

Planning Soft Costs	Calculation	Suitland HS			Northern Area HS			High Point HS		
		FY 2022	FY 2023	Diff.	FY 2022	FY 2023	Diff.	FY 2022	FY 2023	Diff.
Architectural/Engineering Fees	Contract or %	\$10,265,661	\$10,265,661	\$0	\$10,500,215	\$12,695,954	\$2,195,739	\$10,500,215	\$11,046,125	\$545,910
CMR Services (Owner's Rep)	3.5% Building+Site	5,247,144	5,890,428	\$643,284	5,250,107	6,347,977	\$1,097,870	5,250,107	5,947,913	\$697,806
CMR General Conditions	6.0% Building+Site	8,995,105	10,097,877	\$1,102,772	0	0	\$0	0	10,196,423	\$10,196,423
1. Surveys, Geotechnical and Construction Testing, etc.		4,497,552	4,497,552	\$0	4,500,092	5,441,123	\$941,031	4,500,092	5,098,211	\$598,119
2. Temporary Construction/Portable Classrooms		0	0	\$0	0	0	\$0	0	0	\$0
3. Asbestos: surveys, monitoring, removal	\$6 / Sq. Ft.	2,431,194	2,431,194	\$0	0	0	\$0	0	1,920,000	\$1,920,000
4. Demolition: existing building	\$5 / Sq. Ft.	2,025,995	2,025,995	\$0	0	0	\$0	0	150,000	\$150,000
5. All Permit Fees		2,248,776	2,524,469	\$275,693	2,250,046	2,720,562	\$470,516	2,250,046	2,549,106	\$299,060
6. Utilities		2,998,368	3,365,959	\$367,591	3,000,061	3,627,415	\$627,354	3,000,061	3,398,808	\$398,747
7. Field House, Concession, Stadium & Fields		4,500,000	4,500,000	\$0	0	4,500,000	\$4,500,000	0	4,500,000	\$4,500,000
Movable Equipment (FF&E)	7.0-7.5% Building+Site	11,243,881	12,622,346	\$1,378,465	11,250,230	13,602,808	\$2,352,578	11,250,230	12,745,529	\$1,495,299
Others: High Performance Costs	2.0% Building+Site	2,998,368	3,365,959	\$367,591	3,000,061	3,627,415	\$627,354	3,000,061	3,398,808	\$398,747
<b>Total Soft Costs</b>		<b>\$57,452,044</b>	<b>\$61,587,440</b>	<b>\$4,135,396</b>	<b>\$39,750,812</b>	<b>\$52,563,254</b>	<b>\$12,812,442</b>	<b>\$39,750,812</b>	<b>\$60,950,923</b>	<b>\$21,200,111</b>

DCP Administrative Expenses (6-8%)                      \$12,891,983    \$19,064,023    \$6,172,040    \$11,835,242    \$19,440,205    \$7,604,963    \$14,363,299    \$19,151,066    \$4,787,767

**Notes:**

1. Architectural/Engineering Fees differ between a contract amount and a percentage.
2. Movable Equipment percentage varies from project to project
3. All projects have an additional County-only line item: "DCP Administrative Expenses - CIP Operating Back Charge Based on Invoice Billed" at 6% in 2022 and 8% in 2023