





## **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.

**We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.

The Limits of Construction are those indicated on the documents provided.

We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.

Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**

Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**

Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**

All cost data is based on Open shop wage and burden rates.



## **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**

- 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 SOFT CONSTRUCTION COSTS (continued)**

Cable TV company fees  
State & local highway fees  
Mandatory completion bonds

Report:

Feasibility Study Const Cost Estimate

*Prepared by: Downey & Scott, LLC*

Status:

Concept Design

PM: cl/gs

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: cl/gs		
Project:	Scheme B at New School at Carlin Springs/Kenmore Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer			
		<i>www.downeyscott.com</i>	Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

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

<b>New School Base Bid System - Stand Alone System</b>	<i>Carried forward</i>	<b>Cost per SF</b> 45.32	<b>\$4,078,624</b> <b>current dollars</b>
<b>New School Alternate System - Geothermal System</b>	<i>Carried forward</i>	58.54	<b>\$5,268,643</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**  
**BASE BID IN CURRENT MARKET DOLLARS**

<b>THREE STORY BUILDING</b>				<b>90,000 GSF</b>		<b><u>\$225.62</u></b>	<b>20,305,417</b>
						<b><i>Cost per SF</i></b>	
<b>SUBTOTAL</b>		<b>SUBTOTAL</b>					<b>20,305,417</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>20,305,417</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>20,305,417</b>
						<b><i>Cost per SF</i></b>	
						<b><u>\$225.62</u></b>	



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THREE STORY BUILDING	00.00		<b>NEW BUILDING</b>				
THREE STORY BUILDING							
THREE STORY BUILDING	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
THREE STORY BUILDING							
THREE STORY BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
THREE STORY BUILDING			Foundations, occupied bldg. @ L.L. & 1st Floor	43,400.00	GSF	6.27	272,118.00
THREE STORY BUILDING							
THREE STORY BUILDING	02.00	SUBSTRUCTURE	SOG	43,400.00	GSF	8.30	360,220.00
THREE STORY BUILDING							

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

<b>SCHEME B SITEWORK</b>						<b>4,870,227</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>			<b>4,870,227</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>4,870,227</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>4,870,227</b>



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SITWORK SCHEME B	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK SCHEME B			8" water main	175.00	LF	61.00	10,675.00
SITWORK SCHEME B			Building domestic water line	40.00	LF	40.00	1,600.00
SITWORK SCHEME B			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK SCHEME B			Meter/tap fees			AWSS Fees are Excluded	
SITWORK SCHEME B			Temp road patch	20.00	SY	20.00	400.00
SITWORK SCHEME B			Spoil removal	12.96	CY	25.00	324.07
SITWORK SCHEME B	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK SCHEME B			8" PVC	175.00	LF	37.00	6,475.00
SITWORK SCHEME B			Tap fees			Tap Fees are Excluded	
SITWORK SCHEME B			Temp road patch	20.00	SY	20.00	400.00
SITWORK SCHEME B			Spoil removal	12.96	CY	25.00	324.07
SITWORK SCHEME B	12.35	STORM WATER MGT	Allowance	1.00	LS	600,000.00	600,000.00
SITWORK SCHEME B	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK SCHEME B			Site power and circuits	4,500.00	LF	15.00	67,500.00
SITWORK SCHEME B			Re-install field pole lighting	9.00	EA	6,500.00	58,500.00
SITWORK SCHEME B			Re-install site pole lighting	3.00	EA	950.00	2,850.00
SITWORK SCHEME B			Re-install walkway site lights	20.00	EA	950.00	19,000.00
SITWORK SCHEME B			Site pole lighting, allowance	15.00	EA	3,250.00	48,750.00
SITWORK SCHEME B			Ductbank and service cable into building	175.00	LF	235.00	41,125.00
SITWORK SCHEME B	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK SCHEME B	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK SCHEME B	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK SCHEME B	12.60	PAVING	Asphalt Pavement parking lot	8,888.89	SY	35.00	311,111.11
SITWORK SCHEME B			Asphalt Pavement bus loop	2,777.78	SY	52.00	144,444.44
SITWORK SCHEME B			Asphalt Pavement sport court	2,733.33	SY	29.00	79,266.67
SITWORK SCHEME B			Asphalt Tennis courts	2,933.33	SY	22.00	64,533.33
SITWORK SCHEME B			Tennis court color surfacing & striping	26,400.00	SF	1.40	36,960.00
SITWORK SCHEME B			Asphalt Pavement ROW patching	56.67	SY	80.00	4,533.33
SITWORK SCHEME B			Lot signage/symbols	1.00	LS	4,500.00	4,500.00
SITWORK SCHEME B			Striping	1.00	LS	7,500.00	7,500.00
SITWORK SCHEME B	12.61	SITE CONCRETE	4" sidewalks/pads	44,200.00	SF	5.50	243,100.00
SITWORK SCHEME B			Amphitheater seating, per LF of riser	850.00	LF	25.00	21,250.00
SITWORK SCHEME B			Concrete risers w/ turf infill, per LF of riser	855.00	LF	32.00	27,360.00
SITWORK SCHEME B			8" utility pads/dumpster pavements/footers	500.00	SF	18.00	9,000.00
SITWORK SCHEME B			Bollards	8.00	EA	675.00	5,400.00
SITWORK SCHEME B			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK SCHEME B			Curb & gutter	3,900.00	LF	14.30	55,770.00

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