



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.

We include hard construction and soft construction costs. The Soft construction costs 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 **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB'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. **A 15% Design Contingency has been included.**

Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**

Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**

All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

Cable TV company fees
State & local highway fees
Mandatory completion bonds

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Project:	Scheme A at Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 16, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

KENMORE MIDDLE SCHOOL 3 STORY ADDITION & RENOVATION				15,000 GSF		Cost per SF <u>\$239.10</u>	3,586,445
SUBTOTAL			SUBTOTAL				3,586,445
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				3,586,445
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				3,586,445
						Cost per SF <u>\$239.10</u>	

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KENMORE 3 STORY	00.00		EAST SIDE BUILDING ADDITIONS				
KENMORE 3 STORY							
KENMORE 3 STORY	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
KENMORE 3 STORY			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
KENMORE 3 STORY			Misc R&R for MEP tie-ins	1.00	LS	5,000.00	5,000.00
KENMORE 3 STORY			General interior demo	0.00	GSF	2.90	0.00
KENMORE 3 STORY			Demo exist stair	650.00	SF	6.00	3,900.00
KENMORE 3 STORY			Demo exist ext stair walls	1,176.00	SF	3.60	4,233.60
KENMORE 3 STORY			Temp dust partitions & cleaning	0.00	GSF	1.85	0.00
KENMORE 3 STORY			Segregated debris disposal off site	222.59	CY	30.00	6,677.78
KENMORE 3 STORY			LEED Disposal Fee / Recycling	111.30	TNS	37.00	4,117.96
KENMORE 3 STORY			Hazmat abatement - asbestos			Costs are Excluded	
KENMORE 3 STORY			Hazmat abatement - lead			Costs are Excluded	
KENMORE 3 STORY	01.00	FOUNDATIONS	Foundations	5,000.00	GSF	7.87	39,350.00
KENMORE 3 STORY							
KENMORE 3 STORY	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. blb.DATIONS	3,900.00			

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KENMORE 1 STORY	00.00		WEST SIDE BUILDING ADDITIONS				
KENMORE 1 STORY							
KENMORE 1 STORY	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.00	EA	3,800.00	7,600.00
KENMORE 1 STORY			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
KENMORE 1 STORY			Misc R&R for MEP tie-ins	1.00	LS	5,000.00	5,000.00
KENMORE 1 STORY			General interior demo	1,750.00	GSF	2.90	5,075.00
KENMORE 1 STORY			Demo exist exterior wall & footer	600.00	SF	4.70	2,820.00
KENMORE 1 STORY			Temp dust partitions & cleaning	7,250.00	GSF	1.85	13,412.50
KENMORE 1 STORY			Segregated debris disposal off site	103.98	CY	30.00	3,119.44
KENMORE 1 STORY			LEED Disposal Fee / Recycling	51.99	TNS	37.00	1,923.66
KENMORE 1 STORY			Hazmat abatement - asbestos			Costs are Excluded	
KENMORE 1 STORY			Hazmat abatement - lead			Costs are Excluded	
KENMORE 1 STORY							
KENMORE 1 STORY	01.00	FOUNDATIONS	Foundations	5,500.00	GSF	7.87	43,285.00
KENMORE 1 STORY							
KENMORE 1 STORY	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	600.00	SF	12.00	7,200.00
KENMORE 1 STORY			SOG	5,500.00	GSF	8.30	45,650.00
KENMORE 1 STORY			Exterior stoops & slabs	500.00	SF	8.00	4,000.00
KENMORE 1 STORY							
KENMORE 1 STORY	03.00	SUPERSTRUCTURE	Roof framing & deck	5,500.00	GSF	10.30	56,650.00
KENMORE 1 STORY			Misc metals	7,250.00	GSF	2.20	15,950.00
KENMORE 1 STORY			Misc Wood Blocking	7,250.00	GSF	1.05	7,612.50
KENMORE 1 STORY							
KENMORE 1 STORY	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	5,170.00	SF	9.50	49,115.00
KENMORE 1 STORY			Brick veneer at lt. gage wall framing, 3 color	5,170.00	SF	22.00	113,740.00
KENMORE 1 STORY			Exterior wall vapor barrier	5,170.00	SF	3.75	19,387.50
KENMORE 1 STORY			Windows	5,500.00	GSF	7.20	39,600.00
KENMORE 1 STORY			Storefront entrances	5,500.00	GSF	1.25	6,875.00
KENMORE 1 STORY			Doors, frames, hardware, sidelites	5,500.00	GSF	0.60	3,300.00
KENMORE 1 STORY			Building perimeter drains in gravel bed	325.00	LF	10.50	3,412.50
KENMORE 1 STORY			Misc. w.p./caulk/fire sealants/etc. Div 7	5,500.00	GSF	1.45	7,975.00
KENMORE 1 STORY							
KENMORE 1 STORY	05.00	ROOFING	Low slope membrane w/ flashing & copings	5,500.00	GSF	6.30	34,650.00
KENMORE 1 STORY							

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KENMORE 1 STORY	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
KENMORE 1 STORY			Masonry at tie-in walls	4,700.00	SF	19.00	89,300.00
KENMORE 1 STORY			Masonry partitions	7,250.00	GSF	4.10	29,725.00
KENMORE 1 STORY			Mtl stud & GWB partitions, hi-impact	7,250.00	GSF	7.30	52,925.00
KENMORE 1 STORY			GWB ceilings/bulkheads	7,250.00	GSF	0.15	1,087.50
KENMORE 1 STORY			Misc. batt insulation	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Sound transmission control insulation	7,250.00	GSF	0.19	1,377.50
KENMORE 1 STORY			Interior glass at interior partition allowance	7,250.00	GSF	1.50	10,875.00
KENMORE 1 STORY			Interior doors, single, incl jambs, trim & hardware	7,250.00	GSF	5.75	41,687.50
KENMORE 1 STORY			Acoustic ceiling, avg	7,250.00	GSF	2.25	16,312.50
KENMORE 1 STORY			Prem. ceilings: main corridors / mtg. rms, prem add	1,450.00	GSF	1.10	1,595.00
KENMORE 1 STORY			Premium wall finish: main corridors & conf. rm	7,250.00	GSF	0.24	1,740.00
KENMORE 1 STORY							

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