



KENMORE MIDDLE SCHOOL CAPACITY STUDY

FINAL DESIGN REPORT

APRIL 19, 2016



Arlington
Public
Schools

KENMORE MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016

VMDO ARCHITECTS

TABLE OF CONTENTS

EXECUTIVE SUMMARY

The following pages constitute a final report of our design study for renovations and additions to Kenmore Middle School (KMS). The goal of this study is 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. Within this model, KMS is currently well utilized. The following design options illustrate ideas to increase office and classroom capacity by updating existing spaces and/or combining existing rooms. This study also includes options for improved functionality of the dining space by incorporating the underused online wellness room during dining hours. 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 proposed redesign for the partition between Online Wellness and Dining seeks to resolve the school's current dining space shortage. The new operable partition opens the underutilized Online Wellness space during dining hours, accommodating an additional 100-120 students per lunch period. When not in use for dining, the operable partition may be closed, providing separation and privacy for a multipurpose room. Beyond the school's central stair, two flex classrooms and a Student Activities room are targeted for additional office, conference, and storage space. Four of these offices are relocated program from the 6th grade classroom wing. An additional Life Skills classroom replaces the offices' space. This is one of a number of classroom reallocation moves intending to improve the facilities for the KMS Special Education program. On the opposite end of the classroom wing, at each floor, existing computer labs would be converted to classrooms. At the first floor, this conversion expands into a storage room to accommodate an additional science classroom.

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.

Finally, this book is meant to serve as a record of previous studies and designs that VMDO has completed for Kenmore Middle School. The appendix contains those prior studies as well as the meeting minutes and iterative design proposals completed for this current study. The earliest entry in this section illustrates earlier building expansion concepts.

Project Construction Cost Summary

Option	Classrooms Gained	Seats Gained	Cost
Dining/Wellness	N/A		\$329,290.00
New Offices	N/A		\$410,785.00
New Classroom Option 1	2	36	\$410,785.00
New Classroom Option 2	1	24	\$314,274.00
New Classroom Option 3	1	20	\$231,454.00
New Classroom Option 4	1	20	\$231,454.00
Storage	N/A		\$116,575.00
Total	5	100	\$2,044,617.00

EXISTING CONDITIONS

DINING AND WELLNESS

NEW OFFICES

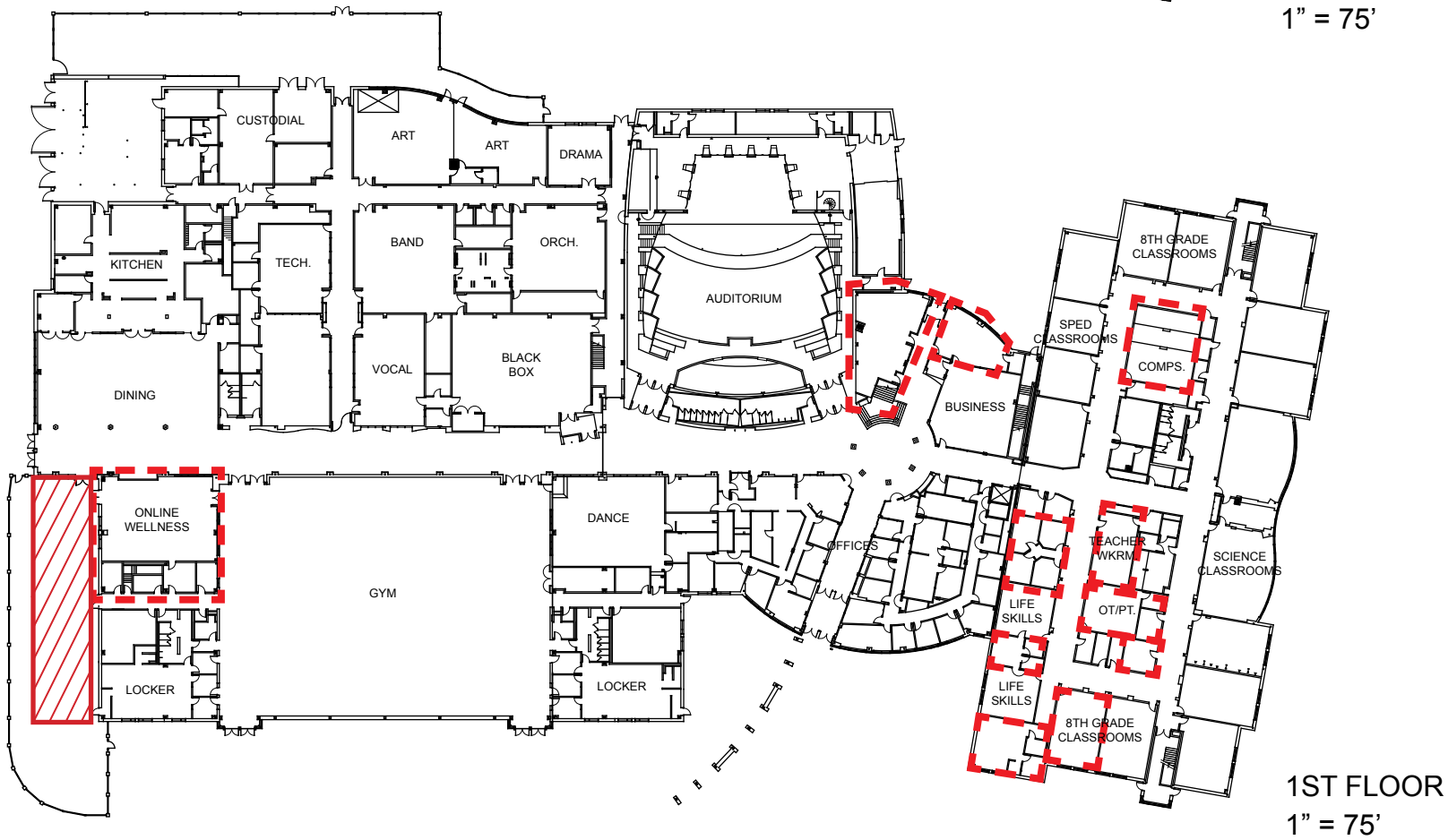
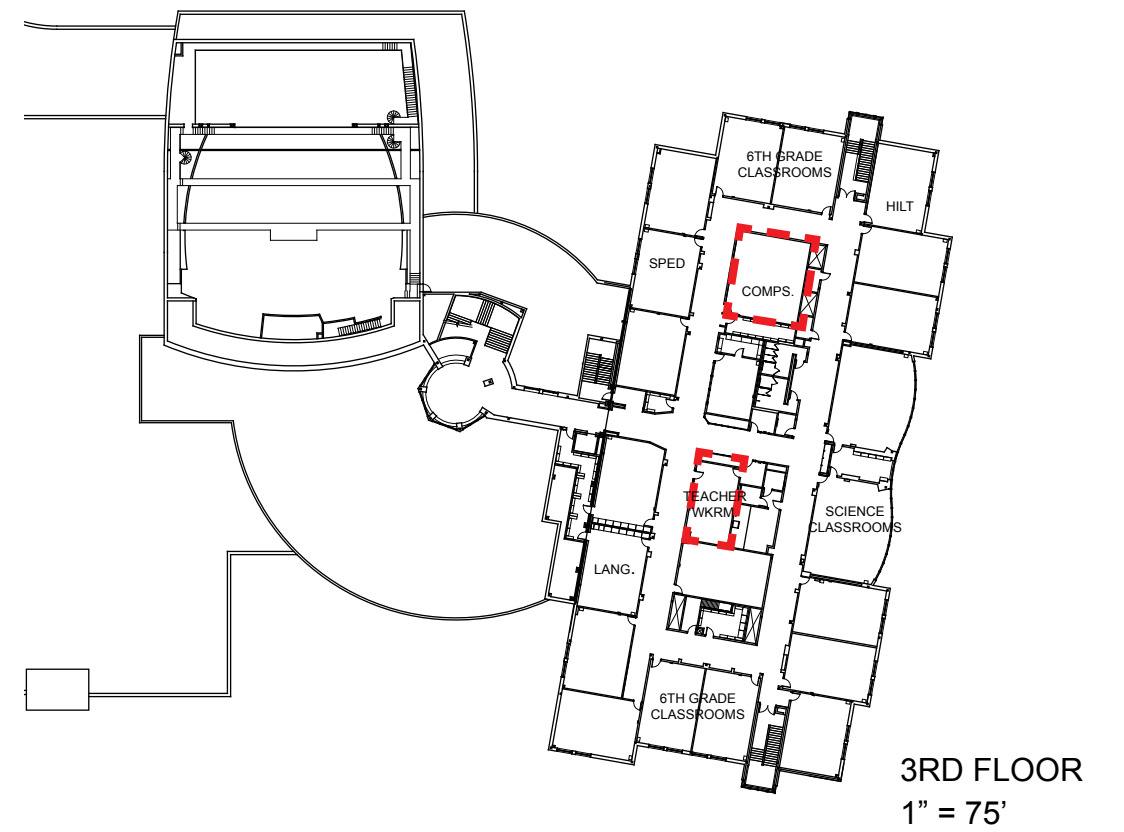
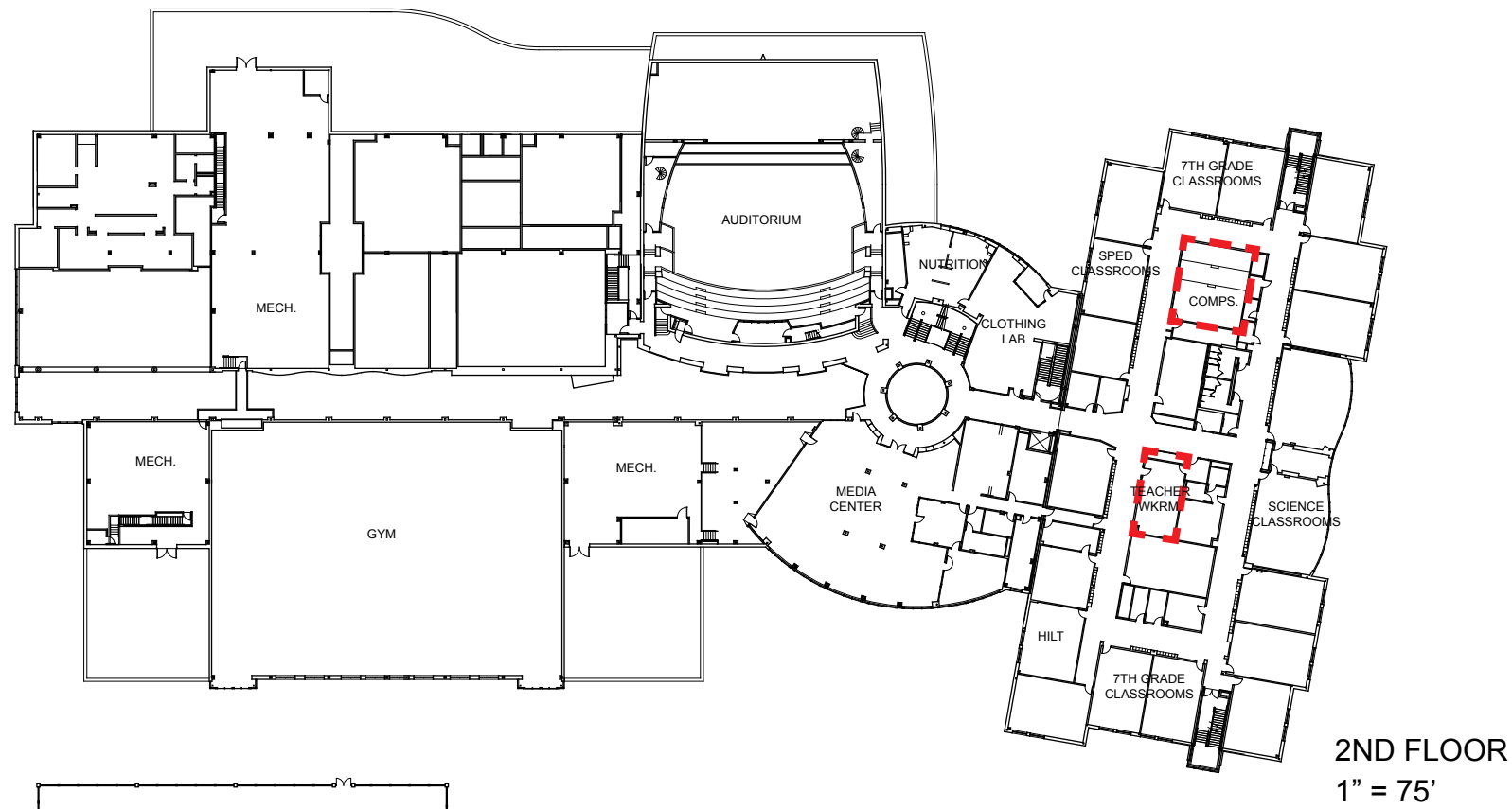
NEW CLASSROOMS

ADDITIONAL STORAGE

CLASSROOM CAPACITY ANALYSIS

COST ESTIMATE

APPENDIX



 AREAS OF PROPOSED IMPROVEMENTS

 FUTURE EXPANSION POSSIBILITIES
SEE EXECUTIVE SUMMARY

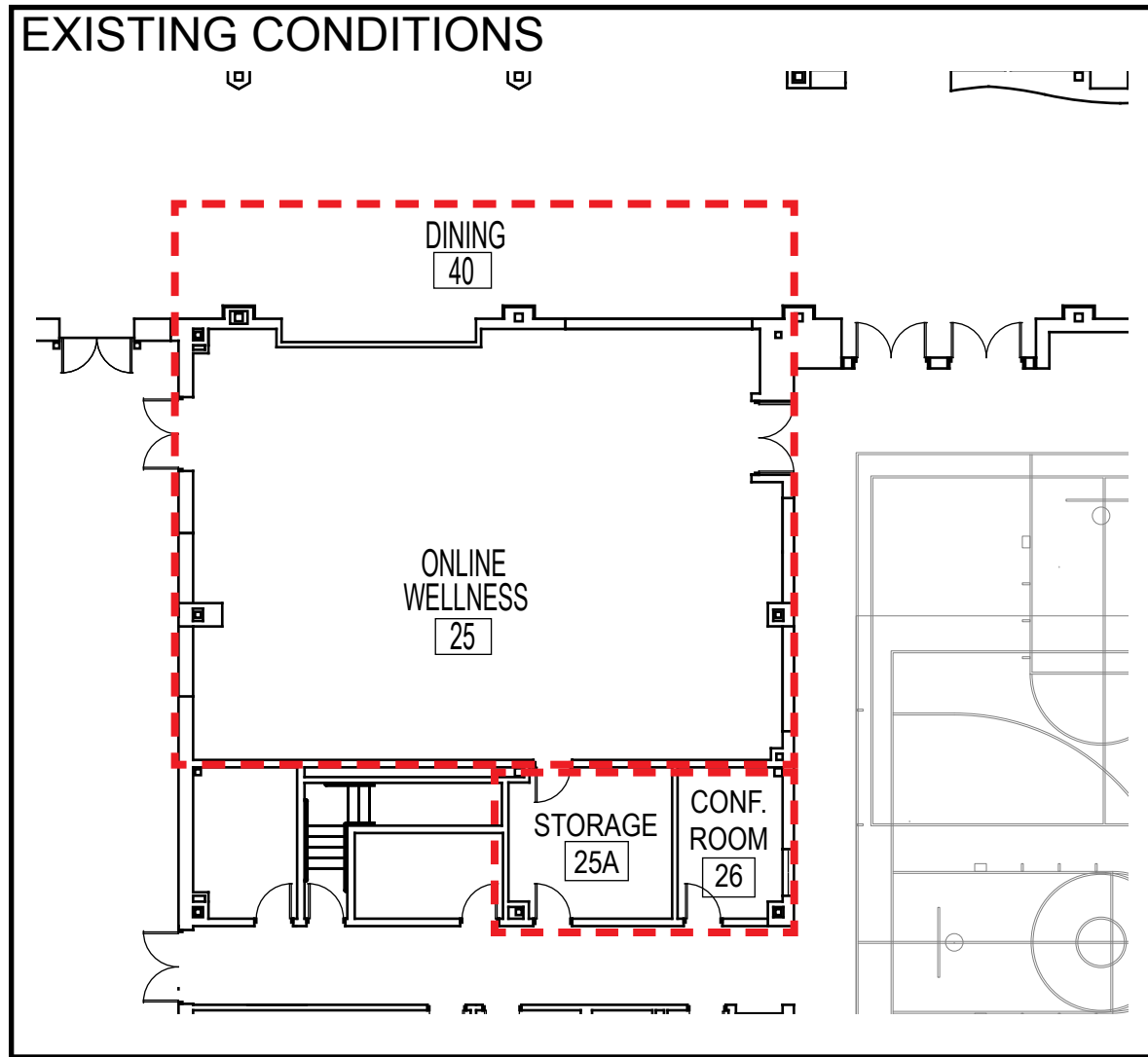
EXISTING CONDITIONS



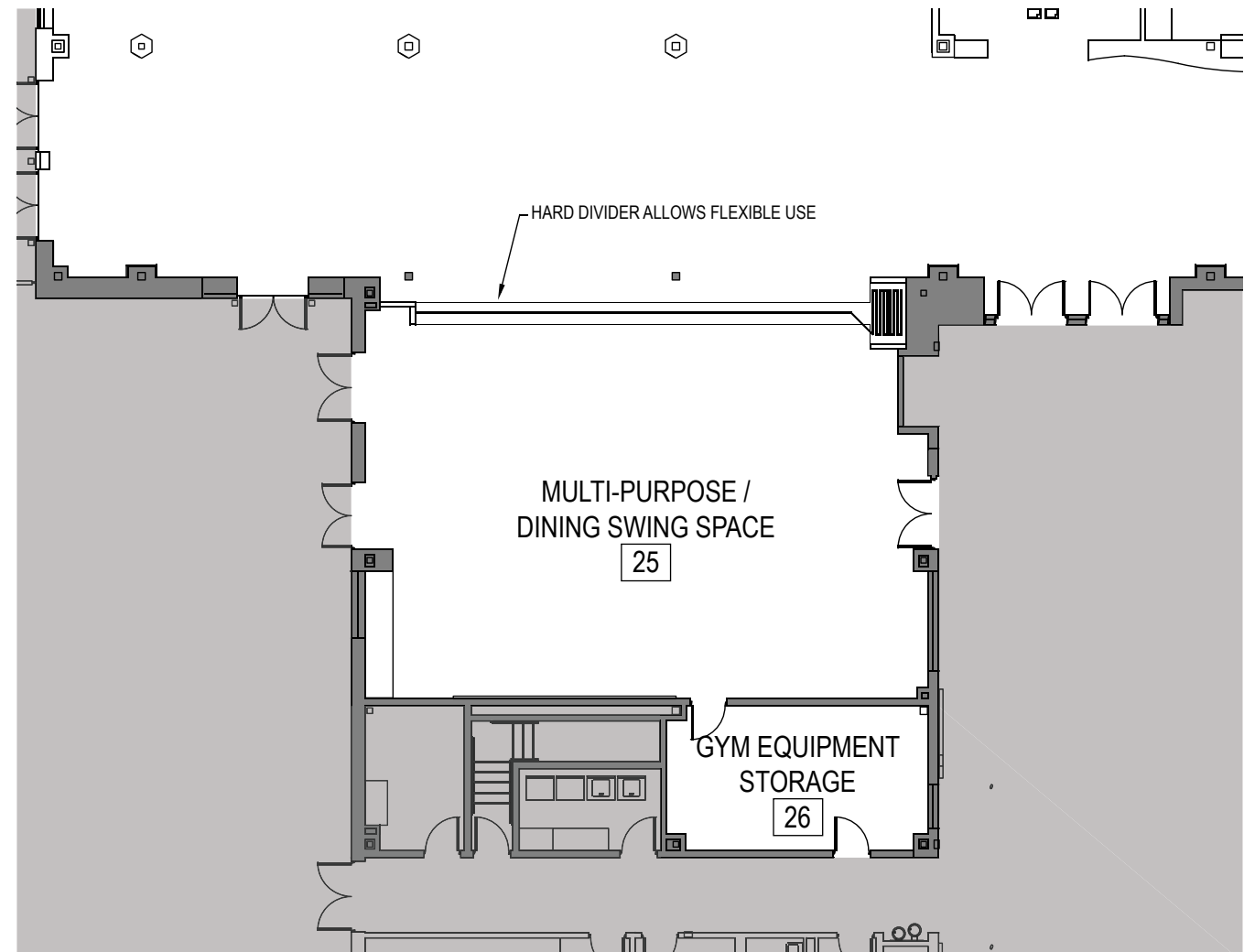
KENMORE MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016

VMDO ARCHITECTS



SCALE 1/16" = 1'-0"



SCALE 1/16" = 1'-0"

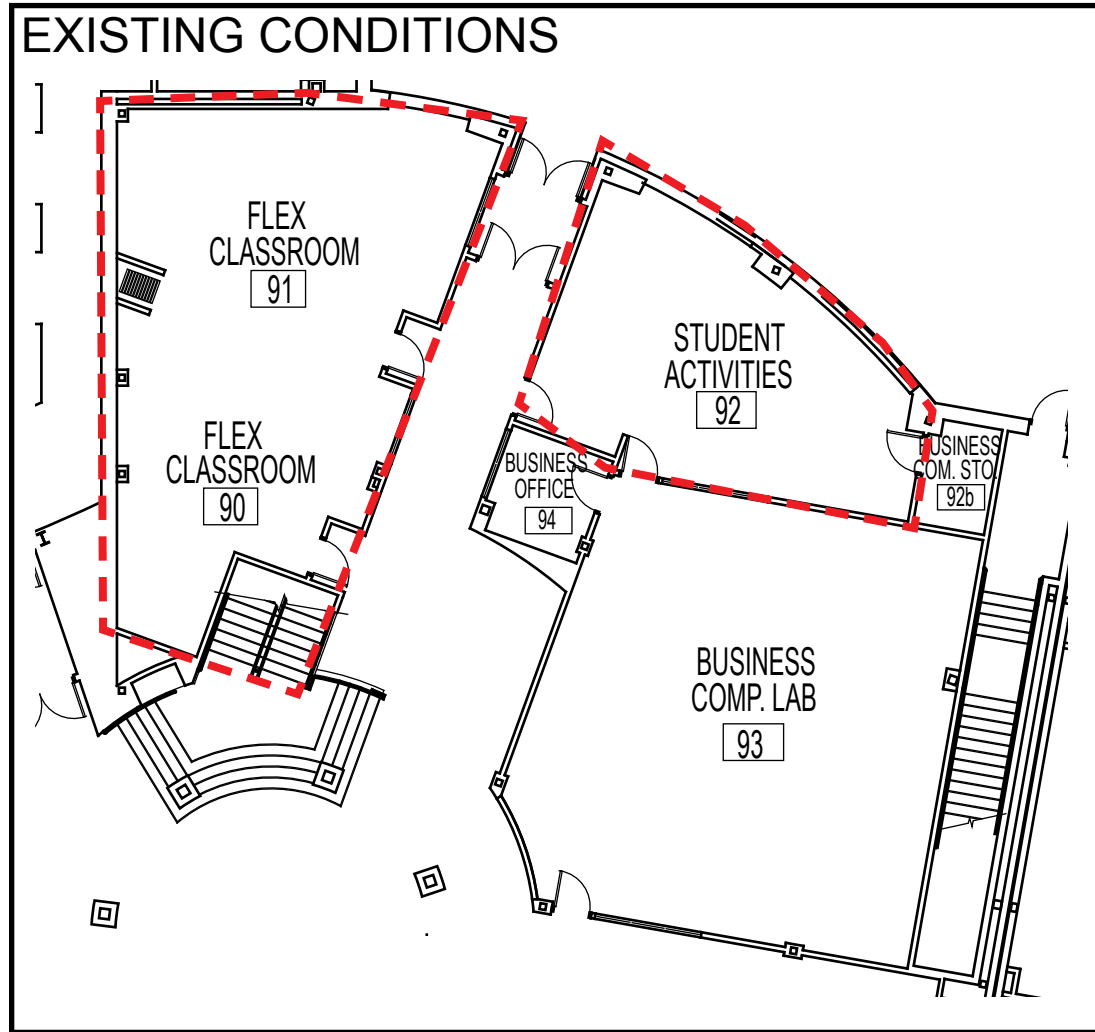
SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
25	Online Wellness	1793	Multi-purpose/ Dining	1793	1000-1200
25a	Storage	177		0	
26	Conference Room	114	Gym Equipment Storage	299	300

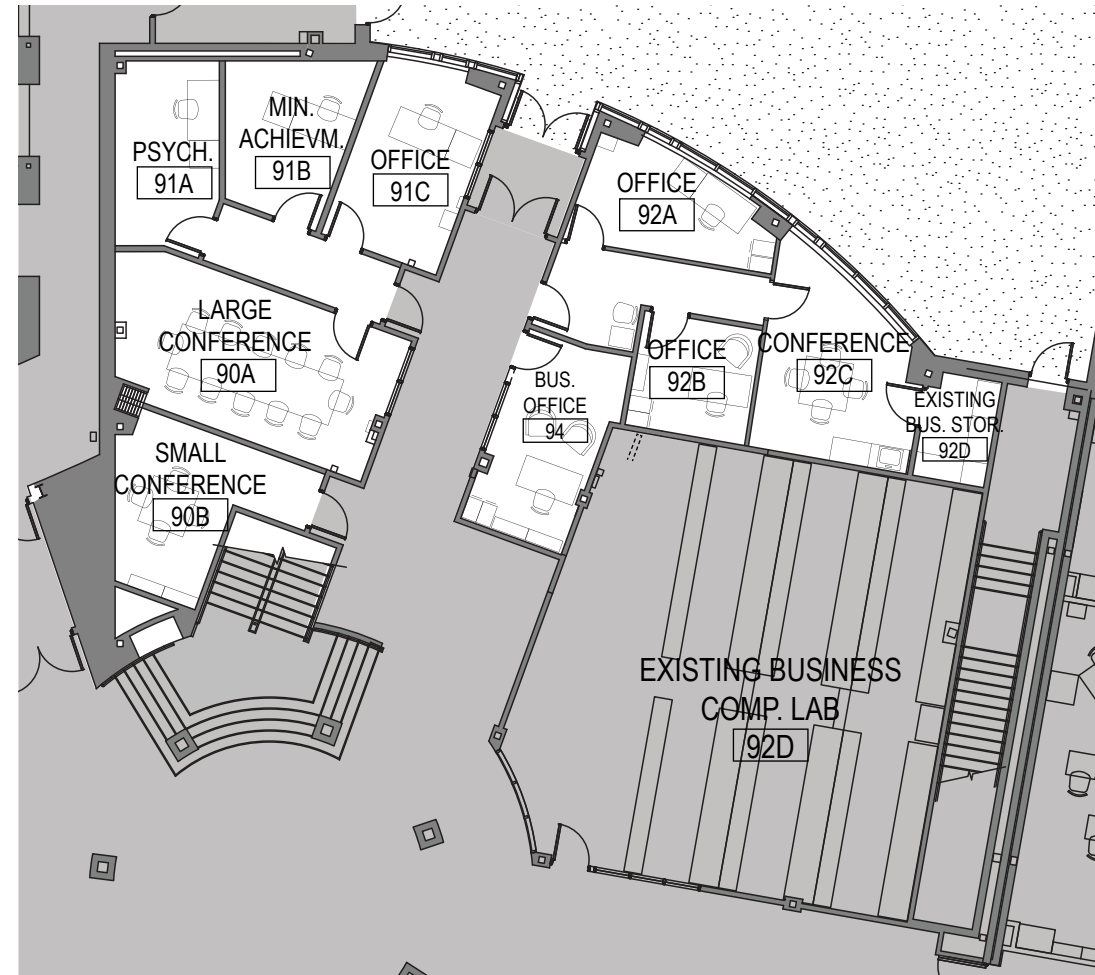
* SOUND ATTENUATION COULD BE ADDED IN THE CAFETERIA TO REDUCE REVERBERATION.

OPTION - 01

DINING AND WELLNESS



SCALE 1/16" = 1'-0"



SCALE 1/16" = 1'-0"

SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
90	Flex Classroom	477		0	
91	Flex Classroom	525		0	120
90A			Large Conference Room	290	200
90B			Small Conference Room	165	150
91A			Psychologist Office	139	120
91B			Minority Achievm. Office	133	120
91C			Office	165	120
92	Student Activities	581		0	
92A			Office	127	120
92B			Office	97	120
92C			Office	190	120
92D	Business Office Storage	52		52	80
94	Business Office	78		152	150

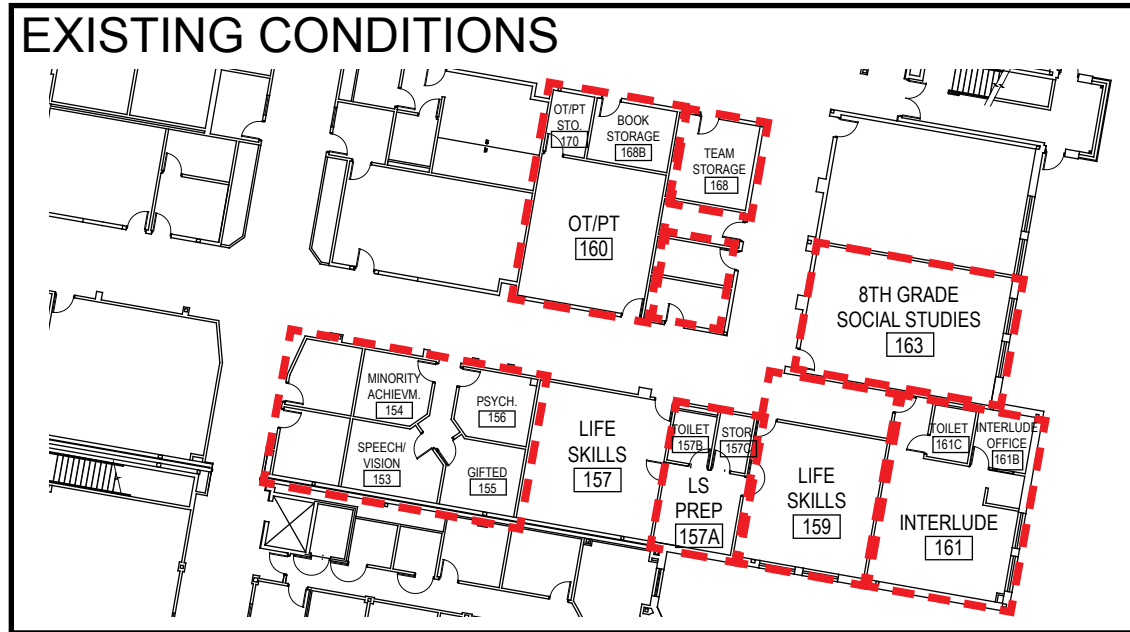
OPTION - 01

NEW OFFICES



KENMORE MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016

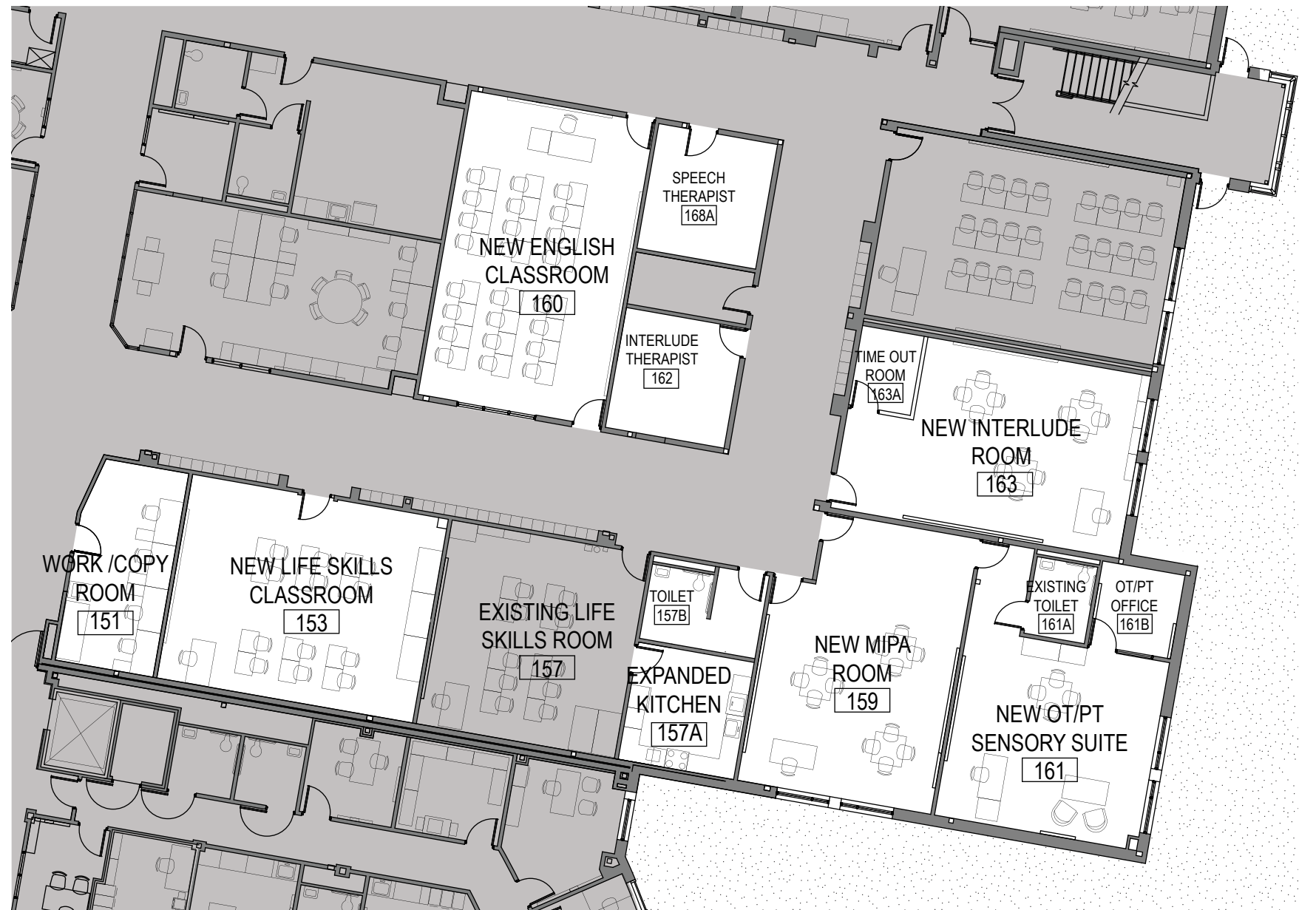


N ← SCALE 1/32" = 1'-0"

SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
151	Social Worker	129		0	
152	Youth Resources	122		0	
151			Work/Copy	256	1000
153	Speech/ Vision Office	172		0	
154	Minority Achievm. Office	134		0	
155	Gifted Office	148		0	
156	Psychologist Office	140		0	
153			New Life Skills Room	681	500
157A	Life Skills Prep	177		177	170
157B	Boys/Girls Toilet	70		116	
157C	Life Skills Storage	60		0	
159	Life Skills	512	New MIPA Classroom	657	500
170	OT/PT Storage	72		0	
168B	Book Storage	140		0	
160	OT/PT	504	English Classroom	730	700-750
161	Interlude	516	OT/PT Sensory Suite	516	500
161B	Interlude Office	90	OT/PT Office	90	100
162	Book Storage	97		0	
164	Book Storage	84		0	
162			Interlude Therapist Office	188	100
163	8th Grade Social Studies	689	New Interlude Classroom	689	*700-750
163A			Interlude Time-Out Room	64	
168A	Team Storage	194	Speech Therapist	194	200

*Includes Time-Out Room

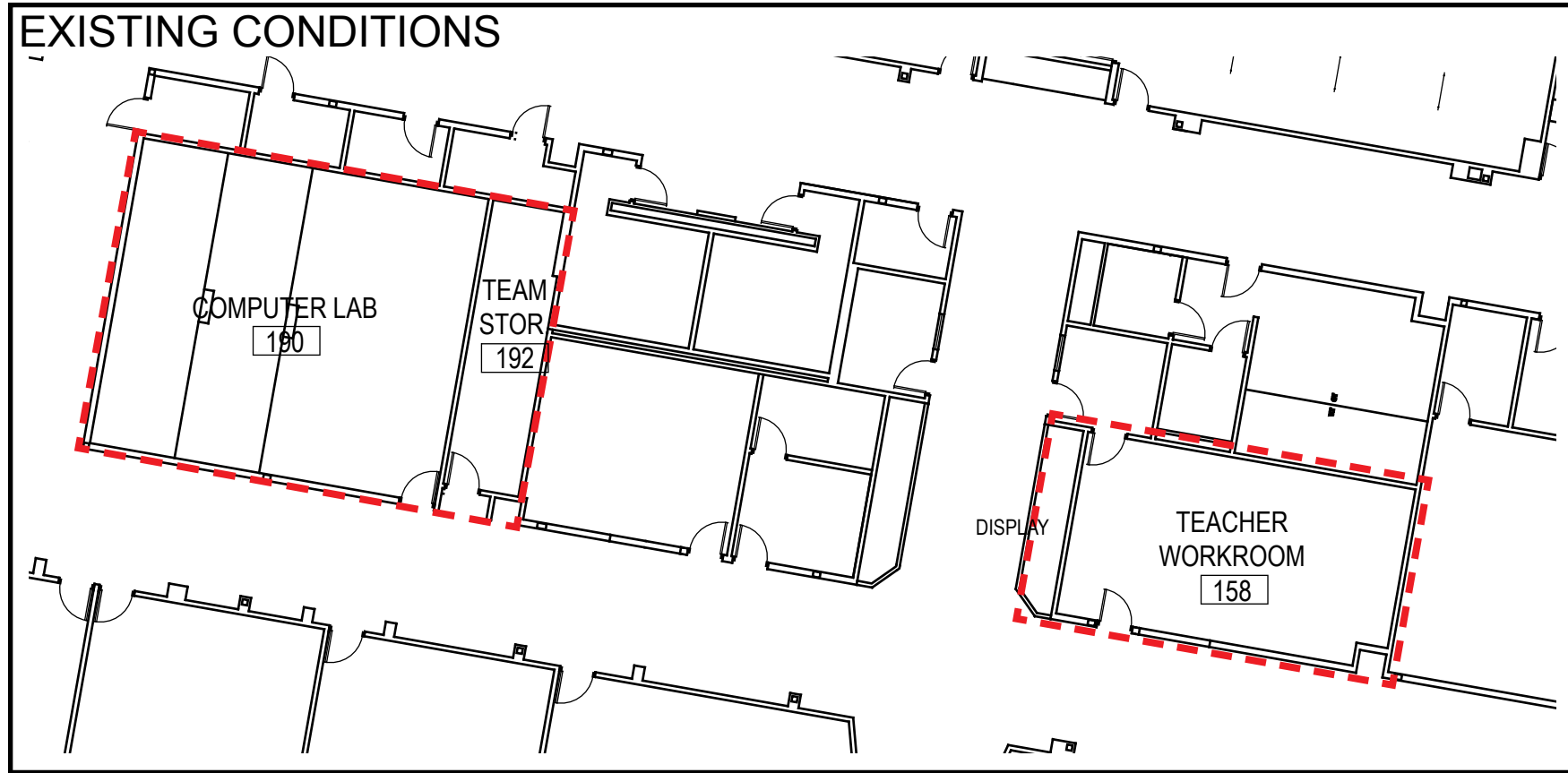


N ← SCALE 1/16" = 1'-0"

OPTION - 01

NEW CLASSROOMS

EXISTING CONDITIONS



N ← SCALE 1/16" = 1'-0"



N ← SCALE 1/16" = 1'-0"

SQUARE FOOTAGE

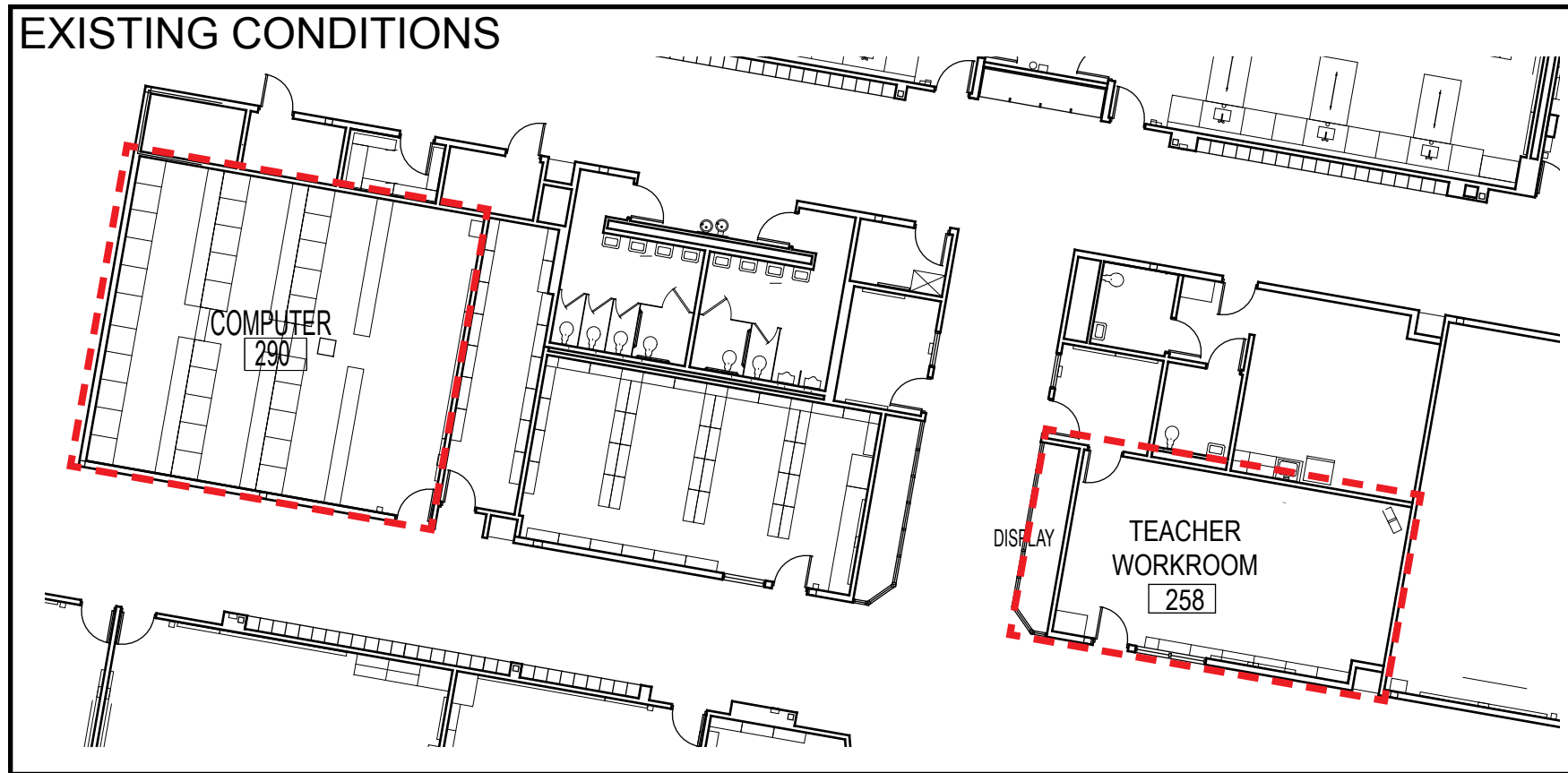
Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
158	Teacher Workroom	524		579	1000
	Display 158	55		0	
190	Computer Lab	940	New Science Classroom	1127	900-1200
192	Team Storage	187		0	

OPTION - 02

NEW CLASSROOMS



EXISTING CONDITIONS



N ← SCALE 1/16" = 1'-0"



N ← SCALE 1/16" = 1'-0"

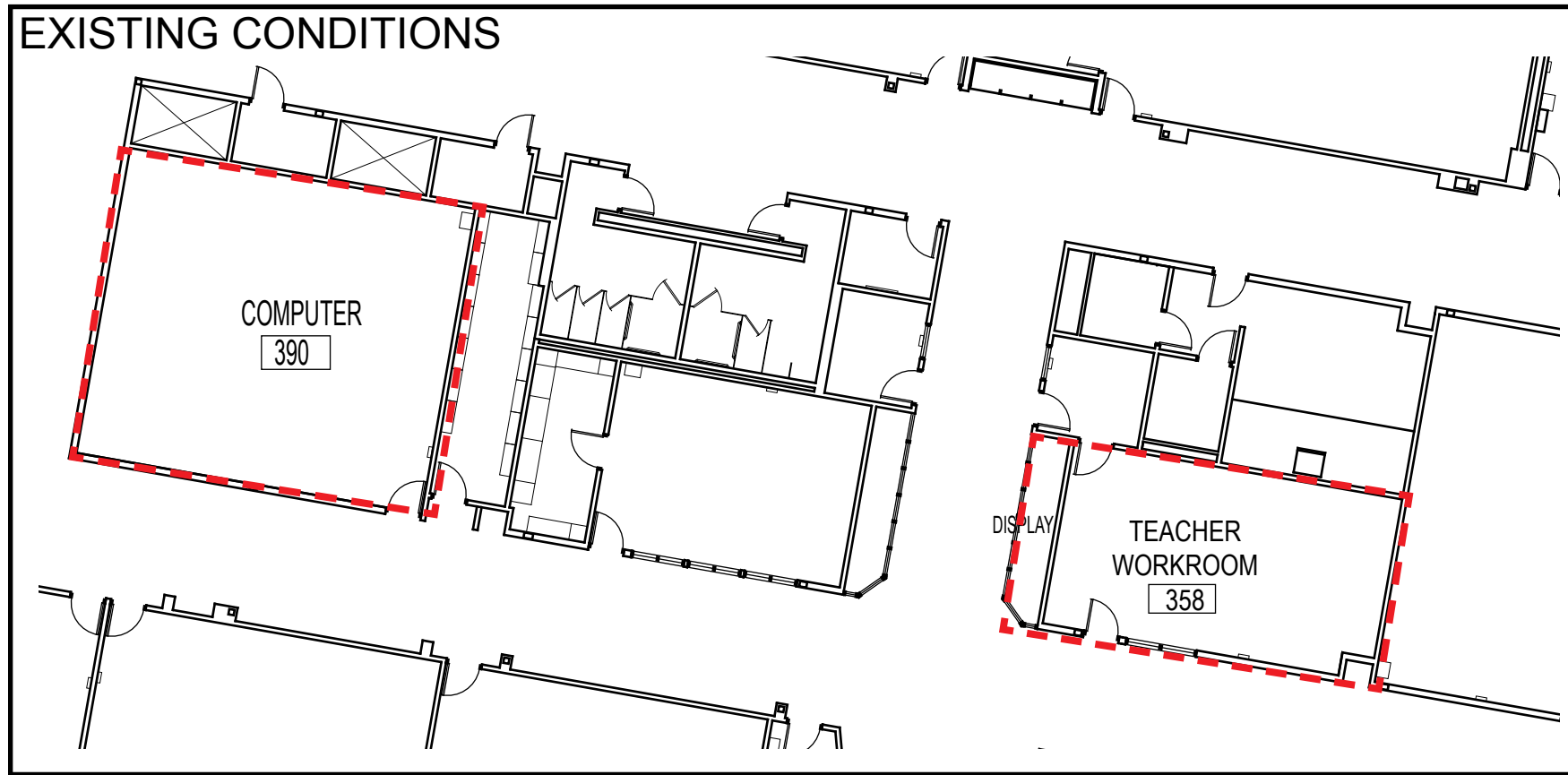
SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
290	Computer Lab	940	New Science Classroom	940	900-1200
258	Teacher Workroom	525		580	1000
	Display 258	55		0	

OPTION - 03

NEW CLASSROOMS

EXISTING CONDITIONS



N ← SCALE 1/16" = 1'-0"



N ← SCALE 1/16" = 1'-0"

SQUARE FOOTAGE

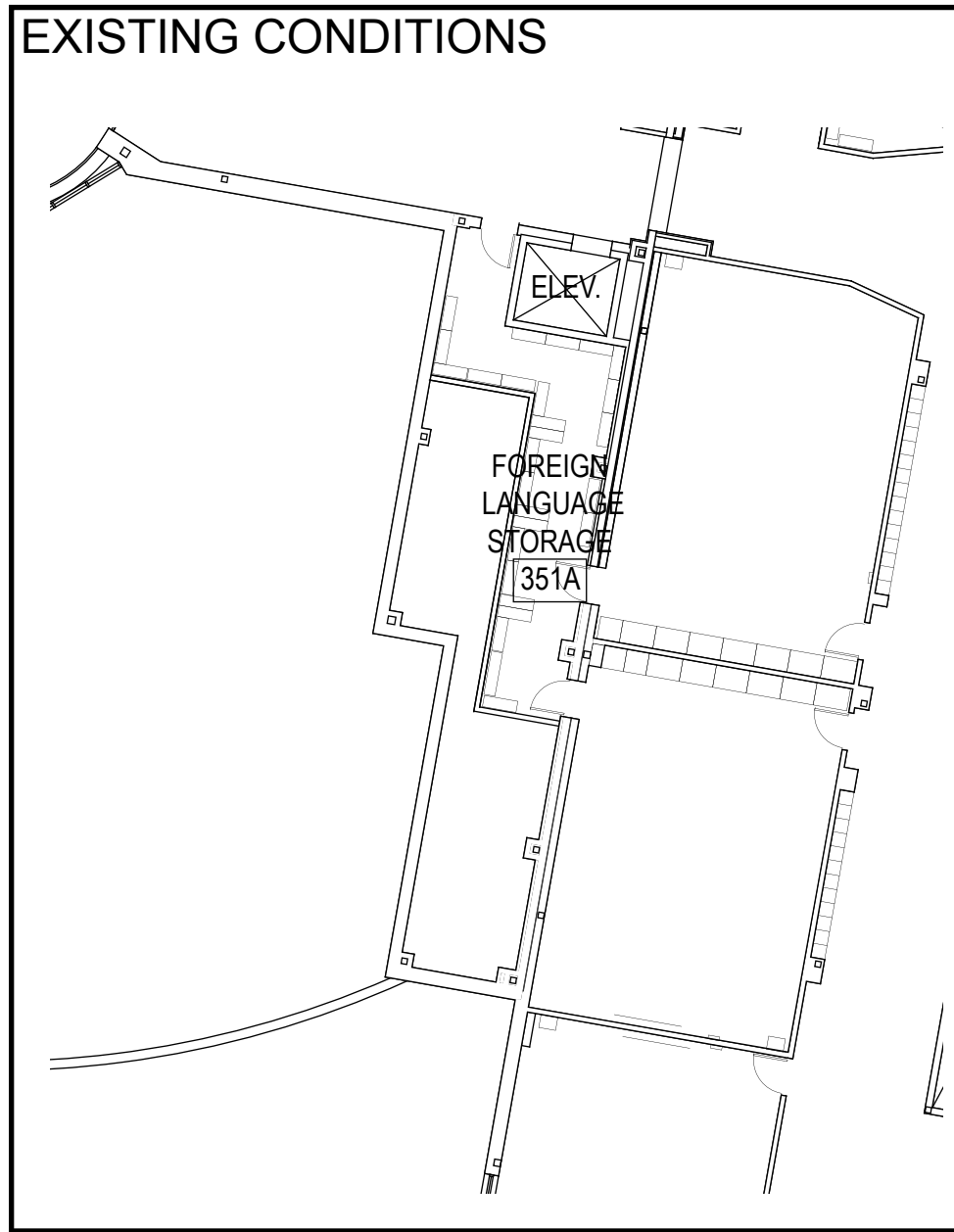
Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
390	Computer Lab	940	New Science Classroom	940	900-1200
358	Teacher Workroom	525		580	1000
	Display	55		0	

OPTION - 04

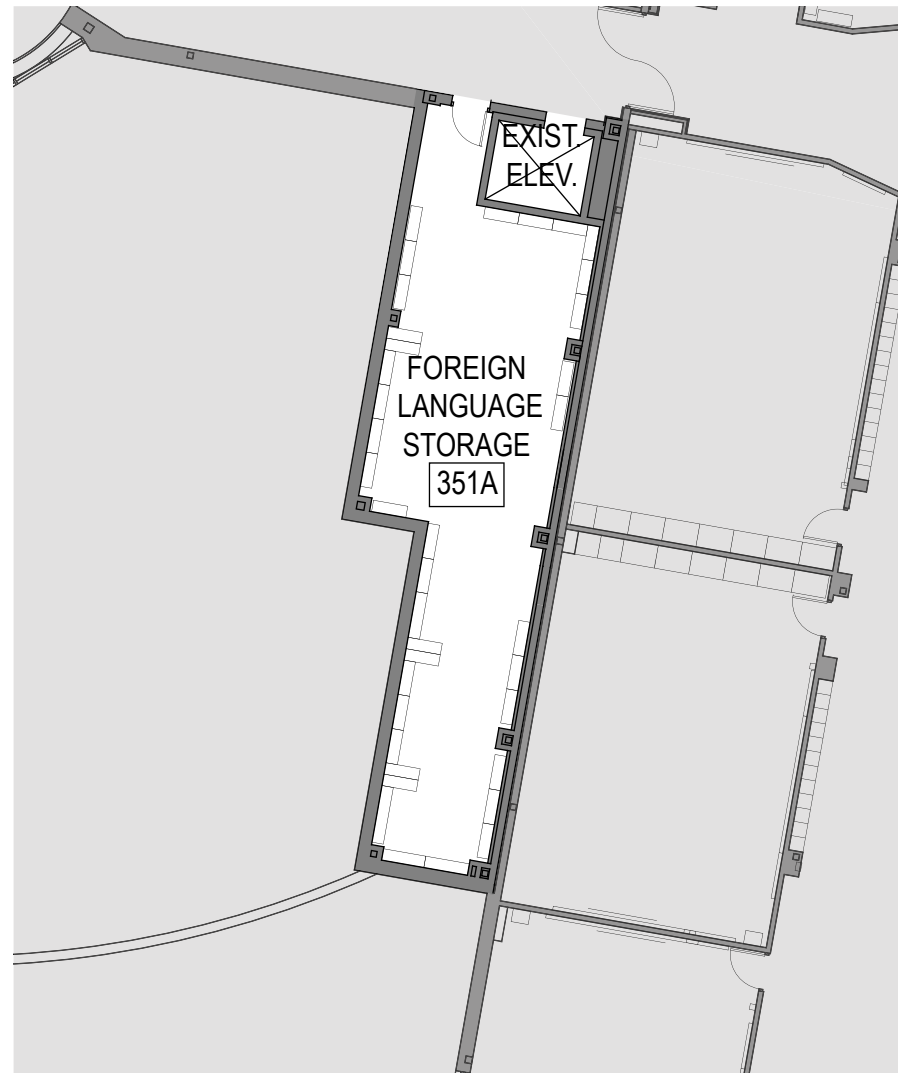
NEW CLASSROOMS



EXISTING CONDITIONS



SCALE 1/16" = 1'-0"



SCALE 1/16" = 1'-0"

SQUARE FOOTAGE

Room #	Current Room	Existing SF CAD	New Room	Proposed SF	Ed. Spec.
351A	Storage	344		791	N/A

OPTION - 01
ADDITIONAL STORAGE

EXISTING CLASSROOMS



Room #	Classroom Name	SF	Ed. Spec SF	Ed Spec. SF/Stud.	Ed Spec. Capacity	Kenmore Max. Capacity
First Floor						
21a	Dance	1873	2000	40-200	10-50	47
24	Health Classroom	712	750	15-25	30-50	47
25	Online Wellness/ Multi-Purpose	1793	N/A			
43	Tech Classroom	1428	1000-1500	33-50	30	43
45	Tech R+D Lab	1148	1000-1200	42-50	24	27
60	Art Lab	1714	1650	69	24	25
61	Art Lab	980	1650	69	24	14
62	Drama Classroom	708	700-750	23-25	30	31
63	Orchestra	1466	1200	30	40	49
67	Band	1978	1800	36	50	55
68	Vocal	1434	1500	19-25	60-80	75
71	Black Box Theater	2796	N/A			
93	Business/ Comp. Lab	1219	830	35	24	35
157	Life Skills	528	500	50	10	11
157a	Life Skills Prep.	176	170	N/A	N/A	
159 *	Life Skills	515	500	50	10	10
160 *	OT/PT	504	500	50	10	10
161*	Interlude	516	650	81	8	6
163 *	8th Grade Social Studies	714	700-750	29-31	24	24
165	8th Grade Language Arts	706	700-750	29-31	24	24
167	HILT	715	750	31	24	23
169	8th Grade Math	732	700-750	29-31	24	25
171	Special Ed. Science	735	700-750	29-31	24	25
173	8th Grade Science	1156	900	38	24	30
173a	Science Prep.	253	250	N/A	N/A	
177	8th Grade Science	1150	900	38	24	31
179	Special Ed.	761	700-750	29-31	24	26
181	8th Grade Math	758	700-750	29-31	24	26
183	HILT	722	750	31	24	23
185	8th Grade Language Arts	719	700-750	29-31	24	25
187	8th Grade Social Studies	717	700-750	29-31	24	25
189	8th Grade Special Ed.	673	700-750	29-31	24	25
190 *	Computer Lab	940	830	35	24	27
191	Special Ed. Resources	495	500	50	10	10
193	Special Ed. Resources	492	500	50	10	10
195	8th Grade Special Ed.	666	700-750	29-31	24	23
Second Floor						
202	Media Center Computer Room	647	830	35	24	18
210	Media Center Reading Room	478	400	20-27	15-20	24
213	Clothing Lab	747	1000	33-50	20-30	23
215	Modular Lab	902	1200-1500	50-63	24	18
216	Nutrition Lab	960	1500	75	20	13
251	Special Ed. Self Contained	696	700-750	29-31	24	24
255	Video Production	533	650	27	24	20
259	HILT	705	750	31	24	23
260	Distance Learning	727	700-750	29-31	24	25
261	Special Ed.	727	700-750	29-31	24	25
263	HILT	713	750	31	24	23
265	7th Grade Social Studies	706	700-750	29-31	24	24
267	HILT Ex.	704	750	31	24	23
269	7th Grade Math	732	700-750	29-31	24	25
271	Special Ed. Science	737	700-750	29-31	24	25

Room #	Classroom Name	SF	Ed. Spec SF	Ed Spec. SF/Stud.	Ed Spec. Capacity	Kenmore Max. Capacity
273	7th Grade Science	1128	900	38	24	30
273a	Science Prep.	251	250	N/A	N/A	
277	7th Grade Science	1114	900	38	24	29
279	7th Grade Special Ed.	761	700-750	29-31	24	26
281	7th Grade Math	753	700-750	29-31	24	26
283	7th Grade HILT Ex.	723	750	31	24	23
285	7th Grade English	718	700-750	29-31	24	25
287	7th Grade Social Studies	718	700-750	29-31	24	25
289	HILT	729	750	31	24	23
290 *	Computer Lab	940	830	35	24	27
291	HILT	730	750	31	24	24
293	Special Ed. Resources	548	500	50	10	11
Third Floor						
351	Foreign Language	799	700-750	29-31	24	28
353	Foreign Language	760	700-750	29-31	24	26
359	6th Grade Social Studies	746	700-750	29-31	24	26
360	6th Grade Special Ed.	729	700-750	29-31	24	24
361	6th Grade Special Ed.	728	700-750	29-31	24	24
363	6th Grade Reading	710	400	20-27	15-20	36
365	6th Grade Language Arts	711	700-750	29-31	24	25
367	HILT Ex.	702	700-750	29-31	24	24
369	6th Grade Math	734	700-750	29-31	24	25
371	Special Ed. Science	738	700-750	29-31	24	25
373	6th Grade Science	1112	1200	50	24	22
373a	Prep	249	250	N/A	N/A	
377	6th Grade Science	1114	1200	50	24	22
379	6th Grade Special Ed.	763	700-750	29-31	24	26
381	6th Grade Math	758	700-750	29-31	24	26
383	HILT Ex.	723	700-750	29-31	24	25
385	6th Grade Language Arts	734	700-750	29-31	24	25
387	6th Grade Reading	706	400	20-27	15-20	35
389	6th Grade Special Ed.	727	700-750	29-31	24	27
390 *	Computer Lab	940	830	35	24	27
391	6th Grade Soc. Studies	730	700-750	29-31	24	25
393	HILT	710	700-750	29-31	24	24

* Reallocation of this space is suggested in the "New Classrooms" section.

NEW CLASSROOMS

Room #	Classroom Name	SF	Ed. Spec SF	Ed Spec. SF/Stud.	Ed Spec. Capacity
153	New MIPA Classroom	681	500	50	10
159	New MIPA Classroom	657	500	50	10
160	New English Classroom	716	900	38	24
161	New OT/PT Sensory Suite	516	500	50	10
163	New Interlude Room	689	500	50	10
190	New Science Classroom	1127	900	38	24
290	New Science Classroom	940	900	38	24
390	New Science Classroom	940	1200	50	24
Total New Seats					136

-  = 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

CLASSROOM SQUARE FOOT ANALYSIS

Conceptual Design / Feasibility Cost Estimate Report

Report Date: February 29, 2016

Revised: March 7, 2016

Prepared for:

VMDO Architects

Arlington Public Schools
Kenmore 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



Revision 1		Feasibility Study Const Cost Estimate		Prepared by: Downey & Scott, LLC		Status: Concept		PM: ct	
Report:		Kenmore MS Capacity Study		6789 Kennedy Road, Suite F		Client: VMDO		Chkd by: fs/sm	
Project:		Arlington Public Schools		Warrenton, Virginia 20187		Submissn: February 29, 2016		Job no: 16021	
Location:		January 27, 2016		Ph 540.347.5001 Fax 540.347.5021		Run Date: See footer			
Documents Dated:				www.downeyscott.com		Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

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.

Arlington Public Schools - Kenmore Middle School Study

PROJECT CONSTRUCTION COST SUMMARY

Dining/Wellness	carried forward	\$329,290
New Office	carried forward	\$410,785
New Classroom Option 1	carried forward	\$410,785
New Classroom Option 2	carried forward	\$314,274
New Classroom Option 3	carried forward	\$231,454
New Classroom Option 4	carried forward	\$231,454
Storage	carried forward	\$116,575

Revision 1		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Project:	Kenmore MS Capacity Study	Location: Arlington Public Schools	6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Client: VMDO	Chckd by: fs/sm
Documents Dated:	January 27, 2016			Submission: February 29, 2016	Job no: 16021
				Run Date: See footer	
				Revised: March 7, 2016	

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

Renovation 2,141.00 Gross Square Feet

Total 2,141.00 Gross Square Feet

CONSTRUCTION COSTS

				Cost per SF	
Dining/Wellness	Renovation		Carried forward	95.03	\$203,463
Dining/Wellness	Subtotal				\$203,463
Dining/Wellness	Escalation to construction mid point	Bid 2017, Complete 2017	5.51%		\$11,216
Dining/Wellness	Subtotal				\$214,679
Dining/Wellness	Design Contingency		15.00%		\$32,202
Dining/Wellness	Subtotal				\$246,881
Dining/Wellness	Construction Contingency		8.00%		\$19,750
Dining/Wellness				Cost per SF	
Dining/Wellness	Total Hard Construction Costs Base Bid			\$124.54	\$266,632
Dining/Wellness	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs		23.50%		\$62,658
Dining/Wellness				Cost per SF	
Dining/Wellness	Total Hard Construction Costs Base Bid & Soft Cost			\$153.80	\$329,290

Revision 1		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Project:	Kenmore MS Capacity Study	Location: Arlington Public Schools	6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Client: VMDO	Chckd by: fs/sm
Documents Dated:	January 27, 2016			Submission: February 29, 2016	Job no: 16021
				Run Date: See footer	
				Revised: March 7, 2016	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Dining/Wellness	00.00		BUILDING				
Dining/Wellness	00.50	SELECT BLDG. DEMO	Demolition	2,141.00	GSF	4.50	9,634.50
Dining/Wellness	01.00	FOUNDATIONS					Not Included
Dining/Wellness	02.00	SUBSTRUCTURE	SOG - patch existing floor	535.25	SF	8.30	4,442.58
Dining/Wellness	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00
Dining/Wellness			Misc metals	2,141.00	GSF	1.55	3,318.55
Dining/Wellness			Misc Wood Blocking	2,141.00	GSF	0.75	1,605.75
Dining/Wellness	04.00	EXTERIOR CLOSURE	Perimeter Wall				Existing to Remain
Dining/Wellness			Windows				Existing to Remain
Dining/Wellness			Misc. w.p./caulk/fire sealants/etc. Div 7	2,141.00	GSF	0.73	1,552.23
Dining/Wellness	05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50	0.00
Dining/Wellness	06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	742.00	SF	10.25	7,605.50
Dining/Wellness			GWB ceilings/bulkheads	2,141.00	GSF	0.15	321.15
Dining/Wellness			Misc. batt insulation	2,141.00	GSF	0.45	963.45
Dining/Wellness			Sound transmission control insulation	2,141.00	GSF	0.19	406.79
Dining/Wellness			Storefront entrances	0.00	SF	55.00	0.00
Dining/Wellness			Interior glass at interior partition allowance	0.00	SF	0.38	0.00
Dining/Wellness			Doors, frames, hardware, sidelites	0.00	EA	2,500.00	0.00
Dining/Wellness			Acoustic ceiling, avg - patching allowance	321.15	GSF	2.75	883.16
Dining/Wellness			Prem. ceilings: main corridors / mtg. rms, prem add	0.00	GSF	1.75	0.00
Dining/Wellness			Premium wall finish: main corridors & conf. rm	0.00	GSF	0.75	0.00
Dining/Wellness			CT floor, base, walls in restrooms	0.00	SF	18.50	0.00
Dining/Wellness			CT wainscot hallways/restrooms	0.00	SF	12.50	0.00
Dining/Wellness			Vinyl Floor/vinyl base - patching allowance	321.15	SF	3.75	1,204.31
Dining/Wellness			Carpet	0.00	SY	43.00	0.00
Dining/Wellness			Wood flooring	0.00	SF	16.50	0.00
Dining/Wellness			Rubber Athletic Flooring	0.00	SF	12.50	0.00
Dining/Wellness			Painting	2,141.00	GSF	2.25	4,817.25
Dining/Wellness			Misc cut and patching	2,141.00	GSF	0.30	642.30
Dining/Wellness	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	0.00	EA	325.00	0.00
Dining/Wellness			Window treatment	2,141.00	GSF	0.45	963.45
Dining/Wellness			General casework	0.00	LF	255.00	0.00
Dining/Wellness			General millwork	2,141.00	GSF	0.45	963.45
Dining/Wellness			Visual display MB & TB	2,141.00	GSF	1.00	2,141.00
Dining/Wellness			Divider Wall	700.00	SF	95.00	66,500.00
Dining/Wellness			Smart boards				Refer to FF&E
Dining/Wellness			Kitchen / faculty lounge appliances allowance	0.00	LS	10,000.00	0.00
Dining/Wellness			Misc spec. dr signs/f.e./jan shelving/etc.	2,141.00	GSF	1.50	3,211.50
Dining/Wellness			Student desks and work stations				Refer to FF&E
Dining/Wellness			Office furnishings, sofas and chairs				Refer to FF&E
Dining/Wellness	08.00	CONVEYING					Not Included

Revision 1		Feasibility Study Const Cost Estimate		Prepared by: Downey & Scott, LLC		Status: Concept		PM: ct	
Report:		Kenmore MS Capacity Study		6789 Kennedy Road, Suite F		Client: VMDO		Chckd by: fs/sm	
Project:		Arlington Public Schools		Warranton, Virginia 20187		Submissn: February 29, 2016		Job no: 16021	
Location:		Arlington Public Schools		Ph 540.347.5001 Fax 540.347.5021		Run Date: See footer			
Documents Dated:		January 27, 2016		www.downeyscott.com		Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

Dining/Wellness			HVAC Equipment				Existing to Remain		
Dining/Wellness	09.00	MECHANICAL HVAC	Piping & Valves				Existing to Remain		
Dining/Wellness			Ductwork - modify existing				Existing to Remain		
Dining/Wellness			Air Outlets - replace existing				Existing to Remain		
Dining/Wellness			Ductwork Accessories				Existing to Remain		
Dining/Wellness			Insulation				Existing to Remain		
Dining/Wellness			Temperature Controls				Existing to Remain		
Dining/Wellness			Air & Water Balance				Existing to Remain		
Dining/Wellness			Coordination Drawings				Existing to Remain		
Dining/Wellness			Systems Operation & Testing				Existing to Remain		
Dining/Wellness			Demolition				Existing to Remain		
Dining/Wellness	9.20	PLUMBING	Demolition	2,141.00	GSF	0.45		963.45	
Dining/Wellness			Water Closet	0.00	EA	1,150.00		0.00	
Dining/Wellness			Lavatory	0.00	EA	675.00		0.00	
Dining/Wellness			Domestic Water Piping	2,141.00	GSF	0.50		1,065.15	
Dining/Wellness			DWV Piping	2,141.00	GSF	0.37		781.47	
Dining/Wellness			Storm Piping				Existing to Remain		
Dining/Wellness			Gas Piping				Existing to Remain		
Dining/Wellness			Plumbing Insulation	2,141.00	GSF	0.14		299.74	
Dining/Wellness			Coordination Drawings				Not Included		
Dining/Wellness	9.30	FIRE SPRINKLER	Sprinkler - modify existing	2,141.00	GSF	1.75		3,746.75	
Dining/Wellness			Fire Pump				Not Included		
Dining/Wellness	10.00	ELECTRICAL	Switchboards				Existing to Remain		
Dining/Wellness			Panelboards - modify existing	2,141.00	GSF	0.25		524.55	
Dining/Wellness			Bus Duct & Transformers				Existing to Remain		
Dining/Wellness			Generator, 150 KW/Automatic Transfer Switches				Existing to Remain		
Dining/Wellness			Light Fixtures - based on T5/LED fixtures	2,141.00	GSF	6.40		13,702.40	
Dining/Wellness			Light Switches, includes DDC control connections	2,141.00	GSF	1.25		2,676.25	
Dining/Wellness			Power Outlets	2,141.00	GSF	0.95		2,033.95	
Dining/Wellness			Safety Cabinets & Disconnects				Existing to Remain		
Dining/Wellness			Power Feeders				Existing to Remain		
Dining/Wellness			Power Home Runs	2,141.00	GSF	2.20		4,710.20	
Dining/Wellness			Power Branches	2,141.00	GSF	0.85		1,819.85	
Dining/Wellness			Lighting Home Runs	2,141.00	GSF	1.15		2,462.15	
Dining/Wellness			Lighting Branches	2,141.00	GSF	1.05		2,248.05	
Dining/Wellness			Grounding/Lightning Protection				Existing to Remain		
Dining/Wellness			Clock System	2,141.00	GSF	0.45		963.45	
Dining/Wellness			Phone/Data System	2,141.00	GSF	3.90		8,349.90	
Dining/Wellness			Security System	2,141.00	GSF	0.94		2,012.54	
Dining/Wellness			P.A. & A.V. Systems	2,141.00	GSF	0.55		1,177.55	
Dining/Wellness			TV System	2,141.00	GSF	0.29		620.89	
Dining/Wellness			Fire Alarm	2,141.00	GSF	1.88		4,025.08	
Dining/Wellness			Coordination Drawings	2,141.00	GSF	0.22		471.02	
Dining/Wellness			Demolition	2,141.00	GSF	0.80		1,712.80	
Dining/Wellness	11.00	MARK-UPS	Subtotal					167,544.09	
Dining/Wellness			General Conditions	10.00%				16,754.41	
Dining/Wellness			Subtotal					184,298.50	
Dining/Wellness			GC OH @ 4% plus Profit @ 4.5%	8.50%				15,665.37	
Dining/Wellness			Subtotal					199,963.87	
Dining/Wellness			Bonds & insurance	1.75%				3,499.37	
Dining/Wellness			Subtotal					203,463.24	

Revision 1		Feasibility Study Const Cost Estimate		Prepared by: Downey & Scott, LLC		Status: Concept		PM: ct	
Report:		Kenmore MS Capacity Study		6789 Kennedy Road, Suite F		Client: VMDO		Chckd by: fs/sm	
Project:		Arlington Public Schools		Warranton, Virginia 20187		Submissn: February 29, 2016		Job no: 16021	
Location:		Arlington Public Schools		Ph 540.347.5001 Fax 540.347.5021		Run Date: See footer			
Documents Dated:		January 27, 2016		www.downeyscott.com		Revised: March 7, 2016			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

New Office		Renovation		Renovation		1,551.00 Gross Square Feet	
				Total		1,551.00 Gross Square Feet	
						Cost per SF	
				Carried forward		163.65	
						\$253,818	
						\$253,818	
						\$13,992	
						\$267,809	
						\$40,171	
						\$307,981	
						\$24,638	
						Cost per SF	
						\$214.45	
						\$332,619	
						\$78,166	
						Cost per SF	
						\$264.85	
						\$410,785	

Revision 1		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Project:	Kenmore MS Capacity Study	Location: Arlington Public Schools	6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Client: VMDO	Checked by: fs/am
Documents Dated:	January 27, 2016		Ph 540.347.5001 Fax 540.347.5021 www.downeyandscott.com	Submission: February 29, 2016	Job no: 16021
				Run Date: See footer	
				Revised: March 7, 2016	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
New Office							
New Office	00.00		BUILDING				
New Office	00.50	SELECT BLDG. DEMO	Demolition	1,551.00	GSF	4.50	6,979.50
New Office	01.00	FOUNDATIONS				Not Included	
New Office	02.00	SUBSTRUCTURE	SOG - patch existing floor	387.75	SF	8.30	3,218.33
New Office	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00
New Office			Misc metals	1,551.00	GSF	1.55	2,404.05
New Office			Misc Wood Blocking	1,551.00	GSF	0.75	1,163.25
New Office	04.00	EXTERIOR CLOSURE	Perimeter Wall			Existing to Remain	
New Office			Windows			Existing to Remain	
New Office			Misc. w.p./caulk/fire sealants/etc. Div 7	1,551.00	GSF	0.73	1,124.48
New Office	05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50	0.00
New Office	06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	3,164.00	SF	10.25	32,431.00
New Office			GWB ceilings/bulkheads	1,551.00	GSF	0.15	232.65
New Office			Misc. batt insulation	1,551.00	GSF	0.45	697.95
New Office			Sound transmission control insulation	1,551.00	GSF	0.19	294.69
New Office			Storefront entrances	0.00	SF	55.00	0.00
New Office			Interior glass at interior partition allowance	0.00	SF	0.38	0.00
New Office			Doors, frames, hardware, sidelites	12.00	EA	2,500.00	30,000.00
New Office			Acoustic ceiling, avg	1,551.00	GSF	2.75	4,265.25
New Office			Prem. ceilings: main corridors / mtg. rms, prem add	310.20	GSF	1.75	542.85
New Office			Premium wall finish: main corridors & conf. rm	1,551.00	GSF	0.75	1,163.25
New Office			CT floor, base, walls in restrooms	0.00	SF	18.50	0.00
New Office			CT wainscot hallways/restrooms	0.00	SF	12.50	0.00
New Office			Vinyl Floor/vinyl base	1,551.00	SF	3.75	5,816.25
New Office			Carpet	0.00	SY	43.00	0.00
New Office			Wood flooring	0.00	SF	16.50	0.00
New Office			Rubber Athletic Flooring	0.00	SF	12.50	0.00
New Office			Painting	1,551.00	GSF	2.25	3,489.75
New Office			Misc cut and patching	1,551.00	GSF	0.30	465.30
New Office	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	0.00	EA	325.00	0.00
New Office			Window treatment	0.00	GSF	0.45	0.00
New Office			General casework	40.00	LF	255.00	10,200.00
New Office			General millwork	1,551.00	GSF	0.45	697.95
New Office			Visual display MB & TB	1,551.00	GSF	1.00	1,551.00
New Office			Smart boards			Refer to FF&E	
New Office			Kitchen / faculty lounge appliances allowance	0.00	LS	10,000.00	0.00
New Office			Misc spec. dr signs/f.e./jan shelving/etc.	1,551.00	GSF	1.50	2,326.50
New Office			Student desks and work stations			Refer to FF&E	
New Office			Office furnishings, sofas and chairs			Refer to FF&E	
New Office	08.00	CONVEYING				Not Included	

Revision 1		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Project:	Kenmore MS Capacity Study	Location: Arlington Public Schools	6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Client: VMDO	Checked by: fs/am
Documents Dated:	January 27, 2016		Ph 540.347.5001 Fax 540.347.5021 www.downeyandscott.com	Submission: February 29, 2016	Job no: 16021
				Run Date: See footer	
				Revised: March 7, 2016	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
New Office							
New Office	09.00	MECHANICAL HVAC	HVAC Equipment				Existing to Remain
New Office			Piping & Valves				Existing to Remain
New Office			Ductwork - modify existing	1,551.00	GSF	4.97	7,712.35
New Office			Air Outlets - replace existing	1,551.00	GSF	0.59	915.09
New Office			Ductwork Accessories	1,551.00	GSF	0.72	1,116.72
New Office			Insulation	1,551.00	GSF	1.95	3,024.45
New Office			Temperature Controls	1,551.00	GSF	4.10	6,359.10
New Office			Air & Water Balance	1,551.00	GSF	0.33	511.83
New Office			Coordination Drawings	1,551.00	GSF	0.22	341.22
New Office			Systems Operation & Testing	1,551.00	GSF	0.25	387.75
New Office			Demolition	1,551.00	GSF	0.85	1,318.35
New Office	9.20	PLUMBING	Demolition	1,551.00	GSF	0.45	697.95
New Office			Water Closet	0.00	EA	1,150.00	0.00
New Office			Lavatory	0.00	EA	675.00	0.00
New Office			Domestic Water Piping	1,551.00	GSF	0.50	771.62
New Office			DWV Piping	1,551.00	GSF	0.37	566.12
New Office			Storm Piping				Existing to Remain
New Office			Gas Piping				Existing to Remain
New Office			Plumbing Insulation	1,551.00	GSF	0.14	217.14
New Office			Coordination Drawings				Not Included
New Office	9.30	FIRE SPRINKLER	Sprinkler - modify existing	1,551.00	GSF	1.75	2,714.25
New Office			Fire Pump				Not Included
New Office	10.00	ELECTRICAL	Switchboards				Existing to Remain
New Office			Panelboards - modify existing	1,551.00	GSF	0.25	380.00
New Office			Bus Duct & Transformers				Existing to Remain
New Office			Generator, 150 KW/Automatic Transfer Switches				Existing to Remain
New Office			Light Fixtures - based on T5/LED fixtures	1,551.00	GSF	6.40	9,926.40
New Office			Light Switches, includes DDC control connections	1,551.00	GSF	1.25	1,938.75
New Office			Power Outlets	1,551.00	GSF	0.95	1,473.45
New Office			Safety Cabinets & Disconnects				Existing to Remain
New Office			Power Feeders				Existing to Remain
New Office			Power Home Runs	1,551.00	GSF	2.20	3,412.20
New Office			Power Branches	1,551.00	GSF	0.85	1,318.35
New Office			Lighting Home Runs	1,551.00	GSF	1.15	1,783.65
New Office			Lighting Branches	1,551.00	GSF	1.05	1,628.55
New Office			Grounding/Lightning Protection				Existing to Remain
New Office			Clock System	1,551.00	GSF	0.45	697.95
New Office			Phone/Data System	1,551.00	GSF	3.90	6,048.90
New Office			Security System	1,551.00	GSF	0.94	1,457.94
New Office			P.A. & A.V. Systems	1,551.00	GSF	0.55	853.05
New Office			TV System	1,551.00	GSF	0.29	449.79
New Office			Fire Alarm	1,551.00	GSF	1.88	2,915.88
New Office			Coordination Drawings	1,551.00	GSF	0.22	341.22
New Office			Demolition	1,551.00	GSF	0.80	1,240.80
New Office	11.00	MARK-UPS	Subtotal				171,584.80
New Office			General Conditions	10.00%			17,158.48
New Office			Subtotal				188,743.28
New Office			GC OH @ 4% plus Profit @ 4.5%	8.50%			16,043.18
New Office			Subtotal				204,786.46
New Office			Bonds & insurance	1.75%			3,583.76
New Office			Subtotal	1,551.00 GSF		\$134.35	208,370.22

Revision 1		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	Client: VMDO	PM: ct	
Project: Kenmore MS Capacity Study	Location: Arlington Public Schools	Documents Dated: January 27, 2016	6789 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Client: VMDO	Submissn: February 29, 2016	Chckd by: fs/sm	
				Run Date: See footer	Revised: March 7, 2016	Job no: 16021	
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

New Classroom Option 1

CONSTRUCTION COSTS

New Classroom Option 1	Renovation						
New Classroom Option 1							
New Classroom Option 1	Subtotal						
New Classroom Option 1	Escalation to construction mid point	Bid 2017, Complete 2017		5.51%			
New Classroom Option 1	Subtotal						
New Classroom Option 1	Design Contingency			15.00%			
New Classroom Option 1	Subtotal						
New Classroom Option 1	Construction Contingency			8.00%			
New Classroom Option 1							
New Classroom Option 1	Total Hard Construction Costs Base Bid						
New Classroom Option 1							
New Classroom Option 1	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs			23.50%			
New Classroom Option 1							
New Classroom Option 1	Total Hard Construction Costs Base Bid & Soft Cost						
New Classroom Option 1							

Revision 1		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	Client: VMDO	PM: ct	
Project: Kenmore MS Capacity Study	Location: Arlington Public Schools	Documents Dated: January 27, 2016	6789 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Client: VMDO	Submissn: February 29, 2016	Chckd by: fs/sm	
				Run Date: See footer	Revised: March 7, 2016	Job no: 16021	
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

New Classroom Option 1							
New Classroom Option 1	00.00		BUILDING				
New Classroom Option 1							
New Classroom Option 1	00.50	SELECT BLDG. DEMO	Demolition	2,378.00	GSF	4.50	10,701.00
New Classroom Option 1							
New Classroom Option 1	01.00	FOUNDATIONS					Not Included
New Classroom Option 1							
New Classroom Option 1	02.00	SUBSTRUCTURE	SOG - patch existing floor	594.50	SF	8.30	4,934.35
New Classroom Option 1							
New Classroom Option 1	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00
New Classroom Option 1			Misc metals	2,378.00	GSF	1.55	3,685.90
New Classroom Option 1			Misc Wood Blocking	2,378.00	GSF	0.75	1,783.50
New Classroom Option 1							
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	2,378.00	GSF	0.73	1,724.05
New Classroom Option 1							
New Classroom Option 1	05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50	0.00
New Classroom Option 1							
New Classroom Option 1	06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	2,198.00	SF	10.25	22,529.50
New Classroom Option 1			GWB ceilings/bulkheads	2,378.00	GSF	0.15	356.70
New Classroom Option 1			Misc. batt insulation	2,378.00	GSF	0.45	1,070.10
New Classroom Option 1			Sound transmission control insulation	2,378.00	GSF	0.19	451.82
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	3.00	EA	2,500.00	7,500.00
New Classroom Option 1			Acoustic ceiling, avg	2,378.00	GSF	2.75	6,539.50
New Classroom Option 1			Prem. ceilings: main corridors / mtg. rms, prem add	475.60	GSF	1.75	832.30
New Classroom Option 1			Premium wall finish: main corridors & conf. rm	2,378.00	GSF	0.75	1,783.50
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	2,378.00	SF	3.75	8,917.50
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	2,378.00	GSF	2.25	5,350.50
New Classroom Option 1			Misc cut and patching	2,378.00	GSF	0.30	713.40
New Classroom Option 1							
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			Science casework	35.00	LF	405.00	14,175.00
New Classroom Option 1			General millwork	2,378.00	GSF	0.45	1,070.10
New Classroom Option 1			Visual display MB & TB	2,378.00	GSF	1.00	2,378.00
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			Misc spec. dr signs/f.e./jan shelving/etc.	2,378.00	GSF	1.50	3,567.00
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

Revision 1		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Project: Kenmore MS Capacity Study		8789 Kennedy Road, Suite F		Client: VMDO	Chckd by: fa/sm
Location: Arlington Public Schools		Warrenton, Virginia 20187		Submissn: February 28, 2016	Job no: 16021
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
New Classroom Option 1	08.00	CONVEYING					Not Included
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	2,378.00	GSF	4.97	11,824.61
New Classroom Option 1			Air Outlets - replace existing	2,378.00	GSF	0.59	1,403.02
New Classroom Option 1			Ductwork Accessories	2,378.00	GSF	0.72	1,712.16
New Classroom Option 1			Insulation	2,378.00	GSF	1.95	4,637.10
New Classroom Option 1			Temperature Controls	2,378.00	GSF	4.10	9,749.80
New Classroom Option 1			Air & Water Balance	2,378.00	GSF	0.33	784.74
New Classroom Option 1			Coordination Drawings	2,378.00	GSF	0.22	523.16
New Classroom Option 1			Systems Operation & Testing	2,378.00	GSF	0.25	594.50
New Classroom Option 1			Demolition	2,378.00	GSF	0.85	2,021.30
New Classroom Option 1	9.20	PLUMBING	Demolition	2,378.00	GSF	0.45	1,070.10
New Classroom Option 1			Science Sink Installation	0.00	EA	945.00	0.00
New Classroom Option 1			Sink	1.00	EA	1,195.00	1,195.00
New Classroom Option 1			Domestic Water Piping	2,378.00	GSF	1.99	4,732.22
New Classroom Option 1			DWV Piping	2,378.00	GSF	1.46	3,471.88
New Classroom Option 1			Storm Piping				Existing to Remain
New Classroom Option 1			Gas Piping				Existing to Remain
New Classroom Option 1			Plumbing Insulation	2,378.00	GSF	0.14	332.92
New Classroom Option 1			Coordination Drawings				Not Included
New Classroom Option 1	9.30	FIRE SPRINKLER	Sprinkler - modfy existing	2,378.00	GSF	1.75	4,161.50
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	2,378.00	GSF	0.25	582.61
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	2,378.00	GSF	6.40	15,219.20
New Classroom Option 1			Light Switches, includes DDC control connections	2,378.00	GSF	1.25	2,972.50
New Classroom Option 1			Power Outlets	2,378.00	GSF	0.95	2,259.10
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	2,378.00	GSF	2.20	5,231.60
New Classroom Option 1			Power Branches	2,378.00	GSF	0.85	2,021.30
New Classroom Option 1			Lighting Home Runs	2,378.00	GSF	1.15	2,734.70
New Classroom Option 1			Lighting Branches	2,378.00	GSF	1.05	2,496.90
New Classroom Option 1			Grounding/Lightning Protection				Existing to Remain
New Classroom Option 1			Clock System	2,378.00	GSF	0.45	1,070.10
New Classroom Option 1			Phone/Data System	2,378.00	GSF	3.90	9,274.20
New Classroom Option 1			Security System	2,378.00	GSF	0.94	2,235.32
New Classroom Option 1			P.A. & A.V. Systems	2,378.00	GSF	0.55	1,307.90
New Classroom Option 1			TV System	2,378.00	GSF	0.29	689.62
New Classroom Option 1			Fire Alarm	2,378.00	GSF	1.88	4,470.64
New Classroom Option 1			Coordination Drawings	2,378.00	GSF	0.22	523.16
New Classroom Option 1			Demolition	2,378.00	GSF	0.80	1,902.40
New Classroom Option 1	11.00	MARK-UPS	Subtotal				209,008.98
New Classroom Option 1			General Conditions	10.00%			20,900.90
New Classroom Option 1			Subtotal				229,909.87
New Classroom Option 1			GC OH @ 4% plus Profit @ 4.5%	8.50%			19,542.34
New Classroom Option 1			Subtotal				249,452.21
New Classroom Option 1			Bonds & insurance	1.75%			4,365.41
New Classroom Option 1			Subtotal	2,378.00	GSF	\$106.74	253,817.63

Revision 1		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Project: Kenmore MS Capacity Study		8789 Kennedy Road, Suite F		Client: VMDO	Chckd by: fa/sm
Location: Arlington Public Schools		Warrenton, Virginia 20187		Submissn: February 28, 2016	Job no: 16021
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
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New Classroom Option 2

CONSTRUCTION COSTS

New Classroom Option 2	Renovation						
New Classroom Option 2							
New Classroom Option 2	Subtotal						\$194,185
New Classroom Option 2	Escalation to construction mid point	Bid 2017, Complete 2017					
New Classroom Option 2							
New Classroom Option 2	Subtotal						\$204,890
New Classroom Option 2	Design Contingency						
New Classroom Option 2							
New Classroom Option 2	Subtotal						\$235,623
New Classroom Option 2	Construction Contingency						
New Classroom Option 2							
New Classroom Option 2	Total Hard Construction Costs Base Bid						\$254,473
New Classroom Option 2							
New Classroom Option 2	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs						
New Classroom Option 2							
New Classroom Option 2							
New Classroom Option 2	Total Hard Construction Costs Base Bid & Soft Cost						\$314,274



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	Project: Kenmore MS Capacity Study	6799 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/sm
	Location: Arlington Public Schools	Warrannton, Virginia 20187	Submissn: February 29, 2016	Job no: 16021
	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							
New Classroom Option 2							
New Classroom Option 2	00.00		BUILDING				
New Classroom Option 2							
New Classroom Option 2	00.50	SELECT BLDG. DEMO	Demolition	1,652.00	GSF	4.50	7,434.00
New Classroom Option 2							
New Classroom Option 2	01.00	FOUNDATIONS				Not Included	
New Classroom Option 2							
New Classroom Option 2	02.00	SUBSTRUCTURE	SOG - patch existing floor	413.00	SF	8.30	3,427.90
New Classroom Option 2							
New Classroom Option 2	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00
New Classroom Option 2			Misc metals	1,652.00	GSF	1.55	2,560.60
New Classroom Option 2			Misc Wood Blocking	1,652.00	GSF	0.75	1,239.00
New Classroom Option 2							
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	1,652.00	GSF	0.73	1,197.70
New Classroom Option 2							
New Classroom Option 2	05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50	0.00
New Classroom Option 2							
New Classroom Option 2	06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	1,568.00	SF	10.25	16,072.00
New Classroom Option 2			GWB ceilings/bulkheads	1,652.00	GSF	0.15	247.80
New Classroom Option 2			Misc. batt insulation	1,652.00	GSF	0.45	743.40
New Classroom Option 2			Sound transmission control insulation	1,652.00	GSF	0.19	313.88
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	2.00	EA	2,500.00	5,000.00
New Classroom Option 2			Acoustic ceiling, avg	1,652.00	GSF	2.75	4,543.00
New Classroom Option 2			Prem. ceilings: main corridors / mtg. rms, prem add	330.40	GSF	1.75	578.20
New Classroom Option 2			Premium wall finish: main corridors & conf. rm	1,652.00	GSF	0.75	1,239.00
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	1,652.00	SF	3.75	6,195.00
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	1,652.00	GSF	2.25	3,717.00
New Classroom Option 2			Misc cut and patching	1,652.00	GSF	0.30	495.60
New Classroom Option 2							
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			Science casework	58.00	LF	405.00	23,490.00
New Classroom Option 2			General millwork	1,652.00	GSF	0.45	743.40
New Classroom Option 2			Visual display MB & TB	1,652.00	GSF	1.00	1,652.00
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.	1,652.00	GSF	1.50	2,478.00
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							
New Classroom Option 2	08.00	CONVEYING				Not Included	

Revision 1	Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
	Project: Kenmore MS Capacity Study	6799 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/sm
	Location: Arlington Public Schools	Warrannton, Virginia 20187	Submissn: February 29, 2016	Job no: 16021
	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							
New Classroom Option 2							
New Classroom Option 2	09.00	MECHANICAL HVAC	HVAC Equipment			Existing to Remain	
New Classroom Option 2			Piping & Valves			Existing to Remain	
New Classroom Option 2			Ductwork - modify existing	1,652.00	GSF	4.97	8,214.57
New Classroom Option 2			Air Outlets - replace existing	1,652.00	GSF	0.59	974.68
New Classroom Option 2			Ductwork Accessories	1,652.00	GSF	0.72	1,189.44
New Classroom Option 2			Insulation	1,652.00	GSF	1.95	3,221.40
New Classroom Option 2			Temperature Controls	1,652.00	GSF	4.10	6,773.20
New Classroom Option 2			Air & Water Balance	1,652.00	GSF	0.33	545.16
New Classroom Option 2			Coordination Drawings	1,652.00	GSF	0.22	363.44
New Classroom Option 2			Systems Operation & Testing	1,652.00	GSF	0.25	413.00
New Classroom Option 2			Demolition	1,652.00	GSF	0.85	1,404.20
New Classroom Option 2							
New Classroom Option 2	9.20	PLUMBING	Demolition	1,652.00	GSF	0.45	743.40
New Classroom Option 2			Science Sink Installation	6.00	EA	945.00	5,670.00
New Classroom Option 2			Lavatory	0.00	EA	675.00	0.00
New Classroom Option 2			Domestic Water Piping	1,652.00	GSF	1.99	3,287.48
New Classroom Option 2			DWW Piping	1,652.00	GSF	1.46	2,411.92
New Classroom Option 2			Storm Piping			Existing to Remain	
New Classroom Option 2			Gas Piping			Existing to Remain	
New Classroom Option 2			Plumbing Insulation	1,652.00	GSF	0.14	231.28
New Classroom Option 2			Coordination Drawings			Not Included	
New Classroom Option 2							
New Classroom Option 2	9.30	FIRE SPRINKLER	Sprinkler - modify existing	1,652.00	GSF	1.75	2,891.00
New Classroom Option 2			Fire Pump			Not Included	
New Classroom Option 2							
New Classroom Option 2	10.00	ELECTRICAL	Switchboards			Existing to Remain	
New Classroom Option 2			Panelboards - modify existing	1,652.00	GSF	0.25	404.74
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	1,652.00	GSF	6.40	10,572.80
New Classroom Option 2			Light Switches, includes DDC control connections	1,652.00	GSF	1.25	2,065.00
New Classroom Option 2			Power Outlets	1,652.00	GSF	0.95	1,569.40
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	1,652.00	GSF	2.20	3,634.40
New Classroom Option 2			Power Branches	1,652.00	GSF	0.85	1,404.20
New Classroom Option 2			Lighting Home Runs	1,652.00	GSF	1.15	1,899.80
New Classroom Option 2			Lighting Branches	1,652.00	GSF	1.05	1,734.60
New Classroom Option 2			Grounding/Lightning Protection			Existing to Remain	
New Classroom Option 2			Clock System	1,652.00	GSF	0.45	743.40
New Classroom Option 2			Phone/Data System	1,652.00	GSF	3.90	6,442.80
New Classroom Option 2			Security System	1,652.00	GSF	0.94	1,552.88
New Classroom Option 2			P.A. & A.V. Systems	1,652.00	GSF	0.55	908.60
New Classroom Option 2			TV System	1,652.00	GSF	0.29	479.08
New Classroom Option 2			Fire Alarm	1,652.00	GSF	1.88	3,105.76
New Classroom Option 2			Coordination Drawings	1,652.00	GSF	0.22	363.44
New Classroom Option 2			Demolition	1,652.00	GSF	0.80	1,321.60
New Classroom Option 2							
New Classroom Option 2	11.00	MARK-UPS	Subtotal				159,904.15
New Classroom Option 2			General Conditions	10.00%			15,990.42
New Classroom Option 2			Subtotal				175,894.57
New Classroom Option 2			GC OH @ 4% plus Profit @ 4.5%	8.50%			14,951.04
New Classroom Option 2			Subtotal				190,845.60
New Classroom Option 2			Bonds & insurance	1.75%			3,339.80
New Classroom Option 2			Subtotal	1,652.00 GSF		\$117.55	194,185.40

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Report:	Kenmore MS Capacity Study	6799 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/sm			
Project:	Arlington Public Schools	Warrenton, Virginia 20187	Submission: February 29, 2016	Job no: 16021			
Location:	January 27, 2016	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer				
Documents Dated:		www.downeyscott.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	Subtotal						
New Classroom Option 3	Escalation to construction mid point	Bid 2017, Complete 2017	5.51%				
New Classroom Option 3	Subtotal						
New Classroom Option 3	Design Contingency		15.00%				
New Classroom Option 3	Subtotal						
New Classroom Option 3	Construction Contingency		8.00%				
New Classroom Option 3							
New Classroom Option 3	Total Hard Construction Costs Base Bid						
New Classroom Option 3							
New Classroom Option 3	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs		23.50%				
New Classroom Option 3							
New Classroom Option 3	Total Hard Construction Costs Base Bid & Soft Cost						
New Classroom Option 3							

Revision 1		Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct		
Report:	Kenmore MS Capacity Study	6799 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/sm			
Project:	Arlington Public Schools	Warrenton, Virginia 20187	Submission: February 29, 2016	Job no: 16021			
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Documents Dated:		www.downeyscott.com	Revised: March 7, 2016				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

New Classroom Option 3							
New Classroom Option 3							
New Classroom Option 3	00.00		BUILDING				
New Classroom Option 3	00.50	SELECT BLDG. DEMO	Demolition	1,472.00	GSF	4.50	6,624.00
New Classroom Option 3	01.00	FOUNDATIONS					Not Included
New Classroom Option 3	02.00	SUBSTRUCTURE	SOG - patch existing floor	73.60	SF	8.30	610.88
New Classroom Option 3	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00
New Classroom Option 3			Misc metals	1,472.00	GSF	1.55	2,281.60
New Classroom Option 3			Misc Wood Blocking	1,472.00	GSF	0.75	1,104.00
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	1,472.00	GSF	0.73	1,067.20
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	1,092.00	SF	10.25	11,193.00
New Classroom Option 3			GWB ceilings/bulkheads	1,472.00	GSF	0.15	220.80
New Classroom Option 3			Misc. batt insulation	1,472.00	GSF	0.45	662.40
New Classroom Option 3			Sound transmission control insulation	1,472.00	GSF	0.19	279.68
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	2.00	EA	2,500.00	5,000.00
New Classroom Option 3			Acoustic ceiling, avg	1,472.00	GSF	2.75	4,048.00
New Classroom Option 3			Prem. ceilings: main corridors / mtg. rms, prem add	294.40	GSF	1.75	515.20
New Classroom Option 3			Premium wall finish: main corridors & conf. rm	1,472.00	GSF	0.75	1,104.00
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	1,472.00	SF	3.75	5,520.00
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	1,472.00	GSF	2.25	3,312.00
New Classroom Option 3			Misc cut and patching	1,472.00	GSF	0.30	441.60
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			Casework	48.00	LF	255.00	12,240.00
New Classroom Option 3			General millwork	1,472.00	GSF	0.45	662.40
New Classroom Option 3			Visual display MB & TB	1,472.00	GSF	1.00	1,472.00
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.	1,472.00	GSF	1.50	2,208.00
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



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Project: Kenmore MS Capacity Study		Location: Arlington Public Schools	6789 Kennedy Road, Suite F Warrenton, Virginia 20187	Client: VMDO	Chckd by: fs/lm
Documents Dated: January 27, 2016			Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Submissn: February 29, 2016	Job no: 16021
				Run Date: See footer	
				Revised: March 7, 2016	

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	1,472.00	GSF	4.97	7,319.52
New Classroom Option 3			Air Outlets - replace existing	1,472.00	GSF	0.59	868.48
New Classroom Option 3			Ductwork Accessories	1,472.00	GSF	0.72	1,059.84
New Classroom Option 3			Insulation	1,472.00	GSF	1.95	2,870.40
New Classroom Option 3			Temperature Controls	1,472.00	GSF	4.10	6,035.20
New Classroom Option 3			Air & Water Balance	1,472.00	GSF	0.33	485.76
New Classroom Option 3			Coordination Drawings	1,472.00	GSF	0.22	323.84
New Classroom Option 3			Systems Operation & Testing	1,472.00	GSF	0.25	368.00
New Classroom Option 3			Demolition	1,472.00	GSF	0.85	1,251.20
New Classroom Option 3	9.20	PLUMBING	Demolition				Existing to Remain
New Classroom Option 3			Lavatory				Existing to Remain
New Classroom Option 3			Domestic Water Piping				Existing to Remain
New Classroom Option 3			DWV Piping				Existing to Remain
New Classroom Option 3			Storm Piping				Existing to Remain
New Classroom Option 3			Gas Piping				Existing to Remain
New Classroom Option 3			Plumbing Insulation				Existing to Remain
New Classroom Option 3			Coordination Drawings				Not Included
New Classroom Option 3	9.30	FIRE SPRINKLER	Sprinkler - modfy existing	1,472.00	GSF	1.75	2,576.00
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	1,472.00	GSF	0.25	360.64
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	1,472.00	GSF	6.40	9,420.80
New Classroom Option 3			Light Switches, includes DDC control connections	1,472.00	GSF	1.25	1,840.00
New Classroom Option 3			Power Outlets	1,472.00	GSF	0.95	1,398.40
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	1,472.00	GSF	2.20	3,238.40
New Classroom Option 3			Power Branches	1,472.00	GSF	0.85	1,251.20
New Classroom Option 3			Lighting Home Runs	1,472.00	GSF	1.15	1,692.80
New Classroom Option 3			Lighting Branches	1,472.00	GSF	1.05	1,545.60
New Classroom Option 3			Grounding/Lightning Protection				Existing to Remain
New Classroom Option 3			Clock System	1,472.00	GSF	0.45	662.40
New Classroom Option 3			Phone/Data System	1,472.00	GSF	3.90	5,740.80
New Classroom Option 3			Security System	1,472.00	GSF	0.94	1,383.68
New Classroom Option 3			P.A. & A.V. Systems	1,472.00	GSF	0.55	809.60
New Classroom Option 3			TV System	1,472.00	GSF	0.29	426.88
New Classroom Option 3			Fire Alarm	1,472.00	GSF	1.88	2,767.36
New Classroom Option 3			Coordination Drawings	1,472.00	GSF	0.22	323.84
New Classroom Option 3			Demolition	1,472.00	GSF	0.80	1,177.60
New Classroom Option 3	11.00	MARK-UPS	Subtotal				117,765.00
New Classroom Option 3			General Conditions	10.00%			11,776.50
New Classroom Option 3			Subtotal				129,541.50
New Classroom Option 3			GC OH @ 4% plus Profit @ 4.5%	8.50%			11,011.03
New Classroom Option 3			Subtotal				140,552.53
New Classroom Option 3			Bonds & insurance	1.75%			2,459.67
New Classroom Option 3			Subtotal			1,472.00 GSF	\$97.16
New Classroom Option 3							143,012.20

Revision 1		Report: Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Project: Kenmore MS Capacity Study		Location: Arlington Public Schools	6789 Kennedy Road, Suite F Warrenton, Virginia 20187	Client: VMDO	Chckd by: fs/lm
Documents Dated: January 27, 2016			Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Submissn: February 29, 2016	Job no: 16021
				Run Date: See footer	
				Revised: March 7, 2016	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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New Classroom Option 4

	Renovation		1,472.00	<i>Gross Square Feet</i>
Total			1,472.00	<i>Gross Square Feet</i>

CONSTRUCTION COSTS

New Classroom Option 4	Renovation		<i>Carried forward</i>	97.16	\$143,012
New Classroom Option 4	Subtotal				\$143,012
New Classroom Option 4	Escalation to construction mid point	Bid 2017, Complete 2017		5.51%	\$7,884
New Classroom Option 4	Subtotal				\$150,896
New Classroom Option 4	Design Contingency			15.00%	\$22,634
New Classroom Option 4	Subtotal				\$173,530
New Classroom Option 4	Construction Contingency			8.00%	\$13,882
New Classroom Option 4			<i>Cost per SF</i>		
New Classroom Option 4	Total Hard Construction Costs Base Bid		\$127.32		\$187,413
New Classroom Option 4	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs			23.50%	\$44,042
New Classroom Option 4			<i>Cost per SF</i>		
New Classroom Option 4	Total Hard Construction Costs Base Bid & Soft Cost		\$157.24		\$231,454

Revision 1		Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	Client: VMDO	PM: ct	
Report:	Kenmore MS Capacity Study	6799 Kennedy Road, Suite F	Warrenton, Virginia 20187	Client:	February 29, 2016	Chckd by: fs/sm	
Project:	Arlington Public Schools	Ph 540.347.5001 Fax 540.347.5021	www.downeyandscott.com	Submissn:	See footer	Job no: 16021	
Location:	January 27, 2016			Run Date:	March 7, 2016		
Documents Dated:				Revised:			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

New Classroom Option 4								
New Classroom Option 4								
New Classroom Option 4	00.00		BUILDING					
New Classroom Option 4		00.50	SELECT BLDG. DEMO	Demolition	1,472.00	GSF	4.50	6,624.00
New Classroom Option 4		01.00	FOUNDATIONS					Not Included
New Classroom Option 4		02.00	SUBSTRUCTURE	SOG - patch existing floor	73.60	SF	8.30	610.88
New Classroom Option 4		03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00	0.00
New Classroom Option 4				Misc metals	1,472.00	GSF	1.55	2,281.60
New Classroom Option 4				Misc Wood Blocking	1,472.00	GSF	0.75	1,104.00
New Classroom Option 4		04.00	EXTERIOR CLOSURE	Perimeter Wall				Existing to Remain
New Classroom Option 4				Windows				Existing to Remain
New Classroom Option 4				Misc. w.p./caulk/fire sealants/etc. Div 7	1,472.00	GSF	0.73	1,067.20
New Classroom Option 4		05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50	0.00
New Classroom Option 4		06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	1,092.00	SF	10.25	11,193.00
New Classroom Option 4				GWB ceilings/bulkheads	1,472.00	GSF	0.15	220.80
New Classroom Option 4				Misc. batt insulation	1,472.00	GSF	0.45	662.40
New Classroom Option 4				Sound transmission control insulation	1,472.00	GSF	0.19	279.68
New Classroom Option 4				Storefront entrances	0.00	SF	55.00	0.00
New Classroom Option 4				Interior glass at interior partition allowance	0.00	SF	0.38	0.00
New Classroom Option 4				Doors, frames, hardware, sidelites	2.00	EA	2,500.00	5,000.00
New Classroom Option 4				Acoustic ceiling, avg	1,472.00	GSF	2.75	4,048.00
New Classroom Option 4				Prem. ceilings: main corridors / mtg. rms, prem add	294.40	GSF	1.75	515.20
New Classroom Option 4				Premium wall finish: main corridors & conf. rm	1,472.00	GSF	0.75	1,104.00
New Classroom Option 4				CT floor, base, walls in restrooms	0.00	SF	18.50	0.00
New Classroom Option 4				CT wainscot hallways/restrooms	0.00	SF	12.50	0.00
New Classroom Option 4				Vinyl Floor/vinyl base	1,472.00	SF	3.75	5,520.00
New Classroom Option 4				Carpet	0.00	SY	43.00	0.00
New Classroom Option 4				Wood flooring	0.00	SF	16.50	0.00
New Classroom Option 4				Rubber Athletic Flooring	0.00	SF	12.50	0.00
New Classroom Option 4				Painting	1,472.00	GSF	2.25	3,312.00
New Classroom Option 4				Misc cut and patching	1,472.00	GSF	0.30	441.60
New Classroom Option 4		07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	0.00	EA	325.00	0.00
New Classroom Option 4				Window treatment	0.00	GSF	0.45	0.00
New Classroom Option 4				Casework	48.00	LF	255.00	12,240.00
New Classroom Option 4				General millwork	1,472.00	GSF	0.45	662.40
New Classroom Option 4				Visual display MB & TB	1,472.00	GSF	1.00	1,472.00
New Classroom Option 4				Smart boards				Refer to FF&E
New Classroom Option 4				Kitchen / faculty lounge appliances allowance	0.00	LS	10,000.00	0.00
New Classroom Option 4				Misc spec. dr signs/f.e./jan shelving/etc.	1,472.00	GSF	1.50	2,208.00
New Classroom Option 4				Student desks and work stations				Refer to FF&E
New Classroom Option 4				Office furnishings, sofas and chairs				Refer to FF&E
New Classroom Option 4		08.00	CONVEYING					Not Included

Revision 1		Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	Client: VMDO	PM: ct	
Report:	Kenmore MS Capacity Study	6799 Kennedy Road, Suite F	Warrenton, Virginia 20187	Client:	February 29, 2016	Chckd by: fs/sm	
Project:	Arlington Public Schools	Ph 540.347.5001 Fax 540.347.5021	www.downeyandscott.com	Submissn:	See footer	Job no: 16021	
Location:	January 27, 2016			Run Date:	March 7, 2016		
Documents Dated:				Revised:			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

New Classroom Option 4								
New Classroom Option 4		09.00	MECHANICAL HVAC	HVAC Equipment				Existing to Remain
New Classroom Option 4				Piping & Valves				Existing to Remain
New Classroom Option 4				Ductwork - modify existing	1,472.00	GSF	4.97	7,319.52
New Classroom Option 4				Air Outlets - replace existing	1,472.00	GSF	0.59	868.48
New Classroom Option 4				Ductwork Accessories	1,472.00	GSF	0.72	1,059.84
New Classroom Option 4				Insulation	1,472.00	GSF	1.95	2,870.40
New Classroom Option 4				Temperature Controls	1,472.00	GSF	4.10	6,035.20
New Classroom Option 4				Air & Water Balance	1,472.00	GSF	0.33	485.76
New Classroom Option 4				Coordination Drawings	1,472.00	GSF	0.22	323.84
New Classroom Option 4				Systems Operation & Testing	1,472.00	GSF	0.25	368.00
New Classroom Option 4				Demolition	1,472.00	GSF	0.85	1,251.20
New Classroom Option 4		9.20	PLUMBING	Demolition				Existing to Remain
New Classroom Option 4				Lavatory				Existing to Remain
New Classroom Option 4				Domestic Water Piping				Existing to Remain
New Classroom Option 4				DWW Piping				Existing to Remain
New Classroom Option 4				Storm Piping				Existing to Remain
New Classroom Option 4				Gas Piping				Existing to Remain
New Classroom Option 4				Plumbing Insulation				Existing to Remain
New Classroom Option 4				Coordination Drawings				Not Included
New Classroom Option 4		9.30	FIRE SPRINKLER	Sprinkler - modify existing	1,472.00	GSF	1.75	2,576.00
New Classroom Option 4				Fire Pump				Not Included
New Classroom Option 4		10.00	ELECTRICAL	Switchboards				Existing to Remain
New Classroom Option 4				Panelboards - modify existing	1,472.00	GSF	0.25	360.64
New Classroom Option 4				Bus Duct & Transformers				Existing to Remain
New Classroom Option 4				Generator, 150 KW/Automatic Transfer Switches				Existing to Remain
New Classroom Option 4				Light Fixtures - based on T5/LED fixtures	1,472.00	GSF	6.40	9,420.80
New Classroom Option 4				Light Switches, includes DDC control connections	1,472.00	GSF	1.25	1,840.00
New Classroom Option 4				Power Outlets	1,472.00	GSF	0.95	1,398.40
New Classroom Option 4				Safety Cabinets & Disconnects				Existing to Remain
New Classroom Option 4				Power Feeders				Existing to Remain
New Classroom Option 4				Power Home Runs	1,472.00	GSF	2.20	3,238.40
New Classroom Option 4				Power Branches	1,472.00	GSF	0.85	1,251.20
New Classroom Option 4				Lighting Home Runs	1,472.00	GSF	1.15	1,692.80
New Classroom Option 4				Lighting Branches	1,472.00	GSF	1.05	1,545.60
New Classroom Option 4				Grounding/Lightning Protection				Existing to Remain
New Classroom Option 4				Clock System	1,472.00	GSF	0.45	662.40
New Classroom Option 4				Phone/Data System	1,472.00	GSF	3.90	5,740.80
New Classroom Option 4				Security System	1,472.00	GSF	0.94	1,383.68
New Classroom Option 4				P.A. & A.V. Systems	1,472.00	GSF	0.55	809.60
New Classroom Option 4				TV System	1,472.00	GSF	0.29	426.88
New Classroom Option 4				Fire Alarm	1,472.00	GSF	1.88	2,767.36
New Classroom Option 4				Coordination Drawings	1,472.00	GSF	0.22	323.84
New Classroom Option 4				Demolition	1,472.00	GSF	0.80	1,177.60
New Classroom Option 4		11.00	MARK-UPS	Subtotal				117,765.00
New Classroom Option 4				General Conditions	10.00%			11,776.50
New Classroom Option 4				Subtotal				129,541.50
New Classroom Option 4				GC OH @ 4% plus Profit @ 4.5%	8.50%			11,011.03
New Classroom Option 4				Subtotal				140,552.53
New Classroom Option 4				Bonds & insurance	1.75%			2,459.67
New Classroom Option 4				Subtotal	1,472.00 GSF		\$97.16	143,012.20

Revision 1		Feasibility Study Const Cost Estimate		Prepared by: Downey & Scott, LLC		Status: Concept		PM: ct	
Project:		Kenmore MS Capacity Study		6788 Kennedy Road, Suite F		Client: VMDO		Chckd by: fs/sm	
Location:		Arlington Public Schools		Warrenton, Virginia 20187		Submissn: February 29, 2016		Job no: 16021	
Documents Dated:		January 27, 2016		Ph 540.347.5001 Fax 540.347.5021		Run Date: See footer		Revised: March 7, 2016	
				www.downeyscott.com					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

Storage

CONSTRUCTION COSTS

Storage	Renovation							
Storage								
Storage	Subtotal							
Storage	Escalation to construction mid point	Bid 2017, Complete 2017		5.51%				
Storage	Subtotal							
Storage	Design Contingency			15.00%				
Storage	Subtotal							
Storage	Construction Contingency			8.00%				
Storage								
Storage	Total Hard Construction Costs Base Bid					<u>\$124.69</u>		<u>\$94,393</u>
Storage								
Storage	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs			23.50%				
Storage								
Storage	Total Hard Construction Costs Base Bid & Soft Cost					<u>\$154.00</u>		<u>\$116,575</u>
Storage								
Storage								

Renovation **757.00 Gross Square Feet**

Total **757.00 Gross Square Feet**

Carried forward **95.15** **\$72,030**

\$72,030

\$3,971

\$76,000

\$11,400

\$87,400

\$6,992

\$124.69 **\$94,393**

23.50% **\$22,182**

\$154.00 **\$116,575**

Revision 1		Feasibility Study Const Cost Estimate		Prepared by: Downey & Scott, LLC		Status: Concept		PM: ct	
Project:		Kenmore MS Capacity Study		6788 Kennedy Road, Suite F		Client: VMDO		Chckd by: fs/sm	
Location:		Arlington Public Schools		Warrenton, Virginia 20187		Submissn: February 29, 2016		Job no: 16021	
Documents Dated:		January 27, 2016		Ph 540.347.5001 Fax 540.347.5021		Run Date: See footer		Revised: March 7, 2016	
				www.downeyscott.com					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		

Storage	00.00		BUILDING					
Storage								
Storage	00.50	SELECT BLDG. DEMO	Demolition	757.00	GSF	4.50		3,406.50
Storage								
Storage	01.00	FOUNDATIONS					Not Included	
Storage								
Storage	02.00	SUBSTRUCTURE	SOG	56.78	SF	8.30		471.23
Storage								
Storage	03.00	SUPERSTRUCTURE	Roof framing & deck	0.00	SF	21.00		0.00
Storage			Misc metals	0.00	GSF	1.55		0.00
Storage			Misc Wood Blocking	0.00	GSF	0.75		0.00
Storage								
Storage	04.00	EXTERIOR CLOSURE	Perimeter Wall				Existing to Remain	
Storage			Windows				Existing to Remain	
Storage			Misc. w.p./caulk/fire sealants/etc. Div 7	757.00	GSF	0.73		548.83
Storage								
Storage	05.00	ROOFING	Low slope membrane w/ flashing & copings	0.00	SF	12.50		0.00
Storage								
Storage	06.00	INTERIOR CONST	Mtl stud & GWB partitions, hi-impact	1,568.00	SF	10.25		16,072.00
Storage			GWB ceilings/bulkheads	757.00	GSF	0.15		113.55
Storage			Misc. batt insulation	757.00	GSF	0.45		340.65
Storage			Sound transmission control insulation	757.00	GSF	0.19		143.83
Storage			Interior glass at interior partition allowance	757.00	GSF	0.38		283.88
Storage			Doors, frames, hardware, sidelites	0.00	EA	2,500.00		0.00
Storage			Acoustic ceiling - patch	757.00	GSF	2.75		2,081.75
Storage			Prem. ceilings: main corridors / mtg. rms, prem add	0.00	GSF	1.75		0.00
Storage			Premium wall finish: main corridors & conf. rm	757.00	GSF	0.75		567.75
Storage			CT floor, base, walls in restrooms	0.00	SF	18.50		0.00
Storage			CT wainscot hallways/restrooms	0.00	SF	12.50		0.00
Storage			Vinyl Floor/vinyl base - patch	757.00	SF	3.75		2,838.75
Storage			Carpet	0.00	SY	43.00		0.00
Storage			Wood flooring	0.00	SF	16.50		0.00
Storage			Rubber Athletic Flooring	0.00	SF	12.50		0.00
Storage			Painting	757.00	GSF	2.25		1,703.25
Storage			Misc cut and patching	757.00	GSF	0.30		227.10
Storage								
Storage	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	0.00	EA	325.00		0.00
Storage			Window treatment	0.00	GSF	0.45		0.00
Storage			General casework	0.00	LF	255.00		0.00
Storage			General millwork	0.00	GSF	0.45		0.00
Storage			Visual display MB & TB	0.00	GSF	1.00		0.00
Storage			Kitchen / faculty lounge appliances allowance	0.00	LS	10,000.00		0.00
Storage			Misc spec. dr signs/f.e./jan shelving/etc.	0.00	GSF	1.50		0.00
Storage			Student desks and work stations				Refer to FF&E	
Storage			Office furnishings, sofas and chairs				Refer to FF&E	
Storage								
Storage	08.00	CONVEYING					Not Included	

Revision 1	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept	PM: ct
Report:	Kenmore MS Capacity Study	6789 Kennedy Road, Suite F	Client: VMDO	Chckd by: fs/lm
Project:	Arlington Public Schools	Warrannton, Virginia 20187	Submissn: February 28, 2016	Job no: 16021
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
Storage							
Storage	09.00	MECHANICAL HVAC	HVAC Equipment			Existing to Remain	
Storage			Piping & Valves			Existing to Remain	
Storage			Ductwork - modify existing	757.00	GSF	4.97	3,764.18
Storage			Air Outlets - replace existing	757.00	GSF	0.59	446.63
Storage			Ductwork Accessories	757.00	GSF	0.72	545.04
Storage			Insulation	757.00	GSF	1.95	1,476.15
Storage			Temperature Controls	757.00	GSF	4.10	3,103.70
Storage			Air & Water Balance	757.00	GSF	0.33	249.81
Storage			Coordination Drawings	757.00	GSF	0.22	166.54
Storage			Systems Operation & Testing	757.00	GSF	0.25	189.25
Storage			Demolition	757.00	GSF	0.85	643.45
Storage							
Storage	9.20	PLUMBING	Demolition	757.00	GSF	0.45	340.65
Storage			Lavatory	0.00	EA	675.00	0.00
Storage			Domestic Water Piping	757.00	GSF	0.50	376.61
Storage			DWV Piping	757.00	GSF	0.37	276.31
Storage			Storm Piping			Existing to Remain	
Storage			Gas Piping			Existing to Remain	
Storage			Plumbing Insulation	757.00	GSF	0.14	105.98
Storage			Coordination Drawings			Not Included	
Storage							
Storage	9.30	FIRE SPRINKLER	Sprinkler - modfy existing	757.00	GSF	1.75	1,324.75
Storage			Fire Pump			Not Included	
Storage							
Storage	10.00	ELECTRICAL	Switchboards			Existing to Remain	
Storage			Panelboards - modify existing	757.00	GSF	0.25	185.47
Storage			Bus Duct & Transformers			Existing to Remain	
Storage			Generator, 150 KW/Automatic Transfer Switches			Existing to Remain	
Storage			Light Fixtures - based on T5/LED fixtures	757.00	GSF	6.40	4,844.80
Storage			Light Switches, includes DDC control connections	757.00	GSF	1.25	946.25
Storage			Power Outlets	757.00	GSF	0.95	719.15
Storage			Safety Cabinets & Disconnects			Existing to Remain	
Storage			Power Feeders			Existing to Remain	
Storage			Power Home Runs	757.00	GSF	2.20	1,665.40
Storage			Power Branches	757.00	GSF	0.85	643.45
Storage			Lighting Home Runs	757.00	GSF	1.15	870.55
Storage			Lighting Branches	757.00	GSF	1.05	794.85
Storage			Grounding/Lightning Protection			Existing to Remain	
Storage			Clock System	757.00	GSF	0.45	340.65
Storage			Phone/Data System	757.00	GSF	3.90	2,952.30
Storage			Security System	757.00	GSF	0.94	711.58
Storage			P.A. & A.V. Systems	757.00	GSF	0.55	416.35
Storage			TV System	757.00	GSF	0.29	219.53
Storage			Fire Alarm	757.00	GSF	1.88	1,423.16
Storage			Coordination Drawings	757.00	GSF	0.22	166.54
Storage			Demolition	757.00	GSF	0.80	605.60
Storage							
Storage	11.00	MARK-UPS	Subtotal				59,313.73
Storage			General Conditions	10.00%			5,931.37
Storage			Subtotal				65,245.11
Storage			GC OH @ 4% plus Profit @ 4.5%	8.50%			5,545.83
Storage			Subtotal				70,790.94
Storage			Bonds & insurance	1.75%			1,238.84
Storage			Subtotal	757.00 GSF		\$95.15	72,029.78



KENMORE 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

01.29.16

SITE VISIT

01.15.16

FEASIBILITY STUDY

11.07.11

TABLE OF CONTENTS

EXISTING CONDITIONS

DINING AND WELLNESS

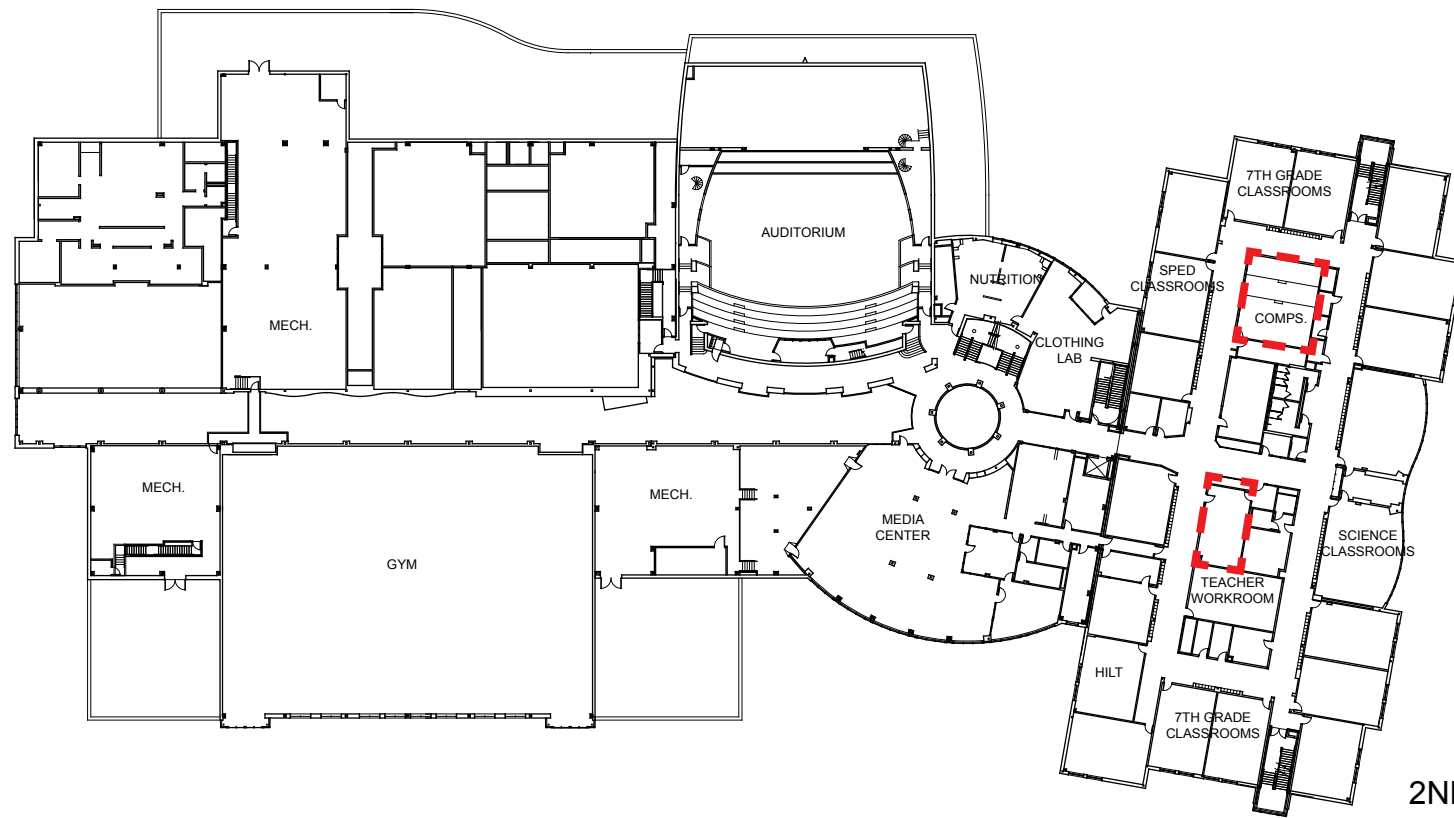
POSSIBLE EXPANSION

NEW OFFICES

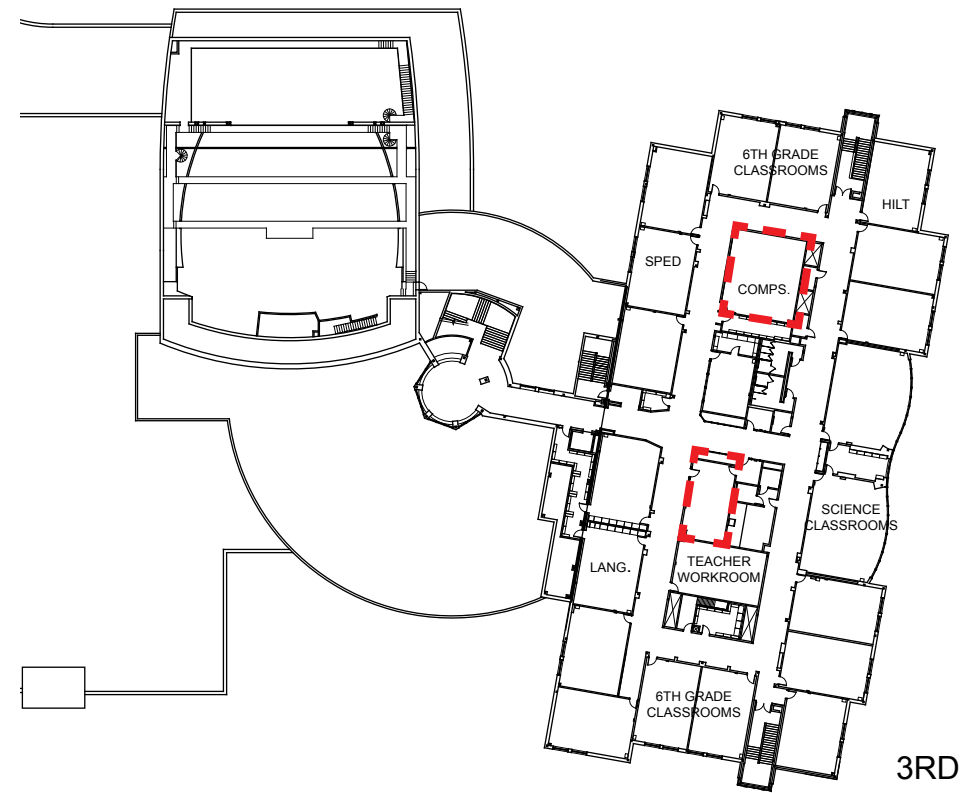
NEW CLASSROOMS

ADDITIONAL STORAGE

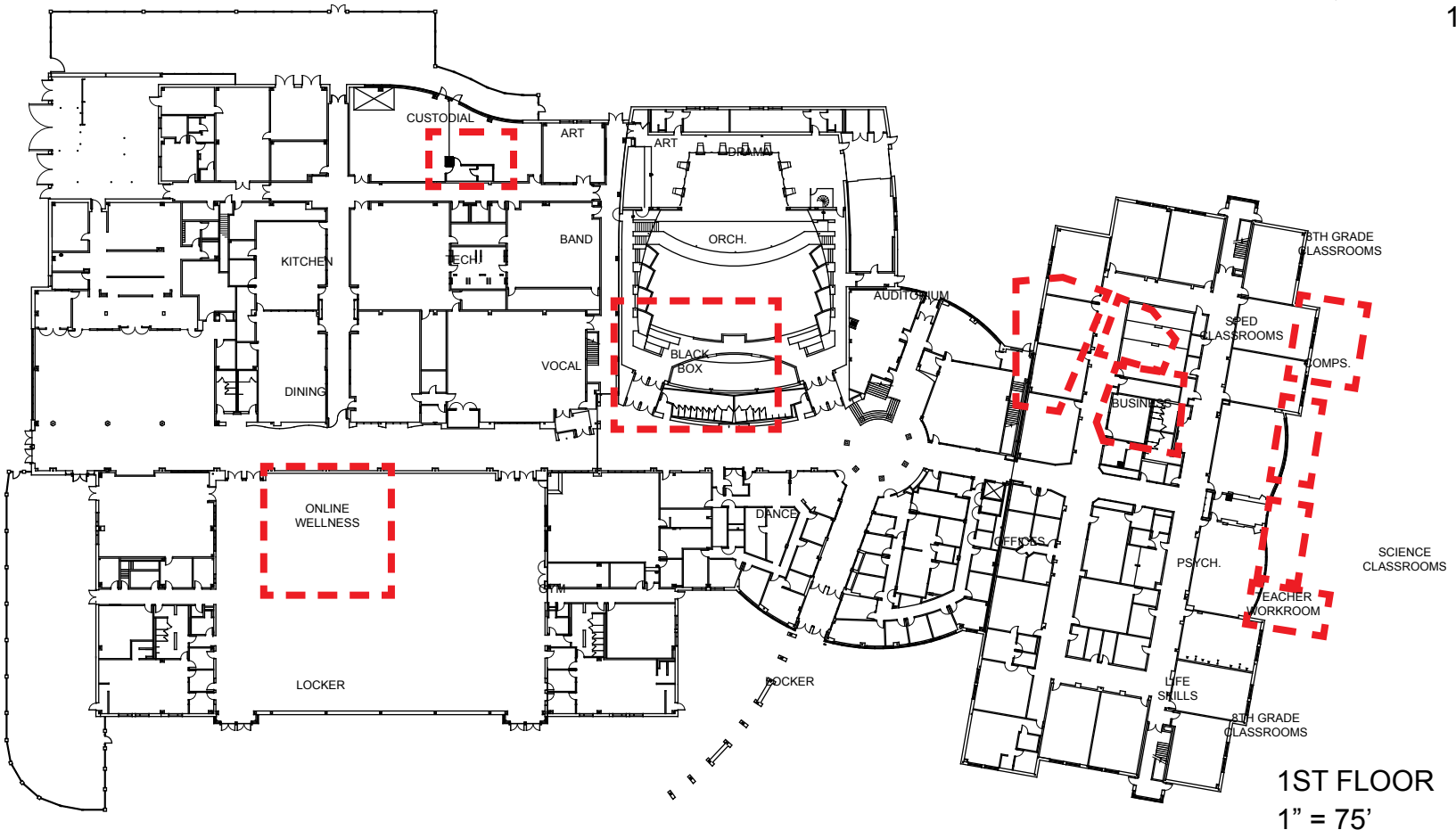
CLASSROOM CAPACITY ANALYSIS



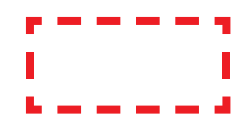
2ND FLOOR
1" = 75'



3RD FLOOR
1" = 75'



1ST FLOOR
1" = 75'



AREAS OF PROPOSED IMPROVEMENTS

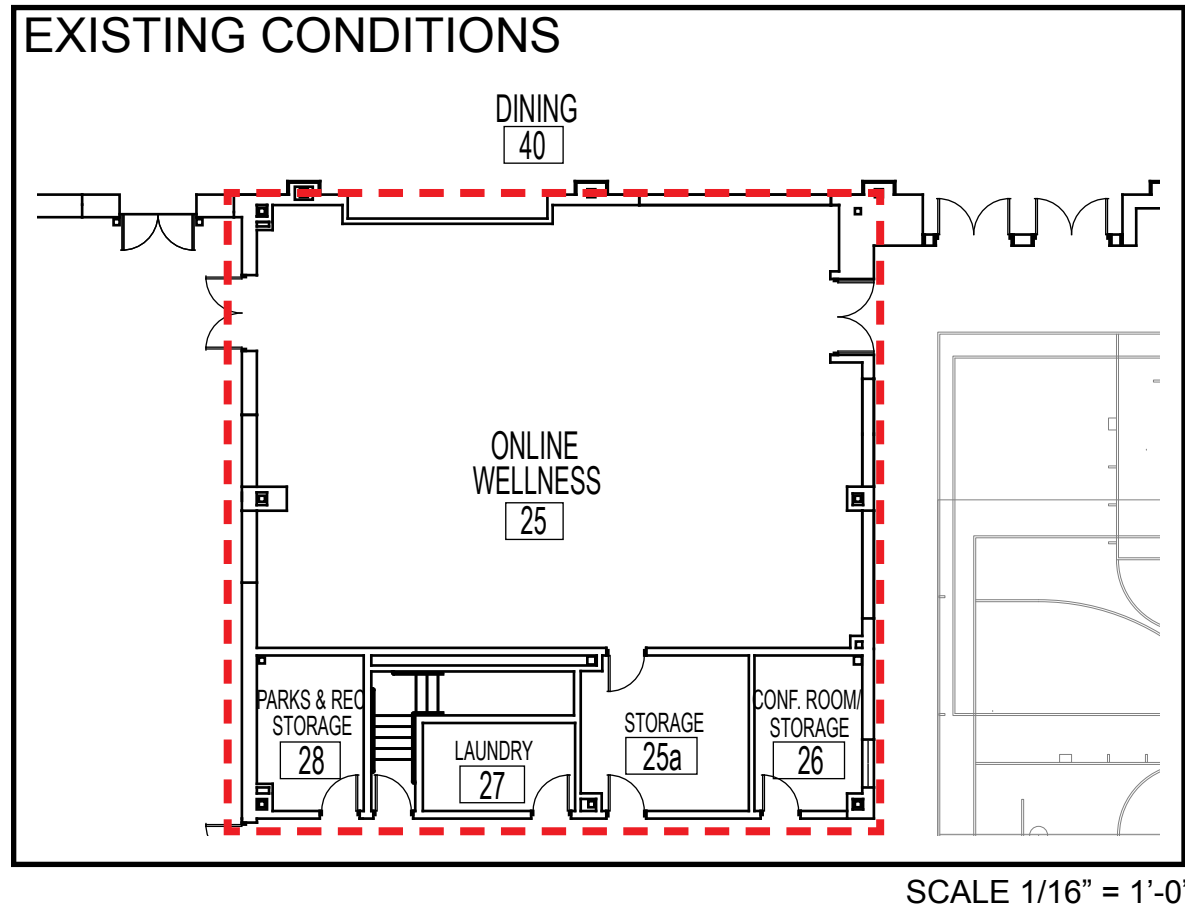
EXISTING CONDITIONS



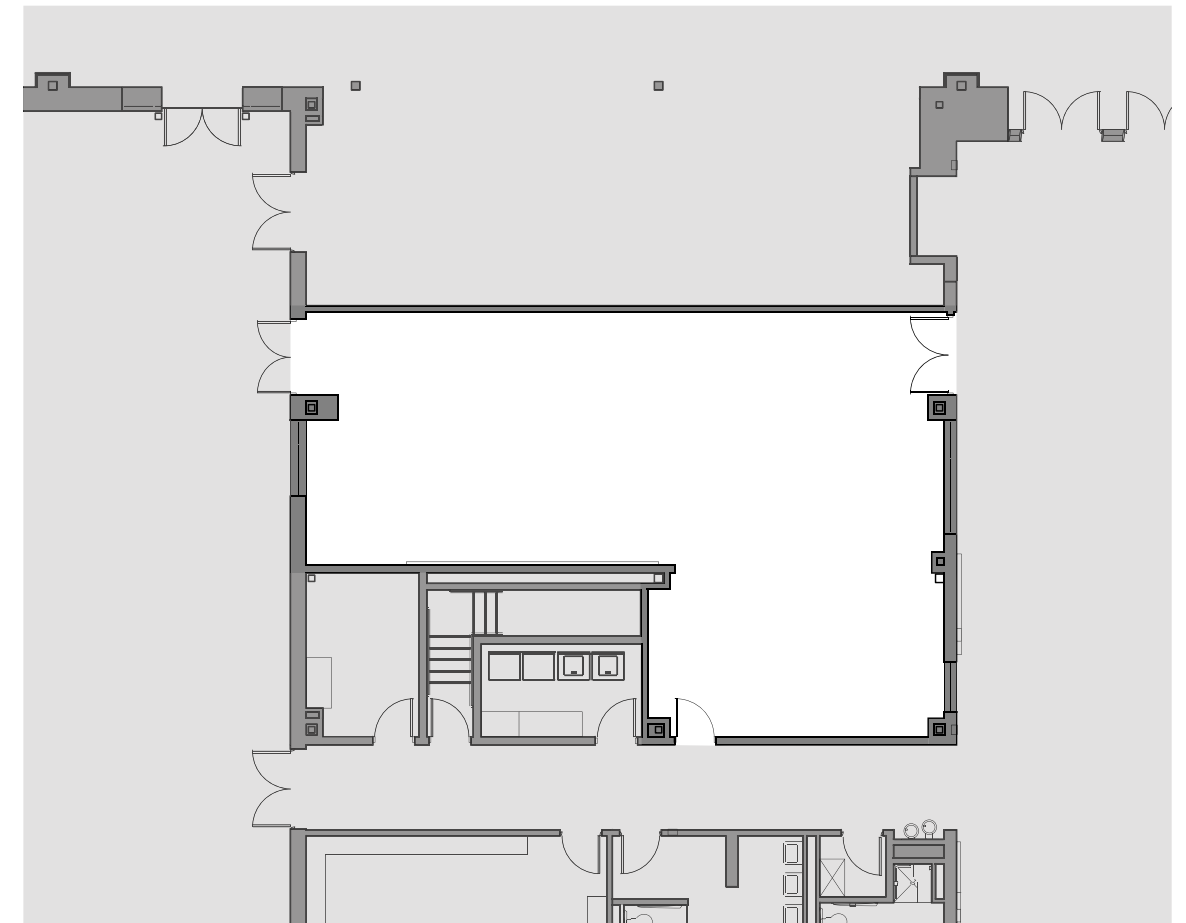
PROGRESS MEETING #2 - KENMORE MIDDLE SCHOOL CAPACITY STUDY

FEBRUARY 26, 2016





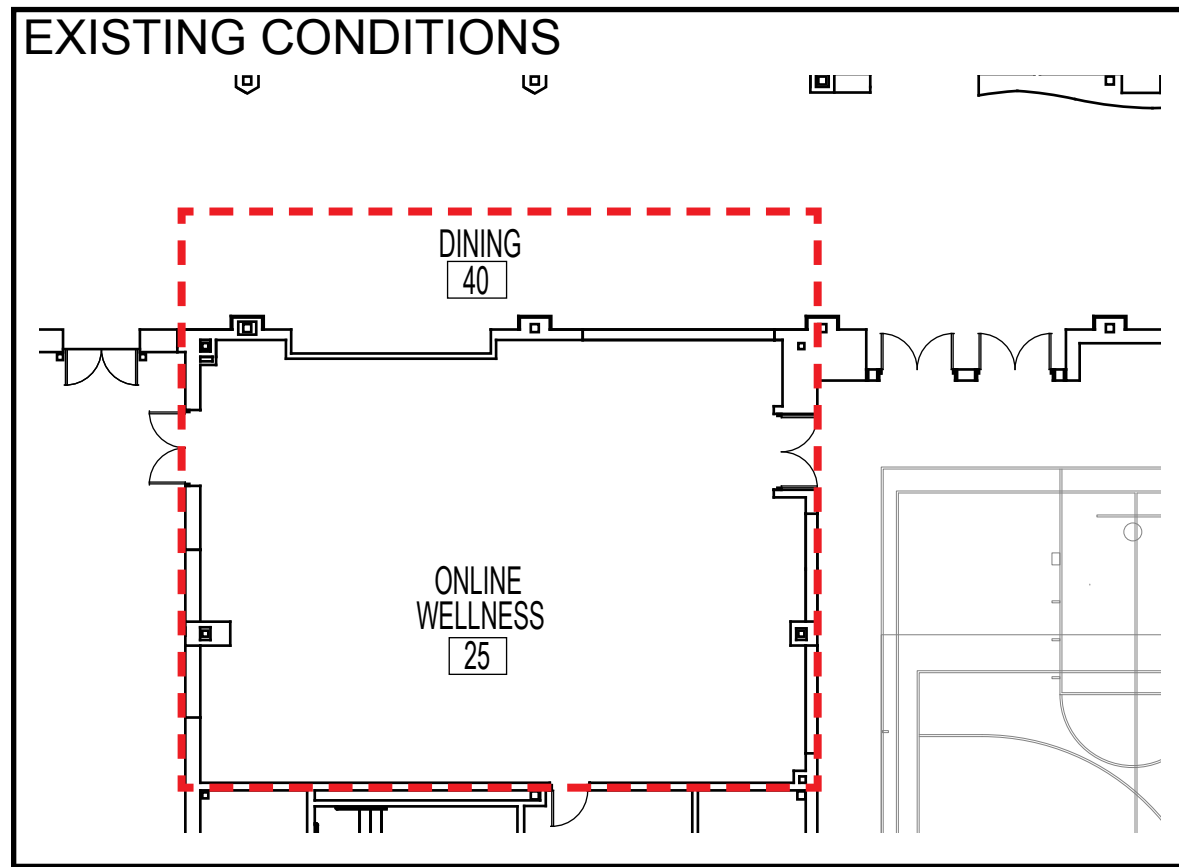
*Option 01 moves the dining wall so that half of the Online Wellness classroom is reallocated to Dining. The Online Wellness room is further expanded by reallocating the conference room and storage closet to that space.



SCALE 1/16" = 1'-0"

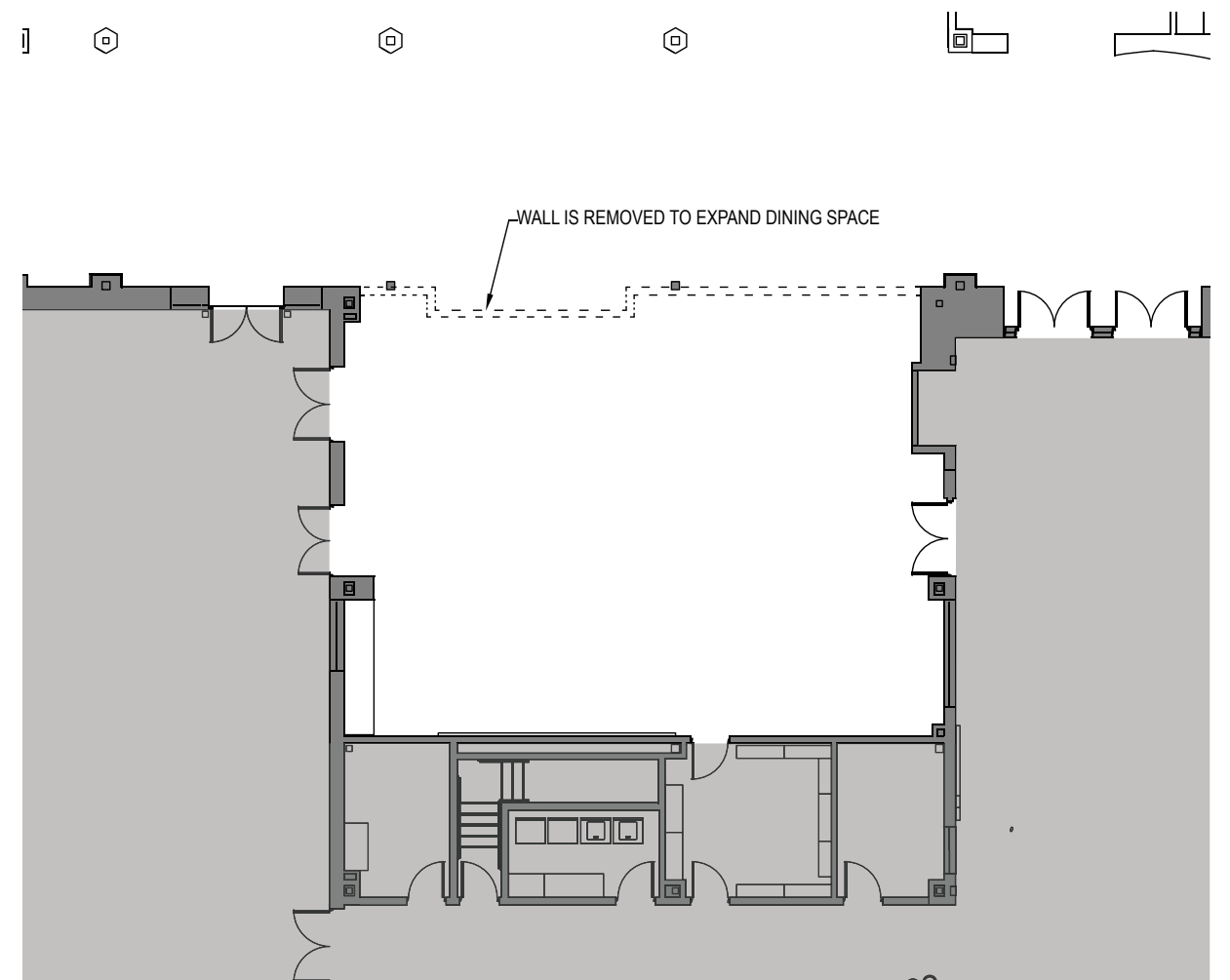
OPTION - 01

DINING AND WELLNESS



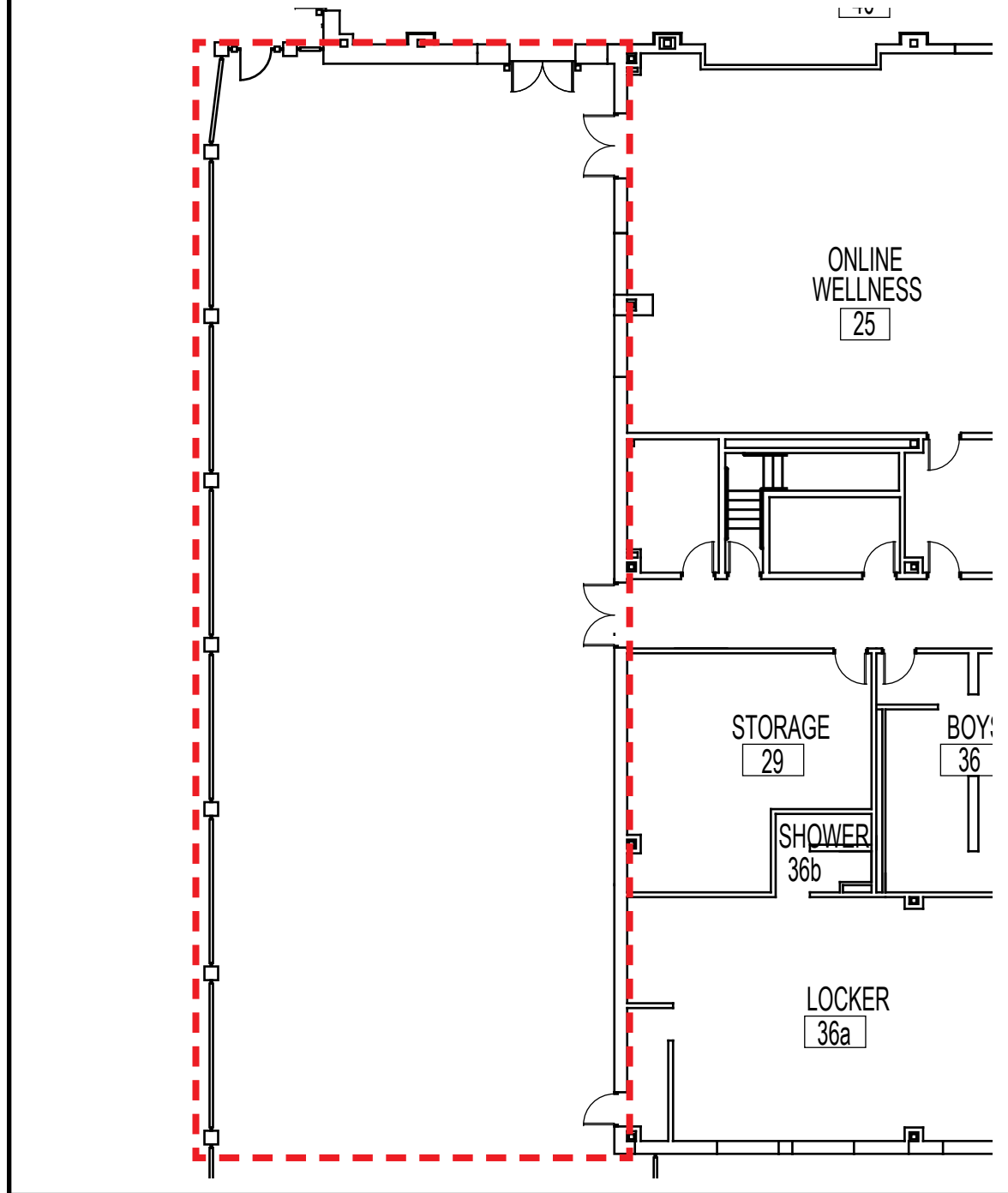
SCALE 1/16" = 1'-0"

*Option 02 eliminates partition between Wellness and Dining. Relocate Wellness function to Black Box Theater or Dance Room for Wellness and MIPA functions when not in use.

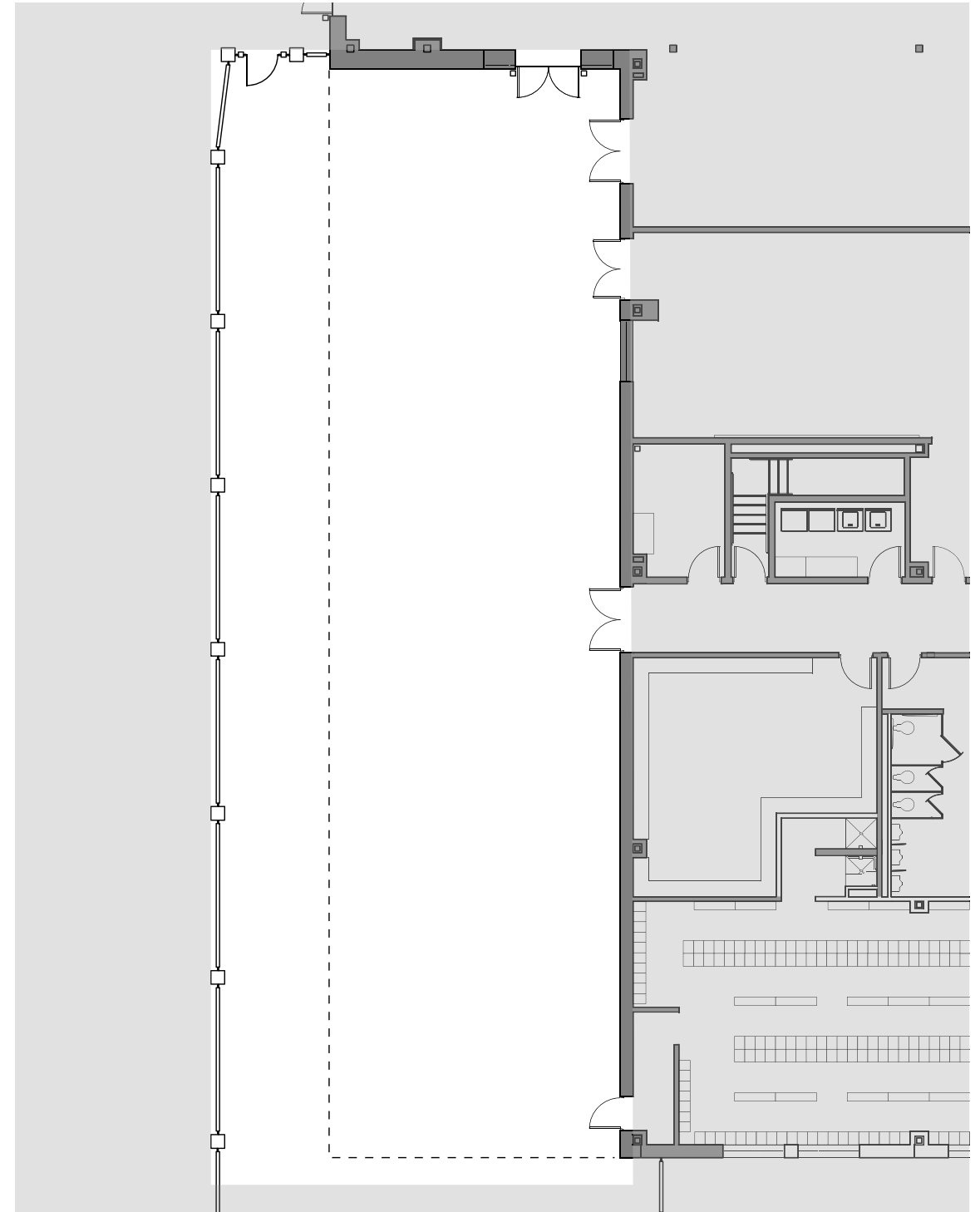


SCALE 1/16" = 1'-0"

EXISTING CONDITIONS



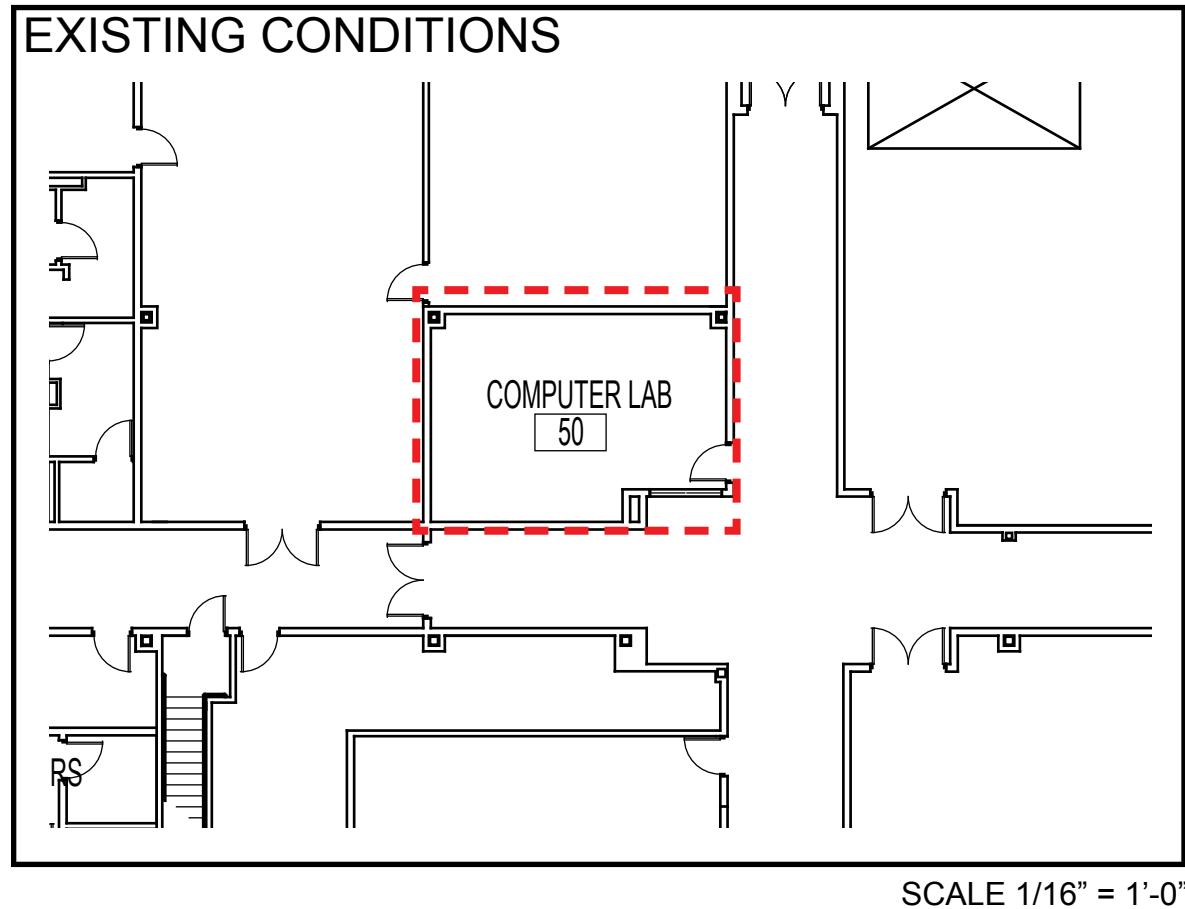
SCALE 1/16" = 1'-0"



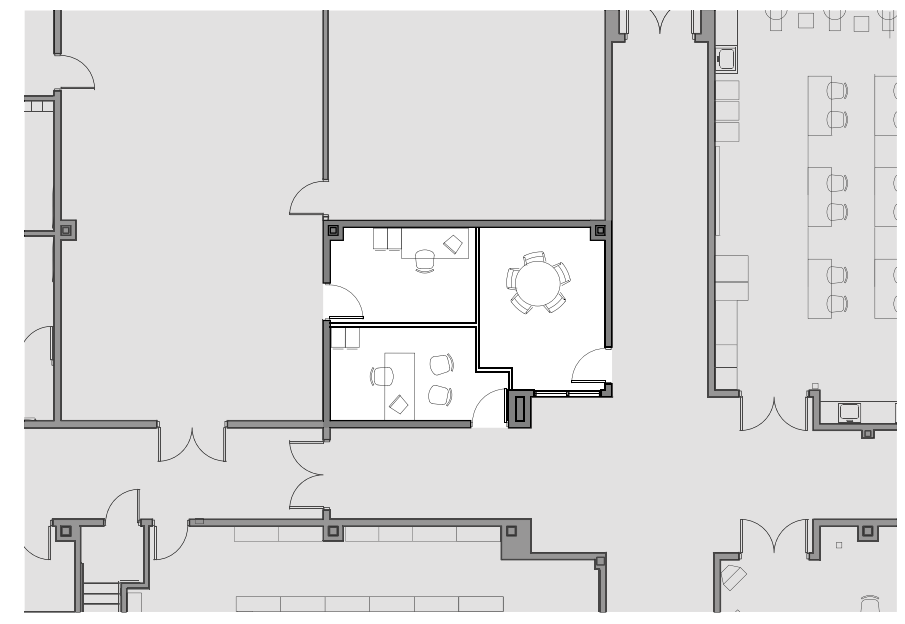
SCALE 1/16" = 1'-0"

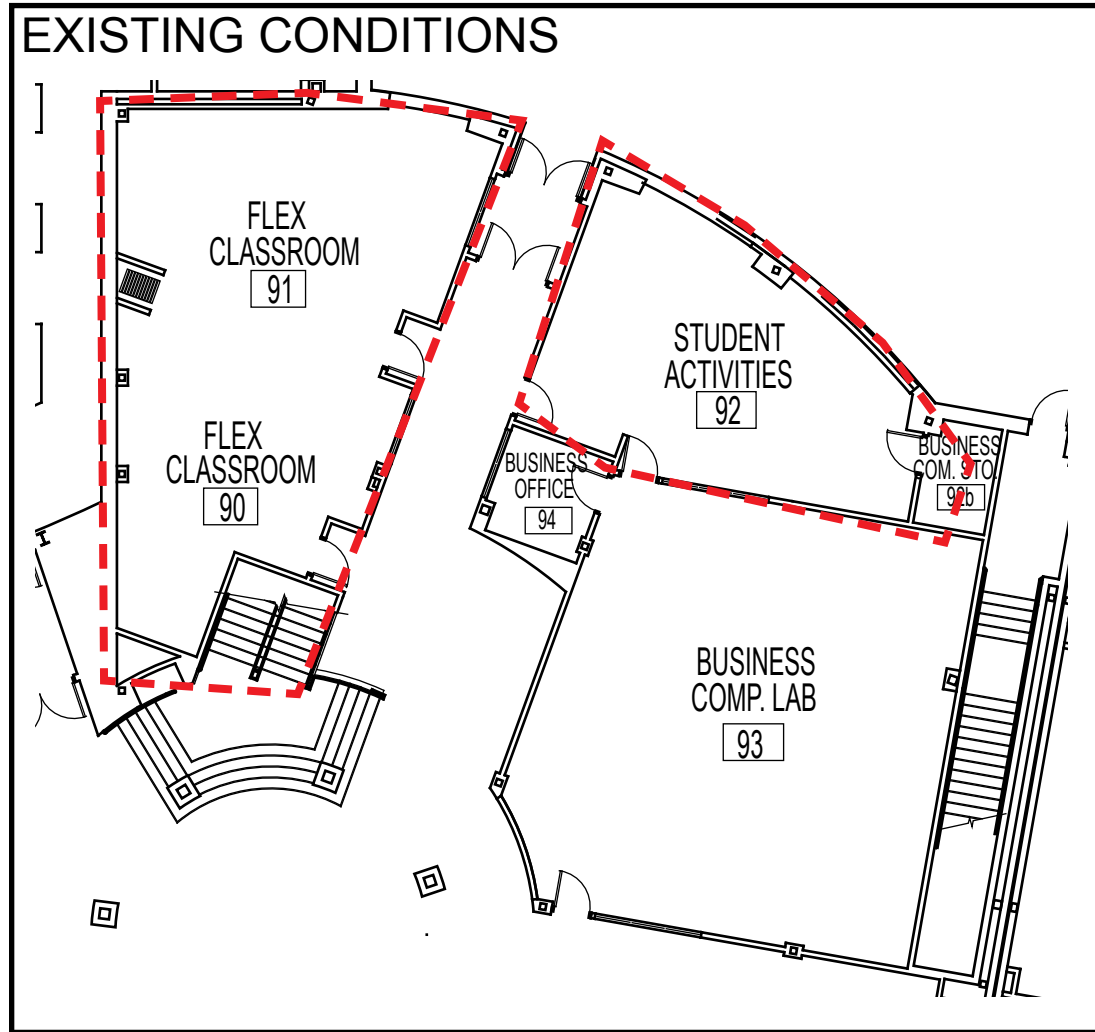
OPTION - 01

POSSIBLE EXPANSION



Option 1 takes the casework out of Rm. 50 and reappropriates the space to a conference room and 2 offices.

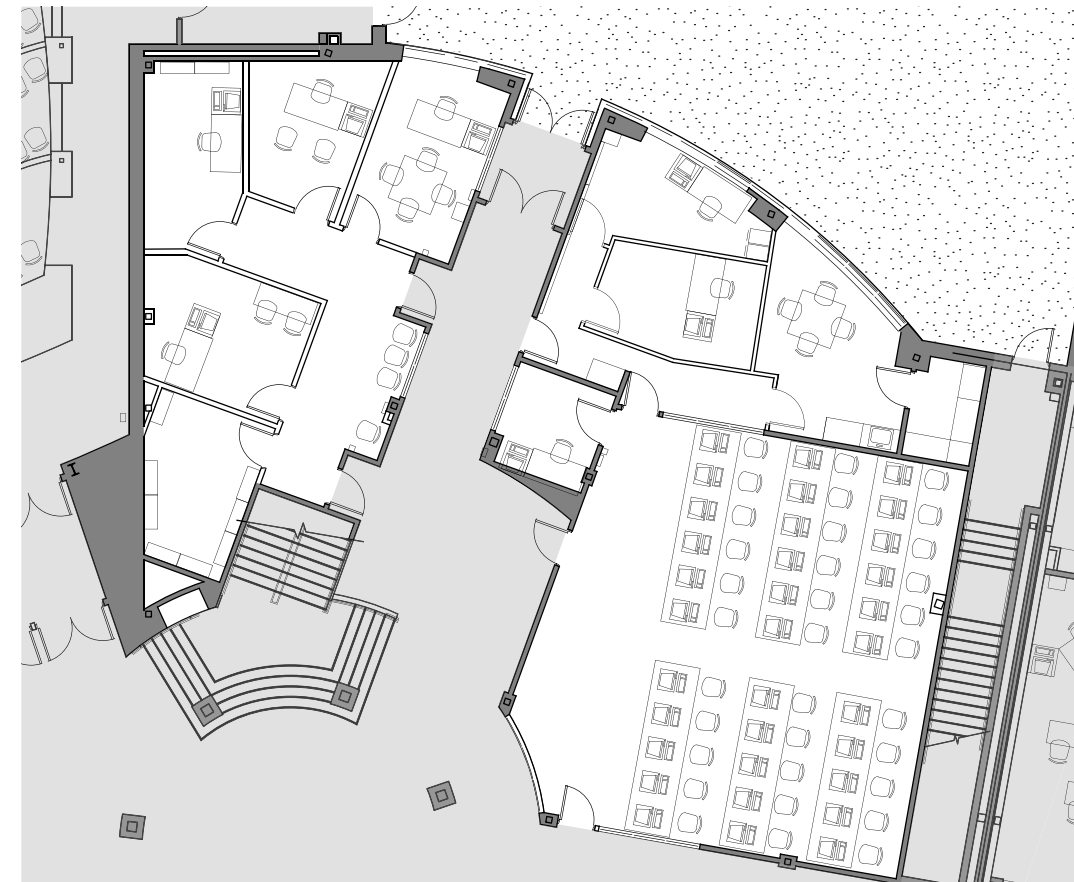




SCALE 1/16" = 1'-0"

* Option 1 proposes a new MIPA classroom in place of the 4 offices: Speech/ Vision, Minority Achievement, Gifted, and the Psychologist. These 4 offices would take the place of the 2 flex classrooms, rooms 90 and 91.

Student Activities, room 92, can be repurposed as offices and a conference room.

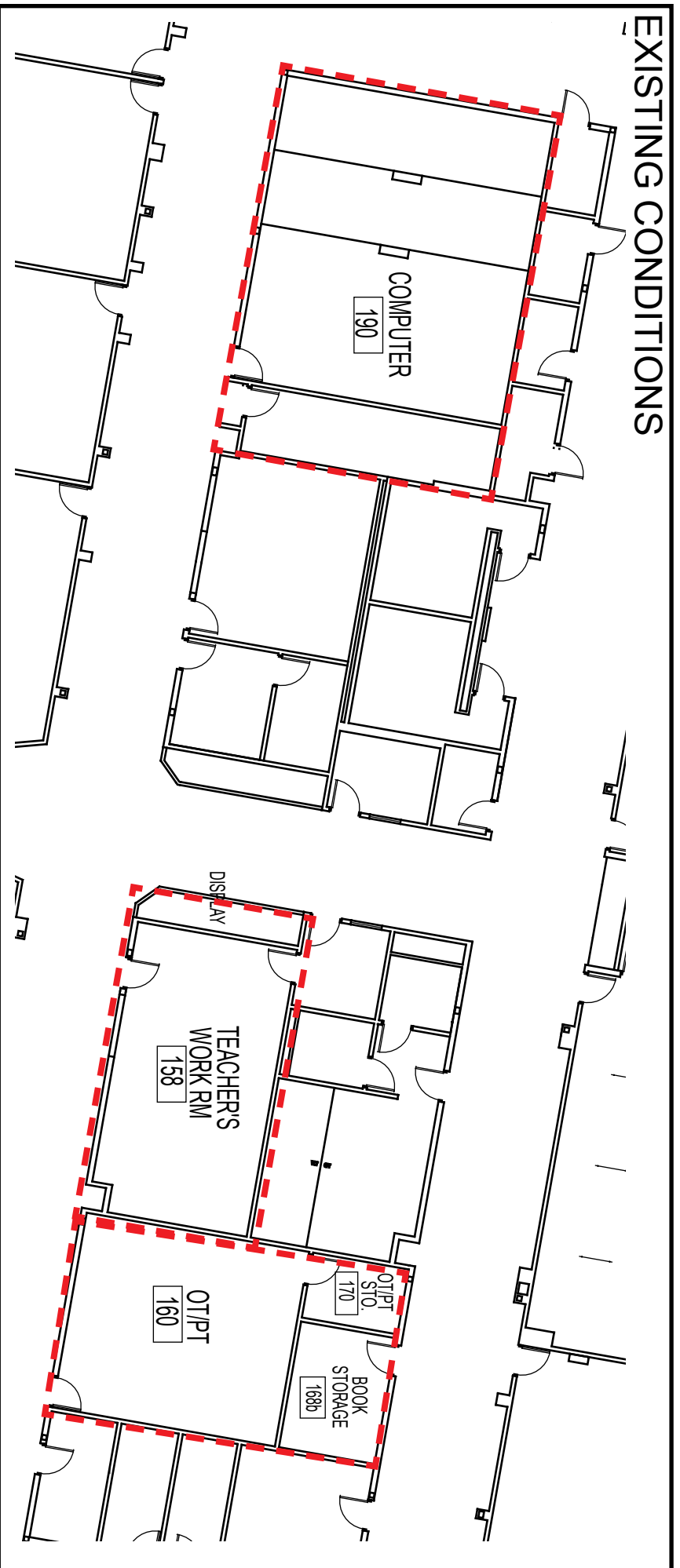


SCALE 1/16" = 1'-0"

OPTION - 02

NEW OFFICES

EXISTING CONDITIONS



Room 190 could become a new science classroom by removing the computer lab casework and risers. In order to create a larger lab, the teacher storage space is absorbed into Rm. 190 as well. New plumbing would be routed from the Girls' Bathroom, rm. 178b.

Room 160 could become a classroom by removing the partitions between OT/PT, the book storage, and the OT/PT storage spaces.

The teacher workstation would be expanded by removing the partition to the display case.



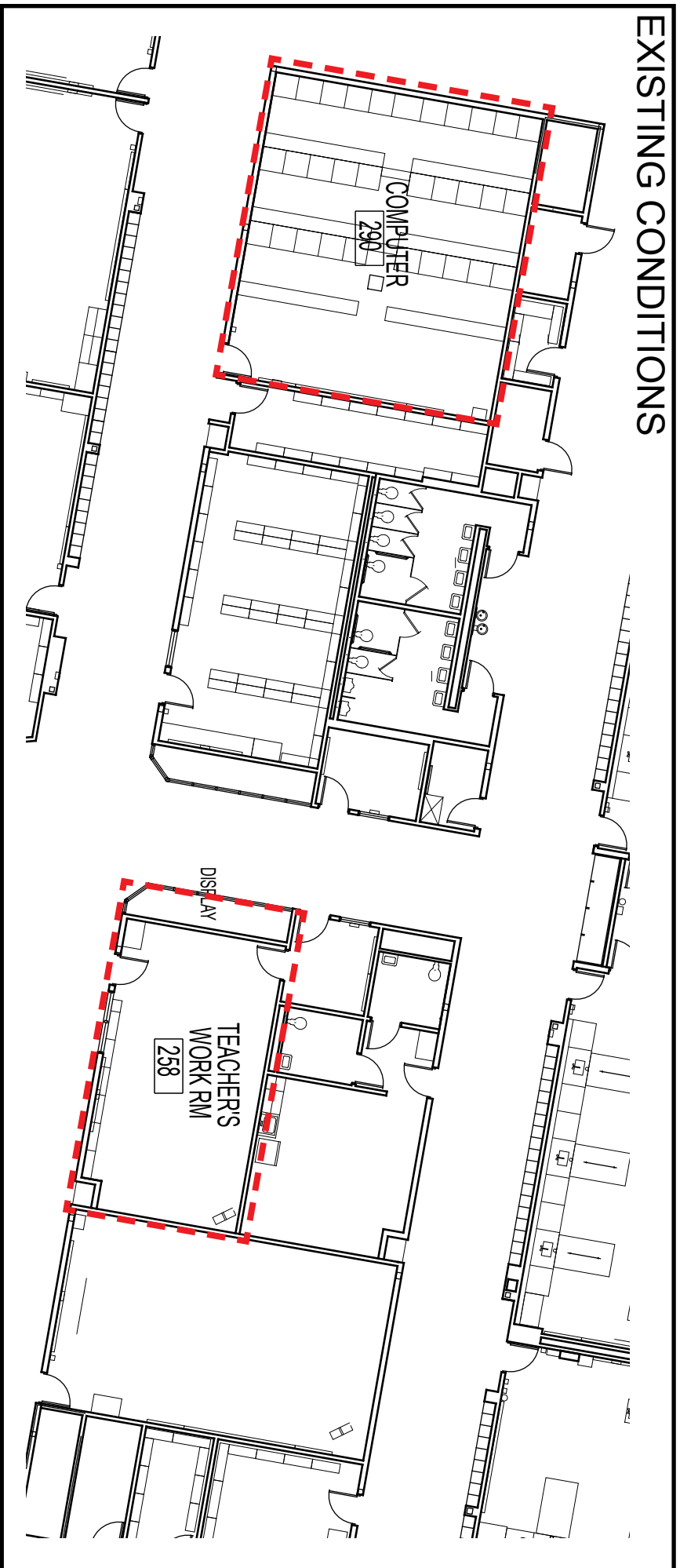
NEW CLASSROOMS



Arlington
Public
Schools

PROGRESS MEETING #2 - KENMORE MIDDLE SCHOOL CAPACITY STUDY
FEBRUARY 26, 2016

EXISTING CONDITIONS



Room 290 could become a classroom created removing the computers and milwork.

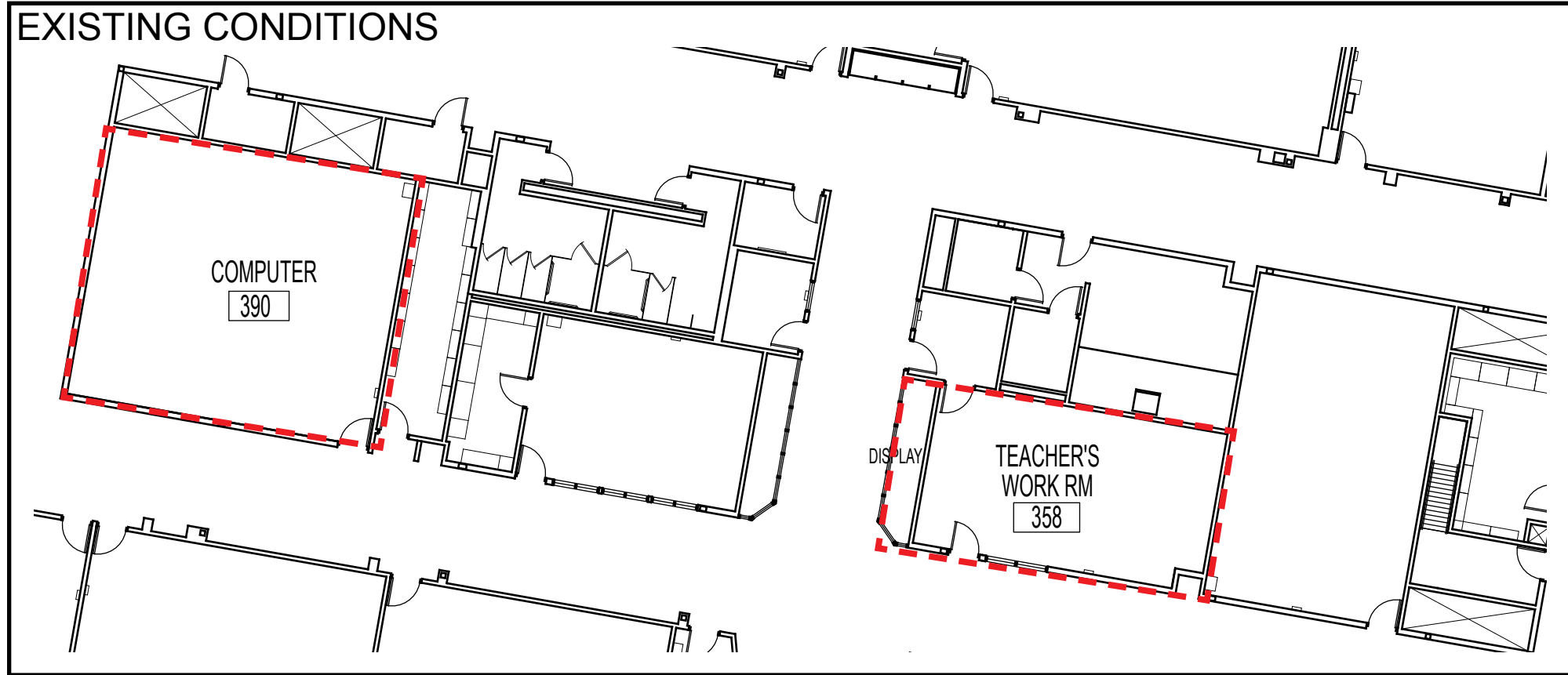
The teacher workroom could be expanded by removing the partition between Rm. 258 and the adjacent display case.



OPTION - 02

NEW CLASSROOMS

EXISTING CONDITIONS



Room 390 could become a classroom created removing the computers and millwork.

The teacher workroom could be expanded by removing the partition between Rm. 358 and the adjacent display case.



NEW CLASSROOMS

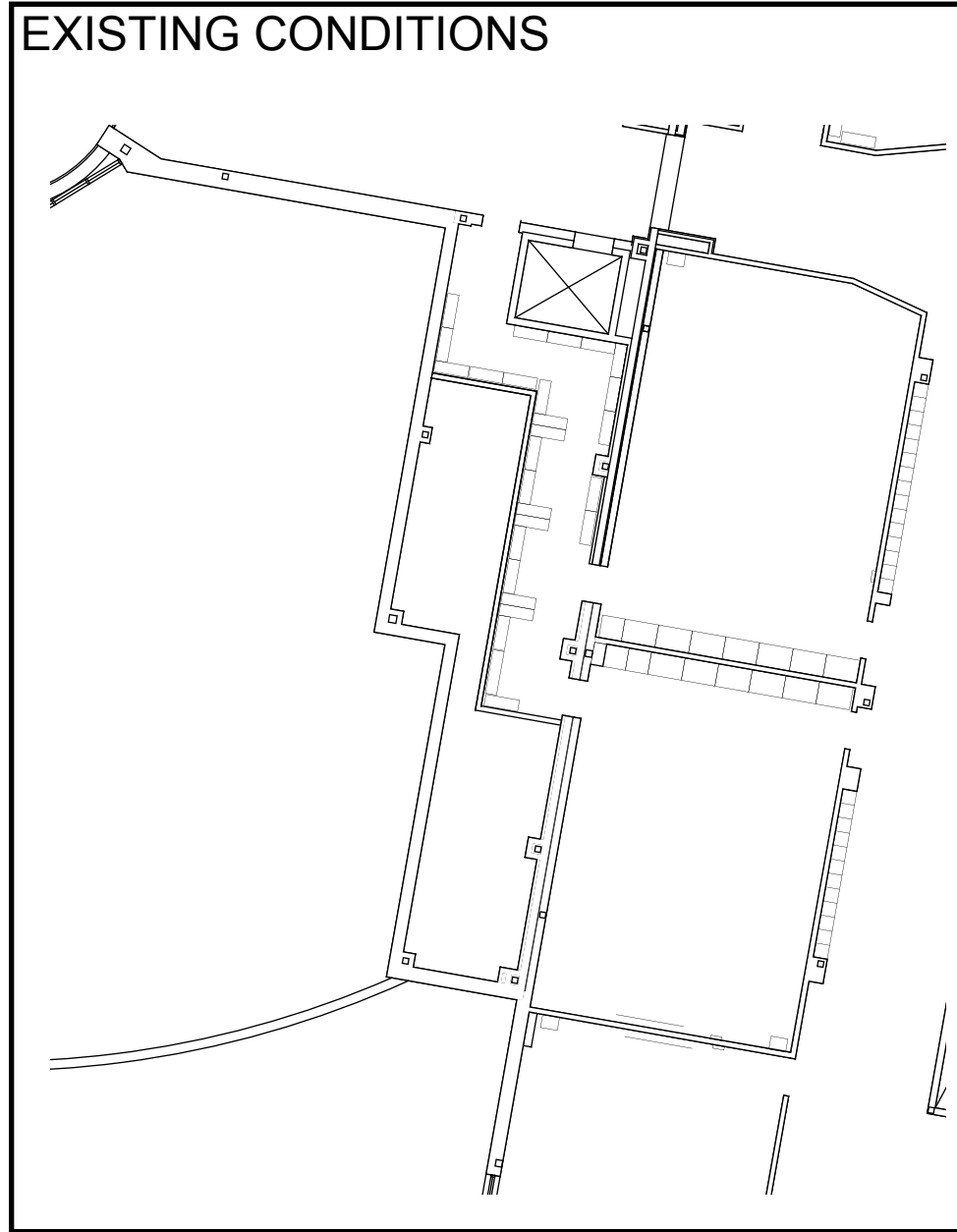


PROGRESS MEETING #2 - KENMORE MIDDLE SCHOOL CAPACITY STUDY

FEBRUARY 26, 2016

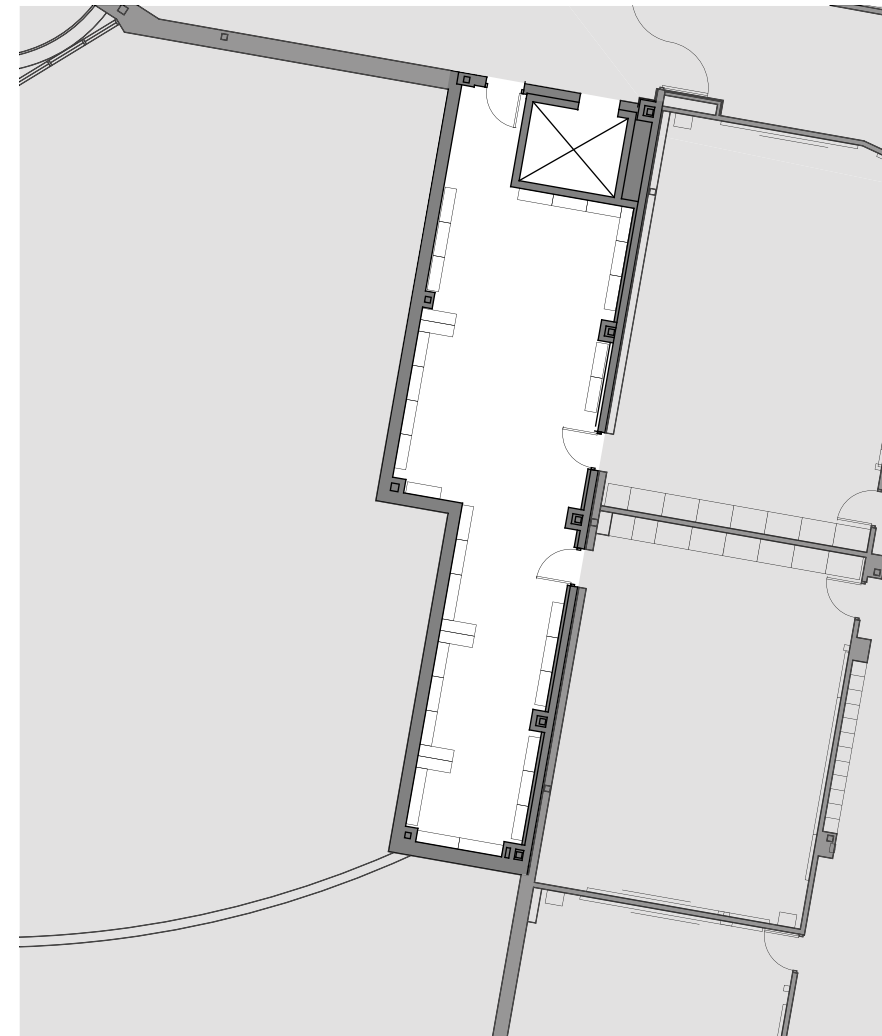
VMDO ARCHITECTS

EXISTING CONDITIONS



SCALE 1/16" = 1'-0"



The storage space off of the hallways on the 3rd floor is currently under-utilized. If the current walls were bumped out to the extent of the envelope, the storage space would increase.



SCALE 1/16" = 1'-0"

OPTION - 01
ADDITIONAL STORAGE

Room #	Room Name	Existing SF CAD	Proposed SF	Ed. Spec SF	Ed Spec. SF/Stud.	Ed Spec. Capacity	Kenmore Max. Capacity
1st Floor							
21a	Dance	1873	1873	N/A			
24	Health Classroom	712	712	750	15-25	30-50	47
25	Online Wellness	1793	1793	N/A			
43	Tech Classroom	1428	1428	1000-1500	33-50	30	43
45	Tech R+D Lab	1148	1148	1000-1200	42-50	24	27
60	Art Lab	1714	1714	1650	69	24	25
61	Art Lab	980	980	1650	69	24	14
62	Drama Classroom	708	708	700-750	23-25	30	31
63	Orchestra	1466	1466	1200	30	40	49
67	Band	1978	1978	1800	36	50	55
68	Vocal	1434	1434	1500	19-25	60-80	75
71	Black Box	2796	2796	N/A			
93	Business/ Comp. Lab	1219	1219	830	35	24	35
157	Life Skills	528	528	500	50	10	11
157a	Life Skills Prep.	176	176	170	N/A	N/A	
159	Life Skills	515	515	500	50	10	10
160	New Science Classroom	504	716	900	38	24	19
161	Interlude	516	516	650	81	8	6
163	8th Grade Social Studies	714	714	700-750	29-31	24	24
165	8th Grade Language Arts	706	706	700-750	29-31	24	24
167	HILT	715	715	750	31	24	23
169	8th Grade Math	732	732	700-750	29-31	24	25
171	Special Ed. Science	735	735	700-750	29-31	24	25
173	8th Grade Science	1156	1156	900	38	24	30
173a	Science Prep.	253	253	250	N/A	N/A	
177	8th Grade Science	1150	1150	900	38	24	31
179	Special Ed.	761	761	700-750	29-31	24	26
181	8th Grade Math	758	758	700-750	29-31	24	26
183	HILT	722	722	750	31	24	23
185	8th Grade Language Arts	719	719	700-750	29-31	24	25
187	8th Grade Social Studies	717	717	700-750	29-31	24	25
189	8th Grade Special Ed.	673	673	700-750	29-31	24	25
190	New Science Classroom	940	1127	900	38	24	30
191	Special Ed. Resources	495	495	500	50	10	10
193	Special Ed. Resources	492	492	500	50	10	10
195	8th Grade Special Ed.	666	666	700-750	29-31	24	23

 = 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

Room #	Room Name	Existing SF CAD	Proposed SF	Ed. Spec SF	Ed Spec. SF/Stud.	Ed Spec. Capacity	Kenmore Max. Capacity
2nd Floor							
202	Media Center Computer Room	647	647	830	35	24	18
210	Media Center Reading Room	478	478	400	20-27	15-20	24
213	Clothing Lab	747	747	1000	33-50	20-30	23
215	Modular Lab	902	902	1200-1500	50-63	24	18
216	Nutrition Lab	960	960	1500	75	20	13
251	Special Ed. Self Contained	696	696	700-750	29-31	24	24
255	Video Production	533	533	650	27	24	20
259	HILT	705	705	750	31	24	23
260	Distance Learning	727	727	700-750	29-31	24	25
261	Special Ed.	727	727	700-750	29-31	24	25
263	HILT	713	713	750	31	24	23
265	7th Grade Social Studies	706	706	700-750	29-31	24	24
267	HILT Ex.	704	704	750	31	24	23
269	7th Grade Math	732	732	700-750	29-31	24	25
271	Special Ed. Science	737	737	700-750	29-31	24	25
273	7th Grade Science	1128	1128	900	38	24	30
273a	Science Prep.	251	251	250	N/A	N/A	
277	7th Grade Science	1114	1114	900	38	24	29
279	7th Grade Special Ed.	761	761	700-750	29-31	24	26
281	7th Grade Math	753	753	700-750	29-31	24	26
283	7th Grade HILT Ex.	723	723	750	31	24	23
285	7th Grade English	718	718	700-750	29-31	24	25
287	7th Grade Social Studies	718	718	700-750	29-31	24	25
289	HILT	729	729	750	31	24	23
290	New Science Classroom	940	940	900	38	24	25
291	HILT	730	730	750	31	24	24
293	Special Ed. Resources	548	548	500	50	10	11

Room #	Room Name	Existing SF CAD	Proposed SF	Ed. Spec SF	Ed Spec. SF/Stud.	Ed Spec. Capacity	Kenmore Max. Capacity
3rd Floor							
351	Foreign Language	799	799	700-750	29-31	24	28
353	Foreign Language	760	760	700-750	29-31	24	26
359	6th Grade Social Studies	746	746	700-750	29-31	24	26
360	6th Grade Special Ed.	729	729	700-750	29-31	24	25
361	6th Grade Special Ed.	728	728	700-750	29-31	24	25
363	6th Grade Reading	710	710	400	20-27	15-20	36
365	6th Grade Language Arts	711	711	700-750	29-31	24	25
367	HILT Ex.	702	702	700-750	29-31	24	24
369	6th Grade Math	734	734	700-750	29-31	24	25
371	Special Ed. Science	738	738	700-750	29-31	24	25
373	6th Grade Science	1112	1112	1200	50	24	22
373a	Prep	249	249	250	N/A	N/A	
377	6th Grade Science	1114	1114	1200	50	24	22
379	6th Grade Special Ed.	763	763	700-750	29-31	24	26
381	6th Grade Math	758	758	700-750	29-31	24	26
383	HILT Ex.	723	723	700-750	29-31	24	25
385	6th Grade Language Arts	734	734	700-750	29-31	24	25
387	6th Grade Reading	706	706	400	20-27	15-20	35
389	6th Grade Special Ed.	727	727	700-750	29-31	24	27
390	New Science Classroom	940	940	1200	50	24	19
391	6th Grade Soc. Studies	730	730	700-750	29-31	24	25
393	HILT	710	710	700-750	29-31	24	24

CLASSROOM SQUARE FOOT ANALYSIS

PROJECT 1172E, Kenmore Middle School Feasibility Study

MEETING Kenmore M.S. Feasibility Study Discussion

DATE 01/29/2016

REPORTING Sidney Griffin, VMDO Architects

ISSUED 01/29/2016

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

ATTACHED

PRESENT	Name, Title	Representing
	Jen Xu	APS, Building and Construction
	Zachary Larnard	APS
	Edgardo Zambrano	APS,
	Mike Goodman	APS
	Dave McBride	APS,
	Dr. Betty Spencer	APS, Kenmore M.S. Asst. Principal
	Dr. John Word	APS, Kenmore M.S. Principal
	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.

ACTION 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. Elimination of the Kitchen is not advised, 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 some 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. VMDO will continue to look into the cafeteria capacity issues and examine the implications 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.
 - 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.
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



Sidney Griffin, AIA
VMDO Architects

TABLE OF CONTENTS

EXISTING CONDITIONS

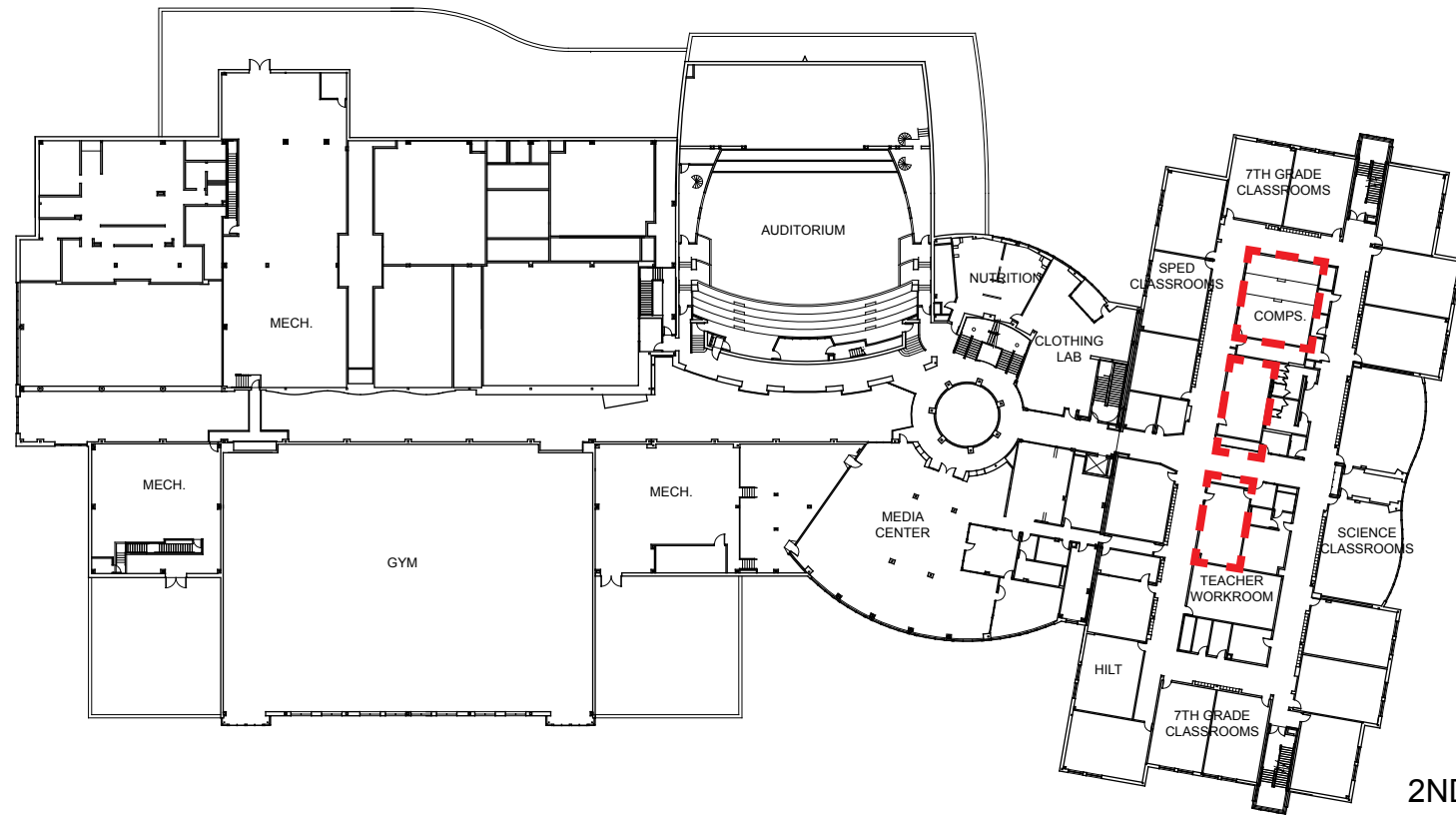
DINING AND WELLNESS

NEW CLASSROOMS - 1ST FLOOR

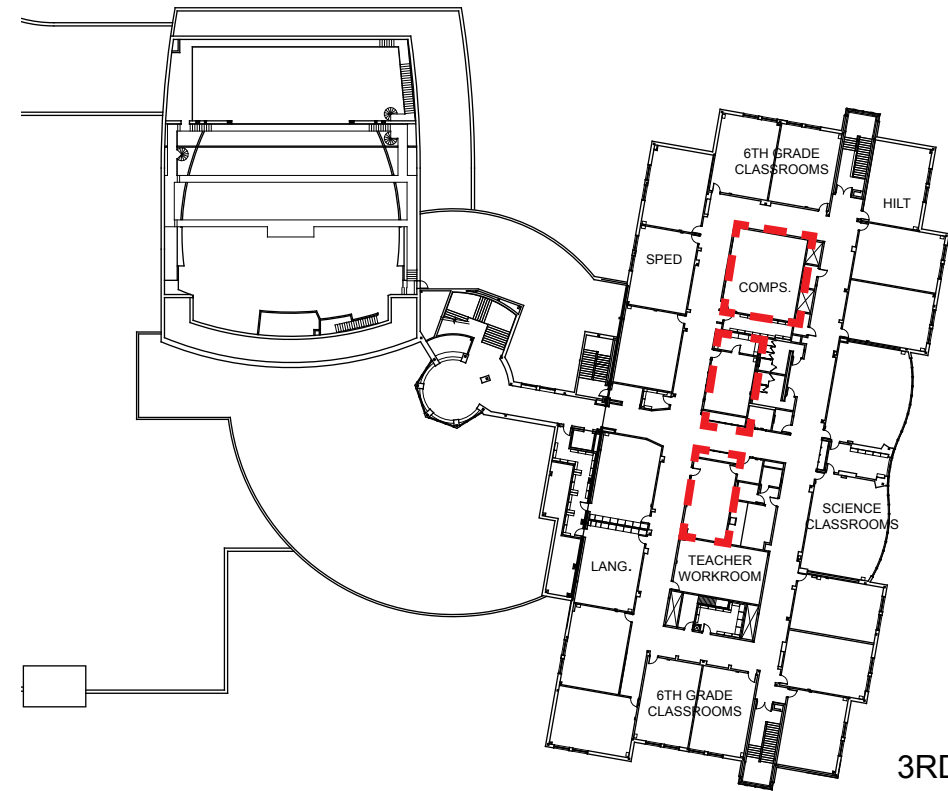
NEW CLASSROOMS - 2ND FLOOR

NEW CLASSROOMS - 3RD FLOOR

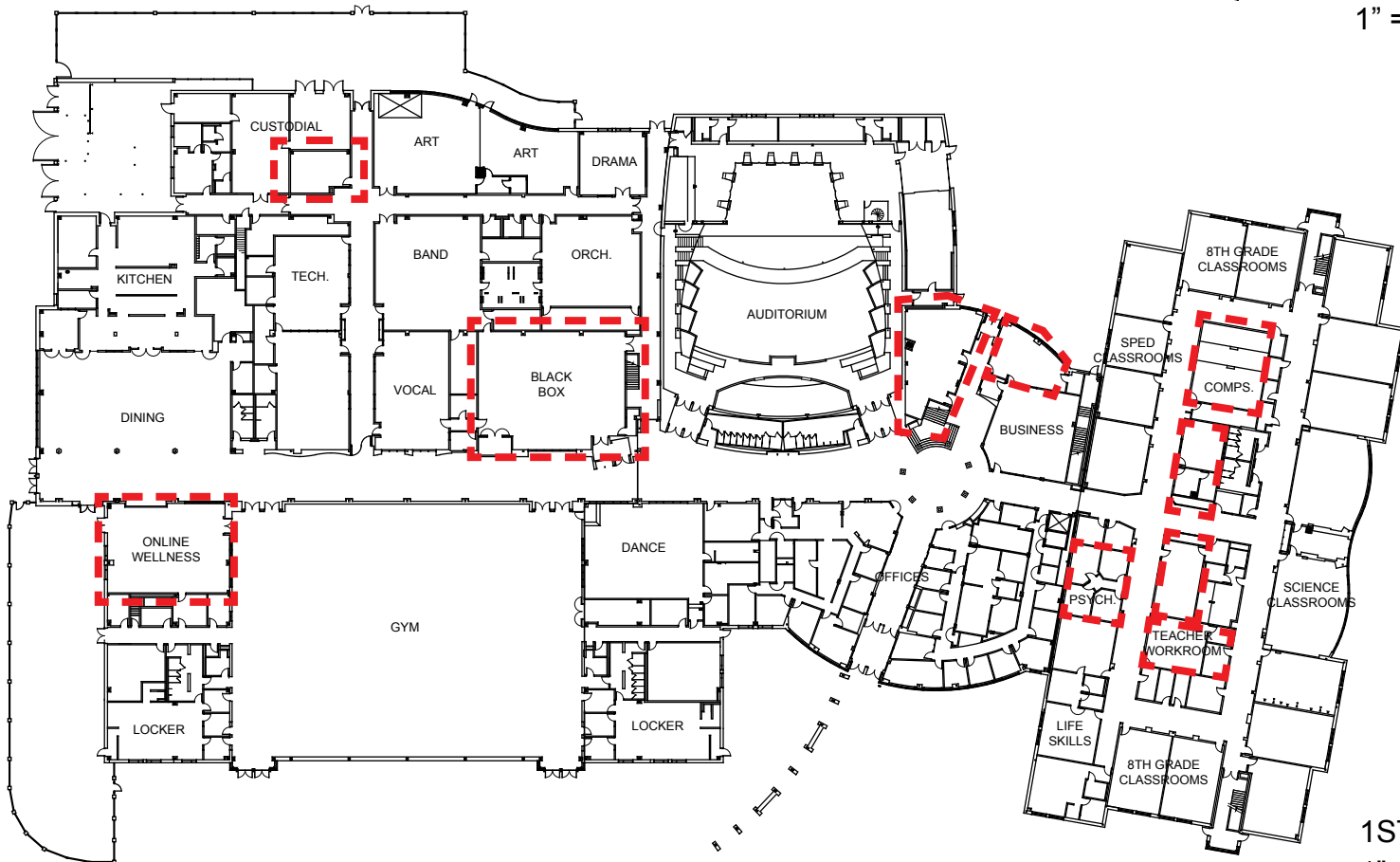
NEW MIPA CLASSROOMS



2ND FLOOR
1" = 75'



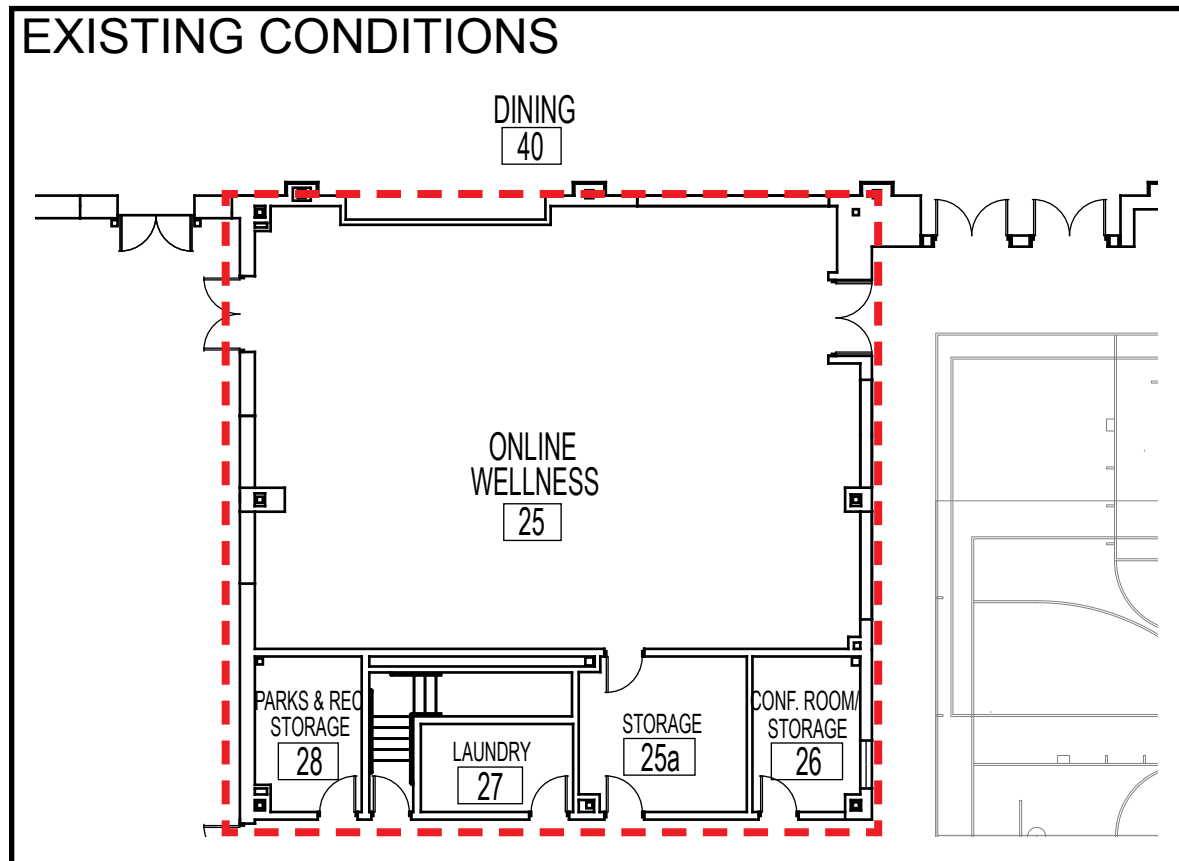
3RD FLOOR
1" = 75'



1ST FLOOR
1" = 75'



AREAS OF PROPOSED IMPROVEMENTS

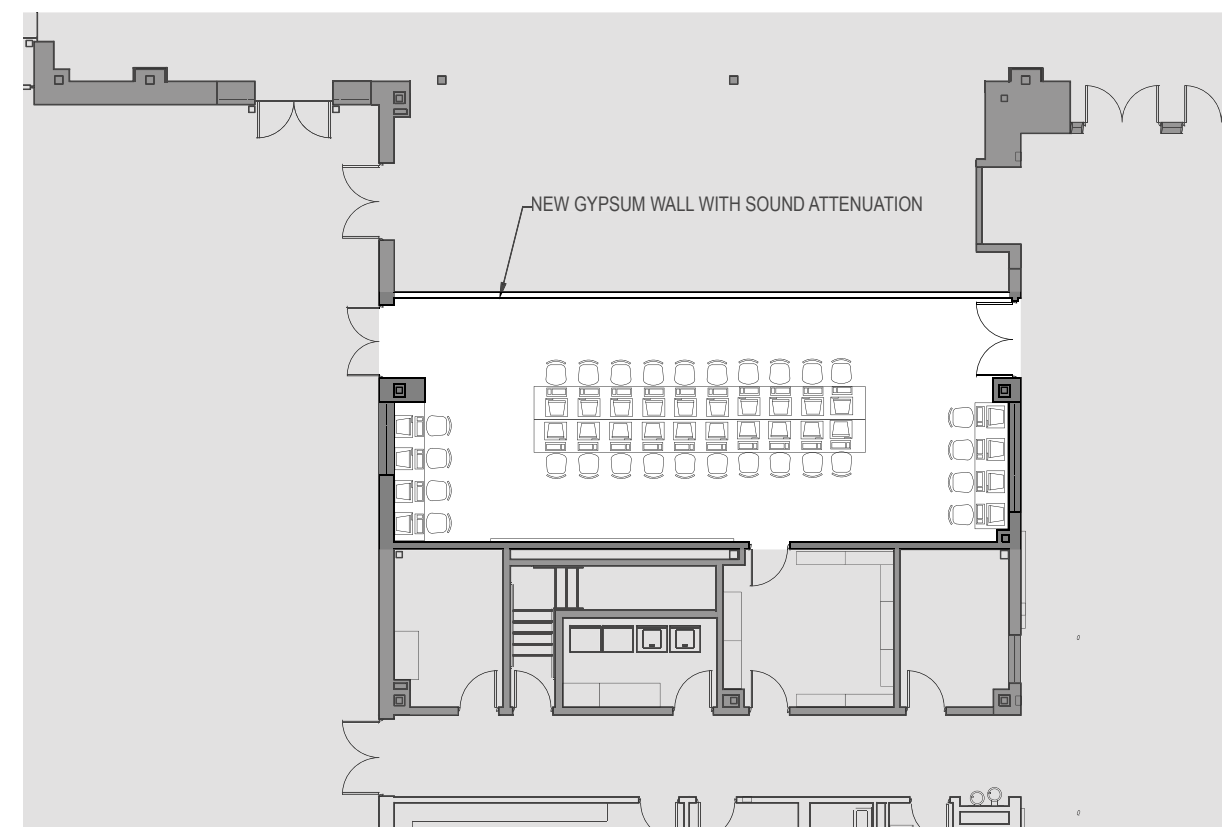


SCALE 1/16" = 1'-0"

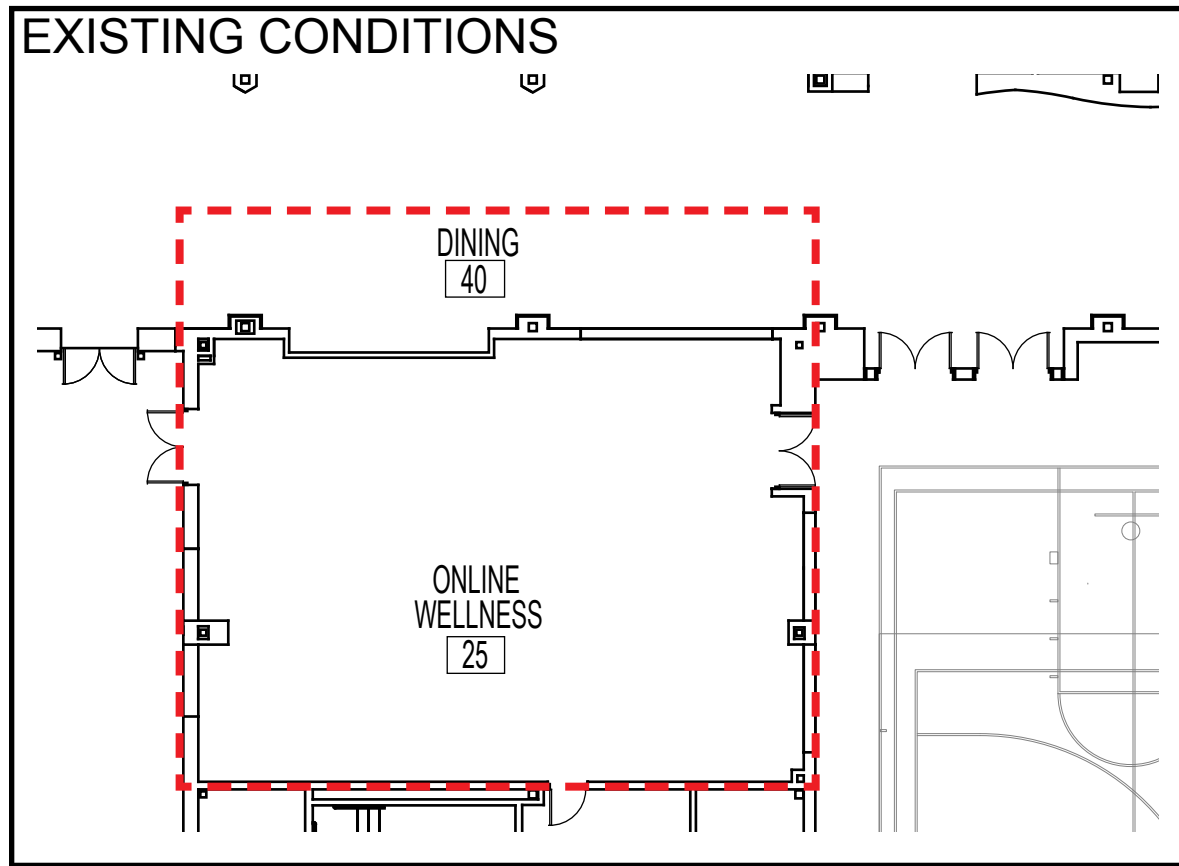
SQUARE FOOTAGE

Room #	Room Name	Existing SF CAD	Reallocate to	Proposed SF	Ed. Spec.
25	Online Wellness	1793	1/2 to Dining	896	1000-1200
40	Dining	4845		5741	4000-5800
25a	Storage	177	Online Wellness		
26	Conference Room	114	Online Wellness		

*Option 01 relocates the partition between Online Wellness and Dining; half of the Wellness classroom would be given over to Dining, while the storage closet and conference room become part of the Online Wellness room.



SCALE 1/16" = 1'-0"

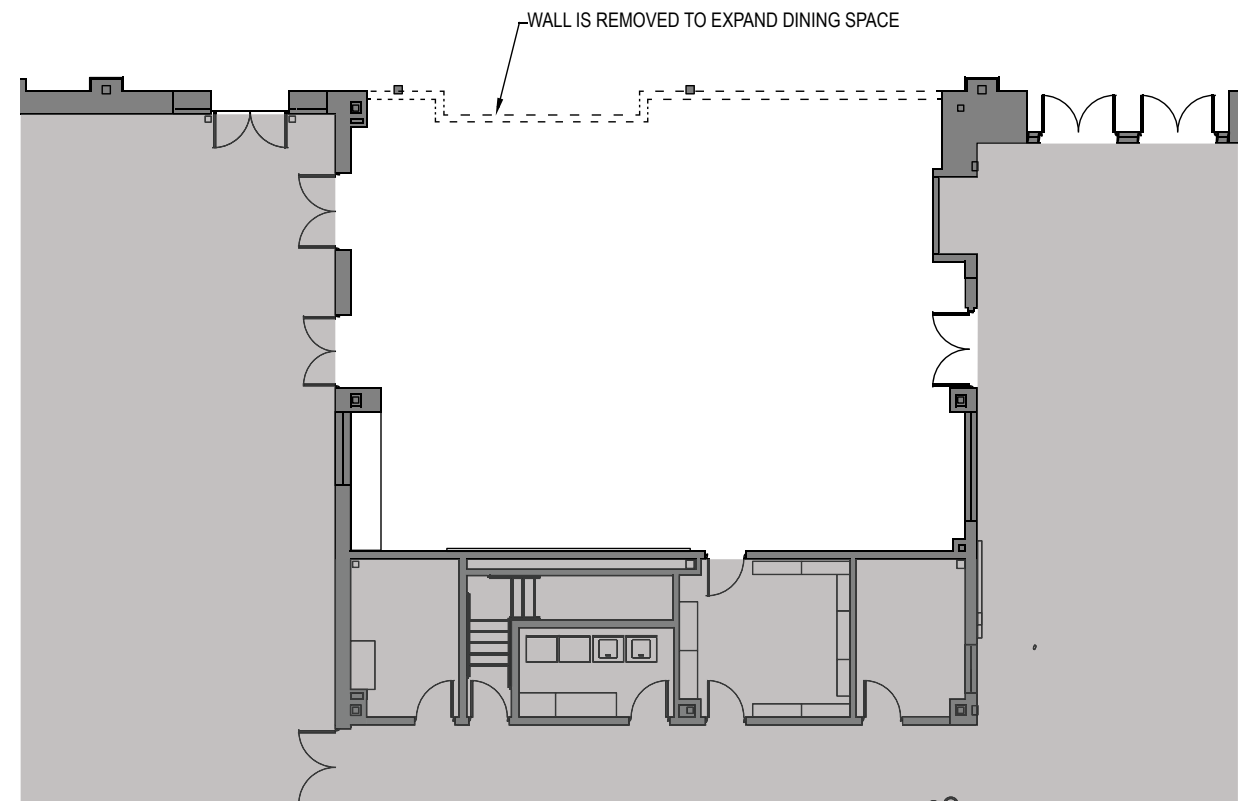


SCALE 1/16" = 1'-0"

SQUARE FOOTAGE

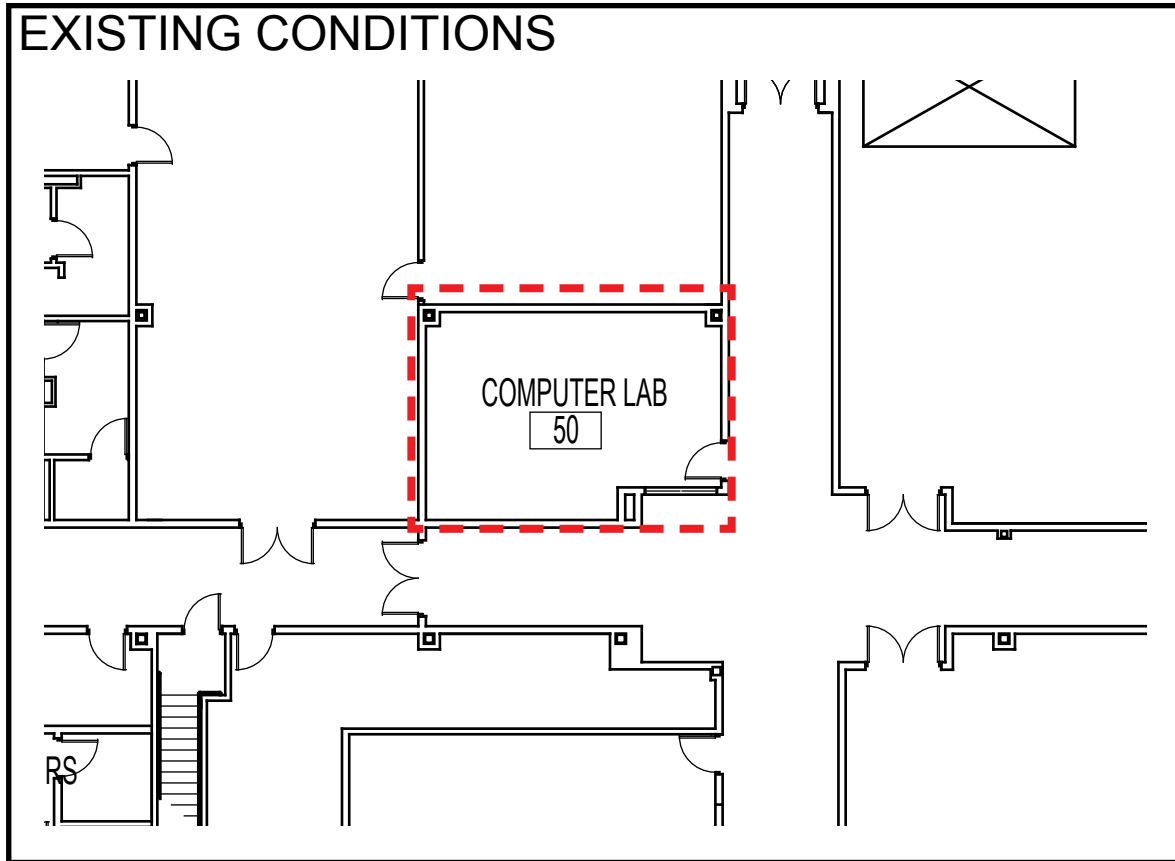
Room #	Room Name	Existing SF CAD	Reallocate to	Proposed SF	Ed. Spec.
25	Online Wellness	1793	Dining		1000-1200
40	Dining	4845		6638	4000-5800

*Option 02 eliminates partition between Wellness and Dining. Relocate Wellness function to Black Box Theater or Dance Room for Wellness and MIPA functions when not in use.



SCALE 1/16" = 1'-0"

OPTION - 02
DINING AND WELLNESS

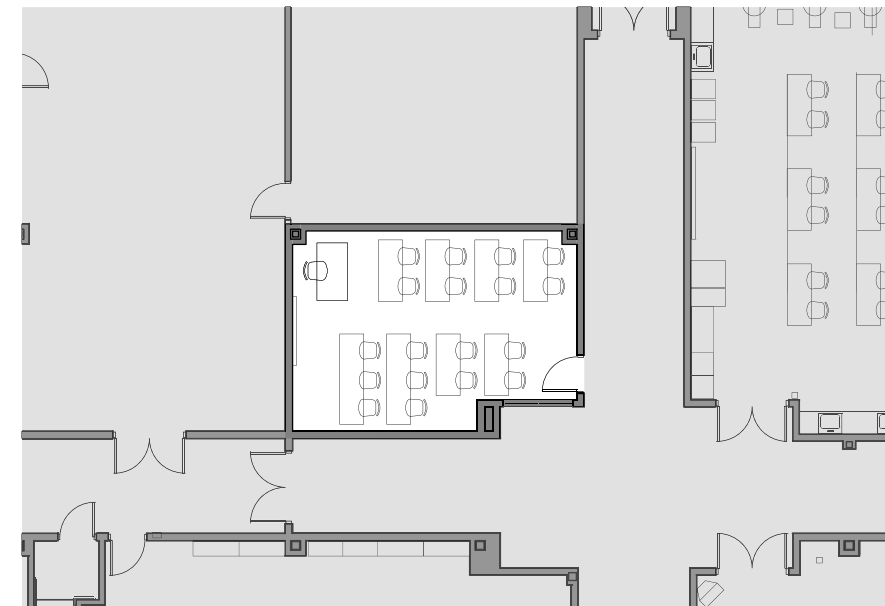


SCALE 1/16" = 1'-0"

SQUARE FOOTAGE

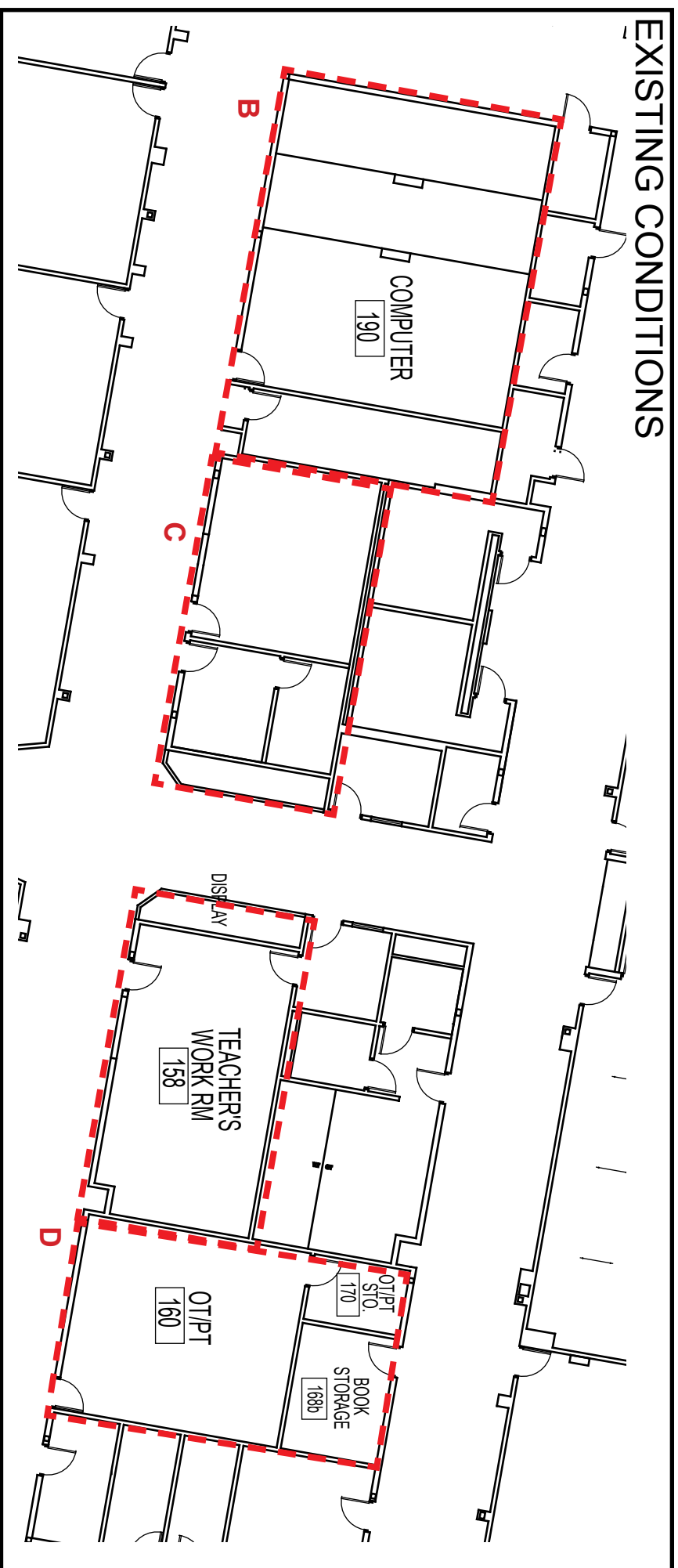
Room #	Room Name	Existing SF CAD	Reallocate to	Proposed SF	Ed. Spec.
50	Computer Lab	401	Offices		
			New Office 50a	122	120
			New Office 50b	111	100
			New Conference Room 50c	157	150

*Option 1 creates one new classroom on the 1st Floor in place of the Computer Lab, Rm. 50, by removing the Mac Computer Lab millwork.



SCALE 1/16" = 1'-0"

EXISTING CONDITIONS



SQUARE FOOTAGE				
ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
158	Teacher's Workroom	524	0	1000
	Display 158	55	0	
158	New Classroom D	0	579	700-750
160	OT/PT	504	0	500
168b	Book Storage	140	0	300
170	OT/PT Storage	72	0	
160	New Classroom E	0	716	700-750
190	Computer Lab	940	0	830
190	New Classroom B	0	940	700-750
194	Special Ed. Staff	336	0	500
196	Special Ed. Specialist	111	0	
196a	Special Ed. Storage	80	0	
	Display 196	55	0	
	New Classroom C	0	582	700-750

*Option 2 creates 4 new classrooms on the 1st Floor by repurposing support spaces of the East Wing:

Classroom B could become a new science classroom by removing the computer lab casework and risers. New plumbing would be routed from the Girls' Bathroom, rm. 178b.

Classroom C would be created by removing all wall partitions and reconfiguring the entry.

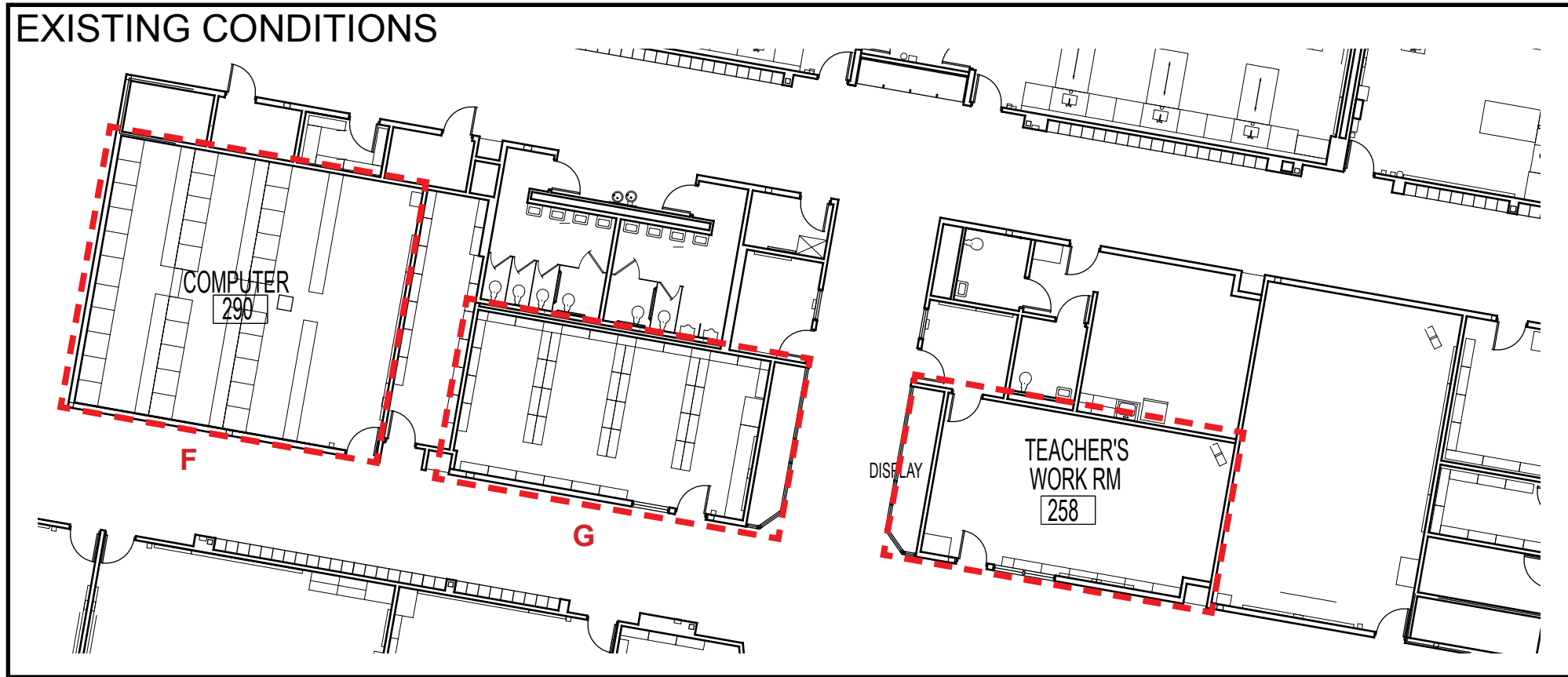
Classroom D would be created by removing the partitions between OT/PT, the book storage, and the OT/PT storage spaces.

The teacher workstation would be expanded by removing the partition to the display case.

OPTION - 02

NEW CLASSROOMS

EXISTING CONDITIONS



SQUARE FOOTAGE

ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
290	Computer Lab	940	0	830
290	New Classroom F	0	940	700-750
294	Reading Storage	540	0	
	Display 294	55		
294	New Classroom G	0	595	700-750
258	Teacher's Workroom	525	0	1000
	Display 258	55		

*Option 3 creates 3 new classrooms on the 2nd Floor by repurposing support spaces of the East Wing:

Classroom F could be created by removing the computers and millwork from Rm. 290.

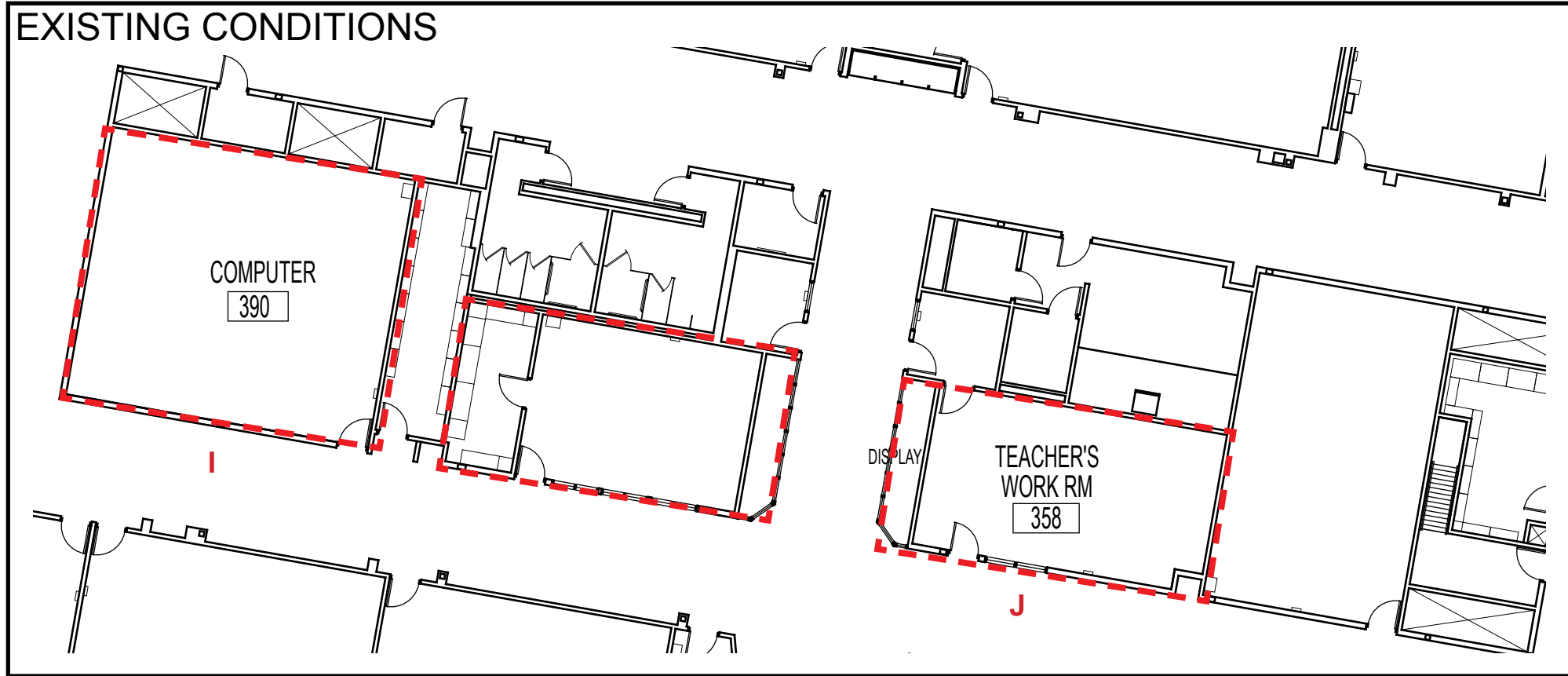
Classroom G could be created by removing the partition between Rm. 294 and the adjacent display case.

The teacher workroom could be expanded by removing the partition between Rm. 258 and the adjacent display case.



NEW CLASSROOMS

EXISTING CONDITIONS



N ← SCALE 1/16" = 1'-0"

SQUARE FOOTAGE

ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
390	Computer Lab	940	0	830
390	New Classroom I	0	940	700-750
394	Math Specialist	406	0	
394a	Math Specialist Storage	126	0	
	Display	55	0	
394	New Classroom J	0	587	700-750
358	Teacher's Workroom	525	0	1000
	Display	55	0	

*Option 4 creates 3 new classrooms on the 3rd Floor by repurposing support spaces of the East Wing:

Classroom I could be created by removing the computers and millwork from Rm. 390.

Classroom J could be created by removing the partition between Rm. 394, the adjacent display case, and the Math Specialist's storage room.

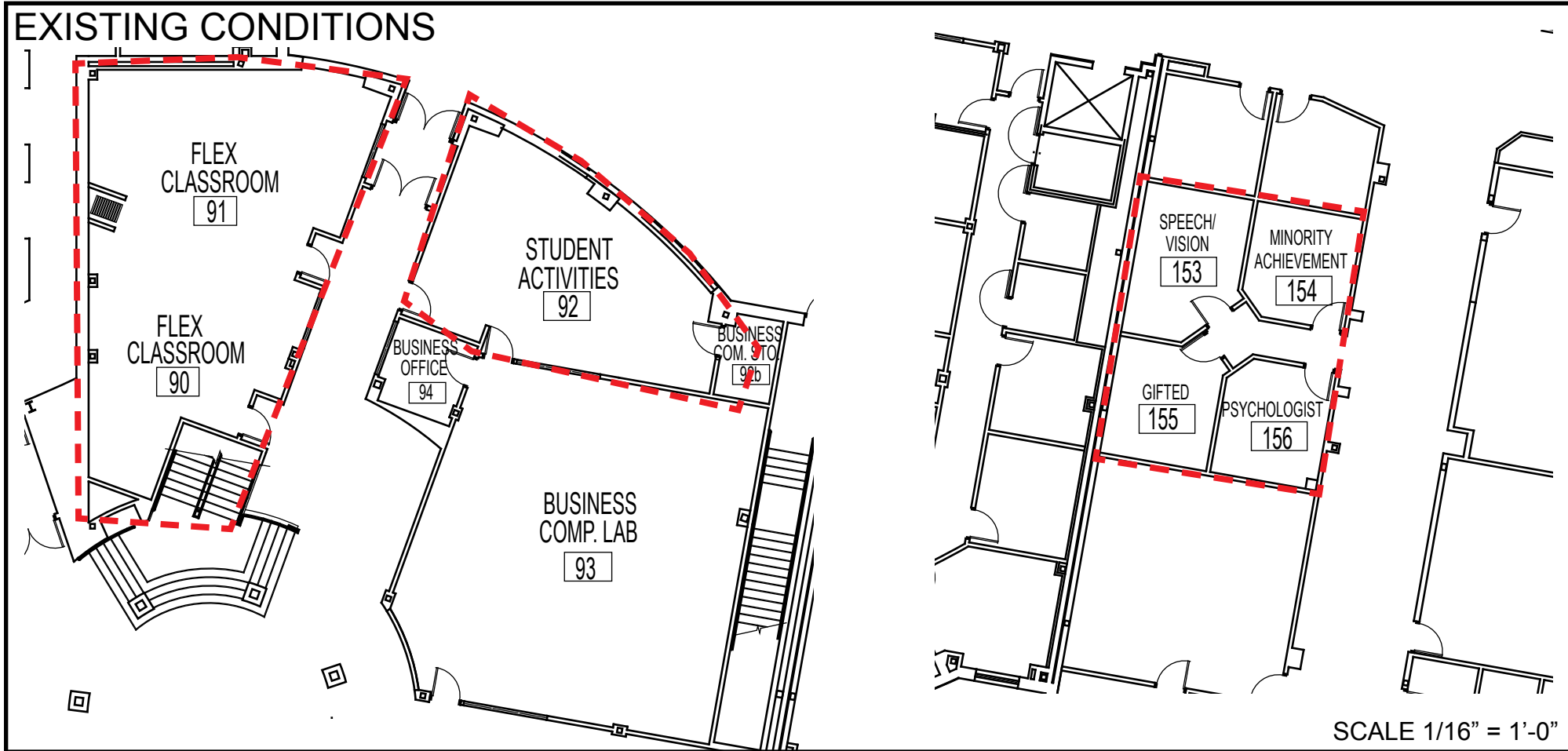
The teacher workroom could be expanded by removing the partition between Rm. 358 and the adjacent display case.



OPTION - 04

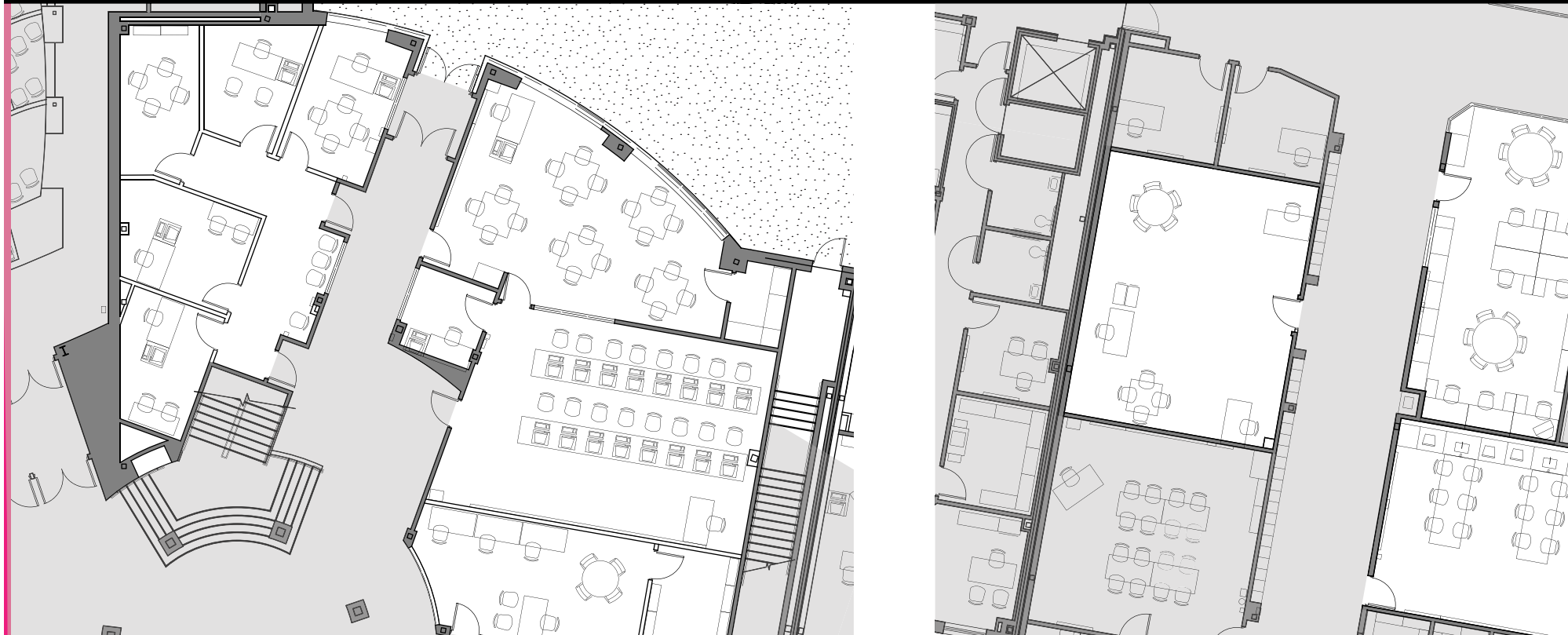
NEW CLASSROOMS

EXISTING CONDITIONS



SQUARE FOOTAGE

ROOM#	ROOM	EXISTING (CAD)	PROPOSED	ED SPEC
153	Speech/Vision Office	173	0	200
154	Minority Achievement	134	0	120
155	Gifted Office	147	0	120
156	Psychologist	139	0	120
153	New MIPA Classroom	0	680	650-830
90	Flex Classroom	477	0	700-750
90a	Speech/ Vision Office	0	250	200
90b	Minority Achievement	0	250	120
91	Flex Classroom	525	0	700-750
91a	Gifted Office	0	250	120
91b	Psychologist	0	250	120
92	Student Activities	581	0	500
92	New Classroom L	0	581	700-750



* Option 1 proposes a new MIPA classroom in place of the 4 offices: Speech/ Vision, Minority Achievement, Gifted, and the Psychologist. These 4 offices would take the place of the 2 flex classrooms, rooms 90 and 91.

Student Activities, room 92, can be repurposed as a classroom space, not necessarily dedicated to MIPA.

NEW MIPA CLASSROOMS



PROGRESS MEETING #1 - KENMORE MIDDLE SCHOOL CAPACITY STUDY

FEBRUARY 26, 2016

VMDO ARCHITECTS

PROJECT 1172E, Kenmore Middle School Feasibility Study

MEETING Kenmore 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
	Edgardo Zambrano	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 Kenmore Middle School (GMS) Building Manager. The recommendations below are the result of findings and conversations of the named attendees during the site visit.

First Floor

1. Dining and Wellness Room: To increase seating capacity in Dining, VMDO recommends reallocating half or all of the Wellness Room to Dining use. In either option, relocate some or all space functions for MIPA (Multi Intervention Program for Students with Autism) to the Black Box Theater when not in use.
2. Mac Computer Lab A129: Convert to new Classroom. Remove computer Lab casework.
3. Flex Classrooms D103 and D104: Convert flex classrooms to office space. New office space to accommodate 4 offices and a conference room.
4. Student Activities Room D108: Reassign space as a new classroom.
5. New MIPA Classroom: Relocate 4 offices in Zone F to converted Flex Classroom office space. Renovate space to new MIPA classroom.

6. Computer Lab E132: Convert Computer Lab in Zone E to new Science Classroom. Remove computer lab casework and risers. Route plumbing from toilet room E122 in a new chase through Team Storage E126.
7. Special Ed spaces: Remove partitions and convert to new classroom. Include Display E119a.
8. Teacher's Work Room F132: Remove partition between Teacher's Work Room F132 and Display F130a. Combine space for new Classroom.
9. OT/PT F133: Combine OT/PT spaces with Book Storage to create new Classroom.

Second Floor

1. Computer Lab E228: Convert Computer Lab in Zone E to new Classroom. Remove computer lab casework and risers.
2. Reading Storage E224: Remove partitions and convert to new classroom. Include Display E221a.
3. Teacher's Work Room F224: Remove partition between Teacher's Work Room F224 and Display F223a. Combine space for new Classroom.


Third Floor

1. Computer Lab E327: Convert Computer Lab in Zone E to new Classroom. Remove computer lab casework and risers.
2. Math Specialist spaces: Remove partitions and convert to new classroom. Include Display E319a.
3. Teacher's Work Room F321: Remove partition between Teacher's Work Room F321 and Display F319a. Combine space for new Classroom.

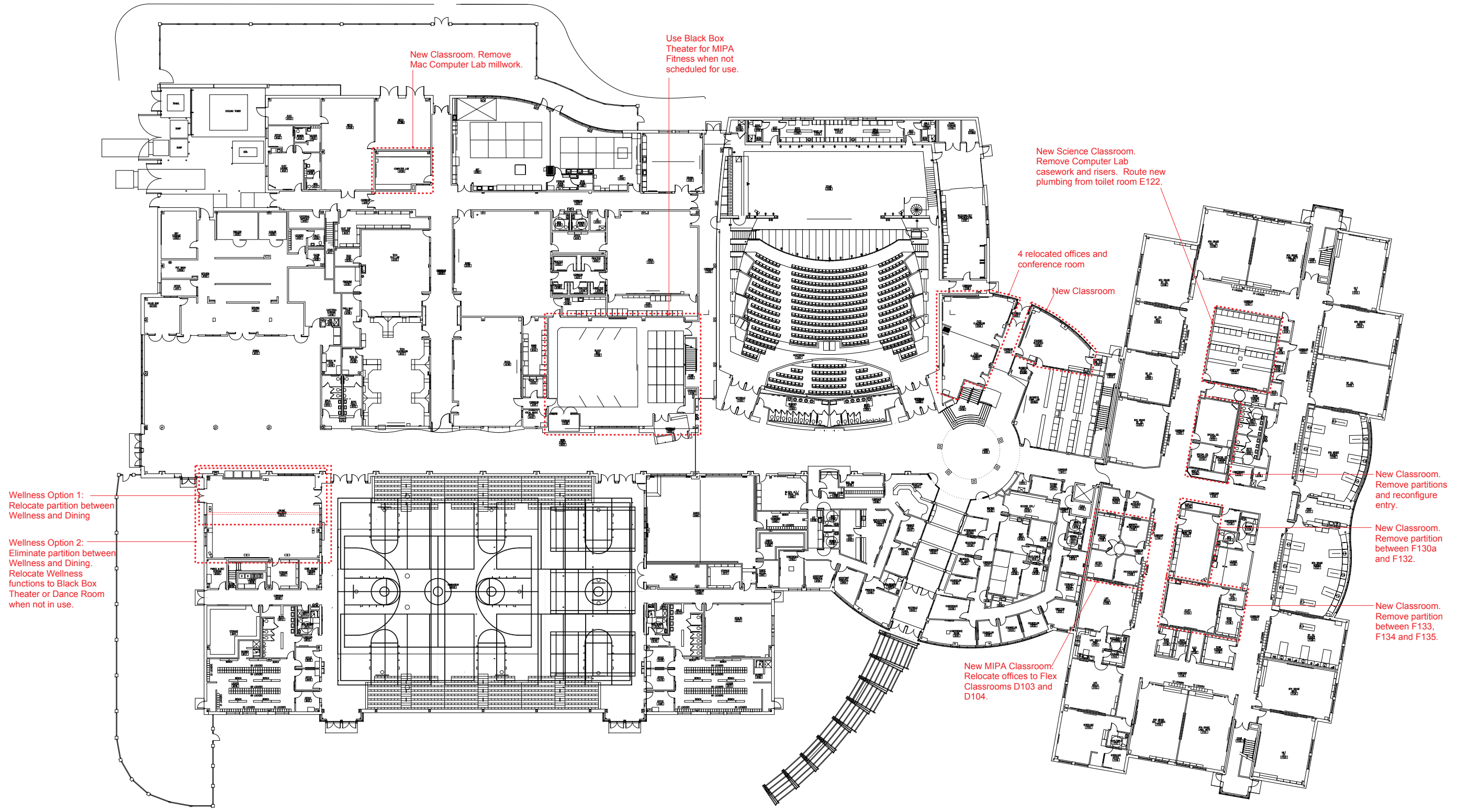
NEXT STEPS

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.



Sidney Griffin, AIA
VMDO Architects



New Classroom. Remove Mac Computer Lab millwork.

Use Black Box Theater for MIPA Fitness when not scheduled for use.

New Science Classroom. Remove Computer Lab casework and risers. Route new plumbing from toilet room E122.

4 relocated offices and conference room

New Classroom

Wellness Option 1: Relocate partition between Wellness and Dining

Wellness Option 2: Eliminate partition between Wellness and Dining. Relocate Wellness functions to Black Box Theater or Dance Room when not in use.

New Classroom. Remove partitions and reconfigure entry.

New Classroom. Remove partition between F130a and F132.

New Classroom. Remove partition between F133, F134 and F135.

New MIPA Classroom. Relocate offices to Flex Classrooms D103 and D104.

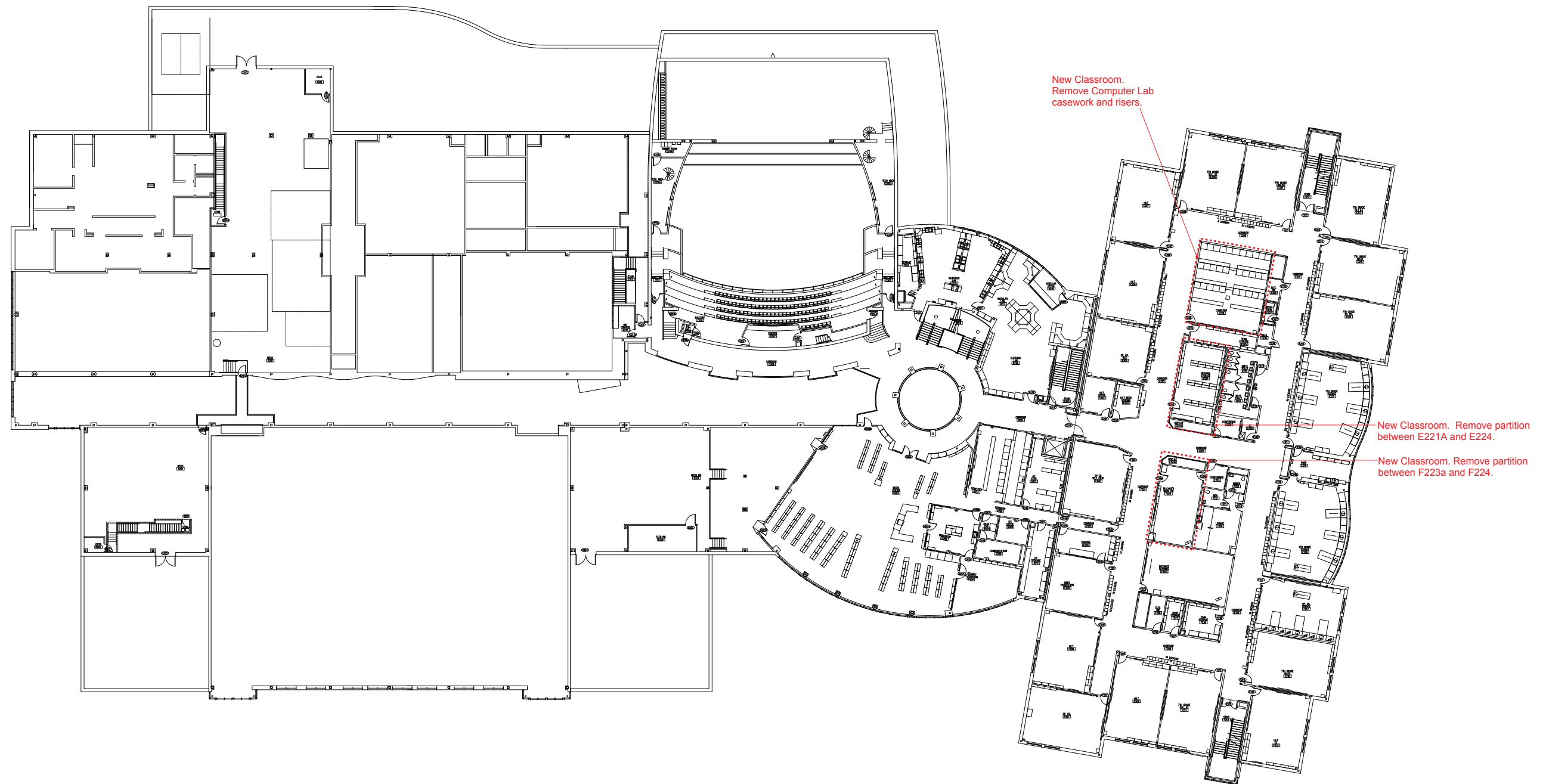
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 11750
 KENMORE MIDDLE SCHOOL FEASIBILITY STUDY
 ARLINGTON PUBLIC SCHOOLS

SITE VISIT - KENMORE MIDDLE SCHOOL CAPACITY STUDY

FEBRUARY 26, 2016



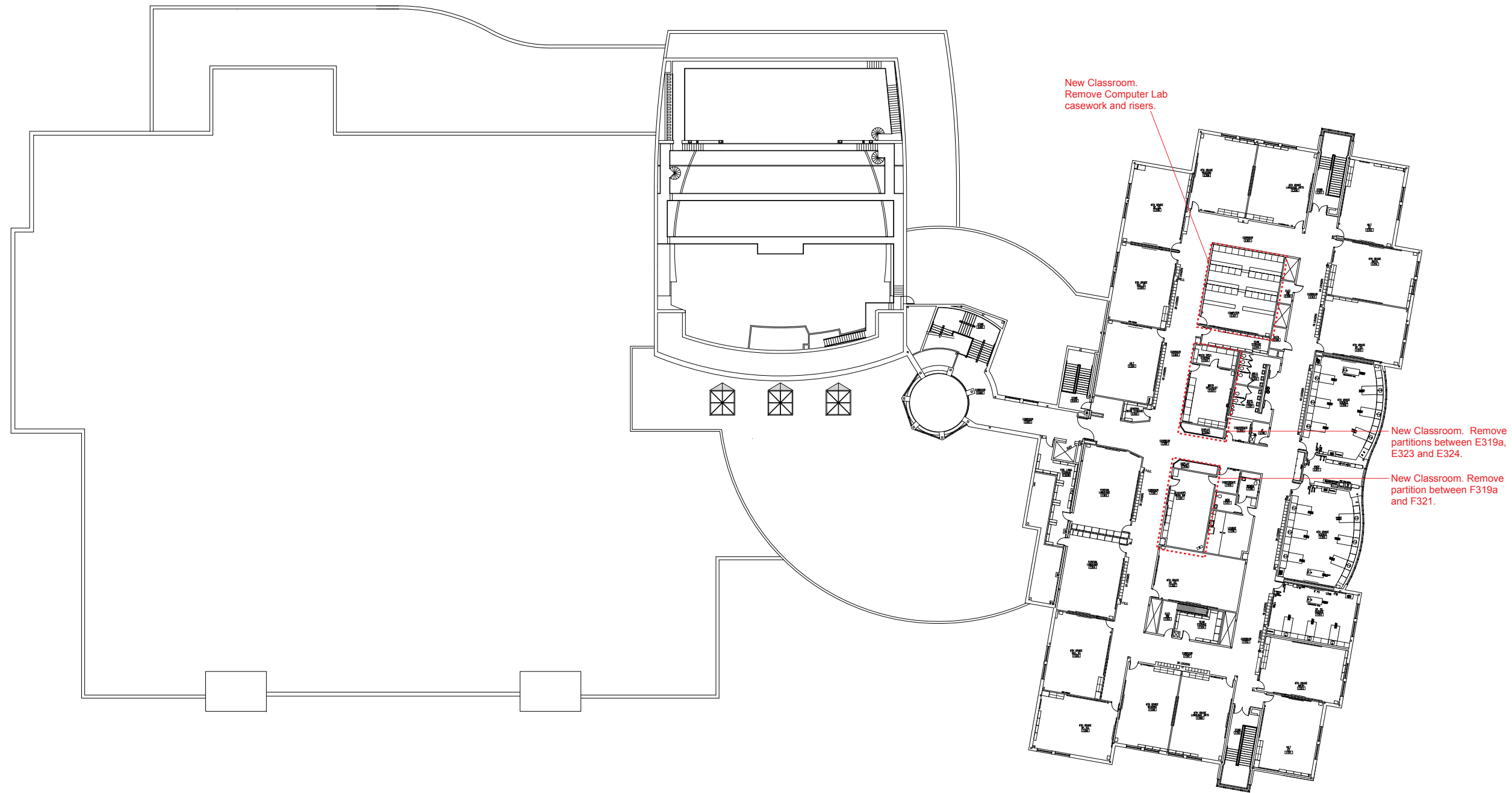
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2000 WOODLAND AVENUE
 SUITE 1000
 ARLINGTON, VIRGINIA 22202

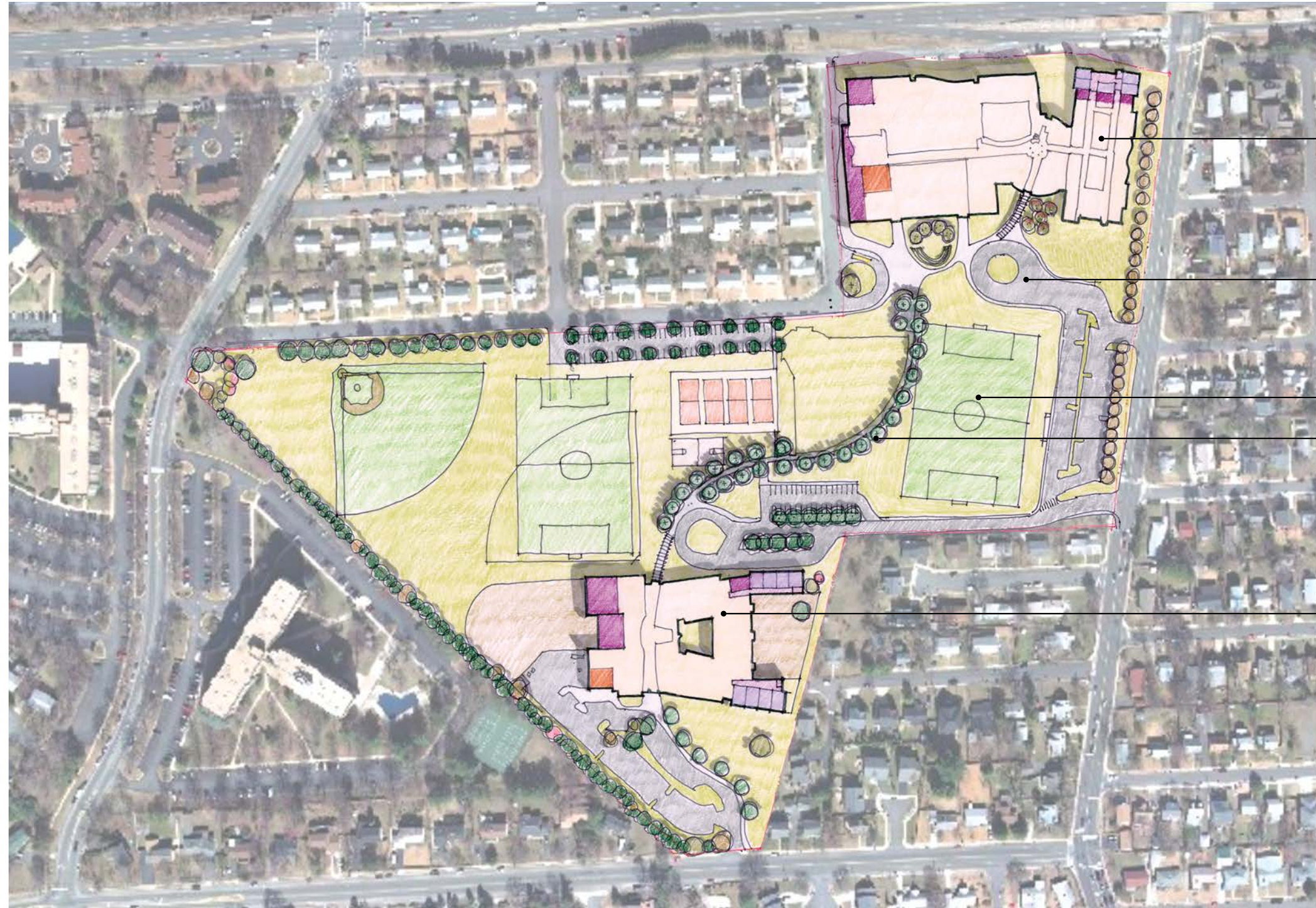
SECOND FLOOR
11700
 KENMORE MIDDLE SCHOOL FEASIBILITY STUDY
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CLASSROOM FEASIBILITY MARK-UPS



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CARLIN SPRINGS ELEMENTARY SCHOOL / KENMORE MIDDLE SCHOOL



PROVIDE MULTIPLE ADDITIONS TO KENMORE MIDDLE SCHOOL

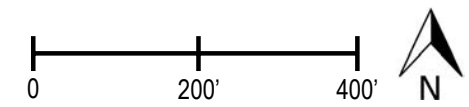
RECONFIGURE PARENT DROP-OFF LOOP

UPGRADE FIELD

PLANT NEW SPECIMEN TREES TO REINFORCE CONNECTING PATH

PROVIDE MULTIPLE ADDITIONS TO CARLIN SPRINGS ELEMENTARY SCHOOL

- EXISTING BUILDING
- RENOVATION
- ADDITION
- CLASSROOM



1:200

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VICINITY PLAN - SCHEME A

FEASIBILITY STUDY
NOVEMBER 2011

FEASIBILITY STUDY

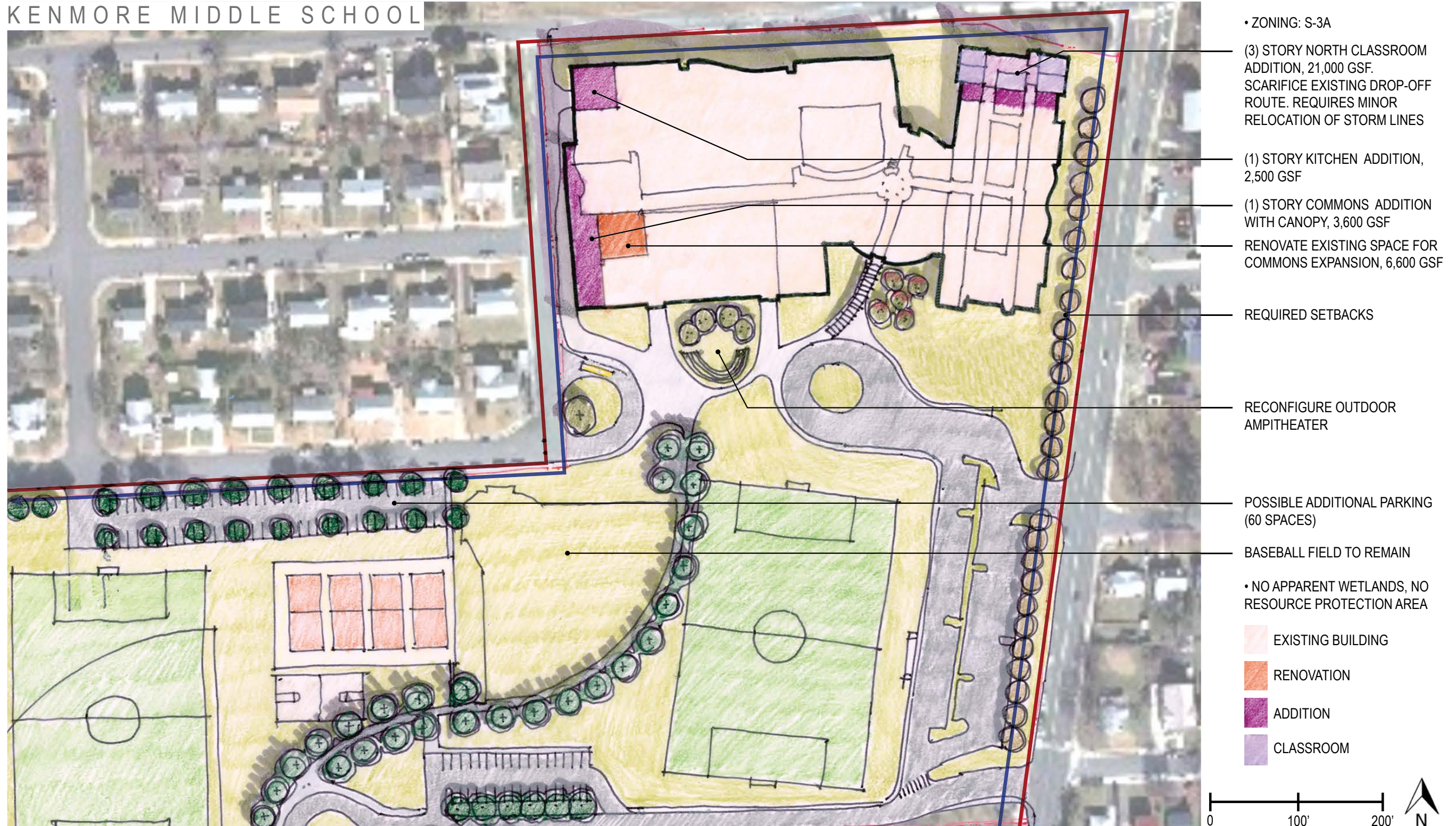
KENMORE MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016



VMDO ARCHITECTS

KENMORE MIDDLE SCHOOL



1:100

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NORTH SITE PLAN - SCHEME A

FEASIBILITY STUDY
NOVEMBER 2011

FEASIBILITY STUDY



KENMORE MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016

VMDO ARCHITECTS

KENMORE MIDDLE SCHOOL



1:50

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FIRST FLOOR PLAN - SCHEME A

FEASIBILITY STUDY
NOVEMBER 2011

FEASIBILITY STUDY

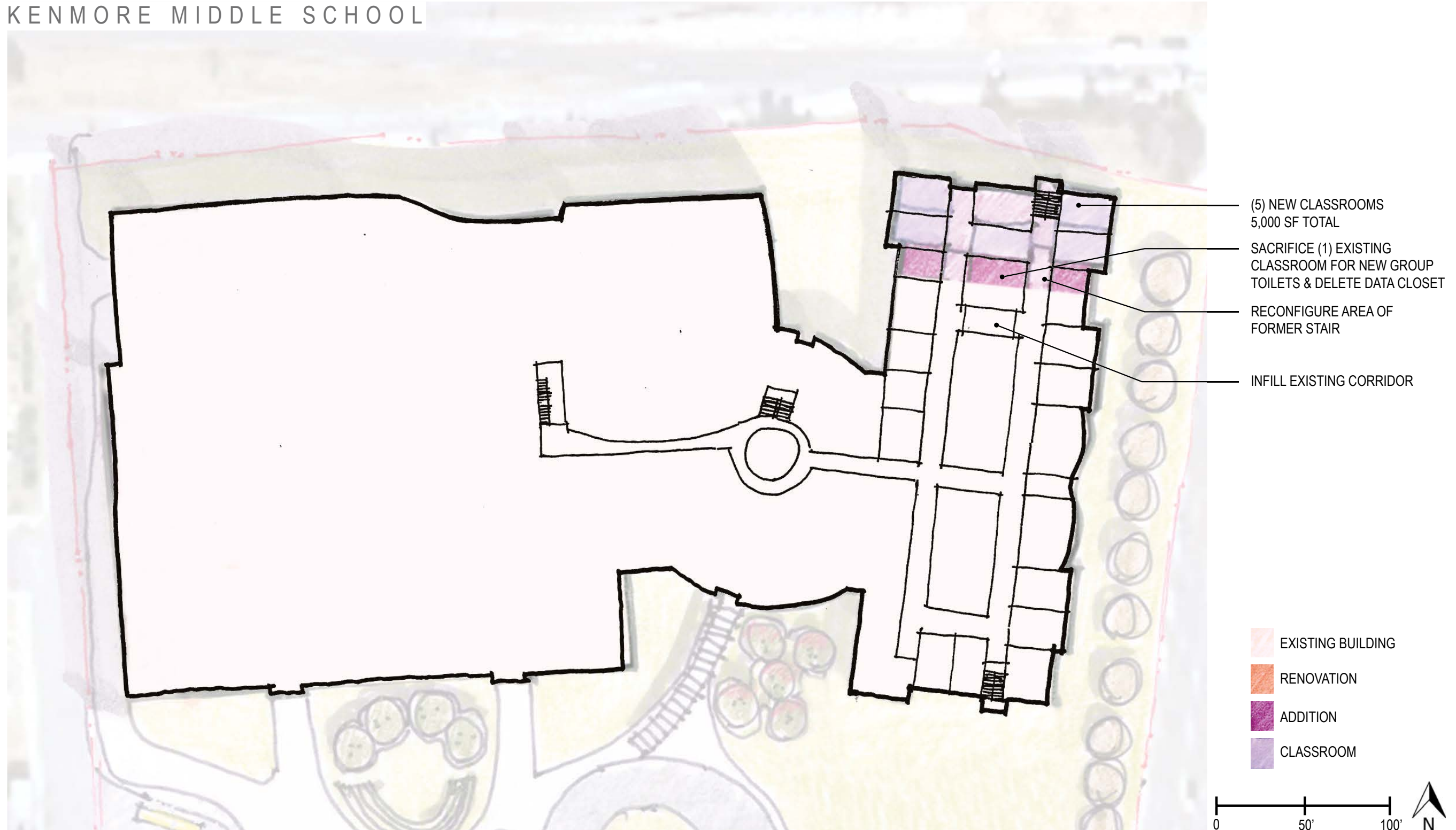
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APRIL 19, 2016



KENMORE MIDDLE SCHOOL



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SECOND FLOOR PLAN - SCHEME A

FEASIBILITY STUDY
NOVEMBER 2011

FEASIBILITY STUDY

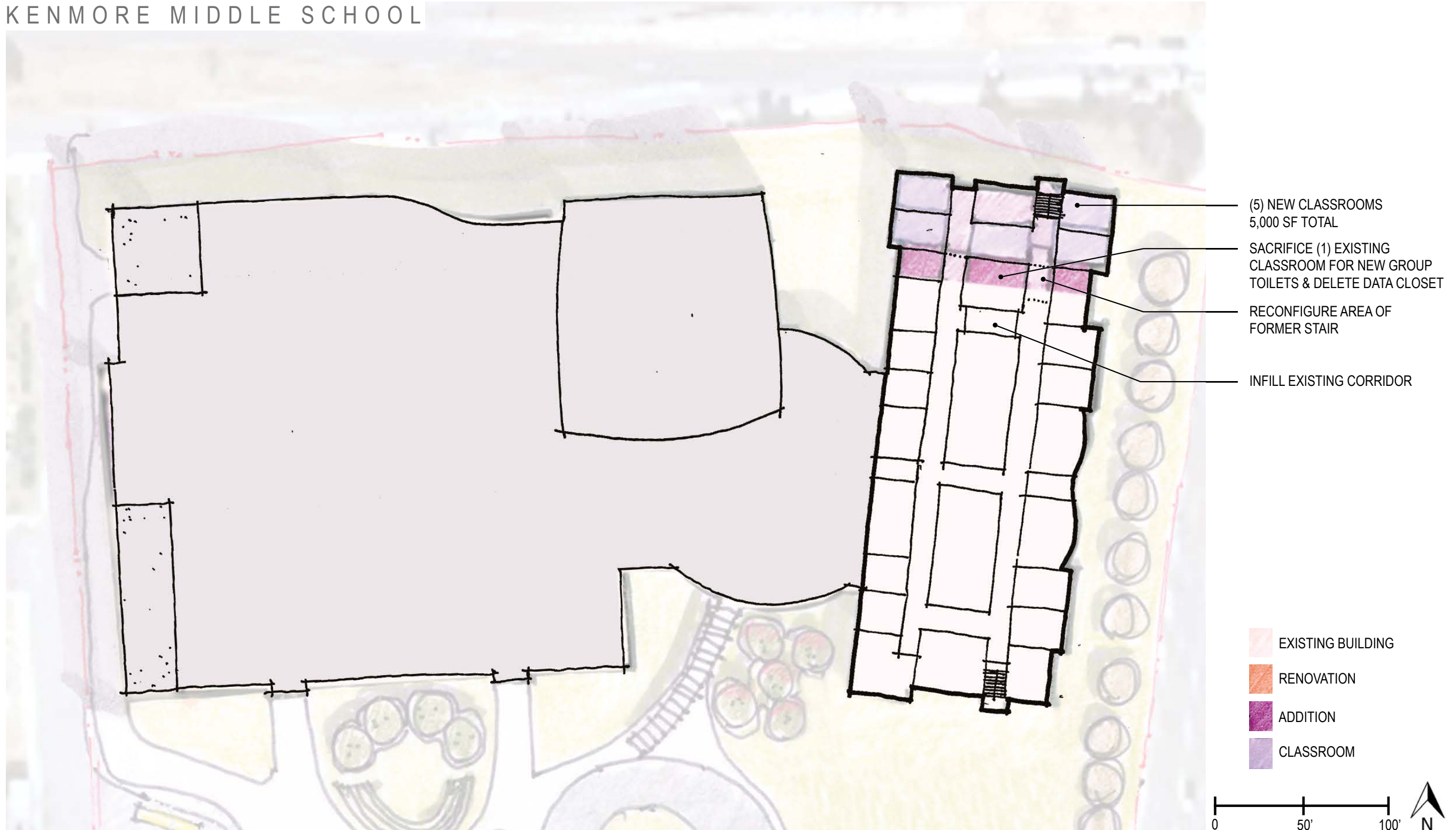


KENMORE MIDDLE SCHOOL CAPACITY STUDY

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KENMORE MIDDLE SCHOOL



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THIRD FLOOR PLAN - SCHEME A

FEASIBILITY STUDY
NOVEMBER 2011

FEASIBILITY STUDY

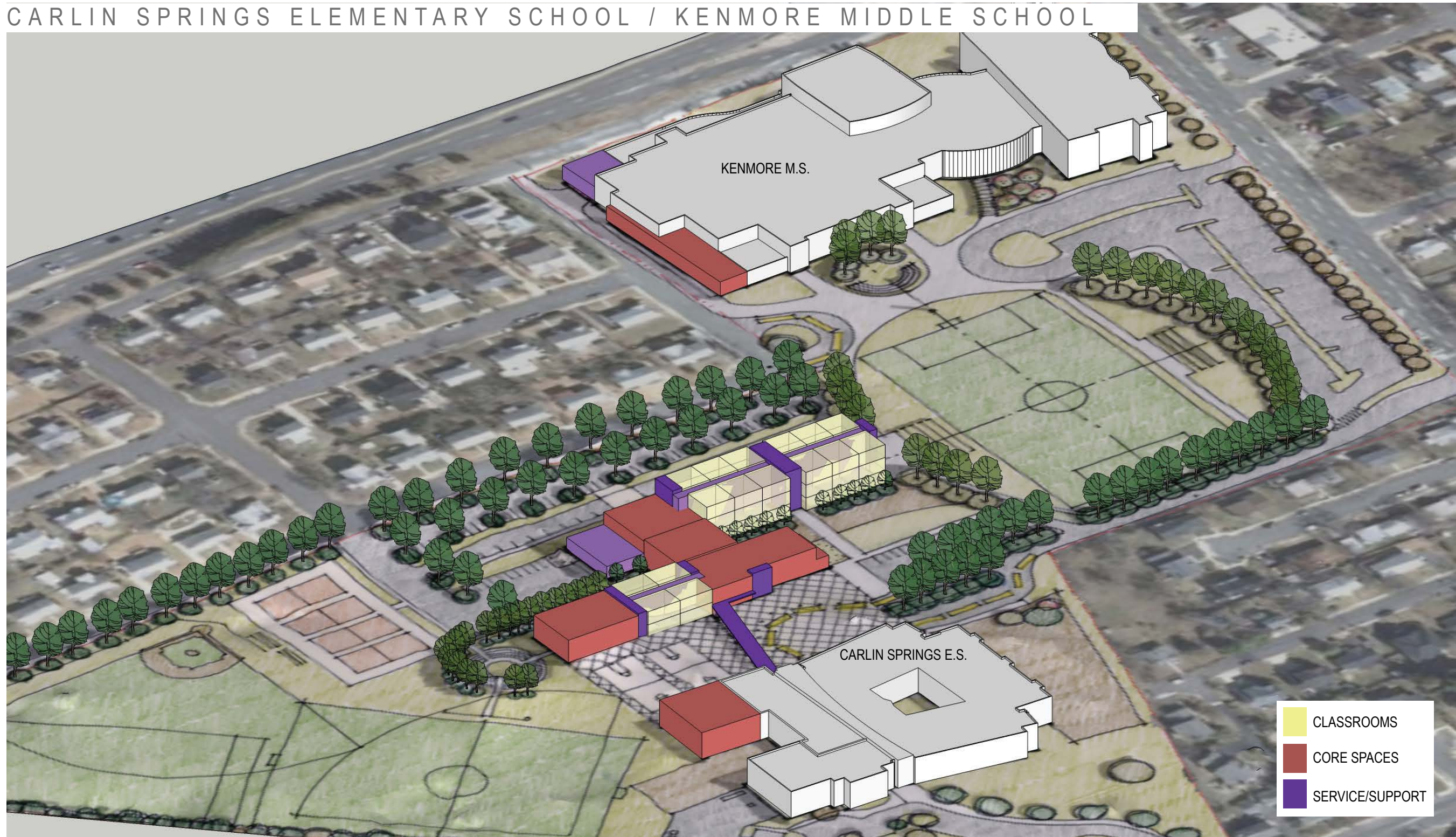
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KENMORE MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016



CARLIN SPRINGS ELEMENTARY SCHOOL / KENMORE MIDDLE SCHOOL



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MASSING STUDY LOOKING NORTHEAST

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FEASIBILITY STUDY
NOVEMBER 2011

FEASIBILITY STUDY

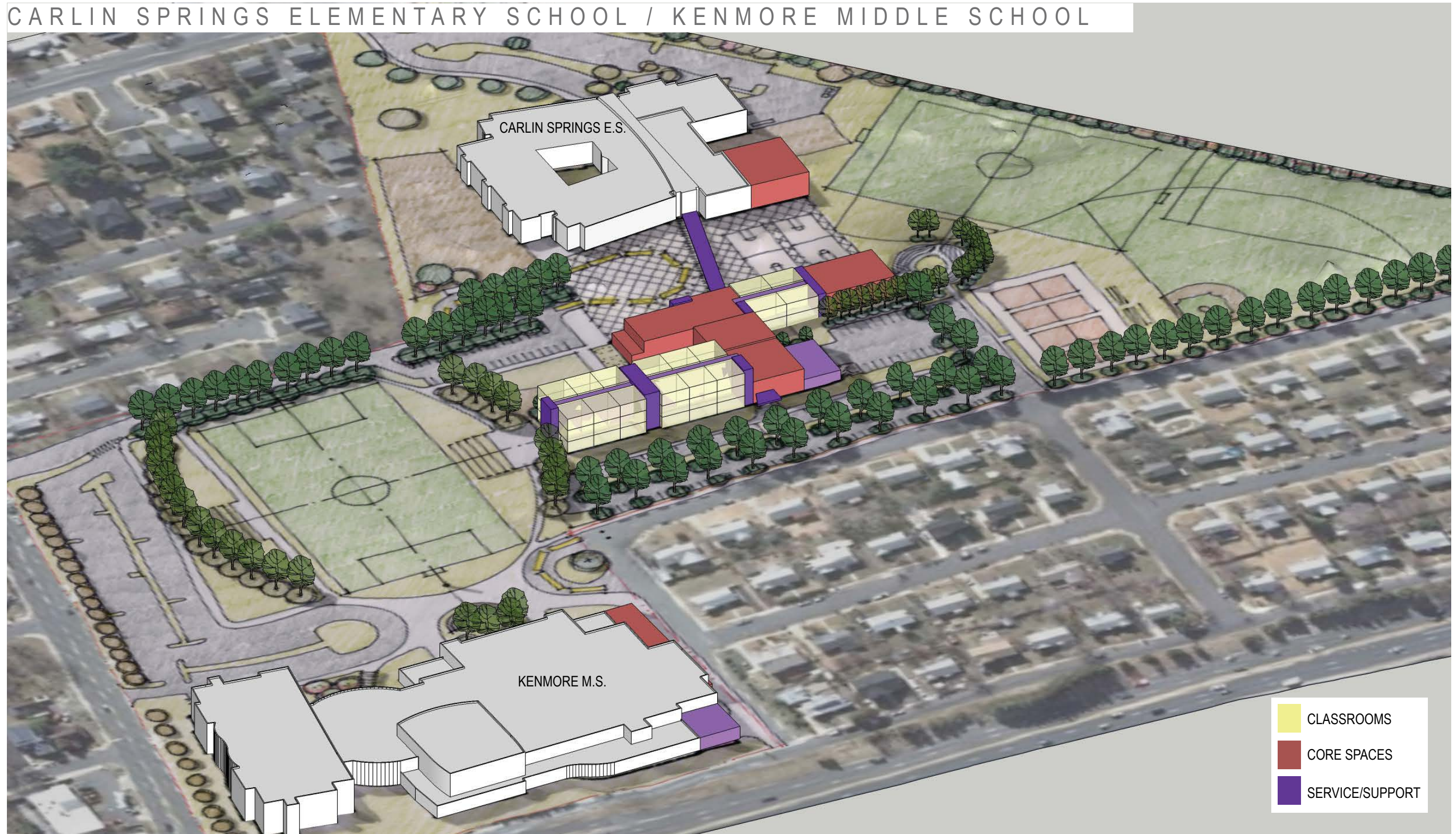


KENMORE MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016

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CARLIN SPRINGS ELEMENTARY SCHOOL / KENMORE MIDDLE SCHOOL



- CLASSROOMS
- CORE SPACES
- SERVICE/SUPPORT

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FEASIBILITY STUDY
NOVEMBER 2011

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MASSING STUDY LOOKING SOUTHWEST

FEASIBILITY STUDY

KENMORE MIDDLE SCHOOL CAPACITY STUDY

APRIL 19, 2016



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