

<i>Revision 1</i>		Report: CONCEPTUAL BUDGET ESTIMATES		Prepared by: Downey & Scott, LLC		Status: Concept Design		PM: ja/dd	
Project: ACPS Administrative Offices - Buck Building		Location: Arlington, VA		6799 Kennedy Road, Suite F		Client: Stantec		Checked by: sm	
Documents Received: 3/26/2018				Warrenton, Virginia 20187		Submission: March 30 2018		Job no: 18053	
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				www.downeyscott.com		Revised: April 10, 2018			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

APS Administrative Offices - Buck Building

PROJECT COMPARATIVE CONSTRUCTION BUDGET COST SUMMARY

		Buck Building Renovation	28,404.00	Gross Square Feet
BUCK BUILDING OPTION	Total Hard Costs Year 2019	carried forward	Cost per SF	\$494.18
				<u>\$14,036,666</u>
EXISTING CONDITIONS / DEMO		\$291,141	10.25	
HAZMAT ABATEMENT ALLOWANCE		\$284,040	10.00	
FOUNDATIONS / SLAB ON GRADE REPAIRS		\$75,271	2.65	
SUBSTRUCTURE		\$95,437	3.36	
SUPERSTRUCTURE		\$119,865	4.22	
FIRE PROOFING		\$127,818	3.00	
EXTERIOR CLOSURE		\$299,662	10.55	
ROOFING		\$327,730	11.54	
INTERIOR CONST		\$1,783,771	62.80	
SPECIAL EQUIPMENT		\$464,626	16.36	
CONVEYING - ELEVATOR REPLACEMENT		\$154,000	5.42	
MECHANICAL HVAC		\$1,278,180	45.00	
PLUMBING		\$524,054	18.45	
FIRE SPRINKLER		\$186,046	6.55	
ELECTRICAL		\$1,168,825	41.15	
ENVIRONMENTAL		\$0	0.00	
EARTHWORK / MISC. SITE IMPROVEMENTS		\$250,000	8.80	
SUBTOTAL		\$7,430,466	261.60	
GENERAL CONDITIONS @ 8%		\$594,437	20.93	
CM FEE @ 5%		\$401,245	14.13	
BONDS & INSURANCE @ 1.7%		\$143,245	5.04	
SUBTOTAL		\$8,569,393	301.70	
DESIGN CONTINGENCY @ 20%		\$1,713,879	60.34	
GMP CONTINGENCY @ 5%		\$514,164	18.10	
SOFT COSTS @ 25%		\$2,699,359	95.03	
SUBTOTAL		\$13,496,794	475.17	

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
		ESCALATION - 2019 @ 4%				\$539,871.75	19.01
		TOTAL CONSTRUCTION COST 2019				\$14,036,666	494.18
		ESCALATION - 2020 @ 4%				\$561,466.62	19.77
		TOTAL CONSTRUCTION COST 2020				\$14,598,132	513.95
		ESCALATION - 2021 @ 4%				\$583,925.29	20.56
		TOTAL CONSTRUCTION COST 2021				\$15,182,057	534.50
		ESCALATION - 2022 @ 4%				\$607,282.30	21.38
		TOTAL CONSTRUCTION COST 2022				\$15,789,340	555.88
		ESCALATION - 2023 @ 4%				\$631,573.59	22.24
		TOTAL CONSTRUCTION COST 2023				\$16,420,913	578.12
		ESCALATION - 2024 @ 4%				\$656,836.53	23.12
		TOTAL CONSTRUCTION COST 2024				\$17,077,750	601.24
		ESCALATION - 2025 @ 4%				\$683,109.99	24.05
		TOTAL CONSTRUCTION COST 2025				\$17,760,860	625.29
		ESCALATION - 2026 @ 4%				\$710,434.39	25.01
		TOTAL CONSTRUCTION COST 2026				\$18,471,294	650.31
		ESCALATION - 2027 @ 4%				\$738,851.77	26.01
		TOTAL CONSTRUCTION COST 2027				\$19,210,146	676.32
		ESCALATION - 2028 @ 4%				\$768,405.84	27.05
		TOTAL CONSTRUCTION COST 2028				\$19,978,552	703.37