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Report Date: November 14, 2011

Prepared for:

Perkins Eastman

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





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.
- € Ygkpenwfg"jctf"eqpuvtwevkqp"cpf"ughv"eqpuvtwevkqp"equvu. 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 JC\OCV"cdcvgo gpv"equvu"hgq 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. C"37 ' "Fgukip"Eapvkpigpef"jcu"dggp"kpenwfgf0"
- € Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A 7 ' "Eqpuvtwevkqp"Eapvkpigpef"jcu" dggp"kpenwfgf0"
- € Escalation accounts for the inflationary effects of elapsed time. Guecnvkap"equvu"jcxg" dggp"kpenwfgf"cv"cp"cxgtcig"qh"6 ' "rgt"fgct"eqo o gpekpi"kp"vjktf"swctvgt"qh"H | " 42340
- € All cost data is based on Open shop wage and burden rates.





COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

RTQOQVKQP"1"TGURQPFKP I "VQ"RWDNKE" ("OGFKC"KPSWKTKGU

- € Artwork and reproduction of advertising, brochures, hand-outs.
- € Advertising fees.
- € Postage.
- € Signage.
- € Photography.
- € Renderings.
- € Public and/or promotional events, such as hearings, fund raisers, etc.

HKPCPEKCN

- € Accounting [in-house].
- € Accounting [CPA].
- € Interim financing [loan, bond, other] origination fees, expenses & interest.
- € Permanent financing [loan, bond, other] origination fees, expenses & interest.
- € Appraisal fees.
- € Working capital / start-up.
- € Performance [Owner, not to be confused with contractor] bonds

KPUWTCPEG"RTGOKWOU

- € Owner's Builder's Risk Insurance
- € Owner Liability Insurance
- € Title Insurance
- € Other Owner Insurance Policies related to the project

NG I CN"HGGU

- € Real estate purchase, land use changes, zoning compliance, proffers
- € Partnerships
- € Financing
- € Contracts
- € Leasing

LWTKUFKEVKQPCN"HGGU

- € Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- € Primary water utility availability and connection fees
- € Primary sewer utility availability and connection fees
- € Gas company fees
- € Power company fees
- € Telephone company 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

FGUKIPHGGU

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Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gsh
Project:	Drew Model School - New Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyandscott.com			

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 New Elementary School

4 Sty Bldg (Occ. Sp)	91,910.00	Gross Square Feet
Parking Garage	34,250.00	Gross Square Feet
Total	126,160.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Four Story Building
HARD COSTS	
HARD COSTS	Sitework

	<i>Cost per SF</i>	
<i>Carried forward</i>	288.11	\$26,479,861
<i>Carried forward</i>	N/A	

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

FOUR STORY BUILDING				91,910 GSF		<u>Cost per SF</u> <u>\$288.11</u>	26,479,861
SUBTOTAL							26,479,861
ESCALATION TO BID				0.00%			0
SUBTOTAL							26,479,861
DESIGN CONTINGENCY				0.00%			0
RENOVATION TOTAL							26,479,861
						<u>Cost per SF</u> <u>\$288.11</u>	

Report: Feasibility Study
 Project: Drew Elementary
 Location: Arlington
 Documents Dated: Nov. 4, 2011

Cost Estimator
 New Elementary
 Study

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LOC REF	SYS	DESCRIPTION	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING ADDITION							
FOUR STORY BUILDING	00.00						
FOUR STORY BUILDING							
FOUR STORY BUILDING	00.50	LDG. DEMO	Section not used - new construction				0.00
FOUR STORY BUILDING							
FOUR STORY BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
FOUR STORY BUILDING			Foundations, occupied bldg. @ L.L. & 1st Floor	21,710.00	GSF	6.27	136,121.70
FOUR STORY BUILDING			Foundations, garage	34,250.00	GSF	7.87	269,547.50
FOUR STORY BUILDING			Foundations, premium for poured conc wall footings	47,510.00	GSF	0.90	42,777.78
FOUR STORY BUILDING	02.00	STRUCTURE	SOG, occupied spaces	21,710.00	GSF	8.30	180,193.00
FOUR STORY BUILDING			SOG, garage	34,250.00	GSF	8.30	284,275.00
FOUR STORY BUILDING			Garage sidewalk/curbs	2,100.00	SF	6.50	13,650.00
FOUR STORY BUILDING			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
FOUR STORY BUILDING	03.00	STRUCTURE	Poured conc foundation wall	15,003.00	SF	38.00	570,114.00
FOUR STORY BUILDING			Poured conc garage ceiling/first floor slab	34,250.00	SF	18.28	626,158.50
FOUR STORY BUILDING			1st floor framing	15,003.00	GSF	A47	11185
FOUR STORY BUILDING			2nd floor framing	34,250.00	GSF	A47	11185

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FOUR STORY BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00 SF		22.50	37,620.00
FOUR STORY BUILDING							

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK						2,435,959
SUBTOTAL			SUBTOTAL			2,435,959
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%		0
SUBTOTAL			SUBTOTAL			2,435,959
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%		0
RENOVATION TOTAL			RENOVATION TOTAL			2,435,959

Report:

Feasibility Study Const Cost Estimate

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Status:

Concept Design

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