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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:

-) 851,785 () , ; 785 ((48,30(17 >)) (@
- 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.

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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 has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact Fred Scott – Principal or Christopher M. Taylor – Vice President regarding this project should you have any questions or concerns.

DRAFT FOR REVIEW & COMMENT

Report: Progress Cost Estimate
Project: Swanson Middle School
Location: Arlington Public Schools
Documents Dated: March 4, 2014
Note: Labor rates are based on open shop contractors.

*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: Bowie Gridley
Submissn: March 7, 2014
Run Date: See footer
Revised:
PM: ct
Checked by: fs/sm
Job no: 14024

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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Arlington Public Schools - Swanson Middle School

PROJECT CONSTRUCTION COST SUMMARY

<i>Arlington Public Schools - Swanson Middle School</i>	carried forward	\$24,327,731
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ADDITION CONSTRUCTION COST SUMMARY

Arlington Public Schools - Swanson Middle School

Additions	29,025.00	Gross Square Feet
Renovation	32,366.00	Gross Square Feet
Total	61,391.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Additions to Existing Building	Carried forward	<i>Cost per SF</i> 279.86	\$8,122,813
HARD COSTS	Renovations to Existing Building	Carried forward	179.41	\$5,806,760
HARD COSTS	Sitework	Carried forward	N/A	\$879,255
HARD COSTS	Subtotal			\$14,808,829

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Documents Dated: 01/28/2014 10:59:27 AM

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Renovation	00.00		BUILDING RENOVATIONS				
Renovation	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	32,366.00	GSF	0.37	11,975.42
Renovation			General architectural demo	32,366.00	GSF	2.45	79,296.70
Renovation			Misc. demolition/prep/patch	32,366.00	GSF	1.05	33,984.30
Renovation			Prem add for restroom/kitchen demo	0.00	SF	4.90	0.00
Renovation			Floor cut & patch for plumbing changes	0.00	SF	12.00	0.00
Renovation			Misc. demolition/prep/patch	32,366.00	GSF	0.60	19,419.60
Renovation			Remove exist. plumbing			See Division 15	
Renovation			Remove exist. mechanical			See Division 15	
Renovation			Remove exist. lighting/electrical			See Division 16	
Renovation			Segregated debris disposal off site	1,198.74	CY	30.00	35,962.22
Renovation			Hazmat abatement, allowance			None included	
Renovation	01.00	FOUNDATIONS	Foundations			Existing to remain	
Renovation	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	32,366.00	GSF	0.25	8,091.50
Renovation	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	32,366.00	GSF	0.12	3,964.84
Renovation			Misc metals	32,366.00	GSF	1.50	48,549.00
Renovation			Misc Wood Blocking	32,366.00	GSF	0.06	1,941.96
Renovation	04.00	EXTERIOR CLOSURE	Window Replacement	32,366.00	GSF	6.50	210,379.00
Renovation			Door Replacement	32,366.00	GSF	1.25	40,457.50
Renovation			Exterior wall modifications	32,366.00	GSF	0.45	14,564.70
Renovation			Exterior rake trims and fascia modifications			Existing to remain	
Renovation			Excavate perimeter of existing building			None included	
Renovation			Waterproof existing foundation			Existing to remain	
Renovation			Building perimeter drains in gravel bed			Existing to remain	
Renovation	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet including demo	32,366.00	GSF	11.05	357,644.30

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Sitework	12.35	STORM WATER MGT	SWM, allowance	1.00	LS	250,000.00	250,000.00
Sitework							
Sitework	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
Sitework			Site power and circuits	750.00	LF	15.00	11,250.00
Sitework			Site pole lighting, allowance	5.00	EA	3,250.00	16,250.00
Sitework							
Sitework	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.60	PAVING	Asphalt Pavement parking lot	2,611.11	SY	42.00	109,666.67
Sitework			Asphalt Pavement ROW patching	66.67	SY	80.00	5,333.33
Sitework			Asphalt sport court	0.00	SY	35.00	0.00
Sitework			Lot signage/symbols	1.00	LS	2,500.00	2,500.00
Sitework			Striping	1.00	LS	1,500.00	1,500.00
Sitework							
Sitework	12.61	SITE CONCRETE	4" sidewalks/pads	12,000.00	SF	5.50	66,000.00
Sitework			Patch existing sidewalks	500.00	SF	8.00	4,000.00
Sitework			Curb & gutter	1,655.00	LF	22.00	36,410.00
Sitework							0.00
Sitework	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
Sitework			General seeding	1,500.00	SY	0.85	1,275.00
Sitework			Athletic Field Sodding, bermuda	8,533.33	SY	4.60	39,253.33
Sitework			Terrace allowance	0.00	SF	15.00	0.00
Sitework			Allowance	1.00	LS	35,000.00	35,000.00
Sitework							
Sitework	12.70	FUEL DISPENSING	Not Used			Excluded	
Sitework							
Sitework	12.75	SPECIALTIES	B.B. Backstop	0.00	EA	2,500.00	0.00
Sitework			Retaining Wall, segmented block	0.00	SF	43.70	0.00
Sitework			Allowance	1.00	LS	35,000.00	35,000.00
Sitework							
Sitework	11.00	MARK-UPS	Subtotal				760,533.75
Sitework			General Conditions	6.50%			49,434.69
Sitework			Subtotal				809,968.44
Sitework			GC OH & Profit	6.95%			56,292.81
Sitework			Subtotal				866,261.25
Sitework			Bonds & insurance	1.50%			12,993.92
Sitework			Subtotal				879,255.17