



# GUNSTON MIDDLE SCHOOL CAPACITY STUDY

FINAL DESIGN REPORT

APRIL 19, 2016

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## EXECUTIVE SUMMARY

The following pages constitute a final report of our design study for renovations and additions to Gunston Middle School (GMS). The goal of this study was to identify any potential spaces for additional classrooms, providing additional seats for students within the current building footprint. The schools' teaching model requires that the additional capacity accommodates a middle school team – a group of 100-125 students and teachers. Moving teachers from classrooms during work periods is not a feasible option for increasing classroom capacity. GMS's space utilization is unique in that numerous spaces are either shared with Arlington County or are used exclusively by the County. Spaces that are used exclusively by GMS are currently well utilized. In pursuit of additional classroom space, Arlington County gave GMS permission to investigate, through our design analysis, the benefits of reallocating a small number of areas that are currently dedicated to Arlington County use. The following design options illustrate ideas to increase capacity by updating non-classroom spaces such as the scene shop, locker rooms, and community center. These modifications will provide a long term benefit to the school in its ability to fluidly adapt to changing student population. In addition, there was a concentrated effort to bring spaces that are part of this study in line with current Arlington Public Schools (APS) Educational Specifications.

The Arlington County controlled spaces identified in this study were chosen based on apparent underutilization. The alteration proposed in the Scene Shop would convert existing storage space into a new Technical Education Classroom. The new Tech Ed room would feature a large area for industrial equipment and potential access to the exterior for added flexibility. A classroom can be gained by relocating laundry and school storage rooms and eliminating locker room showers. This change has an added bonus of additional lockers in both locker rooms. By addressing access issues from the corridor, three additional classrooms could be captured from the community center when not in use during the school day by the County. GMS can gain additional office space in close proximity to the main office by converting the AV Workroom and Copy Room and relocating media storage to the Media Center's Media Production Room.

A lighting fixture change in the Auxiliary Gym will add to the space's functionality to support the Physical Education curriculum. The current lights are not impact resistant, limiting the rooms use to low impact activities. Changing to high impact resistant LED fixtures will improve the room's functionality, improve lighting levels and aligns with the school system's common practice for energy efficient lighting. This lighting upgrade is reflected in the attached cost estimate.

As part of the design study, VMDO investigated options for increasing the cafeteria's currently posted capacity of 274. Taking the cafeteria floor area, egress paths, and current code guidelines into consideration, it appears the capacity should be 429. This proposal includes an option for adding covered outdoor dining area immediately to the east of the cafeteria. This anticipates a relatively cost-effective free-standing roof structure over the designated area. This addition would increase student seating options to the outdoors.

Current classroom capacity and size was evaluated against current APS Ed Specs and found to be generally in compliance with capacity requirements. A table within illustrates these findings. A conceptual cost estimate has been done and included herein identifying the work within the various options included. The cost estimate was done anticipating work to be completed for the fall semester of the 2017 school year.

### Project Construction Cost Summary

Option	Classrooms Gained	Seats Gained	Cost
Scene Shop	1	15	\$277,636.00
Auxiliary Gym	N/A		\$30,120.00
New Classroom Option 1	1	24	\$287,895.00
New Classroom Option 2	3	72	\$542,549.00
New Offices	N/A		\$235,621.00
Cafeteria / Outdoor Dining	N/A		\$181,904.00
<b>Total</b>	<b>5</b>	<b>111</b>	<b>\$1,555,725.00</b>

## EXECUTIVE SUMMARY

## EXISTING CONDITIONS

## NEW OFFICE SPACE

## SCENE SHOP CLASSROOMS

## NEW CLASSROOM AND MAT STORAGE

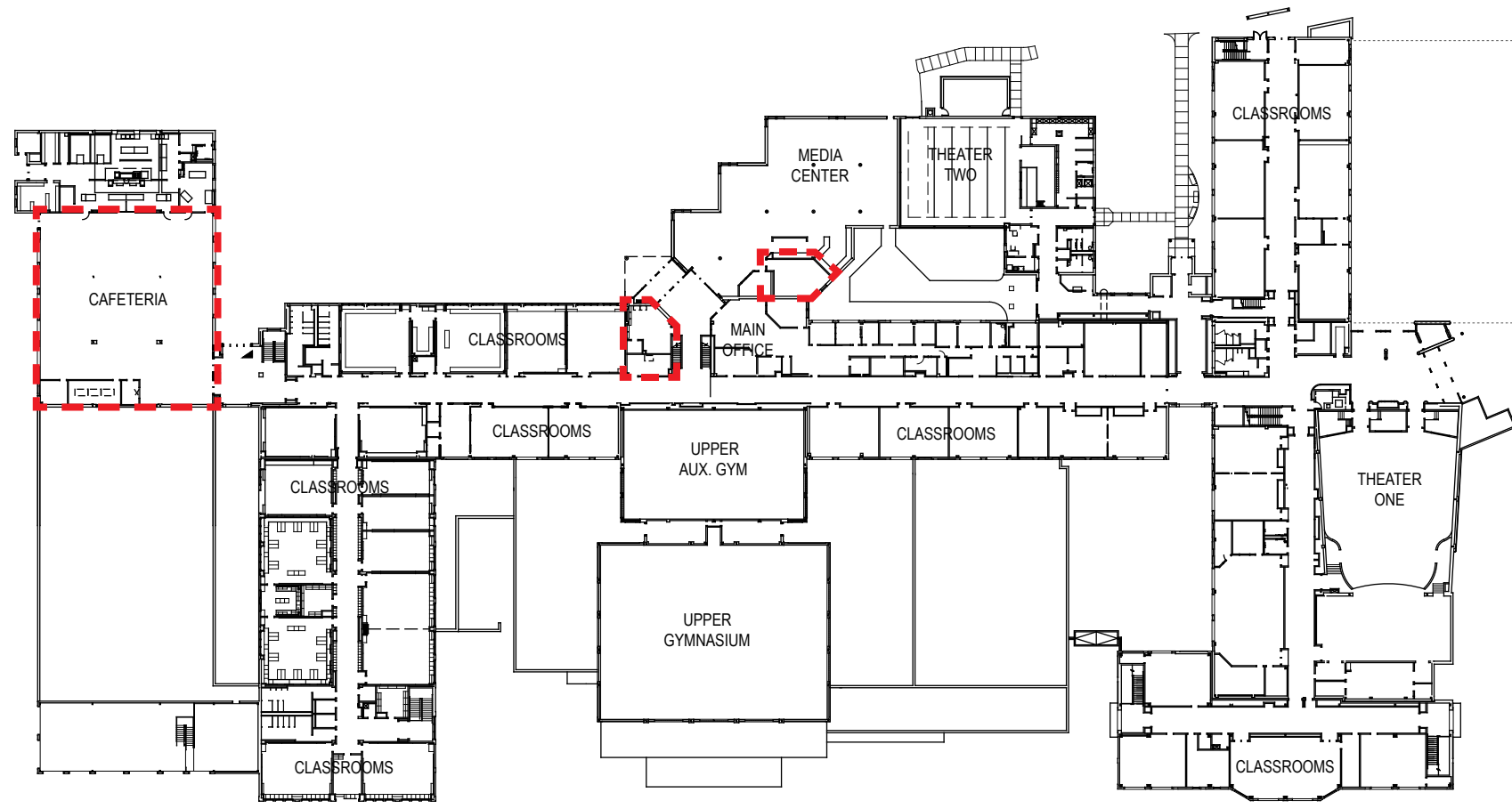
## STORAGE

## CAFETERIA

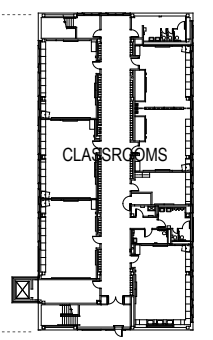
## CLASSROOM CAPACITY ANALYSIS

## COST ESTIMATE

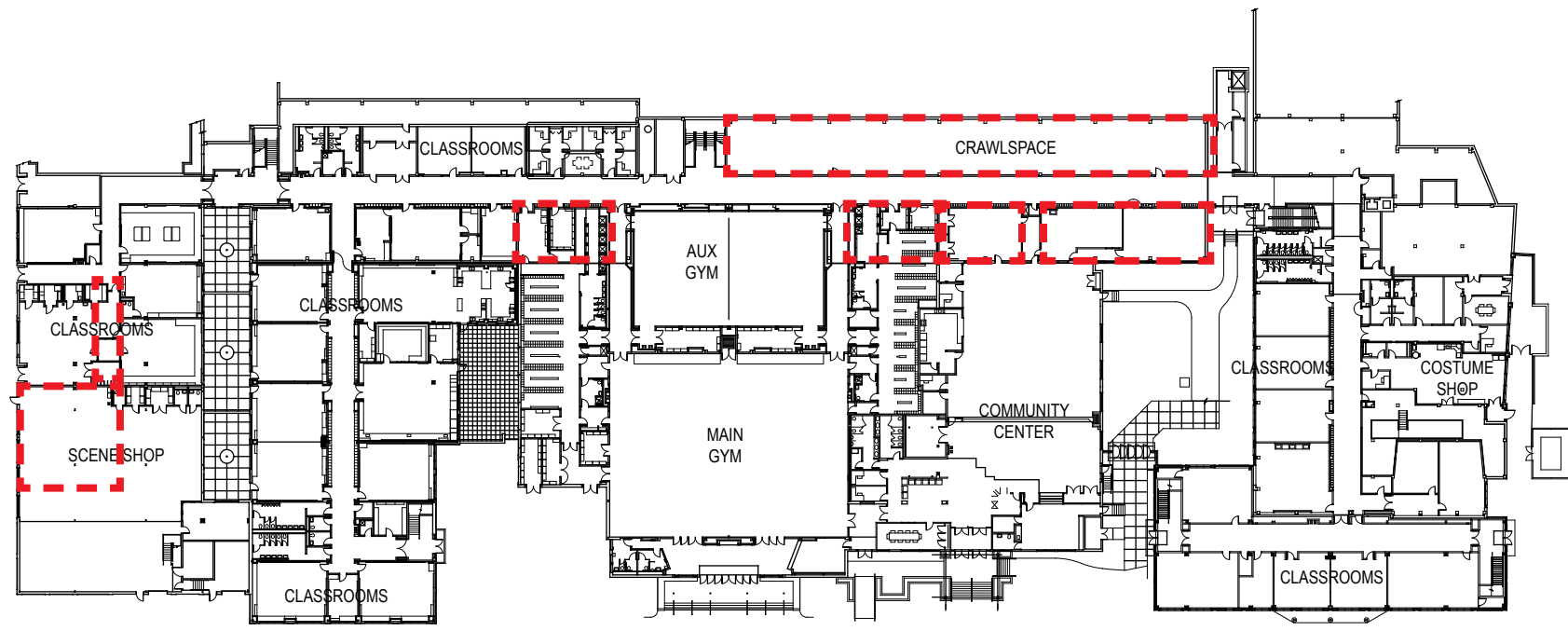
## APPENDIX



1st Floor  
1" = 75'



2nd Floor  
1" = 75'

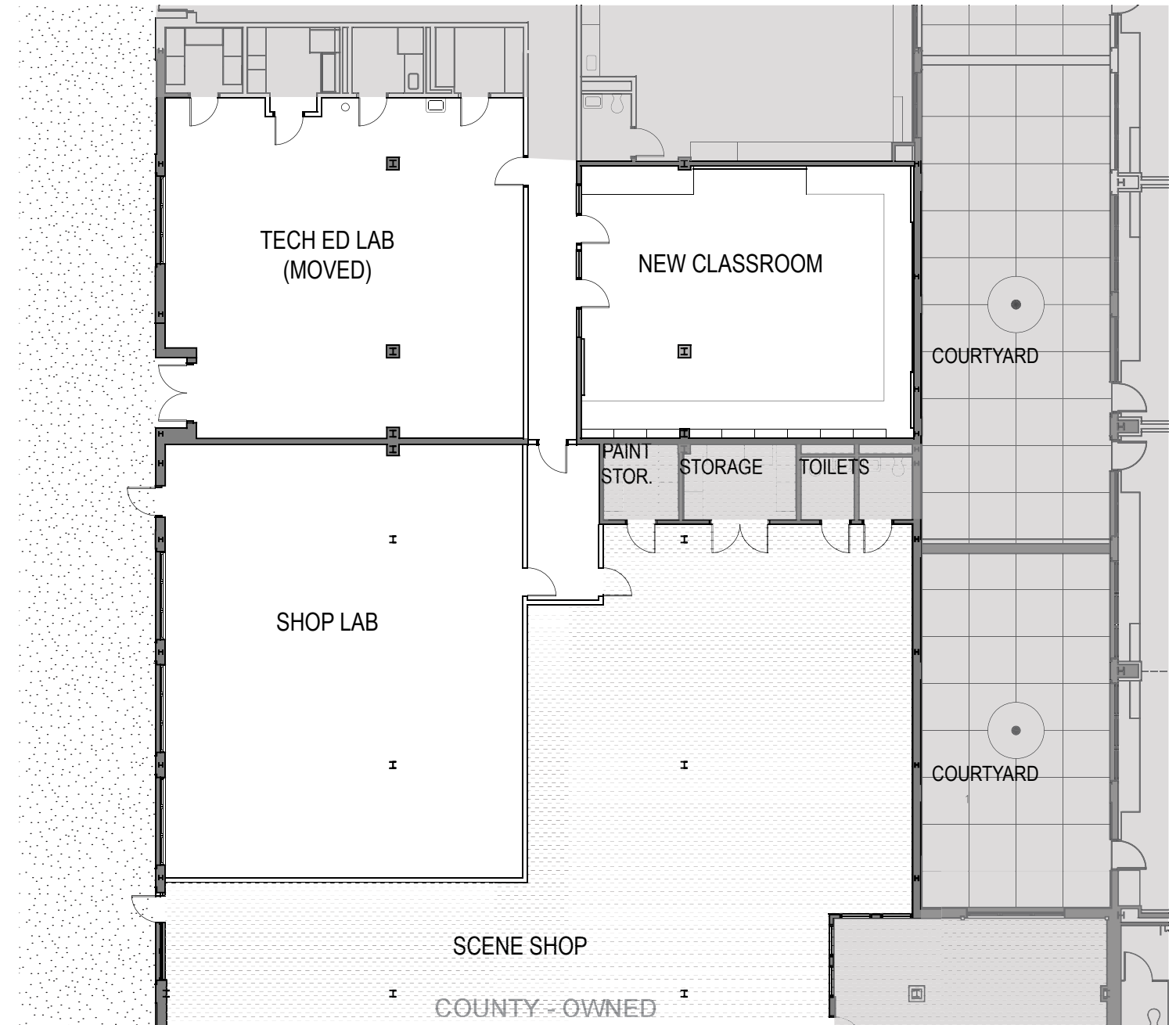
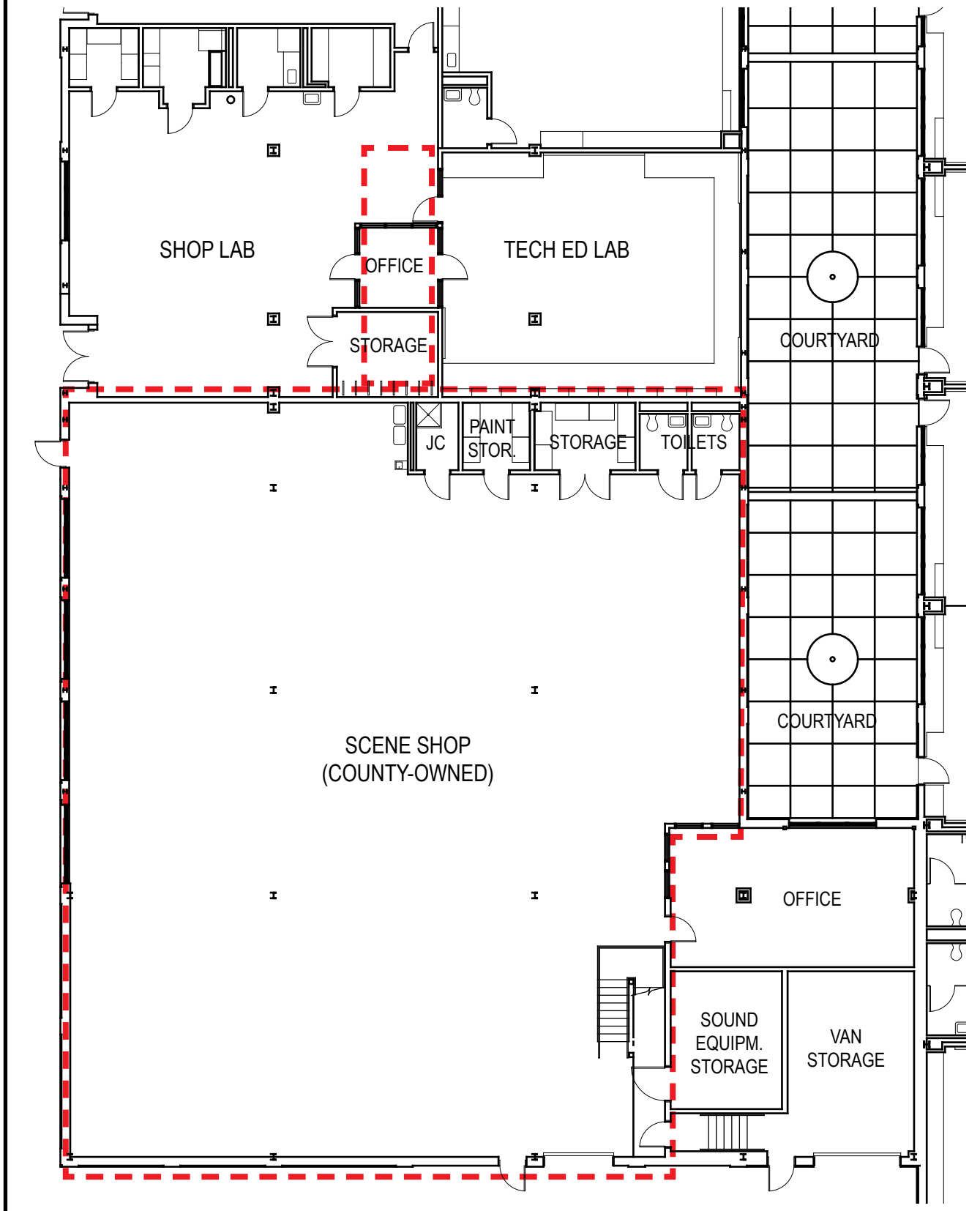


Ground Floor  
1" = 75'



AREAS OF PROPOSED IMPROVEMENTS

# EXISTING CONDITIONS



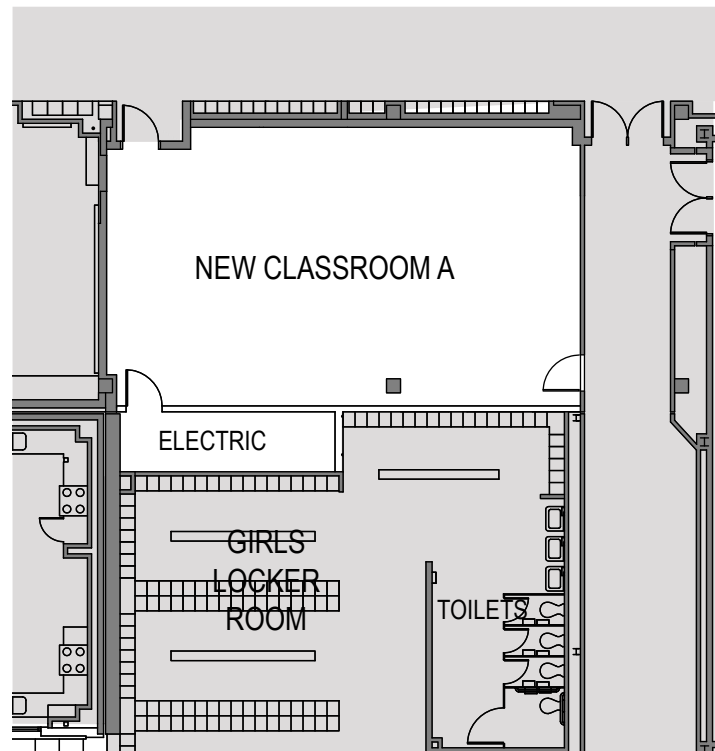
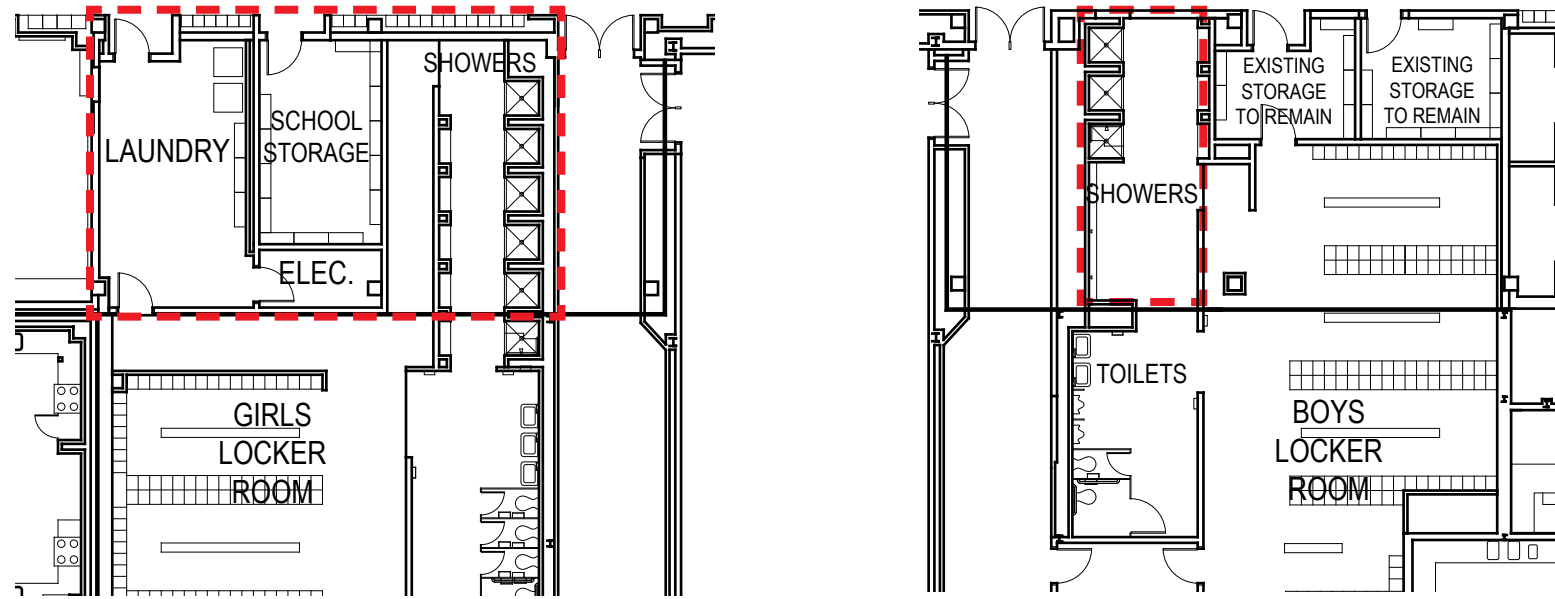
### SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
	Tech Ed Lab		New Classroom		700-750
	Shop Lab	1331	Tech Ed Lab	1334	1000
	Office	87	New Hallway	211	N/A
	Storage	121		0	
			New Hallway Extension	125	N/A
	Scene Shop	6420		4397	8000-10500
			Shop Lab (moved)	1752	

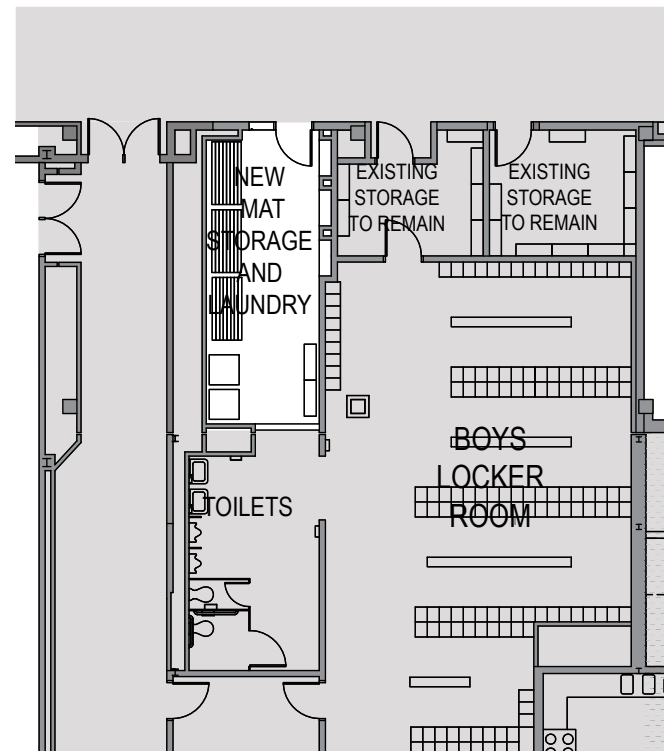
SCALE: 1/16" = 1'-0"

# EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"

## SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
	Laundry	282	(moved)	0	
	School and Gym Storage	186		0	
	Electric Room	52		91	N/A
	Girls' Showers	342		0	
			New Classroom A	900	700-750
	Boys' Showers	233	New Laundry + Mat Storage	233	200

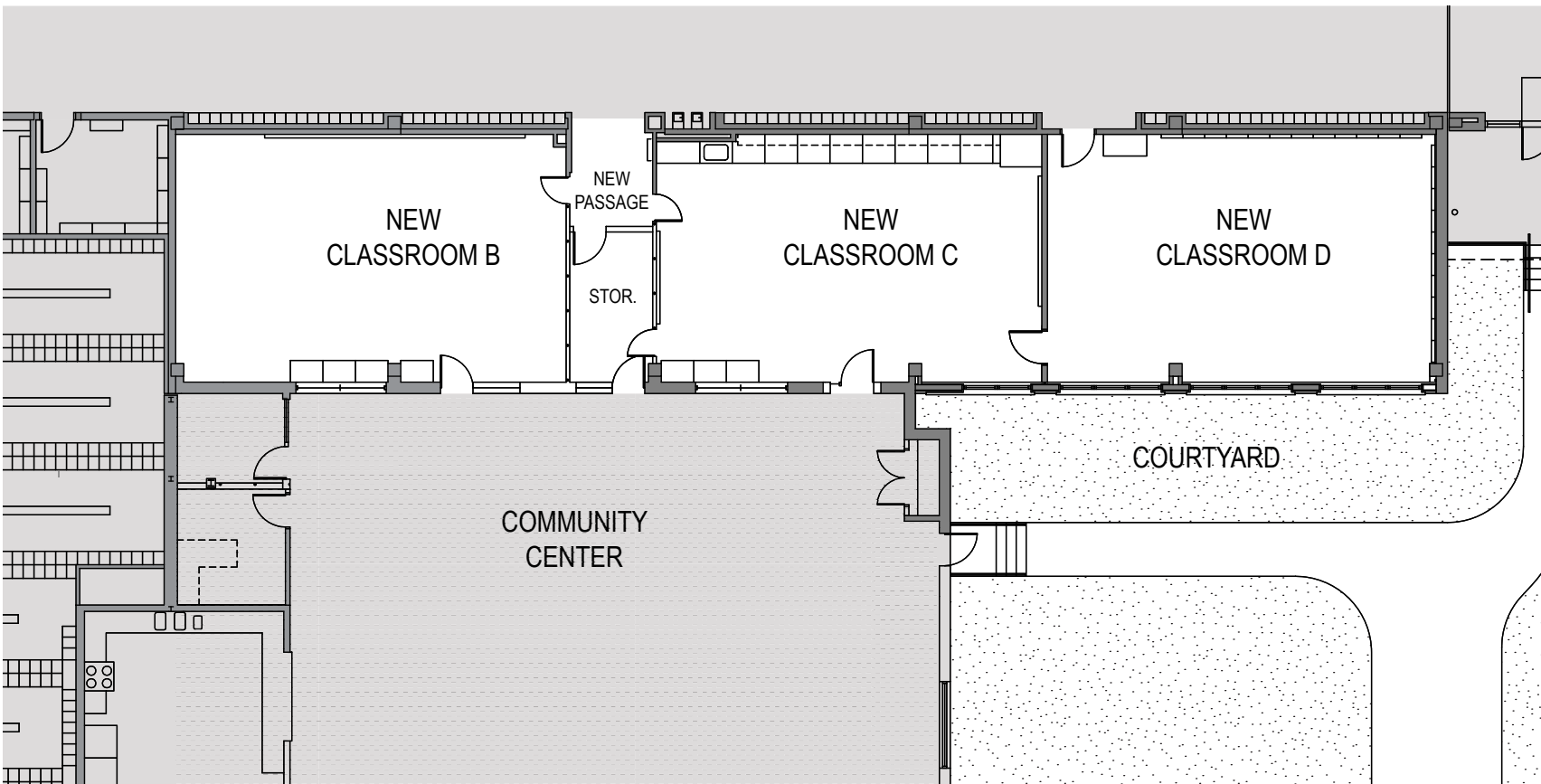
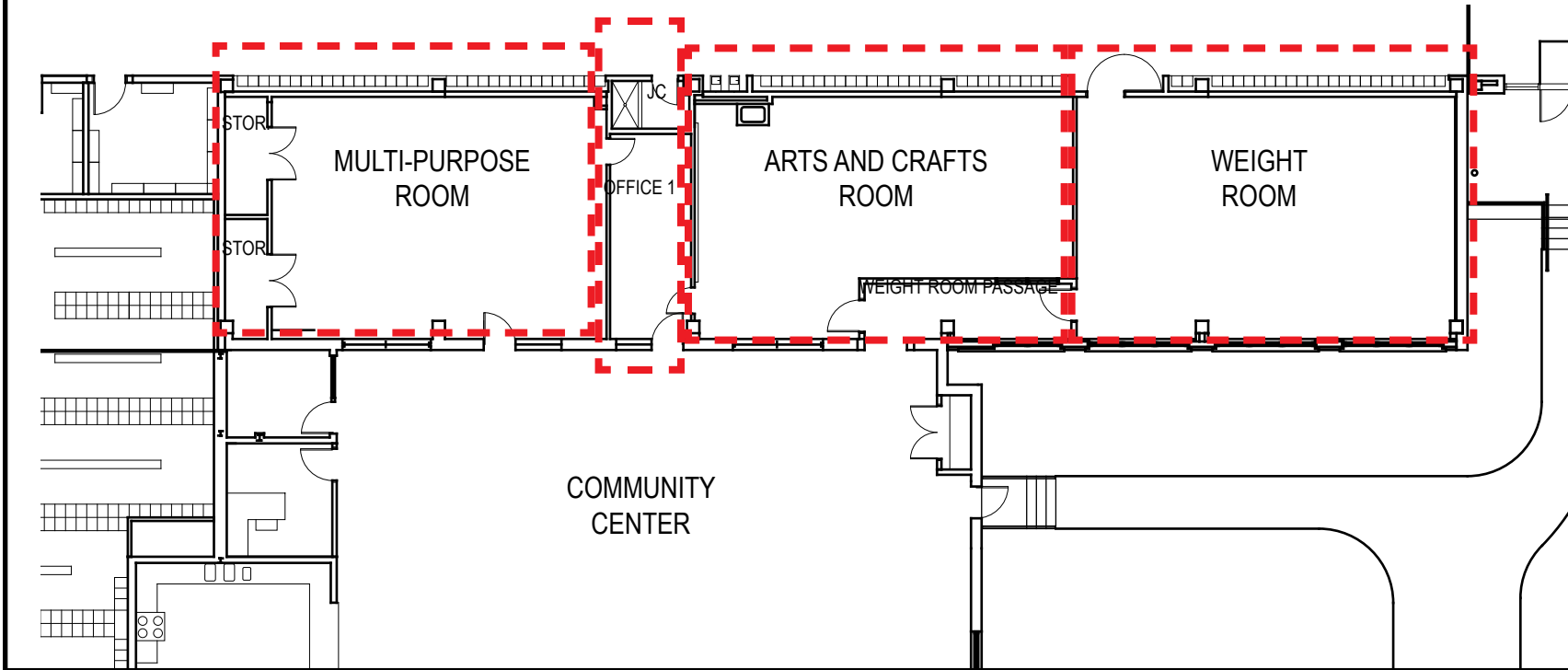
## OPTION - 01

### NEW CLASSROOM AND MAT STORAGE



# EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"

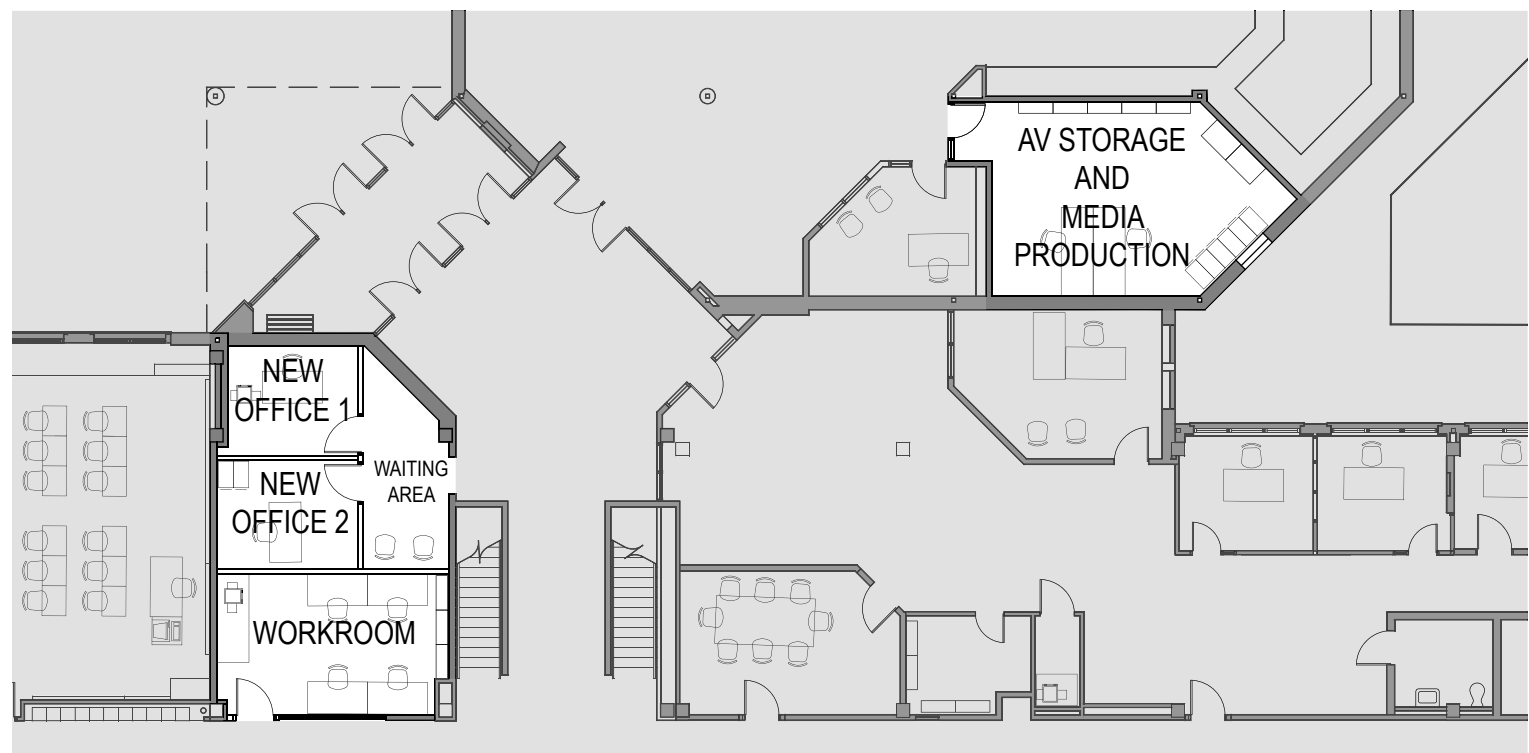
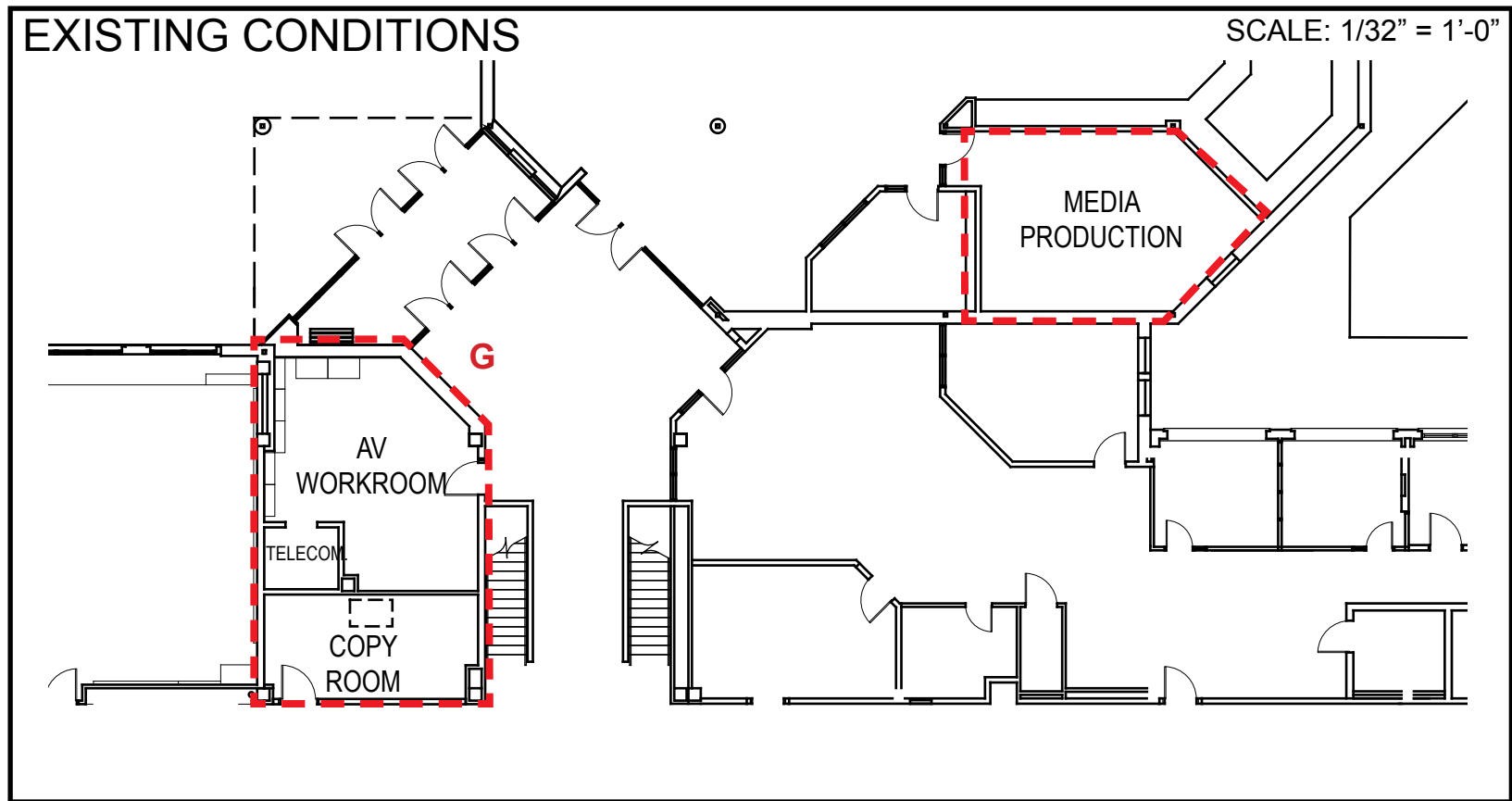


### SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
	Office 1	147		0	
	Janitor's Closet	32		0	
			New Passageway	99	
			Storage	105	
	Multipurpose Classroom	720	New Classroom B	815	700-750
	Multipurpose Storage	89		0	
	Arts and Crafts Room	693	New Classroom C	802	700-750
	Weight Room Passage	99		0	
	Weight Room	812	New Classroom D	812	700-750

## OPTION - 02

### NEW CLASSROOMS



SCALE: 1/16" = 1'-0"

SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
	AV Workroom	356	New Classroom G	611	700-750
	Telecom Closet	40		0	
	Copy Room	193		0	
			New Office 1	110	100-120
			New Office 2	118	100-120
			New Workroom	243	1000
			New Waiting Area	114	N/A
	Media Production Room	397	Media and AV Storage	397	650

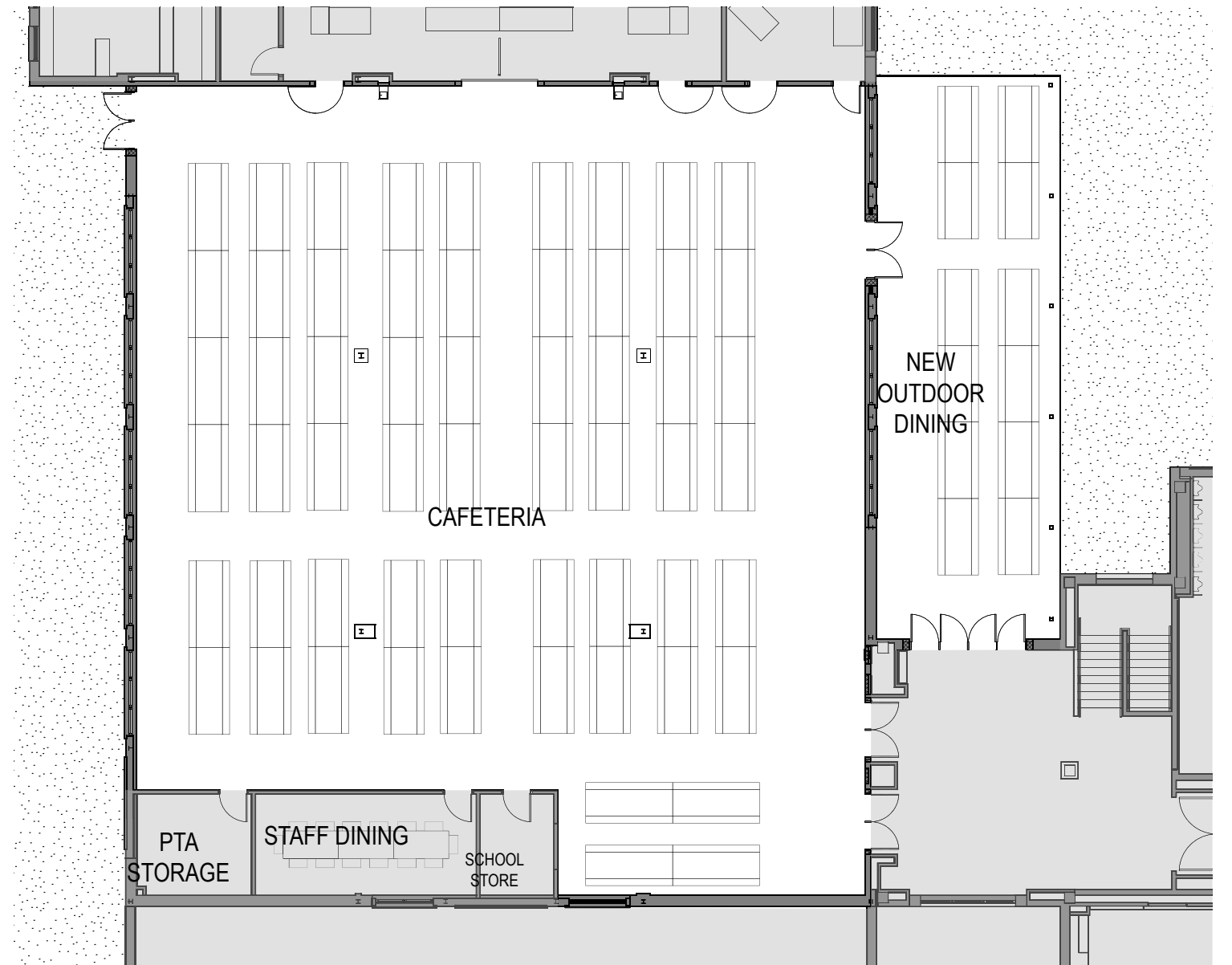
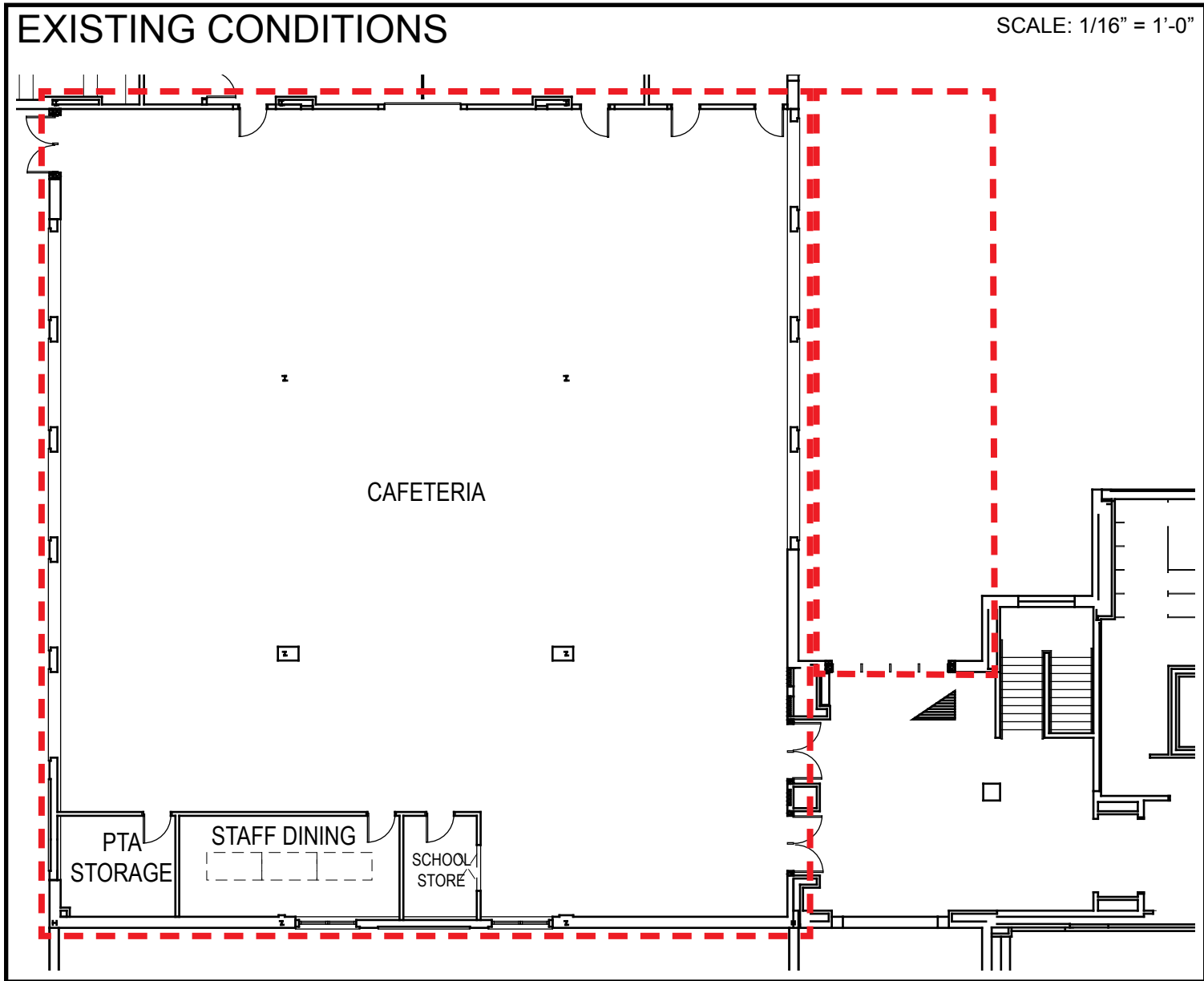
NEW OFFICES



GUNSTON MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016

VMDO ARCHITECTS



\* Illustrates indoor seating for 429 and outdoor seating for 96. These counts reflect increased seating capacity, not increased enrollment capacity.

SCALE: 1/16" = 1'-0"

SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
	Cafeteria	6439	Cafeteria	6439	4000-5800
			Outdoor Dining	1222	N/A
	PTA Storage	135		135	N/A
	Staff Dining	262		262	N/A
	School Store	87		87	N/A



# EXISTING CLASSROOMS

Room #	Room Name	SF	Ed. Spec SF	Ed Spec. SF/Stud.	Ed Spec. Capacity	Gunston Max. Capacity
Ground Floor						
G03	Exemplary Classroom	696	700-750	29-31	24	24
G03a	Studio/ Edit	333	N/A			
G04	Science	782	500	50	10	16
G05	Interlude	805	700-750	29-31	24	28
G06	Home Economics	1711	1500	75	20	23
G07	World Language	821	700-750	88-94	8	9
G08A	Life Skills	1441	1650	69	24	21
G09	Social Studies	820	700-750	29-31	24	28
G10	HILT	824	700-750	29-31	24	28
G11	English	825	700-750	29-31	24	28
G12	Core Classroom	835	700-750	29-31	24	29
G13	HILT	829	700-750	29-31	24	29
G14	Business/ Computer Lab	871	830	35	24	25
G15	Foreign Language	781	700-750	29-31	24	27
G16	Special Ed. Int.	767	700-750	88-94	8	9
* G17	Shop Lab	1328	N/A			
G19	Core Classroom	474	700-750	29-31	24	16
G19a	Core Classroom	474	700-750	29-31	24	16
G40	English	719	700-750	29-31	24	25
G42	Math	726	700-750	29-31	24	25
G44	Social Studies	741	700-750	29-31	24	26
G46	Science	948	900-1200	29-31	24	33
G48	HILT	712	700-750	29-31	24	25
G49a	Computer Lab	845	830	35	24	24
G47a	Special Ed.	563	700-750	70-75	10	8
G47b	Special Ed.	564	700-750	70-75	10	8
G53	Core Classroom	428	700-750	29-31	24	15
G53a	Core Classroom	615	700-750	29-31	24	21
G55	Dance	939	700-750	29-31	24	32
1st Floor						
101	Math	834	700-750	29-31	24	29
102	HILT	728	700-750	29-31	24	25
103	Social Studies	845	700-750	29-31	24	29
104	English	812	700-750	29-31	24	28
105	Science	983	900-1200	29-31	24	34
106	Special Ed.	690	700-750	29-31	24	24
107	Science	974	900-1200	29-31	24	34
108	Math Skills	503	700-750	29-31	24	17
109	Core Classroom	737	500	50	10	15
110	Core Classroom	512	700-750	29-31	24	18
111	Special Ed.	812	700-750	29-31	24	28
112	Core Classroom	564	700-750	29-31	24	19
113	Core Classroom	964	700-750	29-31	24	33
114	Core Classroom	822	700-750	29-31	24	28
115	Core Classroom	998	700-750	29-31	24	34
116	Core Classroom	823	700-750	29-31	24	28

Room #	Room Name	SF	Ed. Spec SF	Ed Spec. SF/Stud.	Ed Spec. Capacity	Gunston Max. Capacity
117	Core Classroom	825	700-750	29-31	24	28
118	Core Classroom	828	700-750	29-31	24	29
120	English	720	700-750	29-31	24	25
122	Social Studies	716	700-750	29-31	24	25
124	Math	709	700-750	29-31	24	24
126	Special Ed.	550	500	50	10	11
128	Special Ed.	540	500	50	10	11
129	Core Classroom	617	700-750	29-31	24	21
130	Science	775	900-1200	29-31	24	27
131	English	818	700-750	29-31	24	28
133	Math	808	700-750	29-31	24	28
134	HILT	809	700-750	29-31	24	28
135	Social Studies	818	700-750	29-31	24	28
136	HILT	776	700-750	29-31	24	27
140	Special Ed.	664	700-750	29-31	24	23
142	Special Ed.	627	700-750	29-31	24	22
143	Foreign Language	723	700-750	29-31	24	25
144	Band	1534	1800	36	50	43
145a	Orchestra	667	1500	19-25	60-80	35
145b	Chorus	667	1500	19-25	60-80	35
147	HILT	720	700-750	29-31	24	25
	Music Lab	212	N/A			
	Media Production (w/ AV storage here)	397	650	27	24	15
2nd Floor						
230	Science	781	900-1200	29-31	24	27
231	Math	743	700-750	29-31	24	26
232	Special Ed. 2	568	700-750	29-31	24	20
233	Social Studies	743	700-750	29-31	24	26
234	Special Ed. 1	568	700-750	29-31	24	20
235	English	731	700-750	29-31	24	25

# NEW CLASSROOMS

Room #	Room Name	SF	Ed. Spec SF	Ed Spec. SF/Stud.	Ed Spec. Capacity
	Tech Ed Lab	1023	1000-1200	42-50	24
	New Classroom A (old laundry)	1103	700-750	29-31	24
	New Classroom B	815	700-750	29-31	24
	New Classroom C (old arts & crafts)	805	700-750	29-31	24
	New Classroom D (old weight room)	812	700-750	29-31	24
<b>Total New Seats</b>					<b>120</b>

- = Capacity of room is higher than Ed. Spec capacity, per Ed. Spec SF/student parameter
- = Capacity of room is lower than Ed. Spec capacity, per Ed. Spec SF/student parameter

## Conceptual Design / Feasibility Cost Estimate Report

Report Date: February 29, 2016  
Revised: March 7, 2016

Prepared for:

**VMDO Architects**

### Arlington Public Schools *Gunston Middle School* 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 23.5% 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. An **8% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included as indicated on the 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.

<i>Revision 1</i>		Feasibility Study Const Cost Estimate		Prepared by: Downey & Scott, LLC		Status: Concept		PM: ct	
Report:		Gunston MS Capacity Study		6788 Kennedy Road, Suite F		Client: VMDO		Checkd by: fs/sm	
Project:		Arlington Public Schools		Warrenton, Virginia 20187		Submisen: February 29, 2016		Job no: 16013	
Location:		Arlington Public Schools		Ph 540.347.5001 Fax 540.347.5021		Run Date: See footer			
Documents Dated:		January 27, 2016		www.downeyandscott.com		Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

**Arlington Public Schools - Gunston Middle School Study**

**PROJECT CONSTRUCTION COST SUMMARY**

Scene Shop	carried forward	\$277,636
Auxillary Gym	carried forward	\$30,120
New Classroom Option 1	carried forward	\$287,895
New Classroom Option 2	carried forward	\$542,549
New Classroom Option 3	carried forward	\$235,621
Cafeteria Option	carried forward	\$181,904

<b>Revision 1</b>		Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Report:	Gunston MS Capacity Study	6799 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/sm	
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submission: February 29, 2016	Job no: 16013	
Documents Dated:	January 27, 2016	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer		
		www.downeyandscott.com	Revised: March 7, 2016		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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**Scene Shop**

**Renovation** 1,835.00 Gross Square Feet  
**Total** 1,835.00 Gross Square Feet

**CONSTRUCTION COSTS**

Scene Shop	<b>Renovation</b>		<i>Carried forward</i>	<i>93.49</i>	<b>\$171,547</b>
Scene Shop	<b>Subtotal</b>				<b>\$171,547</b>
Scene Shop	<b>Escalation to construction mid point</b>	Bid 2017, Complete 2017	<b>5.51%</b>		<b>\$9,457</b>
Scene Shop	<b>Subtotal</b>				<b>\$181,003</b>
Scene Shop	<b>Design Contingency</b>		<b>15.00%</b>		<b>\$27,151</b>
Scene Shop	<b>Subtotal</b>				<b>\$208,154</b>
Scene Shop	<b>Construction Contingency</b>		<b>8.00%</b>		<b>\$16,652</b>
Scene Shop				<i>Cost per SF</i>	
Scene Shop	<b>Total Hard Construction Costs Base Bid</b>			<b>\$122.51</b>	<b>\$224,806</b>
Scene Shop	<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>		<b>23.50%</b>		<b>\$52,829</b>
Scene Shop				<i>Cost per SF</i>	
Scene Shop	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost</b>			<b>\$151.30</b>	<b>\$277,636</b>

<b>Revision 1</b>		Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Report:	Gunston MS Capacity Study	6799 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/sm	
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submission: February 29, 2016	Job no: 16013	
Documents Dated:	January 27, 2016	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer		
		www.downeyandscott.com	Revised: March 7, 2016		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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Scene Shop	00.00		<b>BUILDING</b>				
Scene Shop	00.50	SELECT BLDG. DEMO	Demolition	1,835.00	GSF	4.50	8,257.50
Scene Shop	01.00	FOUNDATIONS					Not Included
Scene Shop	02.00	SUBSTRUCTURE	SOG - patch existing floor	458.75	SF	8.30	3,807.63
Scene Shop	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00
Scene Shop			Misc metals	1,835.00	GSF	1.55	2,844.25
Scene Shop			Misc Wood Blocking	1,835.00	GSF	0.75	1,376.25
Scene Shop	04.00	EXTERIOR CLOSURE	Perimeter Wall				Existing to Remain
Scene Shop			Windows				Existing to Remain
Scene Shop			Misc. w.p./caulk/fire sealants/etc. Div 7	1,835.00	GSF	0.73	1,330.38
Scene Shop	05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50	0.00
Scene Shop	06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	1,946.00	SF	10.25	19,946.50
Scene Shop			GWB ceilings/bulkheads	0.00	GSF	0.15	0.00
Scene Shop			Misc. batt insulation	1,835.00	GSF	0.45	825.75
Scene Shop			Sound transmission control insulation	1,835.00	GSF	0.19	348.65
Scene Shop			Storefront entrances	0.00	SF	55.00	0.00
Scene Shop			Interior glass at interior partition allowance	0.00	SF	0.38	0.00
Scene Shop			Doors, frames, hardware, sidelites	4.00	EA	2,500.00	10,000.00
Scene Shop			Acoustic ceiling, avg	275.25	GSF	2.75	756.94
Scene Shop			Prem. ceilings: main corridors / mtg. rms, prem add	0.00	GSF	1.75	0.00
Scene Shop			Premium wall finish: main corridors & conf. rm	0.00	GSF	0.75	0.00
Scene Shop			CT floor, base, walls in restrooms	0.00	SF	18.50	0.00
Scene Shop			CT wainscot hallways/restrooms	0.00	SF	12.50	0.00
Scene Shop			Vinyl Floor/vinyl base	1,835.00	SF	3.75	6,881.25
Scene Shop			Carpet	0.00	SY	43.00	0.00
Scene Shop			Wood flooring	0.00	SF	16.50	0.00
Scene Shop			Rubber Athletic Flooring	0.00	SF	12.50	0.00
Scene Shop			Painting	1,835.00	GSF	2.25	4,128.75
Scene Shop			Misc cut and patching	1,835.00	GSF	0.30	550.50
Scene Shop	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	0.00	EA	325.00	0.00
Scene Shop			Window treatment	1,835.00	GSF	0.45	825.75
Scene Shop			General casework	0.00	LF	255.00	0.00
Scene Shop			General millwork	1,835.00	GSF	0.45	825.75
Scene Shop			Visual display MB & TB	1,835.00	GSF	1.00	1,835.00
Scene Shop			Solatube	0.00	EA	2,650.00	0.00
Scene Shop			Smart boards				Refer to FF&E
Scene Shop			Kitchen / faculty lounge appliances allowance	0.00	LS	10,000.00	0.00
Scene Shop			Misc spec. dr signs/f.e./jan shelving/etc.	1,835.00	GSF	1.50	2,752.50
Scene Shop			Student desks and work stations				Refer to FF&E
Scene Shop			Office furnishings, sofas and chairs				Refer to FF&E
Scene Shop	08.00	CONVEYING					Not Included

<b>Revision 1</b>		Report: Feasibility Study Const Cost Estimate		Prepared by: Downey & Scott, LLC		Status: Concept		PM: ct	
Project: Gunston MS Capacity Study		6789 Kennedy Road, Suite F		Client: VMDO		Chckd by: fs/sm		Run Date: See footer	
Location: Arlington Public Schools		Warrenton, Virginia 20187		Submissn: February 29, 2016		Job no: 16013		Revised: March 7, 2016	
Documents Dated: January 27, 2016		Ph 540.347.5001 Fax 540.347.5021		www.downeyscott.com					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

Scene Shop			HVAC Equipment			Existing to Remain			
Scene Shop	09.00	MECHANICAL HVAC	Piping & Valves			Existing to Remain			
Scene Shop			Ductwork - modify existing	1,835.00	GSF	4.97	9,124.54		
Scene Shop			Air Outlets - replace existing	1,835.00	GSF	0.59	1,082.65		
Scene Shop			Ductwork Accessories	1,835.00	GSF	0.72	1,321.20		
Scene Shop			Insulation	1,835.00	GSF	1.95	3,578.25		
Scene Shop			Temperature Controls	1,835.00	GSF	4.10	7,523.50		
Scene Shop			Air & Water Balance	1,835.00	GSF	0.33	605.55		
Scene Shop			Coordination Drawings	1,835.00	GSF	0.22	403.70		
Scene Shop			Systems Operation & Testing	1,835.00	GSF	0.25	458.75		
Scene Shop			Demolition	1,835.00	GSF	0.85	1,559.75		
Scene Shop									
Scene Shop	9.20	PLUMBING	Demolition	1,835.00	GSF	0.45	825.75		
Scene Shop			Water Closet	0.00	EA	1,150.00	0.00		
Scene Shop			Lavatory	0.00	EA	675.00	0.00		
Scene Shop			Domestic Water Piping	1,835.00	GSF	0.50	912.91		
Scene Shop			DWV Piping	1,835.00	GSF	0.37	669.78		
Scene Shop			Storm Piping			Existing to Remain			
Scene Shop			Gas Piping			Existing to Remain			
Scene Shop			Plumbing Insulation	1,835.00	GSF	0.14	256.90		
Scene Shop			Coordination Drawings			Not Included			
Scene Shop	9.30	FIRE SPRINKLER	Sprinkler - modify existing	1,835.00	GSF	1.75	3,211.25		
Scene Shop			Fire Pump			Not Included			
Scene Shop									
Scene Shop	10.00	ELECTRICAL	Switchboards			Existing to Remain			
Scene Shop			Panelboards - modify existing	1,835.00	GSF	0.25	449.58		
Scene Shop			Bus Duct & Transformers			Existing to Remain			
Scene Shop			Generator, 150 KW/Automatic Transfer Switches			Existing to Remain			
Scene Shop			Light Fixtures - based on T5/LED fixtures	1,835.00	GSF	6.40	11,744.00		
Scene Shop			Light Switches, includes DDC control connections	1,835.00	GSF	1.25	2,293.75		
Scene Shop			Power Outlets	1,835.00	GSF	0.95	1,743.25		
Scene Shop			Safety Cabinets & Disconnects			Existing to Remain			
Scene Shop			Power Feeders			Existing to Remain			
Scene Shop			Power Home Runs	1,835.00	GSF	2.20	4,037.00		
Scene Shop			Power Branches	1,835.00	GSF	0.85	1,559.75		
Scene Shop			Lighting Home Runs	1,835.00	GSF	1.15	2,110.25		
Scene Shop			Lighting Branches	1,835.00	GSF	1.05	1,926.75		
Scene Shop			Grounding/Lightning Protection			Existing to Remain			
Scene Shop			Clock System	1,835.00	GSF	0.45	825.75		
Scene Shop			Phone/Data System	1,835.00	GSF	3.90	7,156.50		
Scene Shop			Security System	1,835.00	GSF	0.94	1,724.90		
Scene Shop			P.A. & A.V. Systems	1,835.00	GSF	0.55	1,009.25		
Scene Shop			TV System	1,835.00	GSF	0.29	532.15		
Scene Shop			Fire Alarm	1,835.00	GSF	1.88	3,449.80		
Scene Shop			Coordination Drawings	1,835.00	GSF	0.22	403.70		
Scene Shop			Demolition	1,835.00	GSF	0.80	1,468.00		
Scene Shop									
Scene Shop	11.00	MARK-UPS	Subtotal				141,262.19		
Scene Shop			General Conditions	10.00%			14,126.22		
Scene Shop			Subtotal				155,388.41		
Scene Shop			GC OH @ 4% plus Profit @ 4.5%	8.50%			13,208.01		
Scene Shop			Subtotal				168,596.42		
Scene Shop			Bonds & insurance	1.75%			2,950.44		
Scene Shop			<b>Subtotal</b>			<b>1,835.00 GSF</b>	<b>\$93.49</b>		<b>171,546.86</b>

<b>Revision 1</b>		Report: Feasibility Study Const Cost Estimate		Prepared by: Downey & Scott, LLC		Status: Concept		PM: ct	
Project: Gunston MS Capacity Study		6789 Kennedy Road, Suite F		Client: VMDO		Chckd by: fs/sm		Run Date: See footer	
Location: Arlington Public Schools		Warrenton, Virginia 20187		Submissn: February 29, 2016		Job no: 16013		Revised: March 7, 2016	
Documents Dated: January 27, 2016		Ph 540.347.5001 Fax 540.347.5021		www.downeyscott.com					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

<b>Auxillary Gym</b>								
		<b>Renovation</b>						
							<b>4,058.00</b>	<i>Gross Square Feet</i>
		<b>Total</b>					<b>4,058.00</b>	<i>Gross Square Feet</i>
							<i>Cost per SF</i>	
		<i>Carried forward</i>					<b>4.59</b>	<b>\$18,611</b>
		<b>Subtotal</b>						<b>\$18,611</b>
		<b>Escalation to construction mid point</b>			Bid 2017, Complete 2017		<b>5.51%</b>	<b>\$1,026</b>
		<b>Subtotal</b>						<b>\$19,637</b>
		<b>Design Contingency</b>					<b>15.00%</b>	<b>\$2,946</b>
		<b>Subtotal</b>						<b>\$22,582</b>
		<b>Construction Contingency</b>					<b>8.00%</b>	<b>\$1,807</b>
							<i>Cost per SF</i>	
		<b>Total Hard Construction Costs Base Bid</b>					<b>\$6.01</b>	<b>\$24,389</b>
		<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>					<b>23.50%</b>	<b>\$5,731</b>
							<i>Cost per SF</i>	
		<b>Total Hard Construction Costs Base Bid &amp; Soft Cost</b>					<b>\$7.42</b>	<b>\$30,120</b>

<b>Revision 1</b>	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Report:	Gunston MS Capacity Study	8789 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/fm
Project:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn: February 28, 2016	Job no: 16013
Location:	January 27, 2016	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer	
Documents Dated:		www.downeyandscott.com	Revised: March 7, 2016	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
<b>BUILDING</b>							
Auxiliary Gym	00.00						
Auxiliary Gym							
Auxiliary Gym	00.50	SELECT BLDG. DEMO					Not Included
Auxiliary Gym							
Auxiliary Gym	01.00	FOUNDATIONS					Not Included
Auxiliary Gym							
Auxiliary Gym	02.00	SUBSTRUCTURE					Not Included
Auxiliary Gym							
Auxiliary Gym	03.00	SUPERSTRUCTURE					Not Included
Auxiliary Gym							
Auxiliary Gym	04.00	EXTERIOR CLOSURE					Not Included
Auxiliary Gym							
Auxiliary Gym	05.00	ROOFING					Not Included
Auxiliary Gym							
Auxiliary Gym	06.00	INTERIOR CONST					Not Included
Auxiliary Gym							
Auxiliary Gym	07.00	SPECIAL EQUIPMENT					Not Included
Auxiliary Gym							
Auxiliary Gym	08.00	CONVEYING					Not Included
Auxiliary Gym							
Auxiliary Gym	09.00	MECHANICAL HVAC					Not Included
Auxiliary Gym							
Auxiliary Gym	9.20	PLUMBING					Not Included
Auxiliary Gym							
Auxiliary Gym	9.30	FIRE SPRINKLER	Fire Pump				Not Included
Auxiliary Gym							Not Included
Auxiliary Gym	10.00	ELECTRICAL	Switchboards				Existing to Remain
Auxiliary Gym			Panelboards - modify existing				Existing to Remain
Auxiliary Gym			Bus Duct & Transformers				Existing to Remain
Auxiliary Gym			Generator, 150 KW/Automatic Transfer Switches				Existing to Remain
Auxiliary Gym			Light Fixtures - replace existing with LED	12.00	EA	1,119.02	13,428.18
Auxiliary Gym			Light Switches - modify existing	4,058.00	GSF	0.19	760.88
Auxiliary Gym			Power Outlets				Existing to Remain
Auxiliary Gym			Safety Cabinets & Disconnects				Existing to Remain
Auxiliary Gym			Power Feeders				Existing to Remain
Auxiliary Gym			Power Home Runs - modify existing				Existing to Remain
Auxiliary Gym			Power Branches - modify existing				Existing to Remain
Auxiliary Gym			Lighting Home Runs - modify existing				Existing to Remain
Auxiliary Gym			Lighting Branches - modify existing				Existing to Remain
Auxiliary Gym			Grounding/Lightning Protection				Existing to Remain
Auxiliary Gym			Clock System - modify existing				Existing to Remain
Auxiliary Gym			Phone/Data System - modify existing				Existing to Remain
Auxiliary Gym			Security System - modify existing				Existing to Remain
Auxiliary Gym			P.A. & A.V. Systems - modify existing				Existing to Remain
Auxiliary Gym			TV System - modify existing				Existing to Remain
Auxiliary Gym			Fire Alarm - modify existing				Existing to Remain
Auxiliary Gym			Coordination Drawings				Existing to Remain
Auxiliary Gym			Demolition	4,058.00	GSF	0.28	1,136.24
Auxiliary Gym							
Auxiliary Gym	11.00	MARK-UPS	Subtotal				15,325.30
Auxiliary Gym			General Conditions	10.00%			1,532.53
Auxiliary Gym			Subtotal				16,857.82
Auxiliary Gym			GC OH @ 4% plus Profit @ 4.5%	8.50%			1,432.92
Auxiliary Gym			Subtotal				18,290.74
Auxiliary Gym			Bonds & insurance	1.75%			320.09
Auxiliary Gym			<b>Subtotal</b>			<b>\$4.59</b>	<b>18,610.83</b>

<b>Revision 1</b>	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Report:	Gunston MS Capacity Study	8789 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/fm
Project:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn: February 28, 2016	Job no: 16013
Location:	January 27, 2016	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer	
Documents Dated:		www.downeyandscott.com	Revised: March 7, 2016	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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**New Classroom Option 1**

	<b>Renovation</b>	<b>1,349.00 Gross Square Feet</b>
	<b>Total</b>	<b>1,349.00 Gross Square Feet</b>

**CONSTRUCTION COSTS**

New Classroom Option 1	<b>Renovation</b>			<i>Cost per SF</i>	
New Classroom Option 1				<i>131.86</i>	<b>\$177,886</b>
New Classroom Option 1	<b>Subtotal</b>				<b>\$177,886</b>
New Classroom Option 1	<b>Escalation to construction mid point</b>	Bid 2017, Complete 2017	<b>5.51%</b>		<b>\$9,806</b>
New Classroom Option 1	<b>Subtotal</b>				<b>\$187,692</b>
New Classroom Option 1	<b>Design Contingency</b>		<b>15.00%</b>		<b>\$28,154</b>
New Classroom Option 1	<b>Subtotal</b>				<b>\$215,846</b>
New Classroom Option 1	<b>Construction Contingency</b>		<b>8.00%</b>		<b>\$17,268</b>
New Classroom Option 1				<i>Cost per SF</i>	
New Classroom Option 1	<b>Total Hard Construction Costs Base Bid</b>			<b><u>\$172.80</u></b>	<b><u>\$233,113</u></b>
New Classroom Option 1	<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>		<b>23.50%</b>		<b>\$54,782</b>
New Classroom Option 1				<i>Cost per SF</i>	
New Classroom Option 1	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost</b>			<b><u>\$213.41</u></b>	<b><u>\$287,895</u></b>

<b>Revision 1</b>		Feasibility Study Const Cost Estimate		Prepared by: Downey & Scott, LLC		Status: Concept		PM: ct	
Report:		Gunston MS Capacity Study		6789 Kennedy Road, Suite F		Client: VMDO		Chckd by: fs/sm	
Project:		Arlington Public Schools		Warrenton, Virginia 20187		Submissn: February 29, 2016		Job no: 16013	
Location:		January 27, 2016		Ph 540.347.5001 Fax 540.347.5021		Run Date: See footer		Job no: 16013	
Documents Dated:				www.downeyandscott.com		Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

New Classroom Option 1	00.00		<b>BUILDING</b>						
New Classroom Option 1	00.50	SELECT BLDG. DEMO	Demolition	1,349.00	GSF	4.50	6,070.50		
New Classroom Option 1	01.00	FOUNDATIONS					Not Included		
New Classroom Option 1	02.00	SUBSTRUCTURE	SOG - patch existing floor	337.25	SF	8.30	2,799.18		
New Classroom Option 1	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00		
New Classroom Option 1			Misc metals	1,349.00	GSF	1.55	2,090.95		
New Classroom Option 1			Misc Wood Blocking	1,349.00	GSF	0.75	1,011.75		
New Classroom Option 1	04.00	EXTERIOR CLOSURE	Perimeter Wall				Existing to Remain		
New Classroom Option 1			Windows				Existing to Remain		
New Classroom Option 1			Misc. w.p./caulk/fire sealants/etc. Div 7	1,349.00	GSF	0.73	978.03		
New Classroom Option 1	05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50	0.00		
New Classroom Option 1	06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	3,010.00	SF	10.25	30,852.50		
New Classroom Option 1			GWB ceilings/bulkheads	1,349.00	GSF	0.15	202.35		
New Classroom Option 1			Misc. batt insulation	1,349.00	GSF	0.45	607.05		
New Classroom Option 1			Sound transmission control insulation	1,349.00	GSF	0.19	256.31		
New Classroom Option 1			Storefront entrances	0.00	SF	55.00	0.00		
New Classroom Option 1			Interior glass at interior partition allowance	0.00	SF	0.38	0.00		
New Classroom Option 1			Doors, frames, hardware, sidelites	4.00	EA	2,500.00	10,000.00		
New Classroom Option 1			Acoustic ceiling, avg	1,349.00	GSF	2.75	3,709.75		
New Classroom Option 1			Prem. ceilings: main corridors / mtg. rms, prem add	269.80	GSF	1.75	472.15		
New Classroom Option 1			Premium wall finish: main corridors & conf. rm	1,349.00	GSF	0.75	1,011.75		
New Classroom Option 1			CT floor, base, walls in restrooms	40.00	SF	18.50	740.00		
New Classroom Option 1			CT wainscot hallways/restrooms	400.00	SF	12.50	5,000.00		
New Classroom Option 1			Vinyl Floor/vinyl base	1,349.00	SF	3.75	5,058.75		
New Classroom Option 1			Carpet	0.00	SY	43.00	0.00		
New Classroom Option 1			Wood flooring	0.00	SF	16.50	0.00		
New Classroom Option 1			Rubber Athletic Flooring	0.00	SF	12.50	0.00		
New Classroom Option 1			Painting	1,349.00	GSF	2.25	3,035.25		
New Classroom Option 1			Misc cut and patching	1,349.00	GSF	0.30	404.70		
New Classroom Option 1	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	0.00	EA	325.00	0.00		
New Classroom Option 1			Window treatment	0.00	GSF	0.45	0.00		
New Classroom Option 1			General casework	40.00	LF	255.00	10,200.00		
New Classroom Option 1			General millwork	1,349.00	GSF	0.45	607.05		
New Classroom Option 1			Visual display MB & TB	1,349.00	GSF	1.00	1,349.00		
New Classroom Option 1			Smart boards			Refer to FF&E			
New Classroom Option 1			Kitchen / faculty lounge appliances allowance	0.00	LS	10,000.00	0.00		
New Classroom Option 1			Lockers - relocated	20.00	EA	181.17	3,623.40		
New Classroom Option 1			Misc spec. dr signs/f.e./jan shelving/etc.	1,349.00	GSF	1.50	2,023.50		
New Classroom Option 1			Student desks and work stations			Refer to FF&E			
New Classroom Option 1			Office furnishings, sofas and chairs			Refer to FF&E			
New Classroom Option 1	08.00	CONVEYING					Not Included		

<b>Revision 1</b>		Feasibility Study Const Cost Estimate		Prepared by: Downey & Scott, LLC		Status: Concept		PM: ct	
Report:		Gunston MS Capacity Study		6789 Kennedy Road, Suite F		Client: VMDO		Chckd by: fs/sm	
Project:		Arlington Public Schools		Warrenton, Virginia 20187		Submissn: February 29, 2016		Job no: 16013	
Location:		January 27, 2016		Ph 540.347.5001 Fax 540.347.5021		Run Date: See footer		Job no: 16013	
Documents Dated:				www.downeyandscott.com		Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

New Classroom Option 1	09.00	MECHANICAL HVAC	HVAC Equipment				Existing to Remain		
New Classroom Option 1			Piping & Valves				Existing to Remain		
New Classroom Option 1			Ductwork - modify existing	1,349.00	GSF	4.97	6,707.90		
New Classroom Option 1			Air Outlets - replace existing	1,349.00	GSF	0.59	795.91		
New Classroom Option 1			Ductwork Accessories	1,349.00	GSF	0.72	971.28		
New Classroom Option 1			Insulation	1,349.00	GSF	1.95	2,630.55		
New Classroom Option 1			Temperature Controls	1,349.00	GSF	4.10	5,530.90		
New Classroom Option 1			Air & Water Balance	1,349.00	GSF	0.33	445.17		
New Classroom Option 1			Coordination Drawings	1,349.00	GSF	0.22	296.78		
New Classroom Option 1			Systems Operation & Testing	1,349.00	GSF	0.25	337.25		
New Classroom Option 1			Demolition	1,349.00	GSF	0.85	1,146.65		
New Classroom Option 1	9.20	PLUMBING	Demolition	1,349.00	GSF	0.45	607.05		
New Classroom Option 1			Water Closet	0.00	EA	1,150.00	0.00		
New Classroom Option 1			Lavatory	0.00	EA	675.00	0.00		
New Classroom Option 1			Domestic Water Piping	1,349.00	GSF	0.50	671.13		
New Classroom Option 1			DWV Piping	1,349.00	GSF	0.37	492.39		
New Classroom Option 1			Storm Piping				Existing to Remain		
New Classroom Option 1			Gas Piping				Existing to Remain		
New Classroom Option 1			Plumbing Insulation	1,349.00	GSF	0.14	188.86		
New Classroom Option 1			Coordination Drawings				Not Included		
New Classroom Option 1	9.30	FIRE SPRINKLER	Sprinkler - modify existing	1,349.00	GSF	1.75	2,360.75		
New Classroom Option 1			Fire Pump				Not Included		
New Classroom Option 1	10.00	ELECTRICAL	Switchboards				Existing to Remain		
New Classroom Option 1			Panelboards - modify existing	1,349.00	GSF	0.25	330.51		
New Classroom Option 1			Bus Duct & Transformers				Existing to Remain		
New Classroom Option 1			Generator, 150 KW/Automatic Transfer Switches				Existing to Remain		
New Classroom Option 1			Light Fixtures - based on T5/LED fixtures	1,349.00	GSF	6.40	8,633.60		
New Classroom Option 1			Light Switches, includes DDC control connections	1,349.00	GSF	1.25	1,686.25		
New Classroom Option 1			Power Outlets	1,349.00	GSF	0.95	1,281.55		
New Classroom Option 1			Safety Cabinets & Disconnects				Existing to Remain		
New Classroom Option 1			Power Feeders				Existing to Remain		
New Classroom Option 1			Power Home Runs	1,349.00	GSF	2.20	2,967.80		
New Classroom Option 1			Power Branches	1,349.00	GSF	0.85	1,146.65		
New Classroom Option 1			Lighting Home Runs	1,349.00	GSF	1.15	1,551.35		
New Classroom Option 1			Lighting Branches	1,349.00	GSF	1.05	1,416.45		
New Classroom Option 1			Grounding/Lightning Protection				Existing to Remain		
New Classroom Option 1			Clock System	1,349.00	GSF	0.45	607.05		
New Classroom Option 1			Phone/Data System	1,349.00	GSF	3.90	5,261.10		
New Classroom Option 1			Security System	1,349.00	GSF	0.94	1,268.06		
New Classroom Option 1			P.A. & A.V. Systems	1,349.00	GSF	0.55	741.95		
New Classroom Option 1			TV System	1,349.00	GSF	0.29	391.21		
New Classroom Option 1			Fire Alarm	1,349.00	GSF	1.88	2,536.12		
New Classroom Option 1			Coordination Drawings	1,349.00	GSF	0.22	296.78		
New Classroom Option 1			Demolition	1,349.00	GSF	0.80	1,079.20		
New Classroom Option 1	11.00	MARK-UPS	Subtotal						146,482.10
New Classroom Option 1			General Conditions	10.00%					14,648.21
New Classroom Option 1			Subtotal						161,130.31
New Classroom Option 1			GC OH @ 4% plus Profit @ 4.5%	8.50%					13,696.08
New Classroom Option 1			Subtotal						174,826.39
New Classroom Option 1			Bonds & insurance	1.75%					3,059.46
New Classroom Option 1			<b>Subtotal</b>	<b>1,349.00</b>	<b>GSF</b>		<b>\$131.86</b>		<b>177,885.85</b>



<b>Revision 1</b>		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct		
Project:	Gunston MS Capacity Study	Location: Arlington Public Schools	6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Client: VMDO	Chckd by: fs/sm		
Documents Dated:	January 27, 2016		Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Submissn: February 29, 2016	Job no: 16013		
				Run Date: See footer			
				Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

**New Classroom Option 2**

**CONSTRUCTION COSTS**

New Classroom Option 2	<b>Renovation</b>						
New Classroom Option 2							
New Classroom Option 2	<b>Subtotal</b>						
New Classroom Option 2	<b>Escalation to construction mid point</b>	Bid 2017, Complete 2017		<b>5.51%</b>		<b>\$18,480</b>	
New Classroom Option 2	<b>Subtotal</b>					<b>\$353,713</b>	
New Classroom Option 2	<b>Design Contingency</b>			<b>15.00%</b>		<b>\$53,057</b>	
New Classroom Option 2	<b>Subtotal</b>					<b>\$406,770</b>	
New Classroom Option 2	<b>Construction Contingency</b>			<b>8.00%</b>		<b>\$32,542</b>	
New Classroom Option 2					<b>Cost per SF</b>		
New Classroom Option 2	<b>Total Hard Construction Costs Base Bid</b>				<b>\$160.74</b>	<b>\$439,311</b>	
New Classroom Option 2							
New Classroom Option 2	<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>			<b>23.50%</b>		<b>\$103,238</b>	
New Classroom Option 2					<b>Cost per SF</b>		
New Classroom Option 2	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost</b>				<b>\$198.52</b>	<b>\$542,549</b>	
New Classroom Option 2							

Renovation 2,733.00 Gross Square Feet

Total 2,733.00 Gross Square Feet

Carried forward Cost per SF 122.66 \$335,233

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Documents Dated:	January 27, 2016		Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Submissn: February 29, 2016	Job no: 16013		
				Run Date: See footer			
				Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

New Classroom Option 2			<b>BUILDING</b>				
New Classroom Option 2	00.00						
New Classroom Option 2	00.50	SELECT BLDG. DEMO	Demolition	2,733.00	GSF	4.50	12,298.50
New Classroom Option 2	01.00	FOUNDATIONS					Not Included
New Classroom Option 2	02.00	SUBSTRUCTURE	SOG - patch existing floor	683.25	SF	8.30	5,670.98
New Classroom Option 2	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00
New Classroom Option 2			Misc metals	2,733.00	GSF	1.55	4,236.15
New Classroom Option 2			Misc Wood Blocking	2,733.00	GSF	0.75	2,049.75
New Classroom Option 2	04.00	EXTERIOR CLOSURE	Perimeter Wall				Existing to Remain
New Classroom Option 2			Windows				Existing to Remain
New Classroom Option 2			Misc. w.p./caulk/fire sealants/etc. Div 7	2,733.00	GSF	0.73	1,981.43
New Classroom Option 2	05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50	0.00
New Classroom Option 2	06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	4,984.00	SF	10.25	51,086.00
New Classroom Option 2			GWB ceilings/bulkheads	2,733.00	GSF	0.15	409.95
New Classroom Option 2			Misc. batt insulation	2,733.00	GSF	0.45	1,229.85
New Classroom Option 2			Sound transmission control insulation	2,733.00	GSF	0.19	519.27
New Classroom Option 2			Storefront entrances	0.00	SF	55.00	0.00
New Classroom Option 2			Interior glass at interior partition allowance	0.00	SF	0.38	0.00
New Classroom Option 2			Doors, frames, hardware, sidelites	8.00	EA	2,500.00	20,000.00
New Classroom Option 2			Acoustic ceiling, avg	2,733.00	GSF	2.75	7,515.75
New Classroom Option 2			Prem. ceilings: main corridors / mtg. rms, prem add	546.60	GSF	1.75	956.55
New Classroom Option 2			Premium wall finish: main corridors & conf. rm	2,733.00	GSF	0.75	2,049.75
New Classroom Option 2			CT floor, base, walls in restrooms	0.00	SF	18.50	0.00
New Classroom Option 2			CT wainscot hallways/restrooms	0.00	SF	12.50	0.00
New Classroom Option 2			Vinyl Floor/vinyl base	2,733.00	SF	3.75	10,248.75
New Classroom Option 2			Carpet	0.00	SY	43.00	0.00
New Classroom Option 2			Wood flooring	0.00	SF	16.50	0.00
New Classroom Option 2			Rubber Athletic Flooring	0.00	SF	12.50	0.00
New Classroom Option 2			Painting	2,733.00	GSF	2.25	6,149.25
New Classroom Option 2			Misc cut and patching	2,733.00	GSF	0.30	819.90
New Classroom Option 2	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	0.00	EA	325.00	0.00
New Classroom Option 2			Window treatment	0.00	GSF	0.45	0.00
New Classroom Option 2			General casework	120.00	LF	255.00	30,600.00
New Classroom Option 2			General millwork	2,733.00	GSF	0.45	1,229.85
New Classroom Option 2			Visual display MB & TB	2,733.00	GSF	1.00	2,733.00
New Classroom Option 2			Smart boards				Refer to FF&E
New Classroom Option 2			Kitchen / faculty lounge appliances allowance	0.00	LS	10,000.00	0.00
New Classroom Option 2			Misc spec. dr signs/f.e./jan shelving/etc.	2,733.00	GSF	1.50	4,099.50
New Classroom Option 2			Student desks and work stations				Refer to FF&E
New Classroom Option 2			Office furnishings, sofas and chairs				Refer to FF&E
New Classroom Option 2	08.00	CONVEYING					Not Included

<b>Revision 1</b>		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	Client: VMDO	PM: ct	
		Project: Gunston MS Capacity Study	6789 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/sm		
		Location: Arlington Public Schools	Warrenton, Virginia 20187	Submissn: February 29, 2016	Job no: 16013		
		Documents Dated: January 27, 2016	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer			
			www.downeyandscott.com	Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

New Classroom Option 2			HVAC Equipment			Existing to Remain	
New Classroom Option 2	09.00	MECHANICAL HVAC	Piping & Vaives			Existing to Remain	
New Classroom Option 2			Ductwork - modify existing	2,733.00	GSF	4.97	13,589.84
New Classroom Option 2			Air Outlets - replace existing	2,733.00	GSF	0.59	1,612.47
New Classroom Option 2			Ductwork Accessories	2,733.00	GSF	0.72	1,967.76
New Classroom Option 2			Insulation	2,733.00	GSF	1.95	5,329.35
New Classroom Option 2			Temperature Controls	2,733.00	GSF	4.10	11,205.30
New Classroom Option 2			Air & Water Balance	2,733.00	GSF	0.33	901.89
New Classroom Option 2			Coordination Drawings	2,733.00	GSF	0.22	601.26
New Classroom Option 2			Systems Operation & Testing	2,733.00	GSF	0.25	683.25
New Classroom Option 2			Demolition	2,733.00	GSF	0.85	2,323.05
New Classroom Option 2	9.20	PLUMBING	Demolition	2,733.00	GSF	0.45	1,229.85
New Classroom Option 2			Water Closet	0.00	EA	1,150.00	0.00
New Classroom Option 2			Lavatory	0.00	EA	675.00	0.00
New Classroom Option 2			Domestic Water Piping	2,733.00	GSF	0.50	1,359.67
New Classroom Option 2			DWV Piping	2,733.00	GSF	0.37	997.55
New Classroom Option 2			Storm Piping			Existing to Remain	
New Classroom Option 2			Gas Piping			Existing to Remain	
New Classroom Option 2			Plumbing Insulation	2,733.00	GSF	0.14	382.62
New Classroom Option 2			Coordination Drawings			Not Included	
New Classroom Option 2	9.30	FIRE SPRINKLER	Sprinkler - modify existing	2,733.00	GSF	1.75	4,782.75
New Classroom Option 2			Fire Pump			Not Included	
New Classroom Option 2	10.00	ELECTRICAL	Switchboards			Existing to Remain	
New Classroom Option 2			Panelboards - modify existing	2,733.00	GSF	0.25	669.59
New Classroom Option 2			Bus Duct & Transformers			Existing to Remain	
New Classroom Option 2			Generator, 150 KW/Automatic Transfer Switches			Existing to Remain	
New Classroom Option 2			Light Fixtures - based on T5/LED fixtures	2,733.00	GSF	6.40	17,491.20
New Classroom Option 2			Light Switches, includes DDC control connections	2,733.00	GSF	1.25	3,416.25
New Classroom Option 2			Power Outlets	2,733.00	GSF	0.95	2,596.35
New Classroom Option 2			Safety Cabinets & Disconnects			Existing to Remain	
New Classroom Option 2			Power Feeders			Existing to Remain	
New Classroom Option 2			Power Home Runs	2,733.00	GSF	2.20	6,012.60
New Classroom Option 2			Power Branches	2,733.00	GSF	0.85	2,323.05
New Classroom Option 2			Lighting Home Runs	2,733.00	GSF	1.15	3,142.95
New Classroom Option 2			Lighting Branches	2,733.00	GSF	1.05	2,869.65
New Classroom Option 2			Grounding/Lightning Protection			Existing to Remain	
New Classroom Option 2			Clock System	2,733.00	GSF	0.45	1,229.85
New Classroom Option 2			Phone/Data System	2,733.00	GSF	3.90	10,658.70
New Classroom Option 2			Security System	2,733.00	GSF	0.94	2,569.02
New Classroom Option 2			P.A. & A.V. Systems	2,733.00	GSF	0.55	1,503.15
New Classroom Option 2			TV System	2,733.00	GSF	0.29	792.57
New Classroom Option 2			Fire Alarm	2,733.00	GSF	1.88	5,138.04
New Classroom Option 2			Coordination Drawings	2,733.00	GSF	0.22	601.26
New Classroom Option 2			Demolition	2,733.00	GSF	0.80	2,186.40
New Classroom Option 2	11.00	MARK-UPS	Subtotal				276,051.40
New Classroom Option 2			General Conditions	10.00%			27,605.14
New Classroom Option 2			Subtotal				303,656.54
New Classroom Option 2			GC OH @ 4% plus Profit @ 4.5%	8.50%			25,810.81
New Classroom Option 2			Subtotal				329,467.35
New Classroom Option 2			Bonds & insurance	1.75%			5,765.68
New Classroom Option 2			<b>Subtotal</b>	<b>2,733.00 GSF</b>		<b>\$122.66</b>	<b>335,233.02</b>

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		Project: Gunston MS Capacity Study	6789 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/sm		
		Location: Arlington Public Schools	Warrenton, Virginia 20187	Submissn: February 29, 2016	Job no: 16013		
		Documents Dated: January 27, 2016	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer			
			www.downeyandscott.com	Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

### New Classroom Option 3

#### CONSTRUCTION COSTS

New Classroom Option 3	Renovation						
New Classroom Option 3							
New Classroom Option 3	<b>Subtotal</b>						<b>\$145,587</b>
New Classroom Option 3	Escalation to construction mid point	Bid 2017, Complete 2017		5.51%			\$8,025
New Classroom Option 3	<b>Subtotal</b>						<b>\$153,612</b>
New Classroom Option 3	Design Contingency			15.00%			\$23,042
New Classroom Option 3	<b>Subtotal</b>						<b>\$176,654</b>
New Classroom Option 3	Construction Contingency			8.00%			\$14,132
New Classroom Option 3						Cost per SF	
New Classroom Option 3	<b>Total Hard Construction Costs Base Bid</b>					<b>\$207.38</b>	<b>\$190,786</b>
New Classroom Option 3							
New Classroom Option 3	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs			23.50%			\$44,835
New Classroom Option 3						Cost per SF	
New Classroom Option 3	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost</b>					<b>\$256.11</b>	<b>\$235,621</b>

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Report:	Gunston MS Capacity Study	Arlington Public Schools	6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Client: VMDO	Checked by: fs/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Ph 540.347.5001 Fax 540.347.5021	Submission: February 29, 2016	Job no: 16013		
Documents Dated:	January 27, 2016	www.downeyandscott.com	Revised: March 7, 2016	Run Date: See footer			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

New Classroom Option 3							
New Classroom Option 3	00.00		<b>BUILDING</b>				
New Classroom Option 3	00.50	SELECT BLDG. DEMO	Demolition	920.00	GSF	4.50	4,140.00
New Classroom Option 3	01.00	FOUNDATIONS				Not Included	
New Classroom Option 3	02.00	SUBSTRUCTURE	SOG - patch existing floor	230.00	SF	8.30	1,909.00
New Classroom Option 3	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00
New Classroom Option 3			Misc metals	920.00	GSF	1.55	1,426.00
New Classroom Option 3			Misc Wood Blocking	920.00	GSF	0.75	690.00
New Classroom Option 3	04.00	EXTERIOR CLOSURE	Perimeter Wall			Existing to Remain	
New Classroom Option 3			Windows			Existing to Remain	
New Classroom Option 3			Misc. w.p./caulk/fire sealants/etc. Div 7	920.00	GSF	0.73	667.00
New Classroom Option 3	05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50	0.00
New Classroom Option 3	06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	1,316.00	SF	10.25	13,489.00
New Classroom Option 3			GWB ceilings/bulkheads	920.00	GSF	0.15	138.00
New Classroom Option 3			Misc. batt insulation	920.00	GSF	0.45	414.00
New Classroom Option 3			Sound transmission control insulation	920.00	GSF	0.19	174.80
New Classroom Option 3			Storefront entrances	0.00	SF	55.00	0.00
New Classroom Option 3			Interior glass at interior partition allowance	0.00	SF	0.38	0.00
New Classroom Option 3			Doors, frames, hardware, sidelites	1.00	EA	2,500.00	2,500.00
New Classroom Option 3			Acoustic ceiling, avg	920.00	GSF	2.75	2,530.00
New Classroom Option 3			Prem. ceilings: main corridors / mtg. rms, prem add	184.00	GSF	1.75	322.00
New Classroom Option 3			Premium wall finish: main corridors & conf. rm	920.00	GSF	0.75	690.00
New Classroom Option 3			CT floor, base, walls in restrooms	0.00	SF	18.50	0.00
New Classroom Option 3			CT wainscot hallways/restrooms	0.00	SF	12.50	0.00
New Classroom Option 3			Vinyl Floor/vinyl base	920.00	SF	3.75	3,450.00
New Classroom Option 3			Carpet	0.00	SY	43.00	0.00
New Classroom Option 3			Wood flooring	0.00	SF	16.50	0.00
New Classroom Option 3			Rubber Athletic Flooring	0.00	SF	12.50	0.00
New Classroom Option 3			Painting	920.00	GSF	2.25	2,070.00
New Classroom Option 3			Misc cut and patching	920.00	GSF	0.30	276.00
New Classroom Option 3	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	0.00	EA	325.00	0.00
New Classroom Option 3			Window treatment	0.00	GSF	0.45	0.00
New Classroom Option 3			General casework	40.00	LF	255.00	10,200.00
New Classroom Option 3			General millwork	920.00	GSF	0.45	414.00
New Classroom Option 3			Visual display MB & TB	920.00	GSF	1.00	920.00
New Classroom Option 3			Smart boards			Refer to FF&E	
New Classroom Option 3			Kitchen / faculty lounge appliances allowance	0.00	LS	10,000.00	0.00
New Classroom Option 3			Misc spec. dr signs/f.e./jan shelving/etc.	920.00	GSF	1.50	1,380.00
New Classroom Option 3			Student desks and work stations			Refer to FF&E	
New Classroom Option 3			Office furnishings, sofas and chairs			Refer to FF&E	
New Classroom Option 3	08.00	CONVEYING				Not Included	

<b>Revision 1</b>		Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct		
Report:	Gunston MS Capacity Study	Arlington Public Schools	6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Client: VMDO	Checked by: fs/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Ph 540.347.5001 Fax 540.347.5021	Submission: February 29, 2016	Job no: 16013		
Documents Dated:	January 27, 2016	www.downeyandscott.com	Revised: March 7, 2016	Run Date: See footer			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

New Classroom Option 3							
New Classroom Option 3	09.00	MECHANICAL HVAC	HVAC Equipment				Existing to Remain
New Classroom Option 3			Piping & Valves				Existing to Remain
New Classroom Option 3			Ductwork - modify existing	920.00	GSF	4.97	4,574.70
New Classroom Option 3			Air Outlets - replace existing	920.00	GSF	0.59	542.80
New Classroom Option 3			Ductwork Accessories	920.00	GSF	0.72	662.40
New Classroom Option 3			Insulation	920.00	GSF	1.95	1,794.00
New Classroom Option 3			Temperature Controls	920.00	GSF	4.10	3,772.00
New Classroom Option 3			Air & Water Balance	920.00	GSF	0.33	303.60
New Classroom Option 3			Coordination Drawings	920.00	GSF	0.22	202.40
New Classroom Option 3			Systems Operation & Testing	920.00	GSF	0.25	230.00
New Classroom Option 3			Demolition	920.00	GSF	0.85	782.00
New Classroom Option 3	9.20	PLUMBING	Demolition	920.00	GSF	0.45	414.00
New Classroom Option 3			Water Closet	0.00	EA	1,150.00	0.00
New Classroom Option 3			Lavatory	0.00	EA	675.00	0.00
New Classroom Option 3			Domestic Water Piping	920.00	GSF	0.50	457.70
New Classroom Option 3			DWV Piping	920.00	GSF	0.37	335.80
New Classroom Option 3			Storm Piping				Existing to Remain
New Classroom Option 3			Gas Piping				Existing to Remain
New Classroom Option 3			Plumbing Insulation	920.00	GSF	0.14	128.80
New Classroom Option 3			Coordination Drawings				Not Included
New Classroom Option 3	9.30	FIRE SPRINKLER	Sprinkler - modify existing	920.00	GSF	1.75	1,610.00
New Classroom Option 3			Fire Pump				Not Included
New Classroom Option 3	10.00	ELECTRICAL	Switchboards				Existing to Remain
New Classroom Option 3			Panelboards - modify existing	920.00	GSF	0.25	225.40
New Classroom Option 3			Bus Duct & Transformers				Existing to Remain
New Classroom Option 3			Generator, 150 KW/Automatic Transfer Switches				Existing to Remain
New Classroom Option 3			Light Fixtures - based on T5/LED fixtures	920.00	GSF	6.40	5,888.00
New Classroom Option 3			Light Switches, includes DDC control connections	920.00	GSF	1.25	1,150.00
New Classroom Option 3			Power Outlets	920.00	GSF	0.95	874.00
New Classroom Option 3			Safety Cabinets & Disconnects				Existing to Remain
New Classroom Option 3			Power Feeders				Existing to Remain
New Classroom Option 3			Power Home Runs	920.00	GSF	2.20	2,024.00
New Classroom Option 3			Power Branches	920.00	GSF	0.85	782.00
New Classroom Option 3			Lighting Home Runs	920.00	GSF	1.15	1,058.00
New Classroom Option 3			Lighting Branches	920.00	GSF	1.05	966.00
New Classroom Option 3			Grounding/Lightning Protection				Existing to Remain
New Classroom Option 3			Clock System	920.00	GSF	0.45	414.00
New Classroom Option 3			Phone/Data System	920.00	GSF	3.90	3,588.00
New Classroom Option 3			Relocate IT Room	1.00	LS	35,000.00	35,000.00
New Classroom Option 3			Security System	920.00	GSF	0.94	864.80
New Classroom Option 3			P.A. & A.V. Systems	920.00	GSF	0.55	506.00
New Classroom Option 3			TV System	920.00	GSF	0.29	266.80
New Classroom Option 3			Fire Alarm	920.00	GSF	1.88	1,729.60
New Classroom Option 3			Coordination Drawings	920.00	GSF	0.22	202.40
New Classroom Option 3			Demolition	920.00	GSF	0.80	736.00
New Classroom Option 3	11.00	MARK-UPS	Subtotal				119,885.00
New Classroom Option 3			General Conditions	10.00%			11,988.50
New Classroom Option 3			Subtotal				131,873.50
New Classroom Option 3			GC OH @ 4% plus Profit @ 4.5%	8.50%			11,209.25
New Classroom Option 3			Subtotal				143,082.75
New Classroom Option 3			Bonds & insurance	1.75%			2,503.95
New Classroom Option 3			<b>Subtotal</b>	<b>920.00 GSF</b>		<b>\$158.25</b>	<b>145,586.70</b>

<b>Revision 1</b>		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	Client: VMDO	PM: ct	
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		Location: Arlington Public Schools	Warrenton, Virginia 20187	Submissn: February 29, 2016	Job no: 16013		
		Documents Dated: January 27, 2016	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer			
			www.downeyscott.com	Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

**Cafeteria Option**

**CONSTRUCTION COSTS**

Cafeteria Option	<b>Renovation</b>						
Cafeteria Option							
Cafeteria Option	<b>Subtotal</b>						
Cafeteria Option	<b>Escalation to construction mid point</b>	Bid 2017, Complete 2017		<b>5.51%</b>			
Cafeteria Option	<b>Subtotal</b>						
Cafeteria Option	<b>Design Contingency</b>			<b>15.00%</b>			
Cafeteria Option	<b>Subtotal</b>						
Cafeteria Option	<b>Construction Contingency</b>			<b>8.00%</b>			
Cafeteria Option							
Cafeteria Option	<b>Total Hard Construction Costs Base Bid</b>					<b>Cost per SF</b>	
Cafeteria Option						<b>\$380.60</b>	<b>\$147,291</b>
Cafeteria Option	<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>			<b>23.50%</b>			<b>\$34,613</b>
Cafeteria Option							
Cafeteria Option	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost</b>					<b>Cost per SF</b>	<b>\$470.04</b>
Cafeteria Option							<b>\$181,904</b>

<b>Revision 1</b>		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	Client: VMDO	PM: ct	
		Project: Gunston MS Capacity Study	6799 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/sm		
		Location: Arlington Public Schools	Warrenton, Virginia 20187	Submissn: February 29, 2016	Job no: 16013		
		Documents Dated: January 27, 2016	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer			
			www.downeyscott.com	Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

Cafeteria Option			<b>BUILDING</b>				
Cafeteria Option	00.00						
Cafeteria Option	00.50	SELECT BLDG. DEMO	Demolition	387.00	GSF	4.50	1,741.50
Cafeteria Option	01.00	FOUNDATIONS					Not Included
Cafeteria Option	02.00	SUBSTRUCTURE	SOG	1,183.10	SF	8.30	9,819.73
Cafeteria Option	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00
Cafeteria Option			Misc metals	0.00	GSF	1.55	0.00
Cafeteria Option			Misc Wood Blocking	0.00	GSF	0.75	0.00
Cafeteria Option	04.00	EXTERIOR CLOSURE	Perimeter Wall				Existing to Remain
Cafeteria Option			Windows				Existing to Remain
Cafeteria Option			Canopy - including structural, foundation & lighting	1,067.00	SF	63.00	67,221.00
Cafeteria Option			Misc. w.p./caulk/fire sealants/etc. Div 7	0.00	GSF	0.73	0.00
Cafeteria Option	05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50	0.00
Cafeteria Option	06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	424.00	SF	10.25	4,346.00
Cafeteria Option			GWB ceilings/bulkheads	0.00	GSF	0.15	0.00
Cafeteria Option			Misc. batt insulation	0.00	GSF	0.45	0.00
Cafeteria Option			Sound transmission control insulation	0.00	GSF	0.19	0.00
Cafeteria Option			Interior glass at interior partition allowance	0.00	GSF	0.38	0.00
Cafeteria Option			Doors, frames, hardware, sidelites	2.00	EA	2,500.00	5,000.00
Cafeteria Option			Acoustic ceiling - patch	193.50	GSF	2.75	532.13
Cafeteria Option			Prem. ceilings: main corridors / mtg. rms, prem add	0.00	GSF	1.75	0.00
Cafeteria Option			Premium wall finish: main corridors & conf. rm	0.00	GSF	0.75	0.00
Cafeteria Option			CT floor, base, walls in restrooms	0.00	SF	18.50	0.00
Cafeteria Option			CT wainscot hallways/restrooms	0.00	SF	12.50	0.00
Cafeteria Option			Vinyl Floor/vinyl base - patch	193.50	SF	3.75	725.63
Cafeteria Option			Carpet	0.00	SY	43.00	0.00
Cafeteria Option			Wood flooring	0.00	SF	16.50	0.00
Cafeteria Option			Rubber Athletic Flooring	0.00	SF	12.50	0.00
Cafeteria Option			Painting	387.00	GSF	2.25	870.75
Cafeteria Option			Misc cut and patching	387.00	GSF	0.30	116.10
Cafeteria Option	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	0.00	EA	325.00	0.00
Cafeteria Option			Window treatment	0.00	GSF	0.45	0.00
Cafeteria Option			General casework	0.00	LF	255.00	0.00
Cafeteria Option			General millwork	0.00	GSF	0.45	0.00
Cafeteria Option			Visual display MB & TB	0.00	GSF	1.00	0.00
Cafeteria Option			Kitchen / faculty lounge appliances allowance	0.00	LS	10,000.00	0.00
Cafeteria Option			Misc spec. dr signs/f.e./jan shelving/etc.	0.00	GSF	1.50	0.00
Cafeteria Option			Student desks and work stations				Refer to FF&E
Cafeteria Option			Office furnishings, sofas and chairs				Refer to FF&E
Cafeteria Option	08.00	CONVEYING					Not Included
Cafeteria Option	09.00	MECHANICAL HVAC					Not Included
Cafeteria Option	9.20	PLUMBING					Not Included
Cafeteria Option	9.30	FIRE SPRINKLER					Not Included

<b>Revision 1</b>	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Report:	Gunston MS Capacity Study	6789 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/lm
Project:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn: February 28, 2016	Job no: 16013
Location:	January 27, 2016	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer	
Documents Dated:		www.downeyandscott.com	Revised: March 7, 2016	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Cafeteria Option	10.00	ELECTRICAL	Switchboards			Existing to Remain	
Cafeteria Option			Panelboards - modify existing			Existing to Remain	
Cafeteria Option			Bus Duct & Transformers			Existing to Remain	
Cafeteria Option			Generator, 150 KW/Automatic Transfer Switches			Existing to Remain	
Cafeteria Option			Light Fixtures - modify existing	387.00	GSF	2.56	990.72
Cafeteria Option			Light Switches, includes DDC control connections	387.00	GSF	1.25	483.75
Cafeteria Option			Power Outlets - modify existing	387.00	GSF	0.48	183.83
Cafeteria Option			Safety Cabinets & Disconnects			Existing to Remain	
Cafeteria Option			Power Feeders			Existing to Remain	
Cafeteria Option			Power Home Runs - modify existing			Existing to Remain	
Cafeteria Option			Power Branches - modify existing	387.00	GSF	0.43	164.48
Cafeteria Option			Lighting Home Runs - modify existing			Existing to Remain	
Cafeteria Option			Lighting Branches - modify existing	387.00	GSF	0.53	203.18
Cafeteria Option			Grounding/Lightning Protection			Existing to Remain	
Cafeteria Option			Clock System			Existing to Remain	
Cafeteria Option			Phone/Data System			Existing to Remain	
Cafeteria Option			Security System			Existing to Remain	
Cafeteria Option			P.A. & A.V. Systems			Existing to Remain	
Cafeteria Option			TV System			Existing to Remain	
Cafeteria Option			Fire Alarm - modify existing			Existing to Remain	
Cafeteria Option			Coordination Drawings	0.00	GSF	0.22	0.00
Cafeteria Option			Demolition	387.00	GSF	0.40	154.80
Cafeteria Option	11.00	MARK-UPS	Subtotal				92,553.58
Cafeteria Option			General Conditions	10.00%			9,255.36
Cafeteria Option			Subtotal				101,808.93
Cafeteria Option			GC OH @ 4% plus Profit @ 4.5%	8.50%			8,653.76
Cafeteria Option			Subtotal				110,462.69
Cafeteria Option			Bonds & insurance	1.75%			1,933.10
Cafeteria Option			<b>Subtotal</b>	<b>387.00 GSF</b>		<b>\$290.43</b>	<b>112,395.79</b>

# GUNSTON MIDDLE SCHOOL CAPACITY STUDY

## APPENDIX

# APPENDIX TABLE OF CONTENTS

PROGRESS MEETING #2 CAPACITY STUDY  
02.10.16

PROGRESS MEETING #1 MEETING MINUTES AND CAPACITY STUDY  
01.28.16

SITE VISIT  
01.15.16

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NEW CLASSROOMS - OPTION 1

NEW CLASSROOMS - OPTION 2

NEW CLASSROOMS - OPTION 3

AUXILIARY GYM

GYM

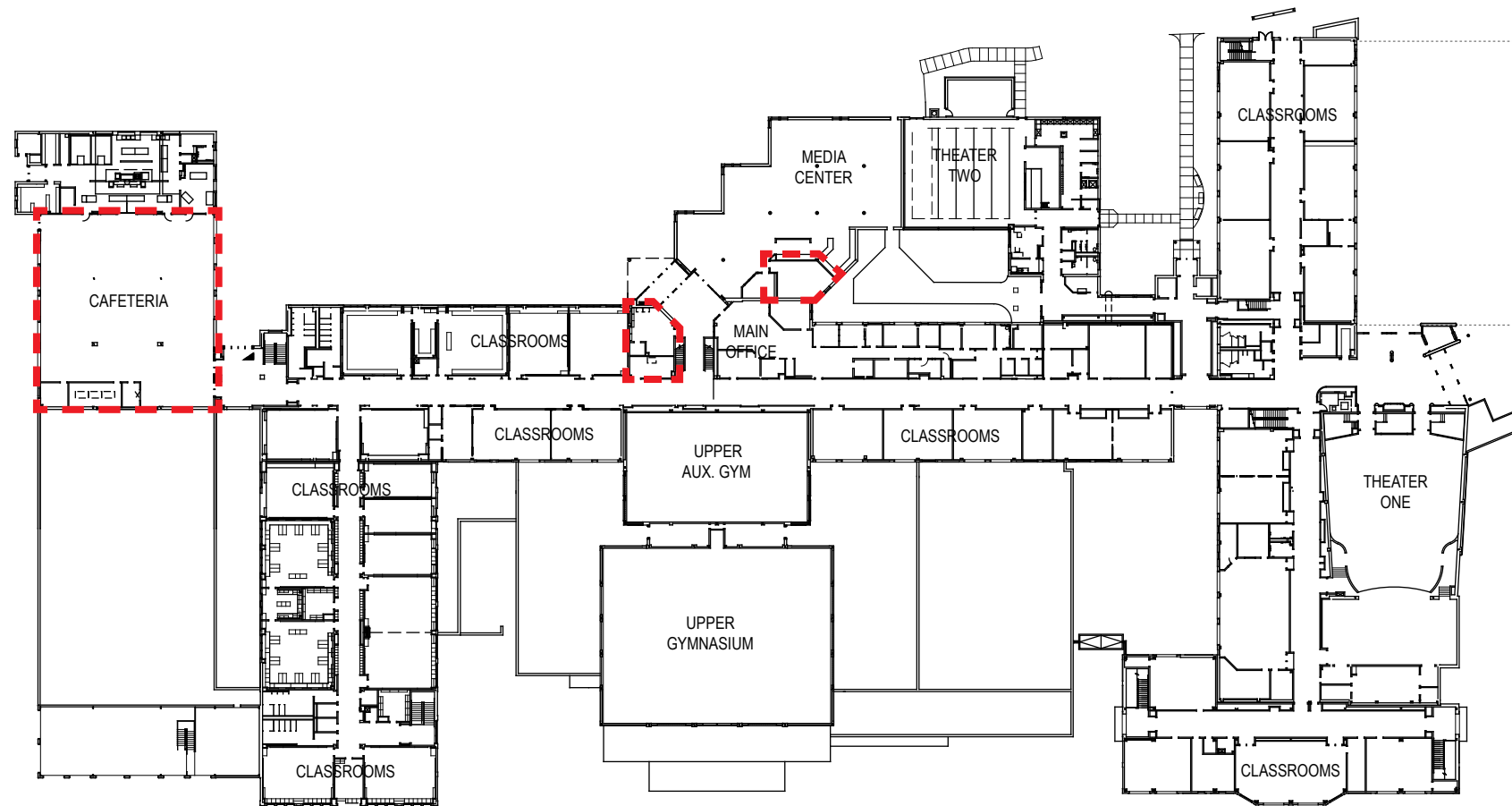
PRESCHOOL AND NEW SENIOR CENTER

CAFETERIA

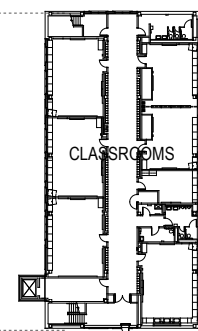
EXISTING CLASSROOM CAPACITY ANALYSIS

APPENDIX - MEETING MINUTES

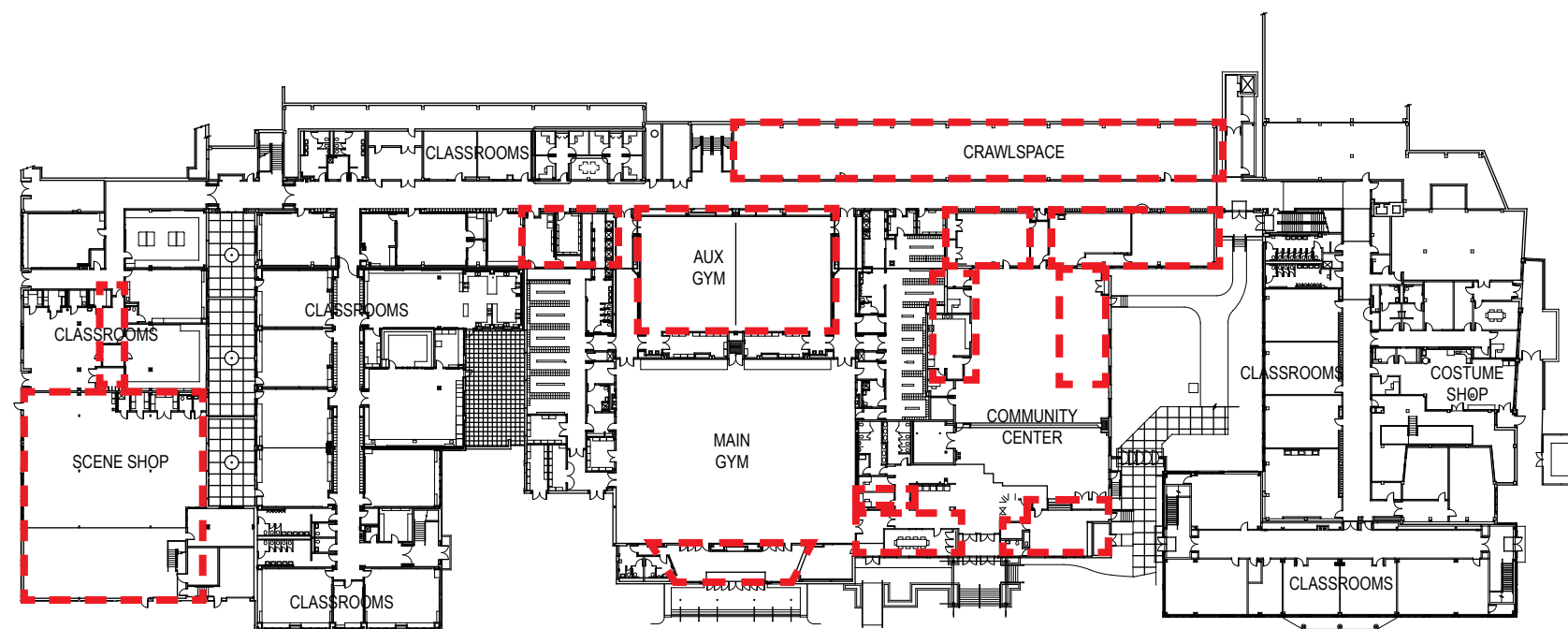




1st Floor  
1" = 75'



2nd Floor  
1" = 75'

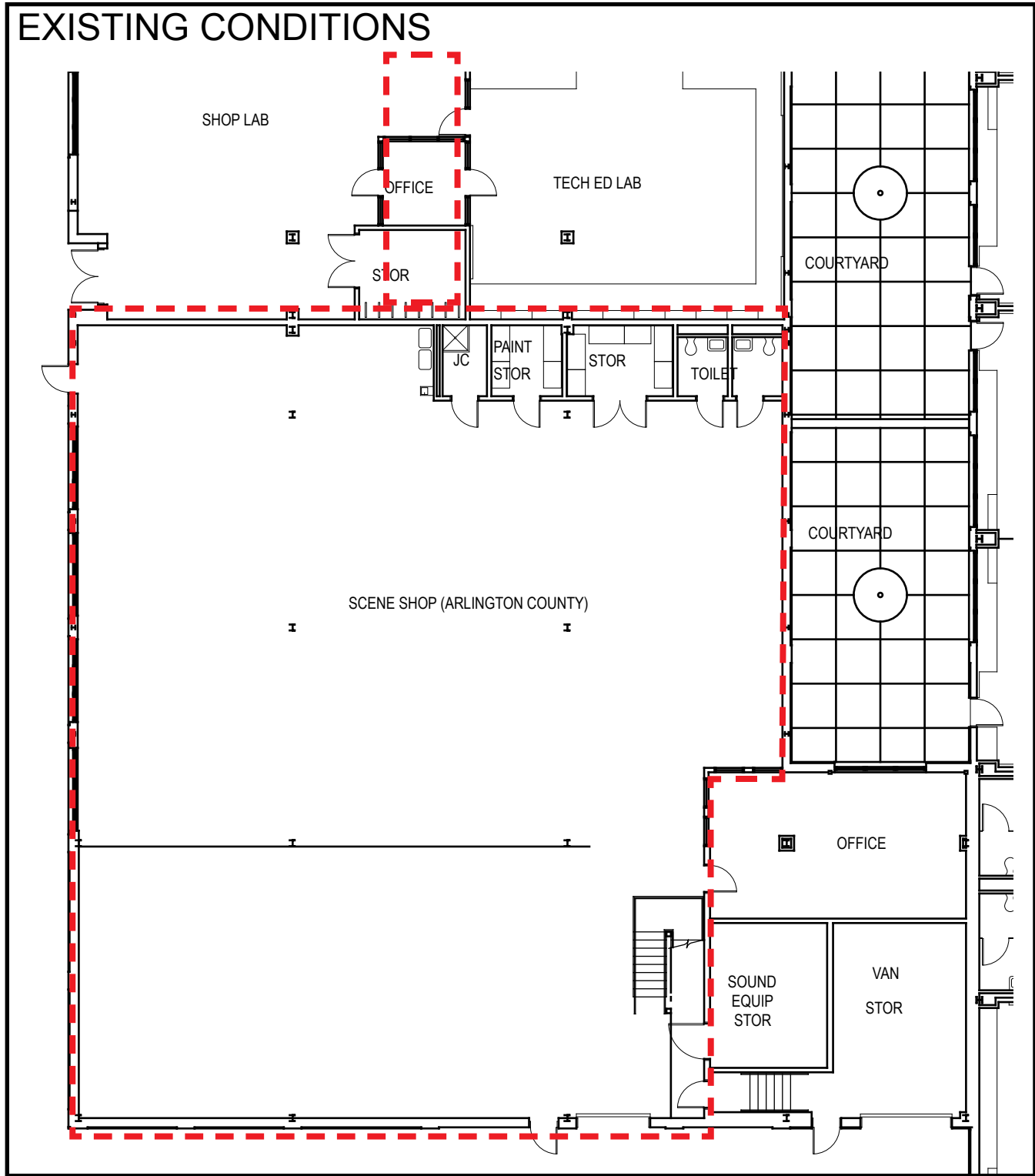


Ground Floor  
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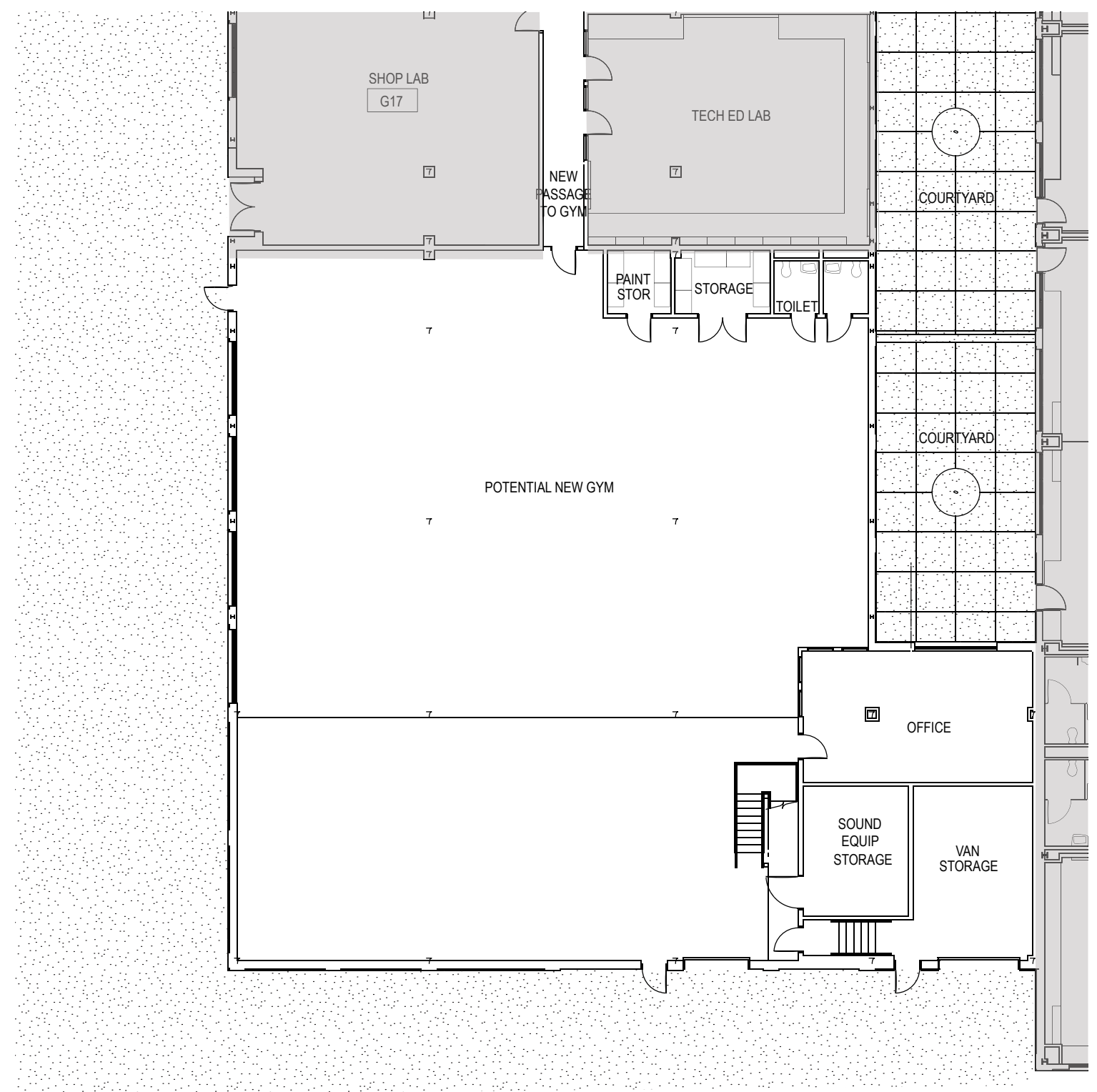


AREAS OF PROPOSED IMPROVEMENTS

EXISTING CONDITIONS



SCALE 1/16" = 1'-0"



SCALE 1/16" = 1'-0"

SQUARE FOOTAGE

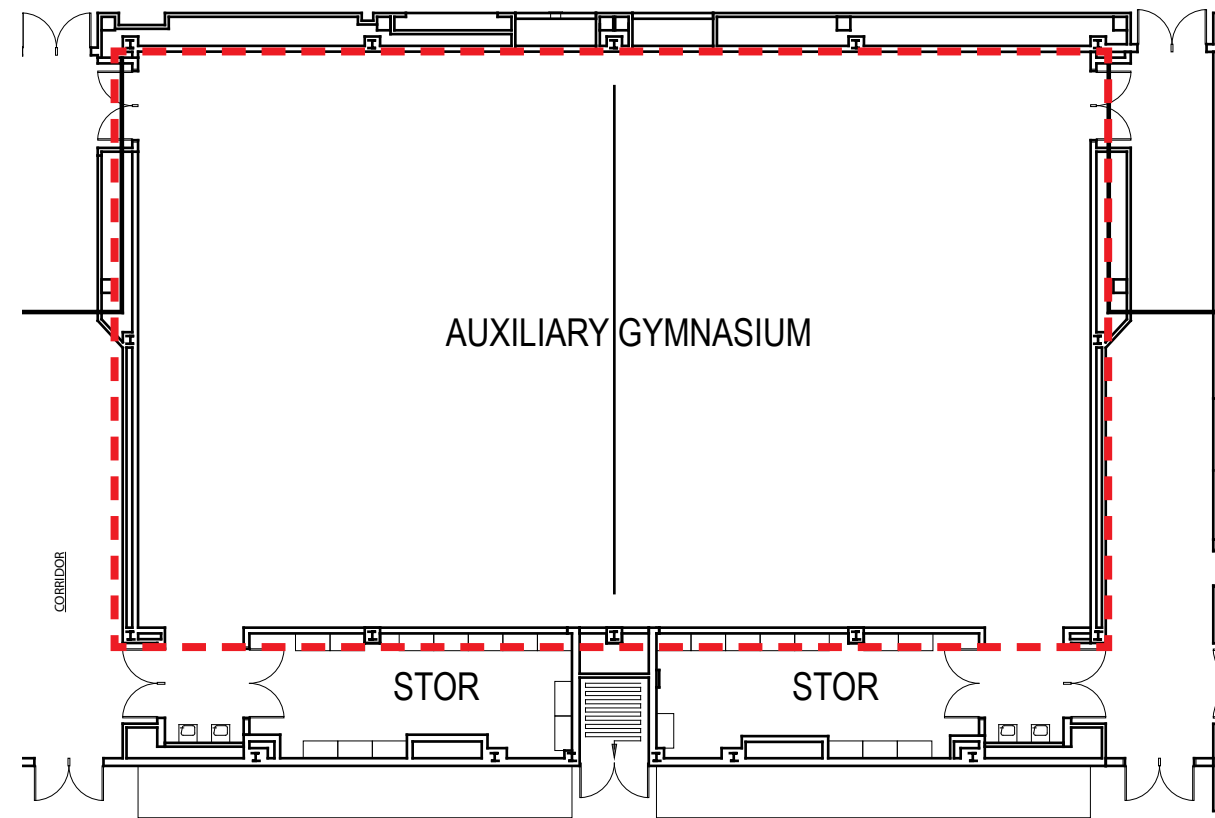
Room #	Room Name	Existing SF CAD	Reallocate to	Proposed SF	Ed. Spec.
	Scene Shop	6420	Additional Gym	6420	8000-10500

OPTION - 01

EXISTING SCENE SHOP

# EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"



## SQUARE FOOTAGE

Room #	Room Name	Existing SF CAD	Reallocate to	Proposed SF	Ed. Spec.
	Auxiliary Gym	4134		4134	2000

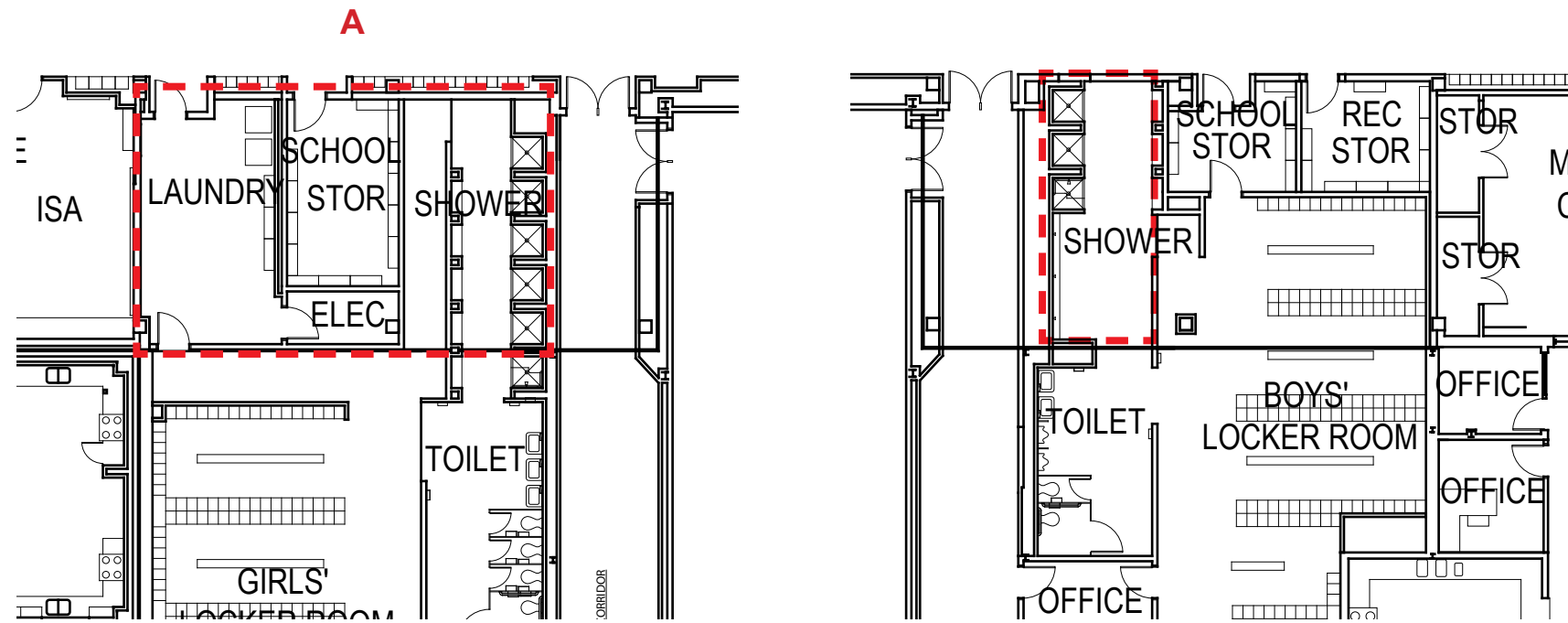
## OPTION - 01

### AUXILIARY GYM



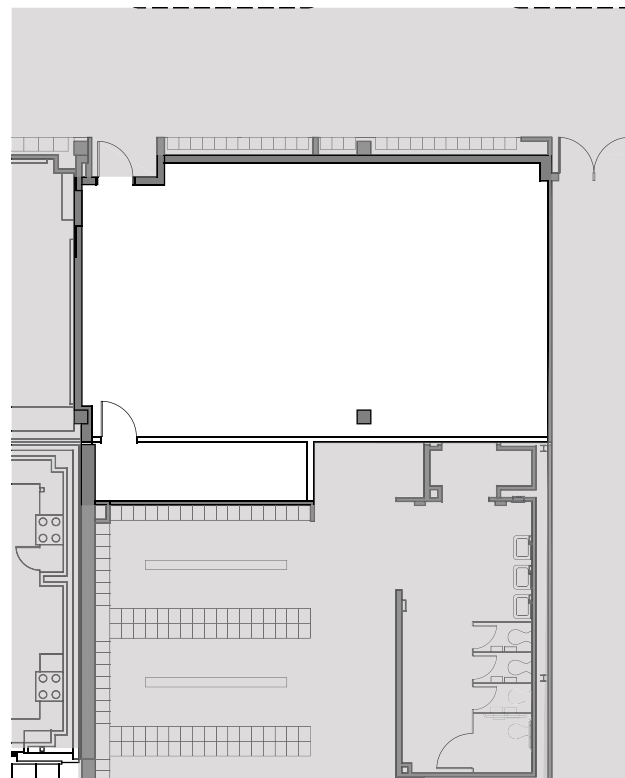
# EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"

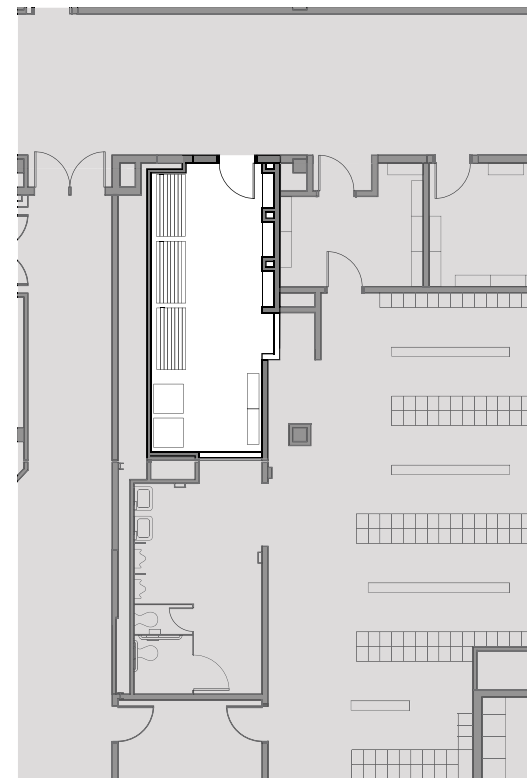


## SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
	New Classroom A			900	
	Laundry	282		0	700-750
	School and Gym Storage	186		0	
	Electric Room	52		0	
	Girls' Showers	342		0	
	Laundry + Mat Storage			232	
	Boys' Showers	233		0	200
	Shower Entrance	12	Single Shower	12	N/A



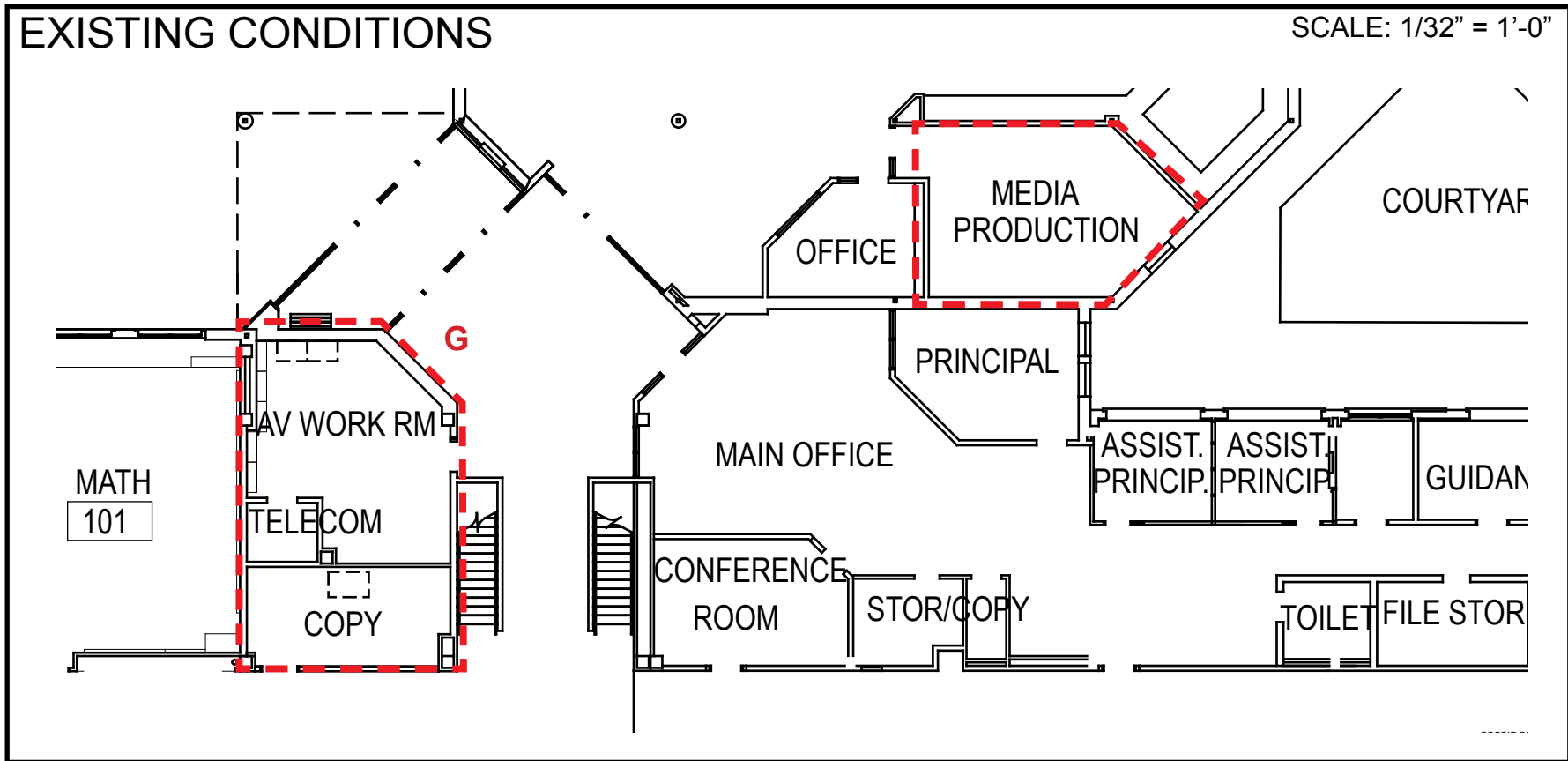
SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"

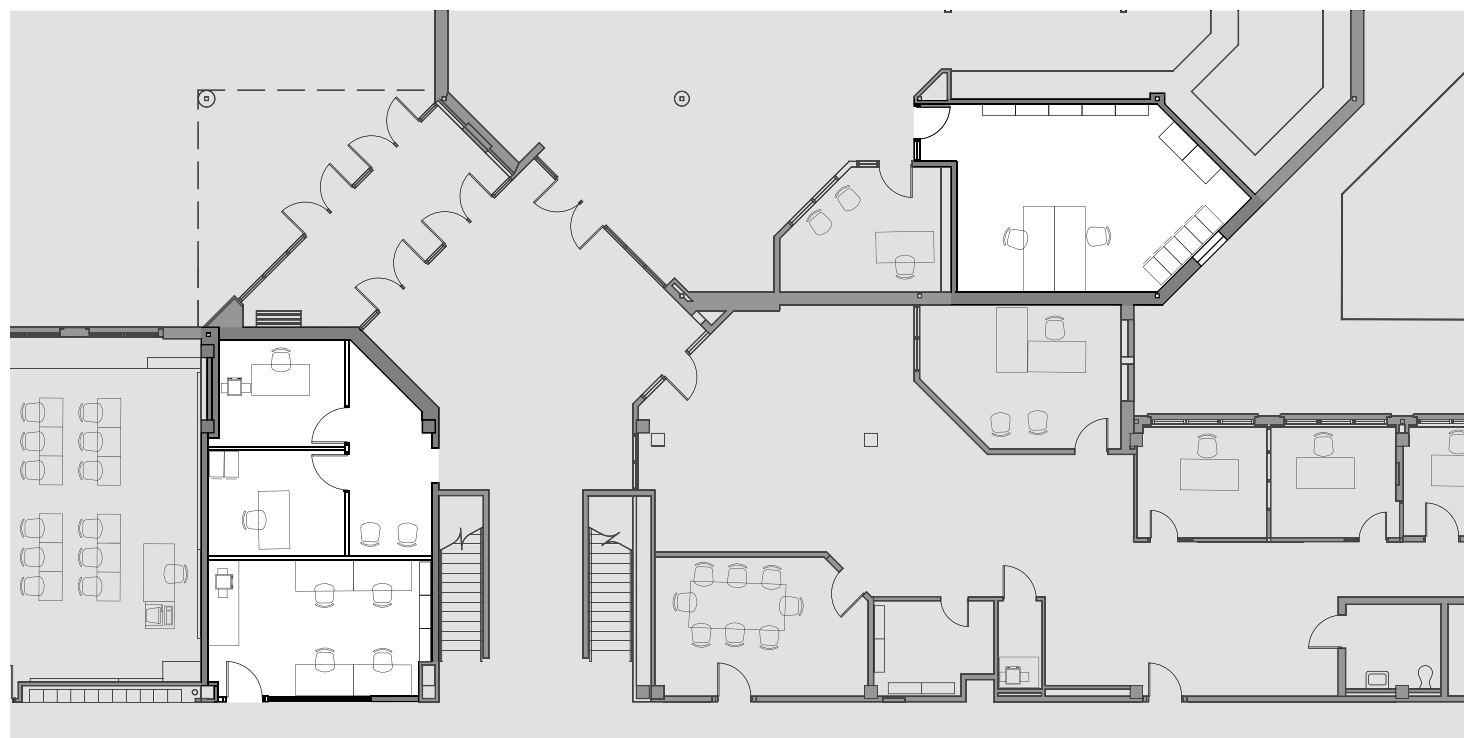
## OPTION - 01

### NEW CLASSROOM AND MAT STORAGE



SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
	New Classroom G			611	
	AV Workroom	356		0	700-750
	Telecom Closet	40		0	
	Copy Room	193		0	
	Media Production Room	397	small space for AV storage	397	650

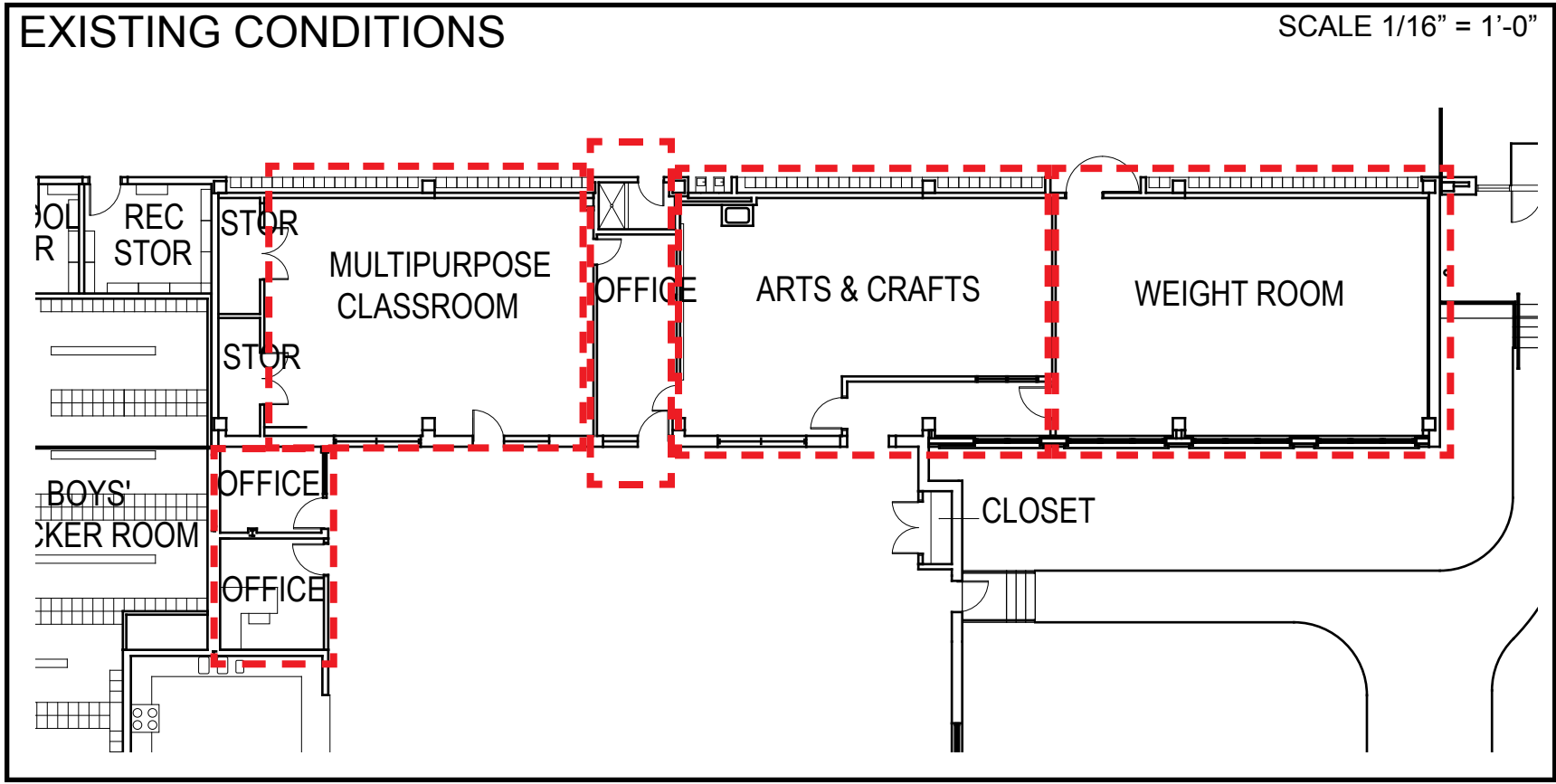


**OPTION - 03**

**NEW CLASSROOMS**

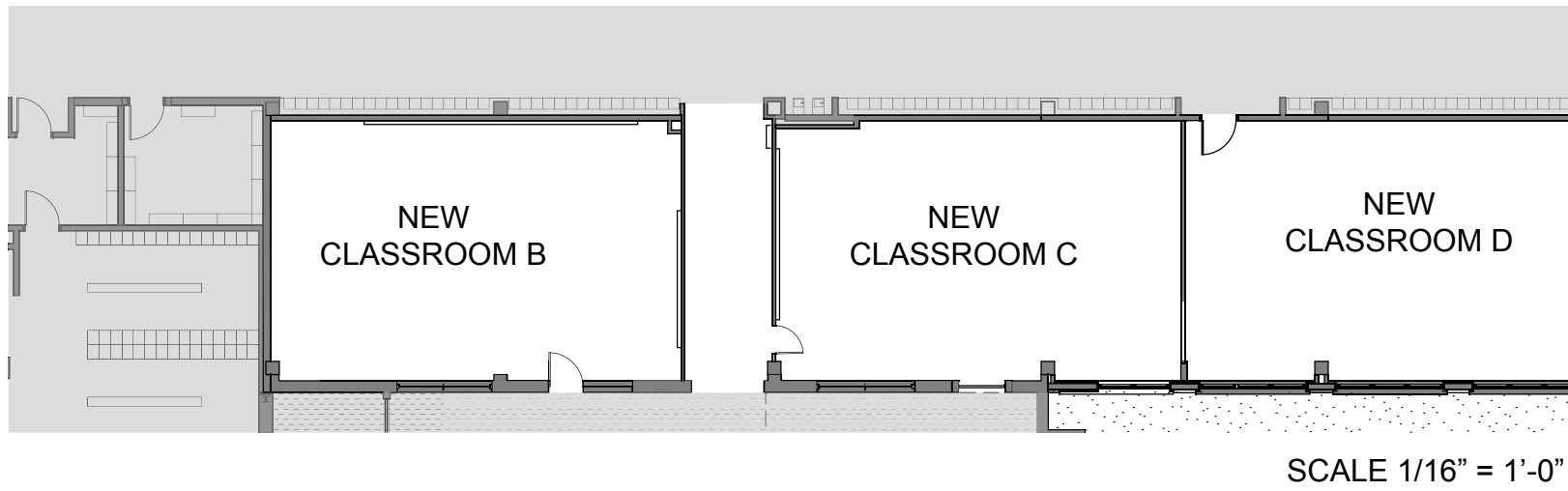
SCALE: 1/32" = 1'-0"





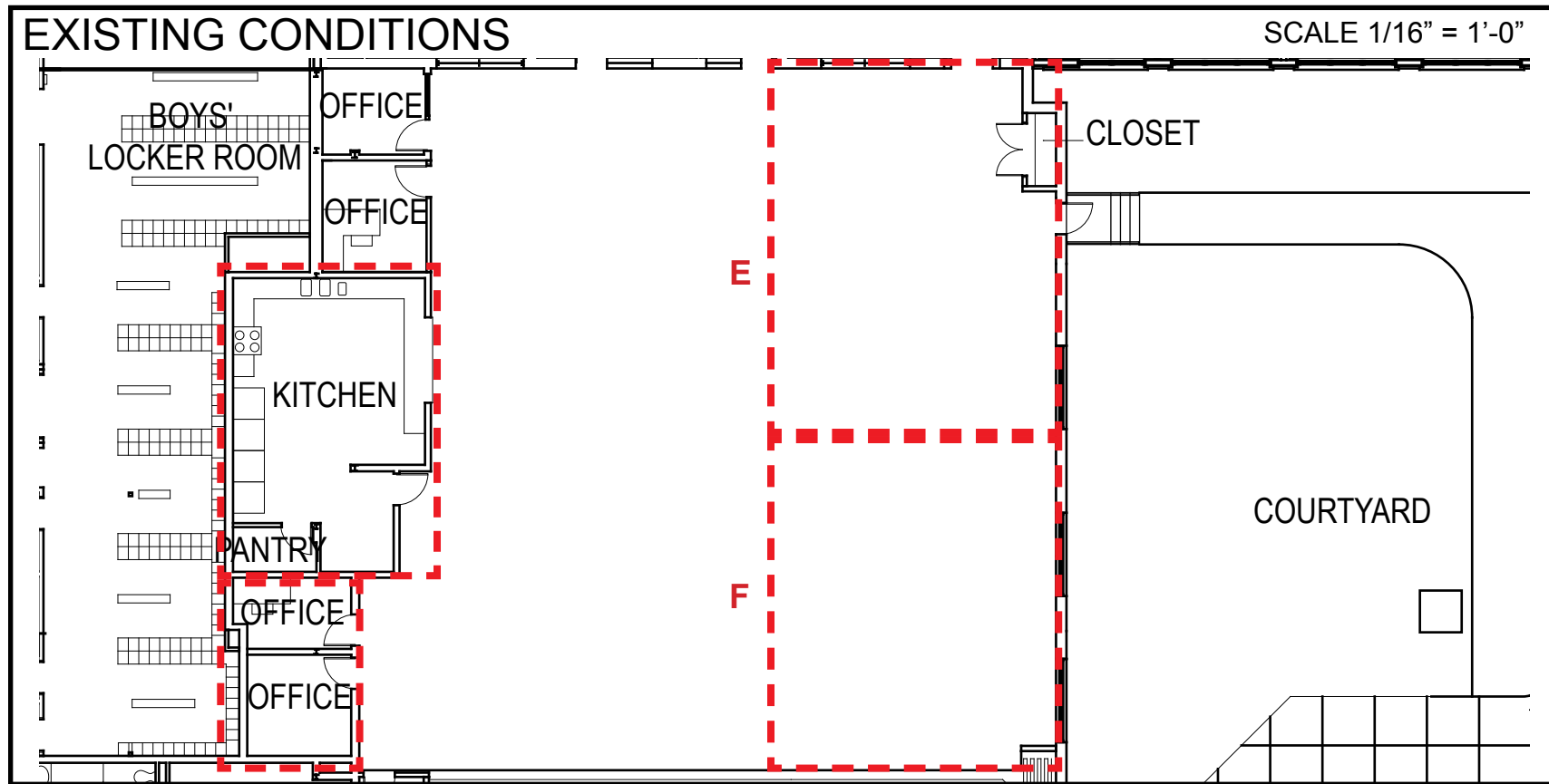
SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
	Office 1	147		0	N/A
	Janitor's Closet	32		0	
	Multipurpose Storage			192	
	Office 2	80		0	N/A
	Office 3	106		0	
	New Classroom B			815	700-750
	Multipurpose Classroom	720		0	
	Multipurpose Storage	89		0	
	New Classroom C			802	700-750
	Arts and Crafts Room	693		0	
	Passageway	99		0	
	New Classroom D			812	700-750
	Weight Room	812		0	



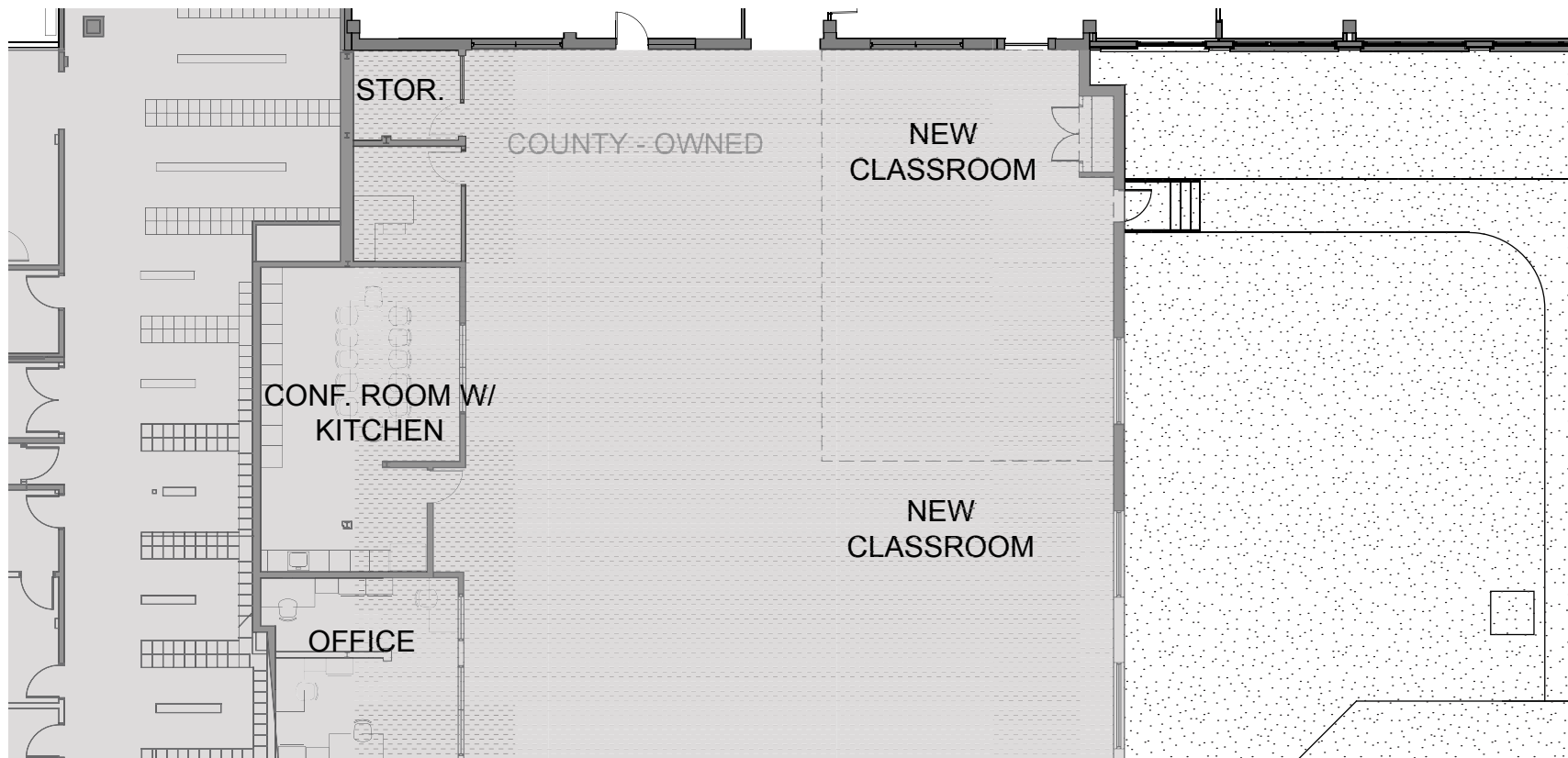
**OPTION - 02**

**NEW CLASSROOMS**



SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
	Shared Office			123	
	Office 4	79		0	N/A
	Office 5	96		0	
	New Conference Room			482	
	Kitchen and Pantry	482		0	N/A
	New Classroom E			851	
	New Classroom F			899	
	Community Center Space	7466		4525	N/A

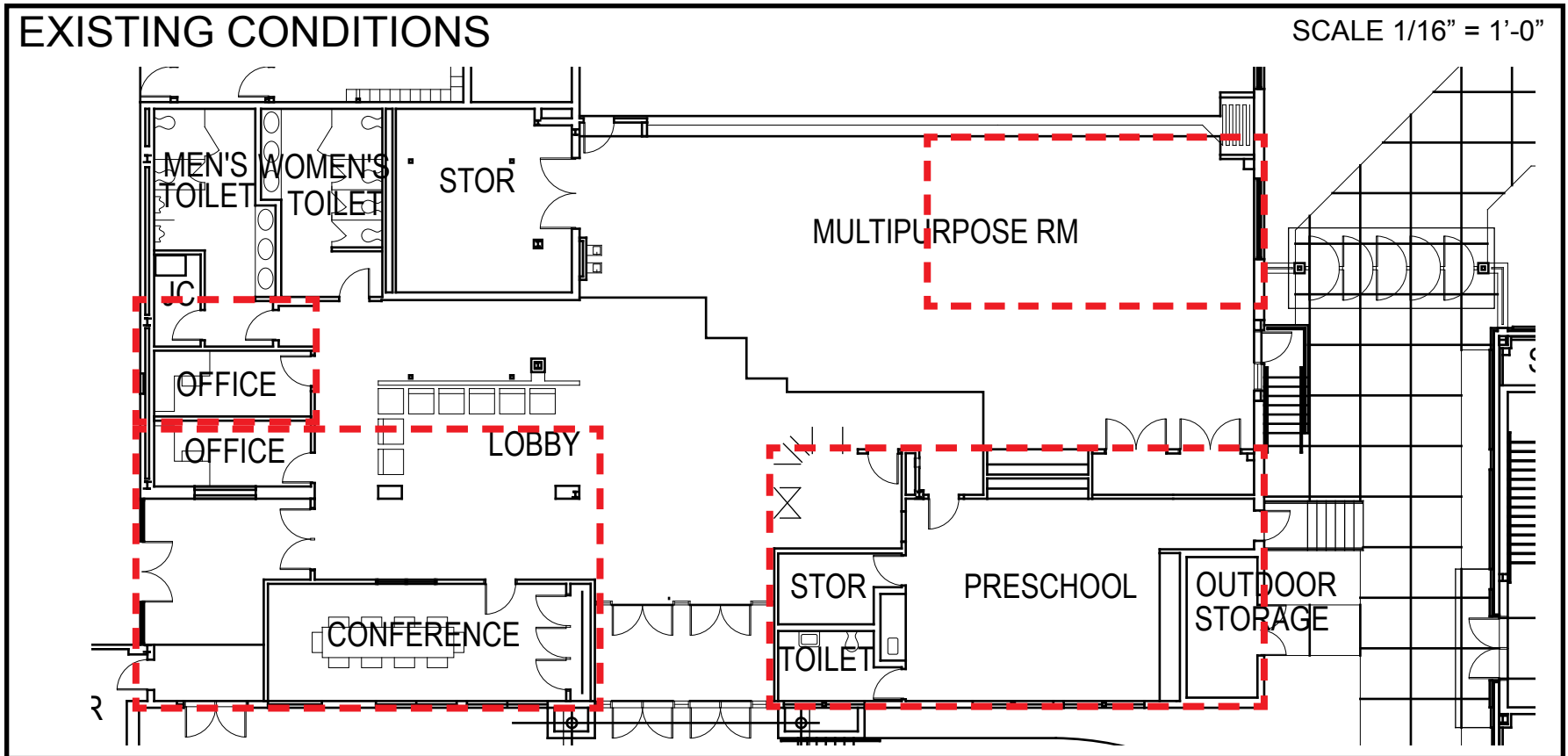


**OPTION - 03**

SCALE 1/16" = 1'-0"

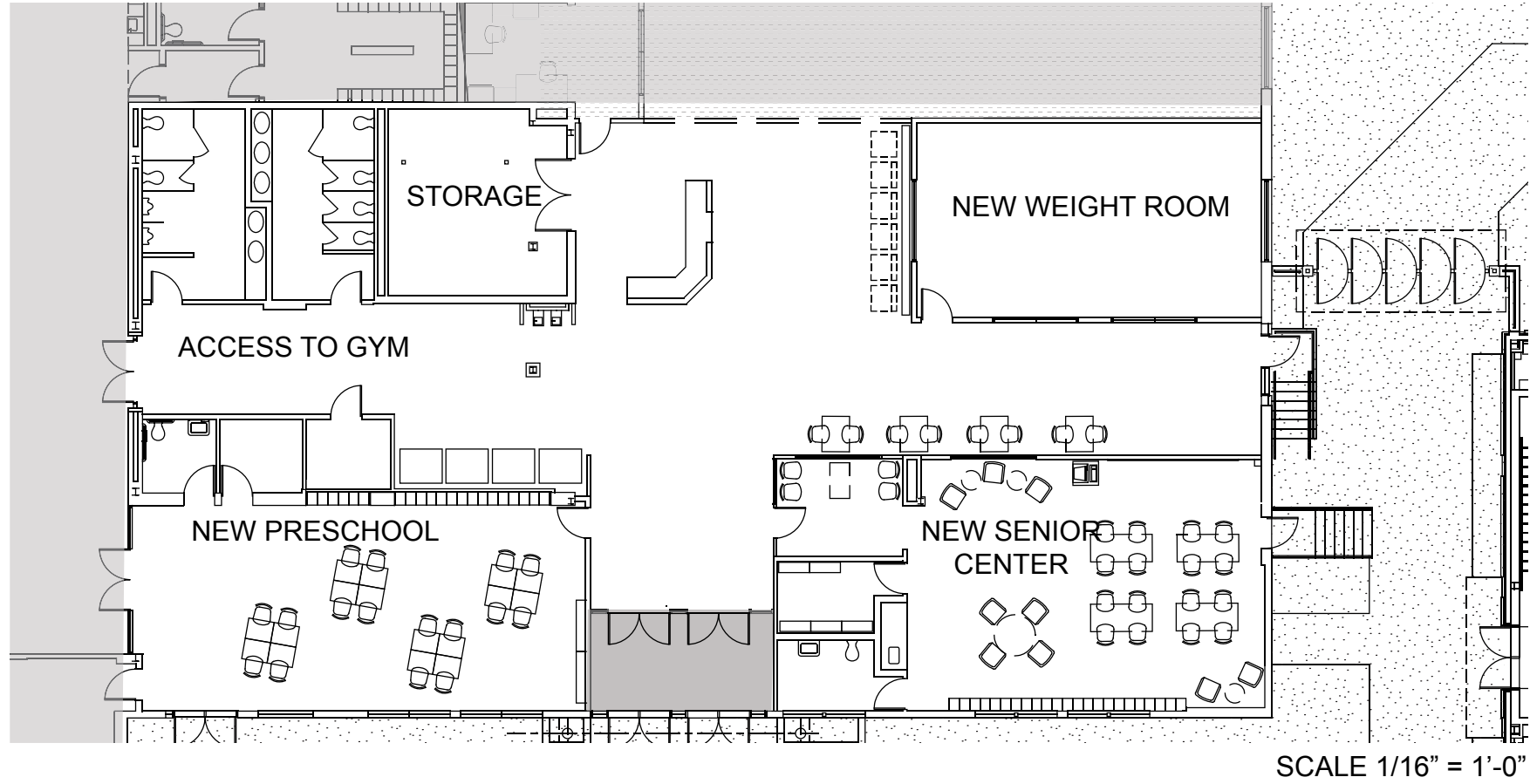
**NEW CLASSROOMS**





SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
	Community Center Space	7466		4650	N/A
	New Weight Room			632	N/A
	Hallway to Gym			259	N/A
	New Preschool			990	
	Conference Room	369		0	N/A
	New Senior Center			1107	
	Existing Preschool	578		0	N/A

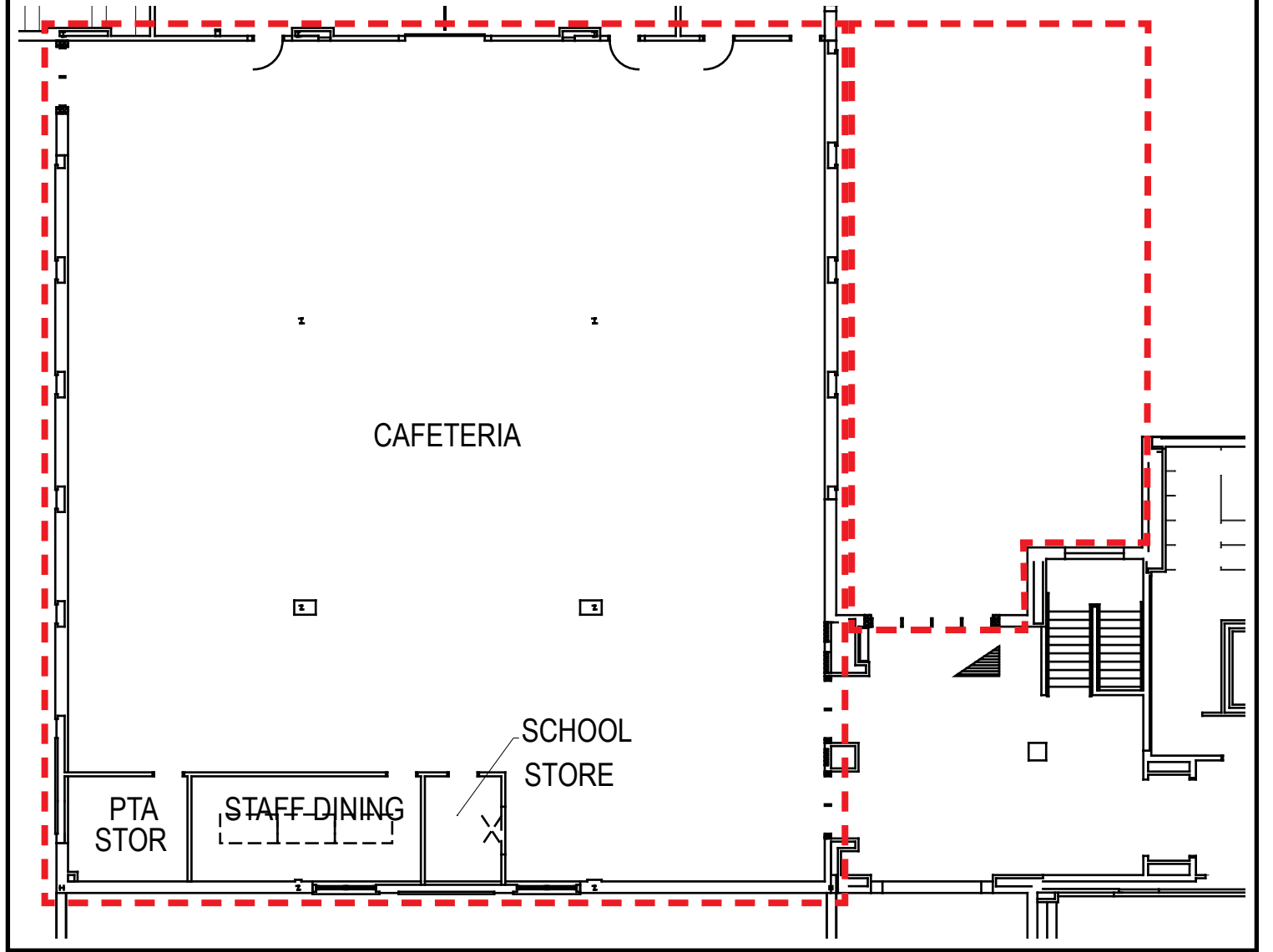


OPTION - 01

PRESCHOOL AND SENIOR CENTER

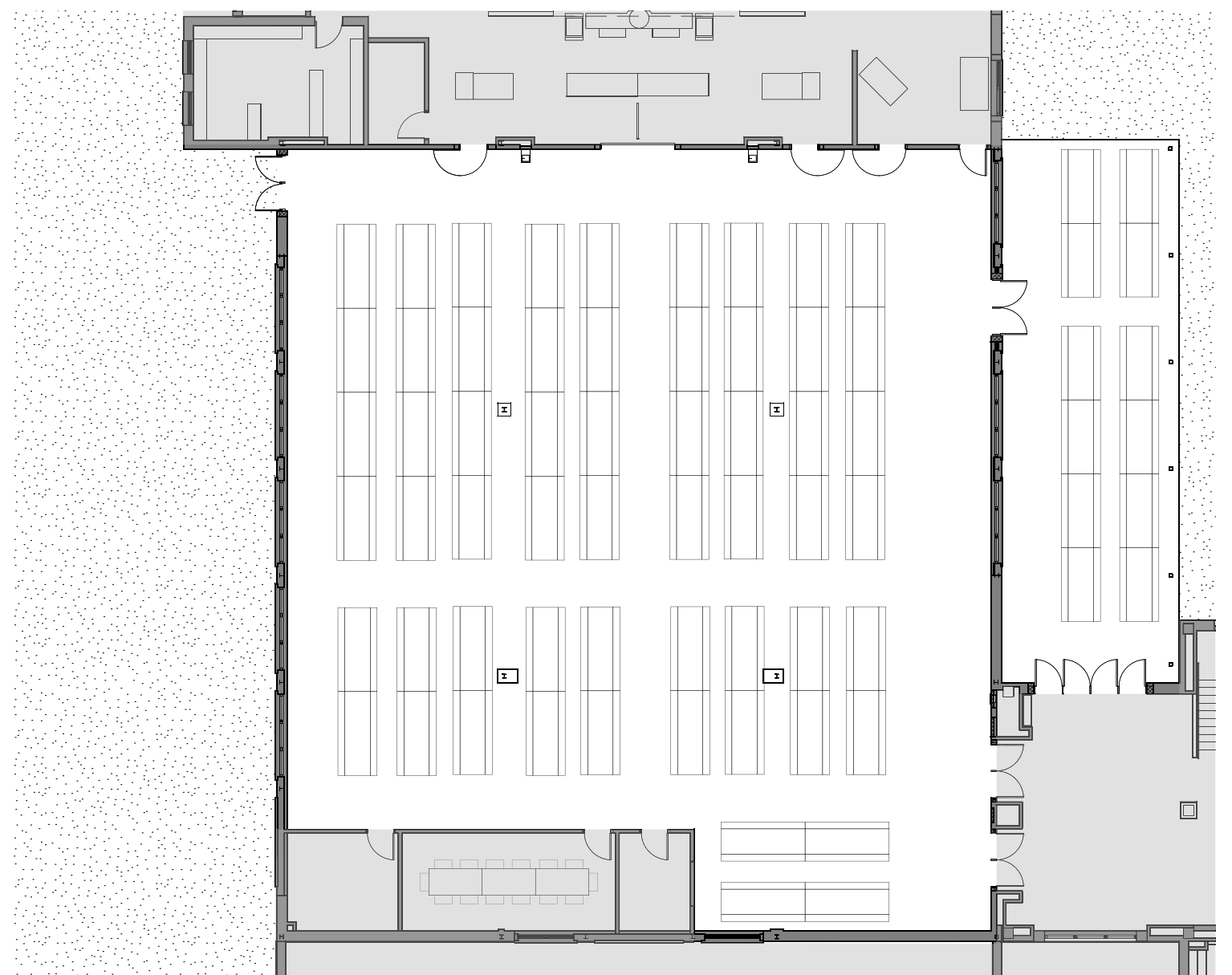


EXISTING CONDITIONS



SCALE 1/16" = 1'-0"

SQUARE FOOTAGE



SCALE 1/16" = 1'-0"

OPTION - 01

CAFETERIA



# CURRENT AND NEW CLASSROOM CAPACITY EVALUATION

Room #	Room Name	Existing SF CAD	Proposed SF	Ed. Spec SF	Ed Spec. SF/Student	Ed Spec. Capacity	Gunston Max. Capacity
Ground Floor							
G03	Exemplary Classroom	696	696	700-750	29-31	24	24
G03a	Studio/ Edit	333	333	N/A			
G04	Life Skills	782	782	500	50	10	16
G05	Health	805	805	700-750	29-31	24	28
G06	Home Economics	1711	1711	1500	75	20	23
G07	Special Ed. Int.	821	821	700-750	88-94	8	9
G08	Art Lab	1441	1441	1650	69	24	21
G09	Social Studies	820	820	700-750	29-31	24	28
G10	HILT	824	824	700-750	29-31	24	28
G11	English	825	825	700-750	29-31	24	28
G12	Math	835	835	700-750	29-31	24	29
G13	Special Ed.	829	829	700-750	29-31	24	29
G14	Business/ Computer Lab	871	871	830	35	24	25
G15	Foreign Language	781	781	700-750	29-31	24	27
G16	Special Ed. Int.	767	767	700-750	88-94	8	9
G17	Shop Lab	1328	1328	N/A			
	Tech Ed Lab	1023	1023	1000-1200	42-50	24	24
G19	Core Classroom	474	474	700-750	29-31	24	16
G19a	Core Classroom	474	474	700-750	29-31	24	16
	New Classroom A (old laundry)	1103	1103	700-750	29-31	24	38
	Expanded Multi-purpose Classroom B	815	815	700-750	29-31	24	28
	New Classroom C (old arts & crafts)	686	805	700-750	29-31	24	28
	New Classroom D (old weight room)	812	812	700-750	29-31	24	28
	New Classroom E	956	956	700-750	29-31	24	33
	New Classroom F	923	923	700-750	29-31	24	32
G40	English	719	719	700-750	29-31	24	25
G42	Math	726	726	700-750	29-31	24	25
G44	Social Studies	741	741	700-750	29-31	24	26
G46	Science	948	948	700-750	29-31	24	33
G48	HILT	712	712	700-750	29-31	24	25
G49a	Computer Lab	845	845	830	35	24	24
G47a	Special Ed.	563	563	700-750	70-75	10	8
G47b	Special Ed.	564	564	700-750	70-75	10	8
G53	Core Classroom	428	428	700-750	29-31	24	15
G53a	Core Classroom	615	615	700-750	29-31	24	21
	New Drama Classroom	535	535	700-750	23-25	30	23
G55	Dance	939	939	700-750	29-31	24	32
	Costume Shop	1153	1153	N/A			
1st Floor							
101	Math	834	834	700-750	29-31	24	29
102	HILT	728	728	700-750	29-31	24	25
103	Social Studies	845	845	700-750	29-31	24	29
104	English	812	812	700-750	29-31	24	28
105	Science	983	983	700-750	29-31	24	34
106	Special Ed.	690	690	700-750	29-31	24	24
107	Science	974	974	700-750	29-31	24	34
108	Math Skills	503	503	700-750	29-31	24	17
109	Life Skills	737	737	500	50	10	15

Room #	Room Name	Existing SF CAD	Proposed SF	Ed. Spec SF	Ed Spec. SF/Student	Ed Spec. Capacity	Gunston Max. Capacity
110	Core Classroom	512	512	700-750	29-31	24	18
111	Special Ed.	812	812	700-750	29-31	24	28
112	Core Classroom	564	564	700-750	29-31	24	19
113	Core Classroom	964	964	700-750	29-31	24	33
114	Core Classroom	822	822	700-750	29-31	24	28
115	Core Classroom	998	998	700-750	29-31	24	34
116	Core Classroom	823	823	700-750	29-31	24	28
117	Core Classroom	825	825	700-750	29-31	24	28
118	Core Classroom	828	828	700-750	29-31	24	29
120	English	720	720	700-750	29-31	24	25
122	Social Studies	716	716	700-750	29-31	24	25
124	Math	709	709	700-750	29-31	24	24
126	Special Ed.	550	550	500	50	10	11
128	Special Ed.	540	540	500	50	10	11
129	Core Classroom	617	617	700-750	29-31	24	21
130	Science	775	775	700-750	29-31	24	27
131	English	818	818	700-750	29-31	24	28
133	Math	808	808	700-750	29-31	24	28
134	HILT	809	809	700-750	29-31	24	28
135	Social Studies	818	818	700-750	29-31	24	28
136	HILT	776	776	700-750	29-31	24	27
140	Special Ed.	664	664	700-750	29-31	24	23
142	Special Ed.	627	627	700-750	29-31	24	22
143	Foreign Language	723	723	700-750	29-31	24	25
144	Band	1534	1534	1800	36	50	43
145a	Vocal	667	667	1500	19-25	60-80	35
145b	Vocal	667	667	1500	19-25	60-80	35
147	HILT	720	720	700-750	29-31	24	25
	Music Lab	212	212	N/A			
	Media Production (w/ AV storage here)	397	397	650	27	24	15
	New Classroom H (old AV suite)	611	611	700-750	29-31	24	21
2nd Floor							
230	Science	781	781	700-750	29-31	24	27
231	Math	743	743	700-750	29-31	24	26
232	Special Ed. 2	568	568	700-750	29-31	24	20
233	Social Studies	743	743	700-750	29-31	24	26
234	Special Ed. 1	568	568	700-750	29-31	24	20
235	English	731	731	700-750	29-31	24	25

- = Capacity of room is higher than Ed. Spec capacity, per Ed. Spec SF/student parameter
- = Capacity of room is lower than Ed. Spec capacity, per Ed. Spec SF/student parameter

MEETING MINUTES

PROJECT 1172D, Gunston Middle School Feasibility Study

MEETING Gunston Feasibility Study Discussion

DATE 01/28/2016

REPORTING Sidney Griffin, VMDO Architects

ISSUED 01/29/2016

SENT TO All Attendees, Wyck Knox, file

ATTACHED Ground Level and First Floor Plans

PRESENT	Name, Title	Representing
	Jen Xu	APS
	Ben Burgin	APS
	Zachary Larnard	APS
	Lori Wiggins	APS
	Kathy Harris-Thomas	APS
	Philip Donovan	VMDO
	Sidney Griffin	VMDO
	Julia Kwolyk	VMDO

MINUTES

Objective: To confirm the locations identified by VMDO and APS as potential new instructional spaces, identify any additional areas for study, and review the progress of the study booklet.

DISCUSSION ITEMS

1. Laundry, Boys Showers, and Storage areas: VMDO will review the feasibility of relocating the electrical equipment to make the proposed classroom possible. VMDO will also look into further appropriating the Girls Shower for laundry and storage. Mat storage could possibly be accommodated in this area.
2. Community Center:
  - a. The Community Center is used as an event space. APS advises against complete elimination of the Kitchen, but the scope of the kitchen can be reduced. The office to the south of the current kitchen has a sink. VMDO will explore converting this office into a warming kitchen.
  - b. Although the relocation of the preschool was questioned, VMDO holds that the additional access to natural light afforded to the current conference room makes it a

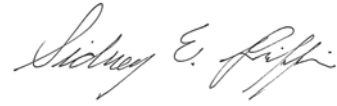
- more ideal space for little learners.
3. Costume Shop: VMDO will look into taking space from costume storage for additional classroom space.
4. Gymnasium Lobby: The number of exits for the gymnasium must not be reduced by any renovation work. This will reduce the area available for school use. VMDO will continue to study the potential of this space for additional PE instructional room.
5. Cafeteria: VMDO explained how the current occupancy allowance didn't match the available area and allowable occupancy per square foot indicated by current code. Current posted occupancy allowance is 274 (APS confirm). VMDO will continue to look into the cafeteria capacity issues and examine the potential of the following:
  - a. Adding an outdoor seating space to the east for students.
  - b. Eliminating the staff dining area from the cafeteria space, relocating it somewhere within the building. This is not a preferred solution. However, VMDO will review this option in pursuit of maximizing cafeteria capacity.
  - c. Adding an additional egress door to the east wall.
  - d. Maintaining wall space or providing a permanent installation to accommodate projections.
6. Office space: If additional office space is needed as a result of the reallocations, VMDO will look into using the less used teacher work rooms.
7. Additions: the narrative of the booklet will identify areas of the site that will accommodate additions. Pricing projections will be based on an average cost per square foot.
8. Note that only 2 spaces targeted for converting into classroom areas are in Gunston Middle School control – Laundry/School Storage/Boys Showers and Media Center Storage/Office. All other spaces will require cooperation with Arlington County. This includes the Auxiliary Gym which is used for county programs.
9. Per Ben's suggestion, VMDO will revise the graphics of the report booklet to highlight new work using shading for existing vs. new work and for identifying areas managed by GMS vs. Arlington County and what areas are shared.

NEXT STEPS

1. Review further developments with APS week after next.
2. VMDO will continue to develop the feasibility study documentation booklet.
3. Jen to review the cafeteria capacity with building officials.

APS to confirm cafeteria is sprinkled.

---



Sidney Griffin, AIA  
VMDO Architects

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Notify the reporter of these minutes of any discrepancies or omissions, within 5 business days of receipt of this document.  
Otherwise, these minutes will be considered an accurate record of the issues discussed during the meeting.

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# GUNSTON MIDDLE SCHOOL CAPACITY STUDY

FINAL DESIGN REPORT

# TABLE OF CONTENTS

EXISTING CONDITIONS

POTENTIAL ADDITIONAL GYM SPACE

NEW CLASSROOMS - OPTION 1

NEW CLASSROOMS - OPTION 2

NEW CLASSROOMS - OPTION 3

NEW CLASSROOMS - OPTION 4

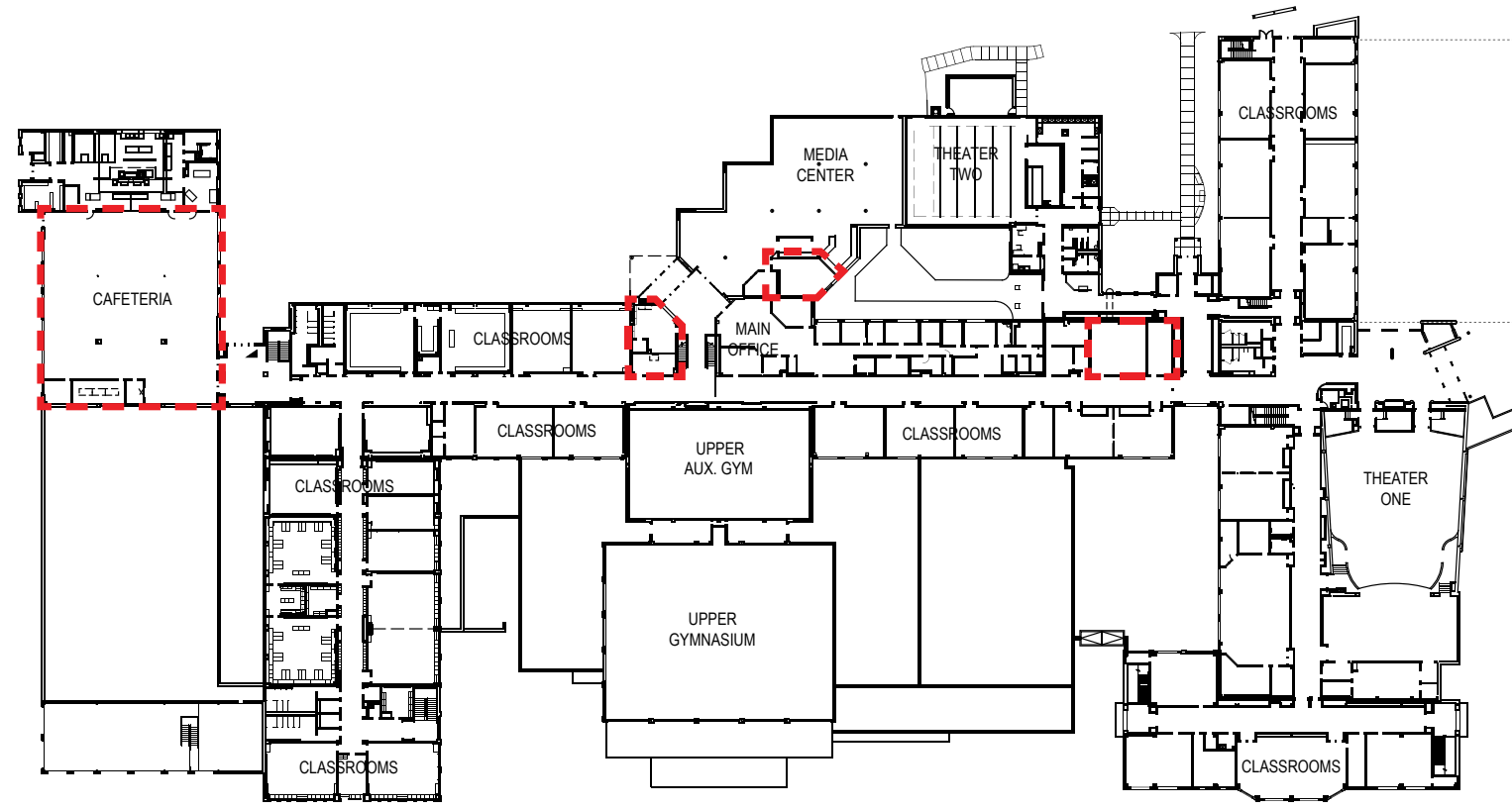
AUXILIARY GYM

GYM

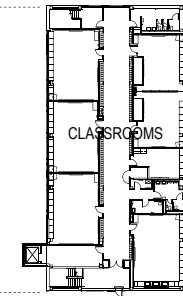
PRESCHOOL AND NEW SENIOR CENTER

CAFETERIA

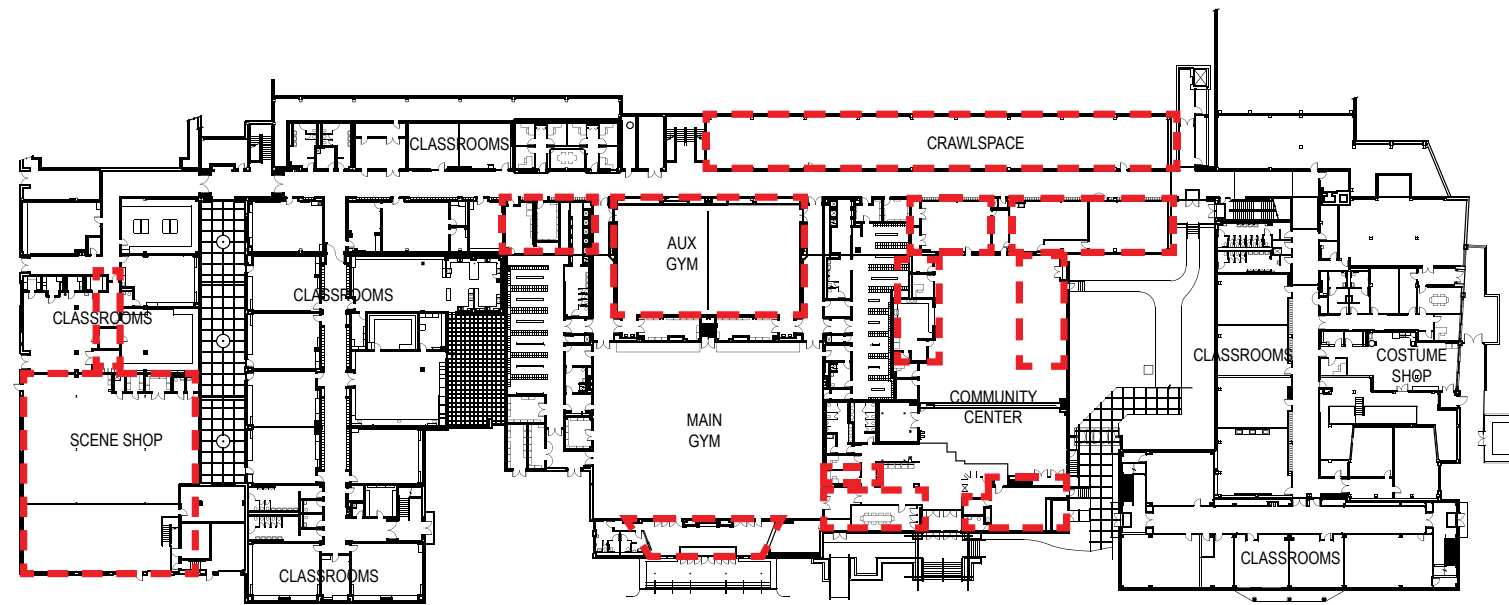
EXISTING CLASSROOM CAPACITY ANALYSIS



1st Floor  
1" = 75'



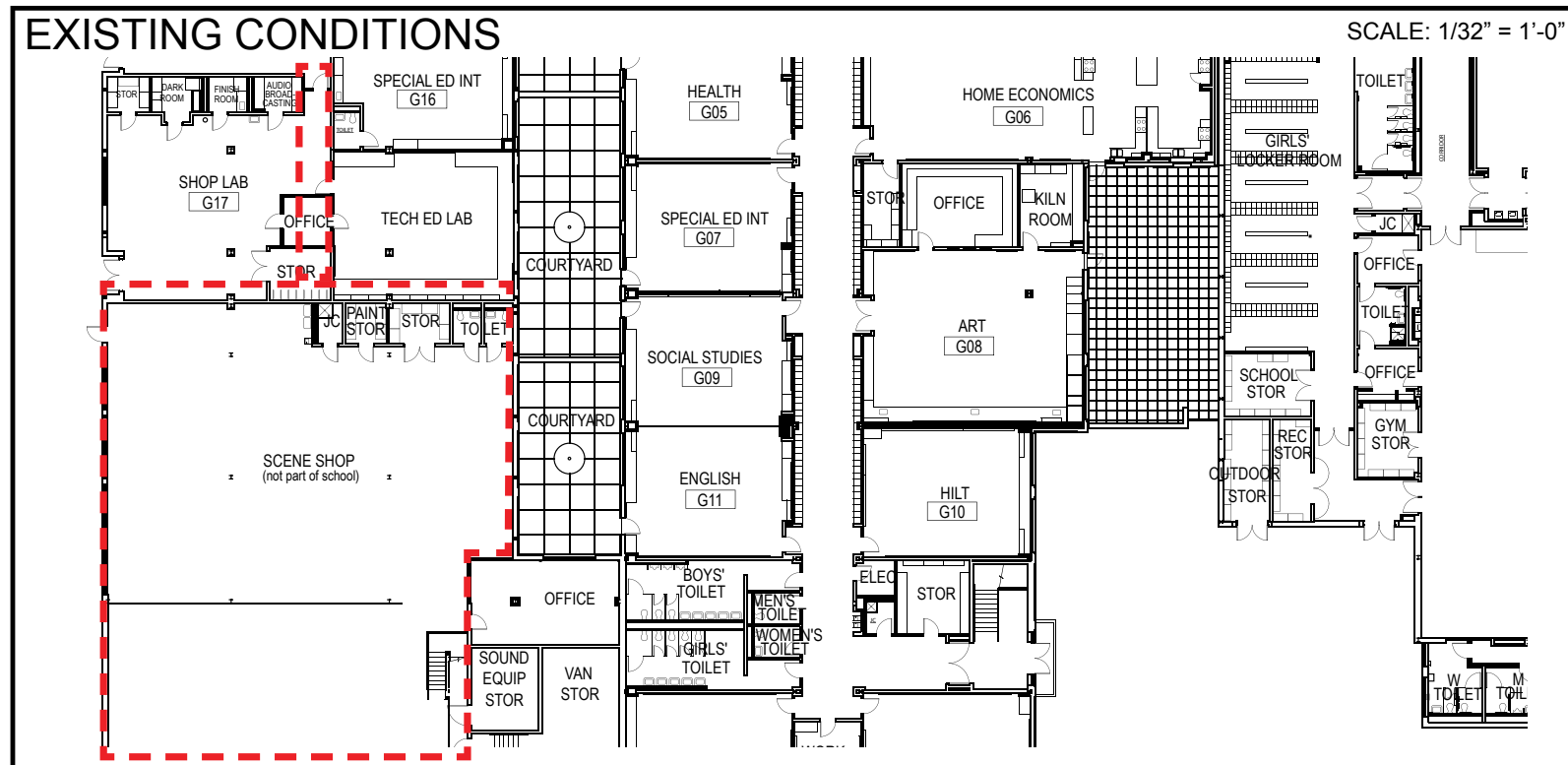
2nd Floor  
1" = 75'



Ground Floor  
1" = 75'

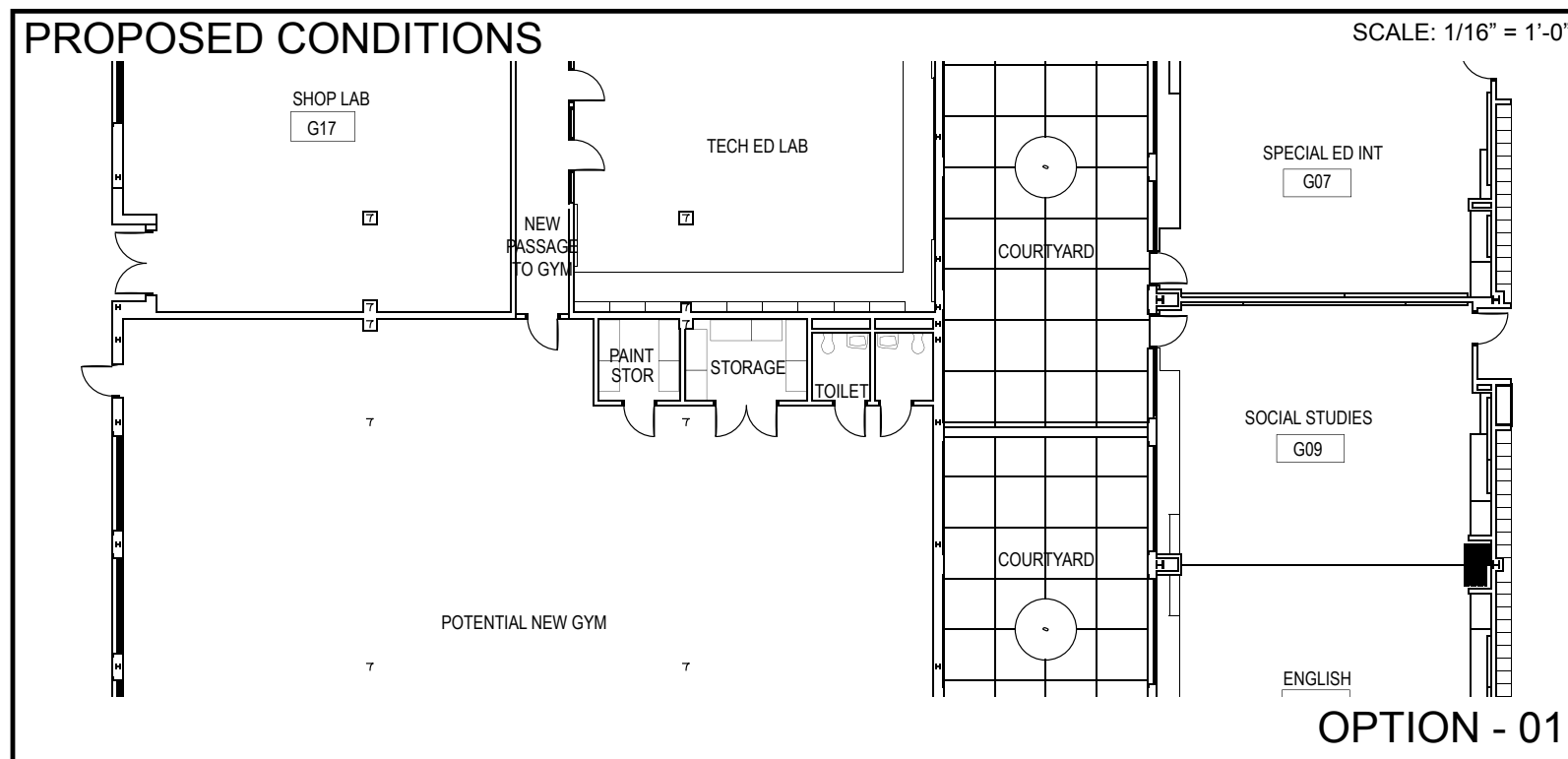


AREAS OF PROPOSED IMPROVEMENTS



\*Option 01 assumes a new gym space, if the Scene Shop (not currently a part of the school) were allocated.

This would require a new passageway for access to the new gym.



SQUARE FOOTAGE

ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
	Scene Shop	6420	0	
	Additional Gym Space	0	6420	8000-10500

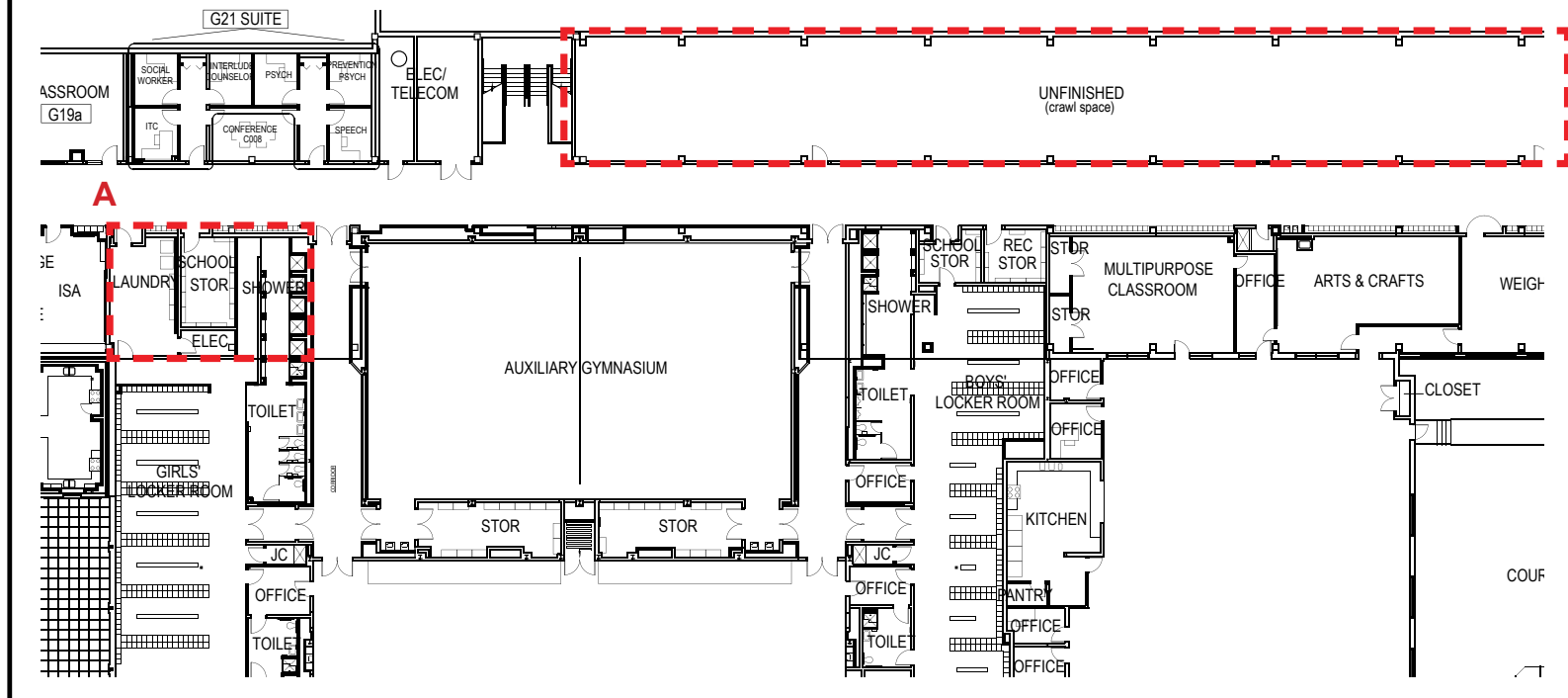
**OPTION - 01**

POTENTIAL ADDITIONAL GYM SPACE



# EXISTING CONDITIONS

SCALE: 1/32" = 1'-0"



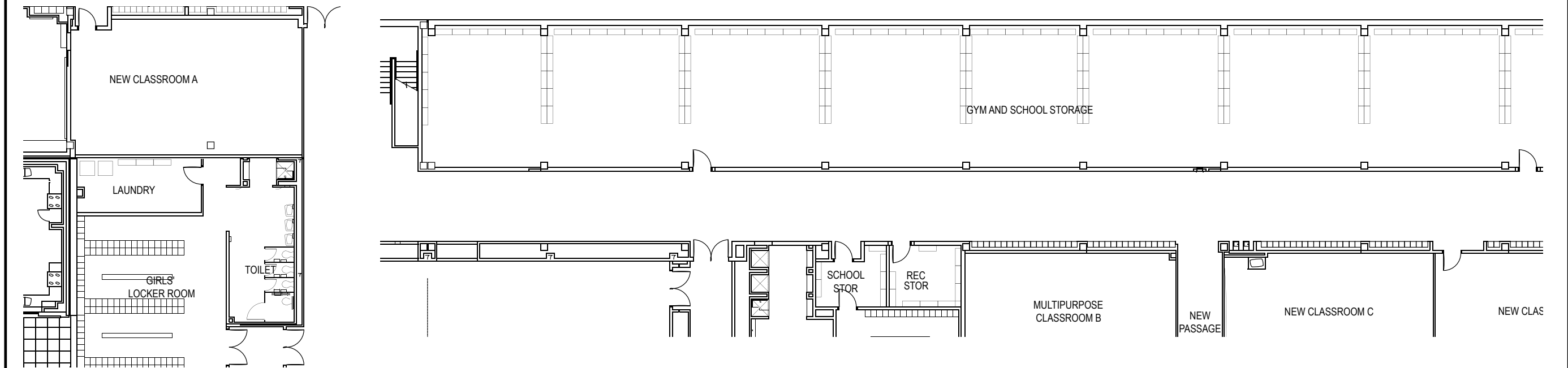
\*Option 01 produces New Classroom A; it reallocates the current Laundry Room to the Girls' Locker Room, and Gym storage to the unfinished crawl space on the North side of Level 0.

### SQUARE FOOTAGE

ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
	Laundry	282	282	200
	School and Gym Storage	186	4973	300
	Electric Room	52	0	
	Girls' Lockers and Showers	2078	1796	3000
	New Classroom A	0	900	700-750

# PROPOSED CONDITIONS

SCALE: 1/16" = 1'-0"

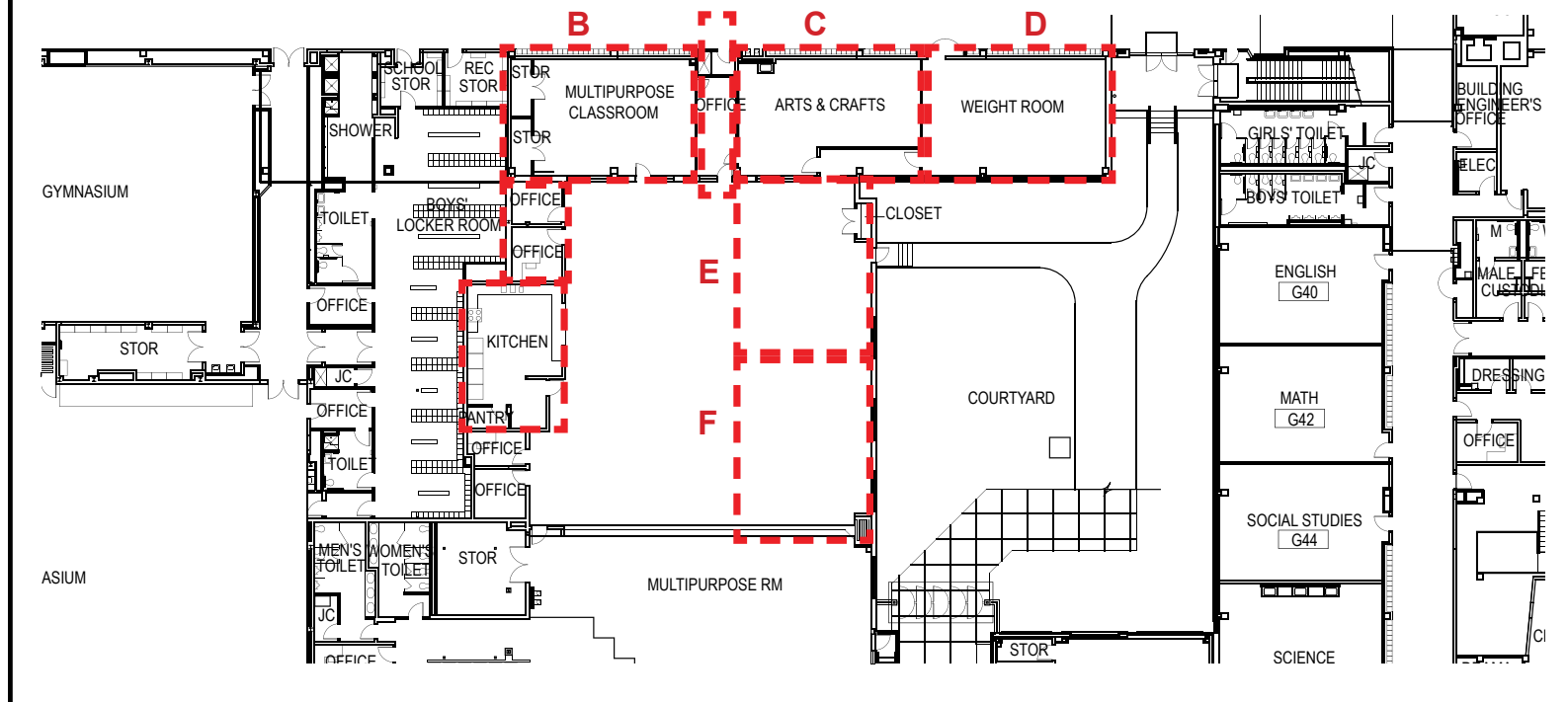


## OPTION - 01

### NEW CLASSROOMS

## EXISTING CONDITIONS

SCALE: 1/32" = 1'-0"



\*Option 02 creates the possibility for 5 classrooms when there are currently 2. It removes 3 offices and requires a new passageway from the main corridor for access.

Classroom B is allocated from the current Multi-Purpose Classroom. The storage displaced is compensated for in a new storage space that is created by the 2 offices below New Classroom B.

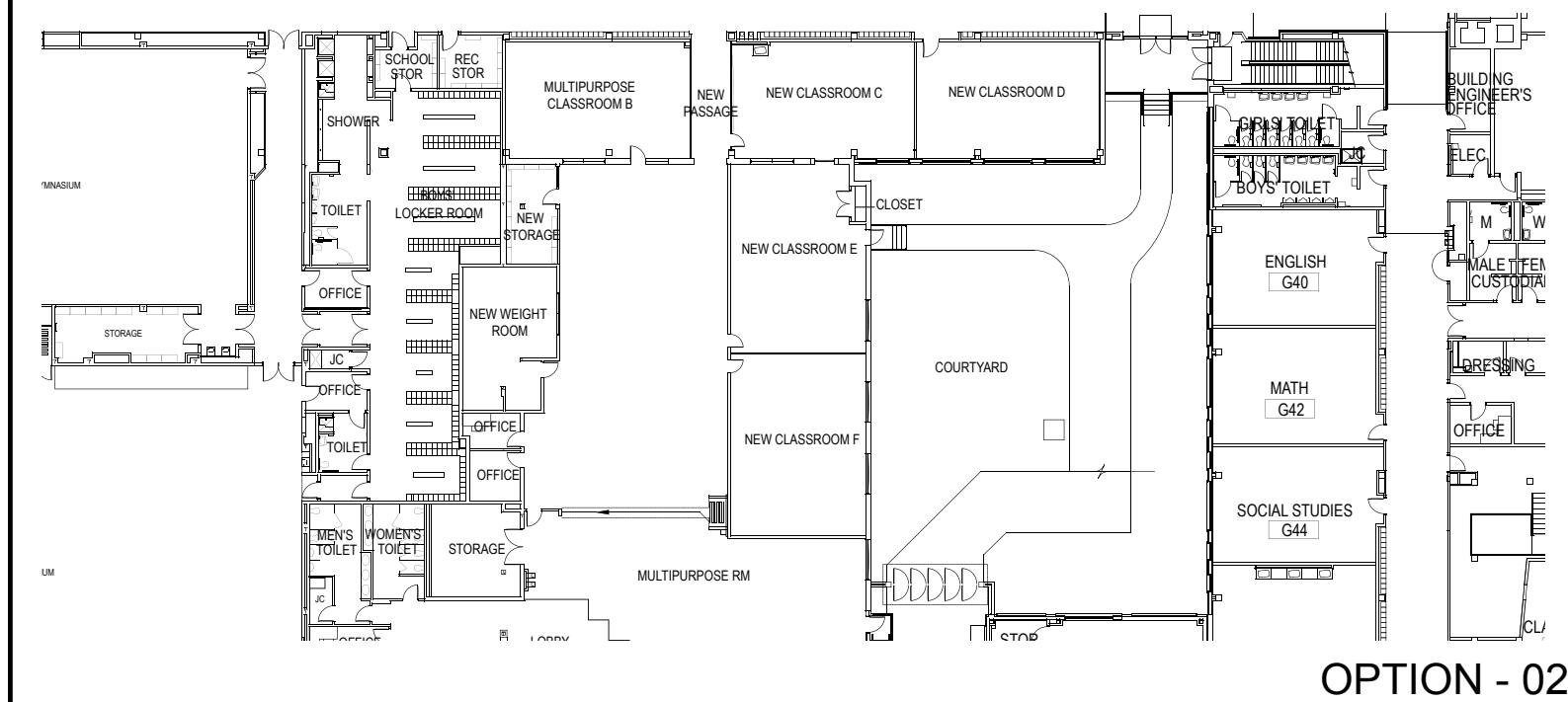
Classroom C is created from the Arts and Crafts room; the partition for the passage way is removed to create more space.

Classroom D uses the current Weight Room. The new Weight Room would be where the current Kitchen is.

Classrooms E and F could be created by adding partition walls within the larger community space.

## PROPOSED CONDITIONS

SCALE: 1/32" = 1'-0"



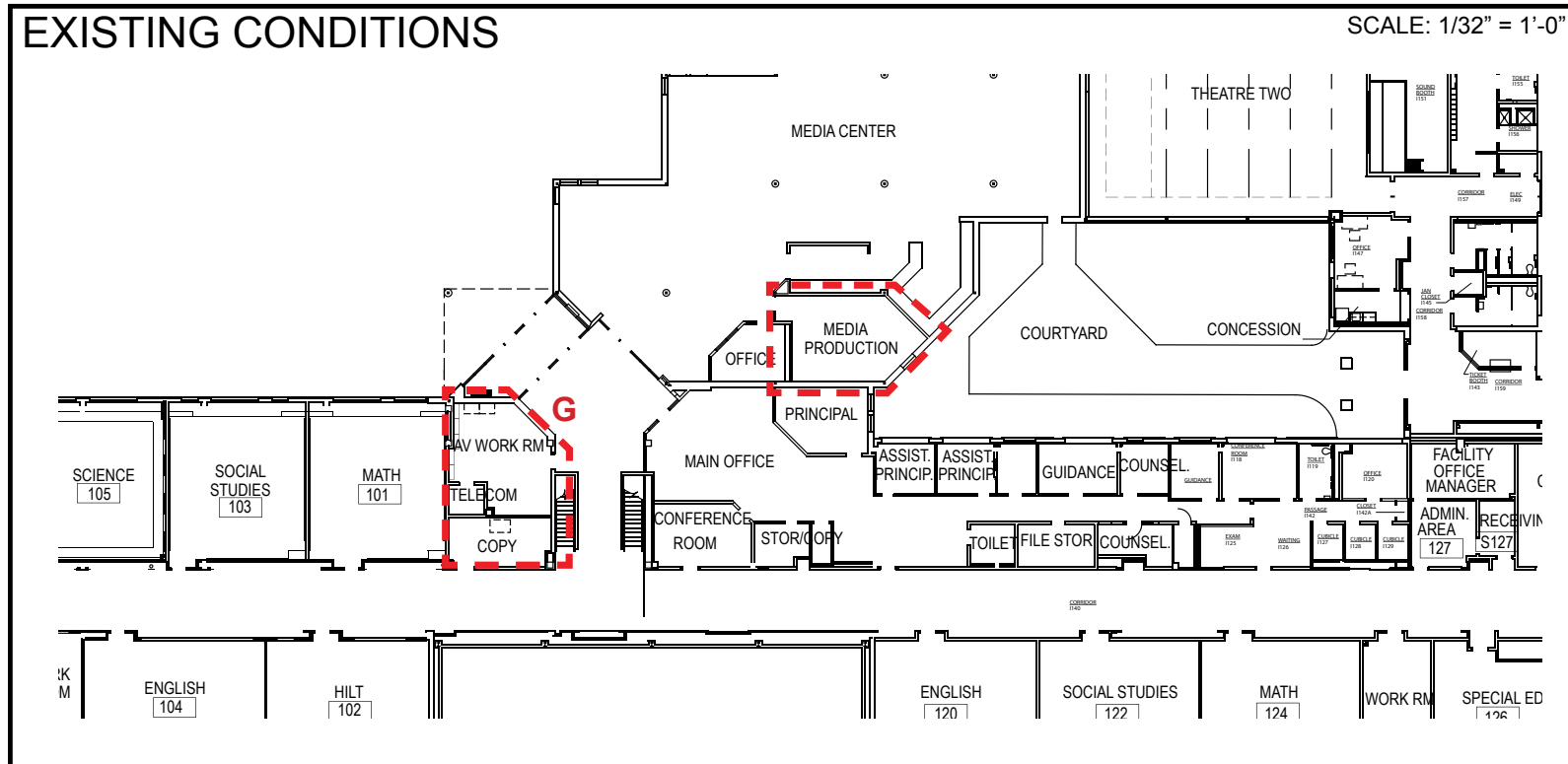
OPTION - 02

### SQUARE FOOTAGE

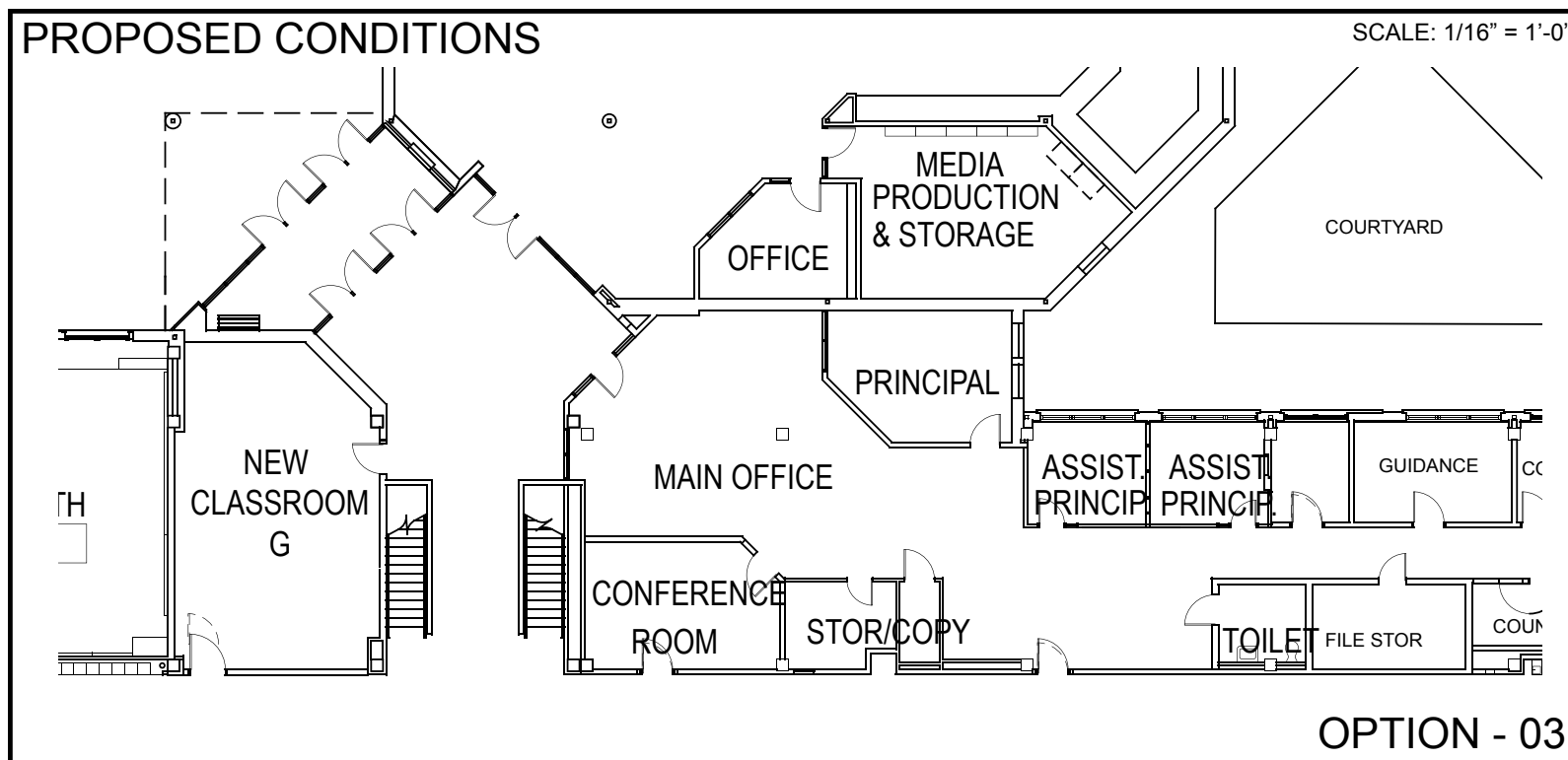
ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
	Multipurpose Classroom B	720	815	700-750
	Multipurpose Storage	89	0	
	Office 1	147	0	100
	Janitor's Closet	32	0	20
	New Passageway	0	190	
	Office 2	79	0	100
	Office 3	106	0	100
	New Multipurpose Storage	0	192	
	Arts and Crafts Room	693	0	
	New Classroom C	0	812	700-750
	Kitchen and Pantry	480	0	
	Weight Room	813	480	
	New Classroom D	0	812	700-750
	New Classroom E	0	956	700-750
	New Classroom F	0	923	700-750

OPTION - 02

NEW CLASSROOMS



\*Option 03 creates a New Classroom G in place of the AV Workroom, Telecom, and Copy Room. Media storage would be reallocated to the Media Production Room.



SQUARE FOOTAGE

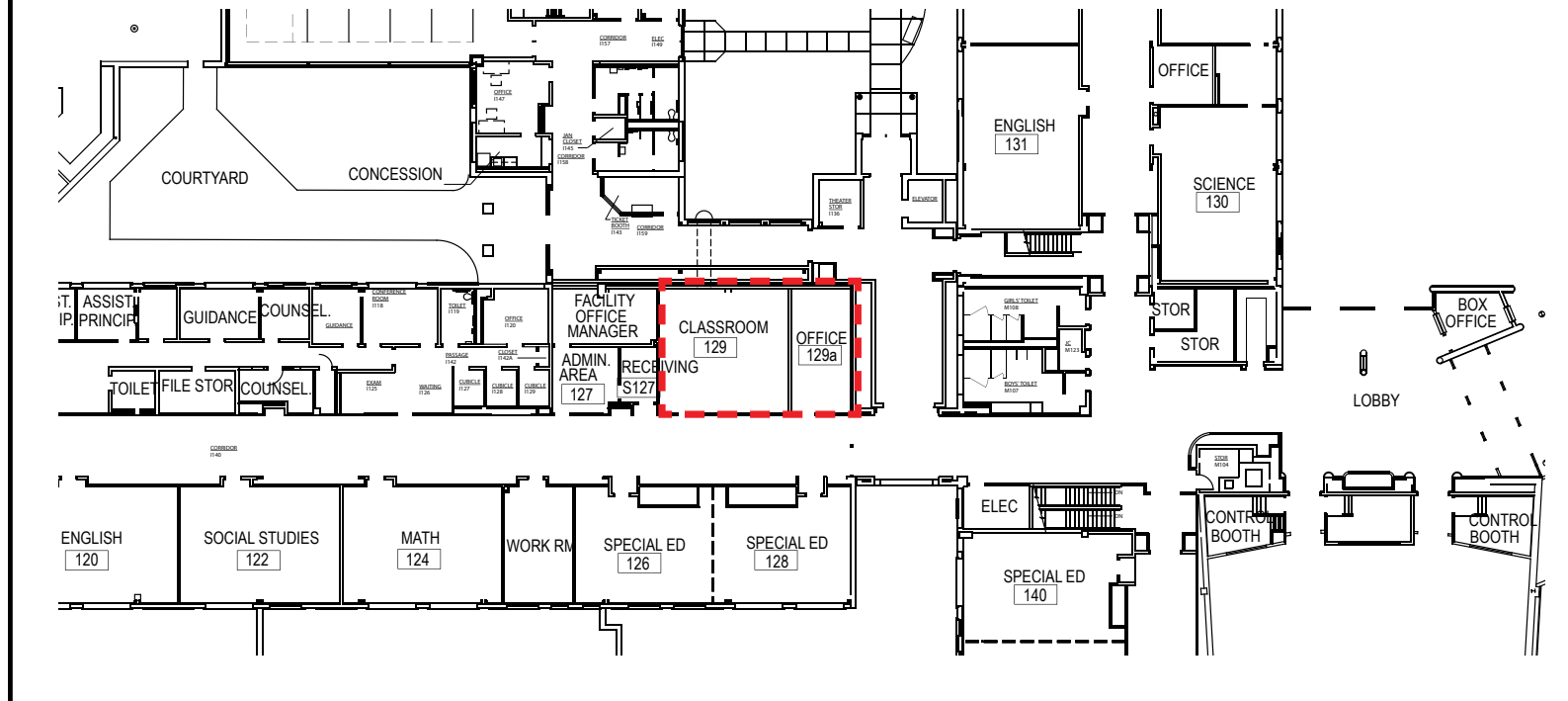
ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
	AV Workroom	356	0	450
	Telecom Closet	40	0	
	Copy Room	193	0	
	New Classroom G	0	611	700-750
	Media Production Room	397	397	650

**OPTION - 03**

**NEW CLASSROOMS**

# EXISTING CONDITIONS

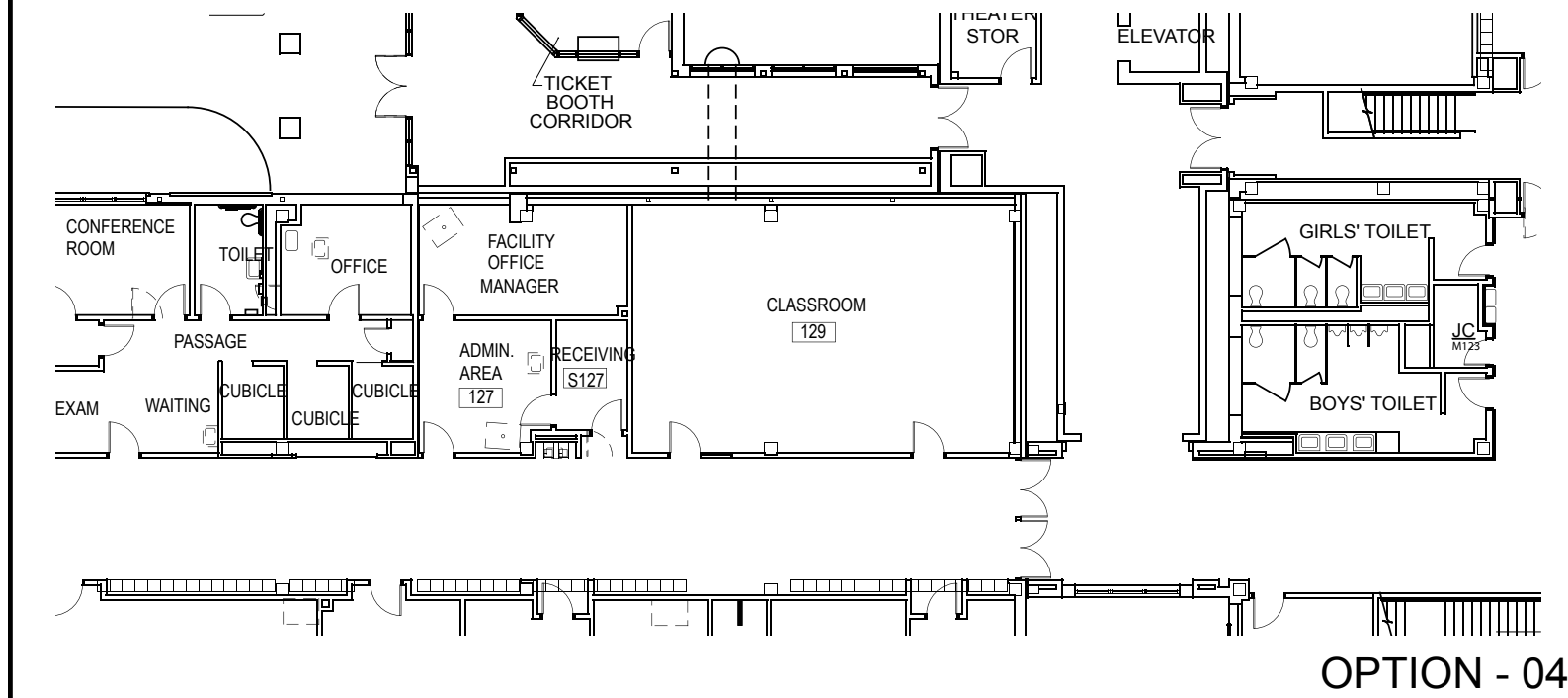
SCALE: 1/32" = 1'-0"



\*Option 04 increases the size of Classroom 129 by removing the partition between the classroom and adjacent office.

# PROPOSED CONDITIONS

SCALE: 1/16" = 1'-0"



OPTION - 04

### SQUARE FOOTAGE

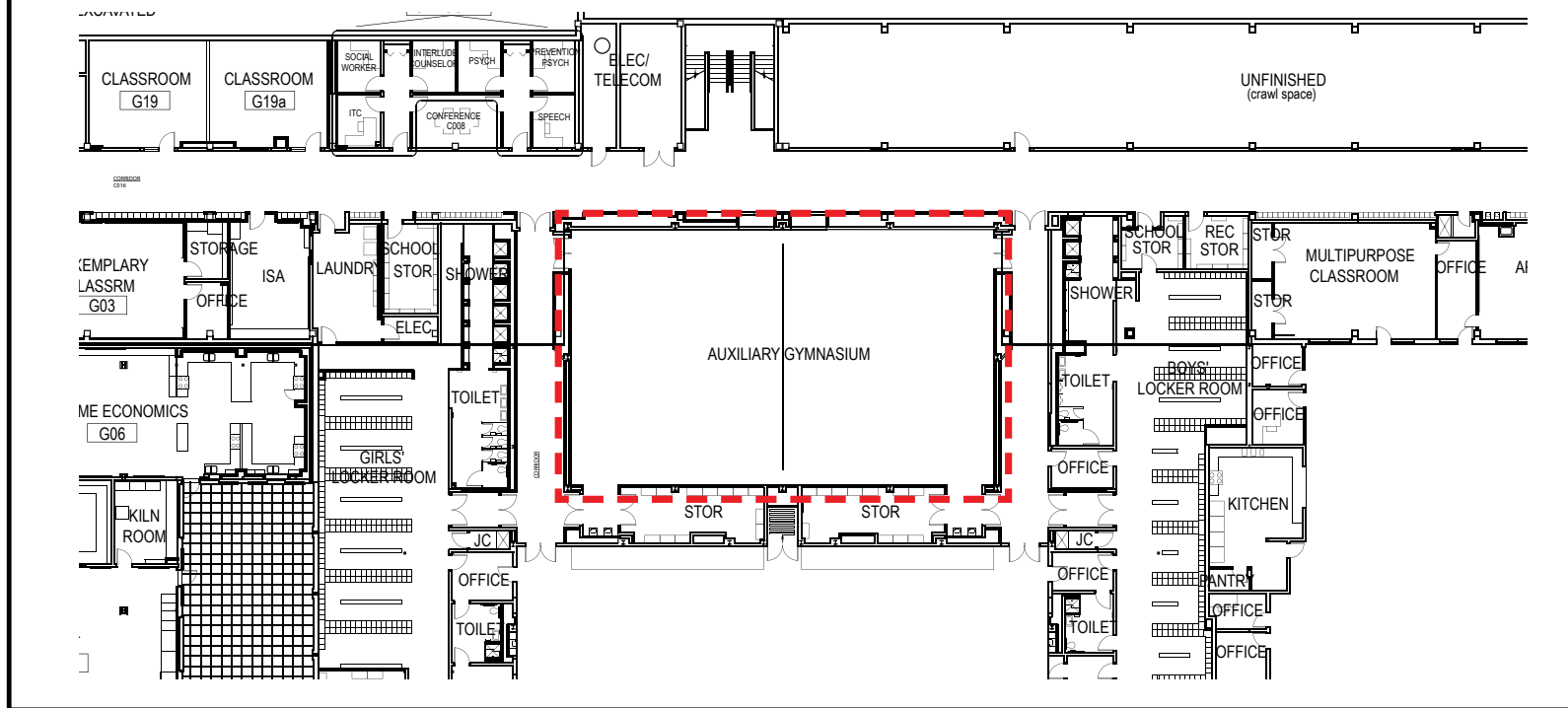
ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
129	Classroom	615	909	700-750
129a	Office	279	0	100

OPTION - 04

NEW CLASSROOMS

# EXISTING CONDITIONS

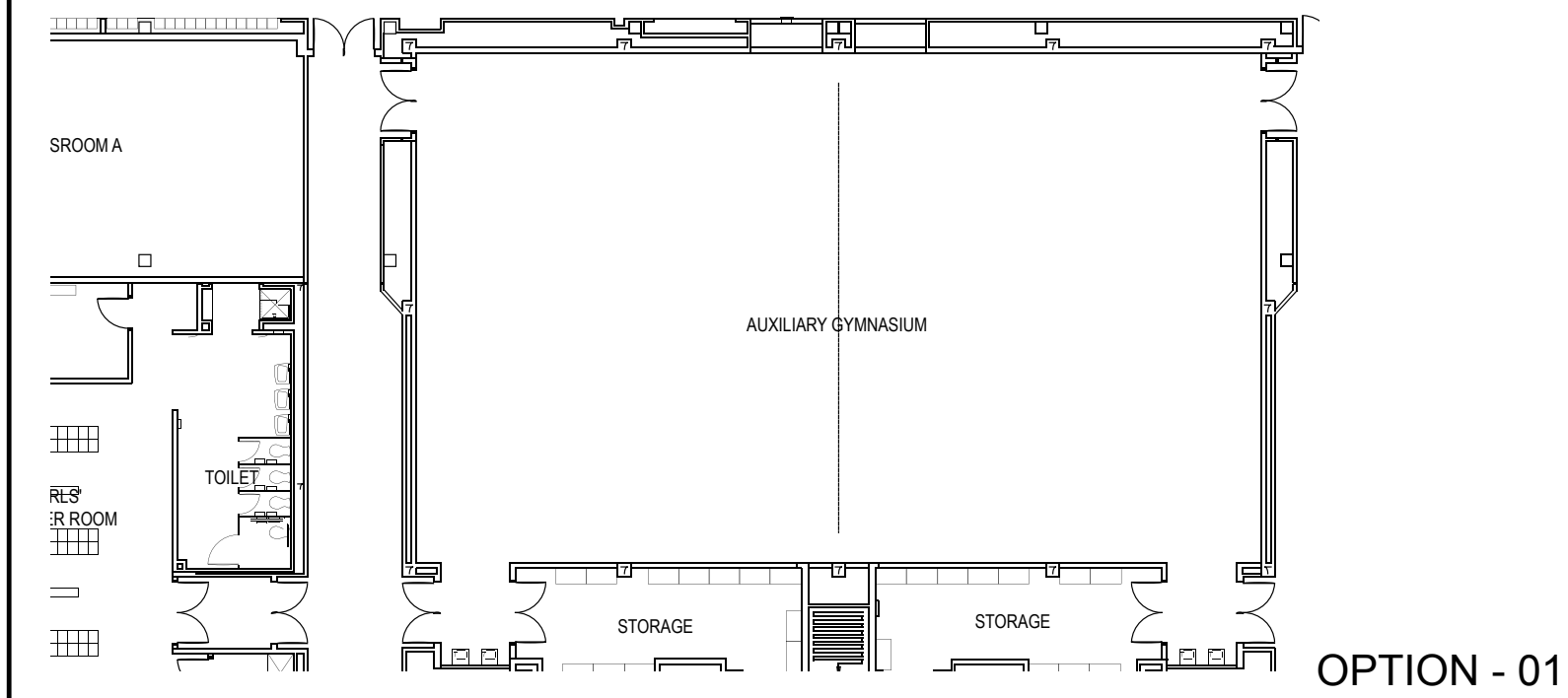
SCALE: 1/32" = 1'-0"



\*Option 01 increases the versatility of the Auxiliary Gym by replacing the current lighting system with High Impact resistant fixtures.

# PROPOSED CONDITIONS

SCALE: 1/16" = 1'-0"



OPTION - 01

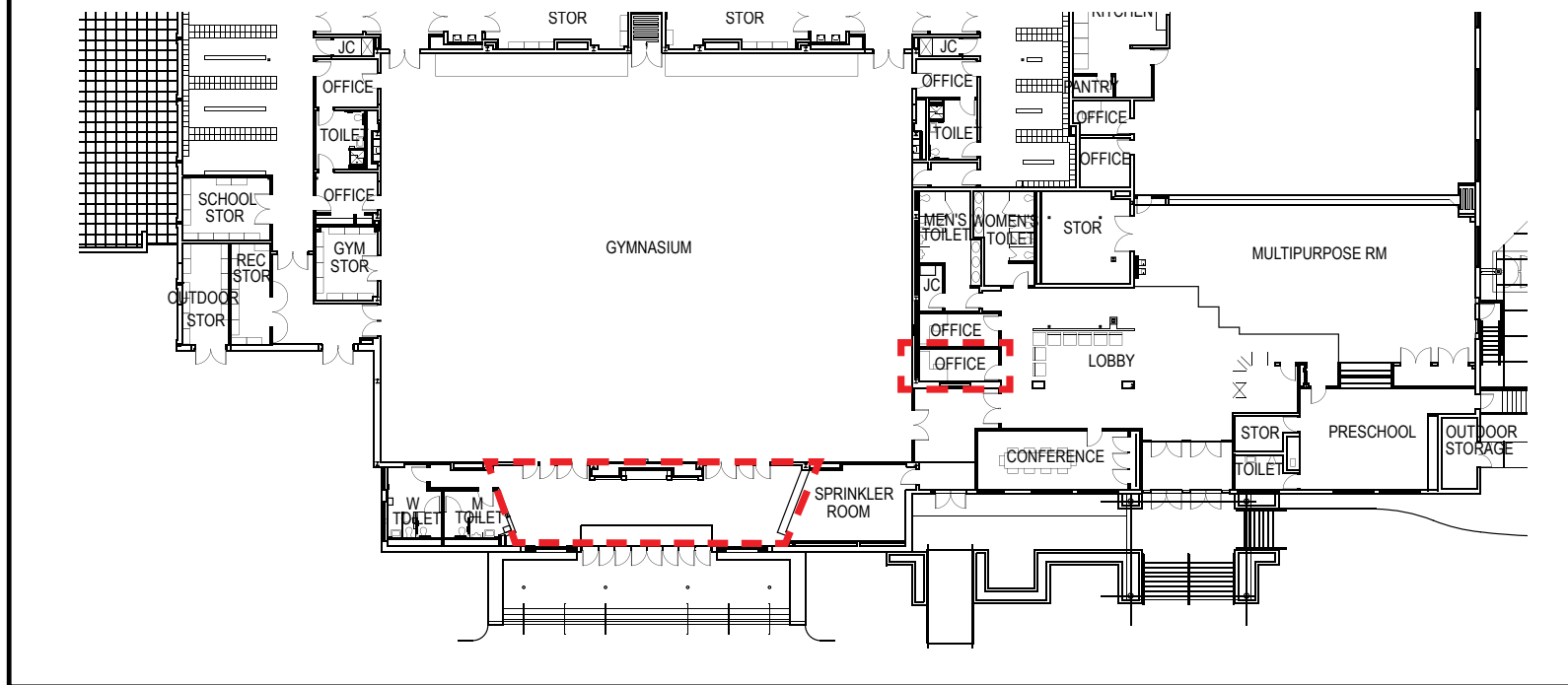
### SQUARE FOOTAGE

ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
	Auxiliary Gym	4134	4134	2000

OPTION - 01  
AUXILIARY GYM

# EXISTING CONDITIONS

SCALE: 1/32" = 1'-0"

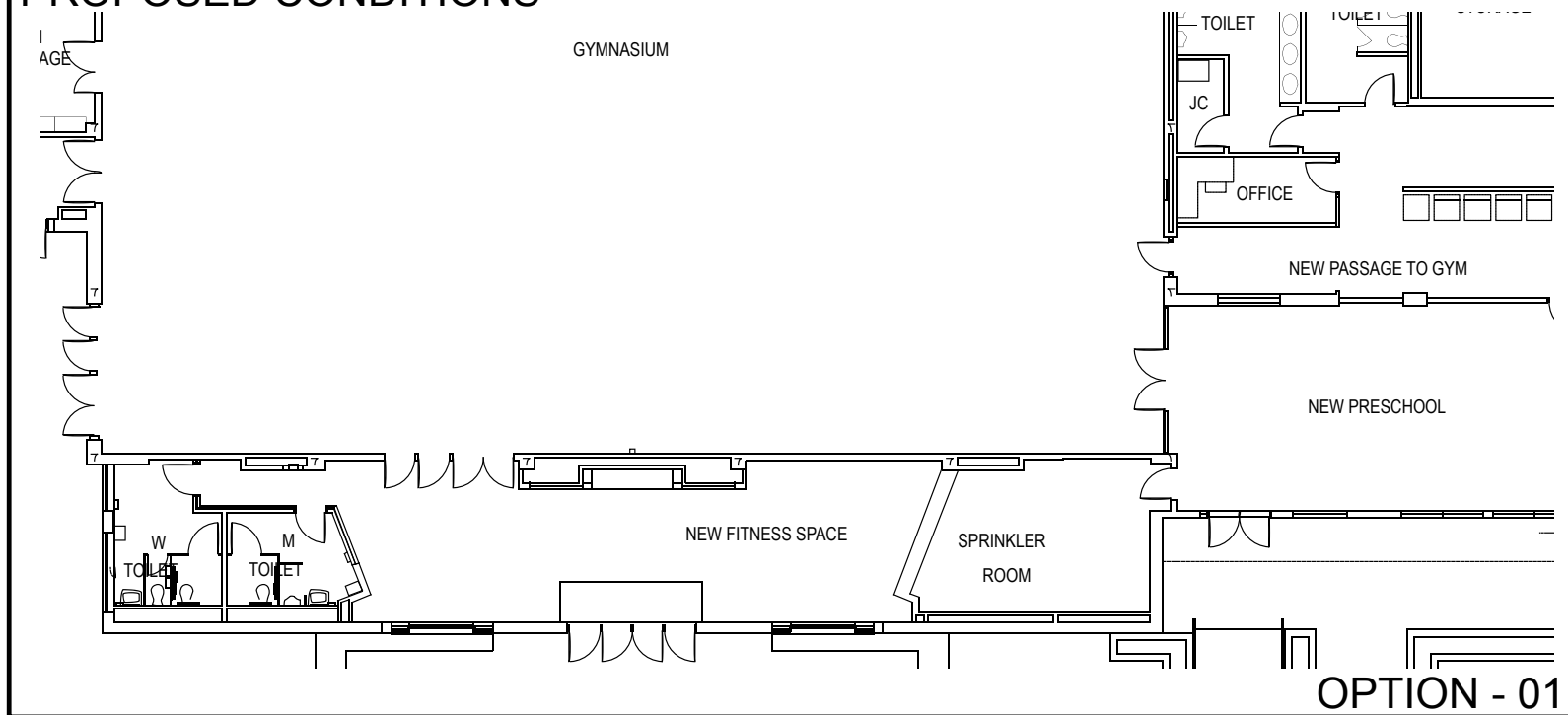


\*Option 01 expands the Gym by reallocating the vestibule as a new Fitness Space.

Improved access to the Gym can be achieved by creating a passageway for connection to the Lobby.

# PROPOSED CONDITIONS

SCALE: 1/16" = 1'-0"



OPTION - 01

### SQUARE FOOTAGE

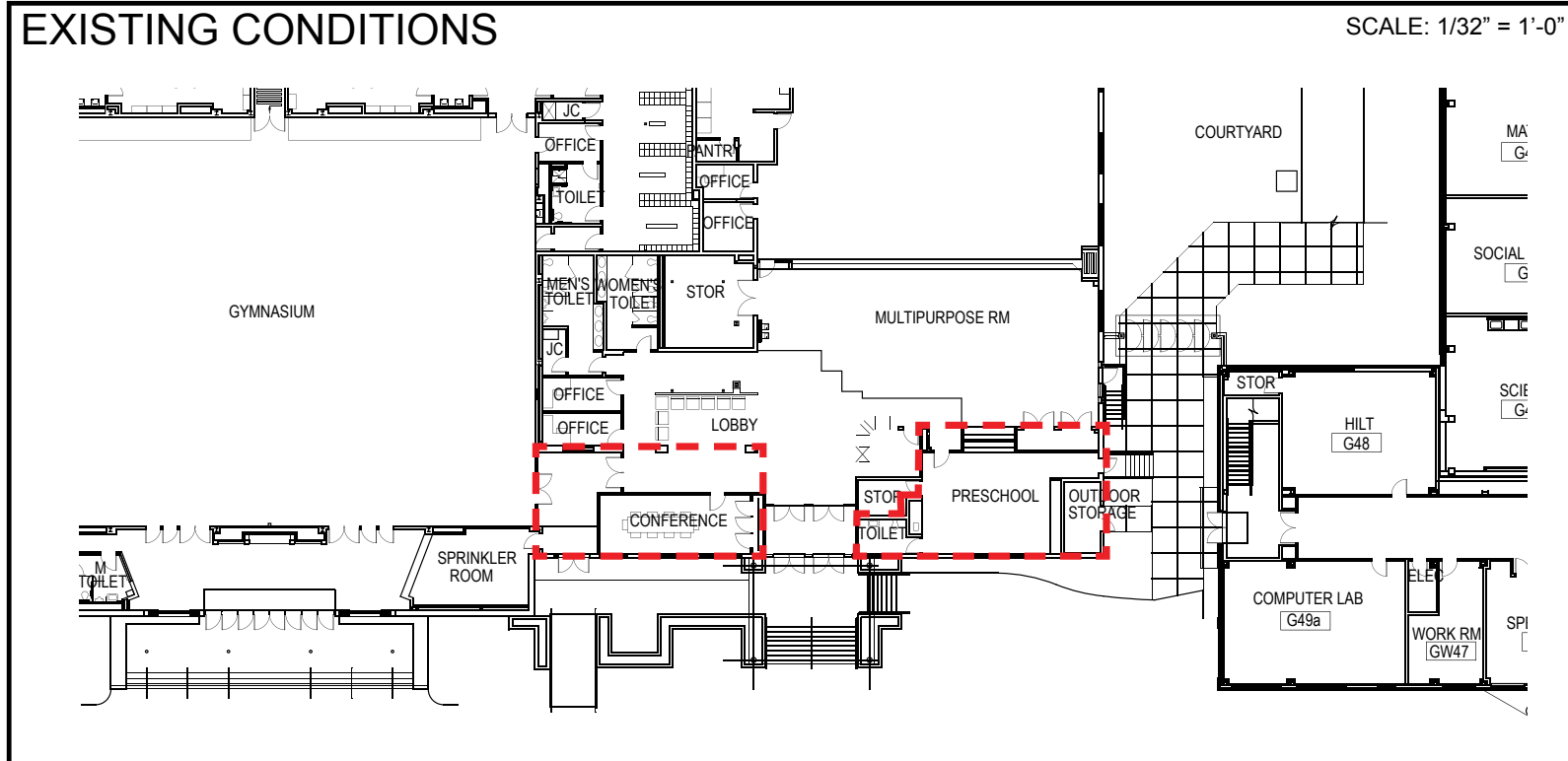
ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
	Vestibule	815	0	
	New Fitness Room	0	815	
	Office	99	0	
	New Passageway	0	111	

OPTION - 01

GYMNASIUM

# EXISTING CONDITIONS

SCALE: 1/32" = 1'-0"

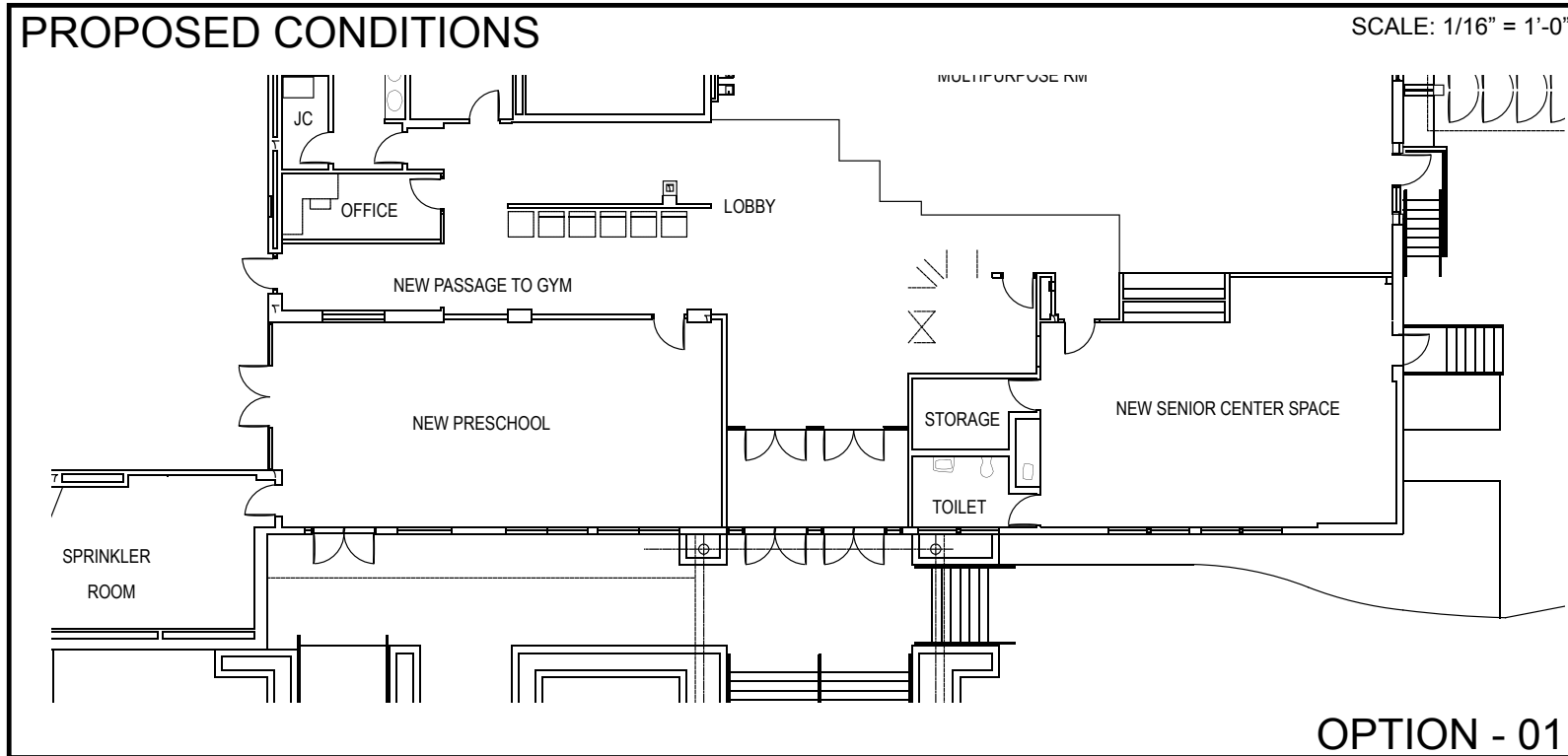


\*Option 01 moves the Preschool to take the place of the Conference Room, a portion of the Lobby, and the Vestibule.

The Current Preschool space would then be reconfigured for a New Senior Center Space. The current small storage closet on its North wall would be incorporated into the new Senior Center Space.

# PROPOSED CONDITIONS

SCALE: 1/16" = 1'-0"



OPTION - 01

### SQUARE FOOTAGE

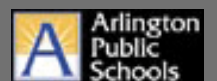
ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
	Conference Room	368	0	
	Preschool	594	875	
	Toilet	74	74	
	Outdoor Storage	97	0	
	Multipurpose Room	1775	1775	
	Multipurpose Storage	65	0	
	Senior Center	0	774	
	Community Center Lobby	1525	1303	

OPTION - 01

PRESCHOOL AND SENIOR CENTER

GUNSTON MIDDLE SCHOOL CAPACITY STUDY

JANUARY 27, 2016



VMDO ARCHITECTS

CAPACITY STUDY 01.28.16



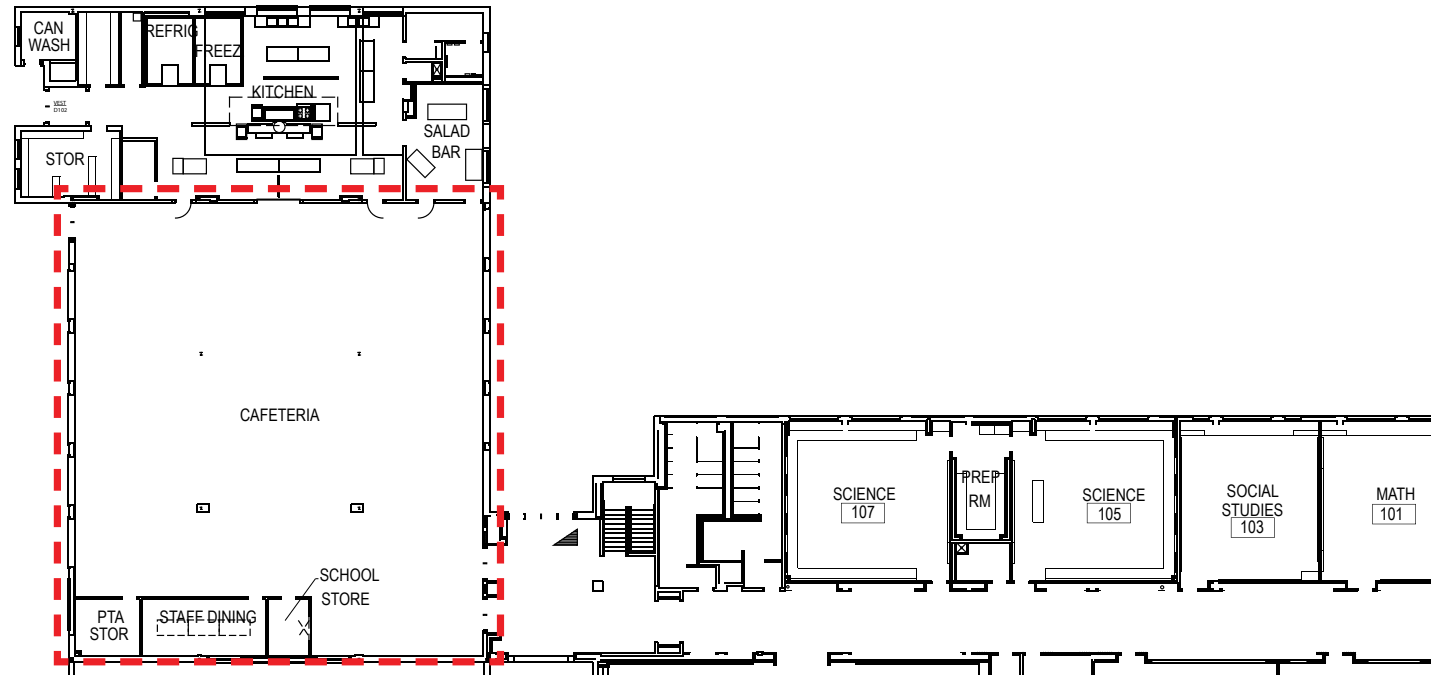
GUNSTON MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016

VMDO ARCHITECTS

# EXISTING CONDITIONS

SCALE: 1/32" = 1'-0"



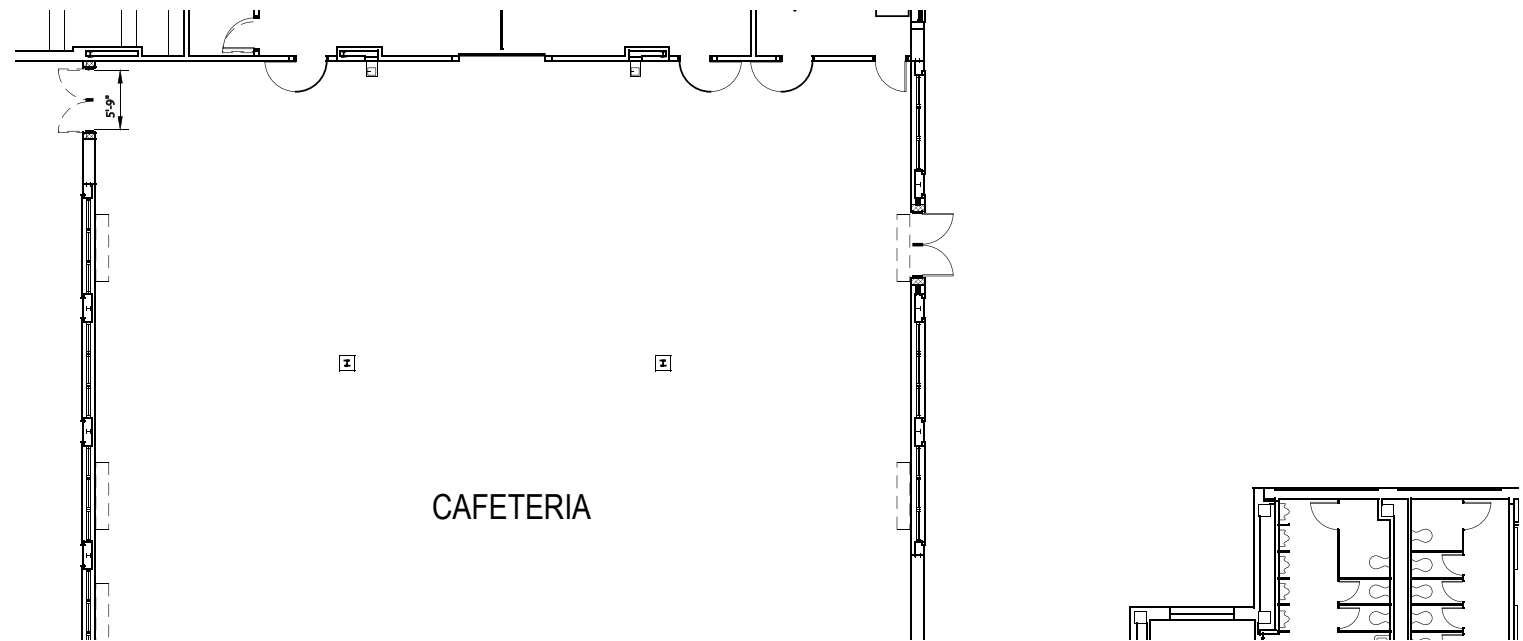
\*Option 01 considers the possibility of expanding the capacity of the Cafeteria. If additional egress doors were added on the East wall, the room may be allowed to hold a greater number of students; this would be an alternative to building out additional dining space.

### SQUARE FOOTAGE

ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
	Cafeteria	6439	6439	
	PTA Storage	135	135	
	Staff Dining	262	262	
	School Store	87	87	

# PROPOSED CONDITIONS

SCALE: 1/16" = 1'-0"



OPTION - 01

## OPTION - 01

CAFETERIA



# CURRENT CLASSROOM CAPACITY EVALUATION

ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
<b>Ground Floor</b>				
G03	Exemplary Classroom	696	696	700-750
G03a	Studio/ Edit	333	333	
G04	Life Skills	782	782	500
G05	Health	805	805	700-750
G06	Home Economics	1711	1711	
G07	Special Ed. Int.	821	821	650-830
G08	Art	1441	1441	1650
G09	Social Studies	820	820	700-750
G10	HILT	824	824	700-750
G11	English	825	825	700-750
G12	Math	835	835	700-750
G13	Special Ed.	829	829	650-830
G14	Business/ Computer Lab	871	871	830
G15	Foreign Language	781	781	700-750
G16	Special Ed. Int.	767	767	650-830
G17	Shop Lab	1328	1328	
	Tech Ed Lab	1023	1023	1000-1200
G19	Classroom	474	474	700-750
G19a	Classroom	474	474	700-750
	New Classroom (A)-old laundry etc.	1103	1103	700-750
	Expanded Multi-purpose Classroom (B)	815	815	700-750
	New Classroom (C )-take arts& crafts	686	805	700-750
	New Classroom (D) -take weight rm.	812	812	700-750
	New Classroom (E)	956	956	700-750
	New Classroom (F)	923	923	700-750
	Potential New Gym (scene shop)	6520	6520	8000-10500
	Auxiliary Gym	4133	4133	2000
G40	English	719	719	700-750
G42	Math	726	726	700-750
G44	Social Studies	741	741	700-750
G46	Science	948	948	700-750
G48	HILT	712	712	700-750
G49a	Computer Lab	845	845	850
G47a	Special Ed.	563	563	650-830
G47b	Special Ed.	564	564	650-830
G53	Classroom	428	428	700-750
G53a	Classroom	615	615	700-750
G55	Dance	939	939	700-750
	Costume Shop	1153	1153	
<b>1st Floor</b>				
101	Math	834	834	700-750
102	HILT	728	728	700-750
103	Social Studies	845	845	700-750
104	English	812	812	700-750
105	Science	983	983	700-750
106	Special Ed.	690	690	650-830

ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
107	Science	974	974	700-750
108	Math Skills	503	503	700-750
109	Life Skills	737	737	500
110	Classroom	512	512	700-750
111	Special Ed.	812	812	650-830
112	Classroom	564	564	700-750
113	Classroom	964	964	700-750
114	Classroom	822	822	700-750
115	Classroom	998	998	700-750
116	Classroom	823	823	700-750
117	Classroom	825	825	700-750
118	Classroom	828	828	700-750
120	English	720	720	700-750
122	Social Studies	716	716	700-750
124	Math	709	709	700-750
126	Special Ed.	550	550	650-830
128	Special Ed.	540	540	650-830
129	Expanded Classroom (H)- adding 129a	615	909	700-750
130	Science	775	775	700-750
131	English	818	818	700-750
133	Math	808	808	700-750
134	HILT	809	809	700-750
135	Social Studies	818	818	700-750
136	HILT	776	776	700-750
140	Special Ed.	664	664	650-830
142	Special Ed.	627	627	650-830
143	Foreign Language	723	723	700-750
145a	Vocal Music	667	667	1500
145b	Vocal Music	667	667	1500
147	HILT	720	720	700-750
	Band	1534	1534	1800
	Music Lab	212	212	
	Theatre One	3862	3862	3500-4500
	Stage & Wings	1996	1996	
	Theatre Two	2684	2684	
	Media Center	5358	5358	3500-4500
	Media Production (move AV storage here)	397	397	650
	New Classroom (G)- old AV, Telecom, Copy	611	611	700-750
<b>2nd Floor</b>				
	Math	743	743	700-750
	Social Studies	743	743	700-750
	English	731	731	700-750
	Special Ed. 1	568	568	650-830
	Special Ed. 2	568	568	650-830
	Science	781	781	700-750

## CLASSROOM SQUARE FOOT ANALYSIS

### GUNSTON MIDDLE SCHOOL CAPACITY STUDY

JANUARY 27, 2016



VMDO ARCHITECTS

CAPACITY STUDY 01.28.16



### GUNSTON MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016

VMDO ARCHITECTS

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PROJECT 1172D, Gunston Middle School Feasibility Study

MEETING Gunston Site Visit

DATE 01/15/2016

REPORTING Sidney Griffin, VMDO Architects

ISSUED 01/25/2016

SENT TO All Attendees, Benjamin Burgin, Wyck Knox, file

ATTACHED Ground Level and First Floor Plans

PRESENT	Name, Title	Representing
	Jen Xu	APS
	Zachary Larnard	APS
	Kathy Thomas	APS
	Philip Donovan	VMDO
	Sidney Griffin	VMDO

MINUTES

Objective: The site visit and on-site discussions were to give VMDO a sense of how spaces are being used during school hours and to discuss shortcomings with the Gunston Middle School (GMS) Facilities Manager. Arlington County controls a number of spaces in GMS. VMDO understands that the county is willing to review ideas for reassigning some of these areas to school use. The recommendations below are the result of findings and conversations of the named attendees during the site visit.

Ground Level

1. Scene Shop: Kathy Thomas stated a need for additional Physical Education instruction space. The scene shop is currently managed by the county. The double height space has potential for an auxiliary gym and scene storage could house multiple classrooms. Access is possible through the shop lab.
2. Dirt Room: The unfinished space to the north of the ground level main corridor is currently ad-hoc storage. Formalize this storage for added capacity, ideally to house track & field and wrestling mats.

3. Laundry, School Storage, Boy's Shower: Laundry and Boy's shower are underutilized. VMDO recommends converting this area to a new classroom space. Relocate Laundry to the girls locker area and school storage to the dirt room.
4. Auxiliary Gym: The lights in this space are not impact resistant, limiting the allowable types of physical education activities. Replace light fixtures with high-efficiency, impact-resistant fixtures.
5. Community Center: The Community Center is managed by Arlington County. Reallocation of space dedicated to the Community Center has the greatest potential for additional instruction spaces for GMS. The following outlines a list of recommended changes:
  - a. With revisions to access, reassign the Multipurpose Classroom, Arts & Crafts, and Weight Room to new classrooms.
  - b. Apportion space in the Multipurpose Room to accommodate 2-3 additional classroom spaces, ideally on the east wall with access to natural light from existing window openings.
  - c. To access additional classrooms, convert existing Janitorial Closet and Office to new passageway.
  - d. Storage can be accommodated in the space currently occupied by two existing offices.
  - e. Renovate existing Community Center Kitchen to the relocated Weight room.
  - f. Reassign current Preschool space to the new Senior Center.
  - g. Combine conference room and gymnasium vestibule for a new Preschool room. Provide a new corridor from Community Center lobby to gymnasium through one of the existing offices.
6. Gymnasium Lobby: Convert this under used space to a new Phys.Ed. instructional space.

First Floor

1. Cafeteria: The low 274 seating capacity for the cafeteria does not appear to accurately reflect the area of the room and allowable number of occupants per square foot. VMDO recommends a re-evaluation of the seating capacity with the LAHJ. To further increase capacity, investigate the potential of adding an additional exterior door to the east wall of the Cafeteria.
2. AV Work Room: Convert AV Work Room and adjacent Office to a new Classroom. Relocate media storage to Media Production in the Media Center.

Second Floor


There are no recommendations for changes on this level.

**NEXT STEPS**

1. Review these changes with APS on 1/27/2016.
2. VMDO will continue to develop the feasibility study documentation booklet.

**Next Meeting – 01/27/2016 at 10:15 AM.**

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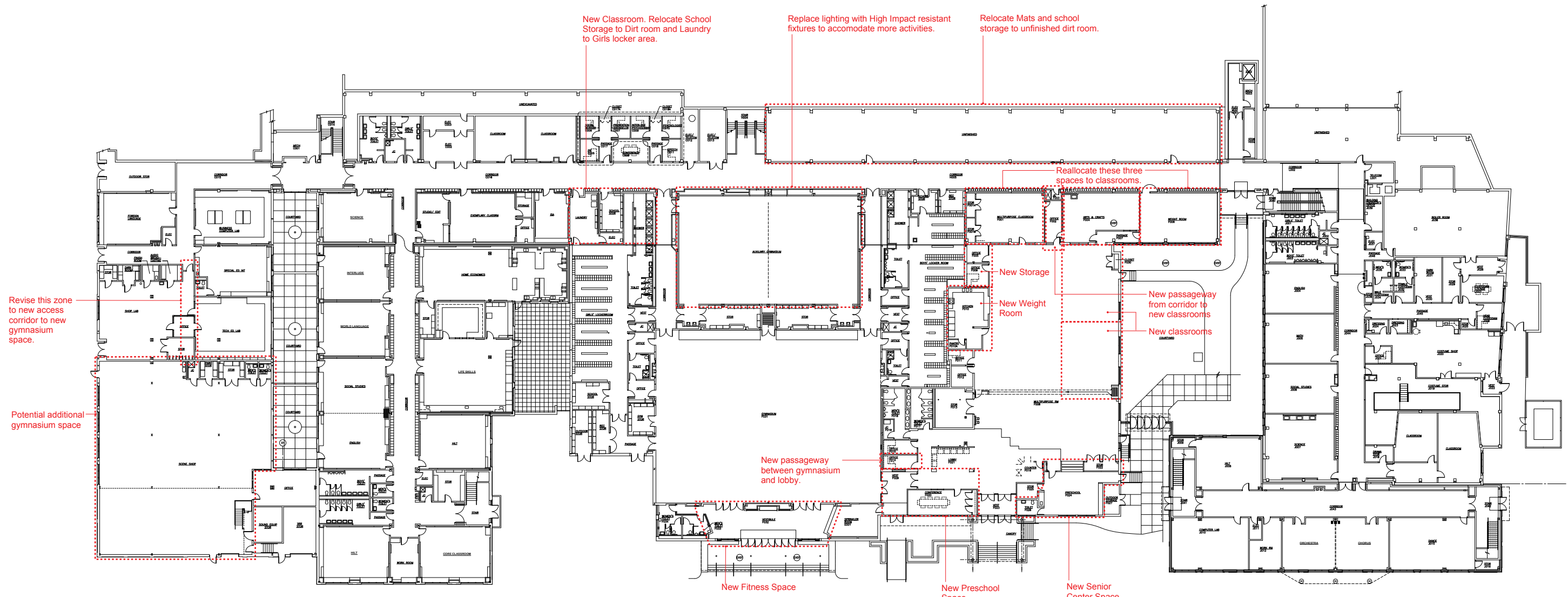


Sidney Griffin, AIA  
VMDO Architects

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Notify the reporter of these minutes of any discrepancies or omissions, within 5 business days of receipt of this document.  
Otherwise, these minutes will be considered an accurate record of the issues discussed during the meeting.

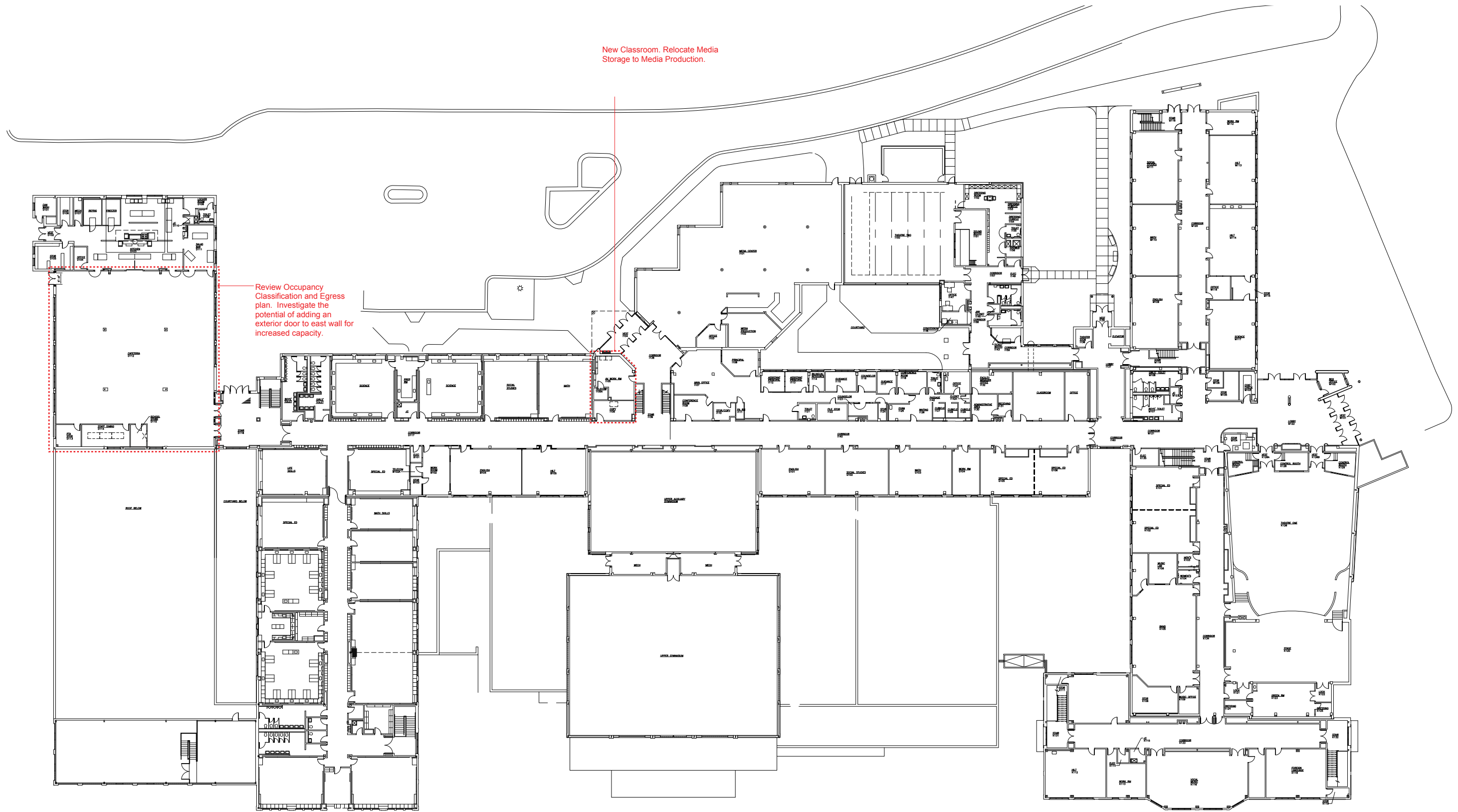
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Ground Floor

New Classroom. Relocate Media Storage to Media Production.

Review Occupancy Classification and Egress plan. Investigate the potential of adding an exterior door to east wall for increased capacity.



First Floor