



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
Kenmore Middle School/Carlin Springs
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:	New School at Carlin Springs/Kenmore Site 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			
		www.downeyscott.com	Revision:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - New School at Carlin Springs/Kenmore Site

New School, 3 Story

90,000.00 Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	New School, 3 Story		<i>Carried forward</i>	<i>Cost per SF</i> 259.01	\$23,310,523
HARD COSTS					
HARD COSTS	Sitework		<i>Carried forward</i>	<i>N/A</i>	\$5,291,055
HARD COSTS					
HARD COSTS	Subtotal				\$28,601,579
HARD COSTS	Escalation to construction mid point	Start January 2017, Mid Point October 2017	13.49%		\$3,859,306
HARD COSTS	Subtotal				\$32,460,885
HARD COSTS	Design Contingency		15.00%		\$4,869,133
HARD COSTS	Subtotal				\$37,330,018
HARD COSTS	Construction Contingency		5.00%		\$1,866,501
HARD COSTS				<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid			<u>\$435.52</u>	<u>\$39,196,519</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs		22.50%		\$8,819,217
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost			<i>Cost per SF</i> <u>\$533.51</u>	<u>\$48,015,735</u>

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct		
Project:	New School at Carlin Springs/Kenmore Site 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			
		www.downeyscott.com	Revision:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

ADDITIONS HVAC BASE BID & ALTERNATE COMPARISON SUMMARY

New School Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF 48.27	\$4,344,694 current dollars
New School Alternate System - Geothermal System	<i>Carried forward</i>	62.78	\$5,649,786 current dollars

*Note: These costs include the HVAC cost, general conditions, and general contractor mark-ups
Design contingency, construction contingency, escalation or soft cost are not included*

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct		
Project:	New School at Carlin Springs/Kenmore Site 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			
		www.downeyscott.com	Revision:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS

THREE STORY BUILDING				90,000	GSF	<i>Cost per SF</i> <u>\$259.01</u>	23,310,523
SUBTOTAL		SUBTOTAL					23,310,523
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					23,310,523
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL					23,310,523
						<i>Cost per SF</i> <u>\$259.01</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	New School at Carlin Springs/Kenmore Site 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	
		www.downeyscott.com	Revision:		

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

THREE STORY BUILDING	00.00		NEW BUILDING				
THREE STORY BUILDING							
THREE STORY BUILDING	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
THREE STORY BUILDING							
THREE STORY BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00 SF		135.00	12,150.00
THREE STORY BUILDING			Foundations, occupied bldg. @ L.L. & 1st Floor	43,400.00 GSF		6.27	272,118.00
THREE STORY BUILDING							
THREE STORY BUILDING	02.00	SUBSTRUCTURE	SOG	43,400.00 GSF		8.75	379,750.00
THREE STORY BUILDING			SOG, canopies	1,035.00 GSF		8.75	9,056.25
THREE STORY BUILDING			Exterior stoops & slabs	600.00 SF		8.25	4,950.00
THREE STORY BUILDING							
THREE STORY BUILDING	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	46,600.00 GSF		11.85	552,210.00
THREE STORY BUILDING			SOMD 2nd & 3rd floor	46,600.00 GSF		5.00	233,000.00
THREE STORY BUILDING			Roof framing & deck	43,400.00 GSF		8.75	379,750.00
THREE STORY BUILDING			Canopy & canopy roof framing & deck	1,035.00 SF		15.95	16,508.25
THREE STORY BUILDING			Elev hoist bm & hoistway roof deck	90.00 SF		4.50	405.00
THREE STORY BUILDING			Elev hoistway SOMD	90.00 SF		8.75	787.50
THREE STORY BUILDING			Stairways, 2 story	2.00 EA		15,625.00	31,250.00
THREE STORY BUILDING			Stairways, 2 story, circulator	1.00 EA		31,250.00	31,250.00
THREE STORY BUILDING			Stairways, 3 story	2.00 EA		23,437.50	46,875.00
THREE STORY BUILDING			Misc metals	90,000.00 GSF		1.55	139,500.00
THREE STORY BUILDING			Misc Wood Blocking	90,000.00 GSF		0.40	36,000.00
THREE STORY BUILDING							
THREE STORY BUILDING	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	50,684.00 SF		13.00	658,892.00
THREE STORY BUILDING			Brick veneer at lt. gage wall framing, 2 color	38,013.00 SF		32.00	1,216,416.00
THREE STORY BUILDING			Metal panels wall covering at lt. gage wall framing	12,671.00 SF		31.50	399,136.50
THREE STORY BUILDING			Exterior wall vapor barrier	50,684.00 SF		3.75	190,065.00
THREE STORY BUILDING			Windows	90,000.00 GSF		6.30	567,000.00
THREE STORY BUILDING			Storefront entrances	90,000.00 GSF		1.05	94,500.00
THREE STORY BUILDING			Prem add for ext. mostly full glass wall	1,700.00 SF		45.00	76,500.00
THREE STORY BUILDING			Exterior sun shades	800.00 SF		68.20	54,560.00
THREE STORY BUILDING			Doors, frames, hardware, sidelites	90,000.00 GSF		0.45	40,500.00
THREE STORY BUILDING			Building perimeter drains in gravel bed	1,500.00 LF		10.50	15,750.00
THREE STORY BUILDING			Misc. w.p./caulk/fire sealants/etc. Div 7	90,000.00 GSF		0.74	66,600.00
THREE STORY BUILDING							
THREE STORY BUILDING	05.00	ROOFING	Low slope membrane w/ flashing & copings	44,435.00 GSF		8.75	388,806.25
THREE STORY BUILDING			Prem add for roof condition over commons	3,500.00 SF		18.75	65,625.00
THREE STORY BUILDING							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	New School at Carlin Springs/Kenmore Site 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	
		www.downeyscott.com	Revision:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
THREE STORY BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00	SF	25.00	41,800.00
THREE STORY BUILDING			Masonry partitions	90,000.00	GSF	4.72	424,800.00
THREE STORY BUILDING			Mtl stud & GWB partitions, hi-impact	90,000.00	GSF	7.30	657,000.00
THREE STORY BUILDING			Elev Cab finish allowance	1.00	LS	8,500.00	8,500.00
THREE STORY BUILDING			GWB ceilings/bulkheads	90,000.00	GSF	0.15	13,500.00
THREE STORY BUILDING			Misc. batt insulation	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			Sound transmission control insulation	90,000.00	GSF	0.19	17,100.00
THREE STORY BUILDING			Interior glass at interior partition allowance	90,000.00	GSF	0.38	34,200.00
THREE STORY BUILDING			Interior doors, single, incl jambs, trim & hardware	90,000.00	GSF	4.75	427,500.00
THREE STORY BUILDING			Acoustic ceiling, avg	90,000.00	GSF	2.25	202,500.00
THREE STORY BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	18,000.00	GSF	1.10	19,800.00
THREE STORY BUILDING			Premium wall finish: main corridors & conf. rm	90,000.00	GSF	0.24	21,600.00
THREE STORY BUILDING			Prem add for restroom/kitchen finishes	5,360.00	GSF	10.50	56,280.00
THREE STORY BUILDING			Prem add for locker room finishes	2,000.00	GSF	12.40	24,800.00
THREE STORY BUILDING			CT floor, base, walls in restrooms	90,000.00	GSF	12.40	1,116,000.00
THREE STORY BUILDING			CT wainscot hallways/restrooms	90,000.00	GSF	0.40	36,000.00
THREE STORY BUILDING			Soft flooring/ vinly base	85,000.00	GSF	2.85	242,250.00
THREE STORY BUILDING			Carpet	85,000.00	GSF	1.11	94,350.00
THREE STORY BUILDING			Wood flooring	5,000.00	SF	16.50	82,500.00
THREE STORY BUILDING			Painting	90,000.00	GSF	1.50	135,000.00
THREE STORY BUILDING			Misc cut and patching	90,000.00	GSF	0.30	27,000.00
THREE STORY BUILDING	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	90,000.00	GSF	0.82	73,800.00
THREE STORY BUILDING			Window treatment	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			General casework	90,000.00	GSF	7.25	652,500.00
THREE STORY BUILDING			General millwork	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			Visual display MB & TB	90,000.00	GSF	1.00	90,000.00
THREE STORY BUILDING			Smart boards			Refer to FF&E	
THREE STORY BUILDING			Kitchen / faculty lounge appliances allowance	1.00	LS	7,000.00	7,000.00
THREE STORY BUILDING			Div 11 kitchen equip add	2,400.00	GSF	198.00	475,200.00
THREE STORY BUILDING			Gym equipment allowance	5,000.00	GSF	7.43	37,125.00
THREE STORY BUILDING			Misc spec. dr signs/f.e./jan shelving/etc.	90,000.00	GSF	1.50	135,000.00
THREE STORY BUILDING			Student desks and work stations			Refer to FF&E	
THREE STORY BUILDING			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY BUILDING	08.00	CONVEYING	Elevators	3.00	STOPS	45,000.00	135,000.00
THREE STORY BUILDING	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	90,000.00	GSF	17.08	1,537,200.00
THREE STORY ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	90,000.00	GSF	5.69	512,100.00
THREE STORY ADDITION		source heat pump systems, and variable refrigerant	Ductwork	90,000.00	GSF	7.43	668,700.00
THREE STORY ADDITION		flow system.	Air Outlets	90,000.00	GSF	0.59	53,100.00
THREE STORY ADDITION			Ductwork Accessories	90,000.00	GSF	0.72	64,800.00
THREE STORY ADDITION			Insulation	90,000.00	GSF	2.15	193,500.00
THREE STORY ADDITION			Temperature Controls	90,000.00	GSF	4.24	381,600.00
THREE STORY ADDITION			Air & Water Balance	90,000.00	GSF	0.33	29,700.00
THREE STORY ADDITION			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
THREE STORY ADDITION			Systems Operation & Testing	90,000.00	GSF	0.25	22,500.00
THREE STORY BUILDING							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	New School at Carlin Springs/Kenmore Site 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	
		www.downeyscott.com	Revision:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
THREE STORY BUILDING	9.20	PLUMBING	Water Closet	57.00	EA	589.50	33,601.50
THREE STORY BUILDING			Urinal	10.00	EA	510.22	5,102.20
THREE STORY BUILDING			Automatic Faucet/Flush Valve	124.00	EA	228.20	28,296.80
THREE STORY BUILDING			Lavatory, countertop mounted	57.00	EA	388.85	22,164.45
THREE STORY BUILDING			Classroom Sink	45.00	EA	627.50	28,237.50
THREE STORY BUILDING			Electric Water Cooler	6.00	EA	1,163.50	6,981.00
THREE STORY BUILDING			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY BUILDING			Floor Drain	30.00	EA	213.60	6,408.00
THREE STORY BUILDING			Roof Drain	56.00	EA	384.50	21,532.00
THREE STORY BUILDING			Wall Hydrant	8.00	EA	252.94	2,023.52
THREE STORY BUILDING			Water Heater	2.00	EA	8,500.00	17,000.00
THREE STORY BUILDING			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY BUILDING			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY BUILDING			Domestic Water Piping	90,000.00	GSF	2.69	242,100.00
THREE STORY BUILDING			DWV Piping	90,000.00	GSF	1.76	158,400.00
THREE STORY BUILDING			Storm Piping	90,000.00	GSF	1.48	133,200.00
THREE STORY BUILDING			Plumbing Insulation	90,000.00	GSF	0.81	72,900.00
THREE STORY BUILDING			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
THREE STORY BUILDING	9.30	FIRE SPRINKLER	Sprinkler	90,000.00	GSF	3.50	315,000.00
THREE STORY BUILDING			Fire Pump	1.00	LS	71,500.00	71,500.00
THREE STORY BUILDING	10.00	ELECTRICAL	Switchboards	90,000.00	GSF	1.05	94,500.00
THREE STORY BUILDING			Panelboards	90,000.00	GSF	0.80	72,000.00
THREE STORY BUILDING			Bus Duct & Transformers	90,000.00	GSF	0.40	36,000.00
THREE STORY BUILDING			Generator/ATS	1.00	EA	63,250.00	63,250.00
THREE STORY BUILDING			Light Fixtures - based on T8 fixtures	90,000.00	GSF	5.01	450,900.00
THREE STORY BUILDING			Light Switches	90,000.00	GSF	0.55	49,500.00
THREE STORY BUILDING			Power Outlets	90,000.00	GSF	1.05	94,500.00
THREE STORY BUILDING			Safety Cabinets & Disconnects	90,000.00	GSF	0.55	49,500.00
THREE STORY BUILDING			Power Feeders	90,000.00	GSF	2.90	261,000.00
THREE STORY BUILDING			Power Home Runs	90,000.00	GSF	2.40	216,000.00
THREE STORY BUILDING			Power Branches	90,000.00	GSF	0.96	86,400.00
THREE STORY BUILDING			Lighting Home Runs	90,000.00	GSF	1.25	112,500.00
THREE STORY BUILDING			Lighting Branches	90,000.00	GSF	1.15	103,500.00
THREE STORY BUILDING			Grounding/Lightning Protection	90,000.00	GSF	0.33	29,700.00
THREE STORY BUILDING			Clock System	90,000.00	GSF	0.50	45,000.00
THREE STORY BUILDING			Phone/Data System	90,000.00	GSF	4.10	369,000.00
THREE STORY BUILDING			Security System	90,000.00	GSF	0.95	85,500.00
THREE STORY BUILDING			P.A. & A.V. Systems	90,000.00	GSF	1.65	148,500.00
THREE STORY BUILDING			TV System	90,000.00	GSF	0.55	49,500.00
THREE STORY BUILDING			Fire Alarm	90,000.00	GSF	2.05	184,500.00
THREE STORY BUILDING			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
THREE STORY BUILDING	11.00	MARK-UPS	Subtotal				18,687,288.34
THREE STORY BUILDING			General Conditions	12.00%			2,242,474.60
THREE STORY BUILDING			Subtotal				20,929,762.94
THREE STORY BUILDING			GC OH @ 5% plus Profit @ 5%	10.00%			2,092,976.29
THREE STORY BUILDING			Subtotal				23,022,739.23
THREE STORY BUILDING			Bonds & insurance	1.25%			287,784.24
THREE STORY BUILDING			Subtotal	90,000.00 GSF		\$259.01	23,310,523.48

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct		
Project:	New School at Carlin Springs/Kenmore Site 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			
		www.downeyscott.com	Revision:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK						5,291,055
SUBTOTAL			SUBTOTAL			5,291,055
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%		0
SUBTOTAL			SUBTOTAL			5,291,055
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%		0
RENOVATION TOTAL			RENOVATION TOTAL			5,291,055

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	New School at Carlin Springs/Kenmore Site 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	
		www.downeyscott.com	Revision:		

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

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
			SITEWORK - SCHEME B				
SITEWORK			Temporary traffic control measures	1.00	LS	15,000.00	15,000.00
SITEWORK	12.00	TRAFFIC CONTROLS					
SITEWORK			Misc site demo	15.84	AC	15,000.00	237,603.31
SITEWORK	12.05	SITE DEMO CLR/GRUB					
SITEWORK			Remove trees	15.00	EA	175.00	2,625.00
SITEWORK			Remove curb and gutter	250.00	LF	6.00	1,500.00
SITEWORK			Remove sidewalks 4" thick	10,800.00	SF	1.50	16,200.00
SITEWORK			Remove asphalt paving	111.11	SY	6.85	761.11
SITEWORK			Remove tennis courts, fencing, etc	30,000.00	SF	0.55	16,500.00
SITEWORK			Remove large field lights	9.00	EA	1,750.00	15,750.00
SITEWORK			Remove parking lot lights	3.00	EA	175.00	525.00
SITEWORK			Remove walkway site lights	20.00	EA	135.00	2,700.00
SITEWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITEWORK			Remove portions of existing SWM piping		Excluded		
SITEWORK			Remove existing utilities		Excluded		
SITEWORK			Remove existing fence		Excluded		
SITEWORK			Remove contaminated soils		Excluded		
SITEWORK			Remove asphalt paving for new water/sewer lines	40.00	SY	10.00	400.00
SITEWORK			Disposal of site elements	9,074.22	CY	24.00	217,781.33
SITEWORK	12.10	ENVIRONMENTAL					
SITEWORK			Siltation controls, temp seed	1.00	LS	60,000.00	60,000.00
SITEWORK			Tree protection allowance	1.00	LS	5,250.00	5,250.00
SITEWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITEWORK			Inlet protection	12.00	EA	350.00	4,200.00
SITEWORK	12.20	EARTHWORK					
SITEWORK			Strip & store topsoil	5,555.56	CY	2.80	15,555.56
SITEWORK			Re-spread topsoil	5,555.56	CY	3.60	20,000.00
SITEWORK			Mass Excavation of site area, cut to fill	1,950.00	CY	8.00	15,600.00
SITEWORK			Mass Excavation of site area, cut to export	8,888.89	CY	4.90	43,555.56
SITEWORK			Excavation for Ground Floor bldg. addition	1,629.63	CY	4.50	7,333.33
SITEWORK			Excavation for pavements	4,814.81	CY	4.50	21,666.67
SITEWORK			Export surplus	15,333.33	SY	25.00	383,333.33
SITEWORK			Rough grading for building and site	550,000.00	SF	0.35	192,500.00
SITEWORK			Finish grading bldg pads and pavements	22,666.67	SY	1.00	22,666.67
SITEWORK			Finish grading for lawns	2,222.22	SY	0.90	2,000.00
SITEWORK			Finish grading for sports fields	36,666.67	SY	1.35	49,500.00
SITEWORK			Infield mix	407.41	CY	45.17	18,402.59
SITEWORK			Spoil removal	407.41	SY	25.00	10,185.19
SITEWORK			Ext backfill	184.50	CY	30.00	5,535.00

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	New School at Carlin Springs/Kenmore Site 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	
		www.downeyscott.com	Revision:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK			8" water main	175.00	LF	61.00	10,675.00
SITWORK			Building domestic water line	40.00	LF	40.00	1,600.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees			AWSS Fees are Excluded	
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	12.96	CY	25.00	324.07
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	175.00	LF	37.00	6,475.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	12.96	CY	25.00	324.07
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	660,000.00	660,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	4,500.00	LF	15.00	67,500.00
SITWORK			Re-install field pole lighting	9.00	EA	6,500.00	58,500.00
SITWORK			Re-install site pole lighting	3.00	EA	950.00	2,850.00
SITWORK			Re-install walkway site lights	20.00	EA	950.00	19,000.00
SITWORK			Site pole lighting, allowance	15.00	EA	3,250.00	48,750.00
SITWORK			Ductbank and service cable into building	175.00	LF	235.00	41,125.00
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	8,888.89	SY	42.00	373,333.33
SITWORK			Asphalt Pavement bus loop	2,777.78	SY	58.00	161,111.11
SITWORK			Asphalt Pavement sport court	2,733.33	SY	42.00	114,800.00
SITWORK			Asphalt Tennis courts	2,933.33	SY	42.00	123,200.00
SITWORK			Tennis court color surfacing & striping	26,400.00	SF	1.40	36,960.00
SITWORK			Asphalt Pavement ROW patching	56.67	SY	80.00	4,533.33
SITWORK			Lot signage/symbols	1.00	LS	4,500.00	4,500.00
SITWORK			Striping	1.00	LS	7,500.00	7,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	44,200.00	SF	5.50	243,100.00
SITWORK			Amphitheater seating, per LF of riser	850.00	LF	25.00	21,250.00
SITWORK			Concrete risers w/ turf infill, per LF of riser	855.00	LF	32.00	27,360.00
SITWORK			8" utility pads/dumpster pavements/footers	500.00	SF	18.00	9,000.00
SITWORK			Bollards	8.00	EA	675.00	5,400.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	3,900.00	LF	14.30	55,770.00

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	New School at Carlin Springs/Kenmore Site 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	
		www.downeyscott.com	Revision:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK	12.65	LANDSCAPING	Sod	1,111.11	SY	3.50	3,888.89
SITWORK			General seeding	1,111.11	SY	0.85	944.44
SITWORK			Sport field seeding	36,666.67	SY	1.30	47,666.67
SITWORK			Play area mulch	129.63	CY	43.75	5,671.30
SITWORK			Landscape allowance	1.00	LS	224,000.00	224,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used		Excluded		
SITWORK	12.75	SPECIALTIES	Covered connecting passage incl foundations	2,600.00	SF	75.00	195,000.00
SITWORK			Backstop	2.00	EA	7,500.00	15,000.00
SITWORK			Tennis court fencing	665.00	LF	45.00	29,925.00
SITWORK			Dumpster enclosure walls & gates	800.00	SF	52.00	41,600.00
SITWORK			Play area restoration allowance	7,000.00	SF	2.50	17,500.00
SITWORK			Play area equip allowance	1.00	LS	32,500.00	32,500.00
SITWORK			Allowance	1.00	LS	100,000.00	100,000.00
SITWORK	11.00	MARK-UPS	Subtotal				4,241,666.86
SITWORK			General Conditions	12.00%			509,000.02
SITWORK			Subtotal				4,750,666.88
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			475,066.69
SITWORK			Subtotal				5,225,733.57
SITWORK			Bonds & insurance	1.25%			65,321.67
SITWORK			Subtotal				5,291,055.24

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	New School at Carlin Springs/Kenmore Site 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	
		www.downeyscott.com	Revision:		

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

HVAC ALTERNATE

NEW SCHOOL ADDITION BASE BID HVAC

NEW SCHOOL BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	90,000.00	GSF	17.08	1,537,200.00
NEW SCHOOL BASE		Note: Average cost between 4-pipe system, water	Piping & Valves	90,000.00	GSF	5.69	512,100.00
NEW SCHOOL BASE		source heat pump systems, and variable refrigerant	Ductwork	90,000.00	GSF	7.43	668,700.00
NEW SCHOOL BASE		flow system.	Air Outlets	90,000.00	GSF	0.59	53,100.00
NEW SCHOOL BASE			Ductwork Accessories	90,000.00	GSF	0.72	64,800.00
NEW SCHOOL BASE			Insulation	90,000.00	GSF	2.15	193,500.00
NEW SCHOOL BASE			Temperature Controls	90,000.00	GSF	4.24	381,600.00
NEW SCHOOL BASE			Air & Water Balance	90,000.00	GSF	0.33	29,700.00
NEW SCHOOL BASE			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
NEW SCHOOL BASE			Systems Operation & Testing	90,000.00	GSF	0.25	22,500.00
NEW SCHOOL BASE	11.00	MARK-UPS	Subtotal				3,483,000.00
NEW SCHOOL BASE			General Conditions	12.00%			417,960.00
NEW SCHOOL BASE			Subtotal				3,900,960.00
NEW SCHOOL BASE			GC OH @ 5% plus Profit @ 5%	10.00%			390,096.00
NEW SCHOOL BASE			Subtotal				4,291,056.00
NEW SCHOOL BASE			Bonds & insurance	1.25%			53,638.20
NEW SCHOOL BASE			Subtotal	90,000.00	GSF	\$48.27	4,344,694.20

NEW SCHOOL ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	90,000.00	GSF	15.13	1,361,250.00
NEW SCHOOL ALT			Piping & Valves	90,000.00	GSF	4.62	415,800.00
NEW SCHOOL ALT			Geothermal Bore, 99 bores at 600' depth	59,400.00	LF	22.50	1,336,500.00
NEW SCHOOL ALT			Ductwork	90,000.00	GSF	7.43	668,700.00
NEW SCHOOL ALT			Air Outlets	90,000.00	GSF	0.59	53,100.00
NEW SCHOOL ALT			Ductwork Accessories	90,000.00	GSF	0.72	64,800.00
NEW SCHOOL ALT			Insulation	90,000.00	GSF	1.95	175,500.00
NEW SCHOOL ALT			Temperature Controls	90,000.00	GSF	4.24	381,600.00
NEW SCHOOL ALT			Air & Water Balance	90,000.00	GSF	0.33	29,700.00
NEW SCHOOL ALT			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
NEW SCHOOL ALT			Systems Operation & Testing	90,000.00	GSF	0.25	22,500.00
NEW SCHOOL ALT	11.00	MARK-UPS	Subtotal				4,529,250.00
NEW SCHOOL ALT			General Conditions	12.00%			543,510.00
NEW SCHOOL ALT			Subtotal				5,072,760.00
NEW SCHOOL ALT			GC OH @ 5% plus Profit @ 5%	10.00%			507,276.00
NEW SCHOOL ALT			Subtotal				5,580,036.00
NEW SCHOOL ALT			Bonds & insurance	1.25%			69,750.45
NEW SCHOOL ALT			Subtotal	90,000.00	GSF	\$62.78	5,649,786.45