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# Conceptual Design / Feasibility Cost Estimate Report

*Report Date: November 10, 2011*

*Prepared for:*

***SHW Group***

## **Arlington Public Schools**

### **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.

**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	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct/gsh
Project:	The 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>	Submisn:	Nov. 10, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	<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
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**PROJECT CONSTRUCTION COST SUMMARY**

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### **ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY**

<b>Base Bid System - Stand Alone System</b>	<i>Carried forward</i>	<b>Cost per SF</b>	<b>46.44</b>	<b>\$3,046,510</b>
				<b>current dollars</b>
 <b>Alternate System - Geothermal System</b>	 <i>Carried forward</i>		 <b>59.78</b>	 <b>\$3,921,761</b>
				 <b>current dollars</b>

*Note: These costs include the HVAC cost, general conditions, and general contractor mark-ups  
Design contingency, construction contingency, escalation or soft cost are not included*

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*Prepared by: Downey & Scott, LLC*

Status: Concept Design

PM: ct/gsh



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Location: Arlington Public Schools

*Prepared by: Downey & Scott, LLC  
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
THREE STORY BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
THREE STORY BUILDING			Masonry partitions	65,600.00	GSF	4.10	268,960.00
THREE STORY BUILDING			Mtl stud & GWB partitions, hi-impact	65,600.00	GSF	7.30	478,880.00
THREE STORY BUILDING			Elev Cab finish allowance	1.00	LS	500.00	500.00
THREE STORY BUILDING			GWB ceilings/bulkheads	65,600.00	GSF	0.15	9,840.00
THREE STORY BUILDING			Misc. batt insulation	65,600.00	GSF	0.45	29,520.00
THREE STORY BUILDING			Sound transmission control insulation	65,600.00	GSF	0.19	12,464.00
THREE STORY BUILDING			Interior glass at interior partition allowance	65,600.00	GSF	1.50	98,400.00
THREE STORY BUILDING			Interior doors, single, incl jamba, trim & hardware	65,600.00	GSF	5.75	377,200.00
THREE STORY BUILDING			Acoustic ceiling, avg	65,600.00	GSF	2.25	147,600.00
THREE STORY BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	13,120.00	GSF	1.10	14,432.00
THREE STORY BUILDING			Premium wall finish: main corridors & conf. rm	65,600.00	GSF	0.24	15,744.00
THREE STORY BUILDING			Prem add for restroom/kitchen finishes	4,660.00	GSF	12.40	57,784.00
THREE STORY BUILDING			CT floor, base, walls in restrooms	65,600.00	GSF	0.75	49,200.00
THREE STORY ADDITION			CT wainscot hallways/restrooms	65,600.00	GSF	0.40	26,240.00
THREE STORY BUILDING			Soft flooring/ vinly base	60,775.00	GSF	2.64	160,154.28
THREE STORY BUILDING							

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THREE STORY BUILDING	9.20	PLUMBING	Water Closet	36.00	EA	464.50	16,722.00
THREE STORY BUILDING			Urinal	4.00	EA	385.22	1,540.88
THREE STORY BUILDING			Automatic Flush Valve	40.00	EA	163.20	6,528.00
THREE STORY BUILDING			Lavatory, countertop mounted	40.00	EA	313.85	12,554.00
THREE STORY BUILDING			Classroom Sink	24.00	EA	485.10	11,642.40
THREE STORY BUILDING			Electric Water Cooler	3.00	EA	1,163.50	3,490.50
THREE STORY BUILDING			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY BUILDING			Floor Drain	12.00	EA	168.60	2,023.20
THREE STORY BUILDING			Roof Drain	30.00	EA	384.50	11,535.00
THREE STORY BUILDING			Wall Hydrant	6.00	EA	252.94	1,517.64
THREE STORY BUILDING			Water Heater	2.00	EA	4,822.00	9,644.00
THREE STORY BUILDING			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY BUILDING			Sewer Ejector Pump	1.00	EA	12,500.00	12,500.00
THREE STORY BUILDING			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY BUILDING			Domestic Water Piping	65,600.00	GSF	2.69	176,464.00
THREE STORY BUILDING			DWV Piping	65,600.00	GSF	1.76	115,456.00
THREE STORY BUILDING			Storm Piping	65,600.00	GSF	1.48	97,088.00
THREE STORY BUILDING			Plumbing Insulation	65,600.00	GSF	0.81	53,136.00
THREE STORY BUILDING			Coordination Drawings	65,600.00	GSF	0.22	14,432.00
THREE STORY BUILDING	9.30	FIRE SPRINKLER	Sprinkler	65,600.00	GSF	2.85	186,960.00
THREE STORY BUILDING			Fire Pump	1.00	LS	65,000.00	65,000.00
THREE STORY BUILDING	10.00	ELECTRICAL	Switchboards	65,600.00	GSF	0.85	55,760.00
THREE STORY BUILDING			Panelboards	65,600.00	GSF	0.65	42,640.00
THREE STORY BUILDING			Bus Duct & Transformers	65,600.00	GSF	0.40	26,240.00
THREE STORY BUILDING			Generator/ATS - for building & fire pump	1.00	EA	55,000.00	55,000.00
THREE STORY BUILDING			Light Fixtures - based on T8 fixtures	65,600.00	GSF	4.85	318,160.00
THREE STORY BUILDING			Light Switches	65,600.00	GSF	0.26	17,056.00
THREE STORY BUILDING			Power Outlets	65,600.00	GSF	0.95	62,320.00
THREE STORY BUILDING			Safety Cabinets & Disconnects	65,600.00	GSF	0.50	32,800.00
THREE STORY BUILDING			Power Feeders	65,600.00	GSF	2.50	164,000.00
THREE STORY BUILDING			Power Home Runs	65,600.00	GSF	2.20	144,320.00
THREE STORY BUILDING			Power Branches	65,600.00	GSF	0.85	55,760.00
THREE STORY BUILDING			Lighting Home Runs	65,600.00	GSF	1.15	75,440.00
THREE STORY BUILDING			Lighting Branches	65,600.00	GSF	1.05	68,880.00
THREE STORY BUILDING			Grounding/Lightning Protection	65,600.00	GSF	0.25	16,400.00
THREE STORY BUILDING			Clock System	65,600.00	GSF	0.45	29,520.00
THREE STORY BUILDING			Phone/Data System	65,600.00	GSF	2.90	190,240.00
THREE STORY BUILDING			Security System	65,600.00	GSF	0.94	61,664.00
THREE STORY BUILDING			P.A. & A.V. Systems P.A. & A.V. Systems			65,600.00 GSF	1.05



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SITWORK			<b>SITWORK</b>				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,500.00	7,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	3.18	AC	10,000.00	31,829.66
SITWORK			Remove trees	25.00	EA	175.00	4,375.00
SITWORK			Remove curb and gutter	100.00	LF	6.00	600.00
SITWORK			Remove sidewalks 4" thick	1,200.00	SF	1.50	1,800.00
SITWORK			Remove concrete pads 8" thick	0.00	SF	4.35	0.00
SITWORK			Remove asphalt paving	1,783.33	SY	6.85	12,215.83
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove existing fence		Excluded		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove asphalt paving for new water/sewer lines	53.33	SY	10.00	533.33
SITWORK			Disposal of site elements	2,029.89	CY	25.00	50,747.22
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	13,000.00	13,000.00
SITWORK			Tree protection allowance	1.00	LS	1,400.00	1,400.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	1,142.13	CY	2.80	3,197.96
SITWORK			Re-spread topsoil	1,142.13	CY	3.60	4,111.67
SITWORK			Mass Excavation of site area, cut to fill	2,037.04	CY	8.00	16,296.30
SITWORK			Export surplus	2,037.04	CY	24.00	48,888.89
SITWORK			Rough grading for building and site	138,650.00	SF	0.55	76,257.50
SITWORK			Finish grading bldg pads and pavements	6,743.33	SY	1.00	6,743.33
SITWORK			Finish grading for sports fields	6,666.67	SY	1.35	9,000.00
SITWORK			Infield mix	2,500.00	CY	45.17	112,925.00
SITWORK			Spoil removal	2,500.00	SY	25.00	62,500.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
SITWORK			6" water main	80.00	LF	52.00	4,160.00
SITWORK			Building domestic water line	40.00	LF	40.00	1,600.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees		AWSS Fees are Excluded		
SITWORK			Temp road patch	26.67	SY	20.00	533.33
SITWORK			Spoil removal	5.93	CY	25.00	148.15
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
SITWORK			6" PVC	80.00	LF	30.00	2,400.00
SITWORK			Tap fees		Tap Fees are Excluded		
SITWORK			Temp road patch	26.67	SY	20.00	533.33
SITWORK			Spoil removal	5.93	CY	25.00	148.15
SITWORK							

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SITWORK	12.35	STORM WATER MGT	Underground detention	8,400.00	CF	7.00	58,800.00
SITWORK			15" RCP	575.00	LF	42.00	24,150.00
SITWORK			Storm structures	6.00	EA	2,500.00	15,000.00
SITWORK			BMP impact allowance	1.00	LS	107,000.00	107,000.00
SITWORK			Roof drain piping	200.00	LF	25.00	5,000.00
SITWORK			Mods & conn to existing	1.00	LS	5,000.00	5,000.00
SITWORK			Spoil removal	406.11	CY	25.00	10,152.78
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	1,200.00	LF	15.00	18,000.00
SITWORK			Site pole lighting, allowance	16.00	EA	3,250.00	52,000.00
SITWORK			Ductbank and service cable into building	150.00		235.00	35,250.00
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	1,138.89	SY	35.00	39,861.11
SITWORK			Asphalt Pavement ROW patching	93.33	SY	80.00	7,466.67
SITWORK			Permeable Pavement	555.56	SY	63.00	35,000.00
SITWORK			Asphalt sport court	1,344.44	SY	29.00	38,988.89
SITWORK			Lot signage/symbols	1.00	LS	1,250.00	w1250.00SITWORK
	12.61	SITE CONCRETE	4" sidewalks/pads	7,140.00	SF	5.50	39,270.00
8.00 EA	675.00	SITWORK	Patch existing sidewalks	500.00	SF	8.00	4,000.00
		SITWORK	Curb & gutter	1,135.00	LF	14.30	16,230.50
	12.65	LANDSCAPING	Sod	1,500.00	SY	3.50	5,250.00
			General seeding	4,000.00	SY	0.85	3,400.00
			Play area mulch	87.96	CY	43.75	3,848.38
			Landscape allowance	1.00	LS	75,000.00	75,000.00

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**HVAC ALTERNATE**

			HVAC Equipment				
			Piping & Valves				
ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	Ductwork	65,600.00	GSF	16.50	1,082,400.00
ADDITION HVAC BASE		Note: Average cost between 4-pipe system, water	Air Outlets	65,600.00	GSF	5.50	360,800.00
ADDITION HVAC BASE		source heat pump systems, and variable refrigerant	Ductwork Accessories	65,600.00	GSF	6.75	442,800.00
ADDITION HVAC BASE		flow system.	Insulation	65,600.00	GSF	0.59	38,704.00
ADDITION HVAC BASE			Temperature Controls	65,600.00	GSF	0.72	47,232.00
ADDITION HVAC BASE			Air & Water Balance	65,600.00	GSF	2.15	141,040.00
ADDITION HVAC BASE			Coordination Drawings	65,600.00	GSF	4.10	268,960.00
ADDITION HVAC BASE			Systems Operation & Testing	65,600.00	GSF	0.45	29,520.00
ADDITION HVAC BASE				65,600.00	GSF	0.22	14,432.00
ADDITION HVAC BASE			Subtotal	65,600.00	GSF	0.25	16,400.00
ADDITION HVAC BASE			General Conditions				
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				2,442,288.00
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	12.00%			293,074.56
ADDITION HVAC BASE			Subtotal				2,735,362.56
ADDITION HVAC BASE			Bonds & insurance	10.00%			273,536.26
ADDITION HVAC BASE			Subtotal				3,008,898.82
ADDITION HVAC BASE				1.25%			37,611.24
ADDITION HVAC BASE				65,600.00	GSF	\$46.44	3,046,510.05

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	65,600.00	GSF	13.75	902,000.00
ADDITION HVAC ALT			Piping & Valves	65,600.00	GSF	4.20	275,520.00
ADDITION HVAC ALT			Geothermal Bore, 77 bores at 600' depth	46,200.00	LF	22.50	1,039,500.00
ADDITION HVAC ALT			Ductwork	65,600.00	GSF	5.85	383,760.00
ADDITION HVAC ALT			Air Outlets	65,600.00	GSF	0.59	38,704.00
ADDITION HVAC ALT			Ductwork Accessories	65,600.00	GSF	0.72	47,232.00
ADDITION HVAC ALT			Insulation	65,600.00	GSF	1.95	127,920.00
ADDITION HVAC ALT			Temperature Controls	65,600.00	GSF	4.10	268,960.00
ADDITION HVAC ALT			Air & Water Balance	65,600.00	GSF	0.45	29,520.00
ADDITION HVAC ALT			Coordination Drawings	65,600.00	GSF	0.22	14,432.00
ADDITION HVAC ALT			Systems Operation & Testing	65,600.00	GSF	0.25	16,400.00
ADDITION HVAC ALT			Subtotal				3,143,948.00
ADDITION HVAC ALT	11.00	MARK-UPS	General Conditions	12.00%			377,273.76
ADDITION HVAC ALT			Subtotal				3,521,221.76
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			352,122.18
ADDITION HVAC ALT			Subtotal				3,873,343.94
ADDITION HVAC ALT			Bonds & insurance	1.25%			48,416.80
ADDITION HVAC ALT			Subtotal	65,600.00	GSF	\$59.78	3,921,760.74