



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

Conceptual Design / Feasibility Cost Estimate Report

Report Date: March 4, 2014

Prepared for:

Arlington Public Schools
Abingdon Elementary School
Additions and Interior Renovations
Arlington, Virginia





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included as indicated on summary page.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

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 SOFT CONSTRUCTION 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

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, 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 SOFT CONSTRUCTION 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. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

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 Fred Scott – Principal or Christopher M. Taylor – Vice President regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	Abingdon Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 4, 2014	Job no: 14032
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Abingdon Elementary School

Classroom Addition	17,100.00	Gross Square Feet
Media Center Addition	3,900.00	Gross Square Feet
Renovation	52,000.00	Gross Square Feet
Total	73,000.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Classroom Additions to Existing Building		<i>Carried forward</i>	<i>Cost per SF</i>	\$5,420,505
HARD COSTS				316.99	
HARD COSTS	Media Center Addition to Existing Building		<i>Carried forward</i>	331.78	\$1,293,949
HARD COSTS					
HARD COSTS	Renovations to Existing Building		<i>Carried forward</i>	144.88	\$7,533,916
HARD COSTS					
HARD COSTS	Sitework		<i>Carried forward</i>	N/A	\$1,392,124
HARD COSTS					
HARD COSTS	Maintenance Items		<i>Per Owner</i>		\$8,112,579
HARD COSTS					
HARD COSTS	Subtotal				\$23,753,073
HARD COSTS	Escalation to construction mid point	Start January 2017, Mid Point October 2017	13.49%		\$3,205,081
HARD COSTS	Subtotal				\$26,958,154
HARD COSTS	Design Contingency		15.00%		\$4,043,723
HARD COSTS	Subtotal				\$31,001,877
HARD COSTS	Construction Contingency		5.00%		\$1,550,094
HARD COSTS				<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid			\$445.92	\$32,551,971
HARD COSTS					
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs		22.50%		\$7,324,194
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost			<i>Cost per SF</i>	\$546.25
					\$39,876,165

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HARD CONSTRUCTION COSTS

CLASSROOM ADDITION				17,100 GSF		<i>Cost per SF</i> <u>\$316.99</u>	5,420,505
SUBTOTAL			SUBTOTAL				5,420,505
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				5,420,505
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL			<i>Cost per SF</i> <u>\$316.99</u>	5,420,505

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CLASSROOM ADDITION	00.00		BUILDING ADDITION				
CLASSROOM ADDITION							
CLASSROOM ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	EA	7,500.00	7,500.00
CLASSROOM ADDITION			Misc. prep/patch	1.00	LS	5,000.00	5,000.00
CLASSROOM ADDITION			Misc R&R for MEP tie-ins	1.00	LS	10,000.00	10,000.00
CLASSROOM ADDITION			Segregated debris disposal off site	150.00	CY	30.00	4,500.00
CLASSROOM ADDITION			LEED Disposal Fee / Recycling	75.00	TNS	37.00	2,775.00
CLASSROOM ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
CLASSROOM ADDITION			Hazmat abatement - lead			Costs are Excluded	
CLASSROOM ADDITION							
CLASSROOM ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	0.00	SF	135.00	0.00
CLASSROOM ADDITION			Foundations, normal SOG	17,100.00	GSF	6.27	107,217.00
CLASSROOM ADDITION							
CLASSROOM ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	1,500.00	SF	12.00	18,000.00
CLASSROOM ADDITION			SOG	17,100.00	GSF	8.75	149,625.00
CLASSROOM ADDITION			Exterior stoops & slabs	1,200.00	SF	8.25	9,900.00
CLASSROOM ADDITION							
CLASSROOM ADDITION	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	17,100.00	GSF	11.85	202,635.00
CLASSROOM ADDITION			SOMD for 3rd floor	17,100.00	GSF	5.00	85,500.00
CLASSROOM ADDITION			Roof framing & deck	17,100.00	GSF	8.75	149,625.00
CLASSROOM ADDITION			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
CLASSROOM ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
CLASSROOM ADDITION			Stairways	1.00	EA	31,250.00	31,250.00
CLASSROOM ADDITION			Misc metals	17,100.00	GSF	2.20	37,620.00
CLASSROOM ADDITION			Misc Wood Blocking	17,100.00	GSF	0.40	6,840.00
CLASSROOM ADDITION							
CLASSROOM ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	11,808.00	SF	52.00	614,016.00
CLASSROOM ADDITION			Fenestration System	3,936.00	SF	40.00	157,440.00
CLASSROOM ADDITION			Foundation wall waterproofing	5,100.00	SF	6.50	33,150.00
CLASSROOM ADDITION			Windows	17,100.00	GSF	3.96	67,716.00
CLASSROOM ADDITION			Storefront entrances	17,100.00	GSF	1.05	17,955.00
CLASSROOM ADDITION			Doors, frames, hardware, sidelites	17,100.00	GSF	0.45	7,695.00
CLASSROOM ADDITION			Overhead door	1.00	EA	4,500.00	4,500.00
CLASSROOM ADDITION			Building perimeter drains in gravel bed	1,630.00	LF	10.50	17,115.00
CLASSROOM ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	17,100.00	GSF	0.74	12,654.00
CLASSROOM ADDITION			Repairs to exist exterior masonry walls	1.00	LS	110,000.00	110,000.00

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CLASSROOM ADDITION							
CLASSROOM ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	17,100.00	GSF	8.75	149,625.00
CLASSROOM ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	3,200.00	SF	25.00	80,000.00
CLASSROOM ADDITION			Masonry at tie-in walls	3,738.00	SF	19.00	71,022.00
CLASSROOM ADDITION			Masonry hoistway walls	0.00	SF	22.50	0.00
CLASSROOM ADDITION			Masonry partitions	17,100.00	GSF	4.72	80,712.00
CLASSROOM ADDITION			Mtl stud & GWB partitions, hi-impact	17,100.00	GSF	7.30	124,830.00
CLASSROOM ADDITION			GWB ceilings/bulkheads	17,100.00	GSF	0.15	2,565.00
CLASSROOM ADDITION			Misc. batt insulation	17,100.00	GSF	0.45	7,695.00
CLASSROOM ADDITION			Sound transmission control insulation	17,100.00	GSF	0.19	3,249.00
CLASSROOM ADDITION			Interior glass at interior partition allowance	17,100.00	GSF	0.38	6,498.00
CLASSROOM ADDITION			Interior doors, single, incl jambs, trim & hardware	17,100.00	GSF	4.75	81,225.00
CLASSROOM ADDITION			Acoustic ceiling, avg	17,100.00	GSF	2.25	38,475.00
CLASSROOM ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	3,420.00	GSF	1.10	3,762.00
CLASSROOM ADDITION			Premium wall finish: main corridors & conf. rm	17,100.00	GSF	0.24	4,104.00
CLASSROOM ADDITION			Prem add for kitchen/restroom finishes	1,560.00	GSF	12.40	19,344.00
CLASSROOM ADDITION			CT floor, base, walls in restrooms	17,100.00	GSF	0.75	12,825.00
CLASSROOM ADDITION			Soft flooring/ vinly base	17,100.00	GSF	2.85	48,735.00
CLASSROOM ADDITION			Carpet	17,100.00	GSF	1.11	18,981.00
CLASSROOM ADDITION			Painting	17,100.00	GSF	1.50	25,650.00
CLASSROOM ADDITION			Misc cut and patching	17,100.00	GSF	0.30	5,130.00
CLASSROOM ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	17,100.00	GSF	0.82	14,022.00
CLASSROOM ADDITION			Window treatment	17,100.00	GSF	0.45	7,695.00
CLASSROOM ADDITION			General casework	17,100.00	GSF	4.35	74,385.00
CLASSROOM ADDITION			General millwork	17,100.00	GSF	0.45	7,695.00
MEDIA CENTER ADDITION			General casework	17,100.00	GSF	4.35	74,385.00
CLASSROOM ADDITION			Visual display MB & TB	17,100.00	GSF	1.00	17,100.00
CLASSROOM ADDITION			Smart boards			Refer to FF&E	
CLASSROOM ADDITION			Kitchen / faculty lounge appliances allowance	1.00	LS	12,500.00	12,500.00
CLASSROOM ADDITION			Div 11 kitchen equip add	0.00	GSF	175.00	0.00
CLASSROOM ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	17,100.00	GSF	1.50	25,650.00
CLASSROOM ADDITION			Student desks and work stations			Refer to FF&E	
CLASSROOM ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
CLASSROOM ADDITION	08.00	CONVEYING	Elevator	0.00	STOPS	45,000.00	0.00
CLASSROOM ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	17,100.00	GSF	17.08	292,068.00
CLASSROOM ADDITION		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	17,100.00	GSF	5.69	97,299.00
CLASSROOM ADDITION			Ductwork	17,100.00	GSF	7.43	127,053.00
CLASSROOM ADDITION			Air Outlets	17,100.00	GSF	0.59	10,089.00
CLASSROOM ADDITION			Ductwork Accessories	17,100.00	GSF	0.72	12,312.00
CLASSROOM ADDITION			Insulation	17,100.00	GSF	2.15	36,765.00
CLASSROOM ADDITION			Temperature Controls	17,100.00	GSF	4.24	72,504.00
CLASSROOM ADDITION			Air & Water Balance	17,100.00	GSF	0.33	5,643.00
CLASSROOM ADDITION			Coordination Drawings	17,100.00	GSF	0.22	3,762.00
CLASSROOM ADDITION			Systems Operation & Testing	17,100.00	GSF	0.25	4,275.00

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CLASSROOM ADDITION							
CLASSROOM ADDITION	9.20	PLUMBING	Plumbing Fixtures	17,100.00	GSF	2.85	48,735.00
CLASSROOM ADDITION			Domestic Water Piping	17,100.00	GSF	2.69	45,999.00
CLASSROOM ADDITION			DWW Piping	17,100.00	GSF	1.76	30,096.00
CLASSROOM ADDITION			Storm Piping	17,100.00	GSF	1.48	25,308.00
CLASSROOM ADDITION			Plumbing Insulation	17,100.00	GSF	0.81	13,851.00
CLASSROOM ADDITION			Coordination Drawings	17,100.00	GSF	0.22	3,762.00
CLASSROOM ADDITION			Tie into Existing Plumbing Systems	1.00	LS	3,520.00	3,520.00
CLASSROOM ADDITION	9.30	FIRE SPRINKLER	Sprinkler	17,100.00	GSF	3.50	59,850.00
CLASSROOM ADDITION			Fire Pump	1.00	LS	71,500.00	71,500.00
CLASSROOM ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	17,100.00	GSF	0.95	16,245.00
CLASSROOM ADDITION			Panelboards	17,100.00	GSF	0.80	13,680.00
CLASSROOM ADDITION			Bus Duct & Transformers	17,100.00	GSF	0.40	6,840.00
CLASSROOM ADDITION			Generator/ATS - for addition & fire pump	0.00	EA	62,500.00	0.00
CLASSROOM ADDITION			Light Fixtures - based on T8 fixtures	17,100.00	GSF	5.01	85,671.00
CLASSROOM ADDITION			Light Switches	17,100.00	GSF	0.55	9,405.00
CLASSROOM ADDITION			Power Outlets	17,100.00	GSF	1.05	17,955.00
CLASSROOM ADDITION			Safety Cabinets & Disconnects	17,100.00	GSF	0.55	9,405.00
CLASSROOM ADDITION			Power Feeders	17,100.00	GSF	2.90	49,590.00
CLASSROOM ADDITION			Power Home Runs	17,100.00	GSF	2.40	41,040.00
CLASSROOM ADDITION			Power Branches	17,100.00	GSF	0.96	16,416.00
CLASSROOM ADDITION			Lighting Home Runs	17,100.00	GSF	1.25	21,375.00
CLASSROOM ADDITION			Lighting Branches	17,100.00	GSF	1.15	19,665.00
CLASSROOM ADDITION			Grounding/Lightning Protection	17,100.00	GSF	0.33	5,643.00
CLASSROOM ADDITION			Clock System	17,100.00	GSF	0.50	8,550.00
CLASSROOM ADDITION			Phone/Data System	17,100.00	GSF	4.10	70,110.00
CLASSROOM ADDITION			Security System	17,100.00	GSF	0.95	16,245.00
CLASSROOM ADDITION			P.A. & A.V. Systems	17,100.00	GSF	1.65	28,215.00
CLASSROOM ADDITION			TV System	17,100.00	GSF	0.55	9,405.00
CLASSROOM ADDITION			Fire Alarm	17,100.00	GSF	2.05	35,055.00
CLASSROOM ADDITION			Coordination Drawings	17,100.00	GSF	0.22	3,762.00
CLASSROOM ADDITION			Tie into Existing Electrical Systems	1.00	LS	7,500.00	7,500.00
CLASSROOM ADDITION	11.00	MARK-UPS	Subtotal				4,345,442.50
CLASSROOM ADDITION			General Conditions	12.00%			521,453.10
CLASSROOM ADDITION			Subtotal				4,866,895.60
CLASSROOM ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			486,689.56
CLASSROOM ADDITION			Subtotal				5,353,585.16
CLASSROOM ADDITION			Bonds & insurance	1.25%			66,919.81
CLASSROOM ADDITION			Subtotal	17,100.00	GSF	\$316.99	5,420,504.97

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HARD CONSTRUCTION COSTS

MEDIA CENTER ADDITION				3,900 GSF		<u>Cost per SF</u> <u>\$331.78</u>	1,293,949
SUBTOTAL			SUBTOTAL				1,293,949
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,293,949
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,293,949
						<u>Cost per SF</u> <u>\$331.78</u>	

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MEDIA CENTER ADDITION	00.00		BUILDING ADDITION				
MEDIA CENTER ADDITION							
MEDIA CENTER ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.50	EA	3,800.00	9,500.00
MEDIA CENTER ADDITION			Misc. prep/patch	1.00	LS	2,500.00	2,500.00
MEDIA CENTER ADDITION			Misc R&R for MEP tie-ins	1.00	LS	200.00	200.00
MEDIA CENTER ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
MEDIA CENTER ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
MEDIA CENTER ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
MEDIA CENTER ADDITION			Hazmat abatement - lead			Costs are Excluded	
MEDIA CENTER ADDITION							
MEDIA CENTER ADDITION	01.00	FOUNDATIONS	Foundations	3,900.00	GSF	6.90	26,910.00
MEDIA CENTER ADDITION							
MEDIA CENTER ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
MEDIA CENTER ADDITION			SOG	3,900.00	GSF	8.75	34,125.00
MEDIA CENTER ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
MEDIA CENTER ADDITION							
MEDIA CENTER ADDITION	03.00	SUPERSTRUCTURE	Roof framing	3,900.00	GSF	11.85	46,215.00
MEDIA CENTER ADDITION			Misc metals	3,900.00	GSF	2.20	8,580.00
MEDIA CENTER ADDITION			Misc Wood Blocking	3,900.00	GSF	0.40	1,560.00
MEDIA CENTER ADDITION							
MEDIA CENTER ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	4,980.00	SF	52.00	258,960.00
MEDIA CENTER ADDITION			Fenestration System	2,336.00	SF	40.00	93,440.00
MEDIA CENTER ADDITION			Windows	3,900.00	GSF	3.96	15,444.00
MEDIA CENTER ADDITION			Storefront entrances	3,900.00	GSF	1.05	4,095.00
MEDIA CENTER ADDITION			Doors, frames, hardware, sidelites	3,900.00	GSF	0.45	1,755.00
MEDIA CENTER ADDITION			Building perimeter drains in gravel bed	225.00	LF	10.50	2,362.50
MEDIA CENTER ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	3,900.00	GSF	0.74	2,886.00
MEDIA CENTER ADDITION			Repairs to exist exterior masonry walls	1.00	LS	22,000.00	22,000.00
MEDIA CENTER ADDITION							
MEDIA CENTER ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	3,900.00	GSF	8.75	34,125.00
MEDIA CENTER ADDITION							
MEDIA CENTER ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
MEDIA CENTER ADDITION			Masonry at tie-in walls	2,158.00	SF	19.00	41,002.00
MEDIA CENTER ADDITION			Masonry partitions	3,900.00	GSF	4.72	18,408.00
MEDIA CENTER ADDITION			Mtl stud & GWB partitions, hi-impact	3,900.00	GSF	7.30	28,470.00
MEDIA CENTER ADDITION			GWB ceilings/bulkheads	3,900.00	GSF	0.15	585.00
MEDIA CENTER ADDITION			Misc. batt insulation	3,900.00	GSF	0.45	1,755.00
MEDIA CENTER ADDITION			Sound transmission control insulation	3,900.00	GSF	0.19	741.00
MEDIA CENTER ADDITION			Interior glass at interior partition allowance	3,900.00	GSF	0.38	1,482.00
MEDIA CENTER ADDITION			Interior doors, single, incl jambs, trim & hardware	3,900.00	GSF	4.75	18,525.00
MEDIA CENTER ADDITION			Acoustic ceiling, avg	3,900.00	GSF	2.25	8,775.00
MEDIA CENTER ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	3,900.00	GSF	1.10	4,290.00
MEDIA CENTER ADDITION			Premium wall finish: main corridors & conf. rm	3,900.00	GSF	0.24	936.00
MEDIA CENTER ADDITION			Soft flooring/ vinly base	3,900.00	GSF	2.85	11,115.00
MEDIA CENTER ADDITION			Carpet	3,900.00	GSF	1.11	4,329.00
MEDIA CENTER ADDITION			Painting	3,900.00	GSF	1.50	5,850.00
MEDIA CENTER ADDITION			Misc cut and patching	3,900.00	GSF	0.30	1,170.00
MEDIA CENTER ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Abingdon Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 4, 2014	Job no: 14032
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
MEDIA CENTER ADDITION	07.00	SPECIAL EQUIPMENT	General millwork	3,900.00	GSF	0.45	1,755.00
MEDIA CENTER ADDITION			General casework	3,900.00	GSF	4.35	16,965.00
MEDIA CENTER ADDITION			Visual display MB & TB	3,900.00	GSF	0.30	1,170.00
MEDIA CENTER ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	3,900.00	GSF	1.00	3,900.00
MEDIA CENTER ADDITION			Student desks and work stations			Refer to FF&E	
MEDIA CENTER ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
MEDIA CENTER ADDITION	08.00	CONVEYING	Section Not Used				0.00
MEDIA CENTER ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	3,900.00	GSF	17.08	66,612.00
MEDIA CENTER ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	3,900.00	GSF	5.69	22,191.00
MEDIA CENTER ADDITION		source heat pump systems, and variable refrigerant	Ductwork	3,900.00	GSF	7.43	28,977.00
MEDIA CENTER ADDITION		flow system.	Air Outlets	3,900.00	GSF	0.59	2,301.00
MEDIA CENTER ADDITION			Ductwork Accessories	3,900.00	GSF	0.72	2,808.00
MEDIA CENTER ADDITION			Insulation	3,900.00	GSF	2.15	8,385.00
MEDIA CENTER ADDITION			Temperature Controls	3,900.00	GSF	4.24	16,536.00
MEDIA CENTER ADDITION			Air & Water Balance	3,900.00	GSF	0.33	1,287.00
MEDIA CENTER ADDITION			Coordination Drawings	3,900.00	GSF	0.22	858.00
MEDIA CENTER ADDITION			Systems Operation & Testing	3,900.00	GSF	0.25	975.00
MEDIA CENTER ADDITION	9.20	PLUMBING	Roof Drain	8.00	EA	384.50	3,076.00
MEDIA CENTER ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
MEDIA CENTER ADDITION			Domestic Water Piping	3,900.00	GSF	0.15	603.23
MEDIA CENTER ADDITION			DWV Piping	0.00	GSF	1.76	0.00
MEDIA CENTER ADDITION			Storm Piping	3,900.00	GSF	1.48	5,772.00
MEDIA CENTER ADDITION			Plumbing Insulation	3,900.00	GSF	0.06	236.93
MEDIA CENTER ADDITION			Coordination Drawings	0.00	GSF	0.22	0.00
MEDIA CENTER ADDITION			Tie into Existing Plumbing Systems	1.00	LS	457.13	457.13

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Abingdon Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 4, 2014	Job no: 14032
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
MEDIA CENTER ADDITION	9.30	FIRE SPRINKLER	Sprinkler	3,900.00	GSF	3.50	13,650.00
MEDIA CENTER ADDITION			Fire Pump			See Classroom Addition	
MEDIA CENTER ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	3,900.00	GSF	0.95	3,705.00
MEDIA CENTER ADDITION			Panelboards	3,900.00	GSF	0.80	3,120.00
MEDIA CENTER ADDITION			Bus Duct & Transformers	3,900.00	GSF	0.40	1,560.00
MEDIA CENTER ADDITION			Generator/ATS - for addition & fire pump			See Classroom Addition	
MEDIA CENTER ADDITION			Light Fixtures - based on T8 fixtures	3,900.00	GSF	5.01	19,539.00
MEDIA CENTER ADDITION			Light Switches	3,900.00	GSF	0.55	2,145.00
MEDIA CENTER ADDITION			Power Outlets	3,900.00	GSF	1.05	4,095.00
MEDIA CENTER ADDITION			Safety Cabinets & Disconnects	3,900.00	GSF	0.55	2,145.00
MEDIA CENTER ADDITION			Power Feeders	3,900.00	GSF	2.90	11,310.00
MEDIA CENTER ADDITION			Power Home Runs	3,900.00	GSF	2.40	9,360.00
MEDIA CENTER ADDITION			Power Branches	3,900.00	GSF	0.96	3,744.00
MEDIA CENTER ADDITION			Lighting Home Runs	3,900.00	GSF	1.25	4,875.00
MEDIA CENTER ADDITION			Lighting Branches	3,900.00	GSF	1.15	4,485.00
MEDIA CENTER ADDITION			Grounding/Lightning Protection	3,900.00	GSF	0.33	1,287.00
MEDIA CENTER ADDITION			Clock System	3,900.00	GSF	0.50	1,950.00
MEDIA CENTER ADDITION			Phone/Data System	3,900.00	GSF	4.10	15,990.00
MEDIA CENTER ADDITION			Security System	3,900.00	GSF	0.95	3,705.00
MEDIA CENTER ADDITION			P.A. & A.V. Systems	3,900.00	GSF	1.65	6,435.00
MEDIA CENTER ADDITION			TV System	3,900.00	GSF	0.55	2,145.00
MEDIA CENTER ADDITION			Fire Alarm	3,900.00	GSF	2.05	7,995.00
MEDIA CENTER ADDITION			Coordination Drawings	3,900.00	GSF	0.22	858.00
MEDIA CENTER ADDITION			Tie into Existing Electrical Systems	1.00	LS	2,250.00	2,250.00
MEDIA CENTER ADDITION	11.00	MARK-UPS	Subtotal				1,037,316.72
MEDIA CENTER ADDITION			General Conditions	12.00%			124,478.01
MEDIA CENTER ADDITION			Subtotal				1,161,794.73
MEDIA CENTER ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			116,179.47
MEDIA CENTER ADDITION			Subtotal				1,277,974.20
MEDIA CENTER ADDITION			Bonds & insurance	1.25%			15,974.68
MEDIA CENTER ADDITION			Subtotal	3,900.00	GSF	\$331.78	1,293,948.88

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Abingdon Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	Arlington Public Schools	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	March 4, 2014	Job no: 14032
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS

BUILDING RENOVATION				52,000 GSF		<i>Cost per SF</i> <u>\$144.88</u>	7,533,916
SUBTOTAL		SUBTOTAL					7,533,916
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					7,533,916
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL				<i>Cost per SF</i> <u>\$144.88</u>	7,533,916

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Abingdon Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 4, 2014	Job no: 14032
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	52,000.00	GSF	0.37	19,240.00
BUILDING RENOVATION			General architectural demo	52,000.00	GSF	3.15	163,800.00
BUILDING RENOVATION			Misc. demolition/prep/patch	52,000.00	GSF	1.05	54,600.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	52,000.00	GSF	0.60	31,200.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	962.96	CY	30.00	28,888.89
BUILDING RENOVATION			LEED Disposal Fee / Recycling	481.48	TNS	37.00	17,814.81
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	52,000.00	GSF	0.25	13,000.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	52,000.00	GSF	0.12	6,240.00
BUILDING RENOVATION			Misc metals	52,000.00	GSF	1.50	78,000.00
BUILDING RENOVATION			Misc Wood Blocking	52,000.00	GSF	0.06	3,120.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	52,000.00	GSF	0.45	23,400.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION			Fenestration System Improvements	7,920.00	SF	40.00	316,800.00
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	52,000.00	GSF	0.38	19,760.00

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Abingdon Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 4, 2014	Job no: 14032
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	52,000.00	GSF	0.65	33,800.00
BUILDING RENOVATION			Interior finishes	52,000.00	GSF	10.50	546,000.00
BUILDING RENOVATION			Thermal insulation	52,000.00	GSF	0.45	23,400.00
BUILDING RENOVATION			Sound transmission control insulation	52,000.00	GSF	0.19	9,880.00
BUILDING RENOVATION			Interior glazing	5,720.00	SF	45.00	257,400.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	52,000.00	GSF	3.74	194,480.00
BUILDING RENOVATION			Misc cut and patching	52,000.00	GSF	0.30	15,600.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	52,000.00	GSF	2.55	132,600.00
BUILDING RENOVATION			Div 11 misc equipment	52,000.00	GSF	0.58	30,160.00
BUILDING RENOVATION			Div 12 furnishings	52,000.00	GSF	8.20	426,400.00
BUILDING RENOVATION			Smart boards			None included	
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance			None included	
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC - Renovation	HVAC Equipment	52,000.00	GSF	13.42	697,840.00
BUILDING RENOVATION			Piping & Valves	52,000.00	GSF	4.62	240,240.00
BUILDING RENOVATION			Ductwork	52,000.00	GSF	6.44	334,620.00
BUILDING RENOVATION			Air Outlets	52,000.00	GSF	0.65	33,748.00
BUILDING RENOVATION			Ductwork Accessories	52,000.00	GSF	0.79	41,184.00
BUILDING RENOVATION			Insulation	52,000.00	GSF	2.15	111,800.00
BUILDING RENOVATION			Temperature Controls	52,000.00	GSF	4.24	220,480.00
BUILDING RENOVATION			Air & Water Balance	52,000.00	GSF	0.33	17,160.00
BUILDING RENOVATION			Systems Operation & Testing	52,000.00	GSF	0.25	13,000.00
BUILDING RENOVATION			HVAC Demolition	52,000.00	GSF	0.97	50,440.00
BUILDING RENOVATION	9.20	PLUMBING	Domestic Water Piping	52,000.00	GSF	2.69	139,880.00
BUILDING RENOVATION			DWV Piping	52,000.00	GSF	1.76	91,520.00
BUILDING RENOVATION			Storm Piping	52,000.00	GSF	1.48	76,960.00
BUILDING RENOVATION			Plumbing Insulation	52,000.00	GSF	0.81	42,120.00
BUILDING RENOVATION			Plumbing Demolition	52,000.00	GSF	0.95	49,400.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	52,000.00	GSF	3.50	182,000.00
BUILDING RENOVATION			Fire Pump				See Classroom Addition
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards				Existing to Remain
BUILDING RENOVATION			Panelboards				Existing to Remain
BUILDING RENOVATION			Bus Duct & Transformers				Existing to Remain
BUILDING RENOVATION			Generator/Automatic Transfer Switches				Existing to Remain
BUILDING RENOVATION			Light Fixtures	52,000.00	GSF	5.01	260,520.00
BUILDING RENOVATION			Light Switches	52,000.00	GSF	0.55	28,600.00
BUILDING RENOVATION			Power Outlets	52,000.00	GSF	1.05	54,600.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	52,000.00	GSF	0.55	28,600.00
BUILDING RENOVATION			Power Feeders				Existing to Remain
BUILDING RENOVATION			Power Home Runs	52,000.00	GSF	2.40	124,800.00
BUILDING RENOVATION			Power Branches	52,000.00	GSF	0.96	49,920.00
BUILDING RENOVATION			Lighting Home Runs	52,000.00	GSF	1.25	65,000.00
BUILDING RENOVATION			Lighting Branches	52,000.00	GSF	1.15	59,800.00
BUILDING RENOVATION			Grounding/Lightning Protection				Existing to Remain
BUILDING RENOVATION			Clock System	52,000.00	GSF	0.50	26,000.00
BUILDING RENOVATION			Phone/Data System	52,000.00	GSF	4.10	213,200.00
BUILDING RENOVATION			Security System	52,000.00	GSF	0.95	49,400.00
BUILDING RENOVATION			P.A. & A.V. Systems	52,000.00	GSF	1.65	85,800.00
BUILDING RENOVATION			TV System	52,000.00	GSF	0.50	26,000.00
BUILDING RENOVATION			Fire Alarm	52,000.00	GSF	2.05	106,600.00
BUILDING RENOVATION			Demolition	52,000.00	GSF	0.94	48,880.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				6,039,695.70
BUILDING RENOVATION			General Conditions	12.00%			724,763.48
BUILDING RENOVATION			Subtotal				6,764,459.19
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			676,445.92
BUILDING RENOVATION			Subtotal				7,440,905.11
BUILDING RENOVATION			Bonds & insurance	1.25%			93,011.31
BUILDING RENOVATION			Subtotal	52,000.00	GSF	\$144.88	7,533,916.42

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Abingdon Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	Arlington Public Schools	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	March 4, 2014	Job no: 14032
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS

SITWORK							1,392,124
SUBTOTAL			SUBTOTAL				1,392,124
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,392,124
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,392,124

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,500.00	7,500.00
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	1.00	LS	40,000.00	40,000.00
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	12,000.00	12,000.00
SITWORK			Tree protection allowance	1.00	LS	2,887.50	2,887.50
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK	12.20	EARTHWORK	Earthwork	1.00	LS	78,500.00	78,500.00
SITWORK	12.25	PRIMARY WATER	Tie to existing bldg.			Excluded	
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	1,000.00	LF	37.00	37,000.00
SITWORK			Manhole Structure	20.00	EA	4,500.00	90,000.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Temp road patch	1,100.00	SY	20.00	22,000.00
SITWORK			Spoil removal	74.07	CY	25.00	1,851.85
SITWORK							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Abingdon Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 4, 2014	Job no: 14032
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK	12.35	STORM WATER MGT	Allowance		1.00 LS	206,250.00	206,250.00
SITWORK							
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	1,500.00	LF	15.00	22,500.00
SITWORK			Site pole lighting, allowance	10.00	EA	3,250.00	32,500.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK							
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK							
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK							
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK							
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	6,800.00	SY	42.00	285,600.00
SITWORK			Asphalt Pavement ROW patching	1,144.44	SY	80.00	91,555.56
SITWORK			Lot signage/symbols	1.00	LS	3,500.00	3,500.00
SITWORK			Striping	1.00	LS	3,000.00	3,000.00
SITWORK							
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	3,500.00	SF	5.50	19,250.00
SITWORK			Sidewalk steps, per LF of riser	120.00	LF	25.00	3,000.00
SITWORK			8" utility pads	150.00	SF	12.00	1,800.00
SITWORK			Bollards	8.00	EA	675.00	5,400.00
SITWORK			HC ramp wall footings	25.00	LF	32.00	800.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	100.00	LF	14.30	1,430.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	3,000.00	SY	3.50	10,500.00
SITWORK			General seeding	2,500.00	SY	0.85	2,125.00
SITWORK			Sport field seeding	2,222.22	SY	1.30	2,888.89
SITWORK			Play area mulch	148.15	CY	43.75	6,481.48
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	50,000.00	50,000.00
SITWORK							
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK							
SITWORK	12.75	SPECIALTIES	Athletic Fields	1.00	LS	45,000.00	45,000.00
SITWORK			Playground fence	360.00	LF	25.00	9,000.00
SITWORK			Allowance	1.00	LS	10,000.00	10,000.00
SITWORK							
SITWORK	11.00	MARK-UPS	Subtotal				1,116,020.28
SITWORK			General Conditions	12.00%			133,922.43
SITWORK			Subtotal				1,249,942.71
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			124,994.27
SITWORK			Subtotal				1,374,936.98
SITWORK			Bonds & insurance	1.25%			17,186.71
SITWORK			Subtotal				1,392,123.69