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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





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.
- € : H L Q F O X G H K D U G F R Q V W U X F W L R Q S D f Q G a s t M i o n W o s t E R Q V W U X 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 + \$ = 0 \$ 7 D E D W H P H Q w P e r R A s b e s t o s l R C B ' 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. \$ ' H V L J Q & R Q W L Q J H Q F \ K D V E H H Q L Q F O X G H G
- € Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A & R Q V W U X F W L R Q & R Q W L Q J H C E H H Q L Q F O X G H G
- € Escalation accounts for the inflationary effects of elapsed time. (V F D O D W L R Q F R V W V K E H H Q L Q F O X G H G D W D Q D Y H U D J H R I T X S D H U U W H H D B I F) R P P H
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- € All cost data is based on Open shop wage and burden rates.



DOWNEY & SCOTT, LLC CONSTRUCTION MANAGEMENT SERVICES



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

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- € 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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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 540.347.5001 Fax 540.347.5021
www.downeyscott.com

Status: Concept Design
Client: Bowles&Gibney Architects
Submlssn: Nov. 14, 2011
Run Date: See footer
PM: ct/gs
Chckd by: bd/sm
Job no: 11096

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Jamestown Elementary School Feasibility Study
Arlington Public Schools
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Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Run Date:	See footer	
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BUILDING RENOVATIONS

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HVAC ALTERNATE

\$''.7,21 +9\$& %\$6(09.00	MECHANICAL HVAC - Stand Alone System	+9\$ & (TXLSPHQW	* 6)
\$''.7,21 +9\$& %\$6(Note: Average cost between 4-pipe system, water	3LSLQJ 9DOYHV	* 6)
\$''.7,21 +9\$& %\$6(source heat pump systems, and variable refrigerant	'XFWZRUN	* 6)
\$''.7,21 +9\$& %\$6(flow system.	\$LU 2XWOHWV	* 6)
\$''.7,21 +9\$& %\$6('XFWZRUN \$FFHVVRLUHV	* 6)
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\$''.7,21 +9\$& %\$6(GSF	\$46.44
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\$''.7,21 +9\$& \$/7 09.00	MECHANICAL HVAC - Geothermal	+9\$ & (TXLSPHQW	* 6)
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