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Report Date: November 14, 2011  
Prepared for:

**Bowie-Gridley Architects**

Arlington Public Schools  
Jamestown Elementary School  
Additions and Interior Renovations  
Arlington, Virginia









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.
- € Advertising fees.
- € Postage.
- € Signage.
- € Photography.
- € Renderings.
- € Public and/or promotional events, such as hearings, fund raisers, etc.

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- € 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

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

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

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- € 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

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Repor







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

*Prepared by: Downey & Scott, LLC  
6799 Kennedy Road, Suite F  
Warrenton, Virginia 20187  
Ph 540.347.6001 Fax 540.347.6021  
[www.downeyscott.com](http://www.downeyscott.com)*

Status: Concept Design  
Client: *BowlerGridley Architects*  
Submissn: Nov. 14, 2011  
Run Date: See footer  
PM: ct/gs  
Chckd by: bd/sm  
Job no: 11096

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Report:

Feasibility Study Const Cost Estimate

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Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	BowlesGridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.6001 Fax 540.347.6021	Run Date:	See footer	
		<a href="http://www.downeyandscott.com">www.downeyandscott.com</a>			

72 & 5 ( )	6 < 6	8 1 . ) 2 5 0 \$ 7	6 < 6 7 ( 0	6 3 ( & . ) & \$ 7 . 2 1	4 8 \$ 1 7 . 7 <	8 0	8 1 . 7	<del>8 2 6 6 . 2 1</del>	( ;
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**BUILDING RENOVATIONS**

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.6001 Fax 540.347.6021	Run Date:	See footer	
		www.downeyandscott.com			

7/2 & 5 ( )	6 < 6	81. ) 250 \$ 7 6 < 67 ( 0	63 ( & . ) & \$ 7. 21	48 \$ 17. 7 < 8 0	81. 7 <del>82.68</del> . 21	( ;
% 8./ / . 1* 5(12957.21	06.00	INTERIOR CONST	3DWFK 0DVRQU\ SDUWLWLRQV DOORZDQFH		*6)	
% 8./ / . 1* 5(12957.21			,QWHULRU ILQLVKHV		*6)	
% 8./ / . 1* 5(12957.21			7KHUPDO LQVXODWLRQ		*6)	
% 8./ / . 1* 5(12957.21			6RXQG WUDQVPLVLRQ FRQWURO LQVXODWLRQ		*6)	
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% 8./ / . 1* 5(12957.21			,QWHULRU GRRUV VLQJOH LQFO MDPEV WULP		KDUGZDUH	*6)
% 8./ / . 1* 5(12957.21			0LVF FXW DQG SDWFKLQJ		*6)	
% 8./ / . 1* 5(12957.21	07.00	SPECIAL EQUIPMENT	'LY VSHFLDOWLHV		*6)	
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% 8./ / . 1* 5(12957.21	08.00	CONVEYING	6HFWRQ 1RW 8VHG			
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% 8./ / . 1* 5(12957.21	09.00	MECHANICAL HVAC	5HSODFH H[LVWLQJ :6+3		(\$	
% 8./ / . 1* 5(12957.21			5HSODFH H[LVWLQJ 5RRIWRS 8QLW		(\$	m

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% 8./'.1* 5(129\$7.21	9.30	FIRE SPRINKLER	6 S U L Q N O H U	1 R W , Q F O X G H G
% 8./'.1* 5(129\$7.21			) L U H 3 X P S	1 R W , Q F O X G H G
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% 8./'.1* 5(129\$7.21	10.00	ELECTRICAL	6 Z L W F K E R D U G V	( [ L V W L Q J W R 5 H P D L Q
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/2 & 5 ( )	6 < 6	8 1 . ) 2 5 0 \$ 7 6 < 6 7 ( 0	6 3 ( & . ) & \$ 7 . 2 1	4 8 \$ 1 7 . 7 < 8 0	8 1 . 7 <del>8 2 6 8 . 2 1</del>	( ;
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6.7(:25. STORM WATER MGT \$ OORZDQFH /6  
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**HVAC ALTERNATE**

\$11,7,21 +9\$& %\$6(	09.00	MECHANICAL HVAC - Stand Alone System	+9\$ & (TXLSPHQW	*6)		
\$11,7,21 +9\$& %\$6(		Note: Average cost between 4-pipe system, water	3LSLQJ 9DOYHV	*6)		
\$11,7,21 +9\$& %\$6(		source heat pump systems, and variable refrigerant	'XFWZRUN	*6)		
\$11,7,21 +9\$& %\$6(		flow system.	\$LU 2XWOHWV	*6)		
\$11,7,21 +9\$& %\$6(			'XFWZRUN \$FFHVVRULHV	*6)		
\$11,7,21 +9\$& %\$6(			,QVXODWLRQ	*6)		
\$11,7,21 +9\$& %\$6(			7HPSHUDWXUH &RQWUROV	*6)		
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\$11,7,21 +9\$& %\$6(			6VWHPV 2SHUDWLRQ 7HVWLQJ	*6)		
\$11,7,21 +9\$& %\$6(	11.00	MARK-UPS	6XEWRWDO			
\$11,7,21 +9\$& %\$6(			*HQHUDO &RQGLWLRQV			
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\$11,7,21 +9\$& %\$6(			6XEWRWDO			
\$11,7,21 +9\$& %\$6(			%RQGV LQVXUDQFH			
\$11,7,21 +9\$& %\$6(			<b>Subtotal</b>	<b>GSF</b>	<b>\$46.44</b>	<b>1,062,563.26</b>

\$11,7,21 +9\$& \$/7	09.00	MECHANICAL HVAC - Geothermal	+9\$ & (TXLSPHQW	*6)		
\$11,7,21 +9\$& \$/7			3LSLQJ 9DOYHV	*6)		
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\$11,7,21 +9\$& \$/7			'XFWZRUN \$FFHVVRULHV	*6)		
\$11,7,21 +9\$& \$/7			,QVXODWLRQ	*6)		
\$11,7,21 +9\$& \$/7			7HPSHUDWXUH &RQWUROV	*6)		
\$11,7,21 +9\$& \$/7			\$LU :DWHU %DODQFH	*6)		
\$11,7,21 +9\$& \$/7			&RRUGLQDWLRQ 'UDZLQJV	*6)		
\$11,7,21 +9\$& \$/7			6VWHPV 2SHUDWLRQ 7HVWLQJ	*6)		
\$11,7,21 +9\$& \$/7	11.00	MARK-UPS	6XEWRWDO			
\$11,7,21 +9\$& \$/7			*HQHUDO &RQGLWLRQV			
\$11,7,21 +9\$& \$/7			6XEWRWDO			
\$11,7,21 +9\$& \$/7			* & 2+ # SOXV 3URILW #			
\$11,7,21 +9\$& \$/7			6XEWRWDO			
\$11,7,21 +9\$& \$/7			%RQGV LQVXUDQFH			
\$11,7,21 +9\$& \$/7			<b>Subtotal</b>	<b>GSF</b>	<b>\$62.10</b>	<b>1,420,776.62</b>