWO STORY ADDITION							

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TWO STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	10,800.00	GSF	8.75	94,500.00
TWO STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
TWO STORY ADDITION			Masonry at tie-in walls	1,950.00	SF	19.00	37,050.00
TWO STORY ADDITION			Masonry hoistway walls	1,140.00	SF	22.50	25,650.00
TWO STORY ADDITION			Masonry partitions	21,600.00	GSF	4.72	101,952.00
TWO STORY ADDITION			Mtl stud & GWB partitions, hi-impact	21,600.00	GSF	7.30	157,680.00
TWO STORY ADDITION			GWB ceilings/bulkheads	21,600.00	GSF	0.15	3,240.00
TWO STORY ADDITION			Misc. batt insulation	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			Sound transmission control insulation	21,600.00	GSF	0.19	4,104.00
TWO STORY ADDITION			Interior glass at interior partition allowance	21,600.00	GSF	0.38	8,208.00
TWO STORY ADDITION			Interior doors, single, incl jambs, trim & hardware	21,600.00	GSF	4.75	102,600.00
TWO STORY ADDITION			Acoustic ceiling, avg	21,600.00	GSF	2.25	48,600.00
TWO STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	4,320.00	GSF	1.10	4,752.00
TWO STORY ADDITION			Premium wall finish: main corridors & conf. rm	21,600.00	GSF	0.24	5,184.00
TWO STORY ADDITION			CT floor, base, walls in restrooms	21,600.00	GSF	0.75	16,200.00
TWO STORY ADDITION			VCT flooring/ vinly base	21,600.00	GSF	2.85	61,560.00
TWO STORY ADDITION			Carpet	21,600.00	GSF	1.11	23,976.00
TWO STORY ADDITION			Painting	21,600.00	GSF	1.50	32,400.00
TWO STORY ADDITION			Misc cut and patching	21,600.00	GSF	0.30	6,480.00
TWO STORY ADDITION	07.00	SPECIAL EQUIPMENT	Window treatment	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			General casework	21,600.00	GSF	4.35	93,960.00
TWO STORY ADDITION			General millwork	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			Visual display MB & TB	21,600.00	GSF	1.00	21,600.00
TWO STORY ADDITION			Smart boards			Refer to FF&E	
TWO STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	21,600.00	GSF	1.50	32,400.00
TWO STORY ADDITION			Student desks and work stations			Refer to FF&E	
TWO STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
TWO STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
TWO STORY ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	21,600.00	GSF	17.08	368,928.00
TWO STORY ADDITION		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	21,600.00	GSF	5.69	122,904.00
TWO STORY ADDITION			Ductwork	21,600.00	GSF	7.43	160,488.00
TWO STORY ADDITION			Air Outlets	21,600.00	GSF	0.59	12,744.00
TWO STORY ADDITION			Ductwork Accessories	21,600.00	GSF	0.72	15,552.00
TWO STORY ADDITION			Insulation	21,600.00	GSF	2.15	46,440.00
TWO STORY ADDITION			Temperature Controls	21,600.00	GSF	4.24	91,584.00
TWO STORY ADDITION			Air & Water Balance	21,600.00	GSF	0.33	7,128.00
TWO STORY ADDITION			Coordination Drawings	21,600.00	GSF	0.22	4,752.00
TWO STORY ADDITION			Systems Operation & Testing	21,600.00	GSF	0.25	5,400.00
TWO STORY ADDITION							

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TWO STORY ADDITION	9.20	PLUMBING	Water Closet	18.00	EA	589.20	10,605.60
TWO STORY ADDITION			Urinal	2.00	EA	510.22	1,020.44
TWO STORY ADDITION			Automatic Faucet/Flush Valve	38.00	EA	228.20	8,671.60
TWO STORY ADDITION			Lavatory, countertop mounted	18.00	EA	388.85	6,999.30
TWO STORY ADDITION			Classroom Sink	16.00	EA	627.50	10,040.00
TWO STORY ADDITION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
TWO STORY ADDITION			Janitor Sink	2.00	EA	733.54	1,467.08
TWO STORY ADDITION			Floor Drain	6.00	EA	213.60	1,281.60
TWO STORY ADDITION			Roof Drain	16.00	EA	384.50	6,152.00
TWO STORY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
TWO STORY ADDITION			Water Heater	1.00	EA	8,500.00	8,500.00
TWO STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
TWO STORY ADDITION			Sewer Ejector Pump	0.00	EA	12,500.00	0.00
TWO STORY ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
TWO STORY ADDITION			Domestic Water Piping	21,600.00	GSF	2.69	58,104.00
TWO STORY ADDITION			DWV Piping	21,600.00	GSF	1.76	38,016.00
TWO STORY ADDITION			Storm Piping	21,600.00	GSF	1.48	31,968.00
TWO STORY ADDITION			Plumbing Insulation	21,600.00	GSF	0.81	17,496.00
TWO STORY ADDITION			Coordination Drawings	21,600.00	GSF	0.22	4,752.00
TWO STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	3,520.00	3,520.00
TWO STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	21,600.00	GSF	3.50	75,600.00
TWO STORY ADDITION			Fire Pump	1.00	LS	71,500.00	71,500.00
TWO STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	21,600.00	GSF	0.50	10,800.00
TWO STORY ADDITION			Panelboards	21,600.00	GSF	0.80	17,280.00
TWO STORY ADDITION			Bus Duct & Transformers	21,600.00	GSF	0.40	8,640.00
TWO STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	60,500.00	60,500.00
TWO STORY ADDITION			Light Fixtures - based on T8 fixtures	21,600.00	GSF	5.01	108,216.00
TWO STORY ADDITION			Light Switches	21,600.00	GSF	0.55	11,880.00
TWO STORY ADDITION			Power Outlets	21,600.00	GSF	1.05	22,680.00
TWO STORY ADDITION			Safety Cabinets & Disconnects	21,600.00	GSF	0.55	11,880.00
TWO STORY ADDITION			Power Feeders	21,600.00	GSF	2.90	62,640.00
TWO STORY ADDITION			Power Home Runs	21,600.00	GSF	2.40	51,840.00
TWO STORY ADDITION			Power Branches	21,600.00	GSF	0.96	20,736.00
TWO STORY ADDITION			Lighting Home Runs	21,600.00	GSF	1.25	27,000.00
TWO STORY ADDITION			Lighting Panels	21,600.00	GSF	1.15	24,960.00
TWO STORY ADDITION			Lighting Panels 1.199 gFire Pump	21,600.00	GSF	1.15	24,960.00
TWO STORY ADDITION			Grounding/Lightning Protection	21,600.00	GSF	0.33	7,128.00
TWO STORY ADDITION			Clock System	21,600.00	GSF	0.50	10,800.00
TWO STORY ADDITION			Phone/Data System	21,600.00	GSF	4.10	88,560.00
TWO STORY ADDITION			Security System	21,600.00	GSF	0.95	20,520.00
TWO STORY ADDITION			P.A. & A.V. Systems	21,600.00	GSF	1.65	35,640.00
TWO STORY ADDITION			TV System	21,600.00	GSF	0.55	11,880.00

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**HARD CONSTRUCTION COSTS**

<b>BUILDING RENOVATION</b>				<b>1,500 GSF</b>	<b><u>Cost per SF</u></b> <b><u>\$156.43</u></b>	<b>234,641</b>
<b>SUBTOTAL</b>		<b>SUBTOTAL</b>				<b>234,641</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>234,641</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><u>Cost per SF</u></b> <b><u>\$156.43</u></b>	<b>234,641</b>

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BUILDING RENOVATION	00.00		<b>BUILDING RENOVATIONS</b>				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	1,500.00	GSF	0.37	555.00
BUILDING RENOVATION			General architectural demo	1,500.00	GSF	3.15	4,725.00
BUILDING RENOVATION			Misc. demolition/prep/patch	1,500.00	GSF	1.05	1,575.00
BUILDING RENOVATION			Prem add for restroom demo	1,100.00	GSF	4.90	5,390.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	500.00	SF	12.00	6,000.00
BUILDING RENOVATION							

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BUILDING RENOVATION	09.00	MECHANICAL HVAC	Equipment	1,500.00	GSF	15.40	23,100.00
BUILDING RENOVATION			Piping & Valves - renovation	1,500.00	GSF	5.69	8,535.00
BUILDING RENOVATION			Ductwork	1,500.00	GSF	7.23	10,845.00
BUILDING RENOVATION			Air Outlets	1,500.00	GSF	0.59	885.00
BUILDING RENOVATION			Ductwork Accessories	1,500.00	GSF	0.72	1,080.00
BUILDING RENOVATION			Insulation	1,500.00	GSF	2.15	3,225.00
BUILDING RENOVATION			Temperature Controls	1,500.00	GSF	4.24	6,360.00
BUILDING RENOVATION			Air & Water Balance	1,500.00	GSF	0.33	495.00
BUILDING RENOVATION			Systems Operation & Testing	1,500.00	GSF	0.25	375.00
BUILDING RENOVATION			HVAC Demolition	1,500.00	GSF	0.97	1,455.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	2.00	EA	589.20	1,178.40
BUILDING RENOVATION			Urinal	0.00	EA	510.22	0.00
BUILDING RENOVATION			Automatic Faucet/Flush Valve	4.00	EA	228.20	912.80
BUILDING RENOVATION			Lavatory, countertop mounted	2.00	EA	388.25	776.50
BUILDING RENOVATION			Electric Water Cooler	0.00	EA	1,163.50	0.00
BUILDING RENOVATION			Janitor Sink	2.00	EA	733.54	1,467.08
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
BUILDING RENOVATION			Floor Drain	2.00	EA	213.60	427.20
BUILDING RENOVATION			Domestic Water Piping	1,500.00	GSF	2.15	3,225.00
BUILDING RENOVATION			DWV Piping	1,500.00	GSF	1.75	2,625.00
BUILDING RENOVATION			Storm Piping	1,500.00	GSF	1.44	2,160.00
BUILDING RENOVATION			Plumbing Insulation	1,500.00	GSF	0.65	975.00
BUILDING RENOVATION			Plumbing Demolition	1,500.00	GSF	0.95	1,425.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	1,500.00	GSF	3.50	5,250.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							

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Job no: 14032

Report: Feasibility Study Const Cost Estimate  
Project: Oakridge Elementary School Feasibility Study  
Location: Arlington Public Schools  
Documents Dated: Nov. 4, 2011

*Prepared by: Downey & Scott, LLC*  
*6799 Kennedy Road, Suite F*  
*Warrenton, Virginia 20187*  
*Ph 540.347.5001 Fax 540.347.5021*  
*[www.downeyscott.com](http://www.downeyscott.com)*

Status: Concept Design  
Client: Arlington Public Schools  
Submissn: March 4, 2014  
Run Date: See footer  
PM: ct  
Chckd by: bd/sm  
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Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Oakridge Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 4, 2014	Job no: 14032
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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**HVAC ALTERNATE**

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	HVAC Equipment	21,600.00	GSF	17.08	368,928.00		
ADDITION HVAC BASE			Piping & Valves	21,600.00	GSF	5.69	122,904.00		
ADDITION HVAC BASE			Ductwork	21,600.00	GSF	7.43	160,488.00		
ADDITION HVAC BASE			Air Outlets	21,600.00	GSF	0.59	12,744.00		
ADDITION HVAC BASE			Ductwork Accessories	21,600.00	GSF	0.72	15,552.00		
ADDITION HVAC BASE			Insulation	21,600.00	GSF	2.15	46,440.00		
ADDITION HVAC BASE			Temperature Controls	21,600.00	GSF	4.24	91,584.00		
ADDITION HVAC BASE			Air & Water Balance	21,600.00	GSF	0.33	7,128.00		
ADDITION HVAC BASE			Coordination Drawings	21,600.00	GSF	0.22	4,752.00		
ADDITION HVAC BASE			Systems Operation & Testing	21,600.00	GSF	0.25	5,400.00		
ADDITION HVAC BASE			11.00	MARK-UPS	Subtotal				835,920.00
ADDITION HVAC BASE					General Conditions	12.00%			100,310.40
ADDITION HVAC BASE					Subtotal				936,230.40
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			93,623.04		
ADDITION HVAC BASE			Subtotal				1,029,853.44		
ADDITION HVAC BASE			Bonds & insurance	1.25%			12,873.17		
ADDITION HVAC BASE			<b>Subtotal</b>	<b>21,600.00</b>	<b>GSF</b>	<b>\$48.27</b>	<b>1,042,726.61</b>		

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	21,600.00	GSF	14.23	307,368.00		
ADDITION HVAC ALT			Piping & Valves	21,600.00	GSF	4.35	93,960.00		
ADDITION HVAC ALT			Geothermal Bore, 24 bores at 600' depth	14,400.00	LF	22.50	324,000.00		
ADDITION HVAC ALT			Ductwork	21,600.00	GSF	7.43	160,488.00		
ADDITION HVAC ALT			Air Outlets	21,600.00	GSF	0.59	12,744.00		
ADDITION HVAC ALT			Ductwork Accessories	21,600.00	GSF	0.72	15,552.00		
ADDITION HVAC ALT			Insulation	21,600.00	GSF	1.95	42,120.00		
ADDITION HVAC ALT			Temperature Controls	21,600.00	GSF	4.24	91,584.00		
ADDITION HVAC ALT			Air & Water Balance	21,600.00	GSF	0.33	7,128.00		
ADDITION HVAC ALT			Coordination Drawings	21,600.00	GSF	0.22	4,752.00		
ADDITION HVAC ALT			Systems Operation & Testing	21,600.00	GSF	0.25	5,400.00		
ADDITION HVAC ALT			11.00	MARK-UPS	Subtotal				1,065,096.00
ADDITION HVAC ALT					General Conditions	12.00%			127,811.52
ADDITION HVAC ALT			Subtotal				1,192,907.52		
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			119,290.75		
ADDITION HVAC ALT			Subtotal				1,312,198.27		
ADDITION HVAC ALT			Bonds & insurance	1.25%			16,402.48		
ADDITION HVAC ALT			<b>Subtotal</b>	<b>21,600.00</b>	<b>GSF</b>	<b>\$61.51</b>	<b>1,328,600.75</b>		