





## **COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS**

We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.



**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:

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- 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.

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

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

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

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- 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 SOFT CONSTRUCTION COSTS (continued)**

352027,21 5(6321',1\* 72 38%/,& 0(',\$ ,148,5,(6  
Artwork and reproduction of advertising, brochures, hand-outs.



*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

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Architect / Engineer / Cost Management / Construction Management Consultant Fees

***DRAFT FOR REVIEW & COMMENT***

Report: **Progress Cost Estimate**  
Project: Campbell Elementary School  
Location: Arlington Public Schools  
Documents Dated: March 24, 2014

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

Status:	Concept Design	PM: ct
Client:	VMDO	Checked by: fs/sm
Submissn:	March 26, 2014	Job no: 14041
Run Date:	See footer.LLC500ey kd, e	



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		www.downey-scott.com	Revised:		

1/2 & 5 ( )	6 < 6	81 . ) 250 \$ 7 6 < 6 7 ( 0	63 ( & . ) . & \$ 7 . 21	48 \$ 17 . 7 <	8 0	81 . 7 & 2 6 7 . 21
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SGGLWLRQ 00.00  
SGGLWLRQ  
SGGLWLRQ 00.50 SELECT BLDG. DEMO  
SGGLWLRQ  
SGGLWLRQ

**BUILDING ADDITIONS**

0LVF GHPR DW WLH LQ /6  
0LVF SUHS SDWFK /6



*DRAFT FOR REVIEW & COMMENT*

Report



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SGGLWLRQ			6ZLWFKERDUGV		* 6)		
SGGLWLRQ	10.00	ELECTRICAL	3DQHOERDUGV		* 6)		
SGGLWLRQ			% XV ' XFW 7UDQVIRUPHUV			* 6)	
SGGLWLRQ			*HQHUDWRU \$76			6HH 5HQR YDWLRQ	
SGGLWLRQ			/LJKW )L[WXUHV EDVHG RQ 7 IORUHVVFHQW			* 6)	
SGGLWLRQ			/LJKW 6ZLWFKHV		* 6)		
SGGLWLRQ			3RZHU 2XWOHHV		* 6)		
SGGLWLRQ			6DIHW\ & DELQHVV 'LVFRQQHFVV			* 6)	
SGGLWLRQ			3RZHU )HHGHUV		* 6)		
SGGLWLRQ			3RZHU +RPH 5XQV		* 6)		
SGGLWLRQ			3RZHU %UDQFKHV		* 6)		
SGGLWLRQ			/LJKWLQJ +RPH 5XQV		* 6)		
SGGLWLRQ			/LJKWLQJ %UDQFKHV		* 6)		
SGGLWLRQ			*URXQGLQJ /LJKWLQJ 3URWHFWLRQ			* 6)	
SGGLWLRQ			&ORFN 6\ VWHP		* 6)		
SGGLWLRQ			3KRQH 'DWD 6\ VWHP		* 6)		
SGGLWLRQ			6HFXULW\ 6\ VWHP		* 6)		
SGGLWLRQ			3 \$ \$ 9 6\ VWHPV		* 6)		
SGGLWLRQ			79 6\ VWHP		* 6)		
SGGLWLRQ			)LUH \$ODUP		* 6)		
SGGLWLRQ			&RRUGLQDWLRQ 'UDZLQJV			* 6)	
SGGLWLRQ			7LH LQWR ([LVWLQJ (OHFWULFDO 6\ VWHPV				/6
SGGLWLRQ	11.00	MARK-UPS	6XEWRWDO				
SGGLWLRQ			*HQHUDO &RQGLWLRQV				
SGGLWLRQ			6XEWRWDO				
SGGLWLRQ			* & 2+ 3URILW				
SGGLWLRQ			6XEWRWDO				
SGGLWLRQ			%RQGV LQVXUDQFH				
SGGLWLRQ			<b>Subtotal</b>	<b>GSF</b>	<b>\$243.10</b>	<b>5,173,249.02</b>	

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5HQRYDWLRQ			7RLOHW SDUWLWLRQV DFFHVVRULHV		* 6)
5HQRYDWLRQ	07.00	SPECIAL EQUIPMENT	:LQGRZ WUHDWPHQW		* 6)
5HQRYDWLRQ			*HQHUDO FDVHZRUN		* 6)
5HQRYDWLRQ			*HQHUDO PLOOZRUN		* 6)
5HQRYDWLRQ			9LVXDO GLVSOD\ 0% 7%		* 6)
5HQRYDWLRQ			6PDUW ERDUGV	Refer to FF&E	
5HQRYDWLRQ			0LVF VSHF GU VLIQV I H MDQ VKHOYLQJ HWF		* 6)
5HQRYDWLRQ			&RPPHUFLO NLWFKHQ HTXLSPHQW		* 6)
5HQRYDWLRQ			ORGXODU 6WDJH		6)
5HQRYDWLRQ			6WXGHQW GHVNV DQG ZRUN VWDWLRQV	Refer to FF&E	
5HQRYDWLRQ			2IILFH IXUQLVKLQJV VRIDV DQG FKDLUV	Refer to FF&E	
5HQRYDWLRQ	08.00	CONVEYING	6HFWRQ 1RW 8VHG		
5HQRYDWLRQ	09.00	MECHANICAL HVAC	+9\$& (TXLSPHQW		* 6)
5HQRYDWLRQ		Note: Average cost between 4-pipe system, water	3LSLQJ 9DOYHV		* 6)
5HQRYDWLRQ		source heat pump systems, and variable refrigerant	'XFWZRUN		* 6)
5HQRYDWLRQ		flow system.	\$LU 2XWOHWV		* 6)
5HQRYDWLRQ			'XFWZRUN \$FFHVVRULHV		* 6)
5HQRYDWLRQ			,QVXODWLRQ		* 6)
5HQRYDWLRQ			7HPSHUDWXUH &RQWUROV		* 6)
5HQRYDWLRQ			\$LU :DWHU %DODQFH		* 6)
5HQRYDWLRQ			&RRUGLQDWLRQ 'UDZLQJV		* 6)
5HQRYDWLRQ			6\VVHPV 2SHUDWLRQ 7HVWLQJ		* 6)
5HQRYDWLRQ	9.20a	PLUMBING	+9\$& (TXLSPHQW		* 6)
5HQRYDWLRQ		4.G	:DWHU &ORVHW		(\$

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SHQRYDWLRQ  
SHQRYDWLRQ  
SHQRYDWLRQ  
SHQRYDWLRQ

10.00 ELECTRICAL

6ZLWFKERDUGV  
3DQHOERDUGV  
%XV 'XFW 7UDQVIRUPHUV

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6LWHZRUN	STORM WATER MGT	6:0 DOORZDQFH	/6	
6LWHZRUN	SITE ELECTRIC	3ULPDU\ 7UDQVIRUPHU IHH VHW E\ 9D 3RZHU	)	'93 )HHV DUH ([FOXGHG
6LWHZRUN		6LWH SRZHU DQG FLUFXLWV	)	
6LWHZRUN		6LWH SROH OLJKWLQJ DOORZDQFH		(\$
6LWHZRUN	PRIMARY TELEPHONE	\$VVXPH EURXJKW WR PHWHU E\ XWLWLW\ FRPSDQ\		([FOXGHG
6LWHZRUN	PRIMARY GAS	\$VVXPH EURXJKW WR PHWHU E\ XWLWLW\ FRPSDQ\		([FOXGHG
6LWHZRUN	CABLE TV	\$VVXPH EURXJKW WR PHWHU E\ XWLWLW\ FRPSDQ\		([FOXGHG
6LWHZRUN	PAVING	\$VSKDOW 3DYHPPHW SDUNLQJ ORW		6 <
6LWHZRUN		\$VSKDOW 3DYHPPHW 52: SDWFKLQJ		6 <
6LWHZRUN		\$VSKDOW VSRUW FRXUW		6 <
6LWHZRUN		/RW VLJQDJH V\PEROV	/6	
6LWHZRUN		6WULSLQJ	/6	
6LWHZRUN	SITE CONCRETE	VLGHZDONV SDGV	)	
6LWHZRUN		3DWFK H[LVWLQJ VLGHZDONV	)	)
6LWHZRUN		&XUE JXWHU	)	
6LWHZRUN		(OHYDWHG 3OD\ \$UHD	)	
6LWHZRUN	LANDSCAPING	6RG	6 <	
6LWHZRUN		*HQHUDO VHHGLQJ	6 <	
6LWHZRUN		3OD\ DUHD PXOFK	& <	
6LWHZRUN		\$WKOHWLF )LHOG 6RGGLQJ EHUPXGD		6 <
6LWHZRUN		7HUUDFH DOORZDQFH	)	
6LWHZRUN		\$OORZDQFH	/6	
6LWHZRUN	FUEL DISPENSING	1RW 8VHG		([FOXGHG
6LWHZRUN	12.75 SPECIALTIES	% % %DFNVWRS		(\$
6LWHZRUN		5HWDLQLQJ :DOO VHJPHQWHG EORFN		)
6LWHZRUN		\$UWLILFDO 7XUI )LHOG		)
6LWHZRUN		\$OORZDQFH	/6	
6LWHZRUN	11.00 MARK-UPS	6XEWRWDO		
6LWHZRUN		*HQHUDO &RQGLWLRQV		
6LWHZRUN		6XEWRWDO		