





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

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs		
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002		
Documents Dated:	Feb. 3, 2012	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 - Reed School

Additions	50,720.00	<i>Gross Square Feet</i>
Renovation	18,880.00	<i>Gross Square Feet</i>
Total	69,600.00	<i>Gross Square Feet</i>

CONSTRUCTION COSTS

HARD COSTS	Two Story Addition to Existing Building	<i>Carried forward</i>	<i>Cost per SF</i> 219.62	\$11,139,307
HARD COSTS				
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	128.95	\$2,434,566
HARD COSTS				
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$932,228
HARD COSTS				
HARD COSTS	Subtotal			\$14,506,101
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$14,506,101
HARD COSTS	Design Contingency	15.00%		\$2,175,915
HARD COSTS	Subtotal			\$16,682,016
HARD COSTS	Construction Contingency	5.00%		\$834,101
HARD COSTS				
HARD COSTS	Total Hard Construction Costs Base Bid		<i>Cost per SF</i> <u>\$251.67</u>	<u>\$17,516,117</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$3,941,126
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, First Quarter 2012		<i>Cost per SF</i> <u>\$308.29</u>	<u>\$21,457,243</u>

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>2013</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2013 DOLLARS</u>	<u>\$22,315,533</u>
<u>2014</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2014 DOLLARS</u>	<u>\$23,208,154</u>
<u>2015</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2015 DOLLARS</u>	<u>\$24,136,481</u>
<u>2016</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2016 DOLLARS</u>	<u>\$25,101,940</u>
<u>2017</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2017 DOLLARS</u>	<u>\$26,106,017</u>

Notes:

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

Report: Feasibility Study Const Cost Estimate
Project: Reed School Feasibility Study
Location: Arlington Public Schools

*Prepared by: Downey & Scott, LLC
6799 Kennedy Road, Suite F
Warrenton, Virginia 20187*

Status: Concept Design
Client: SHW Group

PM: ct/gs
Chckd by: bd/sm

Report: Feasibility Study Const Cost Estimate
Project: Reed School Feasibility Study
Location: Arlington Public Schools
Documents Dated: Feb. 3, 2012

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: SHW Group
Submissn: Feb. 10, 2012
Run Date: See footer

PM: ct/gs
Chckd by: bd/sm
Job no: 12002

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>SHW Group</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

Report:

Feasibility Study Const Cost Estimate

Report:

Feasibility Study Const Cost Estimate

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				18,880 GSF	<u>Cost per SF</u> <u>\$128.95</u>	2,434,566
SUBTOTAL		SUBTOTAL				2,434,566
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%		0
SUBTOTAL		SUBTOTAL				2,434,566
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%		0
RENOVATION TOTAL		RENOVATION TOTAL			<u>Cost per SF</u> <u>\$128.95</u>	2,434,566

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	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
---------	-------	------------------	---------------	----------	-----	-----------	-----------

BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	18,880.00	GSF	0.37	6,985.60
BUILDING RENOVATION			General architectural demo	18,880.00	GSF	3.15	59,472.00
BUILDING RENOVATION			Misc. demolition/prep/patch	18,880.00	GSF	1.05	19,824.00
BUILDING RENOVATION			Prem add for restroom demo	1,800.00	GSF	4.90	8,820.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	500.00	SF	12.00	6,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	18,880.00	GSF	0.60	11,328.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	349.63	CY	30.00	10,488.89
BUILDING RENOVATION			LEED Disposal Fee / Recycling	174.81	TNS	37.00	6,468.15
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	18,880.00	GSF	0.20	3,776.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	18,880.00	GSF	0.35	6,608.00
BUILDING RENOVATION			Misc metals	18,880.00	GSF	0.62	11,705.60
BUILDING RENOVATION			Misc Wood Blocking	18,880.00	GSF	0.06	1,132.80
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	18,880.00	GSF	0.30	5,664.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	18,880.00	GSF	0.33	6,230.40
BUILDING RENOVATION							
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	18,880.00	GSF	0.65	12,272.00
BUILDING RENOVATION			Interior finishes	18,880.00	GSF	9.70	183,136.00
BUILDING RENOVATION			Prem add for restroom finishes	1,800.00	GSF	12.40	22,320.00
BUILDING RENOVATION			Thermal insulation	18,880.00	GSF	0.45	8,496.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	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
BUILDING RENOVATION			Switchboards			Existing to Remain	
BUILDING RENOVATION	10.00	ELECTRICAL	Panelboards			Existing to Remain	
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain	
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain	
BUILDING RENOVATION			Light Fixtures	18,880.00	GSF	4.85	91,568.00
BUILDING RENOVATION			Light Switches	18,880.00	GSF	0.26	4,908.80
BUILDING RENOVATION			Power Outlets	18,880.00	GSF	0.95	17,936.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	18,880.00	GSF	0.72	13,593.60
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	18,880.00	GSF	2.20	41,536.00
BUILDING RENOVATION			Power Branches	18,880.00	GSF	0.85	16,048.00
BUILDING RENOVATION			Lighting Home Runs	18,880.00	GSF	1.15	21,712.00
BUILDING RENOVATION			Lighting Branches	18,880.00	GSF	1.05	19,824.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	18,880.00	GSF	0.45	8,496.00
BUILDING RENOVATION			Phone/Data System	18,880.00	GSF	2.90	54,752.00
BUILDING RENOVATION			Security System	18,880.00	GSF	0.94	17,747.20
BUILDING RENOVATION			P.A. & A.V. Systems	18,880.00	GSF	0.55	10,384.00
BUILDING RENOVATION			TV System	18,880.00	GSF	0.29	5,475.20
BUILDING RENOVATION			Fire Alarm	18,880.00	GSF	1.88	35,494.40
BUILDING RENOVATION			Demolition	18,880.00	GSF	0.94	17,747.20
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				1,951,712.29
BUILDING RENOVATION			General Conditions	12.00%			234,205.47
BUILDING RENOVATION			Subtotal				2,185,917.76
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			218,591.78
BUILDING RENOVATION			Subtotal				2,404,509.54
BUILDING RENOVATION			Bonds & insurance	1.25%			30,056.37
BUILDING RENOVATION			Subtotal	18,880.00	GSF	\$128.95	2,434,565.91

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs		
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002		
Documents Dated:	Feb. 3, 2012	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

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITework				932,228
SUBTOTAL		SUBTOTAL		932,228
ESCALATION TO BID		REFER TO MAIN SUMMARY	0.00%	0
SUBTOTAL		SUBTOTAL		932,228
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY	0.00%	0
RENOVATION TOTAL		RENOVATION TOTAL		932,228

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	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
---------	-------	------------------	---------------	----------	-----	-----------	-----------

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,500.00	7,500.00
SITWORK			Street cleaning	1.00	LS	5,000.00	5,000.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site clear & demo, moderate	0.83	AC	12,500.00	10,330.58
SITWORK			Misc site clear & demo, light	1.63	AC	6,500.00	10,594.58
SITWORK			Remove curb and gutter	370.00	LF	6.00	2,220.00
SITWORK			Remove CG11 entrance	1.00	EA	1,740.00	1,740.00
SITWORK			Remove sidewalks 4" thick	13,500.00	SF	1.50	20,250.00
SITWORK			Remove asphalt paving	944.44	SY	6.85	6,469.44
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove gas meter		Existing to Remain		
SITWORK			Remove gas line		Existing to Remain		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Disposal of site elements	833.56	CY	25.00	20,838.89
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	5,000.00	5,000.00
SITWORK			Tree protection allowance	1.00	LS	1,500.00	1,500.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	8.00	EA	350.00	2,800.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	648.15	CY	2.80	1,814.81
SITWORK			Re-spread topsoil	648.15	CY	3.60	2,333.33
SITWORK			Mass Excavation of site area, cut to fill	1,000.00	CY	8.00	8,000.00
SITWORK			Export surplus	750.00	CY	24.00	18,000.00
SITWORK			Rough grading for building and site	107,000.00	SF	0.55	58,850.00
SITWORK			Finish grading bldg pads and pavements	5,833.33	SY	1.00	5,833.33
SITWORK			Finish grading for play fields	9,555.56	SY	1.35	12,900.00
SITWORK			Ext backfill	45.00	CY	30.00	1,350.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	Existing to remain	0.00	LS	0.00	0.00
SITWORK							
SITWORK	12.30	SANITARY SEWER	Existing to remain	0.00	LS	0.00	0.00
SITWORK							

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>SHW Group</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	50,720.00	GSF	12.50	634,000.00
ADDITION HVAC BASE Ph 540.347.5001 Fax 540.347.5021							

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - VRF System	HVAC Equipment	50,720.00	GSF	16.50	836,880.00
ADDITION HVAC ALT			Piping & Valves	50,720.00	GSF	4.20	213,024.00
ADDITION HVAC ALT			Ductwork	50,720.00	GSF	6.75	342,360.00
ADDITION HVAC ALT			Air Outlets	50,720.00	GSF	0.59	29,924.80
ADDITION HVAC ALT			Ductwork Accessories	50,720.00	GSF	0.72	36,518.40
ADDITION HVAC ALT			Insulation	50,720.00	GSF	2.15	109,048.00
ADDITION HVAC ALT			Temperature Controls	50,720.00	GSF	4.10	207,952.00
ADDITION HVAC ALT			Air & Water Balance	50,720.00	GSF	0.45	22,824.00
ADDITION HVAC ALT			Coordination Drawings	50,720.00	GSF	0.22	11,158.40
ADDITION HVAC ALT			Systems Operation & Testing	50,720.00	GSF	0.25	12,680.00
ADDITION HVAC ALT							
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,822,369.60
ADDITION HVAC ALT			General Conditions	12.00%			218,684.35
ADDITION HVAC ALT			Subtotal				2,041,053.95
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			204,105.40
ADDITION HVAC ALT			Subtotal				2,245,159.35
ADDITION HVAC ALT			Bonds & insurance	1.25%			28,064.49
ADDITION HVAC ALT			Subtotal	50,720.00	GSF	\$44.82	2,273,223.84