



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 show 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.

Draft for Review & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submissn: Feb. 06, 2013
 Run Date: See footer
 Revised:

PM: dd/ct
 Chckd by: fs/sm
 Job no: 14019

LOC REF	SYS #	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	---------------	----------	-----	-----------	-----------

MASTER COST SUMMARY

OPTION A

<u>PHASE 1A</u>	\$57,970,478
<u>PHASE 1B</u>	\$13,664,312
<u>PHASE 1C</u>	\$49,045,247
<u>PHASE 2</u>	\$25,574,328
<u>TOTAL ALL PHASES - OPTION A</u>	<u>\$146,254,365</u>

OPTION B

<u>PHASE 1A</u>	\$58,202,684
<u>PHASE 1B</u>	\$50,661,930
<u>PHASE 2</u>	\$38,387,628
<u>TOTAL ALL PHASES - OPTION B</u>	<u>\$147,252,242</u>

Note: All Phases include 22.5% Soft Cost Allowance as requested by Arlington County.

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	<u>OPTION A</u>	<u>OPTION B</u>
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 & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PROJECT HARD CONSTRUCTION COST SUMMARY

HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

PHASE 1A	OPT A 2 STORY BELOW GRADE PARKING GARAGE	160,000.00	GSF	\$29,064,950
	SITWORK / 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
	SITWORK / ELEMENTARY PARENT DROP-OFF	1.00	LS	\$216,474
SUBTOTAL	SUBTOTAL			37,355,024
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%		0
SUBTOTAL	SUBTOTAL			37,355,024
DESIGN CONTINGENCY	CONTINGENCY	15.00%		5,603,254
SUBTOTAL	SUBTOTAL			42,958,278
PROJECT PHASING PREMIUM	PHASING PREMIUM	2.00%		859,166
SUBTOTAL	SUBTOTAL			43,817,444
OWNER'S SOFT COST ALLOWANCE	SOFT COST	22.5%		9,858,925
SUBTOTAL	SUBTOTAL			53,676,369
CONSTRUCTION CONTINGENCY	CONSTRUCTION CONTINGENCY	8.0%		4,294,109
	<u>PHASE 1A PROJECT TOTAL</u>			\$57,970,478

Draft for Review & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submissn: Feb. 06, 2013
 Run Date: See footer
 Revised:

PM: dd/ct
 Chckd by: fs/sm
 Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PHASE 1A ITEM SUMMARY							
PHASE 1A	OPT A	2 STORY BELOW GRADE PARKING GARAGE		160,000	GSF	500 SPACES	
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	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
SITework / ENTRANCE - EXIT TO PARKING GARAGE							
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	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 & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
			NEW POOL BUILDING WITH 25 METER POOL			20,000 GSF	
PHASE 1A	OPT A		GENERAL REQUIREMENTS	20,000.00	GSF	\$30.00	600,000.00
PHASE 1A	OPT A		EXISTING CONDITIONS DEMOLITION	20,000.00	GSF	\$0.60	12,000.00
PHASE 1A	OPT A		CONCRETE	20,000.00	GSF	\$11.30	226,000.00
PHASE 1A	OPT A		MASONRY	20,000.00	GSF	\$18.21	364,200.00
PHASE 1A	OPT A		METALS	20,000.00	GSF	\$24.20	484,000.00
PHASE 1A	OPT A		WOOD, PLASTICS & COMPOSITES	20,000.00	GSF	\$1.85	37,000.00
PHASE 1A	OPT A		THERMAL & MOISTURE PROTECTION	20,000.00	GSF	\$9.49	189,800.00
PHASE 1A	OPT A		OPENINGS / DOORS AND WINDOWS	20,000.00	GSF	\$4.96	99,200.00
PHASE 1A	OPT A		FINISHES	20,000.00	GSF	\$10.60	212,000.00
PHASE 1A	OPT A		SPECIALTIES	20,000.00	GSF	\$5.45	109,000.00
PHASE 1A	OPT A		EQUIPMENT	20,000.00	GSF	\$4.27	85,400.00
PHASE 1A	OPT A		FURNISHINGS	20,000.00	GSF	\$13.01	260,200.00
PHASE 1A	OPT A		SPECIAL CONSTRUCTION	20,000.00	GSF	\$96.80	1,936,000.00
PHASE 1A	OPT A		CONVEYING EQUIPMENT	20,000.00	GSF	\$0.00	0.00
PHASE 1A	OPT A		FIRE SUPPRESSION	20,000.00	GSF	\$3.75	75,000.00
PHASE 1A	OPT A		PLUMBING	20,000.00	GSF	\$9.50	190,000.00
PHASE 1A	OPT A		HEATING, VENTILATION & AIR CONDITIONING	20,000.00	GSF	\$51.25	1,025,000.00
PHASE 1A	OPT A		ELECTRICAL	20,000.00	GSF	\$26.50	530,000.00
PHASE 1A	OPT A		COMMUNICATIONS	20,000.00	GSF	\$8.45	169,000.00
PHASE 1A	OPT A		ELECTRONIC SAFETY & SECURITY	20,000.00	GSF	\$3.25	65,000.00
PHASE 1A	OPT A		EARTHWORK	20,000.00	GSF	\$4.55	91,000.00
PHASE 1A	OPT A		EXTERIOR IMPROVEMENTS	20,000.00	GSF	\$6.50	130,000.00
PHASE 1A	OPT A		UTILITIES	20,000.00	GSF	\$6.45	129,000.00
PHASE 1A	OPT A		MARK-UPS				
PHASE 1A	OPT A		Subtotal				7,018,800.00
PHASE 1A	OPT A		GC OH & Profit	6.95%			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	GSF	381.37	7,627,462.97

Draft for Review & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submissn: Feb. 06, 2013
 Run Date: See footer
 Revised:

PM: dd/ct
 Chckd by: fs/sm
 Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PHASE 1A		OPT A	NEW TEMPORARY PARKING LOT				
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" ASPHALT)	4,444	SY	\$22.50	100,000.00
PHASE 1A	OPT A		SITE LIGHTING	10.00	EA	\$4,425.00	44,250.00
PHASE 1A	OPT A		LANDSCAPING, SEED & SOD, TREES & SHRUBS	1.00	LS	\$7,500.00	7,500.00
PHASE 1A	OPT A		MARK-UPS				
PHASE 1A	OPT A		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	SITWORK / ELEMENTARY PARENT DROP-OFF				
PHASE 1A	OPT A		GENERAL REQUIREMENTS	1.00	LS	\$41,000.00	41,000.00
PHASE 1A	OPT A		REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS	1.00	LS	\$16,200.00	16,200.00
PHASE 1A	OPT A		MODIFY UNDERGROUND UTILITIES FOR ACCESS	1.00	LS	\$3,500.00	3,500.00
PHASE 1A	OPT A		NEW DROP-OFF WITH TURN AROUND CUL DE SAC	8,750.00	SF	\$14.00	122,500.00
PHASE 1A	OPT A		SITE LIGHTING	2.00	EA	\$4,250.00	8,500.00
PHASE 1A	OPT A		LANDSCAPING, SEED & SOD, TREES & SHRUBS	1.00	LS	\$7,500.00	7,500.00
PHASE 1A	OPT A		MARK-UPS				
PHASE 1A	OPT A		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 & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PROJECT HARD CONSTRUCTION COST SUMMARY

HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

PHASE 1B	OPT A	DEMOLISH ONE BAY CTE (Animal Husbandry)		5,000.00	GSF		\$40,752
		2 STORY CTE & LAB ADDITION		35,480.00	GSF		\$8,516,423
		SITWORK / SERVICE DRIVE TO CTE COURTYARD		1.00	LS		\$94,023
		SITWORK / REMOVE TEMP PARKING LOT RE-SOD FOR PUBLIC PLAYFIELD		1.00	LS		\$153,813
SUBTOTAL			SUBTOTAL				8,805,011
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				8,805,011
DESIGN CONTINGENCY			CONTINGENCY	15.00%			1,320,752
SUBTOTAL			SUBTOTAL				10,125,763
PROJECT PHASING PREMIUM			PHASING PREMIUM	2.00%			202,515
SUBTOTAL			SUBTOTAL				10,328,278
OWNER'S SOFT COST ALLOWANCE			SOFT COST	22.5%			2,323,863
SUBTOTAL			SUBTOTAL				12,652,141
CONSTRUCTION CONTINGENCY			CONSTRUCTION CONTINGENCY	8.0%			1,012,171
			<u>PHASE 1B PROJECT TOTAL</u>				\$13,664,312

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	---------------	----------	-----	-----------	-----------

PHASE 1B ITEM SUMMARY

PHASE 1B	OPT A					
PHASE 1B	OPT A					
PHASE 1B	OPT A					
PHASE 1B	OPT A	DEMOLISH ONE BAY CTE (Animal Husbandry)				5,000 GSF
PHASE 1B	OPT A					
PHASE 1B	OPT A	GENERAL REQUIREMENTS	5,000.00	GSF	\$1.65	8,250.00
PHASE 1B	OPT A	RAZE EXISTING BAY	5,000.00	GSF	\$5.85	29,250.00
PHASE 1B	OPT A					
PHASE 1B	OPT A	MARK-UPS				
PHASE 1B	OPT A	Subtotal				37,500.00
PHASE 1B	OPT A	GC OH & Profit	6.95%			2,606.25
PHASE 1B	OPT A	Subtotal				40,106.25
PHASE 1B	OPT A	Bonds & insurance	1.61%			645.71
PHASE 1B	OPT A	Subtotal	5,000.00	GSF	8.15	40,751.96

2 STORY CTE & LAB ADDITION

PHASE 1B	OPT A					
PHASE 1B	OPT A					
PHASE 1B	OPT A	2 STORY CTE & LAB ADDITION				35,480 GSF
PHASE 1B	OPT A					
PHASE 1B	OPT A	GENERAL REQUIREMENTS	35,480.00	GSF	\$12.75	452,370.00
PHASE 1B	OPT A	EXISTING CONDITIONS DEMOLITION	35,480.00	GSF	\$0.29	10,289.20
PHASE 1B	OPT A	CONCRETE	35,480.00	GSF	\$9.88	350,542.40
PHASE 1B	OPT A	MASONRY	35,480.00	GSF	\$18.28	648,574.40
PHASE 1B	OPT A	METALS	35,480.00	GSF	\$15.19	538,941.20
PHASE 1B	OPT A	WOOD, PLASTICS & COMPOSITES	35,480.00	GSF	\$0.64	22,707.20
PHASE 1B	OPT A	THERMAL & MOISTURE PROTECTION	35,480.00	GSF	\$10.78	382,474.40
PHASE 1B	OPT A	OPENINGS / DOORS AND WINDOWS	35,480.00	GSF	\$5.88	208,622.40
PHASE 1B	OPT A	FINISHES	35,480.00	GSF	\$10.85	384,958.00
PHASE 1B	OPT A	SPECIALTIES	35,480.00	GSF	\$3.10	109,988.00
PHASE 1B	OPT A	EQUIPMENT	35,480.00	GSF	\$4.27	151,499.60
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	\$1.45	51,446.00
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	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	\$7.20	255,456.00
PHASE 1B	OPT A					
PHASE 1B	OPT A	MARK-UPS				
PHASE 1B	OPT A	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
PHASE 1B	OPT A	Subtotal	35,480.00	GSF	240.03	8,516,423.41

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
PHASE 1B	OPT A	SITework / SERVICE DRIVE TO CTE COURTYARD					
PHASE 1B	OPT A						
PHASE 1B	OPT A	GENERAL REQUIREMENTS		1.00	LS	\$24,000.00	24,000.00
PHASE 1B	OPT A	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$5,500.00	5,500.00
PHASE 1B	OPT A	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00	LS	\$3,500.00	3,500.00
PHASE 1B	OPT A	NEW SERVICE DRIVE TO CTE COURTYARD		1,600.00	SF	\$17.20	27,520.00
PHASE 1B	OPT A	CONCRETE SIDEWALKS		1.00	LS	\$14,000.00	14,000.00
PHASE 1B	OPT A	SITE LIGHTING		2.00	EA	\$4,250.00	8,500.00
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

PHASE 1B	OPT A	SITework / REMOVE TEMP PARKING LOT RE-SOD FOR PUBLIC PLAYFIELD					
PHASE 1B	OPT A						
PHASE 1B	OPT A	GENERAL REQUIREMENTS		1.00	LS	\$24,000.00	24,000.00
PHASE 1B	OPT A	REMOVAL OF EXISTING TEMPORARY PARKING LOT		4,444	SY	\$6.50	28,888.89
PHASE 1B	OPT A	REMOVE EXISTING SITE LIGHTING		10.00	EA	\$385.00	3,850.00
PHASE 1B	OPT A	NEW TOPSOIL AND FINE GRADING		4,444	SY	\$8.08	35,911.11
PHASE 1B	OPT A	SITE LIGHTING (DOES NOT INCLUDE BALLFIELD TYPE LIGHTING)		8.00	EA	\$4,250.00	34,000.00
PHASE 1B	OPT A	LANDSCAPING, SEED & SOD, TREES & SHRUBS		4,444	SY	\$3.35	14,888.89
PHASE 1B	OPT A						
PHASE 1B	OPT A						
PHASE 1B	OPT A	MARK-UPS	Subtotal				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 & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PROJECT HARD CONSTRUCTION COST SUMMARY

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
			<u>PHASE 1C PROJECT TOTAL</u>				\$49,045,247

Draft for Review & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submissn: Feb. 06, 2013
 Run Date: See footer
 Revised:

PM: dd/ct
 Chckd by: fs/sm
 Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PHASE 1C	OPT A	PHASE 1C ITEM SUMMARY					
PHASE 1C	OPT A	DEMOLITION OF REMAINING CTE LABS				33,880 GSF	
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	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	3 STORY 9th STREET BUILDING				140,490 GSF	
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	\$7.15	1,004,503.50
PHASE 1C	OPT A	UTILITIES		140,490.00	GSF	\$7.09	996,074.10
PHASE 1C	OPT A	MARK-UPS	Subtotal				28,567,236.60
PHASE 1C	OPT A		GC OH @ 5% & Profit @ 5%	6.95%			1,985,422.94
PHASE 1C	OPT A		Subtotal				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
PHASE 1C	OPT A	PUBLIC PIAZZA & STREETScape					
PHASE 1C	OPT A	GENERAL REQUIREMENTS		1.00	LS	\$28,000.00	28,000.00

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	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	128,000.00
PHASE 1C	OPT A	BENCHES & PLANTERS		1.00	LS	\$24,000.00	24,000.00
PHASE 1C	OPT A						
PHASE 1C	OPT A	MARK-UPS	Subtotal				185,700.00
PHASE 1C	OPT A		GC OH @ 5% & Profit @ 5%	6.95%			12,906.15
PHASE 1C	OPT A		Subtotal				198,606.15
PHASE 1C	OPT A		Bonds & insurance	1.61%			3,197.56
PHASE 1C	OPT A		Subtotal	1.00	LS		201,803.71
PHASE 1C	OPT A	SITWORK / BUS DROP-OFF FOR HIGH SCHOOL					
PHASE 1C	OPT A						
PHASE 1C	OPT A	GENERAL REQUIREMENTS		1.00	LS	\$14,000.00	14,000.00
PHASE 1C	OPT A	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$12,000.00	12,000.00
PHASE 1C	OPT A	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00	LS	\$12,800.00	12,800.00
PHASE 1C	OPT A	PAVING & CURBS		1.00	LS	\$16,000.00	16,000.00
PHASE 1C	OPT A	SIDEWALKS		1.00	LS	\$20,000.00	20,000.00
PHASE 1C	OPT A						
PHASE 1C	OPT A	MARK-UPS	Subtotal				74,800.00
PHASE 1C	OPT A		GC OH & Profit	6.95%			5,198.60
PHASE 1C	OPT A		Subtotal				79,998.60
PHASE 1C	OPT A		Bonds & insurance	1.61%			1,287.98
PHASE 1C	OPT A		Subtotal	1.00	LS		81,286.58

Draft for Review & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submissn: Feb. 06, 2013
 Run Date: See footer
 Revised:

PM: dd/ct
 Chckd by: fs/sm
 Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PROJECT HARD CONSTRUCTION COST SUMMARY

HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

PHASE 2	OPT A	RENOVATION OF EXISTING HIGH SCHOOL ADMINISTRATION & ACADEMIC ADDITION CONSTRUCT LIBRARY SCREEN WALL		91,850.00	GSF		\$14,038,001
				9,400.00	GSF		\$2,210,867
				6,400.00	SF		\$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 PREMIUM		PHASING PREMIUM		2.00%			379,031
SUBTOTAL		SUBTOTAL					19,330,558
OWNER'S SOFT COST ALLOWANCE		SOFT COST		22.5%			4,349,376
SUBTOTAL		SUBTOTAL					23,679,933
CONSTRUCTION CONTINGENCY		CONSTRUCTION CONTINGENCY		8.0%			1,894,395
		<u>PHASE 2 PROJECT TOTAL</u>					\$25,574,328

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

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	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	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: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

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 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	GSF	\$9.88	92,872.00
PHASE 2	OPT A	MASONRY		9,400.00	GSF	\$18.28	171,832.00
PHASE 2	OPT A	METALS		9,400.00	GSF	\$15.19	142,786.00
PHASE 2	OPT A	WOOD, PLASTICS & COMPOSITES		9,400.00	GSF	\$0.64	6,016.00
PHASE 2	OPT A	THERMAL & MOISTURE PROTECTION		9,400.00	GSF	\$10.78	101,332.00
PHASE 2	OPT A	OPENINGS / DOORS AND WINDOWS		9,400.00	GSF	\$5.88	55,272.00
PHASE 2	OPT A	FINISHES		9,400.00	GSF	\$10.85	101,990.00
PHASE 2	OPT A	SPECIALTIES		9,400.00	GSF	\$3.10	29,140.00
PHASE 2	OPT A	EQUIPMENT		9,400.00	GSF	\$4.27	40,138.00
PHASE 2	OPT A	FURNISHINGS		9,400.00	GSF	\$13.01	122,294.00
PHASE 2	OPT A	SPECIAL CONSTRUCTION		9,400.00	GSF	\$0.00	0.00
PHASE 2	OPT A	CONVEYING EQUIPMENT		9,400.00	GSF	\$0.00	0.00
PHASE 2	OPT A	FIRE SUPPRESSION		9,400.00	GSF	\$3.50	32,900.00
PHASE 2	OPT A	PLUMBING		9,400.00	GSF	\$9.50	89,300.00
PHASE 2	OPT A	HEATING, VENTILATION & AIR CONDITIONING		9,400.00	GSF	\$40.24	378,256.00
PHASE 2	OPT A	ELECTRICAL		9,400.00	GSF	\$25.50	239,700.00
PHASE 2	OPT A	COMMUNICATIONS		9,400.00	GSF	\$8.20	77,080.00
PHASE 2	OPT A	ELECTRONIC SAFETY & SECURITY		9,400.00	GSF	\$3.25	30,550.00
PHASE 2	OPT A	EARTHWORK		9,400.00	GSF	\$8.01	75,294.00
PHASE 2	OPT A	EXTERIOR IMPROVEMENTS		9,400.00	GSF	\$9.11	85,634.00
PHASE 2	OPT A	UTILITIES		9,400.00	GSF	\$7.20	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
PHASE 2	OPT A	CONSTRUCT LIBRARY SCREEN WALL					
PHASE 2	OPT A						
PHASE 2	OPT A	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		4,800.00	SF	\$2.40	11,520.00
PHASE 2	OPT A	EXCAVATE & INSTALL CONCRETE PIERS		31.60	CY	\$480.00	15,170.37
PHASE 2	OPT A	INSTALL POSTS & FRAME		11.20	TNS	\$3,600.00	40,320.00
PHASE 2	OPT A	SCREEN WALL PANELS		6,400.00	SF	\$22.00	140,800.00
PHASE 2	OPT A	LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00	LS	\$4,500.00	4,500.00
PHASE 2	OPT A						
PHASE 2	OPT A	MARK-UPS	Subtotal				212,310.37
PHASE 2	OPT A		GC OH @ 5% & Profit @ 5%	6.95%			14,755.57
PHASE 2	OPT A		Subtotal				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

OPTION B

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submission: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PROJECT HARD CONSTRUCTION COST SUMMARY

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
	SITWORK / 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
	SITWORK / ELEMENTARY PARENT DROP-OFF	1.00	LS	\$216,474
	SITWORK / 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 & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submission: Feb. 06, 2013
 Run Date: See footer
 Revised:

PM: dd/ct
 Chckd by: fs/sm
 Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PHASE 1A	OPT B	PHASE 1A ITEM SUMMARY					
PHASE 1A	OPT B	2 STORY BELOW GRADE PARKING GARAGE					
PHASE 1A	OPT B			160,000	GSF	500 SPACES	
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	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
PHASE 1A	OPT B		Subtotal	160,000.00	GSF	181.66	29,064,950.35
PHASE 1A	OPT B	SITework / ENTRANCE - EXIT TO PARKING GARAGE					
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	MARK-UPS	Subtotal				219,605.56
PHASE 1A	OPT B		GC OH & Profit	6.95%			15,262.59
PHASE 1A	OPT B		Subtotal				234,868.14
PHASE 1A	OPT B		Bonds & insurance	1.61%			3,781.38
PHASE 1A	OPT B		Subtotal	1.00	LS		238,649.52

Draft for Review & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submissn: Feb. 06, 2013
 Run Date: See footer
 Revised:

PM: dd/ct
 Chckd by: fs/sm
 Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
			NEW POOL BUILDING WITH 25 METER POOL			20,000 GSF	
PHASE 1A	OPT B						
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	SPECIALTIES		20,000.00	GSF	\$5.45	109,000.00
PHASE 1A	OPT B	EQUIPMENT		20,000.00	GSF	\$4.27	85,400.00
PHASE 1A	OPT B	FURNISHINGS		20,000.00	GSF	\$13.01	260,200.00
PHASE 1A	OPT B	SPECIAL CONSTRUCTION		20,000.00	GSF	\$96.80	1,936,000.00
PHASE 1A	OPT B	CONVEYING EQUIPMENT		20,000.00	GSF	\$0.00	0.00
PHASE 1A	OPT B	FIRE SUPPRESSION		20,000.00	GSF	\$3.75	75,000.00
PHASE 1A	OPT B	PLUMBING		20,000.00	GSF	\$9.50	190,000.00
PHASE 1A	OPT B	HEATING, VENTILATION & AIR CONDITIONING		20,000.00	GSF	\$51.25	1,025,000.00
PHASE 1A	OPT B	ELECTRICAL		20,000.00	GSF	\$26.50	530,000.00
PHASE 1A	OPT B	COMMUNICATIONS		20,000.00	GSF	\$8.45	169,000.00
PHASE 1A	OPT B	ELECTRONIC SAFETY & SECURITY		20,000.00	GSF	\$3.25	65,000.00
PHASE 1A	OPT B	EARTHWORK		20,000.00	GSF	\$4.55	91,000.00
PHASE 1A	OPT B	EXTERIOR IMPROVEMENTS		20,000.00	GSF	\$6.50	130,000.00
PHASE 1A	OPT B	UTILITIES		20,000.00	GSF	\$6.45	129,000.00
PHASE 1A	OPT B						
PHASE 1A	OPT B	MARK-UPS	Subtotal				7,018,800.00
PHASE 1A	OPT B		GC OH & Profit	6.95%			487,806.60
PHASE 1A	OPT B		Subtotal				7,506,606.60
PHASE 1A	OPT B		Bonds & insurance	1.61%			120,856.37
PHASE 1A	OPT B		Subtotal	20,000.00	GSF	381.37	7,627,462.97
			NEW TEMPORARY PARKING LOT				
PHASE 1A	OPT B						
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	\$2,500.00	2,500.00
PHASE 1A	OPT B	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00	LS	\$4,680.00	4,680.00
PHASE 1A	OPT B	NEW TEMPORARY PAVED AREA (ASSUME 6" STONE W/ 2" ASPHALT)		4,444	SY	\$22.50	100,000.00
PHASE 1A	OPT B	SITE LIGHTING		10.00	EA	\$4,425.00	44,250.00
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	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
			SITWORK / ELEMENTARY PARENT DROP-OFF				
PHASE 1A	OPT B						
PHASE 1A	OPT B						
PHASE 1A	OPT B	GENERAL REQUIREMENTS		1.00	LS	\$41,000.00	41,000.00

Draft for Review & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submission: Feb. 06, 2013
 Run Date: See footer
 Revised:

PM: dd/ct
 Chckd by: fs/sm
 Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	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	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	SITEWORK / REMOVE TEMP PARKING LOT RE-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 & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submission: Feb. 06, 2013
 Run Date: See footer
 Revised:

PM: dd/ct
 Chckd by: fs/sm
 Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PROJECT HARD CONSTRUCTION COST SUMMARY

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			32,645,541
	ESCALATION TO BID			0
	SUBTOTAL			32,645,541
	DESIGN CONTINGENCY		15.00%	4,896,831
	SUBTOTAL			37,542,372
	PROJECT PHASING PREMIUM		2.00%	750,847
	SUBTOTAL			38,293,220
	OWNER'S SOFT COST ALLOWANCE		22.5%	8,615,974
	SUBTOTAL			46,909,194
	CONSTRUCTION CONTINGENCY		8.0%	3,752,736
	<u>PHASE 1B PROJECT TOTAL</u>			\$50,661,930

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submission: Feb. 06, 2013
Run Date: See footer
Revised:

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 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	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	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 & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submissn: Feb. 06, 2013
 Run Date: See footer
 Revised:

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 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	GSF	\$4.27	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	GSF	\$0.00	0.00
PHASE 1B	OPT B	FIRE SUPPRESSION		9,400.00	GSF	\$3.50	32,900.00
PHASE 1B	OPT B	PLUMBING		9,400.00	GSF	\$9.50	89,300.00
PHASE 1B	OPT B	HEATING, VENTILATION & AIR CONDITIONING		9,400.00	GSF	\$40.24	378,256.00
PHASE 1B	OPT B	ELECTRICAL		9,400.00	GSF	\$25.50	239,700.00
PHASE 1B	OPT B	COMMUNICATIONS		9,400.00	GSF	\$8.20	77,080.00
PHASE 1B	OPT B	ELECTRONIC SAFETY & SECURITY		9,400.00	GSF	\$3.25	30,550.00
PHASE 1B	OPT B	EARTHWORK		9,400.00	GSF	\$8.01	75,294.00
PHASE 1B	OPT B	EXTERIOR IMPROVEMENTS		9,400.00	GSF	\$9.11	85,634.00
PHASE 1B	OPT B	UTILITIES		9,400.00	GSF	\$7.20	67,680.00
PHASE 1B	OPT B						
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				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	SF	\$2.40	11,520.00
PHASE 1B	OPT B	EXCAVATE & INSTALL CONCRETE PIERS		31.60	CY	\$480.00	15,170.37
PHASE 1B	OPT B	INSTALL POSTS & FRAME		11.20	TNS	\$3,600.00	40,320.00
PHASE 1B	OPT B	SCREEN WALL PANELS		6,400.00	SF	\$22.00	140,800.00
PHASE 1B	OPT B	LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00	LS	\$4,500.00	4,500.00
PHASE 1B	OPT B						
PHASE 1B	OPT B		Subtotal				234,310.37
PHASE 1B	OPT B	MARK-UPS	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
PHASE 1B	OPT B	DEMOLISH ONE BAY CTE (Animal Husbandry)		5,000 GSF			
PHASE 1B	OPT B						

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

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 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	29,250.00
PHASE 1B	OPT B						
PHASE 1B	OPT B	MARK-UPS	Subtotal				37,500.00
PHASE 1B	OPT B		GC OH & Profit	6.95%			2,606.25
PHASE 1B	OPT B		Subtotal				40,106.25
PHASE 1B	OPT B		Bonds & insurance	1.61%			645.71
PHASE 1B	OPT B		Subtotal	5,000.00	GSF	8.15	40,751.96
PHASE 1B	OPT B	SITWORK / SERVICE DRIVE TO CTE COURTYARD					
PHASE 1B	OPT B						
PHASE 1B	OPT B	GENERAL REQUIREMENTS		1.00	LS	\$24,000.00	24,000.00
PHASE 1B	OPT B	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$5,500.00	5,500.00
PHASE 1B	OPT B	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00	LS	\$3,500.00	3,500.00
PHASE 1B	OPT B	NEW SERVICE DRIVE TO CTE COURTYARD		1,600.00	SF	\$17.20	27,520.00
PHASE 1B	OPT B	CONCRETE SIDEWALKS		1.00	LS	\$14,000.00	14,000.00
PHASE 1B	OPT B	SITE LIGHTING		2.00	EA	\$4,250.00	8,500.00
PHASE 1B	OPT B	LANDSCAPING, SEED & SOD, TREES & SHRUBS		1.00	LS	\$3,500.00	3,500.00
PHASE 1B	OPT B						
PHASE 1B	OPT B	MARK-UPS	Subtotal				86,520.00
PHASE 1B	OPT B		GC OH & Profit	6.95%			6,013.14
PHASE 1B	OPT B		Subtotal				92,533.14
PHASE 1B	OPT B		Bonds & insurance	1.61%			1,489.78
PHASE 1B	OPT B		Subtotal	1.00	LS		94,022.92

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

PM: dd/ct
Chckd by: fs/sm
Job no: 14019

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
		2 STORY CTE & LAB ADDITION		35,480	GSF		
PHASE 1B	OPT B	GENERAL REQUIREMENTS		35,480.00	GSF	\$12.75	452,370.00
PHASE 1B	OPT B	EXISTING CONDITIONS DEMOLITION		35,480.00	GSF	\$0.29	10,289.20
PHASE 1B	OPT B	CONCRETE		35,480.00	GSF	\$9.88	350,542.40
PHASE 1B	OPT B	MASONRY		35,480.00	GSF	\$18.28	648,574.40
PHASE 1B	OPT B	METALS		35,480.00	GSF	\$15.19	538,941.20
PHASE 1B	OPT B	WOOD, PLASTICS & COMPOSITES		35,480.00	GSF	\$0.64	22,707.20
PHASE 1B	OPT B	THERMAL & MOISTURE PROTECTION		35,480.00	GSF	\$10.78	382,474.40
PHASE 1B	OPT B	OPENINGS / DOORS AND WINDOWS		35,480.00	GSF	\$5.88	208,622.40
PHASE 1B	OPT B	FINISHES		35,480.00	GSF	\$10.85	384,958.00
PHASE 1B	OPT B	SPECIALTIES		35,480.00	GSF	\$3.10	109,988.00
PHASE 1B	OPT B	EQUIPMENT		35,480.00	GSF	\$4.27	151,499.60
PHASE 1B	OPT B	FURNISHINGS		35,480.00	GSF	\$13.01	461,594.80
PHASE 1B	OPT B	SPECIAL CONSTRUCTION		35,480.00	GSF	\$0.00	0.00
PHASE 1B	OPT B	CONVEYING EQUIPMENT		35,480.00	GSF	\$1.63	57,832.40
PHASE 1B	OPT B	FIRE SUPPRESSION		35,480.00	GSF	\$3.50	124,180.00
PHASE 1B	OPT B	PLUMBING		35,480.00	GSF	\$9.50	337,060.00
PHASE 1B	OPT B	HEATING, VENTILATION & AIR CONDITIONING		35,480.00	GSF	\$40.24	1,427,715.20
PHASE 1B	OPT B	ELECTRICAL		35,480.00	GSF	\$25.50	904,740.00
PHASE 1B	OPT B	COMMUNICATIONS		35,480.00	GSF	\$8.20	290,936.00
PHASE 1B	OPT B	ELECTRONIC SAFETY & SECURITY		35,480.00	GSF	\$3.25	115,310.00
PHASE 1B	OPT B	EARTHWORK		35,480.00	GSF	\$8.01	284,194.80
PHASE 1B	OPT B	EXTERIOR IMPROVEMENTS		35,480.00	GSF	\$9.11	323,222.80
PHASE 1B	OPT B	UTILITIES		35,480.00	GSF	\$7.20	255,456.00
PHASE 1B	OPT B	MARK-UPS					
PHASE 1B	OPT B	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	GSF	240.23	8,523,363.63

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

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 B	3 STORY FITNESS, FOOD SERVICE & ARTS BLDG (PARTIAL)		28,800	GSF		
PHASE 1B	OPT B						
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	\$9.85	283,680.00
PHASE 1B	OPT B	MASONRY		28,800.00	GSF	\$18.35	528,480.00
PHASE 1B	OPT B	METALS		28,800.00	GSF	\$14.41	415,008.00
PHASE 1B	OPT B	WOOD, PLASTICS & COMPOSITES		28,800.00	GSF	\$0.64	18,432.00
PHASE 1B	OPT B	THERMAL & MOISTURE PROTECTION		28,800.00	GSF	\$8.49	244,512.00
PHASE 1B	OPT B	OPENINGS / DOORS AND WINDOWS		28,800.00	GSF	\$4.96	142,848.00
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	\$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 BAYS FOR SCHOOL USE		20,500	GSF		
PHASE 1B	OPT B						
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						
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				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

Draft for Review & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submissn: Feb. 06, 2013
 Run Date: See footer
 Revised:

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 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	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:	Progress Cost Report	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:	Feasibility Study	PM: dd/ct
Project:	Arlington Career Center		Client:	SHW Group	Chckd by: fs/sm
Location:	Arlington, Virginia		Submissn:	Feb. 06, 2013	Job no: 14019
Documents Dated:	01/31/14		Run Date:	See footer	
			Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
---------	-------	------------------	---------------	----------	-----	-----------	-----------

PROJECT HARD CONSTRUCTION COST SUMMARY

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

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	PHASING PREMIUM	2.00%		568,933
SUBTOTAL	SUBTOTAL			29,015,592
OWNER'S SOFT COST ALLOWANCE	SOFT COST	22.5%		6,528,508
SUBTOTAL	SUBTOTAL			35,544,100
CONSTRUCTION CONTINGENCY	CONSTRUCTION CONTINGENCY	8.0%		2,843,528
	<u>PHASE 1C PROJECT TOTAL</u>			\$38,387,628

PHASE 2 ITEM SUMMARY

PHASE 2	OPT B DEMOLITION OF REMAINING CTE LABS	20,500	GSF		
PHASE 2	OPT B				
PHASE 2	OPT B				
PHASE 2	OPT B GENERAL REQUIREMENTS	20,500.00	GSF	\$1.65	33,825.00
PHASE 2	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				
PHASE 2	OPT B MARK-UPS				
PHASE 2	Subtotal				153,750.00
PHASE 2	GC OH @ 5% & Profit @ 5%		6.95%		10,685.63
PHASE 2	Subtotal				164,435.63
PHASE 2	Bonds & insurance		1.61%		2,647.41
PHASE 2	Subtotal	20,500.00	GSF	8.15	167,083.04
PHASE 2	OPT B				
PHASE 2	3 STORY 9th STREET BUILDING	111,690	GSF		
PHASE 2	OPT B				
PHASE 2	OPT B GENERAL REQUIREMENTS	111,690.00	GSF	\$3.60	402,084.00

Draft for Review & Comment

Report: Progress Cost Report
Project: Arlington Career Center
Location: Arlington, Virginia
Documents Dated: 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: Feasibility Study
Client: SHW Group
Submissn: Feb. 06, 2013
Run Date: See footer
Revised:

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	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	GSF	\$4.96	553,982.40
PHASE 2	OPT B	FINISHES		111,690.00	GSF	\$9.43	1,053,236.70
PHASE 2	OPT B	SPECIALTIES		111,690.00	GSF	\$3.10	346,239.00
PHASE 2	OPT B	EQUIPMENT		111,690.00	GSF	\$4.27	476,916.30
PHASE 2	OPT B	FURNISHINGS		111,690.00	GSF	\$13.01	1,453,086.90
PHASE 2	OPT B	SPECIAL CONSTRUCTION		111,690.00	GSF	\$0.00	0.00
PHASE 2	OPT B	CONVEYING EQUIPMENT		111,690.00	GSF	\$0.80	89,352.00
PHASE 2	OPT B	FIRE SUPPRESSION		111,690.00	GSF	\$3.50	390,915.00
PHASE 2	OPT B	PLUMBING		111,690.00	GSF	\$9.50	1,061,055.00
PHASE 2	OPT B	HEATING, VENTILATION & AIR CONDITIONING		111,690.00	GSF	\$40.24	4,494,405.60
PHASE 2	OPT B	ELECTRICAL		111,690.00	GSF	\$25.50	2,848,095.00
PHASE 2	OPT B	COMMUNICATIONS		111,690.00	GSF	\$8.20	915,858.00
PHASE 2	OPT B	ELECTRONIC SAFETY & SECURITY		111,690.00	GSF	\$3.25	362,992.50
PHASE 2	OPT B	EARTHWORK		111,690.00	GSF	\$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	GSF	\$7.09	791,882.10
PHASE 2	OPT B	MARK-UPS					
PHASE 2	OPT B		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
PHASE 2	OPT B	PUBLIC PIAZZA & STREETScape					
PHASE 2	OPT B						
PHASE 2	OPT B	GENERAL REQUIREMENTS		1.00	LS	\$28,000.00	28,000.00
PHASE 2	OPT B	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$5,700.00	5,700.00
PHASE 2	OPT B	PAVERS ON CONCRETE BASE		8,000.00	SF	\$16.00	128,000.00
PHASE 2	OPT B	BENCHES & PLANTERS		1.00	LS	\$24,000.00	24,000.00
PHASE 2	OPT B	MARK-UPS					
PHASE 2	OPT B		Subtotal				185,700.00
PHASE 2	OPT B		GC OH @ 5% & Profit @ 5%	6.95%			12,906.15
PHASE 2	OPT B		Subtotal				198,606.15
PHASE 2	OPT B		Bonds & insurance	1.61%			3,197.56
PHASE 2	OPT B		Subtotal	1.00	LS		201,803.71

Draft for Review & Comment

Report: Progress Cost Report
 Project: Arlington Career Center
 Location: Arlington, Virginia
 Documents Dated: 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: Feasibility Study
 Client: SHW Group
 Submissn: Feb. 06, 2013
 Run Date: See footer
 Revised:

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 SCHOOL					
PHASE 2	OPT B						
PHASE 2	OPT B	GENERAL REQUIREMENTS		1.00	LS	\$14,000.00	14,000.00
PHASE 2	OPT B	REMOVAL OF EXISTING ABOVE GROUND IMPROVEMENTS		1.00	LS	\$12,000.00	12,000.00
PHASE 2	OPT B	MODIFY UNDERGROUND UTILITIES FOR ACCESS		1.00	LS	\$12,800.00	12,800.00
PHASE 2	OPT B	PAVING & CURBS		1.00	LS	\$16,000.00	16,000.00
PHASE 2	OPT B	SIDEWALKS		1.00	LS	\$20,000.00	20,000.00
PHASE 2	OPT B						
PHASE 2	OPT B	MARK-UPS	Subtotal				74,800.00
PHASE 2	OPT B		GC OH & Profit	6.95%			5,198.60
PHASE 2	OPT B		Subtotal				79,998.60
PHASE 2	OPT B		Bonds & insurance	1.61%			1,287.98
PHASE 2	OPT B		Subtotal	1.00	LS		81,286.58