









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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- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

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Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

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Downey and Scott, LLC ha

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Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: c/djs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chkd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 640.347.6001 Fax 640.347.6021	Run Date:	See footer	
		www.downeyandscott.com			

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Thomas Jefferson Middle School Additions

South Addition	16,637.00 Gross Square Feet
North Addition	16,100.00 Gross Square Feet
Renovation	13,200.00 Gross Square Feet
Total	45,937.00 Gross Square Feet

CONSTRUCTION COSTS

		Cost per SF	
+ \$5' & 2676	South Additions to Existing Building	Carried forward	\$5,280,859
+ \$5' & 2676	North Additions to Existing Building	Carried forward	\$4,345,444
+ \$5' & 2676	Renovations to Existing Building	Carried forward	\$1,560,557
+ \$5' & 2676	Sitework	Carried forward	\$884,388
+ \$5' & 2676	Subtotal		\$12,071,248
+ \$5' & 2676	Escalation to construction mid point - see table below	0.00%	\$0
+ \$5' & 2676	Subtotal		\$12,071,248
+ \$5' & 2676	Design Contingency	15.00%	\$1,810,687
+ \$5' & 2676	Subtotal		\$13,881,935
+ \$5' & 2676	Construction Contingency	5.00%	\$694,097
+ \$5' & 2676	Total Hard Construction Costs Base Bid	Cost per SF	\$317.30
			\$14,576,032
62)7 & 2676	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%	\$3,279,607
727\$ / & 2676	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011	Cost per SF	\$388.70
			\$17,855,639

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
2012	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS			\$18,569,864
2013	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS			\$19,312,659
2014	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS			\$20,085,165
2015	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS			\$20,888,572
2016	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS			\$21,724,115

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

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Warrenton, Virginia 20187
Ph 540.347.6001 Fax 540.347.6021
www.downey-scott.com

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

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6287+ \$1,7.21	09.00	MECHANICAL HVAC - Renovation	+9\$& (TXLSPHQW		*6)	
6287+ \$1,7.21		Extension of existing systems.	3LSLQJ 9DOYHV		*6)	
6287+ \$1,7.21			'XFWZRUN		*6)	
6287+ \$1,7.21			\$LU 2XWOHWV		*6)	
6287+ \$1,7.21			'XFWZRUN \$FFHVVRULHV		*6)	*6)
6287+ \$1,7.21			,QVXODWLRQ		*6)	
6287+ \$1,7.21			7HPSHUDWXUH &RQWUROV			*6)
6287+ \$1,7.21			\$LU -DWHU %DODQFH			*6)
6287+ \$1,7.21			6\VVWHPV 2SHUDWLRQ 7HVWLQJ			*6)
6287+ \$1,7.21	9.20	PLUMBING	:DWHU &ORVHW		(\$	
6287+ \$1,7.21			8ULQDO		(\$	
6287+ \$1,7.21			\$XWRPDWLF)OXVK 9DOYH		(\$	(\$
6287+ \$1,7.21			/DYDWRU\ FRXQHWURS PRXQWHG			(\$
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6287+ \$1,7.21			(OHFWULF :DWHU &RROHU		(\$	(\$
6287+ \$1,7.21			-DQLWRU 6LQN		(\$	
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6287+ \$1,7.21			:DOO +\GUDQW		(\$	
6287+ \$1,7.21			:DWHU +HDWHU		(\$	
6287+ \$1,7.21			&LUFXODWLRQ 3XPS		(\$	
6287+ \$1,7.21			,FH 0DFKLQH 5HIULJHUDWRU &RQQHFWRQ			(\$
6287+ \$1,7.21			(OHYDWRU 6XPS 3XPS RLO PLQGHU W\SH			(\$
6287+ \$1,7.21			'RPHVWLF :DWHU 3LSLQJ		*6)	
6287+ \$1,7.21			'9 3LSLQJ		*6)	
6287+ \$1,7.21			6WRUP 3LSLQJ		*6)	
6287+ \$1,7.21			30XPQLQJ ,QVXODWLRQ		*6)	
6287+ \$1,7.21			&RRUGLQDWLRQ 'UDZLQJV		*6)	
6287+ \$1,7.21			7LH LQWR ([LVWLQJ 30XPQLQJ 6\VVWHPV			/6

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Code	Description	Quantity	Unit	Material	Price	Total
00.00	BUILDING ADDITION					
00.50	SELECT BLDG. DEMO			0LVF GHPR DW WLH LQ (\$		
				0LVF SUHS SDWFK /6		
				0LVF S S IRU 0(3 WLH LQV /6		
				6HJUHDJWHG GHEULV GLVSRVDO RII VLWH &<		
				//((' LVS RVDO)HH 5HF\FOLQJ 716		
				+D]PDW DEDWHPHQW DVEHVWRV &RVVW DUH ([FOXGHG		
				+D]PDW DEDWHPHQW OHDG &RVVW DUH ([FOXGHG		
01.00	FOUNDATIONS)RXQGDWLRQV *6)		
02.00	SUBSTRUCTURE			0LQRU 62' UHSDLUV LQ H[EOGJ DOORZDQFH 6)		
				62' ([WHULRU VWRRSV VODEV *6)		
03.00	SUPERSTRUCTURE			5RRI IUDPLQJ GHFN IRU JUHHQ URRI *6)		
				620' IRU JUHHQ URRI *6)		
				5RRI IUDPLQJ GHFN *6)		
				6WDLUZD\ (\$ *6)		
				0LVF PHWDOV *6)		
				0LVF :RRG %ORFNLQJ *6)		
04.00	EXTERIOR CLOSURE			%ULFN &08 FRPSRVLWH ZDOOV 6)		
				:LQGRZV *6)		
				6WRUHIURQW HOWUDQFHV *6)		
				*RRUV IUDPHV KDUGZDUH VLGHOLWHV *6)		
				%XLOGLQJ SHULPHWHU GUDLQV LQ JUDYHO EHG /)		
				0LVF Z S FDXON ILUH VHDODQWV HWF 'LY *6)		
05.00	ROOFING			/RZ VORSH PHPEUDQH Z IODVKLQJ FRSLQJV *6)		
				6N\OLWH FXUE IODVKLQJ 6)		
				*UHHQ URRI V\VVHP 6)		
				*UHHQ URRI V\VVHP LUULJDWLRQ 6)		
				*UHHQ URRI VOLS VKHHW 6)		
				*UHHQ URRI V\VVHP IODVKLQJV HGJH GHWDLOV *6)		

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1257+ \$1,7,21	9.30	FIRE SPRINKLER	6SULQNOHU	*6)		
1257+ \$1,7,21)LUH 3XPS		6HH 6RXWK \$GGLWLRQ	
1257+ \$1,7,21	10.00	ELECTRICAL	6ZLWFKERDUGV PRGLI\ H[LVWLQJ	*6)		
1257+ \$1,7,21			3DQHOERDUGV			
1257+ \$1,7,21			%XV `XFW 7UDQVIRUPHUV	*6)		
1257+ \$1,7,21			*HQHUDWRU \$76 IRU DGGLWLRQ ILUH SXPS			([LVWLQJ WR 5HPDLQ
1257+ \$1,7,21			/LJKW)LWXUHV EDVHG RQ 7 IL[WXUHV			*6)
1257+ \$1,7,21			/LJKW 6ZLWFKHV	*6)		
1257+ \$1,7,21			3RZHU 2XWOHHV	*6)		
1257+ \$1,7,21			6DIHW\ & DELQHVV `LVFRQQHFVV			*6)
1257+ \$1,7,21			3RZHU)HHGHUV	*6)		
1257+ \$1,7,21			3RZHU +RPH 5XQV	*6)		
1257+ \$1,7,21			3RZHU %UDQFKHV	*6)		
1257+ \$1,7,21			/LJKWLQJ +RPH 5XQV	*6)		
1257+ \$1,7,21			/LJKWLQJ %UDQFKHV	*6)		
1257+ \$1,7,21			*URXQGLQJ /LJKWQLQJ 3URWHFWLRQ			*6)
1257+ \$1,7,21			&ORFN 6\VVHP	*6)		
1257+ \$1,7,21			3KRQH `DWD 6\VVHP	*6)		
1257+ \$1,7,21			6HF\ULW\ 6\VVHP	*6)		
1257+ \$1,7,21			3 \$ \$ 9 6\VVHPV	*6)		
1257+ \$1,7,21			79 6\VVHP	*6)		
1257+ \$1,7,21)LUH \$ODUP	*6)		
1257+ \$1,7,21			&RRUGLQDWLRQ `UDZLQJV			*6)
1257+ \$1,7,21			7LH LQWR ([LVWLQJ (OHFWULFDO 6\VVHPV			/6
1257+ \$1,7,21	11.00	MARK-UPS	6XEWRWDO			
1257+ \$1,7,21			*HQHUDO &RGLWLRQV			
1257+ \$1,7,21			6XEWRWDO			
1257+ \$1,7,21			* & 2+ # SOXV 3URILW #			
1257+ \$1,7,21			6XEWRWDO			
1257+ \$1,7,21			%RQV LQVXUDQFH			
1257+ \$1,7,21			Subtotal	GSF	\$269.90	4,345,444.37

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Code	Description	Quantity	Unit	Material	Notes
BUILDING RENOVATIONS					
00.00					
00.50	SELECT BLDG. DEMO				
				7HPS SURWHFWLRQ FOHQDQLQJ	*6)
				*HQHUDO DUFKFLWHFWXUDO GHPR	*6)
				0LVF GHPROLWLRQ SUHS SDWFK	*6)
				JORRU FXW SDWFK IRU SOXPQLQJ FKDQJHV	6)
				0LVF GHPROLWLRQ SUHS SDWFK	*6)
				5HPRYH H[LVW SOXPQLQJ	6HH 'LYLVLRQ
				5HPRYH H[LVW PHFKDQLFDO	6HH 'LYLVLRQ
				5HPRYH H[LVW OLJKWLQJ HOHFWULFDO	6HH 'LYLVLRQ
				6HJUHJDWHG GHEULV GLVSRVDO RII VLWH	<&
				/((('LVSRVDO JHH SHF\FOLQJ	716
				+D]PDW DEDWHPHQW DVEHVWRV	&RVVW DUH ([FOXGHG
				+D]PDW DEDWHPHQW OHDG	&RVVW DUH ([FOXGHG
01.00	FOUNDATIONS)RXQGDLWRQV	((LVWLQJ WR UHPDLQ
02.00	SUBSTRUCTURE			0LQRU 62' UHSDLUV DOORZDQFH	*6)
03.00	SUPERSTRUCTURE			5RRI IUDPLQJ IRU OHFK SHQHWUDWLRQV	*6)
				0LVF PHWDOV	*6)
				0LVF :RRG %ORFNQJ	*6)
04.00	EXTERIOR CLOSURE			:LQGRZ PRGLILFDWLRQV	((LVWLQJ WR UHPDLQ
				'RRU PRGLILFDWLRQV	((LVWLQJ WR UHPDLQ
				((WHULRU ZDOO PRGLILFDWLRQV	*6)
				((WHULRU UDNH WULPV DQG IDVFLD PRGLILFDWLRQV	Q ((LVWLQJ WR UHPDLQ
				((FDYDWH SHULPHWHU RI H[LVWLQJ EXLOGLQJ	1RQH LQFOXGHG
				:DWHUSURRI H[LVWLQJ IRXQGDLWRQ	((LVWLQJ WR UHPDLQ
				%XLOGLQJ SHULPHWHU GUDLQV LQ JUDYHO EHG	((LVWLQJ WR UHPDLQ
05.00	ROOFING			0LVF SDWFKLQJ IRU PHFKDQLFDO SHQHWUDWLRQV	*6)
06.00	INTERIOR CONST			3DWFK ODVRQ\ SDUWLWLRQV DOORZDQFH	*6)
				,QWHULRU ILQLVKHV	*6)
				7KHUPDO LQXODWLRQ	*6)
				6RXQG WUDQVPLVLRQ FRWURO LQXODWLRQ	*6)
				,QWHULRU JOD]LQJ	*6)
				,QWHULRU GRRUV VLVQJH LQFO MDPEV WULP	KDUGZDUH *6)
				0LVF FXW DQG SDWFKLQJ	*6)
07.00	SPECIAL EQUIPMENT			'LY VSHFLDOWLHV	*6)
				'LY PLVF HTXLSPHQW	*6)
				'LY IXUQLVKLQJ	*6)
				6PDUW ERDUGV	1RQH LQFOXGHG
				.LVFKHQ IDFXOW\ ORXQJH DSSOLDQFHV DOORZDQFH	1RQH LQFOXGHG
				6WXGHQW GHVNV DQG ZRUN VWDWLRQV	

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITework			884,388
SUBTOTAL			884,388
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%	0
SUBTOTAL			884,388
DESIGN CONTINGENCY	REFER TO MAIN SUMMARY	0.00%	0
RENOVATION TOTAL			884,388

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Documents Dated:	Nov. 4, 2011	Ph 640.347.6001 Fax 640.347.6021	Run Date:	See footer	
		www.downeyandscott.com			

/2 & 5 ()	6 < 6	81 .) 250 \$ 7 6 < 67 (0	63 (& .) , & \$ 7 . 21	48 \$ 17 . 7 < 8 0	81 . 7 82 6 8 . 21	(;
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6.7 (:25.	STORM WATER MGT	\$ OORZDQFH	/6			
6.7 (:25.	SITE ELECTRIC	3ULPDU\ 7UDQVIRUPHU IHH VHW E\ 9D 3RZHU) '93)HHV DUH ([FOXGHG		
6.7 (:25.		6LWH SRZHU DQG FLUFXLWV) (\$		
6.7 (:25.		6LWH SROH OLJKWLQJ DOORZDQFH				
6.7 (:25.		'XFWEDQN DQG VHUYLFH FDEOH LQWR EXLOGLQJ				([LVWLQJ WR 5HPDLQ
6.7 (:25.	PRIMARY TELEPHONE	\$VXPH EURXJKW WR PHWHU E\ XWLWLW\ FRPSDQ\				([FOXGHG
6.7 (:25.	PRIMARY GAS	\$VXPH EURXJKW WR PHWHU E\ XWLWLW\ FRPSDQ\				([FOXGHG
6.7 (:25.	CABLE TV	\$VXPH EURXJKW WR PHWHU E\ XWLWLW\ FRPSDQ\				([FOXGHG
6.7 (:25.	PAVING	\$VSKDOW 3DYHPHQW SDUNLQJ ORW		6 <		
6.7 (:25.		\$VSKDOW 3DYHPHQW 52: SDWFKLQJ		6 <		
6.7 (:25.		/RW VLJQDJH V\PEROV	/6			
6.7 (:25.		6WULSLQJ	/6			
6.7 (:25.	SITWORK					
6.7 (:25.	SITE CONCRETE	VLGHZDONV SDGV	6)			
6.7 (:25.		3DWFK H[LVWLQJ VLGHZDONV	6)			
6.7 (:25.		&XUE JXWWHU	/)			0 € P 4 3 Å 0 3 U U 5 A Q • @ %