CBRE|HEERY

PROJECT: **BUCK SWING SPACE**
RENOVATION TO HIGH SCHOOL PROGRAM
ARLINGTON, VIRGINIA

PROJECT NO:
BID PACK:
DATE: **MARCH 30, 2018**
PHASE: **PROGRAM**
REVISION:
ANALYST: **RLH**

28,404 S.F. AIA AREA

	OPTION 1		UNIT		TOTAL
	DEMO AND NEW CONSTRUCTION (INTERIOR	28,404	SF	$ 110.00	**$ 3,124,440**
	STRUCTURAL UPGRADE ALLOWANCE	1	LS	$ 50,000.00	**$ 50,000**
	REMOVE AND REPLACE ROOF	12,604	SF	$ 30.00	**$ 378,120**
	EXTERIOR ALLOWANCE FOR MISC. SITE	1	LS	$ 250,000.00	**$ 250,000**
	EXTERIOR GLASS ALLOWANCE	1,500	SF	$ 150.00	**$ 225,000**
	EXTERIOR STOREFRONT DOORS	4	EA	$ 10,000.00	**$ 40,000**
	MECHANICAL	28,404	SF	$ 40.00	**$ 1,136,160**
	FIRE PROTECTION	28,404	SF	$ 10.00	**$ 284,040**
	PLUMBING	28,404	SF	$ 15.00	**$ 426,060**
	TECHNOLOGY AND SECURITY	28,404	SF	$ 5.00	**$ 142,020**
	ELECTRICAL	28,404	SF	$ 42.00	**$ 1,192,968**
	STAIRS REFURBISH	4	FL	$ 5,000.00	**$ 20,000**
	ELEVATORS	1	EA	$ 160,000.00	**$ 160,000**
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
	Sub-total:			261.54	**7,428,808**
20.0%	Design Contingency			52.31	1,485,762
25.0%	Soft costs			78.46	2,228,642
4.0%	Escalation per year	BASE YEAR		15.69	445,728
Total Construction Cost 2019				**408.00**	**11,588,940**
4.0%	Escalation per year	YEAR 1		16.32	463,558
Total Construction Cost 2020				**424.32**	**12,052,498**
4.0%	Escalation per year	YEAR 2		16.97	482,100
Total Construction Cost 2021				**441.30**	**12,534,598**
4.0%	Escalation per year	YEAR 3		17.65	501,384
Total Construction Cost 2022				**458.95**	**13,035,982**
4.0%	Escalation per year	YEAR 4		18.36	521,439
Total Construction Cost 2023				**477.31**	**13,557,421**