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# Conceptual Design / Feasibility Cost Estimate Report

*Report Date: March 4, 2014*

*Prepared for:*

**Arlington Public Schools**  
*Oakridge 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: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Oakridge 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	
		<a href="http://www.downeyscott.com">www.downeyscott.com</a>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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**PROJECT CONSTRUCTION COST SUMMARY**

***Arlington Public Schools - Oakridge Elementary School***

<b>Two Story Addition</b>	<b>21,600.00</b>	<i>Gross Square Feet</i>
<b>Renovation</b>	<b>1,500.00</b>	<i>Gross Square Feet</i>
<b>Total</b>	<b>23,100.00</b>	<i>Gross Square Feet</i>

**CONSTRUCTION COSTS**

HARD COSTS	<b>Two Story Addition to Existing Building</b>		<i>Carried forward</i>	<i>Cost per SF</i> 236.53	<b>\$5,109,062</b>
HARD COSTS					
HARD COSTS	<b>Renovations to Existing Building</b>		<i>Carried forward</i>	156.43	<b>\$234,641</b>
HARD COSTS					
HARD COSTS	<b>Sitework</b>		<i>Carried forward</i>	N/A	<b>\$1,062,398</b>
HARD COSTS					
HARD COSTS	<b>Subtotal</b>				<b>\$6,406,101</b>
HARD COSTS	<b>Escalation to construction mid point</b>	Start January 2017, Mid Point October 2017	13.49%		<b>\$864,397</b>
HARD COSTS	<b>Subtotal</b>				<b>\$7,270,498</b>
HARD COSTS	<b>Design Contingency</b>		15.00%		<b>\$1,090,575</b>
HARD COSTS	<b>Subtotal</b>				<b>\$8,361,073</b>
HARD COSTS	<b>Construction Contingency</b>		5.00%		<b>\$418,054</b>
HARD COSTS				<i>Cost per SF</i>	
HARD COSTS	<b>Total Hard Construction Costs Base Bid</b>			<b>\$380.05</b>	<b>\$8,779,126</b>
SOFT COSTS	<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>		22.50%		<b>\$1,975,303</b>
TOTAL COSTS	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost</b>			<i>Cost per SF</i> <b>\$465.56</b>	<b>\$10,754,430</b>

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**ADDITIONS HVAC BASE BID & ALTERNATE COMPARISON SUMMARY**

<b>Base Bid System - Stand Alone System</b>	<i>Carried forward</i>	<b>Cost per SF</b> 48.27	<b>\$1,042,727</b> <b>current dollars</b>
<b>Alternate System - Geothermal System</b>	<i>Carried forward</i>	61.51	<b>\$1,328,601</b> <b>current dollars</b>

*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*

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**HARD CONSTRUCTION COSTS**

<b>TWO STORY BUILDING ADDITION</b>				<b>21,600 GSF</b>		<b><u>\$236.53</u></b>	<b>5,109,062</b>
<b>SUBTOTAL</b>							<b>5,109,062</b>
<b>ESCALATION TO BID</b>				<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>							<b>5,109,062</b>
<b>DESIGN CONTINGENCY</b>				<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>							<b>5,109,062</b>
						<b><u>\$236.53</u></b>	



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TWO STORY ADDITION	00.00		<b>BUILDING ADDITION</b>				
TWO STORY ADDITION							
TWO STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.00	EA	3,800.00	7,600.00
TWO STORY ADDITION			Misc. prep/patch	1.00	LS	2,500.00	2,500.00
TWO STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	5,000.00	5,000.00
TWO STORY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
TWO STORY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
TWO STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
TWO STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
TWO STORY ADDITION							
TWO STORY ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
TWO STORY ADDITION			Foundations	10,800.00	GSF	8.66	93,495.60
TWO STORY ADDITION							
TWO STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
TWO STORY ADDITION			SOG	10,800.00	GSF	8.75	94,500.00
TWO STORY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
TWO STORY ADDITION							
TWO STORY ADDITION	03.00	SUPERSTRUCTURE	2nd floor framing & deck	10,800.00	GSF	11.85	127,980.00
TWO STORY ADDITION			SOMD for 2nd floor	10,800.00	GSF	5.00	54,000.00
TWO STORY ADDITION			Roof framing & deck	10,800.00	GSF	8.75	94,500.00
TWO STORY ADDITION			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
TWO STORY ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
TWO STORY ADDITION			Stairways	1.00	EA	22,510.00	22,510.00
TWO STORY ADDITION			Misc metals	21,600.00	GSF	2.20	47,520.00
TWO STORY ADDITION			Misc Wood Blocking	21,600.00	GSF	0.40	8,640.00
TWO STORY ADDITION							
TWO STORY ADDITION	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	11,600.00	SF	10.45	121,220.00
TWO STORY ADDITION			Brick veneer at lt. gage wall framing	5,800.00	SF	31.00	179,800.00
TWO STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	2,900.00	SF	28.00	81,200.00
TWO STORY ADDITION			Metal panels wall covering at lt. gage wall framing	2,900.00	SF	33.00	95,700.00
TWO STORY ADDITION			Exterior wall vapor barrier	11,600.00	SF	3.75	43,500.00
TWO STORY ADDITION			Windows	21,600.00	GSF	6.50	140,400.00
TWO STORY ADDITION			Storefront entrances	21,600.00	GSF	1.05	22,680.00
TWO STORY ADDITION			Doors, frames, hardware, sidelites	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			Building perimeter drains in gravel bed	500.00	LF	10.50	5,250.00
TWO STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	21,600.00	GSF	0.74	15,984.00
TWO STORY ADDITION							

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TWO STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	10,800.00	GSF	8.75	94,500.00
TWO STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
TWO STORY ADDITION			Masonry at tie-in walls	1,950.00	SF	19.00	37,050.00
TWO STORY ADDITION			Masonry hoistway walls	1,140.00	SF	22.50	25,650.00
TWO STORY ADDITION			Masonry partitions	21,600.00	GSF	4.72	101,952.00
TWO STORY ADDITION			Mtl stud & GWB partitions, hi-impact	21,600.00	GSF	7.30	157,680.00
TWO STORY ADDITION			GWB ceilings/bulkheads	21,600.00	GSF	0.15	3,240.00
TWO STORY ADDITION			Misc. batt insulation	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			Sound transmission control insulation	21,600.00	GSF	0.19	4,104.00
TWO STORY ADDITION			Interior glass at interior partition allowance	21,600.00	GSF	0.38	8,208.00
TWO STORY ADDITION			Interior doors, single, incl jambs, trim & hardware	21,600.00	GSF	4.75	102,600.00
TWO STORY ADDITION			Acoustic ceiling, avg	21,600.00	GSF	2.25	48,600.00
TWO STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	4,320.00	GSF	1.10	4,752.00
TWO STORY ADDITION			Premium wall finish: main corridors & conf. rm	21,600.00	GSF	0.24	5,184.00
TWO STORY ADDITION			CT floor, base, walls in restrooms	21,600.00	GSF	0.75	16,200.00
TWO STORY ADDITION			VCT flooring/ vinly base	21,600.00	GSF	2.85	61,560.00
TWO STORY ADDITION			Carpet	21,600.00	GSF	1.11	23,976.00
TWO STORY ADDITION			Painting	21,600.00	GSF	1.50	32,400.00
TWO STORY ADDITION			Misc cut and patching	21,600.00	GSF	0.30	6,480.00
TWO STORY ADDITION	07.00	SPECIAL EQUIPMENT	Window treatment	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			General casework	21,600.00	GSF	4.35	93,960.00
TWO STORY ADDITION			General millwork	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			Visual display MB & TB	21,600.00	GSF	1.00	21,600.00
TWO STORY ADDITION			Smart boards			Refer to FF&E	
TWO STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	21,600.00	GSF	1.50	32,400.00
TWO STORY ADDITION			Student desks and work stations			Refer to FF&E	
TWO STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
TWO STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
TWO STORY ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	21,600.00	GSF	17.08	368,928.00
TWO STORY ADDITION		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	21,600.00	GSF	5.69	122,904.00
TWO STORY ADDITION			Ductwork	21,600.00	GSF	7.43	160,488.00
TWO STORY ADDITION			Air Outlets	21,600.00	GSF	0.59	12,744.00
TWO STORY ADDITION			Ductwork Accessories	21,600.00	GSF	0.72	15,552.00
TWO STORY ADDITION			Insulation	21,600.00	GSF	2.15	46,440.00
TWO STORY ADDITION			Temperature Controls	21,600.00	GSF	4.24	91,584.00
TWO STORY ADDITION			Air & Water Balance	21,600.00	GSF	0.33	7,128.00
TWO STORY ADDITION			Coordination Drawings	21,600.00	GSF	0.22	4,752.00
TWO STORY ADDITION			Systems Operation & Testing	21,600.00	GSF	0.25	5,400.00

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TWO STORY ADDITION	9.20	PLUMBING	Water Closet	18.00	EA	589.20	10,605.60
TWO STORY ADDITION			Urinal	2.00	EA	510.22	1,020.44
TWO STORY ADDITION			Automatic Faucet/Flush Valve	38.00	EA	228.20	8,671.60
TWO STORY ADDITION			Lavatory, countertop mounted	18.00	EA	388.85	6,999.30
TWO STORY ADDITION			Classroom Sink	16.00	EA	627.50	10,040.00
TWO STORY ADDITION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
TWO STORY ADDITION			Janitor Sink	2.00	EA	733.54	1,467.08
TWO STORY ADDITION			Floor Drain	6.00	EA	213.60	1,281.60
TWO STORY ADDITION			Roof Drain	16.00	EA	384.50	6,152.00
TWO STORY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
TWO STORY ADDITION			Water Heater	1.00	EA	8,500.00	8,500.00
TWO STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
TWO STORY ADDITION			Sewer Ejector Pump	0.00	EA	12,500.00	0.00
TWO STORY ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
TWO STORY ADDITION			Domestic Water Piping	21,600.00	GSF	2.69	58,104.00
TWO STORY ADDITION			DWV Piping	21,600.00	GSF	1.76	38,016.00
TWO STORY ADDITION			Storm Piping	21,600.00	GSF	1.48	31,968.00
TWO STORY ADDITION			Plumbing Insulation	21,600.00	GSF	0.81	17,496.00
TWO STORY ADDITION			Coordination Drawings	21,600.00	GSF	0.22	4,752.00
TWO STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	3,520.00	3,520.00
TWO STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	21,600.00	GSF	3.50	75,600.00
TWO STORY ADDITION			Fire Pump	1.00	LS	71,500.00	71,500.00
TWO STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	21,600.00	GSF	0.50	10,800.00
TWO STORY ADDITION			Panelboards	21,600.00	GSF	0.80	17,280.00
TWO STORY ADDITION			Bus Duct & Transformers	21,600.00	GSF	0.40	8,640.00
TWO STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	60,500.00	60,500.00
TWO STORY ADDITION			Light Fixtures - based on T8 fixtures	21,600.00	GSF	5.01	108,216.00
TWO STORY ADDITION			Light Switches	21,600.00	GSF	0.55	11,880.00
TWO STORY ADDITION			Power Outlets	21,600.00	GSF	1.05	22,680.00
TWO STORY ADDITION			Safety Cabinets & Disconnects	21,600.00	GSF	0.55	11,880.00
TWO STORY ADDITION			Power Feeders	21,600.00	GSF	2.90	62,640.00
TWO STORY ADDITION			Power Home Runs	21,600.00	GSF	2.40	51,840.00
TWO STORY ADDITION			Power Branches	21,600.00	GSF	0.96	20,736.00
TWO STORY ADDITION			Lighting Home Runs	21,600.00	GSF	1.25	27,000.00
TWO STORY ADDITION			Lighting Branches	21,600.00	GSF	1.15	24,840.00
TWO STORY ADDITION			Grounding/Lightning Protection	21,600.00	GSF	0.33	7,128.00
TWO STORY ADDITION			Clock System	21,600.00	GSF	0.50	10,800.00
TWO STORY ADDITION			Phone/Data System	21,600.00	GSF	4.10	88,560.00
TWO STORY ADDITION			Security System	21,600.00	GSF	0.95	20,520.00
TWO STORY ADDITION			P.A. & A.V. Systems	21,600.00	GSF	1.65	35,640.00
TWO STORY ADDITION			TV System	21,600.00	GSF	0.55	11,880.00
TWO STORY ADDITION			Fire Alarm	21,600.00	GSF	2.05	44,280.00
TWO STORY ADDITION			Coordination Drawings	21,600.00	GSF	0.22	4,752.00
TWO STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	7,500.00	7,500.00
TWO STORY ADDITION	11.00	MARK-UPS	Subtotal				4,095,768.66
TWO STORY ADDITION			General Conditions	12.00%			491,492.24
TWO STORY ADDITION			Subtotal				4,587,260.90
TWO STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			458,726.09
TWO STORY ADDITION			Subtotal				5,045,986.99
TWO STORY ADDITION			Bonds & insurance	1.25%			63,074.84
TWO STORY ADDITION			<b>Subtotal</b>	<b>21,600.00</b>	<b>GSF</b>	<b>\$236.53</b>	<b>5,109,061.83</b>

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Oakridge 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**

<b>BUILDING RENOVATION</b>				<b>1,500 GSF</b>	<b><u>Cost per SF</u></b> <b><u>\$156.43</u></b>	<b>234,641</b>
<b>SUBTOTAL</b>		<b>SUBTOTAL</b>				<b>234,641</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>234,641</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><u>Cost per SF</u></b> <b><u>\$156.43</u></b>	<b>234,641</b>

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Oakridge 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	00.00		<b>BUILDING RENOVATIONS</b>				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	1,500.00	GSF	0.37	555.00
BUILDING RENOVATION			General architectural demo	1,500.00	GSF	3.15	4,725.00
BUILDING RENOVATION			Misc. demolition/prep/patch	1,500.00	GSF	1.05	1,575.00
BUILDING RENOVATION			Prem add for restroom demo	1,100.00	GSF	4.90	5,390.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	500.00	SF	12.00	6,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	1,500.00	GSF	0.60	900.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Divison 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Divison 16	
BUILDING RENOVATION			Segregated debris disposal off site	27.78	CY	30.00	833.33
BUILDING RENOVATION			LEED Disposal Fee / Recycling	13.89	TNS	37.00	513.89
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	1,500.00	GSF	0.25	375.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	1,500.00	GSF	0.12	180.00
BUILDING RENOVATION			Misc metals	1,500.00	GSF	1.50	2,250.00
BUILDING RENOVATION			Misc Wood Blocking	1,500.00	GSF	0.06	90.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	1,500.00	GSF	0.45	675.00
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	

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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	05.00	ROOFING	Misc. patching for mechanical penetrations	1,500.00	GSF	0.38	570.00
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	1,500.00	GSF	0.65	975.00
BUILDING RENOVATION			Interior finishes	1,500.00	GSF	10.50	15,750.00
BUILDING RENOVATION			Prem add for restroom finishes	1,100.00	GSF	12.40	13,640.00
BUILDING RENOVATION			Thermal insulation	1,500.00	GSF	0.45	675.00
BUILDING RENOVATION			Sound transmission control insulation	1,500.00	GSF	0.19	285.00
BUILDING RENOVATION			Interior glazing	1,500.00	GSF	2.72	4,080.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	1,500.00	GSF	3.74	5,610.00
BUILDING RENOVATION			Misc cut and patching	1,500.00	GSF	0.30	450.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	1,500.00	GSF	2.55	3,825.00
BUILDING RENOVATION			Div 11 misc equipment	1,500.00	GSF	0.58	870.00
BUILDING RENOVATION			Div 12 furnishings	1,500.00	GSF	3.28	4,920.00
BUILDING RENOVATION			Smart boards			Refer to FF&E	
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
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							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	09.00	MECHANICAL HVAC	Equipment	1,500.00	GSF	15.40	23,100.00
BUILDING RENOVATION			Piping & Valves - renovation	1,500.00	GSF	5.69	8,535.00
BUILDING RENOVATION			Ductwork	1,500.00	GSF	7.23	10,845.00
BUILDING RENOVATION			Air Outlets	1,500.00	GSF	0.59	885.00
BUILDING RENOVATION			Ductwork Accessories	1,500.00	GSF	0.72	1,080.00
BUILDING RENOVATION			Insulation	1,500.00	GSF	2.15	3,225.00
BUILDING RENOVATION			Temperature Controls	1,500.00	GSF	4.24	6,360.00
BUILDING RENOVATION			Air & Water Balance	1,500.00	GSF	0.33	495.00
BUILDING RENOVATION			Systems Operation & Testing	1,500.00	GSF	0.25	375.00
BUILDING RENOVATION			HVAC Demolition	1,500.00	GSF	0.97	1,455.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	2.00	EA	589.20	1,178.40
BUILDING RENOVATION			Urinal	0.00	EA	510.22	0.00
BUILDING RENOVATION			Automatic Faucet/Flush Valve	4.00	EA	228.20	912.80
BUILDING RENOVATION			Lavatory, countertop mounted	2.00	EA	388.25	776.50
BUILDING RENOVATION			Electric Water Cooler	0.00	EA	1,163.50	0.00
BUILDING RENOVATION			Janitor Sink	2.00	EA	733.54	1,467.08
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
BUILDING RENOVATION			Floor Drain	2.00	EA	213.60	427.20
BUILDING RENOVATION			Domestic Water Piping	1,500.00	GSF	2.15	3,225.00
BUILDING RENOVATION			DWV Piping	1,500.00	GSF	1.75	2,625.00
BUILDING RENOVATION			Storm Piping	1,500.00	GSF	1.44	2,160.00
BUILDING RENOVATION			Plumbing Insulation	1,500.00	GSF	0.65	975.00
BUILDING RENOVATION			Plumbing Demolition	1,500.00	GSF	0.95	1,425.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	1,500.00	GSF	3.50	5,250.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							

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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			Switchboards			Existing to Remain	
BUILDING RENOVATION	10.00	ELECTRICAL	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	1,500.00	GSF	5.01	7,515.00
BUILDING RENOVATION			Light Switches	1,500.00	GSF	0.55	825.00
BUILDING RENOVATION			Power Outlets	1,500.00	GSF	1.05	1,575.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	1,500.00	GSF	0.55	825.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	1,500.00	GSF	2.40	3,600.00
BUILDING RENOVATION			Power Branches	1,500.00	GSF	0.96	1,440.00
BUILDING RENOVATION			Lighting Home Runs	1,500.00	GSF	1.25	1,875.00
BUILDING RENOVATION			Lighting Branches	1,500.00	GSF	1.15	1,725.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	1,500.00	GSF	0.50	750.00
BUILDING RENOVATION			Phone/Data System	1,500.00	GSF	4.10	6,150.00
BUILDING RENOVATION			Security System	1,500.00	GSF	0.95	1,425.00
BUILDING RENOVATION			P.A. & A.V. Systems	1,500.00	GSF	1.65	2,475.00
BUILDING RENOVATION			TV System	1,500.00	GSF	0.55	825.00
BUILDING RENOVATION			Fire Alarm	1,500.00	GSF	2.05	3,075.00
BUILDING RENOVATION			Demolition	1,500.00	GSF	0.94	1,410.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				188,104.20
BUILDING RENOVATION			General Conditions		12.00%		22,572.50
BUILDING RENOVATION			Subtotal				210,676.71
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%		10.00%		21,067.67
BUILDING RENOVATION			Subtotal				231,744.38
BUILDING RENOVATION			Bonds & insurance		1.25%		2,896.80
BUILDING RENOVATION			<b>Subtotal</b>	1,500.00	<b>GSF</b>	<b>\$156.43</b>	<b>234,641.18</b>



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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

**HARD CONSTRUCTION COSTS**

<b>SITWORK</b>						<b>1,062,398</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>			<b>1,062,398</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>1,062,398</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>1,062,398</b>

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
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SITWORK			<b>SITWORK</b>				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	4,500.00	4,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	1.31	AC	10,000.00	13,085.40
SITWORK			Remove trees	5.00	EA	250.00	1,250.00
SITWORK			Remove curb and gutter	360.00	LF	6.00	2,160.00
SITWORK			Remove sidewalks 4" thick	2,700.00	SF	1.50	4,050.00
SITWORK			Remove concrete pads 8" thick	625.00	SF	4.35	2,718.75
SITWORK			Remove asphalt paving	400.00	SY	6.85	2,740.00
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	185.00	LF	5.00	925.00
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove asphalt paving for new water line	555.56	SY	10.00	5,555.56
SITWORK			Disposal of site elements	1,098.13	CY	25.00	27,453.24
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	7,500.00	7,500.00
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	5.00	EA	350.00	1,750.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	462.96	CY	2.80	1,296.30
SITWORK			Re-spread topsoil	462.96	CY	3.60	1,666.67
SITWORK			Mass Excavation of site area, cut to fill	1,443.33	CY	8.00	11,546.67
SITWORK			Export surplus	1,443.33	CY	24.00	34,640.00
SITWORK			Rough grading for building and site	77,000.00	SF	0.55	42,350.00
SITWORK			Finish grading bldg pads and pavements	3,333.33	SY	1.00	3,333.33
SITWORK			Finish grading for play fields	4,444.44	SY	1.35	6,000.00
SITWORK			Ext backfill	60.00	CY	30.00	1,800.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK			8" water main	420.00	LF	61.00	25,620.00
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	277.78	SY	20.00	5,555.56
SITWORK			Spoil removal	31.11	CY	25.00	777.78
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	450.00	LF	37.00	16,650.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Temp road patch	277.78	SY	20.00	5,555.56
SITWORK			Spoil removal	33.33	CY	25.00	833.33
SITWORK							

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SITWORK	12.35	STORM WATER MGT	Underground detention	9,000.00	CF	8.75	78,750.00
SITWORK			12" RCP	400.00	LF	45.00	18,000.00
SITWORK			Storm structures	4.00	EA	3,125.00	12,500.00
SITWORK			BMP impact allowance	1.00	LS	80,500.00	80,500.00
SITWORK			Roof drain piping	100.00	LF	31.25	3,125.00
SITWORK			Mods & conn to existing	1.00	LS	7,500.00	7,500.00
SITWORK			Spoil removal	411.11	CY	25.00	10,277.78
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Ductbank and service cable into building			Existing to Remain	
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	1,822.22	SY	42.00	76,533.33
SITWORK			Asphalt Pavement onsite utility patching	516.67	SY	58.00	29,966.67
SITWORK			Asphalt Pavement ROW patching	400.00	SY	80.00	32,000.00
SITWORK			Misc. patching at existing paving, incl striping	120.00	SY	48.00	5,760.00
SITWORK			Lot signage/symbols	1.00	LS	1,500.00	1,500.00
SITWORK			Striping	1.00	LS	3,000.00	3,000.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	7,250.00	SF	5.50	39,875.00
SITWORK			8" cooling tower/genset pad & footings	625.00	SF	18.00	11,250.00
SITWORK			Bollards		EA	675.00	0.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	1,755.00	LF	14.30	25,096.50
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,500.00	SY	3.50	5,250.00
SITWORK			General seeding	1,000.00	SY	0.85	850.00
SITWORK			Play area seeding	1,500.00	SY	1.30	1,950.00
SITWORK			Play area mulch	95.83	CY	43.75	4,192.71
SITWORK			Landscape allowance	1.00	LS	65,000.00	65,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Relocate storage bldg	1.00	EA	600.00	600.00
SITWORK			Relocate playground equipment	1.00	LS	3,500.00	3,500.00
SITWORK			Fence	60.00	LF	25.00	1,500.00
SITWORK			Chiller enclosure walls & gates	1,920.00	SF	40.00	76,800.00
SITWORK			Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				851,690.12
SITWORK			General Conditions	12.00%			102,202.81
SITWORK			Subtotal				953,892.93
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			95,389.29
SITWORK			Subtotal				1,049,282.22
SITWORK			Bonds & insurance	1.25%			13,116.03
SITWORK			<b>Subtotal</b>				<b>1,062,398.25</b>

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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**HVAC ALTERNATE**

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	HVAC Equipment	21,600.00	GSF	17.08	368,928.00		
ADDITION HVAC BASE			Piping & Valves	21,600.00	GSF	5.69	122,904.00		
ADDITION HVAC BASE			Ductwork	21,600.00	GSF	7.43	160,488.00		
ADDITION HVAC BASE			Air Outlets	21,600.00	GSF	0.59	12,744.00		
ADDITION HVAC BASE			Ductwork Accessories	21,600.00	GSF	0.72	15,552.00		
ADDITION HVAC BASE			Insulation	21,600.00	GSF	2.15	46,440.00		
ADDITION HVAC BASE			Temperature Controls	21,600.00	GSF	4.24	91,584.00		
ADDITION HVAC BASE			Air & Water Balance	21,600.00	GSF	0.33	7,128.00		
ADDITION HVAC BASE			Coordination Drawings	21,600.00	GSF	0.22	4,752.00		
ADDITION HVAC BASE			Systems Operation & Testing	21,600.00	GSF	0.25	5,400.00		
ADDITION HVAC BASE			11.00	MARK-UPS	Subtotal				835,920.00
ADDITION HVAC BASE					General Conditions	12.00%			100,310.40
ADDITION HVAC BASE					Subtotal				936,230.40
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			93,623.04		
ADDITION HVAC BASE			Subtotal				1,029,853.44		
ADDITION HVAC BASE			Bonds & insurance	1.25%			12,873.17		
ADDITION HVAC BASE			<b>Subtotal</b>	<b>21,600.00</b>	<b>GSF</b>	<b>\$48.27</b>	<b>1,042,726.61</b>		

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	21,600.00	GSF	14.23	307,368.00		
ADDITION HVAC ALT			Piping & Valves	21,600.00	GSF	4.35	93,960.00		
ADDITION HVAC ALT			Geothermal Bore, 24 bores at 600' depth	14,400.00	LF	22.50	324,000.00		
ADDITION HVAC ALT			Ductwork	21,600.00	GSF	7.43	160,488.00		
ADDITION HVAC ALT			Air Outlets	21,600.00	GSF	0.59	12,744.00		
ADDITION HVAC ALT			Ductwork Accessories	21,600.00	GSF	0.72	15,552.00		
ADDITION HVAC ALT			Insulation	21,600.00	GSF	1.95	42,120.00		
ADDITION HVAC ALT			Temperature Controls	21,600.00	GSF	4.24	91,584.00		
ADDITION HVAC ALT			Air & Water Balance	21,600.00	GSF	0.33	7,128.00		
ADDITION HVAC ALT			Coordination Drawings	21,600.00	GSF	0.22	4,752.00		
ADDITION HVAC ALT			Systems Operation & Testing	21,600.00	GSF	0.25	5,400.00		
ADDITION HVAC ALT			11.00	MARK-UPS	Subtotal				1,065,096.00
ADDITION HVAC ALT					General Conditions	12.00%			127,811.52
ADDITION HVAC ALT			Subtotal				1,192,907.52		
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			119,290.75		
ADDITION HVAC ALT			Subtotal				1,312,198.27		
ADDITION HVAC ALT			Bonds & insurance	1.25%			16,402.48		
ADDITION HVAC ALT			<b>Subtotal</b>	<b>21,600.00</b>	<b>GSF</b>	<b>\$61.51</b>	<b>1,328,600.75</b>		