









## **COMMON OWNER SOFT CONSTRUCTION COSTS (continued)**

### **PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES**

- 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.

### **FINANCIAL**

- 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

### **INSURANCE PREMIUMS**

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

### **LEGAL FEES**

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

### **JURISDICTIONAL FEES**

- 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

**DESIGN FEES**

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

**RECOMMENDED COST CONTROL PROCESS**

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.

**MARKET CONDITIONS & OPINIONS OF PROBABLE COST**

Downey and Scott, LLC has

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prepared

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gslah		
Project:	Thomas Jefferson M.S. - New Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman	Chckd by: bdlsm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11094		
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

### PROJECT CONSTRUCTION COST SUMMARY

#### **Arlington Public Schools - Thomas Jefferson New Elementary School**

Three Story Building 98,500.00 Gross Square Feet  
Total 98,500.00 Gross Square Feet

#### CONSTRUCTION COSTS

HARD COSTS	<b>Three Story Building</b>		Carried forward	Cost per SF 254.55	<b>\$25,073,051</b>
HARD COSTS	<b>Sitework</b>		Carried forward	N/A	<b>\$2,196,561</b>
HARD COSTS	<b>Subtotal</b>				<b>\$27,269,611</b>
HARD COSTS	<b>Escalation to construction mid point - see table below</b>	0.00%			<b>\$0</b>
HARD COSTS	<b>Subtotal</b>				<b>\$27,269,611</b>
HARD COSTS	<b>Design Contingency</b>	15.00%			<b>\$4,090,442</b>
HARD COSTS	<b>Subtotal</b>				<b>\$31,360,053</b>
HARD COSTS	<b>Construction Contingency</b>	5.00%			<b>\$1,568,003</b>
HARD COSTS	<b>Total Hard Construction Costs Base Bid</b>			Cost per SF <u>\$334.29</u>	<b><u>\$32,928,056</u></b>
SOFT COSTS	<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>	22.50%			<b>\$7,408,813</b>
TOTAL COSTS	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost in Current Dollars, Third Quarter 2011</b>			Cost per SF <u>\$409.51</u>	<b><u>\$40,336,868</u></b>

#### **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>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS</b>	<b><u>\$41,950,343</u></b>
<u>2013</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS</b>	<b><u>\$43,628,357</u></b>
<u>2014</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS</b>	



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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
THREE STORY BUILDING	00.00		<b>BUILDING ADDITION</b>				
THREE STORY BUILDING							
THREE STORY BUILDING	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
THREE STORY BUILDING							
THREE STORY BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
THREE STORY BUILDING			Foundations	6.27	45,375.00 CSF	501.25	284,501.25
THREE STORY BUILDING							
THREE STORY BUILDING	02.00	SU	Section not used - neo T A	DIN 1		0.00	00.50
THREE STORY BUILDING							







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**HARD CONSTRUCTION COSTS**  
**BASE BID IN CURRENT MARKET DOLLARS**

<b>SITWORK</b>							<b>2,196,561</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>2,196,561</b>
<b>ESCALATION TO BID</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>2,196,561</b>
<b>DESIGN CONTINGENCY</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>			<b>RENOVATION TOTAL</b>				<b>2,196,561</b>



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