

Arlington High School Building Project
Alternatives Cost Comparison Summary
 Last Revised: 6/19/2018

ALTERNATIVE	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Description	Reno/Add - No Front Courtyard Addition	Reno/Add - (2) Wings on Front Courtyard	New - Built on Current Footprint	New - Built on Front Courtyard
New Construction SF	327,800	327,900	415,200	415,400
Renovation SF	115,200	115,200	-	-
Total Square Footage	443,000	443,100	415,200	415,400
Feasibility Study Agreement	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Owners Project Manager	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000
Sustainability	\$ 17,900,000	\$ 17,900,000	\$ 17,900,000	\$ 17,900,000
Designer Fee	\$ 1,450,000	\$ 1,450,000	\$ 1,450,000	\$ 1,450,000
Preconstruction Services	\$ 641,622	\$ 611,077	\$ 594,806	\$ 555,169
Construction Cost	\$ 256,648,633	\$ 244,430,721	\$ 237,922,230	\$ 222,067,582
Site	\$ 8,018,375	\$ 8,187,645	\$ 8,111,665	\$ 9,939,742
Surface Parking Costs	\$ 1,734,800	\$ 1,606,139	\$ 1,496,818	\$ 4,719,452
Add for Structured Parking in lieu of 24ft of fill	\$ -	\$ -	\$ -	\$ 1,610,270
Geotech Premiums	\$ 17,532,278	\$ 13,832,075	\$ 19,802,211	\$ -
Off-Site Costs	\$ -	\$ 1,354,680	\$ 1,450,680	\$ 1,432,200
Soils/Cap	\$ 1,642,678	\$ 1,761,943	\$ 1,893,310	\$ 1,970,230
Geotech Premiums	\$ -	\$ 901,530	\$ 1,116,584	\$ 2,035,460
HazMat and Building Demolition	\$ 10,401,760	\$ 10,336,749	\$ 11,663,687	\$ 11,515,105
Vapor Mitigation for CVOC's	\$ 1,241,280	\$ 1,451,988	\$ 1,404,522	\$ 872,340
Renovation				
Fusco	\$ 19,272,974	\$ 18,855,540	N/A	N/A
Collumb	\$ 9,779,464	\$ 9,779,464	N/A	N/A
Trade Cost Subtotal	\$ 159,936,600	\$ 154,193,344	\$ 151,472,147	\$ 142,966,006
Contractor's Contingency	\$ 19,192,392	\$ 18,503,201	\$ 18,176,658	\$ 17,155,921
Escalation mid point const.	\$ 25,941,717	\$ 22,250,100	\$ 19,600,496	\$ 13,924,889
Construction Cost Escalated	Included	Included	Included	Included
Construction Schedule Phasing Approach	5 YR 5 Mth/Phased Occupied	4 Yr 10 Mth/Phased Occupied	4 Yr. 10 Mth/Phased Occupied	4 Yr 10 Mth/Single Phase
Project Soft Cost	\$ 76,994,590	\$ 73,329,216	\$ 71,376,669	\$ 66,620,275
Moving	\$ 500,000	\$ 400,000	\$ 400,000	\$ 250,000
Modulars	TBD	TBD	TBD	TBD
Other				
Project Contingency 10%	\$ 25,664,863	\$ 24,443,072	\$ 23,792,223	\$ 22,206,758
Total Project Cost	\$ 333,643,223	\$ 317,759,937	\$ 309,298,899	\$ 288,687,857
Tax Impact per Household (Est)	TBD	TBD	TBD	TBD
Estimated Effective Rate	TBD	TBD	TBD	TBD

NOTES: 1. Assumes Construction Start Mid-Point of Construction varies and is not calculated
 2. Cost Estimates are highly conceptual and considered "Order of Magnitude" only