

Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021 1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Feasibility Cost Estimate Report

Report Date February 7, 2014 Prepared for:

SHW Group Architects



Arlington Career Center Arlington, Virginia





COST ESTIMATE CLARIFYING NOTES & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract for phased construction.
- We have included hard construction costs with soft construction costs shown as a percentage in the Summary section.
- The Limits of Construction are those indicated on the documents provided and dated: January 31, 2014
- We have not included any HAZMAT abatement costs. Lead Paint, Asbestos, PCB's or Mold remediation costs are not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements. A Design Contingency has been included in the amount indicated in the report summary.
- Construction Contingency accounts for the costs of change orders. A Construction Contingency has been included as a percentage in the Summary section.
- Escalation accounts for the inflationary effects of elapsed time. Escalation costs have been included at the end of the Master Summary to shown the project cost out several years.
- Our costs do not include any Owner Furniture storage or moving costs.
- All cost data is based on Open shop wage and burden rates.



OWNER COSTS NOT INCLUDED IN OUR COSTS ANALYSIS

We have found during the budgeting phase, Owners sometimes do not fully consider all the costs they will incur when implementing capital improvements. For convenience, we provide below a list of common non-construction Owner costs.

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- 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.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect* Owner Mgt Expenses

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Builder's risk
- Liability
- Title
- Other

LEGAL FEES

- Real estate, land, zoning, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas Company fees
- Power company fees
- Telephone company fees



COMMON OWNER COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

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 Don 'D' Daigle, Vice President of Preconstruction Services regarding this project should you have any questions or concerns.

LOOPEE ON A UNIFORMAT OVERTHAL OPERATION.	EVTENDION
LOC REF SYS # UNIFORMAT SYSTEM SPECIFICATION QUANTITY U/M UNIT COST	EXTENSION

MASTER COST SUMMARY			
OPTION A			
PHASE 1A	\$57,970,478		
PHASE 1B	\$13,664,312		
PHASE 1C	\$49,045,247		
PHASE 2	\$25,574,328		
TOTAL ALL PHASES - OPTION A	<u>\$146,254,365</u>		
OPTION B			
PHASE 1A	\$58,202,684		
PHASE 1B	\$50,661,930		
PHASE 2	\$38,387,628		
TOTAL ALL PHASES - OPTION B	\$147,252,242		
Note: All Phases include 22.5% Soft Cost Allowance as requested by Arlington County.	<u> </u>		
Cost Escalation Scenarios * All based upon 3.25% average annual rate of inflation			
Hard Construction Costs and Soft Construction Costs are escalated	Escalation	3.25% Per year	
		OPTION A	OPTION B
2015 TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2015 DOLLARS		151,007,632	152,037,940
2016 TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2016 DOLLARS		155,915,380	156,979,173
2017 TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2017 DOLLARS		160,982,630	162,080,996
2018 TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2018 DOLLARS		166,214,566	167,348,629
2019 TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2019 DOLLARS		171,616,539	172,787,459
			• • •

OPTION A

Draft for Review & Co	omment						
Report: Project: Location:	Arlingt	ss Cost Report on Career Center on, Virginia	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Status: Client: Submissn:	Feasibili SHW Gro Feb. 06,		PM: dd/ct Chckd by: fs/sm Job no: 14019
Documents Dated:	01/31/1	4	Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Run Date: Revised:	See foot	er	
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

	RUCTION COSTS CURRENT MARKET DOLLARS				
BAGE BID IN	ONNERT MARKET DOLLARO				
PHASE 1A	OPT A 2 STORY BELOW GRADE PARKING GARAGE		160,000.00	GSF	\$29,064,950
	SITEWORK / ENTRANCE - EXIT TO PARKING GARAGE		1.00	LS	\$238,650
	NEW POOL BUILDING WITH 25 METER POOL		20,000.00	GSF	\$7,627,463
	NEW TEMPORARY PARKING LOT		1.00	LS	\$207,487
	SITEWORK / ELEMENTARY PARENT DROP-OFF		1.00	LS	\$216,474
SUBTOTAL		SUBTOTAL			27 255 024
ESCALATION	TO PID	REFER TO MAIN SUMMARY	0.00%		37,355,024 0
SUBTOTAL	IO BID	SUBTOTAL	0.00%	1	
	TNOTNOV		45.000/		37,355,024
DESIGN CON	INGENCY	CONTINGENCY	15.00%	1	5,603,254
SUBTOTAL		SUBTOTAL	/		42,958,278
	ASING PREMIUM	PHASING PREMIUM	2.00%	1	859,166
SUBTOTAL		SUBTOTAL			43,817,444
OWNER'S SO	FT COST ALLOWANCE	SOFT COST	22.5%		9,858,925
SUBTOTAL		SUBTOTAL			53,676,369
CONSTRUCTI	ON CONTINGENCY	CONSTRUCTION CONTINGENCY	8.0%	ı	4,294,109

Draft for Review & Co	omment						
Report: Project:	Arlingt	ss Cost Report on Career Center	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F	Status: Client:	Feasibility Study SHW Group Feb. 06. 2013		PM: dd/ct Chckd by: fs/sm
Location: Documents Dated:	01/31/1	on, Virginia 4	Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021	Submissn: Run Date:	See foot		Job no: 14019
Doddinents Dates.	01,01,1	-	www.downeyscott.com	Revised:	0001000	.	
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PHASE 1A	OPT A	PHASE 1A ITEM SUMMARY				
PHASE 1A	OPT A	TINGE IN TELLIOON IN THE				
PHASE TA			_	100 000 005		
PHASE 1A	OPT A	2 STORY BELOW GRADE PARKING GARAG	E	160,000 GSF <u>5</u>	00 SPACES	
PHASE 1A	OPT A					
PHASE 1A	OPT A	GENERAL REQUIREMENTS		160,000.00 GSF	\$4.20	672,000.00
PHASE 1A	OPT A	NEW PARKING GARAGE	FLAT PLATE POURED CONCRETE STRUCTURE	160,000.00 GSF	\$155.68	24,908,800.00
PHASE 1A	OPT A	NEW PARKING GARAGE SITE COSTS	SITE IMPROVEMENTS	160,000.00 GSF	\$7.28	1,164,800.00
PHASE 1A	OPT A					
PHASE 1A	OPT A	MARK-UPS	Subtotal		\$167.16	26,745,600.00
PHASE 1A	OPT A		GC OH & Profit	6.95%		1,858,819.20
PHASE 1A	OPT A		Subtotal			28,604,419.20
PHASE 1A	OPT A		Bonds & insurance	1.61%		460,531.15
PHASE 1A	OPT A		Subtotal	160,000.00 GSF	181.66	29,064,950.35
PHASE 1A	OPT A	SITEWORK / ENTRANCE - EXIT TO PARKING	G GARAGE			
PHASE 1A	OPT A					
PHASE 1A	OPT A	GENERAL REQUIREMENTS		1.00 LS	\$32,000.00	32,000.00
PHASE 1A	OPT A	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00 LS	\$14,700.00	14,700.00
PHASE 1A	OPT A	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00 LS	\$15,500.00	15,500.00
PHASE 1A	OPT A	CURB, GUTTER & ASPHALT TRAVELWAY		3,277.78 SY	\$38.00	124,555.56
PHASE 1A	OPT A	SITE LIGHTING		2.00 EA	\$4,425.00	8,850.00
PHASE 1A	OPT A	LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00 LS	\$24,000.00	24,000.00
PHASE 1A	OPT A					
PHASE 1A	OPT A					
PHASE 1A	OPT A	MARK-UPS	Subtotal			219,605.56
PHASE 1A	OPT A		GC OH & Profit	6.95%		15,262.59
PHASE 1A	OPT A		Subtotal			234,868.14
PHASE 1A	OPT A		Bonds & insurance	1.61%		3,781.38
PHASE 1A	OPT A		Subtotal	1.00 LS		238,649.52

Draft for Review & Co	omment							
Report:		ss Cost Report	Prepared by: Downey & Scott, LLC	Status:	Feasibility Study		PM: dd/ct	
Project:	Location: Arlington, Virginia		6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Client: Submissn:	SHW Group Feb. 06, 2013 See footer		Chckd by: fs/sm Job no: 14019	
Documents Dated:			Ph 540.347.5001 Fax 540.347.5021	Run Date:			JOD 110. 14019	
Documents Dated.	01/31/1	•	www.downeyscott.com	Revised:	366 1001	.ei		
LOC REF	CVC #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION	

PHASE 1A	OPT A	NEW POOL BUILDING WITH 25 METER POOL	_	20,000) GSF	
PHASE 1A	OPT A					
PHASE 1A	OPT A	GENERAL REQUIREMENTS		20,000.00	O GSF \$30.0	600,000.00
PHASE 1A	OPT A	EXISTING CONDITIONS DEMOLITION		20,000.00	O GSF \$0.6	12,000.00
PHASE 1A	OPT A	CONCRETE		20,000.00	O GSF \$11.3	226,000.00
PHASE 1A	OPT A	MASONRY		20,000.00	O GSF \$18.2	364,200.00
PHASE 1A	OPT A	METALS		20,000.00	O GSF \$24.2	484,000.00
PHASE 1A	OPT A	WOOD, PLASTICS & COMPOSITES		20,000.00	0 GSF \$1.8	37,000.00
PHASE 1A	OPT A	THERMAL & MOISTURE PROTECTION		20,000.00	0 GSF \$9.4	9 189,800.00
PHASE 1A	OPT A	OPENINGS / DOORS AND WINDOWS		20,000.00	O GSF \$4.9	99,200.00
PHASE 1A	OPT A	FINISHES		20,000.00	O GSF \$10.6	212,000.00
PHASE 1A	OPT A	SPECIALTIES		20,000.00	0 GSF \$5.4	5 109,000.00
PHASE 1A	OPT A	EQUIPMENT		20,000.00	0 GSF \$4.2	7 85,400.00
PHASE 1A	OPT A	FURNISHINGS		20,000.00	O GSF \$13.0	1 260,200.00
PHASE 1A	OPT A	SPECIAL CONSTRUCTION		20,000.00	O GSF \$96.8	1,936,000.00
PHASE 1A	OPT A	CONVEYING EQUIPMENT		20,000.00	O GSF \$0.0	0.00
PHASE 1A	OPT A	FIRE SUPPRESSION		20,000.00	0 GSF \$3.7	75,000.00
PHASE 1A	OPT A	PLUMBING		20,000.00	O GSF \$9.5	190,000.00
PHASE 1A	OPT A	HEATING, VENTILATION & AIR CONDITIONING		20,000.00	O GSF \$51.2	1,025,000.00
PHASE 1A	OPT A	ELECTRICAL		20,000.00	O GSF \$26.5	530,000.00
PHASE 1A	OPT A	COMMUNICATIONS		20,000.00	0 GSF \$8.4	5 169,000.00
PHASE 1A	OPT A	ELECTRONIC SAFETY & SECURITY		20,000.00	0 GSF \$3.2	65,000.00
PHASE 1A	OPT A	EARTHWORK		20,000.00	O GSF \$4.5	91,000.00
PHASE 1A	OPT A	EXTERIOR IMPROVEMENTS		20,000.00	O GSF \$6.5	130,000.00
PHASE 1A	OPT A	UTILITIES		20,000.00	O GSF \$6.4	5 129,000.00
PHASE 1A	OPT A					
PHASE 1A	OPT A	MARK-UPS	Subtotal			7,018,800.00
PHASE 1A	OPT A		GC OH & Profit	6.95%	6	487,806.60
PHASE 1A	OPT A		Subtotal			7,506,606.60
PHASE 1A	OPT A		Bonds & insurance	1.61%		120,856.37
PHASE 1A	OPT A		Subtotal	20,000.00	O GSF 381.3	7 7,627,462.97

Draft for Review & Co		Downwood from Downwood & Constitution	01-1	F"		PM: dd/ct
Report: Project:	Progress Cost Report Arlington Career Center	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F	Status: Client:	SHW Gro	ity Study	Chckd by: fs/sm
Location:	Arlington, Virginia	Warrenton, Virginia 20187	Submissn:	Feb. 06,		Job no: 14019
Documents Dated:	01/31/14	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See foot		
		www.downeyscott.com	Revised:		ı	
LOC REF	SYS # UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
			1 44			
PHASE 1A	OPT A NEW TEMPORARY PARKING LOT					
PHASE 1A	OPT A					
PHASE 1A	OPT A GENERAL REQUIREMENTS		1.00	LS	\$32,000.00	32,000.00
PHASE 1A	OPT A REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$2,500.00	2,500.00
PHASE 1A	OPT A MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00	LS	\$4,680.00	4,680.00
PHASE 1A	OPT A NEW TEMPORARY PAVED AREA (ASSUME 6" STONE W/ 2" ASPI	HALT)	4,444		\$22.50	
PHASE 1A	OPT A SITE LIGHTING		10.00		\$4,425.00	
PHASE 1A	OPT A LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00	LS	\$7,500.00	7,500.00
PHASE 1A	OPT A					
PHASE 1A	OPT A MARK-UPS	Subtotal				190,930.00
PHASE 1A	OPT A	GC OH & Profit	6.95%			13,269.64
PHASE 1A	OPT A	Subtotal				204,199.64
PHASE 1A	OPT A	Bonds & insurance	1.61%			3,287.61
PHASE 1A	OPT A	Subtotal	1.00	LS		207,487.25
PHASE 1A	OPT A SITEWORK / ELEMENTARY PARENT DR	OP-OFF				
PHASE 1A	OPT A					
PHASE 1A	OPT A GENERAL REQUIREMENTS		1.00		\$41,000.00	
PHASE 1A	OPT A REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00		\$16,200.00	
PHASE 1A	OPT A MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00		\$3,500.00	
PHASE 1A	OPT A NEW DROP-OFF WITH TURN AROUND CUL DE SAC		8,750.00		\$14.00	
PHASE 1A	OPT A SITE LIGHTING		2.00		\$4,250.00	
PHASE 1A	OPT A LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00	LS	\$7,500.00	7,500.00
PHASE 1A	OPT A					
PHASE 1A	OPT A					
PHASE 1A	OPT A MARK-UPS	Subtotal				199,200.00
PHASE 1A	OPT A	GC OH & Profit	6.95%			13,844.40
PHASE 1A	OPT A	Subtotal				213,044.40
PHASE 1A	OPT A	Bonds & insurance	1.61%			3,430.01
PHASE 1A	OPT A	Subtotal	1.00	LS		216,474.41

Draft for Review & Co	omment						
Report: Project: Location:	Arlingt	ss Cost Report on Career Center on, Virginia	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Status: Client: Submissn:	Feasibili SHW Gro Feb. 06,		PM: dd/ct Chckd by: fs/sm Job no: 14019
Documents Dated:	01/31/1	4	Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Run Date: Revised:	See foot	er	
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

PHASE 1B	OPT A DEMOLISH ONE BAY CTE (Animal Husbandry) 2 STORY CTE & LAB ADDITION		5,000.00 35,480.00	GSF	\$40,752 \$8,516,423
	SITEWORK / SERVICE DRIVE TO CTE COURTYARD SITEWORK / REMOVE TEMP PARKING LOT RE-SOD	FOR PUBLIC PLAYFIELD	1.00 1.00		\$94,023 \$153,813
SUBTOTAL		SUBTOTAL			8,805,011
ESCALATION	TO BID	REFER TO MAIN SUMMARY	0.00%		0
SUBTOTAL		SUBTOTAL			8,805,011
DESIGN CONT	INGENCY	CONTINGENCY	15.00%		1,320,752
SUBTOTAL		SUBTOTAL			10,125,763
PROJECT PHA	SING PREMIUM	PHASING PREMIUM	2.00%		202,515
SUBTOTAL		SUBTOTAL			10,328,278
OWNER'S SOF	T COST ALLOWANCE	SOFT COST	22.5%		2,323,863
SUBTOTAL		SUBTOTAL			12,652,141
CONSTRUCTION	ON CONTINGENCY	CONSTRUCTION CONTINGENCY	8.0%		1,012,171

Draft for Review & Co	omment					
Report:	Progress Cost Report	Prepared by: Downey & Scott, LLC	Status:	Feasibili	ty Study	PM: dd/ct
Project:	Arlington Career Center	6799 Kennedy Road, Suite F	Client:	SHW Gro	up	Chckd by: fs/sm
Location:	Arlington, Virginia	Warrenton, Virginia 20187	Submissn:	Feb. 06,	2013	Job no: 14019
Documents Dated:	01/31/14	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See foote	er	
		www.downeyscott.com	Revised:			
LOC REF	SYS # UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PhasE 19	PHASE 1B	OPT A	PHASE 1B ITEM SUMMARY				
PABLE 18		OPT A					
PAMER III							
PHASE 18 OPT A PAZE EXISTING DAY OPT A PASE 18 OPT A PAZE EXISTING DAY OPT A PASE 18 OPT A PAZE EXISTING DAY OPT A PASE 18 OPT A		OPT A	DEMOLISH ONE BAY CTE (Animal Husbandry)		5.000	GSF	
PHASE IS			2=		3,555		
PMASE 18			GENERAL REQUIREMENTS		5 000 00	GSF \$1	8 250 00
PASSE 18 OPT A						,	
PHASE IS OPT A OPT A MARK-UPS Subtotal 6.95% 2,006.25 PHASE IS OPT A GC CDH & Profit 6.95% 2,006.25 PHASE IS OPT A BONDS & Insurance 1.61% 40,106.25 PHASE IS OPT A BONDS & Insurance 1.61% 5.000.00 GSF 8.15 40,751.96 PHASE IS OPT A Subtotal 5.000.00 GSF 8.15 40,751.96 PHASE IS OPT A Subtotal 5.000.00 GSF 8.15 40,751.96 PHASE IS OPT A CONCENTRAL CONCINENTS 35,480.00 GSF 12.75 452,370.00 PHASE IS OPT A CONCENTRE 35,480.00 GSF 12.25 452,370.00 GSF 1			TO LEE EMOTING BATT		5,777.77	Q 0.	
PHASE III			MARK-UPS	Subtotal			37.500.00
PHASE IS					6.95%		
PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 2 STORY CTE & LAB ADDITION PMSE 18 OPT A 3 STORY CTE & LAB ADDITION PMSE 18 OPT A 4 SORY CTE & LAB ADDITION PMSE 18 OPT A 4 SORY CTE & LAB ADDITION PMSE 18 OPT A 4 SORY CTE & LAB ADDITION PMSE 18 OPT A 4 SORY CTE & LAB ADDITION PMSE 18 OPT A 4 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 STORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 6 SORY CTE & LAB ADDITION PMSE 18 OPT A 5 SORY CTE & LAB ADDITION PMSE 18 OPT A 6 SORY CTE & SORY C		OPT A		Subtotal			
PMSE 18 OPT A PM	PHASE 1B	OPT A		Bonds & insurance	1.61%		645.71
PHASE 18 OPT A GENERAL REQUIREMENTS 35,480.00 GSF \$12,75 452,370.00 PHASE 18 OPT A EXISTING CONDITIONS DEMOLITION 35,480.00 GSF \$0.29 10,289.20 PHASE 18 OPT A CONCRETE 35,480.00 GSF \$18.28 648,774.40 PHASE 19 OPT A MASONRY 35,480.00 GSF \$18.28 648,774.40 PHASE 19 OPT A MASONRY 35,480.00 GSF \$18.28 648,774.40 PHASE 19 OPT A WOOD, PLASTICS & COMPOSITES 35,480.00 GSF \$16.29 50,424.40 GSF \$18.28 648,774.40 PHASE 19 OPT A THERMAL & MOISTURE PROTECTION 35,480.00 GSF \$18.80 662,240 PHASE 19 OPT A OPENINGS, DOORS AND WINDOWS \$18.80 60,622.40 PHASE 19 OPT A SPECIAL TIES \$18.80 FAST AND PHASE 19 OPT A SPECIAL CONSTRUCTION 35,480.00 GSF \$11.01 99,880.00 PHASE 19 OPT A SPECIAL CONSTRUCTION 35,480.00 GSF \$11.01 99,880.00 PHASE 19 OPT A SPECIAL CONSTRUCTION 35,480.00 GSF \$1.00 GS	PHASE 1B	OPT A		Subtotal	5,000.00	GSF 8.1	5 40,751.96
PHASE 18 OPT A GENERAL REQUIREMENTS 35,480.00 GSF \$12,75 452,370.00 PHASE 18 OPT A EXISTING CONDITIONS DEMOLITION 35,480.00 GSF \$0.29 10,289.20 PHASE 18 OPT A CONCRETE 35,480.00 GSF \$18.28 648,774.40 PHASE 19 OPT A MASONRY 35,480.00 GSF \$18.28 648,774.40 PHASE 19 OPT A MASONRY 35,480.00 GSF \$18.28 648,774.40 PHASE 19 OPT A WOOD, PLASTICS & COMPOSITES 35,480.00 GSF \$16.29 50,424.40 GSF \$18.28 648,774.40 PHASE 19 OPT A THERMAL & MOISTURE PROTECTION 35,480.00 GSF \$18.80 662,240 PHASE 19 OPT A OPENINGS, DOORS AND WINDOWS \$18.80 60,622.40 PHASE 19 OPT A SPECIAL TIES \$18.80 FAST AND PHASE 19 OPT A SPECIAL CONSTRUCTION 35,480.00 GSF \$11.01 99,880.00 PHASE 19 OPT A SPECIAL CONSTRUCTION 35,480.00 GSF \$11.01 99,880.00 PHASE 19 OPT A SPECIAL CONSTRUCTION 35,480.00 GSF \$1.00 GS							
PHASE 18 OPT A GENERAL REQUIREMENTS 452,370.00 PHASE 19 OPT A EXISTING CONDITIONS DEMOLITION 35,480.00 GSF \$9.28 10,278.00 PHASE 18 OPT A CONCRETE 35,480.00 GSF \$9.88 350,542.40 PHASE 18 OPT A MASONRY 35,480.00 GSF \$18.28 648,574.40 PHASE 18 OPT A MCALLS 35,480.00 GSF \$18.28 648,574.40 PHASE 18 OPT A MCALLS 35,480.00 GSF \$15.19 \$38,941.20 PHASE 18 OPT A MCASONEY \$15.00 GSF \$10.85 \$10.49 22,707.20 PHASE 19 OPT A OPT A OPT A GSF \$10.85 \$20.62.24 27.07.20 <			2 STORY CTE & LAB ADDITION		35,480	GSF	
PHASE 18 OPT A CUNSTRING CONDITIONS DEMOLITION 35,480.00 GSF \$9.28 10,289.20 PHASE 18 OPT A CANCEPET 35,480.00 GSF \$9.88 35,545.00 PHASE 18 OPT A METALS 35,480.00 GSF \$18.28 648,574.40 PHASE 18 OPT A WOOD, PLASTICS & COMPOSITES 35,480.00 GSF \$10.28 22,707.20 PHASE 18 OPT A WOOD, PLASTICS & COMPOSITES 35,480.00 GSF \$10.78 38,81.20 PHASE 19 OPT A PHASE 19 OPT A PHOSE 19 OPT A PHASE 19 OPT A SECULATION SAND WINDOWS 35,480.00 GSF \$10.85 38,4955.00 PHASE 19 OPT A SPECIAL TIES 40.00 GSF \$10.85 38,4955.00 PHASE 19 OPT A SPECIAL TIES 35,480.00 GSF \$13.05 38,4955.00 PHASE 19 OPT A FURSI 19 OPT A SPECIAL TIES 35,480.00 GSF \$13.05 319,495.00 PHASE					05 400 00	005	450.070.00
PHASE 18 OPT A CONCRETE 35,48,000 GSF \$9.88 350,542,40 PHASE 18 OPT A METALS 35,480,00 GSF \$18.28 648,574,20 PHASE 19 OPT A METALS 35,480,00 GSF \$16.28 648,574,20 PHASE 19 OPT A METALS 35,480,00 GSF \$10.78 328,474,20 PHASE 19 OPT A THERMAL & MOISTURE PROTECTION 35,480,00 GSF \$5.88 202,072,20 PHASE 19 OPT A OPT A OPT A METALS 35,480,00 GSF \$5.88 208,622,40 PHASE 19 OPT A POPELIAL ENSING SPECIAL TIES 35,480,00 GSF \$13.10 109,888,00 PHASE 19 OPT A SPECIAL TIES 35,480,00 GSF \$3.10 109,888,00 PHASE 19 OPT A SPECIAL CONSTRUCTION 35,480,00 GSF \$3.10 109,888,00 PHASE 19 OPT A FUNCTIVINE COUPMENT 35,480,00 GSF \$3.50 124,180,00 </th <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
PHASE 18							
PHASE IB OPT A METALS 35,480.00 GSF \$15.19 538,941.20 PHASE IB OPT A WOOD, PLASTICS & COMPOSITES 35,480.00 GSF \$0.68 22,707.20 PHASE IB OPT A THERMAL & MOISTURE PROTECTION 35,480.00 GSF \$10.78 382,477.40 PHASE IB OPT A FINISHES 35,480.00 GSF \$5.88 205,522.40 PHASE IB OPT A FINISHES 35,480.00 GSF \$5.88 205,522.40 PHASE IB OPT A FINISHES 35,480.00 GSF \$3.10 109,988.00 PHASE IB OPT A SPECIAL TIES 35,480.00 GSF \$3.10 109,988.00 PHASE IB OPT A FURNISHINGS 35,480.00 GSF \$3.10 109,988.00 PHASE IB OPT A FURNISHINGS 35,480.00 GSF \$3.10 109,988.00 PHASE IB OPT A FURNISHINGS 35,480.00 GSF \$3.50 0.00 PHASE IB OPT A <							
PHASE IIB OPT A WOOD, PLASTICS & COMPOSITES 35,480.00 GSF \$0.64 \$22,707.20 PHASE IIB OPT A THERMAL & MOISTURE PROTECTION 35,480.00 GSF \$10.8 382,474.40 PHASE IIB OPT A OPT ADMINISOS / DOORS AND WINDOWS 35,480.00 GSF \$5.8B 208,622.40 PHASE IIB OPT A SPECIAL INS 35,480.00 GSF \$10.85 384,950.00 PHASE IIB OPT A SPECIAL INS 35,480.00 GSF \$13.01 461,998.80 PHASE IIB OPT A FUNNISHINGS 400000 65F \$3.27 151,499.60 PHASE IIB OPT A FUNNISHINGS 35,480.00 GSF \$3.01 461,948.80 PHASE IIB OPT A FUNNISHINGS 35,480.00 GSF \$3.00 0.00 PHASE IIB OPT A FUNNISHINGS 35,480.00 GSF \$3.45 51,480.00 PHASE IIB OPT A FUNNISHINGS 35,480.00 GSF \$3.45 51,480.00 PHASE							
PHASE 18							
PHASE 18							
PHASE 18							
PHASE 1B OPT A SPECIALTIES 35,480.00 GSF \$3.10 109,988.00 PHASE 1B OPT A EQUIPMENT 35,480.00 GSF \$1.21 151,499.60 PHASE 1B OPT A CPUINISHINGS 35,480.00 GSF \$13.01 1461,594.80 PHASE 1B OPT A SPECIAL CONSTRUCTION 35,480.00 GSF \$1.00 0.00 PHASE 1B OPT A CONVEYING EQUIPMENT 35,480.00 GSF \$1.45 51,446.00 PHASE 1B OPT A PLUMBING 35,480.00 GSF \$3.50 124,148.00 PHASE 1B OPT A PLUMBING 35,480.00 GSF \$3.50 124,148.00 PHASE 1B OPT A PLUMBING 35,480.00 GSF \$3.50 124,148.00 PHASE 1B OPT A PLEATING, VENTILATION & AIR CONDITIONING 35,480.00 GSF \$40.24 1,427,715.20 PHASE 1B OPT A ELECTRONIC SAFETY & SECURITY 35,480.00 GSF \$8.25 90,740.00 PHASE 1B <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
PHASE 1B							
PHASE 1B OPT A FURNISHINGS \$35,480.00 GSF \$13.01 461,594.80 PHASE 1B OPT A SPECIAL CONSTRUCTION 35,480.00 GSF \$0.00 0.00 PHASE 1B OPT A CONVEYING EQUIPMENT 35,480.00 GSF \$1.46,00 PHASE 1B OPT A FIRE SUPPRESSION 35,480.00 GSF \$3.50 124,180.00 PHASE 1B OPT A FILUMBING 35,480.00 GSF \$9.00 337,060.00 PHASE 1B OPT A FILUMBING 35,480.00 GSF \$9.00 337,060.00 PHASE 1B OPT A FILUMBING 35,480.00 GSF \$9.00 337,060.00 PHASE 1B OPT A ELECTRICAL 35,480.00 GSF \$25.50 904,740.00 PHASE 1B OPT A ELECTRICAL 35,480.00 GSF \$8.20 290,936.00 PHASE 1B OPT A EARTHWORK 35,480.00 GSF \$8.20 290,936.00 PHASE 1B OPT A EXTERIOR IMPROVEMENTS					•	**	
PHASE 1B OPT A SPECIAL CONSTRUCTION 35,480.00 GSF \$0.00 0.00 PHASE 1B OPT A CONVEYING EQUIPMENT 35,480.00 GSF \$1.45 \$1,446.00 PHASE 1B OPT A FIRE SUPPRESSION 35,480.00 GSF \$3.50 \$124,180.00 PHASE 1B OPT A PLUMBING 35,480.00 GSF \$9.50 337,060.00 PHASE 1B OPT A HEATING, VENTILATION & AIR CONDITIONING 35,480.00 GSF \$40.24 \$1,427,715.20 PHASE 1B OPT A LECTRICAL 35,480.00 GSF \$25.50 904,740.00 PHASE 1B OPT A ELECTRONIC SAFETY & SECURITY 35,480.00 GSF \$3.25 \$115,310.00 PHASE 1B OPT A EARTHWORK 35,480.00 GSF \$3.01 284,194.80 PHASE 1B OPT A EXTERIOR IMPROVEMENTS 35,480.00 GSF \$9.11 323,222.80 PHASE 1B OPT A UTILITIES 7,836,822.40 7,836,822.40 PHASE 1B OPT A <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
PHASE 1B OPT A CONVEYING EQUIPMENT 35,480.00 GSF \$1.45 \$1,446.00 PHASE 1B OPT A FIRS SUPPRESSION 35,480.00 GSF \$3.50 124,180.00 PHASE 1B OPT A PLUMBING 35,480.00 GSF \$9.50 337,060.00 PHASE 1B OPT A HEATING, VENTILLATION & AIR CONDITIONING 35,480.00 GSF \$40.24 1,427,715.20 PHASE 1B OPT A ELECTRICAL 35,480.00 GSF \$25.50 904,740.00 PHASE 1B OPT A COMMUNICATIONS 35,480.00 GSF \$8.20 290,936.00 PHASE 1B OPT A ELECTRONIC SAFETY & SECURITY 35,480.00 GSF \$8.25 115,311.00 PHASE 1B OPT A EARTHWORK 35,480.00 GSF \$8.01 284,194.80 PHASE 1B OPT A EXTERIOR IMPROVEMENTS 35,480.00 GSF \$9.11 323,222.80 PHASE 1B OPT A UTILLITIES T,836,822.40 7,836,822.40 PHASE 1B OPT A <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
PHASE 1B OPT A PHASE 1B FIRE SUPPRESSION 35,480.00 35,480.00 GSF \$3.50 124,180.00 33,706.00 PHASE 1B OPT A HASE 1B OPT A LECTRICAL 35,480.00 GSF \$40.24 1,427,715.20 PHASE 1B OPT A LECTRICAL 35,480.00 GSF \$25.50 904,740.00 PHASE 1B OPT A LECTRICAL 35,480.00 GSF \$25.50 904,740.00 PHASE 1B OPT A LECTRONIC SAFETY & SECURITY 35,480.00 GSF \$3.25 115,310.00 PHASE 1B OPT A EARTHWORK EARTHWORK 35,480.00 GSF \$3.25 115,310.00 PHASE 1B OPT A OPT A PHASE 1B OPT A OPT A PHASE 1B OPT A WARK-UPS EARTHWORK 35,480.00 GSF \$3.1 323,222.80 PHASE 1B OPT A OPT A PHASE 1B OPT A WARK-UPS Subtotal T,836,822.40 T,836,822.40 PHASE 1B OPT A PHASE 1B OPT A WARK-UPS Subtotal WARK-UPS 544,659.16 544,659.16 PHASE 1B OPT A PHASE 1B OPT A WARK-UPS Subtotal WARK-UPS 544,659.16							• •
PHASE 1B OPT A PHASE 1B PLUMBING 35,480.00 GSF \$9.50 337,060.00 PHASE 1B OPT A PHASE 1B OPT A ELECTRICAL 35,480.00 GSF \$40.24 1,427,715.20 PHASE 1B OPT A COMMUNICATIONS 35,480.00 GSF \$25.50 904,740.00 PHASE 1B OPT A COMMUNICATIONS 35,480.00 GSF \$8.20 290,936.00 PHASE 1B OPT A COMMUNICATIONS 35,480.00 GSF \$3.25 115,310.00 PHASE 1B OPT A COMMUNICATIONS EARTHWORK 35,480.00 GSF \$3.25 115,310.00 PHASE 1B OPT A OPT A UNITITIES EXTERIOR IMPROVEMENTS 35,480.00 GSF \$8.01 284,194.80 PHASE 1B OPT A OPT A PHASE 1B OPT A OPT A PHASE 1B OPT A OPT A OPT A PHASE 1B MARK-UPS Subtotal GC OH & Profit 6.95% 54,86,822.40 PHASE 1B OPT A OPT A PHASE 1B OPT A OPT A OPT A OPT A PHASE 1B OPT A OPT							
PHASE 1B OPT A HEATING, VENTILATION & AIR CONDITIONING 35,480.00 GSF \$40.24 1,427,715.20 PHASE 1B OPT A ELECTRICAL 35,480.00 GSF \$25.50 904,740.00 PHASE 1B OPT A COMMUNICATIONS 35,480.00 GSF \$8.20 290,936.00 PHASE 1B OPT A ELECTRONIC SAFETY & SECURITY 35,480.00 GSF \$3.25 115,310.00 PHASE 1B OPT A EARTHWORK 35,480.00 GSF \$8.01 284,194.80 PHASE 1B OPT A EXTERIOR IMPROVEMENTS 35,480.00 GSF \$9.11 323,222.80 PHASE 1B OPT A UTILITIES 35,480.00 GSF \$9.11 323,222.80 PHASE 1B OPT A MARK-UPS Subtotal T 7,836,822.40 PHASE 1B OPT A MARK-UPS Subtotal 5.44,659.16 5.44,659.16 PHASE 1B OPT A SUBSTANCES Subtotal 5.44,659.16 6.95% 5.831,481.56 PHASE 1B OPT A							
PHASE 1B OPT A ELECTRICAL 35,480.00 GSF \$25.50 904,740.00 PHASE 1B OPT A COMMUNICATIONS 35,480.00 GSF \$8.20 290,936.00 PHASE 1B OPT A ELECTRONIC SAFETY & SECURITY 35,480.00 GSF \$3.25 115,310.00 PHASE 1B OPT A EARTHWORK 35,480.00 GSF \$8.01 284,194.80 PHASE 1B OPT A EXTERIOR IMPROVEMENTS 35,480.00 GSF \$9.11 323,222.80 PHASE 1B OPT A UTILITIES 35,480.00 GSF \$9.11 323,222.80 PHASE 1B OPT A WARK-UPS Subtotal 57,836,822.40 PHASE 1B OPT A MARK-UPS Subtotal 54,4659.16 PHASE 1B OPT A MARK-UPS Subtotal 54,4659.16 PHASE 1B OPT A SUBMAR 1B,56 54,4659.16 6,95% 54,4659.16 PHASE 1B OPT A SUBMAR 1B,56 54,4659.16 6,95% 54,4659.16 PHASE 1B OPT A SUBMAR 1B,56 54,4659.16 6,95% 54,4659.16 PHASE 1B OPT A <t< th=""><td></td><td>OPT A</td><td></td><td></td><td></td><td></td><td></td></t<>		OPT A					
PHASE 1B OPT A COMMUNICATIONS 35,480.00 GSF \$8.20 290,936.00 PHASE 1B OPT A ELECTRONIC SAFETY & SECURITY 35,480.00 GSF \$3.25 115,310.00 PHASE 1B OPT A EARTHWORK 35,480.00 GSF \$8.01 284,194.80 PHASE 1B OPT A EXTERIOR IMPROVEMENTS 35,480.00 GSF \$9.11 323,222.80 PHASE 1B OPT A UTILITIES 35,480.00 GSF \$7.20 255,456.00 PHASE 1B OPT A MARK-UPS Subtotal 7,836,822.40 PHASE 1B OPT A MARK-UPS Subtotal 544,659.16 PHASE 1B OPT A Subtotal 8,381,481.56							
PHASE 1B OPT A EARTHWORK 35,480.00 GSF \$8.01 284,194.80 PHASE 1B OPT A EXTERIOR IMPROVEMENTS 35,480.00 GSF \$9.11 323,222.80 PHASE 1B OPT A UTILITIES 35,480.00 GSF \$7.20 255,456.00 PHASE 1B OPT A MARK-UPS Subtotal 7,836,822.40 PHASE 1B OPT A MARK-UPS Subtotal 544,659.16 PHASE 1B OPT A SUBMORIAN SUB							
PHASE 1B OPT A PHASE 1B EARTHWORK EXTERIOR IMPROVEMENTS 35,480.00 SF \$8.01 \$9.11 284,194.80 35,480.00 SF \$9.11 \$25,456.00 284,194.80 \$9.11 284,194.80 \$9.	PHASE 1B	OPT A	ELECTRONIC SAFETY & SECURITY		35,480.00	GSF \$3.:	25 115,310.00
PHASE 1B OPT A UTILITIES 35,480.00 GSF \$7.20 255,456.00 PHASE 1B OPT A MARK-UPS Subtotal 7,836,822.40 PHASE 1B OPT A MARK-UPS GC OH & Profit 6.95% 544,659.16 PHASE 1B OPT A Subtotal 8,381,481.56 PHASE 1B OPT A Bonds & insurance 1.61% 134,941.85	PHASE 1B	OPT A			35,480.00		
PHASE 1B OPT A UTILITIES 35,480.00 GSF \$7.20 255,456.00 PHASE 1B OPT A MARK-UPS Subtotal 7,836,822.40 PHASE 1B OPT A MARK-UPS GC OH & Profit 6,95% 544,659.16 PHASE 1B OPT A OPT A Subtotal 8,381,481.56 PHASE 1B OPT A Bonds & insurance 1.61% 134,941.85	PHASE 1B	OPT A	EXTERIOR IMPROVEMENTS		35,480.00	GSF \$9.	11 323,222.80
PHASE 1B OPT A MARK-UPS Subtotal 7,836,822.40 PHASE 1B OPT A GC OH & Profit 6.95% 544,659.16 PHASE 1B OPT A Subtotal 8,381,481.56 PHASE 1B OPT A Bonds & insurance 1.61% 134,941.85		OPT A	UTILITIES		35,480.00	GSF \$7	20 255,456.00
PHASE 1B OPT A MARK-UPS Subtotal 7,836,822.40 PHASE 1B OPT A GC OH & Profit 6.95% 544,659.16 PHASE 1B OPT A Subtotal 8,381,481.56 PHASE 1B OPT A Bonds & insurance 1.61% 134,941.85		OPT A			·		•
PHASE 1B OPT A Subtotal 8,381,481.56 PHASE 1B OPT A Bonds & insurance 1.61% 134,941.85		OPT A	MARK-UPS	Subtotal			7,836,822.40
PHASE 1B OPT A Bonds & insurance 1.61% 134,941.85	PHASE 1B	OPT A		GC OH & Profit	6.95%		544,659.16
	PHASE 1B	OPT A		Subtotal			8,381,481.56
PHASE 1B OPT A Subtotal 35,480.00 GSF 240.03 8,516,423.41	PHASE 1B	OPT A		Bonds & insurance	1.61%		134,941.85
	PHASE 1B	OPT A		Subtotal	35,480.00	GSF 240.0	8,516,423.41

Draft for Review & Co							
Report: Project: Location: Documents Dated:	Progre Arling	ess Cost Report ton Career Center ton, Virginia 14	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: Client: Submissn: Run Date: Revised:	Feasib SHW G Feb. 06 See fo	6, 2013	PM: dd/ct Chckd by: fs/sm Job no: 14019
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
PHASE 1B	OPT A	SITEWORK / SERVICE DRIVE TO CTE COURT	YARD				
PHASE 1B	OPT A						
PHASE 1B	OPT A	GENERAL REQUIREMENTS		1.00		\$24,000.00	
PHASE 1B	OPT A	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00		\$5,500.00	
PHASE 1B	OPT A	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00		\$3,500.00	
PHASE 1B	OPT A	NEW SERVICE DRIVE TO CTE COURTYARD		1,600.00		\$17.20	
PHASE 1B	OPT A	CONCRETE SIDEWALKS		1.00		\$14,000.00	
PHASE 1B	OPT A	SITE LIGHTING		2.00		\$4,250.00	
PHASE 1B	OPT A	LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00	LS	\$3,500.00	3,500.00
PHASE 1B	OPT A						
PHASE 1B	OPT A						
PHASE 1B	OPT A	MARK-UPS	Subtotal				86,520.00
PHASE 1B	OPT A		GC OH & Profit	6.95%			6,013.14
PHASE 1B	OPT A		Subtotal				92,533.14
PHASE 1B	OPT A		Bonds & insurance	1.61%			1,489.78
PHASE 1B	OPT A		Subtotal	1.00	LS		94,022.92
		SITEWORK / REMOVE TEMP PARKING LOT R	E SOD EOD DIIDI IC DI AVEIEI D				
PHASE 1B	OPT A	SHEWORK / REWIOVE LEWIP PARKING LOT K	E-SOD FOR PUBLIC PLATFIELD				
PHASE 1B	OPT A	OFNEDAL REQUIREMENTO		4.00		0045	04.000.00
PHASE 1B	OPT A	GENERAL REQUIREMENTS		1.00		\$24,000.00	
PHASE 1B	OPT A	REMOVAL OF EXISTING TEMPORARY PARKING LOT		4,444		\$6.50	
PHASE 1B	OPT A	REMOVE EXISTING SITE LIGHTING		10.00		\$385.00	
PHASE 1B	OPT A	NEW TOPSOIL AND FINE GRADING		4,444		\$8.08	
PHASE 1B	OPT A	SITE LIGHTING (DOES NOT INCLUDE BALLFIELD TYPE LIGHTING)		8.00		\$4,250.00	
PHASE 1B	OPT A	LANDSCAPING, SEED & SOD, TREES & SHRUBS		4,444	δY	\$3.35	14,888.89
PHASE 1B	OPT A						
PHASE 1B	OPT A	MADICUDO	Cultitatal				444 500 00
PHASE 1B	OPT A	MARK-UPS	Subtotal	0.050/			141,538.89
PHASE 1B	OPT A		GC OH & Profit	6.95%			9,836.95
PHASE 1B	OPT A		Subtotal				151,375.84
PHASE 1B	OPT A		Bonds & insurance	1.61%			2,437.15
PHASE 1B	OPT A		Subtotal	1.00	LS		153,812.99

Draft for Review & Co	mment						
Report: Project: Location:	Arlingt	ss Cost Report on Career Center on, Virginia	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Status: Client: Submissn:	Feasibili SHW Gro Feb. 06,		PM: dd/ct Chckd by: fs/sm Job no: 14019
Documents Dated: 01/31/14		Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Run Date: Revised:	See foot	er		
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

PHASE 1C	OPT A DEMOLITION OF REMAINING CTE LABS	33,880.00 GSF	\$276,135
	3 STORY 9th STREET BUILDING	140,490.00 GSF	\$31,044,557
	PUBLIC PIAZZA & STREETSCAPE	1.00 LS	\$201,804
	SITEWORK / BUS DROP-OFF FOR HIGH SCHOOL	1.00 LS	\$81,287

SUBTOTAL	SUBTOTAL		31,603,783
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%	0
SUBTOTAL	SUBTOTAL		31,603,783
DESIGN CONTINGENCY	CONTINGENCY	15.00%	4,740,567
SUBTOTAL	SUBTOTAL		36,344,350
PROJECT PHASING PREMIUM	PHASING PREMIUM	2.00%	726,887
SUBTOTAL	SUBTOTAL		37,071,237
OWNER'S SOFT COST ALLOWANCE	SOFT COST	22.5%	8,341,028
SUBTOTAL	SUBTOTAL		45,412,266
CONSTRUCTION CONTINGENCY	CONSTRUCTION CONTINGENCY	8.0%	3,632,981

Draft for Review & Co	omment						
Report: Project:			Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F	Status: Client:	Feasibility Study SHW Group		PM: dd/ct Chckd by: fs/sm
Location:	Arlingt	on, Virginia	Warrenton, Virginia 20187	Submissn:	Feb. 06,	2013	Job no: 14019
Documents Dated:	01/31/1	4	Ph 540.347.5001 Fax 540.347.5021		See foot	er	
			www.downeyscott.com	Revised:			
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PHASE 1C	OPT A	PHASE 1C ITEM SUMMARY				
PHASE 1C	OPT A					
PHASE 1C	OPT A	DEMOLITION OF REMAINING CTE LABS		33,880 GSF		
PHASE 1C	OPT A			30,000		
PHASE 1C	OPT A	GENERAL REQUIREMENTS		33,880.00 GSF	\$1.65	55,902.00
PHASE 1C	OPT A	RAZE EXISTING CTE LAB BUILDING WHICH REMAINS		33,880.00 GSF	\$5.85	198,198.00
PHASE 1C	OPT A				*****	,
PHASE 1C	OPT A					
PHASE 1C	OPT A	MARK-UPS	Subtotal			254,100.00
PHASE 1C	OPT A		GC OH @ 5% & Profit @ 5%	6.95%		17,659.95
PHASE 1C	OPT A		Subtotal			271,759.95
PHASE 1C	OPT A		Bonds & insurance	1.61%		4,375.34
PHASE 1C	OPT A		Subtotal	33,880.00 GSF	8.15	276,135.29
PHASE 1C	OPT A					
PHASE 1C	OPT A	3 STORY 9th STREET BUILDING		140,490 GSF		
PHASE 1C	OPT A					
PHASE 1C	OPT A	GENERAL REQUIREMENTS		140,490.00 GSF	\$3.60	505,764.00
PHASE 1C	OPT A	EXISTING CONDITIONS DEMOLITION		140,490.00 GSF	\$0.26	36,527.40
PHASE 1C	OPT A	CONCRETE		140,490.00 GSF	\$9.85	1,383,826.50
PHASE 1C	OPT A	MASONRY		140,490.00 GSF	\$18.35	2,577,991.50
PHASE 1C	OPT A	METALS		140,490.00 GSF	\$14.41	2,024,460.90
PHASE 1C	OPT A	WOOD, PLASTICS & COMPOSITES		140,490.00 GSF	\$0.64	89,913.60
PHASE 1C	OPT A	THERMAL & MOISTURE PROTECTION		140,490.00 GSF	\$8.49	1,192,760.10
PHASE 1C	OPT A	OPENINGS / DOORS AND WINDOWS		140,490.00 GSF	\$4.96	696,830.40
PHASE 1C	OPT A	FINISHES		140,490.00 GSF	\$9.43	1,324,820.70
PHASE 1C	OPT A	SPECIALTIES		140,490.00 GSF	\$3.10	435,519.00
PHASE 1C	OPT A	EQUIPMENT		140,490.00 GSF	\$4.27	599,892.30
PHASE 1C	OPT A	FURNISHINGS		140,490.00 GSF	\$13.01	1,827,774.90
PHASE 1C	OPT A	SPECIAL CONSTRUCTION		140,490.00 GSF	\$0.00	0.00
PHASE 1C	OPT A	CONVEYING EQUIPMENT		140,490.00 GSF	\$1.30	182,637.00
PHASE 1C	OPT A	FIRE SUPPRESSION		140,490.00 GSF	\$3.50	491,715.00
PHASE 1C	OPT A	PLUMBING		140,490.00 GSF	\$9.50	1,334,655.00
PHASE 1C	OPT A	HEATING, VENTILATION & AIR CONDITIONING		140,490.00 GSF	\$40.24	5,653,317.60
PHASE 1C	OPT A	ELECTRICAL		140,490.00 GSF	\$25.50	3,582,495.00
PHASE 1C	OPT A	COMMUNICATIONS		140,490.00 GSF	\$8.20	1,152,018.00
PHASE 1C	OPT A	ELECTRONIC SAFETY & SECURITY		140,490.00 GSF	\$3.25	456,592.50
PHASE 1C	OPT A	MEP DEMOLITION		140,490.00 GSF	\$2.75	386,347.50
PHASE 1C	OPT A	EARTHWORK		140,490.00 GSF	\$4.49	630,800.10
PHASE 1C	OPT A	EXTERIOR IMPROVEMENTS		140,490.00 GSF 140,490.00 GSF	\$7.15	1,004,503.50 996,074.10
PHASE 1C	OPT A	UTILITIES		140,490.00 GSF	\$7.09	990,074.10
PHASE 1C PHASE 1C	OPT A	MARK-UPS	Subtotal			28,567,236.60
PHASE 1C	OPT A	WAIN-0F3	GC OH @ 5% & Profit @ 5%	6.95%		1,985,422.94
PHASE 1C	OPT A		Subtotal	0.3370		30,552,659.54
PHASE 1C	OPT A		Bonds & insurance	1.61%		491,897.82
PHASE 1C	OPT A		Subtotal	140,490.00 GSF	220.97	31,044,557.36
DUACE 40	OPT A	PUBLIC PIAZZA & STREETSCAPE				
PHASE 1C		I OBLIGITAZZA & STREETOGAFE				
PHASE 1C	OPT A	OFNEDAL DEGLIDEMENTO		1.00 LS	600 000 05	28.000.00
PHASE 1C	OPT A	GENERAL REQUIREMENTS		1.00 L3	\$28,000.00	20,000.00

Draft for Review & C. Report: Project: Location: Documents Dated:	Progre Arlingt	ess Cost Report ton Career Center ton, Virginia	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: Client: Submissn: Run Date: Revised:	Feasibil SHW Gro Feb. 06, See foo	, 2013	PM: dd/ct Chckd by: fs/sm Job no: 14019
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
LOOTE	1010 #	ON ONE OF CITEM	of Edition Here	QC/ IIII I	O/IVI	01411 0001	EXTENSION
PHASE 1C	OPT A	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$5,700.00	5,700.00
PHASE 1C	OPT A	PAVERS ON CONCRETE BASE		8,000.00	SF	\$16.00	128,000.0
PHASE 1C	OPT A	BENCHES & PLANTERS		1.00	LS	\$24,000.00	24,000.0
PHASE 1C	OPT A						
PHASE 1C	OPT A	MARK-UPS	Subtotal				185,700.0
PHASE 1C	OPT A		GC OH @ 5% & Profit @ 5%	6.95%			12,906.1
PHASE 1C	OPT A		Subtotal				198,606.1
PHASE 1C	OPT A		Bonds & insurance	1.61%			3,197.56
PHASE 1C	OPT A		Subtotal		LS		201,803.7
PHASE 1C	OPT A	SITEWORK / BUS DROP-OFF FOR HIGH SCH	HOOL				
PHASE 1C	OPT A						
PHASE 1C	OPT A	GENERAL REQUIREMENTS		1.00		\$14,000.00	
PHASE 1C	OPT A	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00		\$12,000.00	
PHASE 1C	OPT A	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00		\$12,800.00	
PHASE 1C	OPT A	PAVING & CURBS		1.00		\$16,000.00	
PHASE 1C		SIDEWALKS		1.00	LS	\$20,000.00	20,000.00
PHASE 1C	OPT A						
PHASE 1C	OPT A		- · · · ·				
PHASE 1C		MARK-UPS	Subtotal				74,800.00
PHASE 1C	OPT A		GC OH & Profit	6.95%			5,198.6
PHASE 1C	OPT A		Subtotal				79,998.6
PHASE 1C	OPT A		Bonds & insurance	1.61%			1,287.98
PHASE 1C	OPT A		Subtotal	1.00	LS		81,286.5

Draft for Review & Co	omment							
Report: Project: Location:	Progress Cost Report Arlington Career Center Arlington, Virginia		Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Status: Client: Submissn:	Feasibili SHW Gro Feb. 06,		PM: dd/ct Chckd by: fs/sm Job no: 14019	
Documents Dated:	ents Dated: 01/31/14			Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Run Date: Revised:	See foot	er	
LOC REF	SYS#	UNIFORMAT SYSTEM		SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MAR	KET DOLLARS			
ADI	NOVATION OF EXISTING HIGH SCHOOL MINISTRATION & ACADEMIC ADDITION NSTRUCT LIBRARY SCREEN WALL		91,850.00 GSF 9,400.00 GSF 6,400.00 SF	\$14,038,001 \$2,210,867 \$230,722
SUBTOTAL		SUBTOTAL		16,479,589
ESCALATION TO BID		REFER TO MAIN SUMMARY	0.00%	0
SUBTOTAL		SUBTOTAL		16,479,589
DESIGN CONTINGENCY		CONTINGENCY	15.00%	2,471,938
SUBTOTAL		SUBTOTAL		18,951,527
PROJECT PHASING PREMIU	M	PHASING PREMIUM	2.00%	379,031
SUBTOTAL		SUBTOTAL		19,330,558
OWNER'S SOFT COST ALLC	WANCE	SOFT COST	22.5%	4,349,376
SUBTOTAL		SUBTOTAL		23,679,933
CONSTRUCTION CONTINGE	NCY	CONSTRUCTION CONTINGENCY	8.0%	1,894,395
		PHASE 2 PROJECT TOTAL		\$25,574,328

Draft for Review & Co	omment							
Report: Project:	Progress Cost Report Arlington Career Center		6799 Kennedy Road, Suite F	Status: Client:	Feasibili SHW Gro		PM: dd/ct Chckd by: fs/sm	
Location: Arlington, Virginia		Warrenton, Virginia 20187	Submissn:	Feb. 06,	2013	Job no: 14019		
Documents Dated:	01/31/1	4		Ph 540.347.5001 Fax 540.347.5021	Run Date:	See foot	er	
				www.downeyscott.com	Revised:			
LOC REF	SYS#	UNIFORMAT SYSTEM		SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PHASE 2	OPT A	PHASE 2 ITEM SUMMARY				
PHASE 2	OPT A					
PHASE 2	OPT A					
PHASE 2	OPT A	RENOVATION OF EXISTING HIGH SCHOOL		91,850 GSF		
PHASE 2	OPT A					
PHASE 2	OPT A	GENERAL REQUIREMENTS		91,850.00 GSF	\$5.19	476,701.50
PHASE 2	OPT A	EXISTING CONDITIONS DEMOLITION		91,850.00 GSF	\$4.14	380,259.00
PHASE 2	OPT A	CONCRETE		91,850.00 GSF	\$0.63	57,865.50
PHASE 2	OPT A	MASONRY		91,850.00 GSF	\$2.40	220,440.00
PHASE 2	OPT A	METALS		91,850.00 GSF	\$1.37	125,834.50
PHASE 2	OPT A	WOOD, PLASTICS & COMPOSITES		91,850.00 GSF	\$0.12	11,022.00
PHASE 2	OPT A	THERMAL & MOISTURE PROTECTION		91,850.00 GSF	\$4.00	367,400.00
PHASE 2	OPT A	OPENINGS / DOORS AND WINDOWS		91,850.00 GSF	\$5.90	541,915.00
PHASE 2	OPT A	FINISHES		91,850.00 GSF	\$10.65	978,202.50
PHASE 2	OPT A	SPECIALTIES		91,850.00 GSF	\$2.55	234,217.50
PHASE 2	OPT A	EQUIPMENT		91,850.00 GSF	\$2.60	238,810.00
PHASE 2	OPT A	FURNISHINGS		91,850.00 GSF	\$2.30	211,255.00
PHASE 2	OPT A	SPECIAL CONSTRUCTION		91,850.00 GSF	\$0.00	0.00
PHASE 2	OPT A	CONVEYING EQUIPMENT		91,850.00 GSF	\$0.85	78,072.50
PHASE 2	OPT A	FIRE SUPPRESSION		91,850.00 GSF	\$3.50	321,475.00
PHASE 2	OPT A	PLUMBING		91,850.00 GSF	\$9.50	872,575.00
PHASE 2	OPT A	HEATING, VENTILATION & AIR CONDITIONING		91,850.00 GSF	\$40.24	3,696,044.00
PHASE 2	OPT A	ELECTRICAL		91,850.00 GSF	\$25.50	2,342,175.00
PHASE 2	OPT A	PV ARRAY		91,850.00 GSF	\$3.50	321,475.00
PHASE 2	OPT A	COMMUNICATIONS		91,850.00 GSF	\$8.20	753,170.00
PHASE 2	OPT A	ELECTRONIC SAFETY & SECURITY		91,850.00 GSF	\$3.25	298,512.50
PHASE 2	OPT A	EARTHWORK		91,850.00 GSF	\$0.00	0.00
PHASE 2	OPT A	EXTERIOR IMPROVEMENTS		91,850.00 GSF	\$0.00	0.00
PHASE 2	OPT A	UTILITIES	Cistern	91,850.00 GSF	\$4.25	390,362.50
PHASE 2	OPT A					
PHASE 2	OPT A	MARK-UPS	Subtotal			12,917,784.00
PHASE 2	OPT A		GC OH @ 5% & Profit @ 5%	6.95%		897,785.99
PHASE 2	OPT A		Subtotal			13,815,569.99
PHASE 2	OPT A		Bonds & insurance	1.61%		222,430.68
PHASE 2	OPT A		Subtotal	91,850.00 GSF	152.84	14,038,000.66

Draft for Review & Comment								
Report: Project:	Progress Cost Report Arlington Career Center		Prepared by: Downey & 6799 Kennedy Road,		Feasibil SHW Gro	ity Study	PM: dd/ct Chckd by: fs/sm	
Location:	Arlington, Virginia		Warrenton, Virginia	20187 Submissn:	Feb. 06,	2013	Job no: 14019	
Documents Dated:	d: 01/31/14		Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com		See foor	er		
LOC REF	SYS # UNIFORMAT SYS	TEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION	

PHASE 2	OPT A	ADMINISTRATION & ACADEMIC ADDITION		9,400	GSF	
PHASE 2	OPT A					
PHASE 2	OPT A	GENERAL REQUIREMENTS		9,400.00	GSF \$9.75	91,650.00
PHASE 2	OPT A	EXISTING CONDITIONS DEMOLITION		9,400.00	GSF \$0.29	2,726.00
PHASE 2	OPT A	CONCRETE		9,400.00		92,872.00
PHASE 2	OPT A	MASONRY		9,400.00		171,832.00
PHASE 2	OPT A	METALS		9,400.00		142,786.00
PHASE 2	OPT A	WOOD, PLASTICS & COMPOSITES		9,400.00		6,016.00
PHASE 2	OPT A	THERMAL & MOISTURE PROTECTION		9,400.00		101,332.00
PHASE 2	OPT A	OPENINGS / DOORS AND WINDOWS		9,400.00		55,272.00
PHASE 2		FINISHES		9,400.00		101,990.00
PHASE 2	OPT A	SPECIALTIES		9,400.00		29,140.00
PHASE 2	OPT A	EQUIPMENT		9,400.00		40,138.00
PHASE 2	OPT A	FURNISHINGS		9,400.00 9,400.00		122,294.00 0.00
PHASE 2	OPT A	SPECIAL CONSTRUCTION CONVEYING EQUIPMENT		9,400.00	*****	0.00
PHASE 2	OPT A	FIRE SUPPRESSION		9,400.00		32,900.00
PHASE 2 PHASE 2	OPT A			9,400.00		89,300.00
PHASE 2	OPT A	HEATING, VENTILATION & AIR CONDITIONING		9,400.00		378,256.00
PHASE 2	OPT A			9,400.00		239,700.00
PHASE 2	OPT A	COMMUNICATIONS		9,400.00		77,080.00
PHASE 2	OPT A	ELECTRONIC SAFETY & SECURITY		9,400.00		30,550.00
PHASE 2	OPT A	EARTHWORK		9,400.00		75,294.00
PHASE 2	OPT A	EXTERIOR IMPROVEMENTS		9,400.00		85,634.00
PHASE 2	OPT A	UTILITIES		9,400.00		67,680.00
PHASE 2	OPT A			,	•	,
PHASE 2	OPT A	MARK-UPS	Subtotal			2,034,442.00
PHASE 2	OPT A		GC OH & Profit	6.95%		141,393.72
PHASE 2	OPT A		Subtotal			2,175,835.72
PHASE 2	OPT A		Bonds & insurance	1.61%		35,030.96
PHASE 2	OPT A		Subtotal	9,400.00	GSF 235.20	2,210,866.67
		CONSTRUCT LIBRARY SCREEN WALL				
PHASE 2	OPT A	CONSTRUCT LIBRART SCREEN WALL				
PHASE 2	OPT A	DEMOVAL OF EVICTING ABOVE ODOLIND IMPROVEMENTS		4 800 00	CE	14 520 00
PHASE 2	OPT A	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		4,800.00	· · · · · · · · · · · · · · · · · · ·	11,520.00
PHASE 2	OPT A	EXCAVATE & INSTALL CONCRETE PIERS		31.60	•	15,170.37 40,320.00
PHASE 2	OPT A	INSTALL POSTS & FRAME		11.20 6,400.00		140,800.00
PHASE 2 PHASE 2	OPT A	SCREEN WALL PANELS LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00		4,500.00
PHASE 2	OPT A	LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00	L3 \$4,500.00	4,300.00
PHASE 2 PHASE 2	OPT A					
PHASE 2	OPT A	MARK-UPS	Subtotal			212,310.37
PHASE 2	OPT A	WWW. CI C	GC OH @ 5% & Profit @ 5%	6.95%		14,755.57
PHASE 2	OPT A		Subtotal	0.3370		227,065.94
PHASE 2	OPT A		Bonds & insurance	1.61%		3,655.76
PHASE 2	OPT A		Subtotal	6,400.00	SF 36.05	230,721.70
- -				2,	-	,

OPTION B

Draft for Review & Co	omment							
Report: Project: Location:	Arlingt	ss Cost Report on Career Center on, Virginia	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Status: Client: Submissn:	Feasibili SHW Gro Feb. 06,		PM: dd/ct Chckd by: fs/sm Job no: 14019	
Documents Dated:	d: 01/31/14		Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Run Date: Revised:	See footer			
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION	

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

PHASE 1A	OPT B 2 STORY BELOW GRADE PARKING GARAGE	160,000.00 GSF	\$29,064,950
	SITEWORK / ENTRANCE - EXIT TO PARKING GARAGE	1.00 LS	\$238,650
	NEW POOL BUILDING WITH 25 METER POOL	20,000.00 GSF	\$7,627,463
	NEW TEMPORARY PARKING LOT	1.00 LS	\$207,487
	SITEWORK / ELEMENTARY PARENT DROP-OFF	1.00 LS	\$216,474
	SITEWORK / REMOVE TEMP PARKING LOT RE-SOD FOR PUBLIC PLAYFIELD	1.00 LS	\$149,629

SUBTOTAL	SUBTOTAL		37,504,654
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%	0
SUBTOTAL	SUBTOTAL		37,504,654
DESIGN CONTINGENCY	CONTINGENCY	15.00%	5,625,698
SUBTOTAL	SUBTOTAL		43,130,352
PROJECT PHASING PREMIUM	PHASING PREMIUM	2.00%	862,607
SUBTOTAL	SUBTOTAL		43,992,959
OWNER'S SOFT COST ALLOWANCE	SOFT COST	22.5%	9,898,416
SUBTOTAL	SUBTOTAL		53,891,374
CONSTRUCTION CONTINGENCY	CONSTRUCTION CONTINGENCY	8.0%	4,311,310

<u>PHASE 1A PROJECT TOTAL</u> \$58,202,684

Draft for Review & Co	omment							
Report: Project:	Progress Cost Report Arlington Career Center Arlington Virginia		Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F	Status: Client:	SHW Gro		PM: dd/ct Chckd by: fs/sm	
Location: Documents Dated:	5 , 5		Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021	Submissn: Run Date:	Feb. 06, See foot		Job no: 14019	
Doddinents Dates.	01,01,1	-		www.downeyscott.com	Revised:	0001000	.	
LOC REF	SYS#	UNIFORMAT SYSTEM		SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PHASE 1A	OPT B	PHASE 1A ITEM SUMMARY				
PHASE 1A	OPT B					
PHASE 1A	OPT B	2 STORY BELOW GRADE PARKING GARAGE		160,000 GSF <u>5</u>	00 SPACES	
PHASE 1A PHASE 1A	OPT B	GENERAL REQUIREMENTS		160,000.00 GSF	\$4.20	672,000.00
PHASE 1A	OPT B	NEW PARKING GARAGE	FLAT PLATE POURED CONCRETE STRUCTURE	160,000.00 GSF	\$155.68	24,908,800.00
PHASE 1A	OPT B	NEW PARKING GARAGE SITE COSTS	SITE IMPROVEMENTS	160,000.00 GSF	\$7.28	1,164,800.00
PHASE 1A	OPT B	NEW 17MMMO GARAGE GITE GOOTG	OTE INITROVEMENTO	100,000.00 001	Ψ1.20	1,104,000.00
PHASE 1A	OPT B	MARK-UPS	Subtotal		\$167.16	26,745,600.00
PHASE 1A	OPT B		GC OH & Profit	6.95%	*******	1,858,819.20
PHASE 1A	OPT B		Subtotal			28,604,419.20
PHASE 1A	OPT B		Bonds & insurance	1.61%		460,531.15
			Subtotal	160,000.00 GSF	181.66	29,064,950.35
		OITEWORK (ENTRANCE EVIT TO DARKING O	A-D-4-0-F			
PHASE 1A	OPT B	SITEWORK / ENTRANCE - EXIT TO PARKING G	BARAGE			
PHASE 1A	OPT B					
PHASE 1A	OPT B	GENERAL REQUIREMENTS		1.00 LS	\$32,000.00	32,000.00
PHASE 1A	OPT B	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00 LS	\$14,700.00	14,700.00
PHASE 1A	OPT B	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00 LS	\$15,500.00	15,500.00
PHASE 1A	OPT B	CURB, GUTTER & ASPHALT TRAVELWAY		3,277.78 SY	\$38.00	124,555.56
PHASE 1A	OPT B	SITE LIGHTING		2.00 EA	\$4,425.00	8,850.00
PHASE 1A	OPT B	LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00 LS	\$24,000.00	24,000.00
PHASE 1A	OPT B					
PHASE 1A	OPT B					
PHASE 1A	OPT B	MARK-UPS	Subtotal			219,605.56
PHASE 1A	OPT B		GC OH & Profit	6.95%		15,262.59
PHASE 1A	OPT B		Subtotal	4.0404		234,868.14
PHASE 1A	OPT B		Bonds & insurance	1.61%		3,781.38
			Subtotal	1.00 LS		238,649.52

Draft for Review & Comment									
Report:	Progress Cost Report		Prepared by: Downey & Scott, LLC	Status:	Feasibility Study		PM: dd/ct		
Project:	ct: Arlington Career Center		6799 Kennedy Road, Suite F	Client: SH		oup	Chckd by: fs/sm		
Location:	ation: Arlington, Virginia		Warrenton, Virginia 20187	Submissn:	Feb. 06,	2013	Job no: 14019		
Documents Dated:	Documents Dated: 01/31/14		Ph 540.347.5001 Fax 540.347.5021	Run Date:	See foot	er			
			www.downeyscott.com	Revised:					
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

PHASE 1A	OPT B	NEW POOL BUILDING WITH 25 METER POOL		20,000	GSF	
PHASE 1A	OPT B					
PHASE 1A	OPT B	GENERAL REQUIREMENTS		20,000.00) GSF \$30.00	600,000.00
PHASE 1A	OPT B	EXISTING CONDITIONS DEMOLITION		20,000.00) GSF \$0.60	12,000.00
PHASE 1A	OPT B	CONCRETE		20,000.00) GSF \$11.30	226,000.00
PHASE 1A	OPT B	MASONRY		20,000.00) GSF \$18.21	364,200.00
PHASE 1A	OPT B	METALS		20,000.00) GSF \$24.20	484,000.00
PHASE 1A	OPT B	WOOD, PLASTICS & COMPOSITES		20,000.00) GSF \$1.85	37,000.00
PHASE 1A	OPT B	THERMAL & MOISTURE PROTECTION		20,000.00) GSF \$9.49	189,800.00
PHASE 1A	OPT B	OPENINGS / DOORS AND WINDOWS		20,000.00) GSF \$4.96	99,200.00
PHASE 1A	OPT B	FINISHES		20,000.00) GSF \$10.60	212,000.00
PHASE 1A	OPT B			20,000.00		
PHASE 1A	OPT B	EQUIPMENT		20,000.00		
PHASE 1A	OPT B	FURNISHINGS		20,000.00		
PHASE 1A	OPT B	SPECIAL CONSTRUCTION		20,000.00		
PHASE 1A	OPT B	CONVEYING EQUIPMENT		20,000.00		
PHASE 1A	OPT B			20,000.00		
PHASE 1A	OPT B			20,000.00		
PHASE 1A	OPT B	HEATING, VENTILATION & AIR CONDITIONING		20,000.00		
PHASE 1A	OPT B			20,000.00		
PHASE 1A	OPT B	COMMUNICATIONS		20,000.00		
PHASE 1A	OPT B	ELECTRONIC SAFETY & SECURITY		20,000.00		
PHASE 1A	OPT B			20,000.00		
PHASE 1A	OPT B	EXTERIOR IMPROVEMENTS		20,000.00	77	
PHASE 1A	OPT B	UTILITIES		20,000.00) GSF \$6.45	129,000.00
PHASE 1A	OPT B	MARKURO	0.1			70400000
PHASE 1A	OPT B	MARK-UPS	Subtotal	0.050		7,018,800.00
PHASE 1A	OPT B		GC OH & Profit	6.95%		487,806.60
PHASE 1A	OPT B		Subtotal	4.040	•	7,506,606.60
PHASE 1A	OPT B		Bonds & insurance Subtotal	1.61%		120,856.37
PHASE 1A	OPT B		Subtotal	20,000.00	GSF 381.37	7,627,462.97
PHASE 1A	OPT B	NEW TEMPORARY PARKING LOT				
PHASE 1A	OPT B					
PHASE 1A	OPT B	GENERAL REQUIREMENTS		1.00) LS \$32,000.00	32,000.00
PHASE 1A	OPT B	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS			D LS \$2,500.00	· ·
PHASE 1A	OPT B	MODIFY UNDERGROUND UTILITIES FOR ACCESS			D LS \$4,680.00	
PHASE 1A	OPT B	NEW TEMPORARY PAVED AREA (ASSUME 6" STONE W/ 2" ASPHALT)		4,444		
PHASE 1A	OPT B	· · · · · · · · · · · · · · · · · · ·		10.00		
PHASE 1A	OPT B	LANDSCAPING, SEED & SOD, TREES & SHRUBS) LS \$7,500.00	
PHASE 1A	OPT B					
PHASE 1A	OPT B	MARK-UPS	Subtotal			190,930.00
PHASE 1A	OPT B		GC OH & Profit	6.95%	,	13,269.64
PHASE 1A	OPT B		Subtotal			204,199.64
PHASE 1A	OPT B		Bonds & insurance	1.61%	,	3,287.61
PHASE 1A	OPT B		Subtotal	1.00) LS	207,487.25
		CITEMORY / ELEMENTARY DARENT SECONDE	_			
PHASE 1A	OPT B	SITEWORK / ELEMENTARY PARENT DROP-OF	-			
PHASE 1A	OPT B					
PHASE 1A	OPT B	GENERAL REQUIREMENTS		1.00	D LS \$41,000.00	41,000.00

Report: Project: Location: Documents Dated:	Arlingt	ess Cost Report on Career Center on, Virginia 14	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: Client: Submissn: Run Date: Revised:	Feasibil SHW Gro Feb. 06, See foot	2013	PM: dd/ct Chckd by: fs/sm Job no: 14019
LOC REF	eve #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
LOCKER	313#	UNIFORMAT STSTEM	SPECIFICATION	QUANTITY	U/IVI	UNIT COST	EXTENSION
PHASE 1A	OPT B	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$16,200.00	16,200.00
PHASE 1A	OPT B	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00	LS	\$3,500.00	3,500.00
PHASE 1A	OPT B	NEW DROP-OFF WITH TURN AROUND CUL DE SAC		8,750.00	SF	\$14.00	122,500.00
PHASE 1A	OPT B	SITE LIGHTING		2.00	EA	\$4,250.00	8,500.00
PHASE 1A	OPT B	LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00	LS	\$7,500.00	7,500.00
PHASE 1A	OPT B						
PHASE 1A	OPT B						
PHASE 1A	OPT B	MARK-UPS	Subtotal				199,200.00
PHASE 1A	OPT B		GC OH & Profit	6.95%			13,844.40
PHASE 1A	OPT B		Subtotal				213,044.40
PHASE 1A	OPT B		Bonds & insurance	1.61%			3,430.01
PHASE 1A	OPT B		Subtotal	1.00	LS		216,474.41
PHASE 1A	OPT B						
PHASE 1A	OPT B	SITEWORK / REMOVE TEMP PARKING LOT R	E-SOD FOR PUBLIC PLAYFIELD				
PHASE 1A	OPT B						
PHASE 1A	OPT B	GENERAL REQUIREMENTS		1.00	LS	\$24,000.00	24,000.00
PHASE 1A	OPT B	REMOVAL OF EXISTING TEMPORARY PARKING LOT		4,444	SY	\$6.50	28,888.89
PHASE 1A	OPT B	REMOVE EXISTING SITE LIGHTING		0.00	EA	\$385.00	0.00
PHASE 1A	OPT B	NEW TOPSOIL AND FINE GRADING		4,444	SY	\$8.08	35,911.11
PHASE 1A	OPT B	SITE LIGHTING (DOES NOT INCLUDE BALLFIELD TYPE LIGHTING)		8.00	EA	\$4,250.00	34,000.00
PHASE 1A	OPT B	LANDSCAPING, SEED & SOD, TREES & SHRUBS		4,444	SY	\$3.35	14,888.89
PHASE 1A	OPT B						
PHASE 1A	OPT B						
PHASE 1A	OPT B	MARK-UPS	Subtotal				137,688.89
PHASE 1A	OPT B		GC OH & Profit	6.95%			9,569.38
PHASE 1A	OPT B		Subtotal				147,258.27
PHASE 1A	OPT B		Bonds & insurance	1.61%			2,370.86
PHASE 1A	OPT B		Subtotal	1.00	LS		149,629.12

Draft for Review & Co	mment						
Report: Project: Location:	Arlingt	ss Cost Report on Career Center on, Virginia	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Status: Client: Submissn:	Feasibili SHW Gro Feb. 06,		PM: dd/ct Chckd by: fs/sm Job no: 14019
Documents Dated:	3.4 , 3 4		Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Run Date: Revised:	See foot	er	
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

PHASE 1B	OPT B RENOVATION OF EXISTING HIGH SCHOOL	91,850.00 GSF	\$14,312,492
	ADMINISTRATION & ACADEMIC ADDITION	9,400.00 GSF	\$2,210,867
	CONSTRUCT LIBRARY SCREEN WALL	6,400.00 SF	\$254,630
	DEMOLISH ONE BAY CTE (Animal Husbandry)	5,000.00 GSF	\$40,752
	SITEWORK / SERVICE DRIVE TO CTE COURTYARD	1.00 LS	\$94,023
	2 STORY CTE & LAB ADDITION	35,480.00 GSF	\$8,523,364
	3 STORY FITNESS, FOOD SERVICE & ARTS BLDG (PARTIAL)	28,800.00 GSF	\$6,335,867
	MAINTAIN EXISTING CTE HIGH BAYS FOR SCHOOL USE	20,500.00 GSF	\$132,553
	TEMPORARY DINING IN CARPENTRY STUDIO	8,800.00 SF	\$740,995

SUBTOTAL	SUBTOTAL		32,645,541
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%	0
SUBTOTAL	SUBTOTAL		32,645,541
DESIGN CONTINGENCY	CONTINGENCY	15.00%	4,896,831
SUBTOTAL	SUBTOTAL		37,542,372
PROJECT PHASING PREMIUM	PHASING PREMIUM	2.00%	750,847
SUBTOTAL	SUBTOTAL		38,293,220
OWNER'S SOFT COST ALLOWANCE	SOFT COST	22.5%	8,615,974
SUBTOTAL	SUBTOTAL		46,909,194
CONSTRUCTION CONTINGENCY	CONSTRUCTION CONTINGENCY	8.0%	3,752,736

PHASE 1B PROJECT TOTAL \$50,661,930

Draft for Review & Co	omment							
Report:	Progre	ss Cost Report		Prepared by: Downey & Scott, LLC	Status:	Feasibili	ty Study	PM: dd/ct
Project:	Arlingt	on Career Center		6799 Kennedy Road, Suite F	Client:	SHW Gro	up	Chckd by: fs/sm
Location:	Arlingt	on, Virginia		Warrenton, Virginia 20187	Submissn:	Feb. 06,	2013	Job no: 14019
Documents Dated:	01/31/1	4		Ph 540.347.5001 Fax 540.347.5021	Run Date:	See foot	er	
				www.downeyscott.com	Revised:			
			•					
LOC REF	SYS#	UNIFORMAT SYSTEM		SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PHASE 1B	OPT B	PHASE 1B ITEM SUMMARY				
PHASE 1B	OPT B					
PHASE 1B	OPT B	RENOVATION OF EXISTING HIGH SCHOOL		91,850 GSF		
PHASE 1B	OPT B			•		
PHASE 1B	OPT B	GENERAL REQUIREMENTS		91,850.00 GSF	\$5.19	476,701.50
PHASE 1B	OPT B	EXISTING CONDITIONS DEMOLITION		91,850.00 GSF	\$4.14	380,259.00
PHASE 1B	OPT B	CONCRETE		91,850.00 GSF	\$0.63	57,865.50
PHASE 1B	OPT B	MASONRY		91,850.00 GSF	\$2.40	220,440.00
PHASE 1B	OPT B	METALS		91,850.00 GSF	\$1.37	125,834.50
PHASE 1B	OPT B	WOOD, PLASTICS & COMPOSITES		91,850.00 GSF	\$0.12	11,022.00
PHASE 1B	OPT B	THERMAL & MOISTURE PROTECTION		91,850.00 GSF	\$4.00	367,400.00
PHASE 1B	OPT B	OPENINGS / DOORS AND WINDOWS		91,850.00 GSF	\$5.90	541,915.00
PHASE 1B	OPT B	FINISHES		91,850.00 GSF	\$10.65	978,202.50
PHASE 1B	OPT B	SPECIALTIES		91,850.00 GSF	\$2.55	234,217.50
PHASE 1B	OPT B	EQUIPMENT		91,850.00 GSF	\$2.60	238,810.00
PHASE 1B	OPT B	FURNISHINGS		91,850.00 GSF	\$2.30	211,255.00
PHASE 1B	OPT B	SPECIAL CONSTRUCTION		91,850.00 GSF	\$0.00	0.00
PHASE 1B	OPT B	CONVEYING EQUIPMENT		91,850.00 GSF	\$0.85	78,072.50
PHASE 1B	OPT B	FIRE SUPPRESSION		91,850.00 GSF	\$3.50	321,475.00
PHASE 1B	OPT B	PLUMBING		91,850.00 GSF	\$9.50	872,575.00
PHASE 1B	OPT B	HEATING, VENTILATION & AIR CONDITIONING		91,850.00 GSF	\$40.24	3,696,044.00
PHASE 1B	OPT B	ELECTRICAL		91,850.00 GSF	\$25.50	2,342,175.00
PHASE 1B	OPT B	PV ARRAY		91,850.00 GSF	\$3.50	321,475.00
PHASE 1B	OPT B	COMMUNICATIONS		91,850.00 GSF	\$8.20	753,170.00
PHASE 1B	OPT B	ELECTRONIC SAFETY & SECURITY		91,850.00 GSF	\$3.25	298,512.50
PHASE 1B	OPT B	MEP DEMOLITION		91,850.00 GSF	\$2.75	252,587.50
PHASE 1B	OPT B	EARTHWORK		91,850.00 GSF	\$0.00	0.00
PHASE 1B	OPT B	EXTERIOR IMPROVEMENTS		91,850.00 GSF	\$0.00	0.00
PHASE 1B	OPT B	UTILITIES	Cistern	91,850.00 GSF	\$4.25	390,362.50
PHASE 1B	OPT B					
PHASE 1B	OPT B	MARK-UPS	Subtotal			13,170,371.50
PHASE 1B	OPT B		GC OH @ 5% & Profit @ 5%	6.95%		915,340.82
PHASE 1B	OPT B		Subtotal			14,085,712.32
PHASE 1B	OPT B		Bonds & insurance	1.61%		226,779.97
PHASE 1B	OPT B		Subtotal	91,850.00 GSF	155.82	14,312,492.29

Draft for Review & Co	omment							
Report: Project:		ss Cost Report on Career Center	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F	Status: Client:	Feasibility Study SHW Group		PM: dd/ct Chckd by: fs/sm	
Location:	Arlingt	on, Virginia	Warrenton, Virginia 20187	Submissn:	Feb. 06,	2013	Job no: 14019	
Documents Dated:	01/31/1	4	Ph 540.347.5001 Fax 540.347.5021 www.downevscott.com	Run Date: Revised:	See footer			
			www.downeyscott.com	iteviseu.				
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION	

PHASE 1B	OPT B	ADMINISTRATION & ACADEMIC ADDITION		9,400	GSF	
PHASE 1B	OPT B			-,		
PHASE 1B	OPT B	GENERAL REQUIREMENTS		9,400.00	GSF \$9.75	91,650.00
PHASE 1B	OPT B	EXISTING CONDITIONS DEMOLITION		9,400.00	GSF \$0.29	2,726.00
PHASE 1B	OPT B	CONCRETE		9,400.00	GSF \$9.88	92,872.00
PHASE 1B	OPT B	MASONRY		9,400.00	GSF \$18.28	171,832.00
PHASE 1B	OPT B	METALS		9,400.00	GSF \$15.19	142,786.00
PHASE 1B	OPT B	WOOD, PLASTICS & COMPOSITES		9,400.00	GSF \$0.64	6,016.00
PHASE 1B	OPT B	THERMAL & MOISTURE PROTECTION		9,400.00	GSF \$10.78	101,332.00
PHASE 1B	OPT B	OPENINGS / DOORS AND WINDOWS		9,400.00	GSF \$5.88	55,272.00
PHASE 1B	OPT B	FINISHES		9,400.00	GSF \$10.85	101,990.00
PHASE 1B	OPT B	SPECIALTIES		9,400.00	GSF \$3.10	29,140.00
PHASE 1B	OPT B	EQUIPMENT		9,400.00		40,138.00
PHASE 1B	OPT B	FURNISHINGS		9,400.00	GSF \$13.01	122,294.00
PHASE 1B	OPT B	SPECIAL CONSTRUCTION		9,400.00	GSF \$0.00	0.00
PHASE 1B	OPT B	CONVEYING EQUIPMENT		9,400.00		0.00
PHASE 1B	OPT B	FIRE SUPPRESSION		9,400.00		32,900.00
PHASE 1B	OPT B	PLUMBING		9,400.00		89,300.00
PHASE 1B	OPT B	HEATING, VENTILATION & AIR CONDITIONING		9,400.00		378,256.00
PHASE 1B	OPT B	ELECTRICAL		9,400.00		239,700.00
PHASE 1B	OPT B	COMMUNICATIONS		9,400.00	** *	77,080.00
PHASE 1B	OPT B	ELECTRONIC SAFETY & SECURITY		9,400.00		30,550.00
PHASE 1B	OPT B	EARTHWORK		9,400.00		75,294.00
PHASE 1B	OPT B	EXTERIOR IMPROVEMENTS		9,400.00		85,634.00
PHASE 1B	OPT B	UTILITIES		9,400.00	GSF \$7.20	67,680.00
PHASE 1B	OPT B	MARKURA	0.11			0.004.440.00
PHASE 1B	OPT B	MARK-UPS	Subtotal			2,034,442.00
PHASE 1B	OPT B		GC OH & Profit	6.95%		141,393.72
PHASE 1B	OPT B		Subtotal	4.040/		2,175,835.72
PHASE 1B	OPT B		Bonds & insurance	1.61%		35,030.96
PHASE 1B	OPT B		Subtotal	9,400.00	GSF 235.20	2,210,866.67
PHASE 1B	OPT B	CONSTRUCT LIBRARY SCREEN WALL				
PHASE 1B	OPT B					
PHASE 1B	OPT B	GENERAL REQUIREMENTS		1.00	LS \$22,000.00	22,000.00
PHASE 1B	OPT B	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		4,800.00	. ,,	11,520.00
PHASE 1B	OPT B	EXCAVATE & INSTALL CONCRETE PIERS		31.60		15,170.37
PHASE 1B	OPT B	INSTALL POSTS & FRAME		11.20		40,320.00
PHASE 1B	OPT B	SCREEN WALL PANELS		6,400.00		140,800.00
PHASE 1B	OPT B	LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00		4,500.00
PHASE 1B	OPT B				* ,	•
PHASE 1B	OPT B					
PHASE 1B	OPT B	MARK-UPS	Subtotal			234,310.37
PHASE 1B	OPT B		GC OH @ 5% & Profit @ 5%	6.95%		16,284.57
PHASE 1B	OPT B		Subtotal			250,594.94
PHASE 1B	OPT B		Bonds & insurance	1.61%		4,034.58
PHASE 1B	OPT B		Subtotal	6,400.00	SF 39.79	254,629.52
811105 18	OPT 5	DEMOLISH ONE BAY CTE (Animal Husbandry)		5.000	GSE	
PHASE 1B	OPT B	DEMOCION ONE DAT CTE (Allilla Husballury)		5,000	931	
PHASE 1B	OPT B					

Draft for Review & Co Report: Project: Location: Documents Dated:	Progre Arlingt	ess Cost Report ton Career Center ton, Virginia	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: Client: Submissn: Run Date: Revised:	Feasibili SHW Gro Feb. 06, See foot	2013	PM: dd/ct Chckd by: fs/sm Job no: 14019
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSIO
	10.0	0.000	01 2011 107111011	ασ	07111	0	27112110101
PHASE 1B	OPT B	GENERAL REQUIREMENTS		5,000.00	GSF	\$1.65	8,250.00
PHASE 1B	OPT B	RAZE EXISTING BAY		5,000.00	GSF	\$5.85	29,250.0
PHASE 1B	OPT B						
PHASE 1B	OPT B	MARK-UPS	Subtotal				37,500.0
PHASE 1B	OPT B		GC OH & Profit	6.95%			2,606.2
PHASE 1B	OPT B		Subtotal				40,106.2
PHASE 1B	OPT B		Bonds & insurance	1.61%			645.7
PHASE 1B	OPT B		Subtotal	5,000.00	GSF	8.15	40,751.90
PHASE 1B	ОРТ В	SITEWORK / SERVICE DRIVE TO CTE COUR	TYARD				
PHASE 1B	OPT B						
PHASE 1B	OPT B	GENERAL REQUIREMENTS		1.00	LS	\$24,000.00	24,000.0
PHASE 1B	OPT B	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$5,500.00	5,500.0
PHASE 1B	OPT B	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00	LS	\$3,500.00	3,500.0
PHASE 1B	OPT B	NEW SERVICE DRIVE TO CTE COURTYARD		1,600.00	SF	\$17.20	27,520.0
PHASE 1B	OPT B	CONCRETE SIDEWALKS		1.00		\$14,000.00	14,000.0
PHASE 1B	OPT B	SITE LIGHTING		2.00		\$4,250.00	8,500.0
PHASE 1B	OPT B	LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00	LS	\$3,500.00	3,500.0
PHASE 1B	OPT B						
PHASE 1B	OPT B						
PHASE 1B		MARK-UPS	Subtotal				86,520.0
PHASE 1B	OPT B		GC OH & Profit	6.95%			6,013.1
PHASE 1B	OPT B		Subtotal				92,533.1
PHASE 1B	OPT B		Bonds & insurance	1.61%			1,489.7
PHASE 1B	OPT B		Subtotal	1.00	LS		94,022.9

Draft for Review & C	omment							
Report: Project: Location:	Arlingt Arlingt	ss Cost Report on Career Center on, Virginia		Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Status: Client: Submissn:	Feasibili SHW Gro Feb. 06,	up 2013	PM: dd/ct Chckd by: fs/sm Job no: 14019
Documents Dated:	euments Dated: 01/31/14		Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Run Date: Revised:	See footer			
LOC REF	SYS#	UNIFORMAT SYSTEM		SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PHASE 1B	OPT B	2 STORY CTE & LAB ADDITION		35,480 G	SF	
PHASE 1B	OPT B			,		
PHASE 1B	OPT B	GENERAL REQUIREMENTS		35,480.00 GS	SF \$12.75	452,370.00
PHASE 1B	OPT B	EXISTING CONDITIONS DEMOLITION		35.480.00 GS	, .	10,289.20
PHASE 1B	OPT B	CONCRETE		35.480.00 GS	***	350,542.40
PHASE 1B	OPT B	MASONRY		35,480.00 GS	*****	648,574.40
PHASE 1B	OPT B	METALS		35.480.00 GS		538,941.20
PHASE 1B	OPT B	WOOD, PLASTICS & COMPOSITES		35,480.00 GS	¥	22,707.20
PHASE 1B	OPT B	THERMAL & MOISTURE PROTECTION		35,480.00 GS		382,474.40
PHASE 1B	OPT B	OPENINGS / DOORS AND WINDOWS		35,480.00 GS	*	208,622.40
PHASE 1B	OPT B	FINISHES		35,480.00 GS		384,958.00
PHASE 1B	OPT B	SPECIALTIES		35,480.00 GS		109,988.00
PHASE 1B	OPT B	EQUIPMENT		35,480.00 GS	_	151,499.60
PHASE 1B	OPT B	FURNISHINGS		35,480.00 GS	_	461,594.80
PHASE 1B	OPT B	SPECIAL CONSTRUCTION		35,480.00 GS		0.00
				35,480.00 GS	_	
PHASE 1B	OPT B	CONVEYING EQUIPMENT		,		57,832.40
PHASE 1B	OPT B	FIRE SUPPRESSION		35,480.00 GS	_	124,180.00
PHASE 1B	OPT B	PLUMBING		35,480.00 GS		337,060.00
PHASE 1B	OPT B	HEATING, VENTILATION & AIR CONDITIONING		35,480.00 GS	_	1,427,715.20
PHASE 1B	OPT B	ELECTRICAL		35,480.00 GS	_	904,740.00
PHASE 1B	OPT B	COMMUNICATIONS		35,480.00 GS	T	290,936.00
PHASE 1B	OPT B	ELECTRONIC SAFETY & SECURITY		35,480.00 GS		115,310.00
PHASE 1B	OPT B	EARTHWORK		35,480.00 GS	_	284,194.80
PHASE 1B	OPT B	EXTERIOR IMPROVEMENTS		35,480.00 GS		323,222.80
PHASE 1B	OPT B	UTILITIES		35,480.00 GS	SF \$7.20	255,456.00
PHASE 1B	OPT B					
PHASE 1B	OPT B	MARK-UPS	Subtotal			7,843,208.80
PHASE 1B	OPT B		GC OH & Profit	6.95%		545,103.01
PHASE 1B	OPT B		Subtotal			8,388,311.81
PHASE 1B	OPT B		Bonds & insurance	1.61%		135,051.82
PHASE 1B	OPT B		Subtotal	35,480.00 GS	F 240.23	8,523,363.63

Draft for Review & C	omment							
Report: Project: Location:	Arlingt Arlingt	ss Cost Report on Career Center on, Virginia		Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Status: Client: Submissn:	Feasibili SHW Gro Feb. 06,	up 2013	PM: dd/ct Chckd by: fs/sm Job no: 14019
Documents Dated:	euments Dated: 01/31/14		Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Run Date: Revised:	See footer			
LOC REF	SYS#	UNIFORMAT SYSTEM		SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

		2 CTORY FITNESS FOOD SERVICE	A ARTO DI DO (RARTIAL)	20,000,005		
PHASE 1B	OPT B	3 STORY FITNESS, FOOD SERVICE	& ARTS BLDG (PARTIAL)	28,800 GSF		
PHASE 1B	OPT B			00.000.00		400 000 00
PHASE 1B	OPT B	GENERAL REQUIREMENTS		28,800.00 GSF	\$3.60	103,680.00
PHASE 1B	OPT B	EXISTING CONDITIONS DEMOLITION		28,800.00 GSF	\$0.26	7,488.00
PHASE 1B	OPT B	CONCRETE		28,800.00 GSF 28,800.00 GSF	\$9.85	283,680.00 528,480.00
PHASE 1B	OPT B	MASONRY		28,800.00 GSF 28,800.00 GSF	\$18.35	415,008.00
PHASE 1B	OPT B OPT B	METALS		28,800.00 GSF 28,800.00 GSF	\$14.41	18,432.00
PHASE 1B PHASE 1B	OPT B	WOOD, PLASTICS & COMPOSITES THERMAL & MOISTURE PROTECTION		28,800.00 GSF 28,800.00 GSF	\$0.64 \$8.49	244,512.00
	OPT B	OPENINGS / DOORS AND WINDOWS		28,800.00 GSF	\$8.49 \$4.96	142,848.00
PHASE 1B PHASE 1B	OPT B	FINISHES		28,800.00 GSF	\$9.43	271,584.00
PHASE 1B	OPT B	SPECIALTIES		28,800.00 GSF	\$3.10	89,280.00
PHASE 1B	OPT B	EQUIPMENT		28,800.00 GSF	\$3.10 \$4.27	122,976.00
PHASE 1B	OPT B	FURNISHINGS		28,800.00 GSF	\$13.01	374,688.00
PHASE 1B	OPT B	SPECIAL CONSTRUCTION		28,800.00 GSF	\$0.00	0.00
PHASE 1B	OPT B	CONVEYING EQUIPMENT		28.800.00 GSF	\$3.15	90,720.00
PHASE 1B	OPT B	FIRE SUPPRESSION		28.800.00 GSF	\$3.50	100,800.00
PHASE 1B	OPT B	PLUMBING		28,800.00 GSF	\$9.50	273,600.00
PHASE 1B	OPT B	HEATING, VENTILATION & AIR CONDITIONING		28,800.00 GSF	\$40.24	1,158,912.00
PHASE 1B	OPT B	ELECTRICAL		28,800.00 GSF	\$25.50	734,400.00
PHASE 1B	OPT B	COMMUNICATIONS		28,800.00 GSF	\$8.20	236,160.00
PHASE 1B	OPT B	ELECTRONIC SAFETY & SECURITY		28,800.00 GSF	\$3.25	93,600.00
PHASE 1B	OPT B	EARTHWORK		28,800.00 GSF	\$4.49	129,312.00
PHASE 1B	OPT B	EXTERIOR IMPROVEMENTS		28,800.00 GSF	\$7.15	205,920.00
PHASE 1B	OPT B	UTILITIES		28,800.00 GSF	\$7.09	204,192.00
PHASE 1B	OPT B					
PHASE 1B	OPT B	MARK-UPS	Subtotal			5,830,272.00
PHASE 1B	OPT B		GC OH @ 5% & Profit @ 5%	6.95%		405,203.90
PHASE 1B	OPT B		Subtotal			6,235,475.90
PHASE 1B	OPT B		Bonds & insurance	1.61%		100,391.16
PHASE 1B	OPT B		Subtotal	28,800.00 GSF	220.00	6,335,867.07
PHASE 1B	OPT B	MAINTAIN EXISTING CTE HIGH BAY	S FOR SCHOOL USE	20,500 GSF		
PHASE 1B	OPT B	Exionito di Enioni Bai	5 . 5	20,000 001		
PHASE 1B	OPT B	GENERAL REQUIREMENTS		20.500.00 GSF	\$1.65	33,825.00
PHASE 1B	OPT B	MODIFY INTERIOR FINISHES		20,500.00 SF	\$4.30	88,150.00
PHASE 1B	OPT B	MODII I INTERIOR I INIGILES		20,300.00 01	φ4.30	00,130.00
PHASE 1B	OPT B					
PHASE 1B	OPT B	MARK-UPS	Subtotal			121,975.00
PHASE 1B	OPT B		GC OH @ 5% & Profit @ 5%	6.95%		8,477.26
PHASE 1B	OPT B		Subtotal	5.5575		130,452.26
PHASE 1B	OPT B		Bonds & insurance	1.61%		2,100.28
PHASE 1B	OPT B		Subtotal	20,500.00 GSF	6.47	132,552.54
. 12.02.10	0.10			20,000.00	•	.02,002.04

Draft for Review & Co	omment						
Report: Project:			Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F	Status: Client:	Feasibili SHW Gro		PM: dd/ct Chckd by: fs/sm
Location:	Arlingt	on, Virginia	Warrenton, Virginia 20187	Submissn:	Feb. 06,	2013	Job no: 14019
Documents Dated:	01/31/1	4	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See foot	er	
			www.downeyscott.com	Revised:			
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PHASE 1B	OPT B	TEMPORARY DINING IN CARPENTRY STUDIO		8,800 GSF		
PHASE 1B	OPT B					
PHASE 1B	OPT B	GENERAL REQUIREMENTS		1.00 LS	\$48,000.00	48,000.00
PHASE 1B	OPT B	DEMOLITION OF EXISTING INTERIOR		8,800.00 SF	\$3.60	31,680.00
PHASE 1B	OPT B	NEW INTERIOR FINISHES		8,800.00 SF	\$9.43	82,984.00
PHASE 1B	OPT B	FOOD SERVICE EQUIPMENT		8,800.00 SF	\$18.00	158,400.00
PHASE 1B	OPT B	MECHANICAL, ELECTRIC & PLUMBING		8,800.00 EA	\$41.00	360,800.00
PHASE 1B	OPT B					
PHASE 1B	OPT B					
PHASE 1B	OPT B	MARK-UPS	Subtotal			681,864.00
PHASE 1B	OPT B		GC OH & Profit	6.95%		47,389.55
PHASE 1B	OPT B		Subtotal			729,253.55
PHASE 1B	OPT B		Bonds & insurance	1.61%		11,740.98
PHASE 1B	OPT B		Subtotal	1.00 LS		740,994.53

Draft for Review & Comment									
Report:	t: Progress Cost Report		Prepared by: Downey & Scott, LLC	Status:	Feasibili	ty Study	PM: dd/ct Chckd by: fs/sm		
Project:	Project: Arlington Career Center		6799 Kennedy Road, Suite F	Client:	SHW Gro	up			
Location:	Location: Arlington, Virginia		Warrenton, Virginia 20187	Submissn:	Feb. 06,	2013	Job no: 14019		
Documents Dated:	ocuments Dated: 01/31/14			Ph 540.347.5001 Fax 540.347.5021	Run Date:	See foot	See footer		
		www.downeyscott.com	Revised:						
LOC REF	SYS#	UNIFORMAT SYSTEM		SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION	
•	•	•							

LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
PROJECT	HARD	CONSTRUCTION COST SUMMARY					
HARD CONST	RUCTION						
PHASE 2	OPT B	DEMOLITION OF REMAINING CTE LABS		20,500.00	GSF		\$167,083
		3 STORY 9th STREET BUILDING		111,690.00	GSF		\$24,286,052
		PUBLIC PIAZZA & STREETSCAPE		1.00	LS		\$201,804
		SITEWORK / BUS DROP-OFF FOR HIGH SCHOOL		1.00	LS		\$81,287
SUBTOTAL			SUBTOTAL				24,736,225
ESCALATION	TO BID		REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				24,736,225
DESIGN CONTINGENCY			CONTINGENCY	15.00%			3,710,434
SUBTOTAL			SUBTOTAL				28,446,659
PROJECT PHASING PREMIUM		EMIUM	PHASING PREMIUM	2.00%			568,933
SUBTOTAL			SUBTOTAL				29,015,592
OWNER'S SOFT COST ALLOWANCE		ALLOWANCE	SOFT COST	22.5%			6,528,508
SUBTOTAL			SUBTOTAL				35,544,100
CONSTRUCTI	ON CONT	NGENCY	CONSTRUCTION CONTINGENCY	8.0%			2,843,528
			PHASE 1C PROJECT TOTAL				\$38,387,628
PHASE 2		PHASE 2 ITEM SUMMARY					
PHASE 2	OPT B						
PHASE 2	OPT B	DEMOLITION OF REMAINING CTE LABS		20,500	GSF		
PHASE 2	OPT B						
PHASE 2	OPT B	GENERAL REQUIREMENTS		20,500.00		\$1.65	33,825.00
PHASE 2 PHASE 2	OPT B OPT B	RAZE EXISTING CTE LAB BUILDING WHICH REMAINS		20,500.00	GSF	\$5.85	119,925.00
PHASE 2	OPT B						
PHASE 2	OPT B	MARK-UPS	Subtotal				153,750.00
PHASE 2	OPT B		GC OH @ 5% & Profit @ 5%	6.95%			10,685.63
PHASE 2	OPT B		Subtotal Bonds & insurance	1.61%			164,435.63 2,647.41
PHASE 2 PHASE 2	OPT B OPT B		Subtotal	20,500.00	GSF	8.15	2,647.41 167,083.04
PHASE 2	OPT B		- un 10 101	20,300.00	50.	3.13	101,000.04

Draft for Review & Co								
Report: Project: Location: Documents Dated:	Progress Cost Report Arlington Career Center Arlington, Virginia		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: Client: Submissn: Run Date: Revised:	Feasibility Study SHW Group Feb. 06, 2013 See footer		PM: dd/ct Chckd by: fs/sm Job no: 14019	
LOC REF	SVS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION	
LOCKLI	313#	ONII ONIMAT STSTEM	3F E GII TOATTON	QUANTITI	O/IVI	UNIT COST	LATENSION	
PHASE 2	OPT B	EXISTING CONDITIONS DEMOLITION		111.690.00	GSF	\$0.26	29,039.40	
PHASE 2	OPT B	CONCRETE		111,690.00	GSF	\$9.85	1,100,146.50	
PHASE 2	OPT B	MASONRY		111,690.00	GSF	\$18.35	2,049,511.50	
PHASE 2	OPT B	METALS		111,690.00	GSF	\$14.41	1,609,452.90	
PHASE 2	OPT B	WOOD, PLASTICS & COMPOSITES		111,690.00	GSF	\$0.64	71,481.60	
PHASE 2	OPT B	THERMAL & MOISTURE PROTECTION		111,690.00	GSF	\$8.49	948,248.10	
PHASE 2	OPT B	OPENINGS / DOORS AND WINDOWS		111,690.00		\$4.96	553,982.40	
PHASE 2	OPT B	FINISHES		111,690.00		\$9.43	1,053,236.70	
PHASE 2	OPT B	SPECIALTIES		111,690.00		\$3.10	346,239.00	
PHASE 2	OPT B	EQUIPMENT		111,690.00		\$4.27	476,916.30	
PHASE 2	OPT B	FURNISHINGS		111,690.00		\$13.01	1,453,086.90	
PHASE 2	OPT B	SPECIAL CONSTRUCTION		111,690.00		\$0.00	0.00	
PHASE 2	OPT B	CONVEYING EQUIPMENT		111,690.00		\$0.80	89,352.00	
PHASE 2	OPT B	FIRE SUPPRESSION		111,690.00		\$3.50	390,915.00	
PHASE 2	OPT B	PLUMBING		111,690.00		\$9.50	1,061,055.00	
PHASE 2	OPT B	HEATING, VENTILATION & AIR CONDITIONING		111,690.00		\$40.24	4,494,405.60	
PHASE 2	OPT B	ELECTRICAL		111,690.00		\$25.50	2,848,095.00	
PHASE 2	OPT B	COMMUNICATIONS		111.690.00		\$8.20	915,858.00	
PHASE 2	OPT B	ELECTRONIC SAFETY & SECURITY		111.690.00		\$3.25	362,992.50	
PHASE 2	OPT B	EARTHWORK		111.690.00		\$4.49	501,488,10	
PHASE 2	OPT B	EXTERIOR IMPROVEMENTS		111,690.00	GSF	\$7.15	798,583.50	
PHASE 2	OPT B	UTILITIES		111,690.00		\$7.09	791,882.10	
PHASE 2	OPT B	THE TENER		,		Ų1.00	,	
PHASE 2	OPT B	MARK-UPS	Subtotal				22,348,052.10	
PHASE 2	OPT B		GC OH @ 5% & Profit @ 5%	6.95%			1,553,189.62	
PHASE 2	OPT B		Subtotal				23,901,241.72	
PHASE 2	OPT B		Bonds & insurance	1.61%			384,809.99	
PHASE 2	OPT B		Subtotal	111,690.00	GSF	217.44	24,286,051.71	
PUACE O	OPT B	PUBLIC PIAZZA & STREETSCAPE						
PHASE 2	OPT B	I ODLIGI IALLA & OTTELIOGAI L						
PHASE 2		OFNEDAL DEGLIDEMENTS		1.00	110	@00.000.00	28,000.00	
PHASE 2	OPT B	GENERAL REQUIREMENTS REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00		\$28,000.00	28,000.00 5,700.00	
PHASE 2 PHASE 2	OPT B	PAVERS ON CONCRETE BASE		8,000.00		\$5,700.00 \$16.00	128,000.00	
PHASE 2 PHASE 2	OPT B	BENCHES & PLANTERS		8,000.00		\$16.00 \$24,000.00	24,000.00	
	OPT B	DENUTES & FLANTERS		1.00	LO	\$24,000.00	24,000.00	
PHASE 2		MARK-UPS	Subtotal				185.700.00	
PHASE 2	OPT B	WAINGUES	GC OH @ 5% & Profit @ 5%	6.95%			12,906.15	
PHASE 2			Subtotal	6.95%	'		,	
PHASE 2	OPT B		Bonds & insurance	1.61%			198,606.15 3,197.56	
PHASE 2								
PHASE 2	OPT B		Subtotal	1.00	LS		201,803.71	

Draft for Review & Comment									
Report: Project: Location: Documents Dated:	Progress Cost Report Arlington Career Center Arlington, Virginia 01/31/14		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: Client: Submissn: Run Date: Revised:	Feasibility Study SHW Group Feb. 06, 2013 See footer		PM: dd/ct Chckd by: fs/sm Job no: 14019		
LOC REF	SYS#	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		
PHASE 2	OPT B	SITEWORK / BUS DROP-OFF FOR HIGH SCHO GENERAL REQUIREMENTS REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS MODIFY UNDERGROUND UTILITIES FOR ACCESS PAVING & CURBS SIDEWALKS	OL		1.00 LS 1.00 LS 1.00 LS 1.00 LS 1.00 LS	\$14,000.00 \$12,000.00 \$12,800.00 \$16,000.00 \$20,000.00	12,000.00 12,800.00 16,000.00		
PHASE 2 PHASE 2 PHASE 2 PHASE 2 PHASE 2	OPT B OPT B OPT B OPT B	MARK-UPS	Subtotal GC OH & Profit Subtotal Bonds & insurance Subtotal	1.6	95% 61% 1.00 LS		74,800.00 5,198.60 79,998.60 1,287.98 81,286.58		