





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

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COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

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COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

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Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs		
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098		
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

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Hoffman-Boston Elementary School

Class/Café Additions	94,709.00	Gross Square Feet
Lobby Addition	9,502.00	Gross Square Feet
Renovation	5,000.00	Gross Square Feet
Total	109,211.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Classroom & Cafeteria Additions to Existing Building	<i>Carried forward</i>	<i>Cost per SF</i> 243.23	\$23,036,537
HARD COSTS				
HARD COSTS	Lobby Addition to Existing Building	<i>Carried forward</i>	210.44	\$1,999,570
HARD COSTS				
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	538.31	\$2,691,540
HARD COSTS				
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$1,708,088
HARD COSTS				
HARD COSTS	Subtotal			\$29,435,735
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$29,435,735
HARD COSTS	Design Contingency	15.00%		\$4,415,360
HARD COSTS	Subtotal			\$33,851,095
HARD COSTS	Construction Contingency	5.00%		\$1,692,555
HARD COSTS			<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid		\$325.46	\$35,543,650
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$7,997,321
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		<i>Cost per SF</i> \$398.69	\$43,540,971

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated Escalation 4.00% Per year

<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS	\$45,282,610
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS	\$47,093,914
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS	\$48,977,671
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS	\$50,936,777
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS	\$52,974,248

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

Report:

Feasibility Stu

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

Prepared by: Downey & Scott, LLC
 6739 Kennedy Road, Suite F
 Warrenton, Virginia 20187
 Ph 540.347.5001 Fax 540.347.5021
 www.downeyandscott.com

Status: Concept Design
 Client: Perkins Eastman Architects
 Submissn: Nov. 14, 2011
 Run Date: See footer
 PM: ct/gb
 Chkd by: bd/srm
 Job no: 11098

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Report:
Project:

Feasibility Study Const Cost Estimate
Hoffman-Boston Elementary School Feasibility Study

Prepared by: Downey & Scott, LLC
6799 Ke

Status:

Concept Design

PM: ct/gs

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submisn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CLASSRM/CAFE. ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	94,709.00	GSF	0.82	77,661.38
CLASSRM/CAFE. ADDITION			Window treatment	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			General casework	94,709.00	GSF	7.25	686,640.25
CLASSRM/CAFE. ADDITION			General millwork	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Visual display MB & TB	94,709.00	GSF	1.00	94,709.00
CLASSRM/CAFE. ADDITION			Smart boards			<i>Refer to FF&E</i>	
CLASSRM/CAFE. ADDITION			Kitchen / faculty lounge appliances allowance	1.00	LS	12,500.00	12,500.00
CLASSRM/CAFE. ADDITION			Div 11 kitchen equip add	2,400.00	GSF	175.00	420,000.00
CLASSRM/CAFE. ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	94,709.00	GSF	1.50	142,063.50
CLASSRM/CAFE. ADDITION			Student desks and work stations			<i>Refer to FF&E</i>	
CLASSRM/CAFE. ADDITION			Office furnishings, sofas and chairs			<i>Refer to FF&E</i>	
CLASSRM/CAFE. ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
CLASSRM/CAFE. ADDITION	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	94,709.00	GSF	13.75	1,302,248.75
CLASSRM/CAFE. ADDITION			Piping & Valves	94,709.00	GSF	4.20	397,777.80
CLASSRM/CAFE. ADDITION			Geothermal Bore, 150 bores at 450' depth	67,500.00	LF	22.50	1,518,750.00
CLASSRM/CAFE. ADDITION			Ductwork	94,709.00	GSF	3.95	374,100.55
CLASSRM/CAFE. ADDITION			Air Outlets	94,709.00	GSF	0.20	18,941.80
CLASSRM/CAFE. ADDITION			Ductwork Accessories	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Insulation	94,709.00	GSF	1.95	184,682.55
CLASSRM/CAFE. ADDITION			Temperature Controls	94,709.00	GSF	4.10	388,306.90
CLASSRM/CAFE. ADDITION			Air & Water Balance	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Coordination Drawings	94,709.00	GSF	0.22	20,835.98
CLASSRM/CAFE. ADDITION			Systems Operation & Testing	94,709.00	GSF	0.25	23,677.25
CLASSRM/CAFE. ADDITION	9.20	PLUMBING	Water Closet	56.00	EA	464.50	26,012.00
CLASSRM/CAFE. ADDITION			Urinal	6.00	EA	385.22	2,311.32
CLASSRM/CAFE. ADDITION			Automatic Flush Valve	62.00	EA	163.20	10,118.40
CLASSRM/CAFE. ADDITION			Lavatory, countertop mounted	56.00	EA	313.85	17,575.60
CLASSRM/CAFE. ADDITION			Classroom Sink	48.00	EA	485.10	23,284.80
CLASSRM/CAFE. ADDITION			Electric Water Cooler	3.00	EA	1,163.50	3,490.50
CLASSRM/CAFE. ADDITION			Janitor Sink	3.00	EA	733.54	2,200.62
CLASSRM/CAFE. ADDITION			Floor Drain	12.00	EA	168.60	2,023.20
CLASSRM/CAFE. ADDITION			Roof Drain	46.00	EA	384.50	17,687.00
CLASSRM/CAFE. ADDITION			Wall Hydrant	3.00	EA	252.94	758.82
CLASSRM/CAFE. ADDITION			Water Heater	2.00	EA	4,822.00	9,644.00
CLASSRM/CAFE. ADDITION			Circulating Pump	1.00	EA	725.00	725.00
CLASSRM/CAFE. ADDITION			Ice Machine/Refrigerator Connection	4.00	EA	125.00	500.00
CLASSRM/CAFE. ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
CLASSRM/CAFE. ADDITION			Domestic Water Piping	94,709.00	GSF	2.69	254,767.21
CLASSRM/CAFE. ADDITION			DWV Piping	94,709.00	GSF	1.76	166,687.84
CLASSRM/CAFE. ADDITION			Storm Piping	94,709.00	GSF	1.48	140,169.32
CLASSRM/CAFE. ADDITION			Plumbing Insulation	94,709.00	GSF	0.81	76,714.29
CLASSRM/CAFE. ADDITION			Coordination Drawings	94,709.00	GSF	0.22	20,835.98
CLASSRM/CAFE. ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
CLASSRM/CAFE. ADDITION							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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CLASSRM/CAFE. ADDITION 9,30 FIRE SPRINKLER

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

GYM/CAFÉ ADDITION				9,502	GSF	<u>Cost per SF</u> <u>\$210.44</u>	1,999,570
SUBTOTAL			SUBTOTAL				1,999,570
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,999,570
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL			<u>Cost per SF</u> <u>\$210.44</u>	1,999,570

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LOBBY ADDITION

Report: Feasibility Study Const Cost Estimate
Project: Hoffman-Boston Elementary School Feasibility Study

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

Status: Concept Design
Client: Perkins Eastman
PM: ct/gs

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HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION						5,000 GSF	<u>Cost per SF</u> <u>\$538.31</u>	2,691,540
SUBTOTAL			SUBTOTAL					2,691,540
ESCALATION TO BID			REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL			SUBTOTAL					2,691,540
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL					2,691,540
							<u>Cost per SF</u> <u>\$538.31</u>	

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							1,708,088
SUBTOTAL			SUBTOTAL				1,708,088

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SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	375,000.00	375,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	2,500.00	LF	15.00	37,500.00
SITWORK			Site pole lighting, allowance	17.00	EA	3,250.00	55,250.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	6,077.78	SY	35.00	212,722.22
SITWORK			Asphalt Pavement ROW patching	31.11	SY	80.00	2,488.89
SITWORK			Lot signage/symbols	1.00	LS	3,500.00	3,500.00
SITWORK			Striping	1.00	LS	3,000.00	3,000.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	15,000.00	SF	5.50	82,500.00
SITWORK			Sidewalk steps, per LF of riser	520.00	LF	25.00	13,000.00
SITWORK			8" utility pads	150.00	SF	12.00	1,800.00
SITWORK			Bollards	8.00	EA	675.00	5,400.00
SITWORK			HC ramp wall footings	25.00	LF	32.00	800.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	1,800.00	LF	14.30	25,740.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	3,000.00	SY	3.50	10,500.00
SITWORK			General seeding	2,500.00	SY	0.85	2,125.00
SITWORK			Sport field seeding	2,222.22	SY	1.30	2,888.89
SITWORK			Play area mulch	148.15	CY	43.75	6,481.48
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	50,000.00	50,000.00
SITWORK	12.70	SPECIALTIES	Relocate playground equipment	1.00	LS	12,500.00	12,500.00
SITWORK			Playground fence				
SITWORK							