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# Conceptual Design / Feasibility Cost Estimate Report

*Report Date: March 4, 2014*

*Prepared for:*

**Arlington Public Schools**  
*Drew 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:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: fs/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 - Drew Model School Additions***

<b>Three Story Additions</b>	<b>57,380.00</b>	<i>Gross Square Feet</i>
<b>Renovation</b>	<b>3,500.00</b>	<i>Gross Square Feet</i>
<b>Total</b>	<b>60,880.00</b>	<i>Gross Square Feet</i>

**CONSTRUCTION COSTS**

HARD COSTS	<b>Three Story Additions to Existing Building</b>		<i>Carried forward</i>	<i>Cost per SF</i> 244.46	<b>\$14,027,099</b>
HARD COSTS					
HARD COSTS	<b>Renovations to Existing Building</b>		<i>Carried forward</i>	194.34	<b>\$680,173</b>
HARD COSTS					
HARD COSTS	<b>Sitework</b>		<i>Carried forward</i>	N/A	<b>\$918,585</b>
HARD COSTS					
HARD COSTS	<b>Water Infiltration Issue, Play Space Improvements, Isolation Valves</b>		<i>Per Owner</i>		<b>\$180,000</b>
HARD COSTS					
HARD COSTS	<b>Subtotal</b>				<b>\$15,805,857</b>
HARD COSTS	<b>Escalation to construction mid point</b>	Start January 2017, Mid Point October 2017	13.49%		<b>\$2,132,737</b>
HARD COSTS	<b>Subtotal</b>				<b>\$17,938,594</b>
HARD COSTS	<b>Design Contingency</b>		15.00%		<b>\$2,690,789</b>
HARD COSTS	<b>Subtotal</b>				<b>\$20,629,383</b>
HARD COSTS	<b>Construction Contingency</b>		5.00%		<b>\$1,031,469</b>
HARD COSTS				<i>Cost per SF</i>	
HARD COSTS	<b>Total Hard Construction Costs Base Bid</b>			<b><u>\$355.80</u></b>	<b><u>\$21,660,852</u></b>
HARD COSTS					
SOFT COSTS	<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>		22.50%		<b>\$4,873,692</b>
TOTAL COSTS	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost</b>			<i>Cost per SF</i> <b><u>\$435.85</u></b>	<b><u>\$26,534,544</u></b>

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**HARD CONSTRUCTION COSTS**

<b>THREE STORY BUILDING ADDITION</b>				<b>57,380 GSF</b>		<b><u>Cost per SF</u> <u>\$244.46</u></b>	<b>14,027,099</b>
<b>SUBTOTAL</b>							<b>14,027,099</b>
<b>ESCALATION TO BID</b>				<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>							<b>14,027,099</b>
<b>DESIGN CONTINGENCY</b>				<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>						<b><u>Cost per SF</u> <u>\$244.46</u></b>	<b>14,027,099</b>

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THREE STORY ADDITION	00.00		<b>BUILDING ADDITION</b>				
THREE STORY ADDITION	00.50	SELECT BLDG. DEMO	Demo exist. connector corridor	1,920.00	SF	6.50	12,480.00
THREE STORY ADDITION			Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
THREE STORY ADDITION			Misc. prep/patch	1.00	LS	1,500.00	1,500.00
THREE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	2,500.00	2,500.00
THREE STORY ADDITION			Segregated debris disposal off site	237.78	CY	30.00	7,133.33
THREE STORY ADDITION			LEED Disposal Fee / Recycling	118.89	TNS	37.00	4,398.89
THREE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
THREE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
THREE STORY ADDITION	01.00	FOUNDATIONS	Foundations, occupied bldg. @ L.L. & 1st Floor	27,480.00	GSF	6.90	189,529.56
THREE STORY ADDITION			Foundations, premium for poured conc wall footings	7,725.00	GSF	8.81	68,091.24
THREE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
THREE STORY ADDITION			SOG	27,480.00	GSF	8.75	240,450.00
THREE STORY ADDITION			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
THREE STORY ADDITION	03.00	SUPERSTRUCTURE	Poured conc foundation wall	2,853.00	SF	42.00	119,826.00
THREE STORY ADDITION			2nd & 3rd floor framing & deck	35,205.00	SF	11.85	417,179.25
THREE STORY ADDITION			SOMD for 2nd & 3rd floor	35,205.00	SF	5.00	176,025.00
THREE STORY ADDITION			Roof framing & deck	27,480.00	SF	8.75	240,450.00
THREE STORY ADDITION			Stairways	4.00	EA	31,250.00	125,000.00
THREE STORY ADDITION			Misc metals	57,380.00	GSF	2.20	126,236.00
THREE STORY ADDITION			Misc Wood Blocking	57,380.00	GSF	0.40	22,952.00
THREE STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	29,860.00	SF	52.00	1,552,720.00
THREE STORY ADDITION			Brick veneer over conc walls	615.00	SF	31.00	19,065.00
THREE STORY ADDITION			Foundation wall waterproofing	2,853.00	SF	6.50	18,544.50
THREE STORY ADDITION			Windows	57,380.00	GSF	3.96	227,224.80
THREE STORY ADDITION			Storefront entrances	57,380.00	GSF	1.05	60,249.00
THREE STORY ADDITION			Doors, frames, hardware, sidelites	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			Building perimeter drains in gravel bed	950.00	LF	10.50	9,975.00
THREE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	57,380.00	GSF	0.74	42,461.20
THREE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	27,480.00	GSF	8.75	240,450.00
THREE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	1,000.00	SF	25.00	25,000.00
THREE STORY ADDITION			Masonry at tie-in walls	5,160.00	SF	19.00	98,040.00
THREE STORY ADDITION			Masonry partitions	57,380.00	GSF	4.72	270,833.60
THREE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	57,380.00	GSF	7.30	418,874.00
THREE STORY ADDITION			GWB ceilings/bulkheads	57,380.00	GSF	0.15	8,607.00
THREE STORY ADDITION			Misc. batt insulation	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			Sound transmission control insulation	57,380.00	GSF	0.19	10,902.20
THREE STORY ADDITION			Interior glass at interior partition allowance	57,380.00	SF	0.38	21,804.40
THREE STORY ADDITION			Interior doors, single, incl jams, trim & hardware	57,380.00	GSF	4.75	272,555.00
THREE STORY ADDITION			Acoustic ceiling, avg	57,380.00	GSF	2.25	129,105.00
THREE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	11,476.00	GSF	1.10	12,623.60
THREE STORY ADDITION			Premium wall finish: main corridors & conf. rm	57,380.00	GSF	0.24	13,771.20
THREE STORY ADDITION			CT floor, base, walls in restrooms	57,380.00	GSF	0.75	43,035.00
THREE STORY ADDITION			VCT flooring/ vinly base	57,380.00	GSF	2.85	163,533.00
THREE STORY ADDITION			Carpet	57,380.00	GSF	1.11	63,691.80
THREE STORY ADDITION			Painting	57,380.00	GSF	1.50	86,070.00
THREE STORY ADDITION			Misc cut and patching	57,380.00	GSF	0.30	17,214.00



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THREE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	57,380.00	GSF	0.82	47,051.60
THREE STORY ADDITION			Window treatment	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			General casework	57,380.00	GSF	4.35	249,603.00
THREE STORY ADDITION			General millwork	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			Visual display MB & TB	57,380.00	GSF	1.00	57,380.00
THREE STORY ADDITION			Smart boards			Refer to FF&E	
THREE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	57,380.00	GSF	1.50	86,070.00
THREE STORY ADDITION			Student desks and work stations			Refer to FF&E	
THREE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
THREE STORY ADDITION	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	57,380.00	GSF	15.40	883,652.00
THREE STORY ADDITION			Piping & Valves	57,380.00	GSF	5.69	326,492.20
THREE STORY ADDITION			Geothermal Bore, 60 bores at 450' depth	27,000.00	LF	22.50	607,500.00
THREE STORY ADDITION			Ductwork	57,380.00	GSF	5.20	298,376.00
THREE STORY ADDITION			Air Outlets	57,380.00	GSF	0.35	20,083.00
THREE STORY ADDITION			Ductwork Accessories	57,380.00	GSF	0.55	31,559.00
THREE STORY ADDITION			Insulation	57,380.00	GSF	2.15	123,367.00
THREE STORY ADDITION			Temperature Controls	57,380.00	GSF	4.24	243,291.20
THREE STORY ADDITION			Air & Water Balance	57,380.00	GSF	0.33	18,935.40
THREE STORY ADDITION			Coordination Drawings	57,380.00	GSF	0.22	12,623.60
THREE STORY ADDITION			Systems Operation & Testing	57,380.00	GSF	0.25	14,345.00
THREE STORY ADDITION	9.20	PLUMBING	Water Closet	52.00	EA	589.50	30,654.00
THREE STORY ADDITION			Urinal	6.00	EA	510.22	3,061.32
THREE STORY ADDITION			Automatic Faucet/Flush Valve	110.00	EA	228.20	25,102.00
THREE STORY ADDITION			Lavatory, countertop mounted	52.00	EA	388.85	20,220.20
THREE STORY ADDITION			Classroom Sink	46.00	EA	627.50	28,865.00
THREE STORY ADDITION			Electric Water Cooler	3.00	EA	1,353.21	4,059.63
THREE STORY ADDITION			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY ADDITION			Floor Drain	12.00	EA	213.60	2,563.20
THREE STORY ADDITION			Roof Drain	32.00	EA	384.50	12,304.00
THREE STORY ADDITION			Wall Hydrant	3.00	EA	252.94	758.82
THREE STORY ADDITION			Water Heater	1.00	EA	8,500.00	8,500.00
THREE STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY ADDITION			Ice Machine/Refrigerator Connection	3.00	EA	125.00	375.00
THREE STORY ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY ADDITION			Domestic Water Piping	57,380.00	GSF	2.69	154,352.20
THREE STORY ADDITION			DWV Piping	57,380.00	GSF	1.76	100,988.80
THREE STORY ADDITION			Storm Piping	57,380.00	GSF	1.48	84,922.40
THREE STORY ADDITION			Plumbing Insulation	57,380.00	GSF	0.81	46,477.80
THREE STORY ADDITION			Coordination Drawings	57,380.00	GSF	0.22	12,623.60
THREE STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	3,520.00	3,520.00
THREE STORY ADDITION							

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THREE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	57,380.00	GSF	3.50	200,830.00
THREE STORY ADDITION			Fire Pump	1.00	LS	71,500.00	71,500.00
THREE STORY ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	57,380.00	GSF	0.95	54,511.00
THREE STORY ADDITION			Panelboards	57,380.00	GSF	0.80	45,904.00
THREE STORY ADDITION			Bus Duct & Transformers	57,380.00	GSF	0.40	22,952.00
THREE STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	62,500.00	62,500.00
THREE STORY ADDITION			Light Fixtures - based on T8 fixtures	57,380.00	GSF	5.01	287,473.80
THREE STORY ADDITION			Light Switches	57,380.00	GSF	0.55	31,559.00
THREE STORY ADDITION			Power Outlets	57,380.00	GSF	1.05	60,249.00
THREE STORY ADDITION			Safety Cabinets & Disconnects	57,380.00	GSF	0.55	31,559.00
THREE STORY ADDITION			Power Feeders	57,380.00	GSF	2.90	166,402.00
THREE STORY ADDITION			Power Home Runs	57,380.00	GSF	2.40	137,712.00
THREE STORY ADDITION			Power Branches	57,380.00	GSF	0.96	55,084.80
THREE STORY ADDITION			Lighting Home Runs	57,380.00	GSF	1.25	71,725.00
THREE STORY ADDITION			Lighting Branches	57,380.00	GSF	1.15	65,987.00
THREE STORY ADDITION			Grounding/Lightning Protection	57,380.00	GSF	0.33	18,935.40
THREE STORY ADDITION			Clock System	57,380.00	GSF	0.50	28,690.00
THREE STORY ADDITION			Phone/Data System	57,380.00	GSF	4.10	235,258.00
THREE STORY ADDITION			Security System	57,380.00	GSF	0.95	54,511.00
THREE STORY ADDITION			P.A. & A.V. Systems	57,380.00	GSF	1.65	94,677.00
THREE STORY ADDITION			TV System	57,380.00	GSF	0.55	31,559.00
THREE STORY ADDITION			Fire Alarm	57,380.00	GSF	2.05	117,629.00
THREE STORY ADDITION			Coordination Drawings	57,380.00	GSF	0.22	12,623.60
THREE STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	7,500.00	7,500.00
THREE STORY ADDITION	11.00	MARK-UPS	Subtotal				11,245,068.76
THREE STORY ADDITION			General Conditions	12.00%			1,349,408.25
THREE STORY ADDITION			Subtotal				12,594,477.01
THREE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			1,259,447.70
THREE STORY ADDITION			Subtotal				13,853,924.72
THREE STORY ADDITION			Bonds & insurance	1.25%			173,174.06
THREE STORY ADDITION			<b>Subtotal</b>	57,380.00	<b>GSF</b>	<b>\$244.46</b>	<b>14,027,098.77</b>

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**HARD CONSTRUCTION COSTS**

<b>BUILDING RENOVATION</b>				<b>3,500 GSF</b>		<b><i>Cost per SF</i> <u>\$194.34</u></b>	<b>680,173</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>680,173</b>
<b>ESCALATION TO BID</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>680,173</b>
<b>DESIGN CONTINGENCY</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>			<b>RENOVATION TOTAL</b>			<b><i>Cost per SF</i> <u>\$194.34</u></b>	<b>680,173</b>

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: fs/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	
		<a href="http://www.downeyscott.com">www.downeyscott.com</a>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		<b>BUILDING RENOVATIONS</b>				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	3,500.00	GSF	0.37	1,295.00
BUILDING RENOVATION			General architectural demo	3,500.00	GSF	3.15	11,025.00
BUILDING RENOVATION			Misc. demolition/prep/patch	3,500.00	GSF	1.05	3,675.00
BUILDING RENOVATION			Prem add for restroom/kitchen demo	3,020.00	GSF	4.90	14,798.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	3,500.00	GSF	0.60	2,100.00
BUILDING RENOVATION			Remove exist. elevator & equip	1.00	LS	12,500.00	12,500.00
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	32.41	CY	30.00	972.22
BUILDING RENOVATION			LEED Disposal Fee / Recycling	16.20	TNS	37.00	599.54
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	3,500.00	GSF	0.25	875.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	3,500.00	GSF	0.12	420.00
BUILDING RENOVATION			Misc metals	3,500.00	GSF	1.50	5,250.00
BUILDING RENOVATION			Misc Wood Blocking	3,500.00	GSF	0.06	210.00
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	3,500.00	GSF	0.45	1,575.00
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	05.00	ROOFING	Misc. patching for mechanical penetrations	3,500.00	GSF	0.38	1,328.25
BUILDING RENOVATION							
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	3,500.00	GSF	0.65	2,275.00
BUILDING RENOVATION			Interior finishes	3,500.00	GSF	10.50	36,750.00
BUILDING RENOVATION			Thermal insulation	3,500.00	GSF	0.45	1,575.00
BUILDING RENOVATION			Sound transmission control insulation	3,500.00	GSF	0.19	665.00
BUILDING RENOVATION			Interior glazing	3,500.00	GSF	2.72	9,520.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	3,500.00	GSF	3.74	13,090.00
BUILDING RENOVATION			Misc cut and patching	3,500.00	GSF	0.30	1,050.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: fs/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	
		<a href="http://www.downeyandscott.com">www.downeyandscott.com</a>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	3,500.00	GSF	2.55	8,935.50
BUILDING RENOVATION			Div 11 misc equipment	3,500.00	GSF	0.58	2,012.50
BUILDING RENOVATION			Div 12 furnishings	3,500.00	GSF	3.28	11,471.25
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	Elevator	3.00	STOPS	45,000.00	135,000.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC	HVAC Equipment	3,500.00	GSF	15.40	53,900.00
BUILDING RENOVATION			Piping & Valves	3,500.00	GSF	5.69	19,915.00
BUILDING RENOVATION			Ductwork	3,500.00	GSF	5.20	18,200.00
BUILDING RENOVATION			Air Outlets	3,500.00	GSF	0.35	1,225.00
BUILDING RENOVATION			Ductwork Accessories	3,500.00	GSF	0.55	1,925.00
BUILDING RENOVATION			Insulation	3,500.00	GSF	2.15	7,525.00
BUILDING RENOVATION			Temperature Controls	3,500.00	GSF	4.24	14,840.00
BUILDING RENOVATION			Air & Water Balance	3,500.00	GSF	0.33	1,155.00
BUILDING RENOVATION			Systems Operation & Testing	3,500.00	GSF	0.25	875.00
BUILDING RENOVATION			HVAC Demolition	3,500.00	GSF	0.97	3,395.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	0.00	EA	589.50	0.00
BUILDING RENOVATION			Urinal	0.00	EA	510.22	0.00
BUILDING RENOVATION			Automatic Flush Valve	0.00	EA	228.20	0.00
BUILDING RENOVATION			Lavatory, countertop mounted	0.00	EA	388.85	0.00
BUILDING RENOVATION			Electric Water Cooler	0.00	EA	1,163.50	0.00
BUILDING RENOVATION			Janitor Sink	0.00	EA	733.54	0.00
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	0.00	EA	125.00	0.00
BUILDING RENOVATION			Floor Drain	0.00	EA	213.60	0.00
BUILDING RENOVATION			Domestic Water Piping	3,500.00	GSF	2.15	7,525.00
BUILDING RENOVATION			DWV Piping	3,500.00	GSF	1.75	6,125.00
BUILDING RENOVATION			Storm Piping	3,500.00	GSF	1.44	5,040.00
BUILDING RENOVATION			Plumbing Insulation	3,500.00	GSF	0.65	2,275.00
BUILDING RENOVATION			Plumbing Demolition	3,500.00	GSF	0.95	3,325.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	3,500.00	GSF	3.50	12,250.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: fs/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	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	3,500.00	GSF	5.01	17,535.00
BUILDING RENOVATION			Light Switches	3,500.00	GSF	0.55	1,925.00
BUILDING RENOVATION			Power Outlets	3,500.00	GSF	1.05	3,675.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	3,500.00	GSF	0.55	1,925.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	3,500.00	GSF	2.40	8,400.00
BUILDING RENOVATION			Power Branches	3,500.00	GSF	0.96	3,360.00
BUILDING RENOVATION			Lighting Home Runs	3,500.00	GSF	1.25	4,375.00
BUILDING RENOVATION			Lighting Branches	3,500.00	GSF	1.15	4,025.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	3,500.00	GSF	0.50	1,750.00
BUILDING RENOVATION			Phone/Data System	3,500.00	GSF	4.10	14,350.00
BUILDING RENOVATION			Security System	3,500.00	GSF	0.95	3,325.00
BUILDING RENOVATION			P.A. & A.V. Systems	3,500.00	GSF	1.65	5,775.00
BUILDING RENOVATION			TV System	3,500.00	GSF	0.55	1,925.00
BUILDING RENOVATION			Fire Alarm	3,500.00	GSF	2.05	7,175.00
BUILDING RENOVATION			Demolition	3,500.00	GSF	0.94	3,290.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				545,272.26
BUILDING RENOVATION			General Conditions	12.00%			65,432.67
BUILDING RENOVATION			Subtotal				610,704.93
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			61,070.49
BUILDING RENOVATION			Subtotal				671,775.42
BUILDING RENOVATION			Bonds & insurance	1.25%			8,397.19
BUILDING RENOVATION			<b>Subtotal</b>	<b>3,500.00</b>	<b>GSF</b>	<b>\$194.34</b>	<b>680,172.62</b>

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Drew Model School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	Arlington Public Schools	Chckd by: fs/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	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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**HARD CONSTRUCTION COSTS**

<b>SITWORK</b>							<b>918,585</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>918,585</b>
<b>ESCALATION TO BID</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>918,585</b>
<b>DESIGN CONTINGENCY</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>			<b>RENOVATION TOTAL</b>				<b>918,585</b>

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			<b>SITWORK</b>				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,000.00	7,000.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	2.07	AC	10,000.00	20,661.16
SITWORK			Remove trees	20.00	EA	250.00	5,000.00
SITWORK			Remove curb and gutter		LF	6.00	0.00
SITWORK			Remove sidewalks 4" thick	1,800.00	SF	1.50	2,700.00
SITWORK			Remove concrete pads 8" thick		SF	4.35	0.00
SITWORK			Remove asphalt paving	666.67	SY	6.85	4,566.67
SITWORK			Demo asphalt paving at VDOT ROW			Excluded	
SITWORK			Remove portions of existing SWM piping			Excluded	
SITWORK			Remove existing utilities			Excluded	
SITWORK			Remove gas meter			Existing to Remain	
SITWORK			Remove gas line			Existing to Remain	
SITWORK			Remove existing fence			Excluded	
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove fence	250.00	LF	5.00	1,250.00
SITWORK			Disposal of site elements	1,295.33	CY	25.00	32,383.33
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	12,500.00	12,500.00
SITWORK			Tree protection allowance	1.00	LS	2,500.00	2,500.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	3.00	EA	350.00	1,050.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	740.74	CY	2.80	2,074.07
SITWORK			Re-spread topsoil	740.74	CY	3.60	2,666.67
SITWORK			Mass Excavation of site area, cut to fill	1,259.26	CY	8.00	10,074.07
SITWORK			Export surplus	1,259.26	CY	24.00	30,222.22
SITWORK			Excavation for Ground Floor bldg. addition	1,925.93	CY	4.50	8,666.67
SITWORK			Layback & fill for found. walls for Grd. Fir. bldg. additio	750.00	CY	9.70	7,275.00
SITWORK			Export surplus from Ground Floor bldg. addition	1,925.93	CY	24.00	46,222.22
SITWORK			Rough grading for building and site	60,000.00	SF	0.55	33,000.00
SITWORK			Finish grading bldg pads and pavements	3,611.11	SY	1.00	3,611.11
SITWORK			Finish grading for play fields	1,944.44	SY	1.35	2,625.00
SITWORK			Re-grade exist west side for drainage & re-store	1.00	LS	100,000.00	100,000.00
SITWORK			Ext backfill	125.00	CY	30.00	3,750.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	Tie to existing bldg.			Excluded	
SITWORK							
SITWORK	12.30	SANITARY SEWER	Tie to existing bldg.			Excluded	
SITWORK							
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	240,000.00	240,000.00
SITWORK							
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	150.00	LF	15.00	2,250.00
SITWORK			Site pole lighting, allowance	2.00	EA	3,250.00	6,500.00
SITWORK			Ductbank and service cable into building			Existing to Remain	



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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 B.B. courts	666.67	SY	42.00	28,000.00
SITWORK			Striping	1.00	LS	2,000.00	2,000.00
SITWORK							
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	2,000.00	SF	5.50	11,000.00
SITWORK			Patch existing sidewalks	250.00	SF	8.00	2,000.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	1,000.00	SY	0.85	850.00
SITWORK			Play area seeding	1,277.78	SY	1.30	1,661.11
SITWORK			Play area mulch	74.07	CY	43.75	3,240.74
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	65,000.00	65,000.00
SITWORK							
SITWORK	12.70	FUEL DISPENSING	Not Used				Excluded
SITWORK							
SITWORK	12.75	SPECIALTIES	Fence	300.00	LF	25.00	7,500.00
SITWORK			Relocate playground equipment	1.00	LS	8,250.00	8,250.00
SITWORK			Allowance	1.00	LS	10,000.00	10,000.00
SITWORK							
SITWORK	11.00	MARK-UPS	Subtotal				736,400.05
SITWORK			General Conditions	12.00%			88,368.01
SITWORK			Subtotal				824,768.05
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			82,476.81
SITWORK			Subtotal				907,244.86
SITWORK			Bonds & insurance	1.25%			11,340.56
SITWORK			<b>Subtotal</b>				<b>918,585.42</b>