







## 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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COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

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*DRAFT FOR REVIEW*

**DRAFT FOR REVIEW & COMMENT**

Report:	Progress Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	Gunston Middle School	6799 Kennedy Road, Suite F	Client:	Bowie Gridley	Checked by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 7, 2014	Job no: 14023
Documents Dated:	March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
Note: Labor rates are based on open shop contractors.		www.downeyscott.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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SHQRYDWLRQ		0LVF GHPRQLWLRQ SUHS SDWFK	*6)
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SHQRYDWLRQ			

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5HQRYDWLRQ			3UHP DGG IRU UHVWURRP NLWFKHQ ILQLVKHV	*6)
5HQRYDWLRQ			7KHUPDO LQVXODWLRQ	*6)
5HQRYDWLRQ			6RXQG WUDQVPLVLRQ FRQWURO LQVXODWLRQ	*6)
5HQRYDWLRQ			,QWHULRU JODJLQJ	*6)
5HQRYDWLRQ			,QWHULRU GRRUV VLQJOH LQFO MDPEV WULP KDU P DU P DU P `ò QFO `ò Q-PV †\$v &*` , †\$v &*%R QV	



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Report: **Progress Cost Estimate**  
Project: Gunston Middle School  
Location: Arlington Public Schools  
Documents Dated: March 4, 2014

Note: Labor rates are based on open shop contractors.

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