

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

SHW Group

Arlington Public Schools *Arlington Traditional Elementary School* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i> 6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Status:	Concept Design	PM:	ct/gls/ah	
Project:	Arlington Traditional Elementary School Feasibility Study		Client:	SHW Group	Chckd by:	bd/lsm	
Location:	Arlington Public Schools		Submission:	Nov. 10, 2011	Job no:	11094	
Documents Dated:	Nov. 4, 2011		Run Date:	See footer	Revision:	Nov. 14, 2011	
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Arlington Traditional Elementary School

Two Story Addition	26,000.00	Gross Square Feet
One Story Addition	1,200.00	Gross Square Feet
Renovation	5,200.00	Gross Square Feet
Total	32,400.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Two Story Addition to Existing Building	<i>Carried forward</i>	<i>Cost per SF</i> 236.74	\$6,155,205
HARD COSTS	One Story Addition to Existing Building	<i>Carried forward</i>	351.74	\$422,086
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	137.77	\$716,399
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$827,201
HARD COSTS	Subtotal			\$8,120,891
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$8,120,891
HARD COSTS	Design Contingency	15.00%		\$1,218,134
HARD COSTS	Subtotal			\$9,339,024
HARD COSTS	Construction Contingency	5.00%		\$466,951
HARD COSTS	Total Hard Construction Costs Base Bid		<i>Cost per SF</i> \$302.65	\$9,805,975
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$2,206,344
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		<i>Cost per SF</i> \$370.75	\$12,012,320

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated Escalation 4.00% Per year

<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS	\$12,492,813
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS	\$12,992,525
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS	\$13,512,226
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS	\$14,052,715
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS	\$14,614,824

Notes:
 Hard Construction and Soft Costs are included in the annual increases
 Project should be assessed every year to determine actual inflation factors

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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System *Carried forward* *Cost per SF*
46.44 **\$1,207,458**
current dollars

Alternate System - Geothermal System *Carried forward*
59.45 **\$1,545,628**
current dollars

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

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

TWO STORY BUILDING ADDITION		Cost per SF	
	26,000 GSF	<u>\$236.74</u>	6,155,205
SUBTOTAL			6,155,205
ESCALATION TO BID		0.00%	0
SUBTOTAL			6,155,205
DESIGN CONTINGENCY		0.00%	0
RENOVATION TOTAL			6,155,205
		Cost per SF	
		<u>\$236.74</u>	

TWO STORY ADDITION		BUILDING ADDITION	
	00.00		
	00.50 SELECT BLDG. DEMO	Misc. demo at tie-in	4.00 EA 3,800.00 15,200.00
		Remove stairway pediments & patch	2.00 EA 4,750.00 9,500.00
		Remove exist elevator & equip	1.00 LS 12,500.00 12,500.00
		Misc. prep/patch	1.00 LS 5,000.00 5,000.00
		Misc R&R for MEP tie-ins	1.00 LS 7,500.00 7,500.00
		Segregated debris disposal off site	90.00 CY 30.00 2,700.00
		LEED Disposal Fee / Recycling	45.00 TNS 37.00 1,665.00
		Hazmat abatement - asbestos	Costs are Excluded
		Hazmat abatement - lead	Costs are Excluded
	01.00 FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00 SF 135.00 12,150.00
		Foundations	13,000.00 GSF 7.87 102,310.00
	02.00 SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00 SF 12.00 9,000.00
		SOG	13,000.00 GSF 8.30 107,900.00
		Exterior stoops & slabs	200.00 SF 8.00 1,600.00
	03.00 SUPERSTRUCTURE	2nd floor framing & deck	13,000.00 GSF 13.25 172,250.00
		SOMD for 2nd floor	13,000.00 GSF 4.00 52,000.00
		Roof framing & deck	13,000.00 GSF 10.30 133,900.00
		Elev hoist bm & hoistway roof deck	90.00 SF 4.50 405.00
		Elev hoistway SOMD	90.00 SF 8.75 787.50
		Stairways	2.00 EA 12,500.00 25,000.00
		Misc metals	26,000.00 GSF 2.20 57,200.00
		Misc Wood Blocking	26,000.00 GSF 1.05 27,300.00
	04.00 EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	14,790.00 SF 9.50 140,505.00
		Brick veneer at lt. gage wall framing	7,395.00 SF 18.50 136,807.50
		Ground face CMU veneer at lt. gage wall framing	3,697.50 SF 16.00 59,160.00
		Metal panels wall covering at lt. gage wall framing	3,697.50 SF 22.00 81,345.00
		Exterior wall vapor barrier	14,790.00 SF 3.75 55,462.50
		Windows	26,000.00 GSF 7.20 187,200.00
		Storefront entrances	26,000.00 GSF 1.25 32,500.00
		Doors, frames, hardware, sidelites	26,000.00 GSF 0.60 15,600.00
		Building perimeter drains in gravel bed	600.00 LF 10.50 6,300.00
		Misc. w.p./caulk/fire sealants/etc. Div 7	26,000.00 GSF 1.45 37,700.00
	05.00 ROOFING	Low slope membrane w/ flashing & copings	13,000.00 GSF 6.30 81,900.00
	06.00 INTERIOR CONST	Patch ex. masonry walls allowance	1,000.00 SF 25.00 25,000.00
		Masonry at tie-in walls	2,340.00 SF 19.00 44,460.00
		Masonry hoistway walls	1,140.00 SF 22.50 25,650.00
		Masonry partitions	26,000.00 GSF 4.10 106,600.00
		Mtl stud & GWB partitions, hi-impact	26,000.00 GSF 7.30 189,800.00
		Elev Cab finish allowance	1.00 LS 500.00 500.00
		GWB ceilings/bulkheads	0.59 GSF 0.15 0.09
		Misc. batt insulation	26,000.00 GSF 0.45 11,700.00
		Sound transmission control insulation	26,000.00 GSF 0.19 4,940.00
		Interior glass at interior partition allowance	26,000.00 GSF 1.50 39,000.00
		Interior doors, single, incl jambs, trim & hardware	26,000.00 GSF 5.75 149,500.00

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TWO STORY ADDITION			Acoustic ceiling, avg	26,000.00	GSF	2.25	58,500.00
TWO STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	5,200.00	GSF	1.10	5,720.00
TWO STORY ADDITION			Premium wall finish: main corridors & conf. rm	26,000.00	GSF	0.24	6,240.00
TWO STORY ADDITION			Prem add for restroom finishes	1,200.00	GSF	12.40	14,880.00
TWO STORY ADDITION			CT floor, base, walls in restrooms	26,000.00	GSF	0.75	19,500.00
TWO STORY ADDITION			CT wainscot hallways/restrooms	26,000.00	GSF	0.40	10,400.00
TWO STORY ADDITION			Soft flooring/ vinly base	26,000.00	GSF	2.64	68,515.20
TWO STORY ADDITION			Carpet	26,000.00	GSF	1.11	28,860.00
TWO STORY ADDITION			Painting	26,000.00	GSF	1.80	46,800.00
TWO STORY ADDITION			Misc cut and patching	26,000.00	GSF	0.30	7,800.00
TWO STORY ADDITION							
TWO STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	26,000.00	GSF	0.82	21,320.00
TWO STORY ADDITION			Window treatment	26,000.00	GSF	0.45	11,700.00
TWO STORY ADDITION			General casework	26,000.00	GSF	7.25	188,500.00
TWO STORY ADDITION			General millwork	26,000.00	GSF	0.45	11,700.00
TWO STORY ADDITION			Visual display MB & TB	26,000.00	GSF	1.00	26,000.00
TWO STORY ADDITION			Smart boards	15.00	EA	6,500.00	97,500.00
TWO STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	26,000.00	GSF	1.50	39,000.00
TWO STORY ADDITION			Student desks and work stations			<i>Refer to FF&E</i>	
TWO STORY ADDITION			Office furnishings, sofas and chairs			<i>Refer to FF&E</i>	
TWO STORY ADDITION							
TWO STORY ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	2.00	STOPS	45,000.00	90,000.00
TWO STORY ADDITION							

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TWO STORY ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	26,000.00	GSF	16.50	429,000.00		
TWO STORY ADDITION			Note: Average cost between 4-pipe system, water	Piping & Valves	26,000.00	GSF	5.50	143,000.00	
TWO STORY ADDITION			source heat pump systems, and variable refrigerant	Ductwork	26,000.00	GSF	6.75	175,500.00	
TWO STORY ADDITION			flow system.	Air Outlets	26,000.00	GSF	0.59	15,340.00	
TWO STORY ADDITION				Ductwork Accessories	26,000.00	GSF	0.72	18,720.00	
TWO STORY ADDITION				Insulation	26,000.00	GSF	2.15	55,900.00	
TWO STORY ADDITION				Temperature Controls	26,000.00	GSF	4.10	106,600.00	
TWO STORY ADDITION				Air & Water Balance	26,000.00	GSF	0.45	11,700.00	
TWO STORY ADDITION				Coordination Drawings	26,000.00	GSF	0.22	5,720.00	
TWO STORY ADDITION				Systems Operation & Testing	26,000.00	GSF	0.25	6,500.00	
TWO STORY ADDITION			9.20	PLUMBING	Water Closet	16.00	EA	464.50	7,432.00
TWO STORY ADDITION					Urinal	2.00	EA	385.22	770.44
TWO STORY ADDITION					Automatic Flush Valve	18.00	EA	163.20	2,937.60
TWO STORY ADDITION	Lavatory, countertop mounted	14.00			EA	313.85	4,393.90		
TWO STORY ADDITION	Classroom Sink	16.00			EA	485.10	7,761.60		
TWO STORY ADDITION	Electric Water Cooler	2.00			EA	1,163.50	2,327.00		
TWO STORY ADDITION	Janitor Sink	2.00			EA	733.54	1,467.08		
TWO STORY ADDITION	Floor Drain	6.00			EA	168.60	1,011.60		
TWO STORY ADDITION	Roof Drain	12.00			EA	384.50	4,614.00		
TWO STORY ADDITION	Wall Hydrant	1.00			EA	252.94	252.94		
TWO STORY ADDITION	Water Heater	1.00			EA	4,822.00	4,822.00		
TWO STORY ADDITION	Circulating Pump	1.00			EA	725.00	725.00		
TWO STORY ADDITION	Sewer Ejector Pump	0.00			EA	12,500.00	0.00		
TWO STORY ADDITION	Elevator Sump Pump, oil minder type	1.00			EA	6,550.00	6,550.00		
TWO STORY ADDITION	Domestic Water Piping	26,000.00			GSF	2.69	69,940.00		
TWO STORY ADDITION	DWV Piping	26,000.00			GSF	1.76	45,760.00		
TWO STORY ADDITION	Storm Piping	26,000.00			GSF	1.48	38,480.00		
TWO STORY ADDITION	Plumbing Insulation	26,000.00	GSF	0.81	21,060.00				
TWO STORY ADDITION	Coordination Drawings	26,000.00	GSF	0.22	5,720.00				
TWO STORY ADDITION	Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00				
TWO STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	26,000.00	GSF	2.85	74,100.00		
TWO STORY ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00		
TWO STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	26,000.00	GSF	0.15	3,900.00		
TWO STORY ADDITION			Panelboards	26,000.00	GSF	0.65	16,900.00		
TWO STORY ADDITION			Bus Duct & Transformers	26,000.00	GSF	0.40	10,400.00		
TWO STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00		
TWO STORY ADDITION			Light Fixtures - based on T8 fixtures	26,000.00	GSF	4.85	126,100.00		
TWO STORY ADDITION			Light Switches	26,000.00	GSF	0.26	6,760.00		
TWO STORY ADDITION			Power Outlets	26,000.00	GSF	0.95	24,700.00		
TWO STORY ADDITION			Safety Cabinets & Disconnects	26,000.00	GSF	0.50	13,000.00		
TWO STORY ADDITION			Power Feeders	26,000.00	GSF	2.50	65,000.00		
TWO STORY ADDITION			Power Home Runs	26,000.00	GSF	2.20	57,200.00		
TWO STORY ADDITION			Power Branches	26,000.00	GSF	0.85	22,100.00		
TWO STORY ADDITION			Lighting Home Runs	26,000.00	GSF	1.15	29,900.00		
TWO STORY ADDITION			Lighting Branches	26,000.00	GSF	1.05	27,300.00		
TWO STORY ADDITION			Grounding/Lightning Protection	26,000.00	GSF	0.25	6,500.00		
TWO STORY ADDITION			Clock System	26,000.00	GSF	0.45	11,700.00		
TWO STORY ADDITION			Phone/Data System	26,000.00	GSF	2.90	75,400.00		
TWO STORY ADDITION			Security System	26,000.00	GSF	0.94	24,440.00		
TWO STORY ADDITION			P.A. & A.V. Systems	26,000.00	GSF	0.55	14,300.00		
TWO STORY ADDITION			TV System	26,000.00	GSF	0.29	7,540.00		
TWO STORY ADDITION			Fire Alarm	26,000.00	GSF	1.88	48,880.00		
TWO STORY ADDITION			Coordination Drawings	26,000.00	GSF	0.22	5,720.00		
TWO STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00		
TWO STORY ADDITION			11.00	MARK-UPS	Subtotal				4,934,427.95
TWO STORY ADDITION	General Conditions	12.00%						592,131.35	
TWO STORY ADDITION	Subtotal							5,526,559.30	
TWO STORY ADDITION	GC OH @ 5% plus Profit @ 5%	10.00%						552,655.93	
TWO STORY ADDITION	Subtotal							6,079,215.23	
TWO STORY ADDITION		Bonds & insurance	1.25%				75,990.19		
TWO STORY ADDITION		Subtotal		26,000.00	GSF	\$236.74	6,155,205.42		

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

ONE STORY BUILDING ADDITION						Cost per SF	
				1,200	GSF	<u>\$351.74</u>	422,086
SUBTOTAL							422,086
ESCALATION TO BID				0.00%			0
SUBTOTAL							422,086
DESIGN CONTINGENCY				0.00%			0
RENOVATION TOTAL						Cost per SF	422,086
						<u>\$351.74</u>	

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ONE STORY ADDITION	00.00		BUILDING ADDITION				
ONE STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	EA	3,800.00	3,800.00
ONE STORY ADDITION			Misc. prep/patch	1.00	LS	5,000.00	5,000.00
ONE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	7,500.00	7,500.00
ONE STORY ADDITION			Segregated debris disposal off site	90.00	CY	30.00	2,700.00
ONE STORY ADDITION			LEED Disposal Fee / Recycling	45.00	TNS	37.00	1,665.00
ONE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
ONE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
ONE STORY ADDITION	01.00	FOUNDATIONS	Foundations	1,200.00	GSF	7.87	9,444.00
ONE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	200.00	SF	12.00	2,400.00
ONE STORY ADDITION			SOG	1,200.00	GSF	8.30	9,960.00
ONE STORY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
ONE STORY ADDITION	03.00	SUPERSTRUCTURE	2nd floor framing & deck	1,200.00	GSF	13.25	15,900.00
ONE STORY ADDITION			SOMD for 2nd floor	1,200.00	GSF	4.00	4,800.00
ONE STORY ADDITION			Roof framing & deck	1,200.00	GSF	10.30	12,360.00
ONE STORY ADDITION			Misc metals	1,200.00	GSF	2.20	2,640.00
ONE STORY ADDITION			Misc Wood Blocking	1,200.00	GSF	1.05	1,260.00
ONE STORY ADDITION	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	2,090.00	SF	9.50	19,855.00
ONE STORY ADDITION			Brick veneer at lt. gage wall framing	1,045.00	SF	18.50	19,332.50
ONE STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	522.50	SF	16.00	8,360.00
ONE STORY ADDITION			Metal panels wall covering at lt. gage wall framing	522.50	SF	22.00	11,495.00
ONE STORY ADDITION			Exterior wall vapor barrier	2,090.00	SF	3.75	7,837.50
ONE STORY ADDITION			Windows	1,200.00	GSF	7.20	8,640.00
ONE STORY ADDITION			Storefront entrances	1,200.00	GSF	1.25	1,500.00
ONE STORY ADDITION			Doors, frames, hardware, sidelites	1,200.00	GSF	0.60	720.00
ONE STORY ADDITION			Building perimeter drains in gravel bed	150.00	LF	10.50	1,575.00
ONE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	1,200.00	GSF	1.45	1,740.00
ONE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	1,200.00	GSF	6.30	7,560.00
ONE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
ONE STORY ADDITION			Masonry at tie-in walls	1,360.00	SF	19.00	25,840.00
ONE STORY ADDITION			Masonry partitions	1,200.00	GSF	4.10	4,920.00
ONE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	1,200.00	GSF	7.30	8,760.00
ONE STORY ADDITION			GWB ceilings/bulkheads	1,200.00	GSF	0.15	180.00
ONE STORY ADDITION			Misc. batt insulation	1,200.00	GSF	0.45	540.00
ONE STORY ADDITION			Sound transmission control insulation	1,200.00	GSF	0.19	228.00
ONE STORY ADDITION			Interior glass at interior partition allowance	1,200.00	GSF	1.50	1,800.00
ONE STORY ADDITION			Interior doors, single, incl jamba, trim & hardware	1,200.00	GSF	5.75	6,900.00
ONE STORY ADDITION			Acoustic ceiling, avg	1,200.00	GSF	2.25	2,700.00
ONE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	240.00	GSF	1.10	264.00
ONE STORY ADDITION			Premium wall finish: main corridors & conf. rm	1,200.00	GSF	0.24	288.00
ONE STORY ADDITION			CT floor, base, walls in restrooms	1,200.00	GSF	0.75	900.00
ONE STORY ADDITION			CT wainscot hallways/restrooms	1,200.00	GSF	0.40	480.00
ONE STORY ADDITION			Soft flooring/ vinyl base	1,200.00	GSF	2.64	3,162.24
ONE STORY ADDITION			Carpet	1,200.00	GSF	1.11	1,332.00
ONE STORY ADDITION			Painting	1,200.00	GSF	1.80	2,160.00
ONE STORY ADDITION			Misc cut and patching	1,200.00	GSF	0.30	360.00
ONE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Window treatment	1,200.00	GSF	0.45	540.00
ONE STORY ADDITION			General casework	1,200.00	GSF	7.25	8,700.00
ONE STORY ADDITION			General millwork	1,200.00	GSF	0.45	540.00
ONE STORY ADDITION			Visual display MB & TB	1,200.00	GSF	1.00	1,200.00
ONE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	1,200.00	GSF	1.50	1,800.00
ONE STORY ADDITION			Student desks and work stations			Refer to FF&E	
ONE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
ONE STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
ONE STORY ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	1,200.00	GSF	16.50	19,800.00
ONE STORY ADDITION		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	1,200.00	GSF	5.50	6,600.00
ONE STORY ADDITION			Ductwork	1,200.00	GSF	6.75	8,100.00
ONE STORY ADDITION			Air Outlets	1,200.00	GSF	0.59	708.00
ONE STORY ADDITION			Ductwork Accessories	1,200.00	GSF	0.72	864.00
ONE STORY ADDITION			Insulation	1,200.00	GSF	2.15	2,580.00
ONE STORY ADDITION			Temperature Controls	1,200.00	GSF	4.10	4,920.00
ONE STORY ADDITION			Air & Water Balance	1,200.00	GSF	0.45	540.00
ONE STORY ADDITION			Coordination Drawings	1,200.00	GSF	0.22	264.00
ONE STORY ADDITION			Systems Operation & Testing	1,200.00	GSF	0.25	300.00

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs/ah
Project:	Arlington Traditional Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bdl/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 10, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downey-scott.com	Revision:	Nov. 14, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		
ONE STORY ADDITION	9.20	PLUMBING	Water Closet	1.00	EA	464.50	464.50		
ONE STORY ADDITION			Urinal	0.00	EA	385.22	0.00		
ONE STORY ADDITION			Automatic Flush Valve	1.00	EA	163.20	163.20		
ONE STORY ADDITION			Lavatory, countertop mounted	1.00	EA	313.85	313.85		
ONE STORY ADDITION			Roof Drain	3.00	EA	384.50	1,153.50		
ONE STORY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94		
ONE STORY ADDITION			Domestic Water Piping	1,200.00	GSF	2.69	3,228.00		
ONE STORY ADDITION			DWV Piping	1,200.00	GSF	1.76	2,112.00		
ONE STORY ADDITION			Storm Piping	1,200.00	GSF	1.48	1,776.00		
ONE STORY ADDITION			Plumbing Insulation	1,200.00	GSF	0.81	972.00		
ONE STORY ADDITION			Coordination Drawings	1,200.00	GSF	0.22	264.00		
ONE STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	1,250.00	1,250.00		
ONE STORY ADDITION			9.30	FIRE SPRINKLER	Sprinkler	1,200.00	GSF	2.85	3,420.00
ONE STORY ADDITION					Fire Pump			See 2 Story Addition	
ONE STORY ADDITION			10.00	ELECTRICAL	Switchboards - modify existing	1,200.00	GSF	0.15	180.00
ONE STORY ADDITION	Panelboards	1,200.00			GSF	0.65	780.00		
ONE STORY ADDITION	Bus Duct & Transformers	1,200.00			GSF	0.40	480.00		
ONE STORY ADDITION	Generator/ATS -					See 2 Story Addition			
ONE STORY ADDITION	Light Fixtures - based on T8 fixtures	1,200.00			GSF	4.85	5,820.00		
ONE STORY ADDITION	Light Switches	1,200.00			GSF	0.26	312.00		
ONE STORY ADDITION	Power Outlets	1,200.00			GSF	0.95	1,140.00		
ONE STORY ADDITION	Safety Cabinets & Disconnects	1,200.00			GSF	0.50	600.00		
ONE STORY ADDITION	Power Feeders	1,200.00			GSF	2.50	3,000.00		
ONE STORY ADDITION	Power Home Runs	1,200.00			GSF	2.20	2,640.00		
ONE STORY ADDITION	Power Branches	1,200.00			GSF	0.85	1,020.00		
ONE STORY ADDITION	Lighting Home Runs	1,200.00			GSF	1.15	1,380.00		
ONE STORY ADDITION	Lighting Branches	1,200.00			GSF	1.05	1,260.00		
ONE STORY ADDITION	Grounding/Lightning Protection	1,200.00			GSF	0.25	300.00		
ONE STORY ADDITION	Clock System	1,200.00			GSF	0.45	540.00		
ONE STORY ADDITION	Phone/Data System	1,200.00	GSF	2.90	3,480.00				
ONE STORY ADDITION	Security System	1,200.00	GSF	0.94	1,128.00				
ONE STORY ADDITION	P.A. & A.V. Systems	1,200.00	GSF	0.55	660.00				
ONE STORY ADDITION	TV System	1,200.00	GSF	0.29	348.00				
ONE STORY ADDITION	Fire Alarm	1,200.00	GSF	1.88	2,256.00				
ONE STORY ADDITION	Coordination Drawings	1,200.00	GSF	0.22	264.00				
ONE STORY ADDITION	Tie into Existing Electrical Systems	1.00	LS	1,250.00	1,250.00				
ONE STORY ADDITION	11.00	MARK-UPS	Subtotal				338,372.23		
ONE STORY ADDITION			General Conditions	12.00%				40,604.67	
ONE STORY ADDITION			Subtotal					378,976.90	
ONE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%				37,897.69	
ONE STORY ADDITION			Subtotal					416,874.59	
ONE STORY ADDITION			Bonds & insurance	1.25%				5,210.93	
ONE STORY ADDITION		Subtotal		1,200.00	GSF	\$351.74	422,085.52		

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i> 6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Status:	Concept Design	PM: ct/ga/ah		
Project:	Arlington Traditional Elementary School Feasibility Study		Client:	SHW Group	Chckd by: bdl/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 10, 2011	Job no: 11094		
Documents Dated:	Nov. 4, 2011		Run Date:	See footer			
			Revision:	Nov. 14, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				5,200 GSF	<u>\$137.77</u>	716,399
SUBTOTAL		SUBTOTAL				716,399
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%		0
SUBTOTAL		SUBTOTAL				716,399
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%		0
RENOVATION TOTAL		RENOVATION TOTAL				716,399
					<u>Cost per SF</u>	
					<u>\$137.77</u>	

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Project:	Arlington Traditional Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bdl/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 10, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	5,200.00	GSF	0.37	1,924.00
BUILDING RENOVATION			General architectural demo	5,200.00	GSF	3.15	16,380.00
BUILDING RENOVATION			Misc. demolition/prep/patch	5,200.00	GSF	1.05	5,460.00
BUILDING RENOVATION			Prem add for stairway removal and infill prep	1,200.00	GSF	14.77	17,724.00
BUILDING RENOVATION			Prem add for restroom demo	500.00	GSF	4.90	2,450.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	750.00	SF	12.00	9,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	5,200.00	GSF	0.60	3,120.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	96.30	CY	30.00	2,888.89
BUILDING RENOVATION			LEED Disposal Fee / Recycling	48.15	TNS	37.00	1,781.48
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	5,200.00	GSF	0.11	572.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	5,200.00	GSF	0.35	1,820.00
BUILDING RENOVATION			Stair opening infill framing & SOMD	1,200.00	GSF	22.46	26,952.00
BUILDING RENOVATION			Misc metals	5,200.00	GSF	0.62	3,224.00
BUILDING RENOVATION			Misc Wood Blocking	5,200.00	GSF	0.06	312.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	5,200.00	GSF	0.30	1,560.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	5,200.00	GSF	0.33	1,716.00
BUILDING RENOVATION							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 10, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION		
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	5,200.00	GSF	0.65	3,380.00		
BUILDING RENOVATION			Interior finishes	5,200.00	GSF	9.70	50,440.00		
BUILDING RENOVATION			Prem add for restroom finishes	500.00	GSF	12.40	6,200.00		
BUILDING RENOVATION			Thermal insulation	5,200.00	GSF	0.45	2,340.00		
BUILDING RENOVATION			Sound transmission control insulation	5,200.00	GSF	0.19	988.00		
BUILDING RENOVATION			Interior glazing	5,200.00	GSF	2.72	14,144.00		
BUILDING RENOVATION			Interior doors, single, incl jams, trim & hardware	5,200.00	GSF	3.74	19,448.00		
BUILDING RENOVATION			Misc cut and patching	5,200.00	GSF	0.30	1,560.00		
BUILDING RENOVATION			07.00	SPECIAL EQUIPMENT	Div 10 specialties	5,200.00	GSF	2.22	11,544.00
BUILDING RENOVATION					Div 11 misc equipment	5,200.00	GSF	0.50	2,600.00
BUILDING RENOVATION	Div 12 furnishings	5,200.00			GSF	2.85	14,820.00		
BUILDING RENOVATION	Smart boards	3.00			EA	6,500.00	19,500.00		
BUILDING RENOVATION	Kitchen / faculty lounge appliances allowance						0.00		
BUILDING RENOVATION	Student desks and work stations						Refer to FF&E		
BUILDING RENOVATION	Office furnishings, sofas and chairs						Refer to FF&E		
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00		
BUILDING RENOVATION	09.00	MECHANICAL HVAC	Equipment	5,200.00	GSF	12.20	63,440.00		
BUILDING RENOVATION			Piping & Valves - renovation	5,200.00	GSF	4.20	21,840.00		
BUILDING RENOVATION			Ductwork	5,200.00	GSF	5.85	30,420.00		
BUILDING RENOVATION			Air Outlets	5,200.00	GSF	0.59	3,068.00		
BUILDING RENOVATION			Ductwork Accessories	5,200.00	GSF	0.72	3,744.00		
BUILDING RENOVATION			Insulation	5,200.00	GSF	1.95	10,140.00		
BUILDING RENOVATION			Temperature Controls	5,200.00	GSF	4.10	21,320.00		
BUILDING RENOVATION			Air & Water Balance	5,200.00	GSF	0.45	2,340.00		
BUILDING RENOVATION			Systems Operation & Testing	5,200.00	GSF	0.25	1,300.00		
BUILDING RENOVATION			HVAC Demolition	5,200.00	GSF	0.97	5,044.00		

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 10, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION	
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	6.00	EA	464.50	2,787.00	
BUILDING RENOVATION			Urinal	2.00	EA	385.22	770.44	
BUILDING RENOVATION			Automatic Flush Valve	8.00	EA	163.20	1,305.60	
BUILDING RENOVATION			Lavatory, countertop mounted	6.00	EA	313.85	1,883.10	
BUILDING RENOVATION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50	
BUILDING RENOVATION			Janitor Sink	1.00	EA	733.54	733.54	
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00	
BUILDING RENOVATION			Floor Drain	2.00	EA	168.60	337.20	
BUILDING RENOVATION			Domestic Water Piping	5,200.00	GSF	2.69	13,988.00	
BUILDING RENOVATION			DWV Piping	5,200.00	GSF	1.76	9,152.00	
BUILDING RENOVATION			Storm Piping	5,200.00	GSF	1.48	7,696.00	
BUILDING RENOVATION			Plumbing Insulation	5,200.00	GSF	0.81	4,212.00	
BUILDING RENOVATION			Plumbing Demolition	5,200.00	GSF	0.95	4,940.00	
BUILDING RENOVATION			9.30	FIRE SPRINKLER	Sprinkler	5,200.00	GSF	2.85
BUILDING RENOVATION	Fire Pump					See Addition		
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards			Existing to Remain		
BUILDING RENOVATION			Panelboards			Existing to Remain		
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain		
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain		
BUILDING RENOVATION			Light Fixtures	5,200.00	GSF	4.85	25,220.00	
BUILDING RENOVATION			Light Switches	5,200.00	GSF	0.26	1,352.00	
BUILDING RENOVATION			Power Outlets	5,200.00	GSF	0.95	4,940.00	
BUILDING RENOVATION			Safety Cabinets & Disconnects	5,200.00	GSF	0.72	3,744.00	
BUILDING RENOVATION			Power Feeders			Existing to Remain		
BUILDING RENOVATION			Power Home Runs	5,200.00	GSF	2.20	11,440.00	
BUILDING RENOVATION			Power Branches	5,200.00	GSF	0.85	4,420.00	
BUILDING RENOVATION			Lighting Home Runs	5,200.00	GSF	1.15	5,980.00	
BUILDING RENOVATION			Lighting Branches	5,200.00	GSF	1.05	5,460.00	
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain		
BUILDING RENOVATION			Clock System	5,200.00	GSF	0.45	2,340.00	
BUILDING RENOVATION			Phone/Data System	5,200.00	GSF	2.90	15,080.00	
BUILDING RENOVATION			Security System	5,200.00	GSF	0.94	4,888.00	
BUILDING RENOVATION	P.A. & A.V. Systems	5,200.00	GSF	0.55	2,860.00			
BUILDING RENOVATION	TV System	5,200.00	GSF	0.29	1,508.00			
BUILDING RENOVATION	Fire Alarm	5,200.00	GSF	1.88	9,776.00			
BUILDING RENOVATION	Demolition	5,200.00	GSF	0.94	4,888.00			
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				574,313.75	
BUILDING RENOVATION			General Conditions	12.00%				68,917.65
BUILDING RENOVATION			Subtotal					643,231.40
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%				64,323.14
BUILDING RENOVATION			Subtotal					707,554.54
BUILDING RENOVATION		Bonds & insurance	1.25%				8,844.43	
BUILDING RENOVATION		Subtotal		5,200.00	GSF	\$137.77	716,398.97	

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Project:	Arlington Traditional Elementary School Feasibility Study		Client:	SHW Group	Chckd by: bdl/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 10, 2011	Job no: 11094		
Documents Dated:	Nov. 4, 2011		Run Date:	See footer			
			Revision:	Nov. 14, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK						827,201
SUBTOTAL			SUBTOTAL			827,201
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%		0
SUBTOTAL			SUBTOTAL			827,201
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%		0
RENOVATION TOTAL			RENOVATION TOTAL			827,201

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gc/ah
Project:	Arlington Traditional Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/lsm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 10, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 14, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	5,000.00	5,000.00
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	0.92	AC	10,000.00	9,182.74
SITWORK			Remove trees	15.00	EA	175.00	2,625.00
SITWORK			Remove curb and gutter	950.00	LF	6.00	5,700.00
SITWORK			Remove sidewalks 4" thick	5,950.00	SF	1.50	8,925.00
SITWORK			Remove asphalt paving	1,500.00	SY	6.85	10,275.00
SITWORK			Remove site light & base	20.00	EA	175.00	3,500.00
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove gas meter		Existing to Remain		
SITWORK			Remove gas line		Existing to Remain		
SITWORK			Remove existing fence & store for re-installation	200.00	LF	5.00	1,000.00
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove exist. asphalt sport courts		Excluded		
SITWORK			Remove asphalt paving for new water/sewer lines	60.00	SY	10.00	600.00
SITWORK			Disposal of site elements	909.94	CY	25.00	22,748.61
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	8,500.00	8,500.00
SITWORK			Tree protection allowance	1.00	LS	1,225.00	1,225.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	7.00	EA	350.00	2,450.00
SITWORK	12.20	EARTHWORK	Strip & store topsoil	175.93	CY	2.80	492.59
SITWORK			Re-spread topsoil	175.93	CY	3.60	633.33
SITWORK			Mass Excavation of site area, cut to fill	981.48	CY	8.00	7,851.85
SITWORK			Export surplus	981.48	CY	24.00	23,555.56
SITWORK			Rough grading for building and site	37,500.00	SF	0.55	20,625.00
SITWORK			Finish grading bldg pads and pavements	3,066.67	SY	1.00	3,066.67
SITWORK			Finish grading for lawns	3,500.00	SY	1.35	4,725.00
SITWORK			Ext backfill	45.00	CY	30.00	1,350.00
SITWORK	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
SITWORK			6" water main	150.00	LF	52.00	7,800.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees		AWSS Fees are Excluded		
SITWORK			Temp road patch	30.00	SY	20.00	600.00
SITWORK			Spoil removal	11.11	CY	25.00	277.78
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
SITWORK			6" PVC	150.00	LF	30.00	4,500.00
SITWORK			Tap fees		Tap Fees are Excluded		
SITWORK			Temp road patch	30.00	SY	20.00	600.00
SITWORK			Spoil removal	11.11	CY	25.00	277.78
SITWORK	12.35	STORM WATER MGT	Underground detention	9,400.00	CF	7.00	65,800.00
SITWORK			RCP allowance	1.00	LS	50,000.00	50,000.00
SITWORK			Storm structures	4.00	EA	2,500.00	10,000.00
SITWORK			BMP impact allowance	1.00	LS	75,000.00	75,000.00
SITWORK			Roof drain piping	150.00	LF	25.00	3,750.00
SITWORK			Mods & conn to existing	1.00	LS	5,000.00	5,000.00
SITWORK			Spoil removal	416.30	CY	25.00	10,407.41

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 10, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK							
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	700.00	LF	15.00	10,500.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	1,433.33	SY	35.00	50,166.67
SITWORK			Asphalt sport court	1,111.11	SY	29.00	32,222.22
SITWORK			Asphalt Pavement ROW patching	60.00	SY	80.00	4,800.00
SITWORK			Misc. patching at existing paving, incl striping	170.00	SY	50.00	8,500.00
SITWORK			Lot signage/symbols	1.00	LS	1,500.00	1,500.00
SITWORK			Striping	1.00	LS	2,500.00	2,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	6,325.00	SF	5.50	34,787.50
SITWORK			Patch existing sidewalks	750.00	SF	8.00	6,000.00
SITWORK			Curb & gutter	2,245.00	LF	14.30	32,103.50
SITWORK						0.00	
SITWORK	12.65	LANDSCAPING	Sod	700.00	SY	3.50	2,450.00
SITWORK			General seeding	1,500.00	SY	0.85	1,275.00
SITWORK			Play area mulch	74.07	CY	43.75	3,240.74
SITWORK			Landscape allowance	1.00	LS	35,000.00	35,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Re-install existing fencing	100.00	LF	27.00	2,700.00
SITWORK			Relocate playground equipment	1.00	LS	8,500.00	8,500.00
SITWORK			Allowance	1.00	LS	10,000.00	10,000.00
SITWORK	11.00	MARK-UPS	Subtotal				663,139.94
SITWORK			General Conditions	12.00%			79,576.79
SITWORK			Subtotal				742,716.73
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			74,271.67
SITWORK			Subtotal				816,988.41
SITWORK			Bonds & insurance	1.25%			10,212.36
SITWORK			Subtotal				827,200.76

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

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	26,000.00	GSF	16.50	429,000.00
ADDITION HVAC BASE			Piping & Valves	26,000.00	GSF	5.50	143,000.00
ADDITION HVAC BASE			Ductwork	26,000.00	GSF	6.75	175,500.00
ADDITION HVAC BASE			Air Outlets	26,000.00	GSF	0.59	15,340.00
ADDITION HVAC BASE			Ductwork Accessories	26,000.00	GSF	0.72	18,720.00
ADDITION HVAC BASE			Insulation	26,000.00	GSF	2.15	55,900.00
ADDITION HVAC BASE			Temperature Controls	26,000.00	GSF	4.10	106,600.00
ADDITION HVAC BASE			Air & Water Balance	26,000.00	GSF	0.45	11,700.00
ADDITION HVAC BASE			Coordination Drawings	26,000.00	GSF	0.22	5,720.00
ADDITION HVAC BASE			Systems Operation & Testing	26,000.00	GSF	0.25	6,500.00
ADDITION HVAC BASE			Subtotal				967,980.00
ADDITION HVAC BASE	11.00	MARK-UPS	General Conditions	12.00%			116,157.60
ADDITION HVAC BASE			Subtotal				1,084,137.60
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			108,413.76
ADDITION HVAC BASE			Subtotal				1,192,551.36
ADDITION HVAC BASE			Bonds & insurance	1.25%			14,906.89
ADDITION HVAC BASE			Subtotal	26,000.00	GSF	\$46.44	1,207,458.25
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	26,000.00	GSF	13.75	357,500.00
ADDITION HVAC ALT			Piping & Valves	26,000.00	GSF	4.20	109,200.00
ADDITION HVAC ALT			Geothermal Bore, 30 bores at 600' depth	18,000.00	LF	22.50	405,000.00
ADDITION HVAC ALT			Ductwork	26,000.00	GSF	5.85	152,100.00
ADDITION HVAC ALT			Air Outlets	26,000.00	GSF	0.59	15,340.00
ADDITION HVAC ALT			Ductwork Accessories	26,000.00	GSF	0.72	18,720.00
ADDITION HVAC ALT			Insulation	26,000.00	GSF	1.95	50,700.00
ADDITION HVAC ALT			Temperature Controls	26,000.00	GSF	4.10	106,600.00
ADDITION HVAC ALT			Air & Water Balance	26,000.00	GSF	0.45	11,700.00
ADDITION HVAC ALT			Coordination Drawings	26,000.00	GSF	0.22	5,720.00
ADDITION HVAC ALT			Systems Operation & Testing	26,000.00	GSF	0.25	6,500.00
ADDITION HVAC ALT			Subtotal				1,239,080.00
ADDITION HVAC ALT	11.00	MARK-UPS	General Conditions	12.00%			148,689.60
ADDITION HVAC ALT			Subtotal				1,387,769.60
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			138,776.96
ADDITION HVAC ALT			Subtotal				1,526,546.56
ADDITION HVAC ALT			Bonds & insurance	1.25%			19,081.83
ADDITION HVAC ALT			Subtotal	26,000.00	GSF	\$59.45	1,545,628.39



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: March 26, 2014

Prepared for:

VMDO Architects

Arlington Public Schools ***Barcroft Elementary 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 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included as indicated on the summary page.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect* Owner Mgt Expenses

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact Fred Scott – Principal or Christopher M. Taylor – Vice President regarding this project should you have any questions or concerns.

<i>DRAFT FOR REVIEW & COMMENT</i>								
Report:	Progress Cost Estimate			Prepared by: <i>Downey & Scott, LLC</i>		Status:	Concept Design	PM: ct
Project:	Barcroft Elementary School			<i>6799 Kennedy Road, Suite F</i>		Client:	VMDO	Checked by: fs/sm
Location:	Arlington Public Schools			<i>Warrenton, Virginia 20187</i>		Submissn:	March 26, 2014	Job no: 14042
Documents Dated:	March 24, 2014			<i>Ph 540.347.5001 Fax 540.347.5021</i>		Run Date:	See footer	
				<i>www.downeyscott.com</i>		Revised:		
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION	

Arlington Public Schools - Barcroft Elementary School

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Barcroft Elementary School **carried forward** **\$26,415,150**

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ADDITION CONSTRUCTION COST SUMMARY

Arlington Public Schools - Barcroft Elementary School

Additions	28,142.00	Gross Square Feet
Renovation, heavy	27,663.20	Gross Square Feet
Renovation, light	41,494.80	Gross Square Feet
Total	97,300.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Additions to Existing Building		Carried forward	Cost per SF 251.54	\$7,078,707
HARD COSTS					
HARD COSTS	Renovations to Existing Building		Carried forward	97.66	\$6,753,737
HARD COSTS					
HARD COSTS	Sitework		Carried forward	N/A	\$2,447,447
HARD COSTS					
HARD COSTS	Subtotal				\$16,279,891
HARD COSTS	Escalation to construction mid point	Bid August 2015, Midpoint March 2016	6.65%		\$1,081,934
HARD COSTS	Subtotal				\$17,361,826
HARD COSTS	Design Contingency		15.00%		\$2,604,274
HARD COSTS	Subtotal				\$19,966,100
HARD COSTS	Construction Contingency		8.00%		\$1,597,288
HARD COSTS				Cost per SF	
HARD COSTS	Total Hard Construction Costs Base Bid			\$221.62	\$21,563,388
SOFT COSTS	Project Soft Cost - CM Fees, A/E Fees, F.F.&E., Owner Staffing, Owner Costs		22.50%		\$4,851,762
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost			Cost per SF \$271.48	\$26,415,150

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Addition	00.00		BUILDING ADDITIONS				
Addition	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	LS	35,000.00	35,000.00
Addition			Misc. prep/patch	1.00	LS	17,500.00	17,500.00
Addition			Misc R&R for MEP tie-ins	1.00	LS	9,500.00	9,500.00
Addition			Segregated debris disposal off site	130.00	CY	30.00	3,900.00
Addition	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
Addition			Foundations	28,142.00	GSF	5.90	166,037.80
Addition	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	2,500.00	SF	12.00	30,000.00
Addition			SOG	2,530.00	GSF	8.75	22,137.50
Addition			Exterior stoops & slabs	600.00	SF	8.25	4,950.00
Addition	03.00	SUPERSTRUCTURE	Poured conc foundation wall	0.00	SF	42.00	0.00
Addition			2nd floor framing & deck	28,142.00	SF	11.85	333,482.70
Addition			SOMD for 2nd & 3rd floor	28,142.00	SF	5.00	140,710.00
Addition			Roof framing & deck	14,071.00	SF	8.75	123,121.25
Addition			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
Addition			Elev hoistway SOMD	1.00	SF	8.75	8.75
Addition			Stairways	2.00	EA	31,250.00	62,500.00
Addition			Misc metals	28,142.00	GSF	1.55	43,620.10
Addition			Misc Wood Blocking	28,142.00	GSF	0.40	11,256.80
Addition	04.00	EXTERIOR CLOSURE	Gym Wall - Brick/CMU composite walls - 12 inch	0.00	SF	52.00	0.00
Addition			Perimeter Wall - Brick/Light Gauge Metal	22,816.00	SF	41.50	946,864.00
Addition			Foundation wall waterproofing	0.00	SF	6.50	0.00
Addition			Exterior wall vapor barrier	22,816.00	SF	3.75	85,560.00
Addition			Windows	6,844.80	SF	45.00	308,016.00
Addition			Storefront entrances	28,142.00	GSF	1.05	29,549.10
Addition			Doors, frames, hardware, sidelites	28,142.00	GSF	0.45	12,663.90
Addition			Building perimeter drains in gravel bed	0.00	LF	10.50	0.00
Addition			Canopy	0.00	SF	35.00	0.00
Addition			Misc. w.p./caulk/fire sealants/etc. Div. 7	28,142.00	GSF	0.74	20,825.08
Addition							

DRAFT FOR REVIEW & COMMENT

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Addition	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet	14,071.00	GSF	10.02	140,991.42
Addition	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	2,500.00	SF	25.00	62,500.00
Addition			Masonry at tie-in walls	6,000.00	SF	19.00	114,000.00
Addition			Masonry hoistway walls	1,462.00	SF	22.50	32,895.00
Addition			Masonry partitions	28,142.00	GSF	4.72	132,830.24
Addition			Mtl stud & GWB partitions, hi-impact	28,142.00	GSF	5.60	157,595.20
Addition			Elev Cab finish allowance	1.00	LS	8,500.00	8,500.00
Addition			GWB ceilings/bulkheads	28,142.00	GSF	0.15	4,221.30
Addition			Misc. batt insulation	28,142.00	GSF	0.45	12,663.90
Addition			Sound transmission control insulation	28,142.00	GSF	0.19	5,346.98
Addition			Interior glass at interior partition allowance	28,142.00	GSF	0.38	10,693.96
Addition			Interior doors, single, incl jambs, trim & hardware	28,142.00	GSF	4.75	133,674.50
Addition			Acoustic ceiling, avg	28,142.00	GSF	2.25	63,319.50
Addition			Prem. ceilings: main corridors / mtg. rms, prem add	5,628.40	GSF	1.10	6,191.24
Renovation			Sprung Gym Floor, including new concrete base	0.00	SF	29.50	0.00
Addition			Premium wall finish: main corridors & conf. rm	28,142.00	GSF	0.24	6,754.08
Addition			Prem add for restroom/kitchen finishes	1,000.00	GSF	12.40	12,400.00
Addition			CT floor, base, walls in restrooms	28,142.00	GSF	0.75	21,106.50
Addition			CT wainscot hallways/restrooms	28,142.00	GSF	0.40	11,256.80
Addition			Soft flooring/ vinyl base	28,142.00	GSF	2.85	80,204.70
Addition			Carpet	28,142.00	GSF	1.11	31,237.62
Addition			Painting	28,142.00	GSF	1.50	42,213.00
Addition			Misc cut and patching	28,142.00	GSF	0.30	8,442.60
Addition	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	28,142.00	GSF	0.82	23,076.44
Addition			Window treatment	28,142.00	GSF	0.45	12,663.90
Addition			General casework	28,142.00	GSF	4.35	122,417.70
Addition			General millwork	28,142.00	GSF	0.45	12,663.90
Addition			Visual display MB & TB	28,142.00	GSF	1.00	28,142.00
Addition			Smart boards			Refer to FF&E	
Addition			Faculty lounge appliances allowance	1.00	LS	3,500.00	3,500.00
Addition			Misc spec. dr signs/f.e./jan shelving/etc.	28,142.00	GSF	1.50	42,213.00
Addition			Commercial kitchen equipment	0.00	GSF	198.00	0.00
Addition			Student desks and work stations			Refer to FF&E	
Addition			Office furnishings, sofas and chairs			Refer to FF&E	
Addition	08.00	CONVEYING	Elevators	2.00	STOPS	45,000.00	90,000.00

DRAFT FOR REVIEW & COMMENT

Report:	Progress Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Barcroft Elementary School	6799 Kennedy Road, Suite F	Client:	VMDO	Checked by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 26, 2014	Job no: 14042
Documents Dated:	March 24, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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Addition							
Addition	09.00	MECHANICAL HVAC	HVAC Equipment	28,142.00	GSF	17.08	480,665.36
Addition		Note: Average cost between 4-pipe system, water	Piping & Valves	28,142.00	GSF	5.69	160,127.98
Addition		source heat pump systems, and variable refrigerant	Ductwork	28,142.00	GSF	7.43	209,095.06
Addition		flow system.	Air Outlets	28,142.00	GSF	0.59	16,603.78
Addition			Ductwork Accessories	28,142.00	GSF	0.72	20,262.24
Addition			Insulation	28,142.00	GSF	2.15	60,505.30
Addition			Temperature Controls	28,142.00	GSF	4.24	119,322.08
Addition			Air & Water Balance	28,142.00	GSF	0.33	9,286.86
Addition			Coordination Drawings	28,142.00	GSF	0.22	6,191.24
Addition			Systems Operation & Testing	28,142.00	GSF	0.25	7,035.50
Addition			Tie into Existing HVAC System	1.00	LS	8,500.00	8,500.00
Addition	9.20	PLUMBING	Water Closet	22.00	EA	589.50	12,969.00
Addition			Urinal	0.00	EA	510.22	0.00
Addition			Lavatory, countertop mounted	22.00	EA	388.85	8,554.70
Addition			Automatic Faucet/Flush Valve	44.00	EA	228.20	10,040.80
Addition			Classroom Sink	22.00	EA	585.10	12,872.20
Addition			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
Addition			Janitor Sink	2.00	EA	733.54	1,467.08
Addition			Floor Drain	4.00	EA	213.60	854.40
Addition			Roof Drain	30.00	EA	384.50	11,535.00
Addition			Wall Hydrant	0.00	EA	252.94	0.00
Addition			Water Heater				Extend Existing HW System
Addition			Circulating Pump	1.00	EA	805.00	805.00
Addition			Ice Machine/Refrigerator Connection	2.00	EA	125.00	250.00
Addition			Sewer Ejector Pump	0.00	EA	12,500.00	0.00
Addition			Elevator Sump Pump, oil minder type	0.00	EA	6,550.00	0.00
Addition			Domestic Water Piping	28,142.00	GSF	2.69	75,701.98
Addition			DWV Piping	28,142.00	GSF	1.76	49,529.92
Addition			Storm Piping	28,142.00	GSF	1.48	41,650.16
Addition			Plumbing Insulation	28,142.00	GSF	0.81	22,795.02
Addition			Coordination Drawings	28,142.00	GSF	0.22	6,191.24
Addition			Tie into Existing Plumbing Systems	1.00	LS	6,500.00	6,500.00

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Project:	Barcroft Elementary School	<i>6799 Kennedy Road, Suite F</i>	Client:	VMDO	Checked by: fs/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	March 26, 2014	Job no: 14042
Documents Dated:	March 24, 2014	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Addition							
Addition	9.30	FIRE SPRINKLER	Sprinkler	28,142.00	GSF	3.50	98,497.00
Addition			Fire Pump			See Renovation	
Addition	10.00	ELECTRICAL	Switchboards	28,142.00	GSF	1.05	29,549.10
Addition			Panelboards	28,142.00	GSF	0.80	22,513.60
Addition			Bus Duct & Transformers	28,142.00	GSF	0.40	11,256.80
Addition			Generator/ATS			See Renovation	
Addition			Light Fixtures - based on T8 florescent	28,142.00	GSF	5.01	140,991.42
Addition			Light Switches	28,142.00	GSF	0.55	15,478.10
Addition			Power Outlets	28,142.00	GSF	1.05	29,549.10
Addition			Safety Cabinets & Disconnects	28,142.00	GSF	0.55	15,478.10
Addition			Power Feeders	28,142.00	GSF	2.90	81,611.80
Addition			Power Home Runs	28,142.00	GSF	2.40	67,540.80
Addition			Power Branches	28,142.00	GSF	0.96	27,016.32
Addition			Lighting Home Runs	28,142.00	GSF	1.25	35,177.50
Addition			Lighting Branches	28,142.00	GSF	1.15	32,363.30
Addition			Grounding/Lightning Protection	28,142.00	GSF	0.33	9,286.86
Addition			Clock System	28,142.00	GSF	0.50	14,071.00
Addition			Phone/Data System	28,142.00	GSF	4.10	115,382.20
Addition			Security System	28,142.00	GSF	0.95	26,734.90
Addition			P.A. & A.V. Systems	28,142.00	GSF	1.65	46,434.30
Addition			TV System	28,142.00	GSF	0.55	15,478.10
Addition			Fire Alarm	28,142.00	GSF	2.05	57,691.10
Addition			Coordination Drawings	28,142.00	GSF	0.22	6,191.24
Addition			Tie into Existing Electrical Systems	1.00	LS	9,500.00	9,500.00
Addition	11.00	MARK-UPS	Subtotal				6,122,905.00
Addition			General Conditions	6.50%			397,988.83
Addition			Subtotal				6,520,893.83
Addition			GC OH & Profit	6.95%			453,202.12
Addition			Subtotal				6,974,095.95
Addition			Bonds & insurance	1.50%			104,611.44
Addition			Subtotal	28,142.00	GSF	\$251.54	7,078,707.39

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Report:	Progress Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Barcroft Elementary School	6799 Kennedy Road, Suite F	Client:	VMDO	Checked by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 26, 2014	Job no: 14042
Documents Dated:	March 24, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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Renovation	00.00		BUILDING RENOVATIONS				
Renovation							
Renovation	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	69,158.00	GSF	0.37	25,588.46
Renovation			General architectural demo	69,158.00	GSF	2.45	169,437.10
Renovation			Building Razing/Removal	0.00	GSF	15.50	0.00
Renovation			Misc. demolition/prep/patch	69,158.00	GSF	1.05	72,615.90
Renovation			Prem add for restroom/kitchen demo	2,245.00	SF	4.90	11,000.50
Renovation			Floor cut & patch for plumbing changes	2,245.00	SF	12.00	26,940.00
Renovation			Misc. demolition/prep/patch	69,158.00	GSF	0.60	41,494.80
Renovation			Remove exist. plumbing			See Division 15	
Renovation			Remove exist. mechanical			See Division 15	
Renovation			Remove exist. lighting/electrical			See Division 16	
Renovation			Segregated debris disposal off site	2,561.41	CY	30.00	76,842.22
Renovation			Hazmat abatement, allowance	1.00	LS	40,000.00	40,000.00
Renovation							
Renovation	01.00	FOUNDATIONS	Foundations			Existing to remain	
Renovation							
Renovation	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	27,663.20	GSF	0.25	6,915.80
Renovation							
Renovation	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	27,663.20	GSF	0.12	3,388.74
Renovation			Misc metals	27,663.20	GSF	1.50	41,494.80
Renovation			Misc Wood Blocking	27,663.20	GSF	0.06	1,659.79
Renovation							
Renovation	04.00	EXTERIOR CLOSURE	Window Replacement	27,663.20	GSF	6.50	179,810.80
Renovation			Door Replacement	27,663.20	GSF	1.25	34,579.00
Renovation			Exterior wall modifications	27,663.20	GSF	0.45	12,448.44
Renovation			Exterior rake trims and fascia modifications			Existing to remain	
Renovation			Excavate perimeter of existing building			None included	
Renovation			Waterproof existing foundation			Existing to remain	
Renovation			Building perimeter drains in gravel bed			Existing to remain	
Renovation							
Renovation	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet including demo	44,545.00	GSF	11.05	492,222.25
Renovation							

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Project:	Barcroft Elementary School	6799 Kennedy Road, Suite F	Client:	VMDO	Checked by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 26, 2014	Job no: 14042
Documents Dated:	March 24, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Renovation	06.00	INTERIOR CONST	Patch Masonry partitions allowance	27,663.20	GSF	0.65	17,981.08
Renovation			Interior finishes	69,158.00	GSF	10.50	726,159.00
Renovation			Corridor Ceilings	10,373.70	SF	2.25	23,340.83
Renovation			Sprung Gym Floor, including new concrete base	0.00	SF	29.50	0.00
Renovation			Prem add for restroom/kitchen finishes	5,000.00	GSF	12.40	62,000.00
Renovation			Thermal insulation	27,663.20	GSF	0.45	12,448.44
Renovation			Sound transmission control insulation	27,663.20	GSF	0.19	5,256.01
Renovation			Interior glazing	27,663.20	GSF	2.72	75,243.90
Renovation			Interior doors, single, incl jambs, trim & hardware	69,158.00	GSF	3.74	258,650.92
Renovation			Misc cut and patching	69,158.00	GSF	0.30	20,747.40
Renovation	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	27,663.20	GSF	0.98	27,109.94
Renovation			Window treatment	69,158.00	GSF	0.55	38,036.90
Renovation			General casework	27,663.20	GSF	5.75	159,063.40
Renovation			General millwork	27,663.20	GSF	0.45	12,448.44
Renovation			Visual display MB & TB	69,158.00	GSF	1.00	69,158.00
Renovation			Smart boards			Refer to FF&E	
Renovation			Misc spec. dr signs/f.e./jan shelving/etc.	27,663.20	GSF	1.50	41,494.80
Renovation			Commercial kitchen equipment	2,500.00	GSF	198.00	495,000.00
Renovation			Modular Stage	1,000.00	SF	105.00	105,000.00
Renovation			Student desks and work stations			Refer to FF&E	
Renovation			Office furnishings, sofas and chairs			Refer to FF&E	
Renovation	08.00	CONVEYING	Section Not Used				0.00
Renovation	09.00	MECHANICAL HVAC	HVAC Equipment	27,663.20	GSF	17.08	472,487.46
Renovation		Note: Average cost between 4-pipe system, water	Piping & Valves	27,663.20	GSF	5.69	157,403.61
Renovation		source heat pump systems, and variable refrigerant	Ductwork	27,663.20	GSF	7.43	205,537.58
Renovation		flow system.	Air Outlets	27,663.20	GSF	0.59	16,321.29
Renovation			Ductwork Accessories	27,663.20	GSF	0.72	19,917.50
Renovation			Insulation	27,663.20	GSF	2.15	59,475.88
Renovation			Temperature Controls	27,663.20	GSF	4.24	117,291.97
Renovation			Air & Water Balance	27,663.20	GSF	0.33	9,128.86
Renovation			Coordination Drawings	27,663.20	GSF	0.22	6,085.90
Renovation			Systems Operation & Testing	27,663.20	GSF	0.25	6,915.80
Renovation			HVAC Demolition	27,663.20	GSF	0.68	18,810.98

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Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	March 26, 2014	Job no: 14042
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Renovation							
Renovation	9.20	PLUMBING	Water Closet	30.00	EA	589.50	17,685.00
Renovation			Urinal	6.00	EA	510.22	3,061.32
Renovation			Lavatory, countertop mounted	36.00	EA	388.85	13,998.60
Renovation			Automatic Faucet/Flush Valve	72.00	EA	228.20	16,430.40
Renovation			Sink	30.00	EA	585.10	17,553.00
Renovation			Electric Water Cooler	6.00	EA	1,163.50	6,981.00
Renovation			Janitor Sink	4.00	EA	733.54	2,934.16
Renovation			Shower	0.00	EA	1,353.21	0.00
Renovation			Ice Machine/Refrigerator Connection	4.00	EA	125.00	500.00
Renovation			Floor Drain	20.00	EA	213.60	4,272.00
Renovation			Domestic Water Piping, modify existing	27,663.20	GSF	2.69	74,414.01
Renovation			DWV Piping, modify existing	27,663.20	GSF	1.76	48,687.23
Renovation			Storm Piping	27,663.20	GSF	1.48	40,941.54
Renovation			Plumbing Insulation, new & patch existing	27,663.20	GSF	0.81	22,407.19
Renovation			Coordination Drawings	27,663.20	GSF	0.22	6,085.90
Renovation			Plumbing Demolition	27,663.20	GSF	0.65	17,981.08
Renovation							
Renovation	9.30	FIRE SPRINKLER	Sprinkler, modify existing system	27,663.20	GSF	3.50	96,821.20
Renovation			Fire Pump	1.00	EA	55,000.00	55,000.00

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Renovation							
Renovation	10.00	ELECTRICAL	Switchboards	27,663.20	GSF	1.05	29,046.36
Renovation			Panelboards	27,663.20	GSF	0.80	22,130.56
Renovation			Bus Duct & Transformers	27,663.20	GSF	0.40	11,065.28
Renovation			Generator/ATS	1.00	EA	115,000.00	115,000.00
Renovation			Light Fixtures - based on T8 florescent	27,663.20	GSF	5.01	138,592.63
Renovation			Light Switches	27,663.20	GSF	0.55	15,214.76
Renovation			Power Outlets	27,663.20	GSF	1.05	29,046.36
Renovation			Safety Cabinets & Disconnects	27,663.20	GSF	0.55	15,214.76
Renovation			Power Feeders	27,663.20	GSF	2.90	80,223.28
Renovation			Power Home Runs	27,663.20	GSF	2.40	66,391.68
Renovation			Power Branches	27,663.20	GSF	0.96	26,556.67
Renovation			Lighting Home Runs	27,663.20	GSF	1.25	34,579.00
Renovation			Lighting Branches	27,663.20	GSF	1.15	31,812.68
Renovation			Grounding/Lightning Protection	27,663.20	GSF	0.33	9,128.86
Renovation			Clock System	27,663.20	GSF	0.50	13,831.60
Renovation			Phone/Data System	27,663.20	GSF	4.10	113,419.12
Renovation			Security System	27,663.20	GSF	0.95	26,280.04
Renovation			P.A. & A.V. Systems	27,663.20	GSF	1.65	45,644.28
Renovation			TV System	27,663.20	GSF	0.55	15,214.76
Renovation			Fire Alarm	27,663.20	GSF	2.05	56,709.56
Renovation			Coordination Drawings	27,663.20	GSF	0.22	6,085.90
Renovation			Demolition	27,663.20	GSF	0.72	19,917.50
Renovation							
Renovation	11.00	MARK-UPS	Subtotal				5,841,813.76
Renovation			General Conditions	6.50%			379,717.89
Renovation			Subtotal				6,221,531.65
Renovation			GC OH & Profit	6.95%			432,396.45
Renovation			Subtotal				6,653,928.10
Renovation			Bonds & insurance	1.50%			99,808.92
Renovation			Subtotal	69,158.00	GSF	\$97.66	6,753,737.02

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 26, 2014	Job no: 14042
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework			SITWORK				
Sitework							
Sitework							
Sitework	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,000.00	7,000.00
Sitework							
Sitework	12.05	SITE DEMO CLR/GRUB	Misc site demo	4.50	AC	12,500.00	56,250.00
Sitework			Remove trees	15.00	EA	250.00	3,750.00
Sitework			Remove curb and gutter	750.00	LF	6.00	4,500.00
Sitework			Remove sidewalks 4" thick	7,500.00	SF	1.50	11,250.00
Sitework			Remove concrete pads 8" thick	1,500.00	SF	4.35	6,525.00
Sitework			Remove asphalt paving	2,500.00	SY	6.85	17,125.00
Sitework			Demo asphalt paving at VDOT ROW			Excluded	
Sitework			Remove portions of existing SWM piping			Excluded	
Sitework			Remove existing utilities			Excluded	
Sitework			Remove gas meter			Existing to Remain	
Sitework			Remove gas line			Existing to Remain	
Sitework			Remove existing fence			Excluded	
Sitework			Remove contaminated soils			Excluded	
Sitework			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
Sitework			Disposal of site elements	2,999.13	CY	25.00	74,978.33
Sitework			Removal of Existing Trailers	1.00	LS	150,000.00	150,000.00
Sitework							
Sitework	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	12,500.00	12,500.00
Sitework			Tree protection allowance	1.00	LS	2,500.00	2,500.00
Sitework			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
Sitework			Inlet protection	12.00	EA	350.00	4,200.00
Sitework							
Sitework	12.20	EARTHWORK	Strip & store topsoil	509.26	CY	2.80	1,425.93
Sitework			Re-spread topsoil	509.26	CY	3.60	1,833.33
Sitework			Mass Excavation of site area, cut to fill	0.00	CY	8.00	0.00
Sitework			Export surplus	0.00	CY	24.00	0.00
Sitework			Import	0.00	CY	36.00	0.00
Sitework			Rough grading for building and site	28,142.00	SF	0.55	15,478.10
Sitework			Finish grading bldg. pads and pavements	9,444.44	SY	1.00	9,444.44
Sitework			Finish grading for sports fields	0.00	SY	1.35	0.00
Sitework			Ext backfill	90.00	CY	30.00	2,700.00
Sitework							
Sitework	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
Sitework			6" water main	150.00	LF	52.00	7,800.00
Sitework			Fire hydrant new	1.00	EA	3,500.00	3,500.00
Sitework			Meter/tap fees			AWSS Fees are Excluded	
Sitework			Temp road patch	1,200.00	SY	20.00	24,000.00
Sitework			Spoil removal	11.11	CY	25.00	277.78

DRAFT FOR REVIEW & COMMENT

Report:	Progress Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Barcroft Elementary School	<i>6799 Kennedy Road, Suite F</i>	Client:	VMDO	Checked by: fs/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	March 26, 2014	Job no: 14042
Documents Dated:	March 24, 2014	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework							
Sitework	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
Sitework			6" PVC	150.00	LF	30.00	4,500.00
Sitework			Tap fees			Tap Fees are Excluded	
Sitework			Spoil removal	11.11	CY	25.00	277.78
Sitework	12.35	STORM WATER MGT	SWM, allowance	1.00	LS	375,000.00	375,000.00
Sitework	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
Sitework			Site power and circuits	2,500.00	LF	15.00	37,500.00
Sitework			Site pole lighting, allowance	12.00	EA	3,250.00	39,000.00
Sitework	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
Sitework	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
Sitework	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
Sitework	12.60	PAVING	Asphalt Pavement parking lot	2,387.00	SY	42.00	100,254.00
Sitework			Asphalt Pavement ROW patching	2,223.00	SY	80.00	177,840.00
Sitework			Asphalt sport court	771.56	SY	35.00	27,004.44
Sitework			Lot signage/symbols	1.00	LS	2,500.00	2,500.00
Sitework			Striping	1.00	LS	1,500.00	1,500.00
Sitework	12.61	SITE CONCRETE	4" sidewalks/pads	14,665.00	SF	5.50	80,657.50
Sitework			Patch existing sidewalks	1,250.00	SF	8.00	10,000.00
Sitework			Curb & gutter	1,385.00	LF	22.00	30,470.00
Sitework							0.00
Sitework	12.65	LANDSCAPING	Sod	2,000.00	SY	3.50	7,000.00
Sitework			General seeding	3,000.00	SY	0.85	2,550.00
Sitework			Play area mulch	555.56	CY	43.75	24,305.56
Sitework			Athletic Field Sodding, bermuda	7,333.33	SY	4.60	33,733.33
Sitework			Rain Garden	1.00	LS	95,000.00	95,000.00
Sitework			Allowance	1.00	LS	125,000.00	125,000.00

DRAFT FOR REVIEW & COMMENT

Report:	Progress Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Barcroft Elementary School	<i>6799 Kennedy Road, Suite F</i>	Client:	VMDO	Checked by: fs/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	March 26, 2014	Job no: 14042
Documents Dated:	March 24, 2014	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework							
Sitework	12.70	FUEL DISPENSING	Not Used			Excluded	
Sitework							
Sitework	12.75	SPECIALTIES	B.B. Backstop	6.00	EA	2,500.00	15,000.00
Sitework			Retaining Wall, segmented block	0.00	SF	43.70	0.00
Sitework			Allowance	1.00	LS	500,000.00	500,000.00
Sitework							
Sitework	11.00	MARK-UPS	Subtotal				2,116,980.53
Sitework			General Conditions	6.50%			137,603.73
Sitework			Subtotal				2,254,584.26
Sitework			GC OH & Profit	6.95%			156,693.61
Sitework			Subtotal				2,411,277.87
Sitework			Bonds & insurance	1.50%			36,169.17
Sitework			Subtotal				2,447,447.03



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: March 26, 2014

Prepared for:

VMDO Architects

Arlington Public Schools *Campbell Elementary 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 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included as indicated on the summary page.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect* Owner Mgt Expenses

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact Fred Scott – Principal or Christopher M. Taylor – Vice President regarding this project should you have any questions or concerns.

DRAFT FOR REVIEW & COMMENT

Report:	Progress Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct		
Project:	Campbell Elementary School	6799 Kennedy Road, Suite F	Client:	VMDO	Checked by: fs/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 26, 2014	Job no: 14041		
Documents Dated:	March 24, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com	Revised:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

ADDITION CONSTRUCTION COST SUMMARY

Arlington Public Schools - Campbell Elementary School

Additions	21,280.00	Gross Square Feet
Renovation, heavy	25,166.40	Gross Square Feet
Renovation, light	37,749.60	Gross Square Feet
Total	84,196.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Additions to Existing Building		Carried forward	Cost per SF 243.10	\$5,173,249
HARD COSTS					
HARD COSTS	Renovations to Existing Building		Carried forward	102.23	\$6,432,015
HARD COSTS					
HARD COSTS	Sitework		Carried forward	N/A	\$2,401,749
HARD COSTS					
HARD COSTS	Subtotal				\$14,007,013
HARD COSTS	Escalation to construction mid point	Bid August 2015, Midpoint March 2016	6.65%		\$930,883
HARD COSTS	Subtotal				\$14,937,895
HARD COSTS	Design Contingency		15.00%		\$2,240,684
HARD COSTS	Subtotal				\$17,178,580
HARD COSTS	Construction Contingency		8.00%		\$1,374,286
HARD COSTS				Cost per SF	
HARD COSTS	Total Hard Construction Costs Base Bid			\$220.35	\$18,552,866
SOFT COSTS	Project Soft Cost - CM Fees, A/E Fees, F.F.&E., Owner Staffing, Owner Costs		22.50%		\$4,174,395
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost			Cost per SF \$269.93	\$22,727,261

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Addition	00.00		BUILDING ADDITIONS				
Addition	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	LS	20,000.00	20,000.00
Addition			Misc. prep/patch	1.00	LS	12,500.00	12,500.00
Addition			Misc R&R for MEP tie-ins	1.00	LS	9,500.00	9,500.00
Addition			Segregated debris disposal off site	130.00	CY	30.00	3,900.00
Addition	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
Addition			Foundations	21,280.00	GSF	5.90	125,552.00
Addition	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	1,500.00	SF	12.00	18,000.00
Addition			SOG	10,640.00	GSF	8.75	93,100.00
Addition			Exterior stoops & slabs	600.00	SF	8.25	4,950.00
Addition	03.00	SUPERSTRUCTURE	Poured conc foundation wall	0.00	SF	42.00	0.00
Addition			2nd floor framing & deck	10,640.00	SF	11.85	126,084.00
Addition			SOMD for 2nd & 3rd floor	10,640.00	SF	5.00	53,200.00
Addition			Roof framing & deck	10,640.00	SF	8.75	93,100.00
Addition			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
Addition			Elev hoistway SOMD	1.00	SF	8.75	8.75
Addition			Stairways	2.00	EA	31,250.00	62,500.00
Addition			Misc metals	21,280.00	GSF	1.55	32,984.00
Addition			Misc Wood Blocking	21,280.00	GSF	0.40	8,512.00
Addition	04.00	EXTERIOR CLOSURE	Gym Wall - Brick/CMU composite walls - 12 inch	0.00	SF	52.00	0.00
Addition			Perimeter Wall - Brick/Light Gauge Metal	15,488.00	SF	41.50	642,752.00
Addition			Foundation wall waterproofing	1,519.00	SF	6.50	9,873.50
Addition			Exterior wall vapor barrier	15,488.00	SF	3.75	58,080.00
Addition			Windows	4,646.40	SF	45.00	209,088.00
Addition			Storefront entrances	21,280.00	GSF	1.05	22,344.00
Addition			Doors, frames, hardware, sidelites	21,280.00	GSF	0.45	9,576.00
Addition			Building perimeter drains in gravel bed	434.00	LF	10.50	4,557.00
Addition			Canopy	600.00	SF	35.00	21,000.00
Addition			Misc. w.p./caulk/fire sealants/etc. Div. 7	21,280.00	GSF	0.74	15,747.20
Addition	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet	10,640.00	GSF	10.02	106,612.80

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Addition	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	1,500.00	SF	25.00	37,500.00
Addition			Masonry at tie-in walls	3,000.00	SF	19.00	57,000.00
Addition			Masonry hoistway walls	1,462.00	SF	22.50	32,895.00
Addition			Masonry partitions	21,280.00	GSF	4.72	100,441.60
Addition			Mtl stud & GWB partitions, hi-impact	21,280.00	GSF	5.60	119,168.00
Addition			Elev Cab finish allowance	1.00	LS	8,500.00	8,500.00
Addition			GWB ceilings/bulkheads	21,280.00	GSF	0.15	3,192.00
Addition			Misc. batt insulation	21,280.00	GSF	0.45	9,576.00
Addition			Sound transmission control insulation	21,280.00	GSF	0.19	4,043.20
Addition			Interior glass at interior partition allowance	21,280.00	GSF	0.38	8,086.40
Addition			Interior doors, single, incl jambs, trim & hardware	21,280.00	GSF	4.75	101,080.00
Addition			Acoustic ceiling, avg	21,280.00	GSF	2.25	47,880.00
Addition			Prem. ceilings: main corridors / mtg. rms, prem add	4,256.00	GSF	1.10	4,681.60
Renovation			Sprung Gym Floor, including new concrete base	0.00	SF	29.50	0.00
Addition			Premium wall finish: main corridors & conf. rm	21,280.00	GSF	0.24	5,107.20
Addition			Prem add for restroom/kitchen finishes	1,000.00	GSF	12.40	12,400.00
Addition			CT floor, base, walls in restrooms	21,280.00	GSF	0.75	15,960.00
Addition			CT wainscot hallways/restrooms	21,280.00	GSF	0.40	8,512.00
Addition			Soft flooring/ vinly base	21,280.00	GSF	2.85	60,648.00
Addition			Carpet	21,280.00	GSF	1.11	23,620.80
Addition			Painting	21,280.00	GSF	1.50	31,920.00
Addition			Misc cut and patching	21,280.00	GSF	0.30	6,384.00
Addition	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	21,280.00	GSF	0.82	17,449.60
Addition			Window treatment	21,280.00	GSF	0.45	9,576.00
Addition			General casework	21,280.00	GSF	4.35	92,568.00
Addition			General millwork	21,280.00	GSF	0.45	9,576.00
Addition			Visual display MB & TB	21,280.00	GSF	1.00	21,280.00
Addition			Smart boards			<i>Refer to FF&E</i>	
Addition			Faculty lounge appliances allowance	1.00	LS	3,500.00	3,500.00
Addition			Misc spec. dr signs/f.e./jan shelving/etc.	21,280.00	GSF	1.50	31,920.00
Addition			Commercial kitchen equipment	0.00	GSF	198.00	0.00
Addition			Student desks and work stations			<i>Refer to FF&E</i>	
Addition			Office furnishings, sofas and chairs			<i>Refer to FF&E</i>	
Addition	08.00	CONVEYING	Elevators	2.00	STOPS	45,000.00	90,000.00

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Addition							
Addition	09.00	MECHANICAL HVAC	HVAC Equipment	21,280.00	GSF	17.08	363,462.40
Addition		Note: Average cost between 4-pipe system, water	Piping & Valves	21,280.00	GSF	5.69	121,083.20
Addition		source heat pump systems, and variable refrigerant	Ductwork	21,280.00	GSF	7.43	158,110.40
Addition		flow system.	Air Outlets	21,280.00	GSF	0.59	12,555.20
Addition			Ductwork Accessories	21,280.00	GSF	0.72	15,321.60
Addition			Insulation	21,280.00	GSF	2.15	45,752.00
Addition			Temperature Controls	21,280.00	GSF	4.24	90,227.20
Addition			Air & Water Balance	21,280.00	GSF	0.33	7,022.40
Addition			Coordination Drawings	21,280.00	GSF	0.22	4,681.60
Addition			Systems Operation & Testing	21,280.00	GSF	0.25	5,320.00
Addition			Tie into Existing HVAC System	1.00	LS	8,500.00	8,500.00
Addition							
Addition	9.20	PLUMBING	Water Closet	16.00	EA	589.50	9,432.00
Addition			Urinal	0.00	EA	510.22	0.00
Addition			Lavatory, countertop mounted	16.00	EA	388.85	6,221.60
Addition			Automatic Faucet/Flush Valve	32.00	EA	228.20	7,302.40
Addition			Classroom Sink	16.00	EA	585.10	9,361.60
Addition			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
Addition			Janitor Sink	2.00	EA	733.54	1,467.08
Addition			Floor Drain	4.00	EA	213.60	854.40
Addition			Roof Drain	28.00	EA	384.50	10,766.00
Addition			Wall Hydrant	0.00	EA	252.94	0.00
Addition			Water Heater				Extend Existing HW System
Addition			Circulating Pump	1.00	EA	805.00	805.00
Addition			Ice Machine/Refrigerator Connection	2.00	EA	125.00	250.00
Addition			Sewer Ejector Pump	0.00	EA	12,500.00	0.00
Addition			Elevator Sump Pump, oil minder type	0.00	EA	6,550.00	0.00
Addition			Domestic Water Piping	21,280.00	GSF	2.69	57,243.20
Addition			DWV Piping	21,280.00	GSF	1.76	37,452.80
Addition			Storm Piping	21,280.00	GSF	1.48	31,494.40
Addition			Plumbing Insulation	21,280.00	GSF	0.81	17,236.80
Addition			Coordination Drawings	21,280.00	GSF	0.22	4,681.60
Addition			Tie into Existing Plumbing Systems	1.00	LS	6,500.00	6,500.00
Addition							
Addition	9.30	FIRE SPRINKLER	Sprinkler	21,280.00	GSF	3.50	74,480.00
Addition			Fire Pump			See Renovation	

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Addition							
Addition	10.00	ELECTRICAL	Switchboards	21,280.00	GSF	1.05	22,344.00
Addition			Panelboards	21,280.00	GSF	0.80	17,024.00
Addition			Bus Duct & Transformers	21,280.00	GSF	0.40	8,512.00
Addition			Generator/ATS			See Renovation	
Addition			Light Fixtures - based on T8 florescent	21,280.00	GSF	5.01	106,612.80
Addition			Light Switches	21,280.00	GSF	0.55	11,704.00
Addition			Power Outlets	21,280.00	GSF	1.05	22,344.00
Addition			Safety Cabinets & Disconnects	21,280.00	GSF	0.55	11,704.00
Addition			Power Feeders	21,280.00	GSF	2.90	61,712.00
Addition			Power Home Runs	21,280.00	GSF	2.40	51,072.00
Addition			Power Branches	21,280.00	GSF	0.96	20,428.80
Addition			Lighting Home Runs	21,280.00	GSF	1.25	26,600.00
Addition			Lighting Branches	21,280.00	GSF	1.15	24,472.00
Addition			Grounding/Lightning Protection	21,280.00	GSF	0.33	7,022.40
Addition			Clock System	21,280.00	GSF	0.50	10,640.00
Addition			Phone/Data System	21,280.00	GSF	4.10	87,248.00
Addition			Security System	21,280.00	GSF	0.95	20,216.00
Addition			P.A. & A.V. Systems	21,280.00	GSF	1.65	35,112.00
Addition			TV System	21,280.00	GSF	0.55	11,704.00
Addition			Fire Alarm	21,280.00	GSF	2.05	43,624.00
Addition			Coordination Drawings	21,280.00	GSF	0.22	4,681.60
Addition			Tie into Existing Electrical Systems	1.00	LS	9,500.00	9,500.00
Addition							
Addition	11.00	MARK-UPS	Subtotal				4,474,731.13
Addition			General Conditions	6.50%			290,857.52
Addition			Subtotal				4,765,588.65
Addition			GC OH & Profit	6.95%			331,208.41
Addition			Subtotal				5,096,797.06
Addition			Bonds & insurance	1.50%			76,451.96
Addition			Subtotal	21,280.00	GSF	\$243.10	5,173,249.02

DRAFT FOR REVIEW & COMMENT

Report:	Progress Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct		
Project:	Campbell Elementary School	6799 Kennedy Road, Suite F	Client:	VMDO	Checked by: fs/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 26, 2014	Job no: 14041		
Documents Dated:	March 24, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com	Revised:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Renovation	00.00		BUILDING RENOVATIONS				
Renovation							
Renovation	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	62,916.00	GSF	0.37	23,278.92
Renovation			General architectural demo	62,916.00	GSF	2.45	154,144.20
Renovation			Building Razing/Removal	0.00	GSF	15.50	0.00
Renovation			Misc. demolition/prep/patch	62,916.00	GSF	1.05	66,061.80
Renovation			Prem add for restroom/kitchen demo	3,245.00	SF	4.90	15,900.50
Renovation			Floor cut & patch for plumbing changes	3,245.00	SF	12.00	38,940.00
Renovation			Misc. demolition/prep/patch	62,916.00	GSF	0.60	37,749.60
Renovation			Remove exist. plumbing			See Division 15	
Renovation			Remove exist. mechanical			See Division 15	
Renovation			Remove exist. lighting/electrical			See Division 16	
Renovation			Segregated debris disposal off site	2,330.22	CY	30.00	69,906.67
Renovation			Hazmat abatement, allowance	1.00	LS	40,000.00	40,000.00
Renovation							
Renovation	01.00	FOUNDATIONS	Foundations			Existing to remain	
Renovation							
Renovation	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	25,166.40	GSF	0.25	6,291.60
Renovation							
Renovation	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	25,166.40	GSF	0.12	3,082.88
Renovation			Misc metals	25,166.40	GSF	1.50	37,749.60
Renovation			Misc Wood Blocking	25,166.40	GSF	0.06	1,509.98
Renovation							
Renovation	04.00	EXTERIOR CLOSURE	Window Replacement	25,166.40	GSF	6.50	163,581.60
Renovation			Door Replacement	25,166.40	GSF	1.25	31,458.00
Renovation			Exterior wall modifications	25,166.40	GSF	0.45	11,324.88
Renovation			Exterior rake trims and fascia modifications			Existing to remain	
Renovation			Excavate perimeter of existing building			None included	
Renovation			Waterproof existing foundation			Existing to remain	
Renovation			Building perimeter drains in gravel bed			Existing to remain	
Renovation	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet including demo	62,916.00	GSF	11.05	695,221.80
Renovation							
Renovation	06.00	INTERIOR CONST	Patch Masonry partitions allowance	25,166.40	GSF	0.65	16,358.16
Renovation			Interior finishes	62,916.00	GSF	10.50	660,618.00
Renovation			Corridor Ceilings	9,437.40	SF	2.25	21,234.15
Renovation			Sprung Gym Floor, including new concrete base	0.00	SF	29.50	0.00
Renovation			Prem add for restroom/kitchen finishes	5,000.00	GSF	12.40	62,000.00
Renovation			Thermal insulation	25,166.40	GSF	0.45	11,324.88
Renovation			Sound transmission control insulation	25,166.40	GSF	0.19	4,781.62
Renovation			Interior glazing	25,166.40	GSF	2.72	68,452.61
Renovation			Interior doors, single, incl jams, trim & hardware	62,916.00	GSF	3.74	235,305.84
Renovation			Misc cut and patching	62,916.00	GSF	0.30	18,874.80

DRAFT FOR REVIEW & COMMENT

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Project:	Campbell Elementary School	6799 Kennedy Road, Suite F	Client:	VMDO	Checked by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 26, 2014	Job no: 14041
Documents Dated:	March 24, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Renovation							
Renovation	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	25,166.40	GSF	0.98	24,663.07
Renovation			Window treatment	62,916.00	GSF	0.55	34,603.80
Renovation			General casework	25,166.40	GSF	5.75	144,706.80
Renovation			General millwork	25,166.40	GSF	0.45	11,324.88
Renovation			Visual display MB & TB	62,916.00	GSF	1.00	62,916.00
Renovation			Smart boards			Refer to FF&E	
Renovation			Misc spec. dr signs/f.e./jan shelving/etc.	25,166.40	GSF	1.50	37,749.60
Renovation			Commercial kitchen equipment	2,500.00	GSF	198.00	495,000.00
Renovation			Modular Stage	0.00	SF	105.00	0.00
Renovation			Student desks and work stations			Refer to FF&E	
Renovation			Office furnishings, sofas and chairs			Refer to FF&E	
Renovation	08.00	CONVEYING	Section Not Used				0.00
Renovation							
Renovation	09.00	MECHANICAL HVAC	HVAC Equipment	25,166.40	GSF	17.08	429,842.11
Renovation		Note: Average cost between 4-pipe system, water	Piping & Valves	25,166.40	GSF	5.69	143,196.82
Renovation		source heat pump systems, and variable refrigerant	Ductwork	25,166.40	GSF	7.43	186,986.35
Renovation		flow system.	Air Outlets	25,166.40	GSF	0.59	14,848.18
Renovation			Ductwork Accessories	25,166.40	GSF	0.72	18,119.81
Renovation			Insulation	25,166.40	GSF	2.15	54,107.76
Renovation			Temperature Controls	25,166.40	GSF	4.24	106,705.54
Renovation			Air & Water Balance	25,166.40	GSF	0.33	8,304.91
Renovation			Coordination Drawings	25,166.40	GSF	0.22	5,536.61
Renovation			Systems Operation & Testing	25,166.40	GSF	0.25	6,291.60
Renovation			HVAC Demolition	25,166.40	GSF	0.68	17,113.15
Renovation							
Renovation	9.20	PLUMBING	Water Closet	30.00	EA	589.50	17,685.00
Renovation			Urinal	6.00	EA	510.22	3,061.32
Renovation			Lavatory, countertop mounted	36.00	EA	388.85	13,998.60
Renovation			Automatic Faucet/Flush Valve	72.00	EA	228.20	16,430.40
Renovation			Sink	30.00	EA	585.10	17,553.00
Renovation			Electric Water Cooler	6.00	EA	1,163.50	6,981.00
Renovation			Janitor Sink	4.00	EA	733.54	2,934.16
Renovation			Shower	0.00	EA	1,353.21	0.00
Renovation			Ice Machine/Refrigerator Connection	4.00	EA	125.00	500.00
Renovation			Floor Drain	20.00	EA	213.60	4,272.00
Renovation			Domestic Water Piping, modify existing	25,166.40	GSF	2.69	67,697.62
Renovation			DWV Piping, modify existing	25,166.40	GSF	1.76	44,292.86
Renovation			Storm Piping	25,166.40	GSF	1.48	37,246.27
Renovation			Plumbing Insulation, new & patch existing	25,166.40	GSF	0.81	20,384.78
Renovation			Coordination Drawings	25,166.40	GSF	0.22	5,536.61
Renovation			Plumbing Demolition	25,166.40	GSF	0.65	16,358.16
Renovation							
Renovation	9.30	FIRE SPRINKLER	Sprinkler, modify existing system	25,166.40	GSF	3.50	88,082.40
Renovation			Fire Pump	1.00	EA	55,000.00	55,000.00

DRAFT FOR REVIEW & COMMENT

Report:	Progress Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Campbell Elementary School	<i>6799 Kennedy Road, Suite F</i>	Client:	VMDO	Checked by: fs/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	March 26, 2014	Job no: 14041
Documents Dated:	March 24, 2014	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Renovation							
Renovation	10.00	ELECTRICAL	Switchboards	25,166.40	GSF	1.05	26,424.72
Renovation			Panelboards	25,166.40	GSF	0.80	20,133.12
Renovation			Bus Duct & Transformers	25,166.40	GSF	0.40	10,066.56
Renovation			Generator/ATS	1.00	EA	115,000.00	115,000.00
Renovation			Light Fixtures - based on T8 florescent	25,166.40	GSF	5.01	126,083.66
Renovation			Light Switches	25,166.40	GSF	0.55	13,841.52
Renovation			Power Outlets	25,166.40	GSF	1.05	26,424.72
Renovation			Safety Cabinets & Disconnects	25,166.40	GSF	0.55	13,841.52
Renovation			Power Feeders	25,166.40	GSF	2.90	72,982.56
Renovation			Power Home Runs	25,166.40	GSF	2.40	60,399.36
Renovation			Power Branches	25,166.40	GSF	0.96	24,159.74
Renovation			Lighting Home Runs	25,166.40	GSF	1.25	31,458.00
Renovation			Lighting Branches	25,166.40	GSF	1.15	28,941.36
Renovation			Grounding/Lightning Protection	25,166.40	GSF	0.33	8,304.91
Renovation			Clock System	25,166.40	GSF	0.50	12,583.20
Renovation			Phone/Data System	25,166.40	GSF	4.10	103,182.24
Renovation			Security System	25,166.40	GSF	0.95	23,908.08
Renovation			P.A. & A.V. Systems	25,166.40	GSF	1.65	41,524.56
Renovation			TV System	25,166.40	GSF	0.55	13,841.52
Renovation			Fire Alarm	25,166.40	GSF	2.05	51,591.12
Renovation			Coordination Drawings	25,166.40	GSF	0.22	5,536.61
Renovation			Demolition	25,166.40	GSF	0.72	18,119.81
Renovation							
Renovation	11.00	MARK-UPS	Subtotal				5,563,532.15
Renovation			General Conditions	6.50%			361,629.59
Renovation			Subtotal				5,925,161.74
Renovation			GC OH & Profit	6.95%			411,798.74
Renovation			Subtotal				6,336,960.48
Renovation			Bonds & insurance	1.50%			95,054.41
Renovation			Subtotal	62,916.00	GSF	\$102.23	6,432,014.89

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 26, 2014	Job no: 14041		
Documents Dated:	March 24, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework			SITWORK				
Sitework							
Sitework							
Sitework	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	8,500.00	8,500.00
Sitework							
Sitework	12.05	SITE DEMO CLR/GRUB	Misc site demo	4.50	AC	12,500.00	56,250.00
Sitework			Remove trees	15.00	EA	250.00	3,750.00
Sitework			Remove curb and gutter	250.00	LF	6.00	1,500.00
Sitework			Remove sidewalks 4" thick	2,750.00	SF	1.50	4,125.00
Sitework			Remove concrete pads 8" thick	800.00	SF	4.35	3,480.00
Sitework			Remove asphalt paving	1,388.89	SY	6.85	9,513.89
Sitework			Demo asphalt paving at VDOT ROW			Excluded	
Sitework			Remove portions of existing SWM piping			Excluded	
Sitework			Remove existing utilities			Excluded	
Sitework			Remove gas meter			Existing to Remain	
Sitework			Remove gas line			Existing to Remain	
Sitework			Remove existing fence			Excluded	
Sitework			Remove contaminated soils			Excluded	
Sitework			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
Sitework			Disposal of site elements	2,768.41	CY	25.00	69,210.28
Sitework			Removal of Existing Trailers	1.00	LS	150,000.00	150,000.00
Sitework							
Sitework	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	12,500.00	12,500.00
Sitework			Tree protection allowance	1.00	LS	2,500.00	2,500.00
Sitework			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
Sitework			Inlet protection	12.00	EA	350.00	4,200.00
Sitework							
Sitework	12.20	EARTHWORK	Strip & store topsoil	416.67	CY	2.80	1,166.67
Sitework			Re-spread topsoil	416.67	CY	3.60	1,500.00
Sitework			Mass Excavation of site area, cut to fill	0.00	CY	8.00	0.00
Sitework			Export surplus	0.00	CY	24.00	0.00
Sitework			Import	1,200.00	CY	36.00	43,200.00
Sitework			Rough grading for building and site	21,280.00	SF	0.55	11,704.00
Sitework			Finish grading bldg. pads and pavements	7,222.22	SY	1.00	7,222.22
Sitework			Finish grading for sports fields	0.00	SY	1.35	0.00
Sitework			Ext backfill	90.00	CY	30.00	2,700.00
Sitework							
Sitework	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
Sitework			6" water main	150.00	LF	52.00	7,800.00
Sitework			Fire hydrant new	1.00	EA	3,500.00	3,500.00
Sitework			Meter/tap fees			AWSS Fees are Excluded	
Sitework			Temp road patch	1,200.00	SY	20.00	24,000.00
Sitework			Spoil removal	11.11	CY	25.00	277.78
Sitework							
Sitework	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
Sitework			6" PVC	150.00	LF	30.00	4,500.00
Sitework			Tap fees			Tap Fees are Excluded	
Sitework			Spoil removal	11.11	CY	25.00	277.78
Sitework							

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Sitework	12.35	STORM WATER MGT	SWM, allowance	1.00	LS	375,000.00	375,000.00
Sitework							
Sitework	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
Sitework			Site power and circuits	2,500.00	LF	15.00	37,500.00
Sitework			Site pole lighting, allowance	12.00	EA	3,250.00	39,000.00
Sitework							
Sitework	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.60	PAVING	Asphalt Pavement parking lot	1,220.33	SY	42.00	51,254.00
Sitework			Asphalt Pavement ROW patching	1,200.00	SY	80.00	96,000.00
Sitework			Asphalt sport court	549.33	SY	35.00	19,226.67
Sitework			Lot signage/symbols	1.00	LS	2,500.00	2,500.00
Sitework			Striping	1.00	LS	1,500.00	1,500.00
Sitework							
Sitework	12.61	SITE CONCRETE	4" sidewalks/pads	7,500.00	SF	5.50	41,250.00
Sitework			Patch existing sidewalks	1,250.00	SF	8.00	10,000.00
Sitework			Curb & gutter	500.00	LF	22.00	11,000.00
Sitework			Elevated Play Area	6,000.00	SF	105.00	630,000.00
Sitework							0.00
Sitework	12.65	LANDSCAPING	Sod	2,000.00	SY	3.50	7,000.00
Sitework			General seeding	3,000.00	SY	0.85	2,550.00
Sitework			Play area mulch	444.44	CY	43.75	19,444.44
Sitework			Athletic Field Sodding, bermuda	0.00	SY	4.60	0.00
Sitework			Terrace allowance	0.00	SF	15.00	0.00
Sitework			Allowance	1.00	LS	125,000.00	125,000.00
Sitework							
Sitework	12.70	FUEL DISPENSING	Not Used			Excluded	
Sitework							
Sitework	12.75	SPECIALTIES	B.B. Backstop	6.00	EA	2,500.00	15,000.00
Sitework			Retaining Wall, segmented block	0.00	SF	43.70	0.00
Sitework			Artificial Turf Field	6,000.00	SF	12.50	75,000.00
Sitework			Allowance	1.00	LS	75,000.00	75,000.00
Sitework							
Sitework	11.00	MARK-UPS	Subtotal				2,077,452.72
Sitework			General Conditions	6.50%			135,034.43
Sitework			Subtotal				2,212,487.15
Sitework			GC OH & Profit	6.95%			153,767.86
Sitework			Subtotal				2,366,255.01
Sitework			Bonds & insurance	1.50%			35,493.83
Sitework			Subtotal				2,401,748.83



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 16, 2011

Prepared for:

VMDO Architects

Arlington Public Schools
Scheme A
Carlin Springs Elementary School
Additions and Interior Renovations
Arlington, Virginia





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 16, 2011	

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

Arlington Public Schools - Scheme A at Carlin Springs Site

Carlin Springs Elementary School 2 Story Addition	24,000.00	Gross Square Feet
Carlin Springs Elementary School 2 Story Renovation	0.00	Gross Square Feet
Carlin Springs Elementary School 1 Story Addition	8,000.00	Gross Square Feet
Carlin Springs Elementary School 1 Story Renovation	2,000.00	Gross Square Feet
Carlin Springs Elementary School Total	34,000.00	Gross Square Feet

CONSTRUCTION COSTS

			Cost per SF	
HARD COSTS	Carlin Springs Elementary School 2 Story Addition & Renovation	Carried forward	227.90	\$5,469,484
HARD COSTS	Carlin Springs Elementary School 1 Story Addition & Renovation	Carried forward	354.60	\$3,545,976
HARD COSTS	Carlin Springs Elementary School Addition Sitework	Carried forward	N/A	\$277,700
HARD COSTS	Scheme A Sitework - Not Associated with Additions	Carried forward	N/A	\$3,102,771
HARD COSTS	Subtotal			\$12,395,931
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$12,395,931
HARD COSTS	Design Contingency	15.00%		\$1,859,390
HARD COSTS	Subtotal			\$14,255,321
HARD COSTS	Construction Contingency	5.00%		\$712,766
HARD COSTS	Total Hard Construction Costs Base Bid		Cost per SF	\$440.24
HARD COSTS				\$14,968,087
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$3,367,819
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF	\$539.29
TOTAL COSTS				\$18,335,906

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

	Hard Construction Costs and Soft Construction Costs are escalated	Escalation	4.00%	Per year
<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS			\$19,069,342
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS			\$19,832,116
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS			\$20,625,401
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS			\$21,450,417
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS			\$22,308,433

Notes:
Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

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Project:	Scheme A at Carlin Springs Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011		Run Date:	See footer			
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

		<i>Cost per SF</i>	
Carlin Springs Elementary School Base Bid System - Stand Alone System	<i>Carried forward</i>	40.64	\$1,381,895 <i>current dollars</i>
Carlin Springs Elementary School Alternate System - Geothermal System	<i>Carried forward</i>	58.84	\$2,000,480 <i>current dollars</i>

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

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

CARLIN SPRINGS ELEMENTARY SCHOOL 2 STORY ADDITION & RENOVATION			Cost per SF	
		24,000 GSF	<u>\$227.90</u>	5,469,484
SUBTOTAL				5,469,484
ESCALATION TO BID	SUBTOTAL			5,469,484
SUBTOTAL	REFER TO MAIN SUMMARY	0.00%		0
DESIGN CONTINGENCY	SUBTOTAL			5,469,484
RENOVATION TOTAL	REFER TO MAIN SUMMARY	0.00%		0
	RENOVATION TOTAL			5,469,484
			Cost per SF	
			<u>\$227.90</u>	

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CARLIN SPRINGS 2 STORY	00.00		EAST SIDE BUILDING ADDITIONS				
CARLIN SPRINGS 2 STORY	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	4.00	EA	3,800.00	15,200.00
CARLIN SPRINGS 2 STORY			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
CARLIN SPRINGS 2 STORY			Misc R&R for MEP tie-ins	1.00	LS	5,000.00	5,000.00
CARLIN SPRINGS 2 STORY			Demo metal roofing & framing incl temp w.p.	1,400.00	SF	5.70	7,980.00
CARLIN SPRINGS 2 STORY			Temp dust partitions & cleaning	1.00	LS	1,500.00	1,500.00
CARLIN SPRINGS 2 STORY			Segregated debris disposal off site	120.00	CY	30.00	3,600.00
CARLIN SPRINGS 2 STORY			LEED Disposal Fee / Recycling	60.00	TNS	37.00	2,220.00
CARLIN SPRINGS 2 STORY			Hazmat abatement - asbestos			Costs are Excluded	
CARLIN SPRINGS 2 STORY			Hazmat abatement - lead			Costs are Excluded	
CARLIN SPRINGS 2 STORY	01.00	FOUNDATIONS	Foundations	12,000.00	GSF	7.87	94,440.00
CARLIN SPRINGS 2 STORY	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
CARLIN SPRINGS 2 STORY			SOG	12,000.00	GSF	8.30	99,600.00
CARLIN SPRINGS 2 STORY			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
CARLIN SPRINGS 2 STORY	03.00	SUPERSTRUCTURE	2nd floor framing & deck	12,000.00	GSF	13.25	159,000.00
CARLIN SPRINGS 2 STORY			SOMD for 2nd floor	12,000.00	GSF	4.00	48,000.00
CARLIN SPRINGS 2 STORY			Roof framing & deck	12,000.00	GSF	10.30	123,600.00
CARLIN SPRINGS 2 STORY			Re-frame roofs at infill areas	1,400.00	GSF	8.70	12,180.00
CARLIN SPRINGS 2 STORY			Stairways	2.00	EA	12,500.00	25,000.00
CARLIN SPRINGS 2 STORY			Misc metals	24,000.00	GSF	2.20	52,800.00
CARLIN SPRINGS 2 STORY			Misc Wood Blocking	24,000.00	GSF	1.05	25,200.00
CARLIN SPRINGS 2 STORY	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	13,640.00	SF	9.50	129,580.00
CARLIN SPRINGS 2 STORY			Brick veneer at lt. gage wall framing, 2 color	10,230.00	SF	22.00	225,060.00
CARLIN SPRINGS 2 STORY			Ground face CMU veneer at lt. gage wall framing		SF	16.00	0.00
CARLIN SPRINGS 2 STORY			Metal panels wall covering at lt. gage wall framing	3,410.00	SF	22.00	75,020.00
CARLIN SPRINGS 2 STORY			Exterior wall vapor barrier	13,640.00	SF	3.75	51,150.00
CARLIN SPRINGS 2 STORY			Windows	21,110.00	GSF	7.20	151,992.00
CARLIN SPRINGS 2 STORY			Storefront entrances	24,000.00	GSF	1.25	30,000.00
CARLIN SPRINGS 2 STORY			Prem add for ext. mostly full glass wall	2,890.00	SF	35.00	101,150.00
CARLIN SPRINGS 2 STORY			Exterior sun shades	800.00	SF	62.00	49,600.00
CARLIN SPRINGS 2 STORY			Doors, frames, hardware, sidelites	24,000.00	GSF	0.60	14,400.00
CARLIN SPRINGS 2 STORY			Building perimeter drains in gravel bed	675.00	LF	10.50	7,087.50
CARLIN SPRINGS 2 STORY			Misc. w.p./caulk/fire sealants/etc. Div 7	24,000.00	GSF	1.45	34,800.00
CARLIN SPRINGS 2 STORY	05.00	ROOFING	Low slope membrane w/ flashing & copings	12,000.00	GSF	6.30	75,600.00
CARLIN SPRINGS 2 STORY			Metal roofing @ infill repairs	1,400.00	GSF	15.00	21,000.00

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CARLIN SPRINGS 2 STORY	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
CARLIN SPRINGS 2 STORY			Masonry at tie-in walls	4,140.00	SF	19.00	78,660.00
CARLIN SPRINGS 2 STORY			Masonry partitions	0.00	GSF	4.10	0.00
CARLIN SPRINGS 2 STORY			Mtl stud & GWB partitions, hi-impact	24,000.00	GSF	7.30	175,200.00
CARLIN SPRINGS 2 STORY			GWB ceilings/bulkheads	24,000.00	GSF	0.15	3,600.00
CARLIN SPRINGS 2 STORY			Misc. batt insulation	24,000.00	GSF	0.45	10,800.00
CARLIN SPRINGS 2 STORY			Sound transmission control insulation	24,000.00	GSF	0.19	4,560.00
CARLIN SPRINGS 2 STORY			Interior glass at interior partition allowance	24,000.00	GSF	1.50	36,000.00
CARLIN SPRINGS 2 STORY			Interior doors, single, incl jams, trim & hardware	24,000.00	GSF	5.75	138,000.00
CARLIN SPRINGS 2 STORY			Acoustic ceiling, avg	24,000.00	GSF	2.25	54,000.00
CARLIN SPRINGS 2 STORY			Prem. ceilings: main corridors / mtg. rms, prem add	24,000.00	GSF	1.10	26,400.00
CARLIN SPRINGS 2 STORY			Premium wall finish: main corridors & conf. rm	24,000.00	GSF	0.24	5,760.00
CARLIN SPRINGS 2 STORY			Prem add for restroom finishes	1,540.00	GSF	12.40	19,096.00
CARLIN SPRINGS 2 STORY			CT floor, base, walls in restrooms	24,000.00	GSF	0.75	18,000.00
CARLIN SPRINGS 2 STORY			CT wainscot hallways/restrooms	24,000.00	GSF	0.40	9,600.00
CARLIN SPRINGS 2 STORY			Soft flooring/ vinly base	24,000.00	GSF	2.64	63,244.80
CARLIN SPRINGS 2 STORY			Carpet	24,000.00	GSF	1.11	26,640.00
CARLIN SPRINGS 2 STORY			Painting	24,000.00	GSF	1.80	43,200.00
CARLIN SPRINGS 2 STORY			Misc ceiling R&R for exist roof work w/ some new	1,400.00	GSF	2.20	3,080.00
CARLIN SPRINGS 2 STORY			Misc cut and patching	24,000.00	GSF	0.30	7,200.00
CARLIN SPRINGS 2 STORY	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	24,000.00	GSF	0.82	19,680.00
CARLIN SPRINGS 2 STORY			Window treatment	24,000.00	GSF	0.45	10,800.00
CARLIN SPRINGS 2 STORY			General casework	24,000.00	GSF	7.25	174,000.00
CARLIN SPRINGS 2 STORY			General millwork	24,000.00	GSF	0.45	10,800.00
CARLIN SPRINGS 2 STORY			Visual display MB & TB	24,000.00	GSF	1.00	24,000.00
CARLIN SPRINGS 2 STORY			Smart boards	16.00	EA	6,500.00	104,000.00
CARLIN SPRINGS 2 STORY			Kitchen / faculty lounge appliances allowance	1.00	LS	1,500.00	1,500.00
CARLIN SPRINGS 2 STORY			Misc spec. dr signs/f.e./jan shelving/etc.	24,000.00	GSF	1.50	36,000.00
CARLIN SPRINGS 2 STORY			Student desks and work stations			Refer to FF&E	
CARLIN SPRINGS 2 STORY			Office furnishings, sofas and chairs			Refer to FF&E	
CARLIN SPRINGS 2 STORY	08.00	CONVEYING	Section Not Used				0.00
CARLIN SPRINGS 2 STORY	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	24,000.00	GSF	11.50	276,000.00
CARLIN SPRINGS 2 STORY		Note: Dedicated gas-fired RTU units.	Piping & Valves	24,000.00	GSF	5.50	132,000.00
CARLIN SPRINGS 2 STORY			Ductwork	24,000.00	GSF	6.75	162,000.00
CARLIN SPRINGS 2 STORY			Air Outlets	24,000.00	GSF	0.59	14,160.00
CARLIN SPRINGS 2 STORY			Ductwork Accessories	24,000.00	GSF	0.72	17,280.00
CARLIN SPRINGS 2 STORY			Insulation	24,000.00	GSF	2.15	51,600.00
CARLIN SPRINGS 2 STORY			Temperature Controls	24,000.00	GSF	4.10	98,400.00
CARLIN SPRINGS 2 STORY			Air & Water Balance	24,000.00	GSF	0.45	10,800.00
CARLIN SPRINGS 2 STORY			Coordination Drawings	24,000.00	GSF	0.22	5,280.00
CARLIN SPRINGS 2 STORY			Systems Operation & Testing	24,000.00	GSF	0.25	6,000.00

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CARLIN SPRINGS 2 STORY	9.20	PLUMBING	Water Closet	22.00	EA	464.50	10,219.00
CARLIN SPRINGS 2 STORY			Urinal	4.00	EA	385.22	1,540.88
CARLIN SPRINGS 2 STORY			Automatic Flush Valve	26.00	EA	163.20	4,243.20
CARLIN SPRINGS 2 STORY			Lavatory, countertop mounted	22.00	EA	313.85	6,904.70
CARLIN SPRINGS 2 STORY			Classroom Sink	16.00	EA	485.10	7,761.60
CARLIN SPRINGS 2 STORY			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
CARLIN SPRINGS 2 STORY			Janitor Sink	2.00	EA	733.54	1,467.08
CARLIN SPRINGS 2 STORY			Floor Drain	10.00	EA	168.60	1,686.00
CARLIN SPRINGS 2 STORY			Roof Drain	16.00	EA	384.50	6,152.00
CARLIN SPRINGS 2 STORY			Wall Hydrant	3.00	EA	252.94	758.82
CARLIN SPRINGS 2 STORY			Water Heater	1.00	EA	4,822.00	4,822.00
CARLIN SPRINGS 2 STORY			Circulating Pump	1.00	EA	725.00	725.00
CARLIN SPRINGS 2 STORY			Domestic Water Piping	24,000.00	GSF	2.69	64,560.00
CARLIN SPRINGS 2 STORY			DWV Piping	24,000.00	GSF	1.76	42,240.00
CARLIN SPRINGS 2 STORY			Storm Piping	24,000.00	GSF	1.48	35,520.00
CARLIN SPRINGS 2 STORY			Plumbing Insulation	24,000.00	GSF	0.81	19,440.00
CARLIN SPRINGS 2 STORY			Coordination Drawings	24,000.00	GSF	0.22	5,280.00
CARLIN SPRINGS 2 STORY	9.30	FIRE SPRINKLER	Sprinkler	24,000.00	GSF	2.85	68,400.00
CARLIN SPRINGS 2 STORY			Fire Pump			Not Included	
CARLIN SPRINGS 2 STORY	10.00	ELECTRICAL	Switchboards - modify existing	24,000.00	GSF	0.15	3,600.00
CARLIN SPRINGS 2 STORY			Panelboards	24,000.00	GSF	0.65	15,600.00
CARLIN SPRINGS 2 STORY			Bus Duct & Transformers	24,000.00	GSF	0.40	9,600.00
CARLIN SPRINGS 2 STORY			Generator/ATS - for building & fire pump			Not Included	
CARLIN SPRINGS 2 STORY			Light Fixtures - based on T8 fixtures	24,000.00	GSF	4.85	116,400.00
CARLIN SPRINGS 2 STORY			Light Switches	24,000.00	GSF	0.26	6,240.00
CARLIN SPRINGS 2 STORY			Power Outlets	24,000.00	GSF	0.95	22,800.00
CARLIN SPRINGS 2 STORY			Safety Cabinets & Disconnects	24,000.00	GSF	0.50	12,000.00
CARLIN SPRINGS 2 STORY			Power Feeders	24,000.00	GSF	2.50	60,000.00
CARLIN SPRINGS 2 STORY			Power Home Runs	24,000.00	GSF	2.20	52,800.00
CARLIN SPRINGS 2 STORY			Power Branches	24,000.00	GSF	0.85	20,400.00
CARLIN SPRINGS 2 STORY			Lighting Home Runs	24,000.00	GSF	1.15	27,600.00
CARLIN SPRINGS 2 STORY			Lighting Branches	24,000.00	GSF	1.05	25,200.00
CARLIN SPRINGS 2 STORY			Grounding/Lightning Protection	24,000.00	GSF	0.25	6,000.00
CARLIN SPRINGS 2 STORY			Clock System	24,000.00	GSF	0.45	10,800.00
CARLIN SPRINGS 2 STORY			Phone/Data System	24,000.00	GSF	2.90	69,600.00
CARLIN SPRINGS 2 STORY			Security System	24,000.00	GSF	0.94	22,560.00
CARLIN SPRINGS 2 STORY			P.A. & A.V. Systems	24,000.00	GSF	0.55	13,200.00
CARLIN SPRINGS 2 STORY			TV System	24,000.00	GSF	0.29	6,960.00
CARLIN SPRINGS 2 STORY			Fire Alarm	24,000.00	GSF	1.88	45,120.00
CARLIN SPRINGS 2 STORY			Coordination Drawings	24,000.00	GSF	0.22	5,280.00
CARLIN SPRINGS 2 STORY	11.00	MARK-UPS	Subtotal				4,384,707.58
CARLIN SPRINGS 2 STORY			General Conditions	12.00%			526,164.91
CARLIN SPRINGS 2 STORY			Subtotal				4,910,872.49
CARLIN SPRINGS 2 STORY			GC OH @ 5% plus Profit @ 5%	10.00%			491,087.25
CARLIN SPRINGS 2 STORY			Subtotal				5,401,959.74
CARLIN SPRINGS 2 STORY			Bonds & insurance	1.25%			67,524.50
CARLIN SPRINGS 2 STORY			Subtotal	24,000.00	GSF	\$227.90	5,469,484.24

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

CARLIN SPRINGS ELEMENTARY SCHOOL 1 STORY ADDITION & RENOVATION

SUBTOTAL							3,545,976
ESCALATION TO BID			SUBTOTAL				3,545,976
SUBTOTAL			REFER TO MAIN SUMMARY	0.00%			0
DESIGN CONTINGENCY			SUBTOTAL				3,545,976
RENOVATION TOTAL			REFER TO MAIN SUMMARY	0.00%			0
			RENOVATION TOTAL				3,545,976

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CARLIN SPRINGS 1 STORY							
CARLIN SPRINGS 1 STORY	00.00		WEST SIDE BUILDING ADDITIONS				
CARLIN SPRINGS 1 STORY							
CARLIN SPRINGS 1 STORY	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.00	EA	3,800.00	7,600.00
CARLIN SPRINGS 1 STORY			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
CARLIN SPRINGS 1 STORY			Misc R&R for MEP tie-ins	1.00	LS	5,000.00	5,000.00
CARLIN SPRINGS 1 STORY			General interior demo	2,000.00	GSF	2.90	5,800.00
CARLIN SPRINGS 1 STORY			Prem add for kitchen demo	1.00	LS	4,500.00	4,500.00
CARLIN SPRINGS 1 STORY			Temp dust partitions & cleaning	1.00	LS	3,000.00	3,000.00
CARLIN SPRINGS 1 STORY			Segregated debris disposal off site	150.00	CY	30.00	4,500.00
CARLIN SPRINGS 1 STORY			LEED Disposal Fee / Recycling	75.00	TNS	37.00	2,775.00
CARLIN SPRINGS 1 STORY			Hazmat abatement - asbestos			Costs are Excluded	
CARLIN SPRINGS 1 STORY			Hazmat abatement - lead			Costs are Excluded	
CARLIN SPRINGS 1 STORY							
CARLIN SPRINGS 1 STORY	01.00	FOUNDATIONS	Foundations	8,000.00	GSF	7.87	62,960.00
CARLIN SPRINGS 1 STORY							
CARLIN SPRINGS 1 STORY	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	1,500.00	SF	12.00	18,000.00
CARLIN SPRINGS 1 STORY			SOG	8,000.00	GSF	8.30	66,400.00
CARLIN SPRINGS 1 STORY			Exterior stoops & slabs	1,000.00	SF	8.00	8,000.00
CARLIN SPRINGS 1 STORY							
CARLIN SPRINGS 1 STORY	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	2,000.00	GSF	0.35	700.00
CARLIN SPRINGS 1 STORY			Roof framing & deck	8,000.00	GSF	10.30	82,400.00
CARLIN SPRINGS 1 STORY			Misc metals	10,000.00	GSF	2.20	22,000.00
CARLIN SPRINGS 1 STORY			Misc Wood Blocking	10,000.00	GSF	1.05	10,500.00
CARLIN SPRINGS 1 STORY							
CARLIN SPRINGS 1 STORY	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	6,272.00	SF	9.50	59,584.00
CARLIN SPRINGS 1 STORY			Brick veneer at lt. gage wall framing, 3 color	4,128.00	SF	22.00	90,816.00
CARLIN SPRINGS 1 STORY			Ground face CMU veneer at lt. gage wall framing		SF	16.00	0.00
CARLIN SPRINGS 1 STORY			Metal panels wall covering at lt. gage wall framing	1,568.00	SF	22.00	34,496.00
CARLIN SPRINGS 1 STORY			Exterior wall vapor barrier	5,696.00	SF	3.75	21,360.00
CARLIN SPRINGS 1 STORY			Windows	8,000.00	GSF	7.20	57,600.00
CARLIN SPRINGS 1 STORY			Storefront entrances	8,000.00	GSF	1.25	10,000.00
CARLIN SPRINGS 1 STORY			Doors, frames, hardware, sidelites	8,000.00	GSF	0.60	4,800.00
CARLIN SPRINGS 1 STORY			Building perimeter drains in gravel bed	325.00	LF	10.50	3,412.50
CARLIN SPRINGS 1 STORY			Misc. w.p./caulk/fire sealants/etc. Div 7	10,000.00	GSF	1.45	14,500.00
CARLIN SPRINGS 1 STORY							
CARLIN SPRINGS 1 STORY	05.00	ROOFING	Misc. patching for mechanical penetrations	2,000.00	GSF	0.33	660.00
CARLIN SPRINGS 1 STORY			Low slope membrane w/ flashing & copings	8,000.00	GSF	6.30	50,400.00
CARLIN SPRINGS 1 STORY							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 16, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CARLIN SPRINGS 1 STORY	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
CARLIN SPRINGS 1 STORY			Masonry at tie-in walls	3,592.00	SF	19.00	68,248.00
CARLIN SPRINGS 1 STORY			Masonry partitions	10,000.00	GSF	4.10	41,000.00
CARLIN SPRINGS 1 STORY			Mtl stud & GWB partitions, hi-impact	10,000.00	GSF	7.30	73,000.00
CARLIN SPRINGS 1 STORY			GWB ceilings/bulkheads	10,000.00	GSF	0.15	1,500.00
CARLIN SPRINGS 1 STORY			Misc. batt insulation	10,000.00	GSF	0.45	4,500.00
CARLIN SPRINGS 1 STORY			Sound transmission control insulation	10,000.00	GSF	0.19	1,900.00
CARLIN SPRINGS 1 STORY			Interior glass at interior partition allowance	10,000.00	GSF	1.50	15,000.00
CARLIN SPRINGS 1 STORY			Interior doors, single, incl jambs, trim & hardware	10,000.00	GSF	5.75	57,500.00
CARLIN SPRINGS 1 STORY			Acoustic ceiling, avg	10,000.00	GSF	2.25	22,500.00
CARLIN SPRINGS 1 STORY			Prem. ceilings: main corridors / mtg. rms, prem add	2,000.00	GSF	1.10	2,200.00
CARLIN SPRINGS 1 STORY			Premium wall finish: main corridors & conf. rm	8,000.00	GSF	0.24	1,920.00
CARLIN SPRINGS 1 STORY			Prem add for kitchen finishes	5,000.00	GSF	12.40	62,000.00
CARLIN SPRINGS 1 STORY			CT floor, base, walls in restrooms	8,000.00	GSF	0.75	6,000.00
CARLIN SPRINGS 1 STORY			CT wainscot hallways/restrooms	8,000.00	GSF	0.40	3,200.00
CARLIN SPRINGS 1 STORY			Soft flooring/ vinly base	8,000.00	GSF	2.64	21,081.60
CARLIN SPRINGS 1 STORY			Carpet	8,000.00	GSF	1.11	8,880.00
CARLIN SPRINGS 1 STORY			Wood flooring	5,000.00	SF	16.50	82,500.00
CARLIN SPRINGS 1 STORY			Painting	10,000.00	GSF	1.80	18,000.00
CARLIN SPRINGS 1 STORY			Misc cut and patching	10,000.00	GSF	0.30	3,000.00
CARLIN SPRINGS 1 STORY	07.00	SPECIAL EQUIPMENT	Window treatment	8,000.00	GSF	0.45	3,600.00
CARLIN SPRINGS 1 STORY			General casework	8,000.00	GSF	7.25	58,000.00
CARLIN SPRINGS 1 STORY			General millwork	8,000.00	GSF	0.45	3,600.00
CARLIN SPRINGS 1 STORY			Visual display MB & TB	8,000.00	GSF	1.00	8,000.00
CARLIN SPRINGS 1 STORY			Div 11 kitchen equip add	5,000.00	GSF	175.00	875,000.00
CARLIN SPRINGS 1 STORY			Gym equipment allowance	5,000.00	GSF	6.75	33,750.00
CARLIN SPRINGS 1 STORY			Misc spec. dr signs/f.e./jan shelving/etc.	10,000.00	GSF	1.50	15,000.00
CARLIN SPRINGS 1 STORY			Student desks and work stations			Refer to FF&E	
CARLIN SPRINGS 1 STORY			Office furnishings, sofas and chairs			Refer to FF&E	
CARLIN SPRINGS 1 STORY	08.00	CONVEYING	Section Not Used				0.00
CARLIN SPRINGS 1 STORY	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	10,000.00	GSF	12.75	127,500.00
CARLIN SPRINGS 1 STORY		Note: Dedicated gas-fired RTU units.	Piping & Valves	10,000.00	GSF	2.85	28,500.00
CARLIN SPRINGS 1 STORY			Ductwork	10,000.00	GSF	6.75	67,500.00
CARLIN SPRINGS 1 STORY			Air Outlets	10,000.00	GSF	0.59	5,900.00
CARLIN SPRINGS 1 STORY			Ductwork Accessories	10,000.00	GSF	0.72	7,200.00
CARLIN SPRINGS 1 STORY			Insulation	10,000.00	GSF	2.15	21,500.00
CARLIN SPRINGS 1 STORY			Temperature Controls	10,000.00	GSF	4.10	41,000.00
CARLIN SPRINGS 1 STORY			Air & Water Balance	10,000.00	GSF	0.45	4,500.00
CARLIN SPRINGS 1 STORY			Coordination Drawings	10,000.00	GSF	0.22	2,200.00
CARLIN SPRINGS 1 STORY			Systems Operation & Testing	10,000.00	GSF	0.25	2,500.00
CARLIN SPRINGS 1 STORY			Relocate Cooling Tower	1.00	LS	35,000.00	35,000.00

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CARLIN SPRINGS 1 STORY	9.20	PLUMBING	Water Closet	4.00	EA	464.50	1,858.00
CARLIN SPRINGS 1 STORY			Urinal	2.00	EA	385.22	770.44
CARLIN SPRINGS 1 STORY			Automatic Flush Valve	6.00	EA	163.20	979.20
CARLIN SPRINGS 1 STORY			Lavatory, countertop mounted	6.00	EA	313.85	1,883.10
CARLIN SPRINGS 1 STORY			Classroom Sink	0.00	EA	485.10	0.00
CARLIN SPRINGS 1 STORY			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
CARLIN SPRINGS 1 STORY			Janitor Sink	1.00	EA	733.54	733.54
CARLIN SPRINGS 1 STORY			Floor Drain	6.00	EA	168.60	1,011.60
CARLIN SPRINGS 1 STORY			Roof Drain	10.00	EA	384.50	3,845.00
CARLIN SPRINGS 1 STORY			Wall Hydrant	2.00	EA	252.94	505.88
CARLIN SPRINGS 1 STORY			Water Heater	0.00	EA	4,822.00	0.00
CARLIN SPRINGS 1 STORY			Circulating Pump	0.00	EA	725.00	0.00
CARLIN SPRINGS 1 STORY			Domestic Water Piping	10,000.00	GSF	2.69	26,900.00
CARLIN SPRINGS 1 STORY			DWV Piping	10,000.00	GSF	1.76	17,600.00
CARLIN SPRINGS 1 STORY			Storm Piping	10,000.00	GSF	1.48	14,800.00
CARLIN SPRINGS 1 STORY			Plumbing Insulation	10,000.00	GSF	0.81	8,100.00
CARLIN SPRINGS 1 STORY			Coordination Drawings	10,000.00	GSF	0.22	2,200.00
CARLIN SPRINGS 1 STORY	9.30	FIRE SPRINKLER	Sprinkler	10,000.00	GSF	2.85	28,500.00
CARLIN SPRINGS 1 STORY			Fire Pump			Not Included	
CARLIN SPRINGS 1 STORY	10.00	ELECTRICAL	Switchboards - modify existing	10,000.00	GSF	0.15	1,500.00
CARLIN SPRINGS 1 STORY			Panelboards	10,000.00	GSF	0.65	6,500.00
CARLIN SPRINGS 1 STORY			Bus Duct & Transformers	10,000.00	GSF	0.40	4,000.00
CARLIN SPRINGS 1 STORY			Generator/ATS - for building & fire pump			Not Included	
CARLIN SPRINGS 1 STORY			Light Fixtures - based on T8 fixtures	10,000.00	GSF	4.85	48,500.00
CARLIN SPRINGS 1 STORY			Light Switches	10,000.00	GSF	0.26	2,600.00
CARLIN SPRINGS 1 STORY			Power Outlets	10,000.00	GSF	0.95	9,500.00
CARLIN SPRINGS 1 STORY			Safety Cabinets & Disconnects	10,000.00	GSF	0.50	5,000.00
CARLIN SPRINGS 1 STORY			Power Feeders	10,000.00	GSF	2.50	25,000.00
CARLIN SPRINGS 1 STORY			Power Home Runs	10,000.00	GSF	2.20	22,000.00
CARLIN SPRINGS 1 STORY			Power Branches	10,000.00	GSF	0.85	8,500.00
CARLIN SPRINGS 1 STORY			Lighting Home Runs	10,000.00	GSF	1.15	11,500.00
CARLIN SPRINGS 1 STORY			Lighting Branches	10,000.00	GSF	1.05	10,500.00
CARLIN SPRINGS 1 STORY			Grounding/Lightning Protection	10,000.00	GSF	0.25	2,500.00
CARLIN SPRINGS 1 STORY			Clock System	10,000.00	GSF	0.45	4,500.00
CARLIN SPRINGS 1 STORY			Phone/Data System	10,000.00	GSF	2.90	29,000.00
CARLIN SPRINGS 1 STORY			Security System	10,000.00	GSF	0.94	9,400.00
CARLIN SPRINGS 1 STORY			P.A. & A.V. Systems	10,000.00	GSF	0.55	5,500.00
CARLIN SPRINGS 1 STORY			TV System	10,000.00	GSF	0.29	2,900.00
CARLIN SPRINGS 1 STORY			Fire Alarm	10,000.00	GSF	1.88	18,800.00
CARLIN SPRINGS 1 STORY			Coordination Drawings	10,000.00	GSF	0.22	2,200.00
CARLIN SPRINGS 1 STORY	11.00	MARK-UPS	Subtotal				2,842,693.36
CARLIN SPRINGS 1 STORY			General Conditions	12.00%			341,123.20
CARLIN SPRINGS 1 STORY			Subtotal				3,183,816.56
CARLIN SPRINGS 1 STORY			GC OH @ 5% plus Profit @ 5%	10.00%			318,381.66
CARLIN SPRINGS 1 STORY			Subtotal				3,502,198.22
CARLIN SPRINGS 1 STORY			Bonds & insurance	1.25%			43,777.48
CARLIN SPRINGS 1 STORY			Subtotal	10,000.00	GSF	\$354.60	3,545,975.70

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i> 6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Status:	Concept Design	PM: ct/gc		
Project:	Scheme A at Carlin Springs Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011		Run Date:	See footer			
			Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

CARLIN SPRINGS ELEMENTARY SCHOOL ADDITION SITEWORK

SUBTOTAL							277,700
ESCALATION TO BID			SUBTOTAL				277,700
SUBTOTAL			REFER TO MAIN SUMMARY	0.00%			0
DESIGN CONTINGENCY			SUBTOTAL				277,700
RENOVATION TOTAL			REFER TO MAIN SUMMARY	0.00%			0
			RENOVATION TOTAL				277,700

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyandscott.com	Revision:	Nov. 16, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CARLIN SPRINGS SITEWORK			SITWORK				
CARLIN SPRINGS SITEWORK							
CARLIN SPRINGS SITEWORK							
CARLIN SPRINGS SITEWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	1,000.00	1,000.00
CARLIN SPRINGS SITEWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	0.92	AC	10,000.00	9,182.74
CARLIN SPRINGS SITEWORK			Remove trees	3.00	EA	175.00	525.00
CARLIN SPRINGS SITEWORK			Remove sidewalks 4" thick	2,240.00	SF	1.50	3,360.00
CARLIN SPRINGS SITEWORK			Remove asphalt paving	722.22	SY	6.85	4,947.22
CARLIN SPRINGS SITEWORK			Protect exist. C&G to remain	200.00	LF	8.00	1,600.00
CARLIN SPRINGS SITEWORK			Relocate exist. shed			Excluded	
CARLIN SPRINGS SITEWORK			Demo asphalt paving at VDOT ROW			Excluded	
CARLIN SPRINGS SITEWORK			Remove portions of existing SWM piping			Excluded	
CARLIN SPRINGS SITEWORK			Remove existing utilities			Excluded	
CARLIN SPRINGS SITEWORK			Remove exist. mas. fence & footers @ east side	225.00	SF	11.00	2,475.00
CARLIN SPRINGS SITEWORK			Remove existing mtl fence & store	120.00	LF	6.00	720.00
CARLIN SPRINGS SITEWORK			Remove contaminated soils			Excluded	
CARLIN SPRINGS SITEWORK			Disposal of site elements	708.21	CY	25.00	17,705.28
CARLIN SPRINGS SITEWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	5,000.00	5,000.00
CARLIN SPRINGS SITEWORK			Tree protection allowance	1.00	LS	1,400.00	1,400.00
CARLIN SPRINGS SITEWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
CARLIN SPRINGS SITEWORK			Inlet protection	4.00	EA	350.00	1,400.00
CARLIN SPRINGS SITEWORK	12.20	EARTHWORK	Strip & store topsoil	92.59	CY	2.80	259.26
CARLIN SPRINGS SITEWORK			Re-spread topsoil	92.59	CY	3.60	333.33
CARLIN SPRINGS SITEWORK			Mass Excavation of site area, cut to fill	740.74	CY	8.00	5,925.93
CARLIN SPRINGS SITEWORK			Export surplus	740.74	CY	24.00	17,777.78
CARLIN SPRINGS SITEWORK			Rough grading for building and site	20,000.00	SF	0.55	11,000.00
CARLIN SPRINGS SITEWORK			Finish grading bldg pads and pavements	2,222.22	SY	1.00	2,222.22
CARLIN SPRINGS SITEWORK			Finish grading for lawn areas	555.56	SY	1.25	694.44
CARLIN SPRINGS SITEWORK			Ext backfill	60.00	CY	30.00	1,800.00
CARLIN SPRINGS SITEWORK	12.25	PRIMARY WATER	Tie into exist. bldg.			Existing to Remain	
CARLIN SPRINGS SITEWORK	12.30	SANITARY SEWER	Tie into exist. bldg.			Existing to Remain	
CARLIN SPRINGS SITEWORK	12.35	STORM WATER MGT	Tie into exist. bldg.			Existing to Remain	
CARLIN SPRINGS SITEWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
CARLIN SPRINGS SITEWORK			Site power and circuits	450.00	LF	15.00	6,750.00
CARLIN SPRINGS SITEWORK			Site pole lighting, allowance	2.00	EA	3,250.00	6,500.00
CARLIN SPRINGS SITEWORK			Ductbank and service cable into building			Existing to Remain	

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CARLIN SPRINGS SITEWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company				Excluded
CARLIN SPRINGS SITEWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company				Excluded
CARLIN SPRINGS SITEWORK	12.55	CABLE TV	Assume brought to meter by utility company				Excluded
CARLIN SPRINGS SITEWORK	12.60	PAVING	Asphalt sport court pavement patching	333.33	SY	45.00	15,000.00
CARLIN SPRINGS SITEWORK			Blackout & re-striping	1.00	LS	3,000.00	3,000.00
CARLIN SPRINGS SITEWORK	12.61	SITE CONCRETE	4" sidewalks/pads	3,200.00	SF	5.50	17,600.00
CARLIN SPRINGS SITEWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
CARLIN SPRINGS SITEWORK			Curb & gutter, patching allowance	100.00	LF	14.30	1,430.00
CARLIN SPRINGS SITEWORK	12.65	LANDSCAPING	Sod	333.33	SY	3.50	1,166.67
CARLIN SPRINGS SITEWORK			General seeding	500.00	SY	0.85	425.00
CARLIN SPRINGS SITEWORK			Play area mulch	333.33	CY	43.75	14,583.33
CARLIN SPRINGS SITEWORK			Landscape allowance	1.00	LS	10,000.00	10,000.00
CARLIN SPRINGS SITEWORK	12.70	FUEL DISPENSING	Not Used				Excluded
CARLIN SPRINGS SITEWORK	12.75	SPECIALTIES	Masonry site fence & footers	115.00	LF	250.00	28,750.00
CARLIN SPRINGS SITEWORK			Re-install exist fence	120.00	LF	12.00	1,440.00
CARLIN SPRINGS SITEWORK			R&R B.B. Backstops	4.00	EA	325.00	1,300.00
CARLIN SPRINGS SITEWORK			Relocate playground equipment	1.00	LS	5,500.00	5,500.00
CARLIN SPRINGS SITEWORK			R&R play area equip	1.00	LS	8,500.00	8,500.00
CARLIN SPRINGS SITEWORK			Allowance	1.00	LS	2,500.00	2,500.00
CARLIN SPRINGS SITEWORK	11.00	MARK-UPS	Subtotal				222,623.20
CARLIN SPRINGS SITEWORK			General Conditions	12.00%			26,714.78
CARLIN SPRINGS SITEWORK			Subtotal				249,337.98
CARLIN SPRINGS SITEWORK			GC OH @ 5% plus Profit @ 5%	10.00%			24,933.80
CARLIN SPRINGS SITEWORK			Subtotal				274,271.78
CARLIN SPRINGS SITEWORK			Bonds & insurance	1.25%			3,428.40
CARLIN SPRINGS SITEWORK			Subtotal				277,700.18

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Project:	Scheme A at Carlin Springs Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11095		
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SCHEME A SITEWORK

SUBTOTAL							3,102,771
ESCALATION TO BID							
SUBTOTAL			SUBTOTAL				3,102,771
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			SUBTOTAL				3,102,771
			REFER TO MAIN SUMMARY	0.00%			0
			RENOVATION TOTAL				3,102,771

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK SCHEME A			SITWORK - SCHEME A				
SITWORK SCHEME A							
SITWORK SCHEME A							
SITWORK SCHEME A							
SITWORK SCHEME A	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	15,000.00	15,000.00
SITWORK SCHEME A							
SITWORK SCHEME A	12.05	SITE DEMO CLR/GRUB	Misc site demo	16.14	AC	15,000.00	242,079.89
SITWORK SCHEME A			Remove trees	15.00	EA	175.00	2,625.00
SITWORK SCHEME A			Remove curb and gutter	1,600.00	LF	6.00	9,600.00
SITWORK SCHEME A			Remove sidewalks 4" thick	5,000.00	SF	1.50	7,500.00
SITWORK SCHEME A			Remove asphalt paving	3,333.33	SY	6.85	22,833.33
SITWORK SCHEME A			Remove large field lights	9.00	EA	1,500.00	13,500.00
SITWORK SCHEME A			Remove parking lot lights	5.00	EA	175.00	875.00
SITWORK SCHEME A			Remove flag pole	1.00	EA	250.00	250.00
SITWORK SCHEME A			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK SCHEME A			Remove portions of existing SWM piping		Excluded		
SITWORK SCHEME A			Remove existing utilities		Excluded		
SITWORK SCHEME A			Remove existing fence		Excluded		
SITWORK SCHEME A			Remove contaminated soils		Excluded		
SITWORK SCHEME A			Disposal of site elements	9,226.67	CY	25.00	230,666.67
SITWORK SCHEME A							
SITWORK SCHEME A	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	60,000.00	60,000.00
SITWORK SCHEME A			Tree protection allowance	1.00	LS	5,250.00	5,250.00
SITWORK SCHEME A			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK SCHEME A			Inlet protection	12.00	EA	350.00	4,200.00
SITWORK SCHEME A							
SITWORK SCHEME A	12.20	EARTHWORK	Strip & store topsoil	5,555.56	CY	2.80	15,555.56
SITWORK SCHEME A			Re-spread topsoil	5,555.56	CY	3.60	20,000.00
SITWORK SCHEME A			Mass Excavation of site area, cut to fill	2,500.00	CY	8.00	20,000.00
SITWORK SCHEME A			Export surplus		figured as balanced		0.00
SITWORK SCHEME A			Rough grading for building and site	600,000.00	SF	0.35	210,000.00
SITWORK SCHEME A			Finish grading bldg pads and pavements	9,333.33	SY	1.00	9,333.33
SITWORK SCHEME A			Finish grading for lawns	3,333.33	SY	0.90	3,000.00
SITWORK SCHEME A			Finish grading for sports fields	54,444.44	SY	1.35	73,500.00
SITWORK SCHEME A			Infield mix	407.41	CY	45.17	18,402.59
SITWORK SCHEME A			Spoil removal	407.41	SY	25.00	10,185.19
SITWORK SCHEME A			Ext backfill	96.50	CY	30.00	2,895.00
SITWORK SCHEME A							
SITWORK SCHEME A	12.25	PRIMARY WATER	Tie into exist. bldg.			Existing to Remain	
SITWORK SCHEME A							
SITWORK SCHEME A	12.30	SANITARY SEWER	Tie into exist. bldg.			Existing to Remain	
SITWORK SCHEME A							
SITWORK SCHEME A	12.35	STORM WATER MGT	Allowance	1.00	LS	600,000.00	600,000.00
SITWORK SCHEME A							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 16, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK SCHEME A	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power				DVP Fees are Excluded
SITWORK SCHEME A			Site power and circuits	2,500.00	LF	15.00	37,500.00
SITWORK SCHEME A			Re-install field pole lighting	9.00	EA	6,500.00	58,500.00
SITWORK SCHEME A			Re-install site pole lighting	5.00	EA	950.00	4,750.00
SITWORK SCHEME A			Site pole lighting, allowance	5.00	EA	3,250.00	16,250.00
SITWORK SCHEME A			Ductbank and service cable into building				Existing to Remain
SITWORK SCHEME A	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company				Excluded
SITWORK SCHEME A	12.50	PRIMARY GAS	Assume brought to meter by utility company				Excluded
SITWORK SCHEME A	12.55	CABLE TV	Assume brought to meter by utility company				Excluded
SITWORK SCHEME A	12.60	PAVING	Asphalt Pavement parking lot	6,888.89	SY	35.00	241,111.11
SITWORK SCHEME A			Asphalt Pavement ROW patching	58.33	SY	80.00	4,666.67
SITWORK SCHEME A			Lot signage/symbols	1.00	LS	3,000.00	3,000.00
SITWORK SCHEME A			Striping	1.00	LS	6,000.00	6,000.00
SITWORK SCHEME A	12.61	SITE CONCRETE	4" sidewalks/pads	22,000.00	SF	5.50	121,000.00
SITWORK SCHEME A			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK SCHEME A			Curb & gutter	3,000.00	LF	14.30	42,900.00
SITWORK SCHEME A	12.65	LANDSCAPING	Sod	2,000.00	SY	3.50	7,000.00
SITWORK SCHEME A			General seeding	3,333.33	SY	0.85	2,833.33
SITWORK SCHEME A			Sport field seeding	54,444.44	SY	1.30	70,777.78
SITWORK SCHEME A			Landscape allowance	1.00	LS	200,000.00	200,000.00
SITWORK SCHEME A	12.70	FUEL DISPENSING	Not Used				Excluded
SITWORK SCHEME A	12.75	SPECIALTIES	Backstop	2.00	EA	7,500.00	15,000.00
SITWORK SCHEME A			Allowance	1.00	LS	50,000.00	50,000.00
SITWORK SCHEME A	11.00	MARK-UPS	Subtotal				2,487,390.45
SITWORK SCHEME A			General Conditions	12.00%			298,486.85
SITWORK SCHEME A			Subtotal				2,785,877.30
SITWORK SCHEME A			GC OH @ 5% plus Profit @ 5%	10.00%			278,587.73
SITWORK SCHEME A			Subtotal				3,064,465.03
SITWORK SCHEME A			Bonds & insurance	1.25%			38,305.81
SITWORK SCHEME A			Subtotal				3,102,770.84

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HVAC ALTERNATE

CARLIN SPRINGS ELEMENTARY SCHOOL ADDITION BASE BID HVAC

CS 2 STORY BASE							
CS 2 STORY BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	24,000.00	GSF	11.50	276,000.00
CS 2 STORY BASE		Note: Dedicated gas-fired RTU units.	Piping & Valves	24,000.00	GSF	5.50	132,000.00
CS 2 STORY BASE			Ductwork	24,000.00	GSF	6.75	162,000.00
CS 2 STORY BASE			Air Outlets	24,000.00	GSF	0.59	14,160.00
CS 2 STORY BASE			Ductwork Accessories	24,000.00	GSF	0.72	17,280.00
CS 2 STORY BASE			Insulation	24,000.00	GSF	2.15	51,600.00
CS 2 STORY BASE			Temperature Controls	24,000.00	GSF	4.10	98,400.00
CS 2 STORY BASE			Air & Water Balance	24,000.00	GSF	0.45	10,800.00
CS 2 STORY BASE			Coordination Drawings	24,000.00	GSF	0.22	5,280.00
CS 2 STORY BASE			Systems Operation & Testing	24,000.00	GSF	0.25	6,000.00
CS 1 STORY BASE							
CS 1 STORY BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	10,000.00	GSF	12.75	127,500.00
CS 1 STORY BASE		Note: Dedicated gas-fired RTU units.	Piping & Valves	10,000.00	GSF	2.85	28,500.00
CS 1 STORY BASE			Ductwork	10,000.00	GSF	5.85	58,500.00
CS 1 STORY BASE			Air Outlets	10,000.00	GSF	0.59	5,900.00
CS 1 STORY BASE			Ductwork Accessories	10,000.00	GSF	0.72	7,200.00
CS 1 STORY BASE			Insulation	10,000.00	GSF	2.15	21,500.00
CS 1 STORY BASE			Temperature Controls	10,000.00	GSF	4.10	41,000.00
CS 1 STORY BASE			Air & Water Balance	10,000.00	GSF	0.45	4,500.00
CS 1 STORY BASE			Coordination Drawings	10,000.00	GSF	0.22	2,200.00
CS 1 STORY BASE			Systems Operation & Testing	10,000.00	GSF	0.25	2,500.00
CS 1 STORY BASE			Relocate Cooling Tower	1.00	LS	35,000.00	35,000.00
CS ADDITION HVAC BASE							
CS ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				1,107,820.00
CS ADDITION HVAC BASE			General Conditions	12.00%			132,938.40
CS ADDITION HVAC BASE			Subtotal				1,240,758.40
CS ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			124,075.84
CS ADDITION HVAC BASE			Subtotal				1,364,834.24
CS ADDITION HVAC BASE			Bonds & insurance	1.25%			17,060.43
CS ADDITION HVAC BASE			Subtotal	34,000.00	GSF	\$40.64	1,381,894.67
CS ADDITION HVAC ALT							
CS ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	34,000.00	GSF	13.75	467,500.00
CS ADDITION HVAC ALT			Piping & Valves	34,000.00	GSF	4.20	142,800.00
CS ADDITION HVAC ALT			Geothermal Bore, 38 bores at 600' depth	22,800.00	LF	22.50	513,000.00
CS ADDITION HVAC ALT			Ductwork	34,000.00	GSF	5.85	198,900.00
CS ADDITION HVAC ALT			Air Outlets	34,000.00	GSF	0.59	20,060.00
CS ADDITION HVAC ALT			Ductwork Accessories	34,000.00	GSF	0.72	24,480.00
CS ADDITION HVAC ALT			Insulation	34,000.00	GSF	1.95	66,300.00
CS ADDITION HVAC ALT			Temperature Controls	34,000.00	GSF	4.10	139,400.00
CS ADDITION HVAC ALT			Air & Water Balance	34,000.00	GSF	0.45	15,300.00
CS ADDITION HVAC ALT			Coordination Drawings	34,000.00	GSF	0.22	7,480.00
CS ADDITION HVAC ALT			Systems Operation & Testing	34,000.00	GSF	0.25	8,500.00
CS ADDITION HVAC ALT							
CS ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,603,720.00
CS ADDITION HVAC ALT			General Conditions	12.00%			192,446.40
CS ADDITION HVAC ALT			Subtotal				1,796,166.40
CS ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			179,616.64
CS ADDITION HVAC ALT			Subtotal				1,975,783.04
CS ADDITION HVAC ALT			Bonds & insurance	1.25%			24,697.29
CS ADDITION HVAC ALT			Subtotal	34,000.00	GSF	\$58.84	2,000,480.33



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Perkins Eastman

Arlington Public Schools *New Elementary School at Drew Elementary School* Additions and Interior Renovations Arlington, Virginia





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs/ah		
Project:	Drew Model School - New Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11094		
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Drew Model School New Elementary School	4 Sty Bldg (Occ. Sp)	91,910.00	Gross Square Feet
	Parking Garage	34,250.00	Gross Square Feet
	Total	126,160.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Four Story Building	Carried forward	Cost per SF 288.11	\$26,479,861
HARD COSTS				
HARD COSTS	Sitework	Carried forward	N/A	\$2,435,959
HARD COSTS				
HARD COSTS	Subtotal			\$28,915,820
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$28,915,820
HARD COSTS	Design Contingency	15.00%		\$4,337,373
HARD COSTS	Subtotal			\$33,253,193
HARD COSTS	Construction Contingency	5.00%		\$1,662,660
HARD COSTS			Cost per SF	
HARD COSTS	Total Hard Construction Costs Base Bid		\$276.76	\$34,915,853
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$7,856,067
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF \$339.03	\$42,771,920

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated

Escalation 4.00% Per year

<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS	\$44,482,796
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS	\$46,262,108
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS	\$48,112,593
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS	\$50,037,096
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS	\$52,038,580

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gc/ah
Project:	Drew Model School - New Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

FOUR STORY BUILDING				91,910 GSF	<u>Cost per SF</u>	<u>\$288.11</u>	26,479,861
SUBTOTAL			SUBTOTAL				26,479,861
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				26,479,861
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				26,479,861
					<u>Cost per SF</u>	<u>\$288.11</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/g/ah
Project:	Drew Model School - New Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
FOUR STORY BUILDING	00.00		BUILDING ADDITION				
FOUR STORY BUILDING							
FOUR STORY BUILDING	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
FOUR STORY BUILDING							
FOUR STORY BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
FOUR STORY BUILDING			Foundations, occupied bldg. @ L.L. & 1st Floor	21,710.00	GSF	6.27	136,121.70
FOUR STORY BUILDING			Foundations, garage	34,250.00	GSF	7.87	269,547.50
FOUR STORY BUILDING			Foundations, premium for poured conc wall footings	47,510.00	GSF	0.90	42,777.78
FOUR STORY BUILDING							
FOUR STORY BUILDING	02.00	SUBSTRUCTURE	SOG, occupied spaces	21,710.00	GSF	8.30	180,193.00
FOUR STORY BUILDING			SOG, garage	34,250.00	GSF	8.30	284,275.00
FOUR STORY BUILDING			Garage sidewalk/curbs	2,100.00	SF	6.50	13,650.00
FOUR STORY BUILDING			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
FOUR STORY BUILDING							
FOUR STORY BUILDING	03.00	SUPERSTRUCTURE	Poured conc foundation wall	15,003.00	SF	38.00	570,114.00
FOUR STORY BUILDING			Poured conc garage ceiling/first floor slab	34,250.00	SF	18.28	626,158.50
FOUR STORY BUILDING			1st floor framing & deck	5,027.00	GSF	11.35	57,056.45
FOUR STORY BUILDING			2nd & 3rd floor framing & deck	58,820.00	GSF	11.35	667,607.00
FOUR STORY BUILDING			Topping slab for garage roof	23,385.00	GSF	4.00	93,540.00
FOUR STORY BUILDING			SOMD for 1st, 2nd & 3rd floor	51,765.00	GSF	4.00	207,060.00
FOUR STORY BUILDING			SOMD for green roof	10,880.00	SF	4.00	43,520.00
FOUR STORY BUILDING			Roof framing & deck	33,250.00	GSF	8.45	280,962.50
FOUR STORY BUILDING			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
FOUR STORY BUILDING			Elev hoistway SOMD	90.00	SF	8.75	787.50
FOUR STORY BUILDING			Stairways	2.00	EA	25,000.00	50,000.00
FOUR STORY BUILDING			1 sty lobby stairway	1.00	EA	35,000.00	35,000.00
FOUR STORY BUILDING			Misc metals	126,160.00	GSF	2.20	277,552.00
FOUR STORY BUILDING			Misc Wood Blocking	126,160.00	GSF	1.05	132,468.00
FOUR STORY BUILDING							
FOUR STORY BUILDING	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	46,968.00	SF	44.00	2,066,592.00
FOUR STORY BUILDING			Brick veneer over conc walls	8,958.00	SF	21.90	196,180.20
FOUR STORY BUILDING			Foundation wall waterproofing	8,703.00	SF	6.50	56,569.50
FOUR STORY BUILDING			Windows	91,910.00	GSF	3.60	330,876.00
FOUR STORY BUILDING			Storefront entrances	91,910.00	GSF	1.25	114,887.50
FOUR STORY BUILDING			Doors, frames, hardware, sidelites	126,160.00	GSF	0.60	75,696.00
FOUR STORY BUILDING			O.H. coiling door, elec. op. w/card reader/controls	1.00	EA	12,000.00	12,000.00
FOUR STORY BUILDING			Building perimeter drains in gravel bed	1,300.00	LF	10.50	13,650.00
FOUR STORY BUILDING			Misc. w.p./caulk/fire sealants/etc. Div 7	126,160.00	GSF	1.45	182,932.00
FOUR STORY BUILDING							
FOUR STORY BUILDING	05.00	ROOFING	Low slope membrane w/ flashing & copings	56,295.00	GSF	6.30	354,658.50
FOUR STORY BUILDING			Rfg & W.P. at gar. rf not covered by bldg. or gn roof	720.00	SF	9.80	7,056.00
FOUR STORY BUILDING			Green roof system	27,620.00	SF	28.00	773,360.00
FOUR STORY BUILDING			Green roof system irrigation	27,620.00	SF	8.00	220,960.00
FOUR STORY BUILDING			Green roof slip sheet	27,620.00	SF	1.55	42,811.00
FOUR STORY BUILDING			Green roof system flashings & edge details	27,620.00	GSF	0.90	24,858.00
FOUR STORY BUILDING							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/g/s/ah
Project:	Drew Model School - New Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
FOUR STORY BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
FOUR STORY BUILDING			Masonry partitions	126,160.00	GSF	4.10	517,256.00
FOUR STORY BUILDING			Mtl stud & GWB partitions, hi-impact	126,160.00	GSF	7.30	920,968.00
FOUR STORY BUILDING			Elev Cab finish allowance	1.00	LS	500.00	500.00
FOUR STORY BUILDING			GWB ceilings/bulkheads	126,160.00	GSF	0.15	18,924.00
FOUR STORY BUILDING			Misc. batt insulation	126,160.00	GSF	0.45	56,772.00
FOUR STORY BUILDING			Sound transmission control insulation	126,160.00	GSF	0.19	23,970.40
FOUR STORY BUILDING			Interior glass at interior partition allowance	91,910.00	GSF	1.50	137,865.00
FOUR STORY BUILDING			Interior doors, single, incl jams, trim & hardware	91,910.00	GSF	5.75	528,482.50
FOUR STORY BUILDING			Acoustic ceiling, avg	91,910.00	GSF	2.25	206,797.50
FOUR STORY BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	18,382.00	GSF	1.10	20,220.20
FOUR STORY BUILDING			Premium wall finish: main corridors & conf. rm	91,910.00	GSF	0.24	22,058.40
FOUR STORY BUILDING			Prem add for restroom/kitchen finishes	4,160.00	GSF	12.40	51,584.00
FOUR STORY BUILDING			Prem add for locker room finishes	2,100.00	GSF	12.40	26,040.00
FOUR STORY BUILDING			CT floor, base, walls in restrooms	91,910.00	GSF	0.75	68,932.50
FOUR STORY BUILDING			CT wainscot hallways/restrooms	91,910.00	GSF	0.40	36,764.00
FOUR STORY BUILDING			Soft flooring/ vinly base	82,010.00	GSF	2.64	216,112.75
FOUR STORY BUILDING			Carpet	82,010.00	GSF	1.11	91,031.10
FOUR STORY BUILDING			Wood flooring	9,900.00	SF	16.50	163,350.00
FOUR STORY BUILDING			Seal coating garage floor	36,500.00	SF	0.75	27,375.00
FOUR STORY BUILDING			Seal coating/fire coating garage ceiling	36,500.00	SF	3.90	142,350.00
FOUR STORY BUILDING			Painting	126,160.00	GSF	1.80	227,088.00
FOUR STORY BUILDING			Misc cut and patching	126,160.00	GSF	0.30	37,848.00
FOUR STORY BUILDING	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	91,910.00	GSF	0.82	75,366.20
FOUR STORY BUILDING			Window treatment	91,910.00	GSF	0.45	41,359.50
FOUR STORY BUILDING			General casework	91,910.00	GSF	7.25	666,347.50
FOUR STORY BUILDING			General millwork	91,910.00	GSF	0.45	41,359.50
FOUR STORY BUILDING			Visual display MB & TB	91,910.00	GSF	1.00	91,910.00
FOUR STORY BUILDING			Smart boards	34.00	EA	6,500.00	221,000.00
FOUR STORY BUILDING			Kitchen / faculty lounge appliances allowance	1.00	LS	7,000.00	7,000.00
FOUR STORY BUILDING			Div 11 kitchen equip add	2,400.00	GSF	175.00	420,000.00
FOUR STORY BUILDING			Gym equipment allowance	9,900.00	GSF	6.75	66,825.00
FOUR STORY BUILDING			Misc spec. dr signs/f.e./jan shelving/etc.	91,910.00	GSF	1.50	137,865.00
FOUR STORY BUILDING			Student desks and work stations			Refer to FF&E	
FOUR STORY BUILDING			Office furnishings, sofas and chairs			Refer to FF&E	
FOUR STORY BUILDING	08.00	CONVEYING	Elevators, ADA, MRL	4.00	STOPS	45,000.00	180,000.00
FOUR STORY BUILDING	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	91,910.00	GSF	13.75	1,263,762.50
FOUR STORY BUILDING			Piping & Valves	91,910.00	GSF	4.20	386,022.00
FOUR STORY BUILDING			Geothermal Bore, 120 bores at 450' depth	54,000.00	LF	22.50	1,215,000.00
FOUR STORY BUILDING			Ductwork	91,910.00	GSF	3.95	363,044.50
FOUR STORY BUILDING			Air Outlets	91,910.00	GSF	0.20	18,382.00
FOUR STORY BUILDING			Ductwork Accessories	91,910.00	GSF	0.45	41,359.50
FOUR STORY BUILDING			Insulation	91,910.00	GSF	1.95	179,224.50
FOUR STORY BUILDING			Temperature Controls	91,910.00	GSF	4.10	376,831.00
FOUR STORY BUILDING			Air & Water Balance	91,910.00	GSF	0.45	41,359.50
FOUR STORY BUILDING			Coordination Drawings	91,910.00	GSF	0.22	20,220.20
FOUR STORY BUILDING			Systems Operation & Testing	91,910.00	GSF	0.25	22,977.50
FOUR STORY BUILDING							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
FOUR STORY BUILDING	9.20	PLUMBING	Water Closet	52.00	EA	464.50	24,154.00
FOUR STORY BUILDING			Urinal	8.00	EA	385.22	3,081.76
FOUR STORY BUILDING			Automatic Flush Valve	60.00	EA	163.20	9,792.00
FOUR STORY BUILDING			Lavatory, countertop mounted	52.00	EA	313.85	16,320.20
FOUR STORY BUILDING			Classroom Sink	34.00	EA	485.10	16,493.40
FOUR STORY BUILDING			Electric Water Cooler	6.00	EA	1,163.50	6,981.00
FOUR STORY BUILDING			Janitor Sink	4.00	EA	733.54	2,934.16
FOUR STORY BUILDING			Floor Drain	20.00	EA	168.60	3,372.00
FOUR STORY BUILDING			Roof Drain	30.00	EA	384.50	11,535.00
FOUR STORY BUILDING			Wall Hydrant	6.00	EA	252.94	1,517.64
FOUR STORY BUILDING			Water Heater	2.00	EA	4,822.00	9,644.00
FOUR STORY BUILDING			Circulating Pump	1.00	EA	725.00	725.00
FOUR STORY BUILDING			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
FOUR STORY BUILDING			Domestic Water Piping	91,910.00	GSF	2.69	247,237.90
FOUR STORY BUILDING			DWV Piping	91,910.00	GSF	1.76	161,761.60
FOUR STORY BUILDING			Storm Piping	91,910.00	GSF	1.48	136,026.80
FOUR STORY BUILDING			Plumbing Insulation	91,910.00	GSF	0.81	74,447.10
FOUR STORY BUILDING			Coordination Drawings	91,910.00	GSF	0.22	20,220.20
FOUR STORY BUILDING	9.30	FIRE SPRINKLER	Sprinkler	91,910.00	GSF	2.85	261,943.50
FOUR STORY BUILDING			Fire Pump	1.00	LS	65,000.00	65,000.00
FOUR STORY BUILDING	10.00	ELECTRICAL	Switchboards	91,910.00	GSF	0.85	78,123.50
FOUR STORY BUILDING			Panelboards	91,910.00	GSF	0.65	59,741.50
FOUR STORY BUILDING			Bus Duct & Transformers	91,910.00	GSF	0.40	36,764.00
FOUR STORY BUILDING			Generator/ATS	1.00	EA	55,000.00	55,000.00
FOUR STORY BUILDING			Light Fixtures - based on T8 fixtures	91,910.00	GSF	4.85	445,763.50
FOUR STORY BUILDING			Light Switches	91,910.00	GSF	0.26	23,896.60
FOUR STORY BUILDING			Power Outlets	91,910.00	GSF	0.95	87,314.50
FOUR STORY BUILDING			Safety Cabinets & Disconnects	91,910.00	GSF	0.50	45,955.00
FOUR STORY BUILDING			Power Feeders	91,910.00	GSF	2.50	229,775.00
FOUR STORY BUILDING			Power Home Runs	91,910.00	GSF	2.20	202,202.00
FOUR STORY BUILDING			Power Branches	91,910.00	GSF	0.85	78,123.50
FOUR STORY BUILDING			Lighting Home Runs	91,910.00	GSF	1.15	105,696.50
FOUR STORY BUILDING			Lighting Branches	91,910.00	GSF	1.05	96,505.50
FOUR STORY BUILDING			Grounding/Lighting Protection	91,910.00	GSF	0.25	22,977.50
FOUR STORY BUILDING			Clock System	91,910.00	GSF	0.45	41,359.50
FOUR STORY BUILDING			Phone/Data System	91,910.00	GSF	2.90	266,539.00
FOUR STORY BUILDING			Security System	91,910.00	GSF	0.94	86,395.40
FOUR STORY BUILDING			P.A. & A.V. Systems	91,910.00	GSF	0.55	50,550.50
FOUR STORY BUILDING			TV System	91,910.00	GSF	0.29	26,653.90
FOUR STORY BUILDING			Fire Alarm	91,910.00	GSF	1.88	172,790.80
FOUR STORY BUILDING			Coordination Drawings	91,910.00	GSF	0.22	20,220.20
FOUR STORY BUILDING	11.00	MARK-UPS	Subtotal				21,228,043.04
FOUR STORY BUILDING			General Conditions	12.00%			2,547,365.16
FOUR STORY BUILDING			Subtotal				23,775,408.20
FOUR STORY BUILDING			GC OH @ 5% plus Profit @ 5%	10.00%			2,377,540.82
FOUR STORY BUILDING			Subtotal				26,152,949.03
FOUR STORY BUILDING			Bonds & insurance	1.25%			326,911.86
FOUR STORY BUILDING			Subtotal	91,910.00	GSF	\$288.11	26,479,860.89

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Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITework							2,435,959
SUBTOTAL			SUBTOTAL				2,435,959
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				2,435,959
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				2,435,959

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	12,000.00	12,000.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	4.22	AC	15,000.00	63,360.88
SITWORK			Remove trees	20.00	EA	175.00	3,500.00
SITWORK			Remove curb and gutter	1,000.00	LF	6.00	6,000.00
SITWORK			Remove sidewalks 4" thick	6,000.00	SF	1.50	9,000.00
SITWORK			Remove concrete pads 8" thick		SF	4.35	0.00
SITWORK			Remove asphalt paving		SY	6.85	0.00
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove existing fence		Excluded		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove asphalt paving for new water/sewer lines	40.00	SY	10.00	400.00
SITWORK			Disposal of site elements	2,502.22	CY	25.00	62,555.56
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	40,000.00	40,000.00
SITWORK			Tree protection allowance	1.00	LS	3,500.00	3,500.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	8.00	EA	350.00	2,800.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	879.63	CY	2.80	2,462.96
SITWORK			Re-spread topsoil	879.63	CY	3.60	3,166.67
SITWORK			Mass Excavation of site area, cut to fill	4,481.48	CY	8.00	35,851.85
SITWORK			Export surplus	4,481.48	CY	24.00	107,555.56
SITWORK			Excavation for Ground Floor bldg. addition	13,333.33	CY	4.50	60,000.00
SITWORK			Layback & fill for found. walls for Grd. Flr. bldg. addi	2,649.17	CY	9.70	25,696.92
SITWORK			Export surplus from Ground Floor bldg. addition	13,333.33	CY	24.00	320,000.00
SITWORK			Rough grading for building and site	184,000.00	SF	0.55	101,200.00
SITWORK			Finish grading bldg pads and pavements	11,777.78	SY	1.00	11,777.78
SITWORK			Finish grading for lawns	7,666.67	SY	0.90	6,900.00
SITWORK			Finish grading for sports fields	1,000.00	SY	1.35	1,350.00
SITWORK			Ext backfill	100.00	CY	30.00	3,000.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK			8" water main	130.00	LF	61.00	7,930.00
SITWORK			Building domestic water line	40.00	LF	40.00	1,600.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees		AWSS Fees are Excluded		
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	9.63	CY	25.00	240.74
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	130.00	LF	37.00	4,810.00
SITWORK			Tap fees		Tap Fees are Excluded		
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	9.63	CY	25.00	240.74
SITWORK							
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	350,000.00	350,000.00
SITWORK							

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SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	950.00	LF	15.00	14,250.00
SITWORK			Site pole lighting, allowance	16.00	EA	3,250.00	52,000.00
SITWORK			Ductbank and service cable into building	150.00	LF	235.00	35,250.00
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	6,000.00	SY	35.00	210,000.00
SITWORK			Asphalt Pavement ROW patching	90.00	SY	80.00	7,200.00
SITWORK			Lot signage/symbols	1.00	LS	3,000.00	3,000.00
SITWORK			Striping	1.00	LS	5,500.00	5,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	10,000.00	SF	5.50	55,000.00
SITWORK			8" utility pads/dumpster pavements/footers	500.00	SF	18.00	9,000.00
SITWORK			Bollards	8.00	EA	675.00	5,400.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	2,500.00	LF	14.30	35,750.00
SITWORK	12.65	LANDSCAPING	Sod	2,000.00	SY	3.50	7,000.00
SITWORK			General seeding	4,444.44	SY	0.85	3,777.78
SITWORK			Sport field seeding	1,000.00	SY	1.30	1,300.00
SITWORK			Play area mulch	185.19	CY	43.75	8,101.85
SITWORK			Landscape allowance	1.00	LS	150,000.00	150,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Dumpster enclosure walls & gates	500.00	SF	40.00	20,000.00
SITWORK			Play area equip allowance	1.00	LS	20,000.00	20,000.00
SITWORK			Allowance	1.00	LS	45,000.00	45,000.00
SITWORK	11.00	MARK-UPS	Subtotal				1,952,829.28
SITWORK			General Conditions	12.00%			234,339.51
SITWORK			Subtotal				2,187,168.79
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			218,716.88
SITWORK			Subtotal				2,405,885.67
SITWORK			Bonds & insurance	1.25%			30,073.57
SITWORK			Subtotal				2,435,959.24



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Perkins Eastman

Arlington Public Schools *Drew Elementary School* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

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

Arlington Public Schools - Drew Model School Additions

Three Story Additions	57,380.00	Gross Square Feet
Renovation	3,500.00	Gross Square Feet
Total	60,880.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Three Story Additions to Existing Building	<i>Carried forward</i>	<i>Cost per SF</i> 226.65	\$13,005,256
HARD COSTS				
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	181.79	\$636,273
HARD COSTS				
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$628,981
HARD COSTS				
HARD COSTS	Subtotal			\$14,270,511
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$14,270,511
HARD COSTS	Design Contingency	15.00%		\$2,140,577
HARD COSTS	Subtotal			\$16,411,087
HARD COSTS	Construction Contingency	5.00%		\$820,554
HARD COSTS			<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid		\$283.04	\$17,231,642
HARD COSTS				
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$3,877,119
SOFT COSTS			<i>Cost per SF</i>	
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		\$346.73	\$21,108,761

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated Escalation 4.00% Per year

<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS	\$21,953,111
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS	\$22,831,236
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS	\$23,744,485
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS	\$24,694,265
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS	\$25,682,035

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

THREE STORY BUILDING ADDITION				57,380 GSF		<u>\$226.65</u>	13,005,256
SUBTOTAL			SUBTOTAL				13,005,256
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				13,005,256
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				13,005,256
						<u>\$226.65</u>	

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
THREE STORY ADDITION	00.00		BUILDING ADDITION				
THREE STORY ADDITION	00.50	SELECT BLDG. DEMO	Demo exist. connector corridor	1,920.00	SF	6.50	12,480.00
THREE STORY ADDITION			Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
THREE STORY ADDITION			Misc. prep/patch	1.00	LS	1,500.00	1,500.00
THREE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	2,500.00	2,500.00
THREE STORY ADDITION			Segregated debris disposal off site	237.78	CY	30.00	7,133.33
THREE STORY ADDITION			LEED Disposal Fee / Recycling	118.89	TNS	37.00	4,398.89
THREE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
THREE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
THREE STORY ADDITION	01.00	FOUNDATIONS	Foundations, occupied bldg. @ L.L. & 1st Floor	27,480.00	GSF	6.27	172,299.60
THREE STORY ADDITION			Foundations, premium for poured conc wall footings	7,725.00	GSF	7.87	60,795.75
THREE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
THREE STORY ADDITION			SOG	27,480.00	GSF	8.30	228,084.00
THREE STORY ADDITION			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
THREE STORY ADDITION	03.00	SUPERSTRUCTURE	Poured conc foundation wall	2,853.00	SF	38.00	108,414.00
THREE STORY ADDITION			2nd & 3rd floor framing & deck	35,205.00	SF	11.35	399,576.75
THREE STORY ADDITION			SOMD for 2nd & 3rd floor	35,205.00	SF	4.00	140,820.00
THREE STORY ADDITION			Roof framing & deck	27,480.00	SF	8.45	232,206.00
THREE STORY ADDITION			Stairways	3.00	EA	12,500.00	37,500.00
THREE STORY ADDITION			Stairways	1.00	EA	18,750.00	18,750.00
THREE STORY ADDITION			Misc metals	57,380.00	GSF	2.20	126,236.00
THREE STORY ADDITION			Misc Wood Blocking	57,380.00	GSF	1.05	60,249.00
THREE STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	29,860.00	SF	44.00	1,313,840.00
THREE STORY ADDITION			Brick veneer over conc walls	615.00	SF	21.90	13,468.50
THREE STORY ADDITION			Foundation wall waterproofing	2,853.00	SF	6.50	18,544.50
THREE STORY ADDITION			Windows	57,380.00	GSF	3.60	206,568.00
THREE STORY ADDITION			Storefront entrances	57,380.00	GSF	1.25	71,725.00
THREE STORY ADDITION			Doors, frames, hardware, sidelites	57,380.00	GSF	0.60	34,428.00
THREE STORY ADDITION			Building perimeter drains in gravel bed	950.00	LF	10.50	9,975.00
THREE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	57,380.00	GSF	1.45	83,201.00
THREE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	27,480.00	GSF	6.30	173,124.00
THREE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	1,000.00	SF	25.00	25,000.00
THREE STORY ADDITION			Masonry at tie-in walls	5,160.00	SF	19.00	98,040.00
THREE STORY ADDITION			Masonry partitions	57,380.00	GSF	4.10	235,258.00
THREE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	57,380.00	GSF	7.30	418,874.00
THREE STORY ADDITION			GWB ceilings/bulkheads	57,380.00	GSF	0.15	8,607.00
THREE STORY ADDITION			Misc. batt insulation	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			Sound transmission control insulation	57,380.00	GSF	0.19	10,902.20
THREE STORY ADDITION			Interior glass at interior partition allowance	57,380.00	SF	1.50	86,070.00
THREE STORY ADDITION			Interior doors, single, incl jams, trim & hardware	57,380.00	GSF	5.75	329,935.00
THREE STORY ADDITION			Acoustic ceiling, avg	57,380.00	GSF	2.25	129,105.00
THREE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	11,476.00	GSF	1.10	12,623.60
THREE STORY ADDITION			Premium wall finish: main corridors & conf. rm	57,380.00	GSF	0.24	13,771.20
THREE STORY ADDITION			CT floor, base, walls in restrooms	57,380.00	GSF	0.75	43,035.00
THREE STORY ADDITION			VCT flooring/ vinly base	57,380.00	GSF	2.16	123,940.80
THREE STORY ADDITION			Carpet	57,380.00	GSF	1.11	63,691.80
THREE STORY ADDITION			Painting	57,380.00	GSF	1.80	103,284.00
THREE STORY ADDITION			Misc cut and patching	57,380.00	GSF	0.30	17,214.00

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
THREE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	57,380.00	GSF	0.82	47,051.60
THREE STORY ADDITION			Window treatment	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			General casework	57,380.00	GSF	7.25	416,005.00
THREE STORY ADDITION			General millwork	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			Visual display MB & TB	57,380.00	GSF	1.00	57,380.00
THREE STORY ADDITION			Smart boards			Refer to FF&E	
THREE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	57,380.00	GSF	1.50	86,070.00
THREE STORY ADDITION			Student desks and work stations			Refer to FF&E	
THREE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
THREE STORY ADDITION	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	57,380.00	GSF	13.75	788,975.00
THREE STORY ADDITION			Piping & Valves	57,380.00	GSF	4.20	240,996.00
THREE STORY ADDITION			Geothermal Bore, 60 bores at 450' depth	27,000.00	LF	22.50	607,500.00
THREE STORY ADDITION			Ductwork	57,380.00	GSF	3.95	226,651.00
THREE STORY ADDITION			Air Outlets	57,380.00	GSF	0.20	11,476.00
THREE STORY ADDITION			Ductwork Accessories	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			Insulation	57,380.00	GSF	1.95	111,891.00
THREE STORY ADDITION			Temperature Controls	57,380.00	GSF	4.10	235,258.00
THREE STORY ADDITION			Air & Water Balance	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			Coordination Drawings	57,380.00	GSF	0.22	12,623.60
THREE STORY ADDITION			Systems Operation & Testing	57,380.00	GSF	0.25	14,345.00
THREE STORY ADDITION	9.20	PLUMBING	Water Closet	52.00	EA	464.50	24,154.00
THREE STORY ADDITION			Urinal	6.00	EA	385.22	2,311.32
THREE STORY ADDITION			Automatic Flush Valve	58.00	EA	163.20	9,465.60
THREE STORY ADDITION			Lavatory, countertop mounted	52.00	EA	313.85	16,320.20
THREE STORY ADDITION			Classroom Sink	46.00	EA	485.10	22,314.60
THREE STORY ADDITION			Electric Water Cooler	3.00	EA	1,163.50	3,490.50
THREE STORY ADDITION			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY ADDITION			Floor Drain	12.00	EA	168.60	2,023.20
THREE STORY ADDITION			Roof Drain	32.00	EA	384.50	12,304.00
THREE STORY ADDITION			Wall Hydrant	3.00	EA	252.94	758.82
THREE STORY ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
THREE STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY ADDITION			Ice Machine/Refrigerator Connection	3.00	EA	125.00	375.00
THREE STORY ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY ADDITION			Domestic Water Piping	57,380.00	GSF	2.69	154,352.20
THREE STORY ADDITION			DWV Piping	57,380.00	GSF	1.76	100,988.80
THREE STORY ADDITION			Storm Piping	57,380.00	GSF	1.48	84,922.40
THREE STORY ADDITION			Plumbing Insulation	57,380.00	GSF	0.81	46,477.80
THREE STORY ADDITION			Coordination Drawings	57,380.00	GSF	0.22	12,623.60
THREE STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
THREE STORY ADDITION							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
THREE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	57,380.00	GSF	2.85	163,533.00
THREE STORY ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
THREE STORY ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	57,380.00	GSF	0.85	48,773.00
THREE STORY ADDITION			Panelboards	57,380.00	GSF	0.65	37,297.00
THREE STORY ADDITION			Bus Duct & Transformers	57,380.00	GSF	0.40	22,952.00
THREE STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
THREE STORY ADDITION			Light Fixtures - based on T8 fixtures	57,380.00	GSF	4.85	278,293.00
THREE STORY ADDITION			Light Switches	57,380.00	GSF	0.26	14,918.80
THREE STORY ADDITION			Power Outlets	57,380.00	GSF	0.95	54,511.00
THREE STORY ADDITION			Safety Cabinets & Disconnects	57,380.00	GSF	0.50	28,690.00
THREE STORY ADDITION			Power Feeders	57,380.00	GSF	2.50	143,450.00
THREE STORY ADDITION			Power Home Runs	57,380.00	GSF	2.20	126,236.00
THREE STORY ADDITION			Power Branches	57,380.00	GSF	0.85	48,773.00
THREE STORY ADDITION			Lighting Home Runs	57,380.00	GSF	1.15	65,987.00
THREE STORY ADDITION			Lighting Branches	57,380.00	GSF	1.05	60,249.00
THREE STORY ADDITION			Grounding/Lightning Protection	57,380.00	GSF	0.25	14,345.00
THREE STORY ADDITION			Clock System	57,380.00	GSF	0.45	25,821.00
THREE STORY ADDITION			Phone/Data System	57,380.00	GSF	2.90	166,402.00
THREE STORY ADDITION			Security System	57,380.00	GSF	0.94	53,937.20
THREE STORY ADDITION			P.A. & A.V. Systems	57,380.00	GSF	0.55	31,559.00
THREE STORY ADDITION			TV System	57,380.00	GSF	0.29	16,640.20
THREE STORY ADDITION			Fire Alarm	57,380.00	GSF	1.88	107,874.40
THREE STORY ADDITION			Coordination Drawings	57,380.00	GSF	0.22	12,623.60
THREE STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
THREE STORY ADDITION	11.00	MARK-UPS	Subtotal				10,425,890.98
THREE STORY ADDITION			General Conditions	12.00%			1,251,106.92
THREE STORY ADDITION			Subtotal				11,676,997.90
THREE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			1,167,699.79
THREE STORY ADDITION			Subtotal				12,844,697.69
THREE STORY ADDITION			Bonds & insurance	1.25%			160,558.72
THREE STORY ADDITION			Subtotal	57,380.00	GSF	\$226.65	13,005,256.41

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION		3,500 GSF	<u>Cost per SF</u> <u>\$181.79</u>	636,273
SUBTOTAL	SUBTOTAL			636,273
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%		0
SUBTOTAL	SUBTOTAL			636,273
DESIGN CONTINGENCY	REFER TO MAIN SUMMARY	0.00%		0
RENOVATION TOTAL	RENOVATION TOTAL		<u>Cost per SF</u> <u>\$181.79</u>	636,273

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BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	3,500.00	GSF	0.37	1,295.00
BUILDING RENOVATION			General architectural demo	3,500.00	GSF	3.15	11,025.00
BUILDING RENOVATION			Misc. demolition/prep/patch	3,500.00	GSF	1.05	3,675.00
BUILDING RENOVATION			Prem add for restroom/kitchen demo	3,020.00	GSF	4.90	14,798.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	3,500.00	GSF	0.60	2,100.00
BUILDING RENOVATION			Remove exist. elevator & equip	1.00	LS	12,500.00	12,500.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	32.41	CY	30.00	972.22
BUILDING RENOVATION			LEED Disposal Fee / Recycling	16.20	TNS	37.00	599.54
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	3,500.00	GSF	0.11	385.00
BUILDING RENOVATION							
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	3,500.00	GSF	0.35	1,225.00
BUILDING RENOVATION			Misc metals	3,500.00	GSF	0.62	2,170.00
BUILDING RENOVATION			Misc Wood Blocking	3,500.00	GSF	0.06	210.00
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	3,500.00	GSF	0.30	1,050.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	3,500.00	GSF	0.33	1,155.00
BUILDING RENOVATION							
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	3,500.00	GSF	0.65	2,275.00
BUILDING RENOVATION			Interior finishes	3,500.00	GSF	9.70	33,950.00
BUILDING RENOVATION			Thermal insulation	3,500.00	GSF	0.45	1,575.00
BUILDING RENOVATION			Sound transmission control insulation	3,500.00	GSF	0.19	665.00
BUILDING RENOVATION			Interior glazing	3,500.00	GSF	2.72	9,520.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	3,500.00	GSF	3.74	13,090.00
BUILDING RENOVATION			Misc cut and patching	3,500.00	GSF	0.30	1,050.00
BUILDING RENOVATION							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	3,500.00	GSF	2.22	7,770.00
BUILDING RENOVATION			Div 11 misc equipment	3,500.00	GSF	0.50	1,750.00
BUILDING RENOVATION			Div 12 furnishings	3,500.00	GSF	2.85	9,975.00
BUILDING RENOVATION			Smart boards			None included	
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance			None included	
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC	HVAC Equipment	3,500.00	GSF	12.20	42,700.00
BUILDING RENOVATION			Piping & Valves	3,500.00	GSF	4.20	14,700.00
BUILDING RENOVATION			Ductwork	3,500.00	GSF	5.85	20,475.00
BUILDING RENOVATION			Air Outlets	3,500.00	GSF	0.59	2,065.00
BUILDING RENOVATION			Ductwork Accessories	3,500.00	GSF	0.72	2,520.00
BUILDING RENOVATION			Insulation	3,500.00	GSF	1.95	6,825.00
BUILDING RENOVATION			Temperature Controls	3,500.00	GSF	4.10	14,350.00
BUILDING RENOVATION			Air & Water Balance	3,500.00	GSF	0.45	1,575.00
BUILDING RENOVATION			Systems Operation & Testing	3,500.00	GSF	0.25	875.00
BUILDING RENOVATION			HVAC Demolition	3,500.00	GSF	0.97	3,395.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	0.00	EA	464.50	0.00
BUILDING RENOVATION			Urinal	0.00	EA	385.22	0.00
BUILDING RENOVATION			Automatic Flush Valve	0.00	EA	163.20	0.00
BUILDING RENOVATION			Lavatory, countertop mounted	0.00	EA	313.85	0.00
BUILDING RENOVATION			Electric Water Cooler	0.00	EA	1,163.50	0.00
BUILDING RENOVATION			Janitor Sink	0.00	EA	733.54	0.00
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	0.00	EA	125.00	0.00
BUILDING RENOVATION			Floor Drain	0.00	EA	168.60	0.00
BUILDING RENOVATION			Domestic Water Piping	3,500.00	GSF	2.69	9,415.00
BUILDING RENOVATION			DWV Piping	3,500.00	GSF	1.76	6,160.00
BUILDING RENOVATION			Storm Piping	3,500.00	GSF	1.48	5,180.00
BUILDING RENOVATION			Plumbing Insulation	3,500.00	GSF	0.81	2,835.00
BUILDING RENOVATION			Plumbing Demolition	3,500.00	GSF	0.95	3,325.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	3,500.00	GSF	2.85	9,975.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							
BUILDING RENOVATION							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards			Existing to Remain	
BUILDING RENOVATION			Panelboards			Existing to Remain	
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain	
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain	
BUILDING RENOVATION			Light Fixtures	3,500.00	GSF	4.85	16,975.00
BUILDING RENOVATION			Light Switches	3,500.00	GSF	0.26	910.00
BUILDING RENOVATION			Power Outlets	3,500.00	GSF	0.95	3,325.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	3,500.00	GSF	0.72	2,520.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	3,500.00	GSF	2.20	7,700.00
BUILDING RENOVATION			Power Branches	3,500.00	GSF	0.85	2,975.00
BUILDING RENOVATION			Lighting Home Runs	3,500.00	GSF	1.15	4,025.00
BUILDING RENOVATION			Lighting Branches	3,500.00	GSF	1.05	3,675.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	3,500.00	GSF	0.45	1,575.00
BUILDING RENOVATION			Phone/Data System	3,500.00	GSF	2.90	10,150.00
BUILDING RENOVATION			Security System	3,500.00	GSF	0.94	3,290.00
BUILDING RENOVATION			P.A. & A.V. Systems	3,500.00	GSF	0.55	1,925.00
BUILDING RENOVATION			TV System	3,500.00	GSF	0.29	1,015.00
BUILDING RENOVATION			Fire Alarm	3,500.00	GSF	1.88	6,580.00
BUILDING RENOVATION			Demolition	3,500.00	GSF	0.94	3,290.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				510,079.76
BUILDING RENOVATION			General Conditions	12.00%			61,209.57
BUILDING RENOVATION			Subtotal				571,289.33
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			57,128.93
BUILDING RENOVATION			Subtotal				628,418.26
BUILDING RENOVATION			Bonds & insurance	1.25%			7,855.23
BUILDING RENOVATION			Subtotal	3,500.00	GSF	\$181.79	636,273.49

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
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Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							628,981
SUBTOTAL			SUBTOTAL				628,981
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				628,981
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				628,981

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	1,500.00	1,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	2.07	AC	10,000.00	20,661.16
SITWORK			Remove trees	20.00	EA	175.00	3,500.00
SITWORK			Remove curb and gutter		LF	6.00	0.00
SITWORK			Remove sidewalks 4" thick	1,800.00	SF	1.50	2,700.00
SITWORK			Remove concrete pads 8" thick		SF	4.35	0.00
SITWORK			Remove asphalt paving	666.67	SY	6.85	4,566.67
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove gas meter		Existing to Remain		
SITWORK			Remove gas line		Existing to Remain		
SITWORK			Remove existing fence		Excluded		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove fence	250.00	LF	5.00	1,250.00
SITWORK			Disposal of site elements	1,295.33	CY	25.00	32,383.33
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	8,500.00	8,500.00
SITWORK			Tree protection allowance	1.00	LS	1,750.00	1,750.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	3.00	EA	350.00	1,050.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	740.74	CY	2.80	2,074.07
SITWORK			Re-spread topsoil	740.74	CY	3.60	2,666.67
SITWORK			Mass Excavation of site area, cut to fill	1,259.26	CY	8.00	10,074.07
SITWORK			Export surplus	1,259.26	CY	24.00	30,222.22
SITWORK			Excavation for Ground Floor bldg. addition	1,925.93	CY	4.50	8,666.67
SITWORK			Layback & fill for found. walls for Grd. Fir. bldg. addi	750.00	CY	9.70	7,275.00
SITWORK			Export surplus from Ground Floor bldg. addition	1,925.93	CY	24.00	46,222.22
SITWORK			Rough grading for building and site	60,000.00	SF	0.55	33,000.00
SITWORK			Finish grading bldg pads and pavements	3,611.11	SY	1.00	3,611.11
SITWORK			Finish grading for play fields	1,944.44	SY	1.35	2,625.00
SITWORK			Re-grade exist west side for drainage & re-store	1.00	LS	100,000.00	100,000.00
SITWORK			Ext backfill	125.00	CY	30.00	3,750.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	Tie to existing bldg.		Excluded		
SITWORK							
SITWORK	12.30	SANITARY SEWER	Tie to existing bldg.		Excluded		
SITWORK							
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	75,000.00	75,000.00
SITWORK							
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power		DVP Fees are Excluded		
SITWORK			Site power and circuits	150.00	LF	15.00	2,250.00
SITWORK			Site pole lighting, allowance	2.00	EA	3,250.00	6,500.00
SITWORK			Ductbank and service cable into building		Existing to Remain		
SITWORK							
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company		Excluded		
SITWORK							
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company		Excluded		

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SITWORK							
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK							
SITWORK	12.60	PAVING	Asphalt Pavement B.B. courts	666.67	SY	35.00	23,333.33
SITWORK			Striping	1.00	LS	2,000.00	2,000.00
SITWORK							
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	2,000.00	SF	5.50	11,000.00
SITWORK			Patch existing sidewalks	250.00	SF	8.00	2,000.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	1,000.00	SY	0.85	850.00
SITWORK			Play area seeding	1,277.78	SY	1.30	1,661.11
SITWORK			Play area mulch	74.07	CY	43.75	3,240.74
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	15,000.00	15,000.00
SITWORK							
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK							
SITWORK	12.75	SPECIALTIES	Fence	300.00	LF	25.00	7,500.00
SITWORK			Relocate playground equipment	1.00	LS	7,500.00	7,500.00
SITWORK			Allowance	1.00	LS	10,000.00	10,000.00
SITWORK							
SITWORK	11.00	MARK-UPS	Subtotal				504,233.38
SITWORK			General Conditions	12.00%			60,508.01
SITWORK			Subtotal				564,741.38
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			56,474.14
SITWORK			Subtotal				621,215.52
SITWORK			Bonds & insurance	1.25%			7,765.19
SITWORK			Subtotal				628,980.72

Project Title: **ESTIMATE OF
PROBABLE COST**

Project: **Glebe Elementary School**

Project Location: **Arlington, VA**

Client: **Quinn Evans Architects**

Date: **11/07/11**

9495 SILVER KING COURT
BUILDING #1 SUITE A
FAIRFAX, VIRGINIA 22031-4713
[703] 560-2200



PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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COST SUMMARY

Summary	BASELINE HARD COSTS	RENOVATION	5,200.00	GSF	59.07	307,170.96	
Summary		CLASS ROOM ADDITION	31,840.00	GSF	205.62	6,546,998.47	
Summary		CAFETERIA, CT YD RECONSTRUCTION [1]	1,060.00	GSF	737.92	782,192.99	
Summary		GYMNASIUM ADDITION [1]	5,100.00	GSF	341.59	1,742,123.32	
Summary		SCHOOL BUILDING SITE WORK	1.00	LS		747,298.82	
Summary		SUBTOTAL					10,125,784.56
Summary	CONTINGENCIES	DESIGN CONTINGENCY		[15%]		1,518,867.68	
Summary		SUBTOTAL				11,644,652.24	
Summary		CHANGE ORDER CONTINGENCY		[5%]		582,232.61	
Summary		SUBTOTAL					12,226,884.85
Summary	SOFT COSTS	COUNTY SOFT COST FACTOR		[22.5%]		2,751,049.09	
Summary		SUBTOTAL					14,977,933.95
Summary	ESCALATED TOTALS	TOTAL, 2011		Current Dollars		14,977,933.95	
Summary		TOTAL, 2012		Esc to: 06/30 at 4%		15,577,051.31	
Summary		TOTAL, 2013		Esc to: 06/30 at 4%		16,200,133.36	
Summary		TOTAL, 2014		Esc to: 06/30 at 4%		16,848,138.69	
Summary		TOTAL, 2015		Esc to: 06/30 at 4%		17,522,064.24	
Summary		TOTAL, 2016		Esc to: 06/30 at 4%		18,222,946.81	
Summary	PROGRAM TOTAL	SELECTED YEAR					18,222,946.81
Summary		[1] Small area, taller bay ht, other complexities result in higher costs per SF					
Summary	ALTERNATES	ADD: Geothermal HVAC System. Costs derived from 2RW narrative & well formula.	43,200.00	SF	12.16		
Summary			28,512.00	VLF	18.42	525,255.19	945,279.58

Includes GC OH&P Incl All Contingencies, Soft Costs

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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BUILDING RENOVATION

A	SUBSTRUCTURE	0.00	System Subtotal	5,200.00	GSF	0.00		0.00
			Lower Level Assemblies					
	Renovation							
	Renovation	1.00	Concrete spread footing foundations	0.00	CY	0.00	0.00	
	Renovation	2.00	Foundation drainage	0.00	LF	0.00	0.00	
	Renovation	3.00	Concrete slabs on grade	0.00	SF	0.00	0.00	
B	SHELL		System Subtotal	5,200.00		0.50		2,600.00
			Supported Floor Structure					
	Renovation							
	Renovation	1.00	Supported floor frame & columns	0.00	Tons	0.00	0.00	
	Renovation	2.00	Metal deck assembly	0.00	SF	0.00	0.00	
	Renovation	3.00	Slab on deck	0.00	SF	0.00	0.00	
	Renovation	4.00	Fireproofing	0.00	SF	0.00	0.00	
	Renovation							
	Renovation		Roof Structure					
	Renovation	1.00	Roof: Horizontal steel framing & columns	0.00	Tons	0.00	0.00	
	Renovation	2.00	Roof: Metal deck incl lapping & wastage	0.00	SF	0.00	0.00	
	Renovation	3.00	Fireproofing	0.00	GSF	0.00	0.00	
	Renovation							
	Renovation		Miscellaneous Metals					
	Renovation	1.00	Stairs				Ref Stairs & Railings, below	
	Renovation	2.00	Miscellaneous fabrications	5,200.00	SF	0.50	2,600.00	
	Renovation	3.00	Expansion jts assemblies & covers	0.00	SF	0.00	0.00	
	Renovation							
	Renovation		Exterior Enclosure Assemblies					
	Renovation	1.00	Demo, brace, add lintel, rework ext load		Not Used			
	Renovation	2.00	bearing cafeteria wall					
	Renovation	3.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	
	Renovation	4.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
	Renovation	5.00	Modifications at Connection to Ex Bldg	0.00	EA	0.00	0.00	
	Renovation							

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Renovation			Exterior Fenestration Assemblies					
Renovation		1.00	Fenestration System	0.00	SF	40.00	0.00	
Renovation			Exterior Door Assemblies					
Renovation		1.00	Exterior storefront door assemblies, double	0.00	Pair	0.00	0.00	
Renovation		2.00	Exterior storefront door assemblies, single	0.00	Leaf	0.00	0.00	
Renovation		3.00	Exterior metal door assemblies, double	0.00	Pair	0.00	0.00	
Renovation		4.00	Exterior metal door assemblies, single	0.00	Leafs	0.00	0.00	
Renovation		5.00	Interior OH Doors [large]	0.00	EA	0.00	0.00	
Renovation		6.00	Interior OH Doors [small]	0.00	EA	0.00	0.00	
Renovation			Roofing Assemblies					
Renovation		1.00	Membrane, insul., flashing, accessories	0.00	SF	0.00	0.00	
Renovation		2.00	Blocking	0.00	GSF	0.00	0.00	
Renovation		3.00	Skylight assemblies	0.00	EA	0.00	0.00	
Renovation		4.00	Metal fascia assemblies	0.00	LF	0.00	0.00	
Renovation		5.00	Exterior soffits	0.00	SF	0.00	0.00	

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
C	INTERIORS		System Subtotal	5,200.00	GSF	23.85		124,008.67
			Partition Assemblies					
Renovation								
Renovation		1.00	Interior partitions	5,148.00	WallSF	6.00	30,888.00	
Renovation		2.00	GWB + mtl furring, int face ext walls		Excluded			
Renovation		3.00	Interior glass	572.00	WallSF	35.00	20,020.00	
Renovation			Door, Frame & Hardware Assemblies					
Renovation		1.00	Door assm, single	8.00	EA	1,400.00	11,200.00	
Renovation		2.00	Door assm, dbl	2.00	EA	2,450.00	4,900.00	
Renovation			Finish Assemblies					
Renovation		1.00	Flooring	5,200.00	SF	3.67	19,066.67	
Renovation		2.00	Ceilings	5,200.00	SF	4.00	20,800.00	
Renovation		3.00	GWB bulkheads	1.00	LS	4,160.00	4,160.00	
Renovation		4.00	Paint, interior & exterior	5,200.00	SF	1.00	5,200.00	
Renovation		5.00	Wallcovering allowance	1.00	LS	2,574.00	2,574.00	
Renovation			Stairs & Railings Assemblies					
Renovation		1.00	Basic stair, landgs, railings, simple finishes	0.00	FIts	0.00	0.00	
Renovation			Miscellaneous Specialties					
Renovation		1.00	Toil acc., entr mats & frames, signage,					
Renovation		2.00	fire ext., jan acc., etc.	5,200.00	GSF	1.00	5,200.00	

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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D	SERVICES		System Subtotal	5,200.00	SF	17.75		92,300.00
Renovation			Conveying Systems					
Renovation		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	0.00	Stops	0.00	0.00	
Renovation			HVAC					
Renovation		2.00	Ref 2RW narrative	5,200.00	GSF	8.75	45,500.00	
Renovation			Plumbing					
Renovation		3.00	Ref 2RW narrative	5,200.00	GSF	2.00	10,400.00	
Renovation			Fire Protection					
Renovation		4.00	Ref 2RW narrative	5,200.00	GSF	0.75	3,900.00	
Renovation		5.00	Fire pump	0.00	LS	0.00	0.00	
Renovation			Electrical Systems					
Renovation		6.00	Ref 2RW narrative	5,200.00	GSF	6.25	32,500.00	
Renovation		7.00	Special Division 17 systems					
								RI included above, excludes FF&E

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
E	EQ & FURNISHINGS		System Subtotal	5,200.00	SF	6.00		31,200.00
	Renovation		Special					
	Renovation	1.00	Rework food service configuration	0.00	LS	150,000.00	0.00	
	Renovation	2.00	Casework, millwork, etc.	5,200.00	GSF	6.00	31,200.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					250,108.67
	Renovation	1.00	Field Overhead Incl Phasing Premium				25,010.87	
	Renovation	2.00	Subtotal				275,119.53	
	Renovation	3.00	Main Office Overhead & Profit				27,511.95	
	Renovation	4.00	Subtotal				302,631.49	
	Renovation	5.00	Bonds & Insurance				4,539.47	
	Renovation	6.00	SUBTOTAL	5,200.00	GSF			307,170.96

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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CLASSROOM ADDITION

A	SUBSTRUCTURE	0.00	System Subtotal	31,840.00	GSF	3.14		99,881.33
				450.00	Perim			
	CR Addition		Lower Level Assemblies					
	CR Addition	1.00	Concrete spread footing foundations	41.67	CY	350.00	14,583.33	
	CR Addition	2.00	Foundation drainage	550.00	LF	20.00	11,000.00	
	CR Addition	3.00	Concrete slabs on grade	10,614.00	SF	7.00	74,298.00	
B	SHELL		System Subtotal	31,840.00		59.16		1,883,636.42
	CR Addition		Supported Floor Structure					
	CR Addition	1.00	Supported floor frame & columns	106.13	Tons	2,700.00	286,551.00	
	CR Addition	2.00	Metal deck assembly	24,409.90	SF	2.50	61,024.75	
	CR Addition	3.00	Slab on deck	21,226.00	SF	4.00	84,904.00	
	CR Addition	4.00	Fireproofing	21,226.00	SF	0.25	5,306.50	
	CR Addition		Roof Structure					
	CR Addition	1.00	Roof: Horizontal steel framing & columns	31.84	Tons	2,700.00	85,973.40	
	CR Addition	2.00	Roof: Metal deck incl lapping & wastage	12,206.10	SF	2.25	27,463.73	
	CR Addition	5.00	Fireproofing	31,840.00	GSF	0.25	7,960.00	
	CR Addition		Miscellaneous Metals					
	CR Addition	1.00	Stairs					Ref Stairs & Railings, below
	CR Addition	2.00	Miscellaneous fabrications	31,840.00	SF	2.00	63,680.00	
	CR Addition	3.00	Expansion jts assemblies & covers	31,840.00	SF	0.19	5,928.61	
	CR Addition		Exterior Enclosure Assemblies					
	CR Addition	1.00	Exterior Wall System #1	15,862.50	Wall SF	30.00	475,875.00	
	CR Addition	2.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	
	CR Addition	3.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
	CR Addition	4.00	Modifications at Connection to Ex Bldg	2.00	EA	25,000.00	50,000.00	
	CR Addition		Exterior Fenestration Assemblies					
	CR Addition	1.00	Fenestration System	5,287.50	SF	40.00	211,500.00	

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

Exterior Door Assemblies

1.00	Exterior storefront door assemblies, double	4.00	Pair	3,000.00	12,000.00
2.00	Exterior storefront door assemblies, single	2.00	Leaf	1,000.00	2,000.00
3.00	Exterior metal door assemblies, double	1.00	Pair	1,500.00	1,500.00
4.00	Exterior metal door assemblies, single	3.00	Leafs	1,000.00	3,000.00
5.00	Interior OH Doors	0.00	EA	0.00	0.00

Roofing Assemblies

1.00	Membrane, insul., flashing, accessories	31,840.00	SF	15.00	477,600.00
2.00	Blocking	31,840.00	GSF	0.27	8,469.44
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	430.00	LF	30.00	12,900.00
5.00	Exterior soffits	0.00	SF	25.00	0.00

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		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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C	INTERIORS		System Subtotal	31,840.00	GSF	24.52		780,583.07
			Partition Assemblies					
CR Addition			Interior partitions	31,521.60	WallSF	6.00	189,129.60	
CR Addition	1.00							
CR Addition	2.00		GWB + mtl furring, int face ext walls		Excluded			
CR Addition	3.00		Interior glass	3,502.40	WallSF	35.00	122,584.00	
CR Addition			Door, Frame & Hardware Assemblies					
CR Addition	1.00		Door assm, single	27.00	EA	1,400.00	37,800.00	
CR Addition	2.00		Door assm, dbl	9.00	EA	2,450.00	22,050.00	
CR Addition			Finish Assemblies					
CR Addition	1.00		Flooring	31,840.00	SF	3.67	116,746.67	
CR Addition	2.00		Ceilings	31,840.00	SF	4.00	127,360.00	
CR Addition	3.00		GWB bulkheads	1.00	LS	25,472.00	25,472.00	
CR Addition	4.00		Paint, interior & exterior	31,840.00	SF	1.00	31,840.00	
CR Addition	5.00		Wallcovering allowance	1.00	LS	15,760.80	15,760.80	
CR Addition			Stairs & Railings Assemblies					
CR Addition	1.00		Basic stair, landgs, railings, simple finishes	4.00	FIts	15,000.00	60,000.00	
CR Addition			Miscellaneous Specialties					
CR Addition	1.00		Toil acc., entr mats & frames, signage,					
CR Addition	2.00		fire ext., jan acc., etc.	31,840.00	GSF	1.00	31,840.00	

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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D	SERVICES		System Subtotal	31,840.00	SF	74.61		2,375,640.00
			Conveying Systems					
CR Addition		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	3.00	Stops	30,000.00	90,000.00	
			HVAC					
CR Addition		2.00	"Base Case" System: Average of 3 system types WSHP, FCU & VRF stipulated by 2RW	31,840.00	GSF	35.00	1,114,400.00	
			Plumbing					
CR Addition		3.00	Fixtures, water, san sewer, roof drainage	31,840.00	GSF	8.00	254,720.00	
			Fire Protection					
CR Addition		4.00	Fire protection, excl fire pump	31,840.00	GSF	3.00	95,520.00	
CR Addition		5.00	Fire pump	1.00	LS	25,000.00	25,000.00	
			Electrical Systems					
CR Addition		6.00	Electrical power, fixtures, wiring, special	31,840.00	GSF	25.00	796,000.00	
CR Addition		7.00	Special Division 17 systems					

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
E	EQ & FURNISHINGS		System Subtotal	31,840.00	SF	6.00		191,040.00
			Special					
	CR Addition		Folding walls	0.00	WSF	0.00	0.00	
	CR Addition	1.00	Casework, millwork, etc.	31,840.00	GSF	6.00	191,040.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					5,330,780.82
	CR Addition	1.00	Field Overhead Incl Phasing Premium				533,078.08	
	CR Addition	2.00	Subtotal				5,863,858.91	
	CR Addition	3.00	Main Office Overhead & Profit				586,385.89	
	CR Addition	4.00	Subtotal				6,450,244.80	
	CR Addition	5.00	Bonds & Insurance				96,753.67	
	CR Addition	6.00	SUBTOTAL	31,840.00	GSF			6,546,998.47

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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CAFETERIA ADDITION

A	SUBSTRUCTURE	0.00	System Subtotal	1,060.00	GSF	0.00		0.00
				0.00	Perim			
	Cafeteria Addition		Lower Level Assemblies					
	Cafeteria Addition	1.00	Concrete spread footing foundations	0.00	CY	350.00	0.00	
	Cafeteria Addition	2.00	Foundation drainage	0.00	LF	20.00	0.00	
	Cafeteria Addition	3.00	Concrete slabs on grade	0.00	SF	7.00	0.00	
B	SHELL		System Subtotal	1,060.00		350.73		371,769.33
	Cafeteria Addition		Supported Floor Structure					
	Cafeteria Addition	1.00	Supported floor frame & columns	0.00	Tons	0.00	0.00	
	Cafeteria Addition	2.00	Metal deck assembly	0.00	SF	0.00	0.00	
	Cafeteria Addition	3.00	Slab on deck	0.00	SF	0.00	0.00	
	Cafeteria Addition	4.00	Fireproofing	0.00	SF	0.00	0.00	
	Cafeteria Addition		New Courtyard: Ref Description Below	1.00	LS	300,000.00	300,000.00	
	Cafeteria Addition	1.00	Remove existing gym roof, finishes, MEP &					
	Cafeteria Addition	2.00	re-clad existing walls with new exterior					
	Cafeteria Addition	3.00	grade materials.					
	Cafeteria Addition		Roof Structure					
	Cafeteria Addition	1.00	Roof: Horizontal steel framing & columns	3.18	Tons	4,050.00	12,879.00	
	Cafeteria Addition	2.00	Roof: Metal deck incl lapping & wastage	1,219.00	SF	4.00	4,876.00	
	Cafeteria Addition	3.00	Fireproofing	1,060.00	GSF	0.25	265.00	
	Cafeteria Addition		Miscellaneous Metals					
	Cafeteria Addition	1.00	Stairs					Ref Stairs & Railings, below
	Cafeteria Addition	2.00	Miscellaneous fabrications	1,060.00	SF	2.00	2,120.00	
	Cafeteria Addition	3.00	Expansion jts assemblies & covers	1,060.00	SF	0.19	197.37	
	Cafeteria Addition		Exterior Enclosure Assemblies					
	Cafeteria Addition	1.00	Ext Wall Sys: Add ht at Cafeteria & Wk Rm	675.00	Wall SF	30.00	20,250.00	
	Cafeteria Addition	2.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
Cafeteria Addition		3.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
Cafeteria Addition		4.00	Modifications at Connection to Ex Bldg	0.00	EA	25,000.00	0.00	
Cafeteria Addition			Exterior Fenestration Assemblies					
Cafeteria Addition		1.00	Fenestration System	225.00	SF	40.00	9,000.00	
Cafeteria Addition			Exterior Door Assemblies					
Cafeteria Addition		1.00	Exterior storefront door assemblies, double	2.00	Pair	3,000.00	6,000.00	
Cafeteria Addition		2.00	Exterior storefront door assemblies, single	0.00	Leaf	1,000.00	0.00	
Cafeteria Addition		3.00	Exterior metal door assemblies, double	0.00	Pair	1,500.00	0.00	
Cafeteria Addition		4.00	Exterior metal door assemblies, single	0.00	Leafs	1,000.00	0.00	
Cafeteria Addition		5.00	Interior OH Doors	0.00	EA	0.00	0.00	
Cafeteria Addition			Roofing Assemblies					
Cafeteria Addition		1.00	Shed roofing	1,060.00	SF	15.00	15,900.00	
Cafeteria Addition		2.00	Blocking	1,060.00	GSF	0.27	281.96	
Cafeteria Addition		3.00	Skylight assemblies	0.00	EA	0.00	0.00	
Cafeteria Addition		4.00	Metal fascia assemblies	0.00	LF	30.00	0.00	
Cafeteria Addition		5.00	Exterior soffits	0.00	SF	25.00	0.00	

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
C	INTERIORS		System Subtotal	1,060.00	GSF	30.66		32,500.30
			Partition Assemblies					
Cafeteria Addition		1.00	Interior partitions	1,049.40	WallSF	6.00	6,296.40	
Cafeteria Addition		2.00	GWB + mtl furring, int face ext walls		Excluded			
Cafeteria Addition		3.00	Interior glass	116.60	WallSF	35.00	4,081.00	
			Door, Frame & Hardware Assemblies					
Cafeteria Addition		1.00	Door assm, single	4.00	EA	1,400.00	5,600.00	
Cafeteria Addition		2.00	Door assm, dbl	2.00	EA	2,450.00	4,900.00	
			Finish Assemblies					
Cafeteria Addition		1.00	Flooring	1,060.00	SF	3.67	3,890.20	
Cafeteria Addition		2.00	Ceilings	1,060.00	SF	4.00	4,240.00	
Cafeteria Addition		3.00	GWB bulkheads	1.00	LS	848.00	848.00	
Cafeteria Addition		4.00	Paint, interior & exterior	1,060.00	SF	1.00	1,060.00	
Cafeteria Addition		5.00	Wallcovering allowance	1.00	LS	524.70	524.70	
			Stairs & Railings Assemblies					
Cafeteria Addition		1.00	Basic stair, landgs, railings, simple finishes	0.00	FIts	0.00	0.00	
			Miscellaneous Specialties					
Cafeteria Addition		1.00	Toil acc., entr mats & frames, signage,					
Cafeteria Addition		2.00	fire ext., jan acc., etc.	1,060.00	GSF	1.00	1,060.00	

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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
D	SERVICES		System Subtotal	1,060.00	SF	71.00		75,260.00
			Conveying Systems					
Cafeteria Addition		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	0.00	Stops	0.00	0.00	
			HVAC					
Cafeteria Addition		2.00	"Base Case" System: Average of 3 system types WSHP, FCU & VRF stipulated by 2RW	1,060.00	GSF	35.00	37,100.00	
			Plumbing					
Cafeteria Addition		3.00	Fixtures, water, san sewer, roof drainage	1,060.00	GSF	8.00	8,480.00	
			Fire Protection					
Cafeteria Addition		4.00	Fire protection, excl fire pump	1,060.00	GSF	3.00	3,180.00	
Cafeteria Addition		5.00	Fire pump	0.00	LS	25,000.00	0.00	
			Electrical Systems					
Cafeteria Addition		6.00	Electrical power, fixtures, wiring, special	1,060.00	GSF	25.00	26,500.00	
Cafeteria Addition		7.00	Special Division 17 systems					

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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E	EQ & FURNISHINGS		System Subtotal	1,060.00	SF	97.34		103,180.00
	Cafeteria Addition		Special					
	Cafeteria Addition	1.00	Food service	1.00	LS	100,000.00	100,000.00	
	Cafeteria Addition	2.00	Casework, millwork, etc.	1,060.00	GSF	3.00	3,180.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					582,709.63
	Cafeteria Addition	1.00	Field Overhead Incl Phasing Premium				87,406.44	
	Cafeteria Addition	2.00	Subtotal				670,116.08	
	Cafeteria Addition	3.00	Main Office Overhead & Profit				100,517.41	
	Cafeteria Addition	4.00	Subtotal				770,633.49	
	Cafeteria Addition	5.00	Bonds & Insurance				11,559.50	
	Cafeteria Addition	6.00	SUBTOTAL	1,060.00	GSF			782,192.99

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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GYMNASIUM ADDITION

A	SUBSTRUCTURE	0.00	System Subtotal	5,100.00	GSF	10.39		53,002.96
				292.00	Perim			
	Gym addition		Lower Level Assemblies					
	Gym addition	1.00	Concrete spread footing foundations	27.04	CY	350.00	9,462.96	
	Gym addition	2.00	Foundation drainage	392.00	LF	20.00	7,840.00	
	Gym addition	3.00	Concrete slabs on grade	5,100.00	SF	7.00	35,700.00	
B	SHELL		System Subtotal	5,100.00		103.88		529,767.47
	Gym addition		Supported Floor Structure					
	Gym addition	1.00	Supported floor frame & long span	0.00	Tons	2,700.00	0.00	
	Gym addition	2.00	Metal deck assembly	0.00	SF	2.50	0.00	
	Gym addition	3.00	Slab on deck	0.00	SF	4.00	0.00	
	Gym addition	4.00	Fireproofing	0.00	SF	0.25	0.00	
	Gym addition		Roof Structure					
	Gym addition	1.00	Roof: Horizontal steel framing & long span	25.50	Tons	2,700.00	68,850.00	
	Gym addition	2.00	Roof: Metal deck incl lapping & wastage	5,865.00	SF	2.25	13,196.25	
	Gym addition	5.00	Fireproofing	5,100.00	GSF	0.25	1,275.00	
	Gym addition		Miscellaneous Metals					
	Gym addition	1.00	Stairs					Ref Stairs & Railings, below
	Gym addition	2.00	Miscellaneous fabrications	5,100.00	SF	2.00	10,200.00	
	Gym addition	3.00	Expansion jts assemblies & covers	5,100.00	SF	0.19	949.62	
	Gym addition		Exterior Enclosure Assemblies					
	Gym addition	1.00	Exterior Wall System #1	7,008.00	Wall SF	30.00	210,240.00	
	Gym addition	2.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	
	Gym addition	3.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
	Gym addition	4.00	Modifications at Connection to new addition	1.00	EA	25,000.00	25,000.00	
	Gym addition		Exterior Fenestration Assemblies					
	Gym addition	1.00	Fenestration System	2,336.00	SF	40.00	93,440.00	

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Gym addition

Gym addition

Gym addition

Gym addition

Gym addition

Gym addition

Gym addition

Gym addition

Gym addition

Gym addition

Gym addition

Gym addition

Gym addition

Gym addition

Exterior Door Assemblies

1.00	Exterior storefront door assemblies, double	2.00	Pair	3,000.00	6,000.00
2.00	Exterior storefront door assemblies, single	1.00	Leaf	1,000.00	1,000.00
3.00	Exterior metal door assemblies, double	4.00	Pair	1,500.00	6,000.00
4.00	Exterior metal door assemblies, single	1.00	Leafs	1,000.00	1,000.00
5.00	Interior OH Doors	1.00	EA	3,500.00	3,500.00

Roofing Assemblies

1.00	Membrane, insul., flashing, accessories	5,100.00	SF	15.00	76,500.00
2.00	Blocking	5,100.00	GSF	0.27	1,356.60
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	292.00	LF	30.00	8,760.00
5.00	Exterior soffits	100.00	SF	25.00	2,500.00

PROGRAMMATIC COST ESTIMATE Proj Name: Glebe E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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C	INTERIORS		System Subtotal	5,100.00	GSF	29.30		149,423.50
			Partition Assemblies					
Gym addition		1.00	Interior partitions	5,049.00	WallSF	6.00	30,294.00	
Gym addition		2.00	GWB + mtl furring, int face ext walls		Excluded			
Gym addition		3.00	Interior glass	561.00	WallSF	35.00	19,635.00	
			Door, Frame & Hardware Assemblies					
Gym addition		1.00	Door assm, single	5.00	EA	1,400.00	7,000.00	
Gym addition		2.00	Door assm, dbl	3.00	EA	2,450.00	7,350.00	
			Finish Assemblies					
Gym addition		1.00	Flooring	5,100.00	SF	12.00	61,200.00	
Gym addition		2.00	Ceilings	5,100.00	SF	2.00	10,200.00	
Gym addition		3.00	GWB bulkheads	1.00	LS	1,020.00	1,020.00	
Gym addition		4.00	Paint, interior & exterior	5,100.00	SF	1.00	5,100.00	
Gym addition		5.00	Wallcovering allowance	1.00	LS	2,524.50	2,524.50	
			Stairs & Railings Assemblies					
Gym addition		1.00	Basic stair, landgs, railings, simple finishes	0.00	Flts	15,000.00	0.00	
			Miscellaneous Specialties					
Gym addition		1.00	Toil acc., entr mats & frames, signage,					
Gym addition		2.00	fire ext., jan acc., etc.	5,100.00	GSF	1.00	5,100.00	

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E	EQ & FURNISHINGS		System Subtotal	5,100.00	SF	31.02		158,200.00
			Special					
	Gym addition		Folding walls	2,150.00	WSF	38.00	81,700.00	
	Gym addition	1.00						
	Gym addition	2.00	Gymnasium equipment	5,100.00	GSF	12.00	61,200.00	
	Gym addition	3.00	Casework, millwork, etc.	5,100.00	GSF	3.00	15,300.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					1,418,493.93
	Gym addition	1.00	Field Overhead Incl Phasing Premium				141,849.39	
	Gym addition	2.00	Subtotal				1,560,343.33	
	Gym addition	3.00	Main Office Overhead & Profit				156,034.33	
	Gym addition	4.00	Subtotal				1,716,377.66	
	Gym addition	5.00	Bonds & Insurance				25,745.66	
	Gym addition	6.00	SUBTOTAL	5,100.00	GSF			1,742,123.32

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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ELEMENTARY SCHOOL SITEWORK								
				110,820.00 LOD				
ES Sitework	EROSION CONTROLS	1.00	Erosion, sedimentary contrls, disturbed area	2.54 AC		7,500.00	19,080.58	19,080.58
ES Sitework	CLEARING, SITE DEMO	1.00	Clearing, site demolition	1.00 LS		30,000.00	30,000.00	30,000.00
ES Sitework	EARTHWORK	1.00	Strip topsoil	1,354.47 CY		4.00	5,417.87	122,177.96
ES Sitework		2.00	Rough grading	8,208.89 CY		12.00	98,506.67	
ES Sitework		4.00	Respread topsoil	1,354.47 CY		4.00	5,417.87	
ES Sitework		5.00	Exterior backfill	641.78 CY		20.00	12,835.56	
ES Sitework	SITE CONCRETE	1.00	4" Concrete sidewalks	200.00 LF		22.50	4,500.00	31,300.00
ES Sitework		2.00	Curb & gutter, st'd CG-6 [allowance]	100.00 LF		18.00	1,800.00	
ES Sitework		3.00	Retaining walls [allowance]	25.00 CY		1,000.00	25,000.00	
ES Sitework	ONSITE PAVEMENT	1.00	Asphalt paving	0.00 SY		0.00	0.00	14,000.00
ES Sitework		2.00	Parking space marking	0.00 EA		0.00	0.00	
ES Sitework		3.00	Handicap parking space marking	5.00 EA		30.00	150.00	
ES Sitework		4.00	Signage with metal posts	5.00 EA		110.00	550.00	
ES Sitework		5.00	Repair playground	10,000.00 SF		1.00	10,000.00	
ES Sitework		6.00	Hardscape at Entry	300.00 SF		11.00	3,300.00	
ES Sitework	LANDSCAPING	1.00	Sod and seed	1.00 LS		5,000.00	5,000.00	31,333.33
ES Sitework		2.00	Repair seeded fields	57,000.00 SF		0.11	6,333.33	
ES Sitework		3.00	Plant materials & labor	1.00 LS		20,000.00	20,000.00	
ES Sitework	UTILITIES: WET	1.00	Storm sewer					194,750.00
ES Sitework		2.00	15" RCP assesmly, incl excavation, backfill	500.00 LF		79.00	39,500.00	
ES Sitework		3.00	SWM structures, manholes, inlets, endwalls	10.00 LF		6,500.00	65,000.00	
ES Sitework		4.00	UG SW detention, stormtech 740 chambers	2,500.00 CF		15.00	37,500.00	
ES Sitework		5.00	Sanitary sewer					
ES Sitework		6.00	8" PVC assesmly, incl excavation, backfill	300.00 LF		42.50	12,750.00	
ES Sitework		7.00	Sanitary sewer manholes	6.00 EA		5,500.00	33,000.00	
ES Sitework		8.00	Water					

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ES Sitework		9.00	6" PVC assesmly, incl excavation, backfill	200.00	LF	35.00	7,000.00	
ES Sitework	RESTORATION	1.00	Trench restoration, new primary utilities	2,500.00	SF	8.33	20,833.33	20,833.33
ES Sitework	MISCELLANEOUS	1.00	Field engineering	1.00	LS	20,000.00	20,000.00	145,000.00
ES Sitework		2.00	Site complexity premium, per conference call	1.00	LS	100,000.00	100,000.00	
ES Sitework		3.00	Miscellaneous sitework	1.00	LS	25,000.00	25,000.00	
ES Sitework		1.00	Subtotal					608,475.20
ES Sitework		2.00	Field Overhead Incl Phasing Premium				60,847.52	
ES Sitework		3.00	Subtotal				669,322.72	
ES Sitework		4.00	Main Office Overhead & Profit				66,932.27	
ES Sitework		5.00	Subtotal				736,254.99	
ES Sitework		6.00	Bonds & Insurance				11,043.82	
ES Sitework		7.00	SUBTOTAL					747,298.82



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Perkins Eastman

Arlington Public Schools *Hoffman-Boston Elementary School* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

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

Arlington Public Schools - Hoffman-Boston Elementary School

Class/Café Additions	94,709.00	Gross Square Feet
Lobby Addition	9,502.00	Gross Square Feet
Renovation	5,000.00	Gross Square Feet
Total	109,211.00	Gross Square Feet

CONSTRUCTION COSTS

			Cost per SF	
HARD COSTS	Classroom & Cafeteria Additions to Existing Building	Carried forward	243.23	\$23,036,537
HARD COSTS				
HARD COSTS	Lobby Addition to Existing Building	Carried forward	210.44	\$1,999,570
HARD COSTS				
HARD COSTS	Renovations to Existing Building	Carried forward	538.31	\$2,691,540
HARD COSTS				
HARD COSTS	Sitework	Carried forward	N/A	\$1,708,088
HARD COSTS				
HARD COSTS	Subtotal			\$29,435,735
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$29,435,735
HARD COSTS	Design Contingency	15.00%		\$4,415,360
HARD COSTS	Subtotal			\$33,851,095
HARD COSTS	Construction Contingency	5.00%		\$1,692,555
HARD COSTS			Cost per SF	
HARD COSTS	Total Hard Construction Costs Base Bid		\$325.46	\$35,543,650
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$7,997,321
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF \$398.69	\$43,540,971

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

	Hard Construction Costs and Soft Construction Costs are escalated	Escalation	4.00%	Per year
<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS			\$45,282,610
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS			\$47,093,914
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS			\$48,977,671
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS			\$50,936,777
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS			\$52,974,248

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

CLASSROOM & CAFETERIA ADDITION				94,709	GSF	<u>\$243.23</u>	23,036,537
SUBTOTAL			SUBTOTAL				23,036,537
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				23,036,537
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				23,036,537
						<u>\$243.23</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
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		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CLASSRM/CAFE. ADDITION	00.00		BUILDING ADDITION				
CLASSRM/CAFE. ADDITION							
CLASSRM/CAFE. ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	8.00	EA	3,800.00	30,400.00
CLASSRM/CAFE. ADDITION			Misc. prep/patch	1.00	LS	5,000.00	5,000.00
CLASSRM/CAFE. ADDITION			Misc R&R for MEP tie-ins	1.00	LS	10,000.00	10,000.00
CLASSRM/CAFE. ADDITION			Segregated debris disposal off site	150.00	CY	30.00	4,500.00
CLASSRM/CAFE. ADDITION			LEED Disposal Fee / Recycling	75.00	TNS	37.00	2,775.00
CLASSRM/CAFE. ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
CLASSRM/CAFE. ADDITION			Hazmat abatement - lead			Costs are Excluded	
CLASSRM/CAFE. ADDITION							
CLASSRM/CAFE. ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
CLASSRM/CAFE. ADDITION			Foundations, normal SOG	27,030.00	GSF	6.27	169,478.10
CLASSRM/CAFE. ADDITION			Foundations, retaining wall areas	6,500.00	GSF	7.87	51,155.00
CLASSRM/CAFE. ADDITION			Foundations, premium for poured conc wall footings	6,500.00	GSF	6.58	42,777.78
CLASSRM/CAFE. ADDITION							
CLASSRM/CAFE. ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	1,500.00	SF	12.00	18,000.00
CLASSRM/CAFE. ADDITION			Poured conc foundation wall	5,100.00	SF	38.00	193,800.00
CLASSRM/CAFE. ADDITION			SOG	35,670.00	GSF	8.30	296,061.00
CLASSRM/CAFE. ADDITION			Exterior stoops & slabs	1,200.00	SF	8.00	9,600.00
CLASSRM/CAFE. ADDITION							
CLASSRM/CAFE. ADDITION	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	56,899.00	GSF	11.35	645,803.65
CLASSRM/CAFE. ADDITION			Roof framing & deck for green roof	8,240.00	GSF	11.35	93,524.00
CLASSRM/CAFE. ADDITION			SOMD for 3rd floor	56,899.00	GSF	4.00	227,596.00
CLASSRM/CAFE. ADDITION			SOMD for green roof	8,240.00	GSF	4.00	32,960.00
CLASSRM/CAFE. ADDITION			Roof framing & deck	27,430.00	GSF	8.45	231,783.50
CLASSRM/CAFE. ADDITION			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
CLASSRM/CAFE. ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
CLASSRM/CAFE. ADDITION			Stairways	3.00	EA	18,750.00	56,250.00
CLASSRM/CAFE. ADDITION			Misc metals	94,709.00	GSF	2.20	208,359.80
CLASSRM/CAFE. ADDITION			Misc Wood Blocking	94,709.00	GSF	1.05	99,444.45
CLASSRM/CAFE. ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CLASSRM/CAFE. ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	51,145.00	SF	44.00	2,250,380.00
CLASSRM/CAFE. ADDITION			Brick veneer over conc walls	2,100.00	SF	21.90	45,990.00
CLASSRM/CAFE. ADDITION			Foundation wall waterproofing	5,100.00	SF	6.50	33,150.00
CLASSRM/CAFE. ADDITION			Windows	94,709.00	GSF	3.60	340,952.40
CLASSRM/CAFE. ADDITION			Storefront entrances	94,709.00	GSF	1.25	118,386.25
CLASSRM/CAFE. ADDITION			Doors, frames, hardware, sidelites	94,709.00	GSF	0.60	56,825.40
CLASSRM/CAFE. ADDITION			Overhead door	1.00	EA	2,500.00	2,500.00
CLASSRM/CAFE. ADDITION			Building perimeter drains in gravel bed	1,630.00	LF	10.50	17,115.00
CLASSRM/CAFE. ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	94,709.00	GSF	1.45	137,328.05
CLASSRM/CAFE. ADDITION			Repairs to exist exterior masonry walls	1.00	LS	100,000.00	100,000.00
CLASSRM/CAFE. ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	27,430.00	GSF	6.30	172,809.00
CLASSRM/CAFE. ADDITION			Green roof system	8,240.00	SF	28.00	230,720.00
CLASSRM/CAFE. ADDITION			Green roof system irrigation	8,240.00	SF	8.00	65,920.00
CLASSRM/CAFE. ADDITION			Green roof slip sheet	8,240.00	SF	1.55	12,772.00
CLASSRM/CAFE. ADDITION			Green roof system flashings & edge details	8,240.00	GSF	0.90	7,416.00
CLASSRM/CAFE. ADDITION			Repairs to exist roofing	1.00	LS	50,000.00	50,000.00
CLASSRM/CAFE. ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	3,200.00	SF	25.00	80,000.00
CLASSRM/CAFE. ADDITION			Masonry at tie-in walls	5,340.00	SF	19.00	101,460.00
CLASSRM/CAFE. ADDITION			Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
CLASSRM/CAFE. ADDITION			Masonry partitions	94,709.00	GSF	4.10	388,306.90
CLASSRM/CAFE. ADDITION			Mtl stud & GWB partitions, hi-impact	94,709.00	GSF	7.30	691,375.70
CLASSRM/CAFE. ADDITION			GWB ceilings/bulkheads	94,709.00	GSF	0.15	14,206.35
CLASSRM/CAFE. ADDITION			Misc. batt insulation	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Sound transmission control insulation	94,709.00	GSF	0.19	17,994.71
CLASSRM/CAFE. ADDITION			Interior glass at interior partition allowance	94,709.00	GSF	1.50	142,063.50
CLASSRM/CAFE. ADDITION			Interior doors, single, incl jams, trim & hardware	94,709.00	GSF	5.75	544,576.75
CLASSRM/CAFE. ADDITION			Acoustic ceiling, avg	94,709.00	GSF	2.25	213,095.25
CLASSRM/CAFE. ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	18,941.80	GSF	1.10	20,835.98
CLASSRM/CAFE. ADDITION			Premium wall finish: main corridors & conf. rm	94,709.00	GSF	0.24	22,730.16
CLASSRM/CAFE. ADDITION			Prem add for kitchen/restroom finishes	3,960.00	GSF	12.40	49,104.00
CLASSRM/CAFE. ADDITION			CT floor, base, walls in restrooms	94,709.00	GSF	0.75	71,031.75
CLASSRM/CAFE. ADDITION			Soft flooring/ vinly base	94,709.00	GSF	2.64	249,577.16
CLASSRM/CAFE. ADDITION			Carpet	94,709.00	GSF	1.11	105,126.99
CLASSRM/CAFE. ADDITION			Painting	94,709.00	GSF	1.80	170,476.20
CLASSRM/CAFE. ADDITION			Misc cut and patching	94,709.00	GSF	0.30	28,412.70
CLASSRM/CAFE. ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CLASSRM/CAFE. ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	94,709.00	GSF	0.82	77,661.38
CLASSRM/CAFE. ADDITION			Window treatment	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			General casework	94,709.00	GSF	7.25	686,640.25
CLASSRM/CAFE. ADDITION			General millwork	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Visual display MB & TB	94,709.00	GSF	1.00	94,709.00
CLASSRM/CAFE. ADDITION			Smart boards			Refer to FF&E	
CLASSRM/CAFE. ADDITION			Kitchen / faculty lounge appliances allowance	1.00	LS	12,500.00	12,500.00
CLASSRM/CAFE. ADDITION			Div 11 kitchen equip add	2,400.00	GSF	175.00	420,000.00
CLASSRM/CAFE. ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	94,709.00	GSF	1.50	142,063.50
CLASSRM/CAFE. ADDITION			Student desks and work stations			Refer to FF&E	
CLASSRM/CAFE. ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
CLASSRM/CAFE. ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
CLASSRM/CAFE. ADDITION	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	94,709.00	GSF	13.75	1,302,248.75
CLASSRM/CAFE. ADDITION			Piping & Valves	94,709.00	GSF	4.20	397,777.80
CLASSRM/CAFE. ADDITION			Geothermal Bore, 150 bores at 450' depth	67,500.00	LF	22.50	1,518,750.00
CLASSRM/CAFE. ADDITION			Ductwork	94,709.00	GSF	3.95	374,100.55
CLASSRM/CAFE. ADDITION			Air Outlets	94,709.00	GSF	0.20	18,941.80
CLASSRM/CAFE. ADDITION			Ductwork Accessories	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Insulation	94,709.00	GSF	1.95	184,682.55
CLASSRM/CAFE. ADDITION			Temperature Controls	94,709.00	GSF	4.10	388,306.90
CLASSRM/CAFE. ADDITION			Air & Water Balance	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Coordination Drawings	94,709.00	GSF	0.22	20,835.98
CLASSRM/CAFE. ADDITION			Systems Operation & Testing	94,709.00	GSF	0.25	23,677.25
CLASSRM/CAFE. ADDITION	9.20	PLUMBING	Water Closet	56.00	EA	464.50	26,012.00
CLASSRM/CAFE. ADDITION			Urinal	6.00	EA	385.22	2,311.32
CLASSRM/CAFE. ADDITION			Automatic Flush Valve	62.00	EA	163.20	10,118.40
CLASSRM/CAFE. ADDITION			Lavatory, countertop mounted	56.00	EA	313.85	17,575.60
CLASSRM/CAFE. ADDITION			Classroom Sink	48.00	EA	485.10	23,284.80
CLASSRM/CAFE. ADDITION			Electric Water Cooler	3.00	EA	1,163.50	3,490.50
CLASSRM/CAFE. ADDITION			Janitor Sink	3.00	EA	733.54	2,200.62
CLASSRM/CAFE. ADDITION			Floor Drain	12.00	EA	168.60	2,023.20
CLASSRM/CAFE. ADDITION			Roof Drain	46.00	EA	384.50	17,687.00
CLASSRM/CAFE. ADDITION			Wall Hydrant	3.00	EA	252.94	758.82
CLASSRM/CAFE. ADDITION			Water Heater	2.00	EA	4,822.00	9,644.00
CLASSRM/CAFE. ADDITION			Circulating Pump	1.00	EA	725.00	725.00
CLASSRM/CAFE. ADDITION			Ice Machine/Refrigerator Connection	4.00	EA	125.00	500.00
CLASSRM/CAFE. ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
CLASSRM/CAFE. ADDITION			Domestic Water Piping	94,709.00	GSF	2.69	254,767.21
CLASSRM/CAFE. ADDITION			DWV Piping	94,709.00	GSF	1.76	166,687.84
CLASSRM/CAFE. ADDITION			Storm Piping	94,709.00	GSF	1.48	140,169.32
CLASSRM/CAFE. ADDITION			Plumbing Insulation	94,709.00	GSF	0.81	76,714.29
CLASSRM/CAFE. ADDITION			Coordination Drawings	94,709.00	GSF	0.22	20,835.98
CLASSRM/CAFE. ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
CLASSRM/CAFE. ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CLASSRM/CAFE. ADDITION	9.30	FIRE SPRINKLER	Sprinkler	94,709.00	GSF	2.85	269,920.65
CLASSRM/CAFE. ADDITION			Fire Pump		1.00 LS	65,000.00	65,000.00
CLASSRM/CAFE. ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	94,709.00	GSF	0.85	80,502.65
CLASSRM/CAFE. ADDITION			Panelboards	94,709.00	GSF	0.65	61,560.85
CLASSRM/CAFE. ADDITION			Bus Duct & Transformers	94,709.00	GSF	0.40	37,883.60
CLASSRM/CAFE. ADDITION			Generator/ATS - for addition & fire pump		1.00 EA	55,000.00	55,000.00
CLASSRM/CAFE. ADDITION			Light Fixtures - based on T8 fixtures	94,709.00	GSF	4.85	459,338.65
CLASSRM/CAFE. ADDITION			Light Switches	94,709.00	GSF	0.26	24,624.34
CLASSRM/CAFE. ADDITION			Power Outlets	94,709.00	GSF	0.95	89,973.55
CLASSRM/CAFE. ADDITION			Safety Cabinets & Disconnects	94,709.00	GSF	0.50	47,354.50
CLASSRM/CAFE. ADDITION			Power Feeders	94,709.00	GSF	2.50	236,772.50
CLASSRM/CAFE. ADDITION			Power Home Runs	94,709.00	GSF	2.20	208,359.80
CLASSRM/CAFE. ADDITION			Power Branches	94,709.00	GSF	0.85	80,502.65
CLASSRM/CAFE. ADDITION			Lighting Home Runs	94,709.00	GSF	1.15	108,915.35
CLASSRM/CAFE. ADDITION			Lighting Branches	94,709.00	GSF	1.05	99,444.45
CLASSRM/CAFE. ADDITION			Grounding/Lightning Protection	94,709.00	GSF	0.25	23,677.25
CLASSRM/CAFE. ADDITION			Clock System	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Phone/Data System	94,709.00	GSF	2.90	274,656.10
CLASSRM/CAFE. ADDITION			Security System	94,709.00	GSF	0.94	89,026.46
CLASSRM/CAFE. ADDITION			P.A. & A.V. Systems	94,709.00	GSF	0.55	52,089.95
CLASSRM/CAFE. ADDITION			TV System	94,709.00	GSF	0.29	27,465.61
CLASSRM/CAFE. ADDITION			Fire Alarm	94,709.00	GSF	1.88	178,052.92
CLASSRM/CAFE. ADDITION			Coordination Drawings	94,709.00	GSF	0.22	20,835.98
CLASSRM/CAFE. ADDITION			Tie into Existing Electrical Systems		1.00 LS	5,500.00	5,500.00
CLASSRM/CAFE. ADDITION	11.00	MARK-UPS	Subtotal				18,467,642.69
CLASSRM/CAFE. ADDITION			General Conditions	12.00%			2,216,117.12
CLASSRM/CAFE. ADDITION			Subtotal				20,683,759.82
CLASSRM/CAFE. ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			2,068,375.98
CLASSRM/CAFE. ADDITION			Subtotal				22,752,135.80
CLASSRM/CAFE. ADDITION			Bonds & insurance	1.25%			284,401.70
CLASSRM/CAFE. ADDITION			Subtotal	94,709.00	GSF	\$243.23	23,036,537.50

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

GYM/CAFÉ ADDITION				9,502	GSF	<u>Cost per SF</u> <u>\$210.44</u>	1,999,570
SUBTOTAL			SUBTOTAL				1,999,570
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,999,570
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,999,570
						<u>Cost per SF</u> <u>\$210.44</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
LOBBY ADDITION	00.00		BUILDING ADDITION				
LOBBY ADDITION							
LOBBY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.50	EA	3,800.00	9,500.00
LOBBY ADDITION			Misc. prep/patch	1.00	LS	2,500.00	2,500.00
LOBBY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	200.00	200.00
LOBBY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
LOBBY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
LOBBY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
LOBBY ADDITION			Hazmat abatement - lead			Costs are Excluded	
LOBBY ADDITION							
LOBBY ADDITION	01.00	FOUNDATIONS	Foundations	4,751.00	GSF	6.27	29,788.77
LOBBY ADDITION							
LOBBY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
LOBBY ADDITION			SOG	4,751.00	GSF	8.30	39,433.30
LOBBY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
LOBBY ADDITION							
LOBBY ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck for green roof	4,751.00	GSF	11.35	53,923.85
LOBBY ADDITION			SOMD for green roof	4,751.00	GSF	4.00	19,004.00
LOBBY ADDITION			Misc metals	9,502.00	GSF	2.20	20,904.40
LOBBY ADDITION			Misc Wood Blocking	9,502.00	GSF	1.05	9,977.10
LOBBY ADDITION							
LOBBY ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	4,980.00	SF	44.00	219,120.00
LOBBY ADDITION			Windows	9,502.00	GSF	3.60	34,207.20
LOBBY ADDITION			Storefront entrances	9,502.00	GSF	1.25	11,877.50
LOBBY ADDITION			Doors, frames, hardware, sidelites	9,502.00	GSF	0.60	5,701.20
LOBBY ADDITION			Building perimeter drains in gravel bed	225.00	LF	10.50	2,362.50
LOBBY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	9,502.00	GSF	1.45	13,777.90
LOBBY ADDITION			Repairs to exist exterior masonry walls	1.00	LS	20,000.00	20,000.00
LOBBY ADDITION							
LOBBY ADDITION	05.00	ROOFING	Green roof system	4,751.00	SF	28.00	133,028.00
LOBBY ADDITION			Green roof system irrigation	4,751.00	SF	8.00	38,008.00
LOBBY ADDITION			Green roof slip sheet	4,751.00	SF	1.55	7,364.05
LOBBY ADDITION			Green roof system flashings & edge details	4,751.00	GSF	0.90	4,275.90
LOBBY ADDITION							
LOBBY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
LOBBY ADDITION			Masonry at tie-in walls	4,316.00	SF	19.00	82,004.00
LOBBY ADDITION			Masonry partitions	9,502.00	GSF	4.10	38,958.20
LOBBY ADDITION			Mtl stud & GWB partitions, hi-impact	9,502.00	GSF	7.30	69,364.60
LOBBY ADDITION			GWB ceilings/bulkheads	9,502.00	GSF	0.15	1,425.30
LOBBY ADDITION			Misc. batt insulation	9,502.00	GSF	0.45	4,275.90
LOBBY ADDITION			Sound transmission control insulation	9,502.00	GSF	0.19	1,805.38
LOBBY ADDITION			Interior glass at interior partition allowance	9,502.00	GSF	1.50	14,253.00
LOBBY ADDITION			Interior doors, single, incl jambs, trim & hardware	9,502.00	GSF	5.75	54,636.50
LOBBY ADDITION			Acoustic ceiling, avg	9,502.00	GSF	2.25	21,379.50
LOBBY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	1,900.40	GSF	1.10	2,090.44
LOBBY ADDITION			Premium wall finish: main corridors & conf. rm	9,502.00	GSF	0.24	2,280.48
LOBBY ADDITION			Soft flooring/ vinly base	9,502.00	GSF	2.64	25,039.67
LOBBY ADDITION			Carpet	9,502.00	GSF	1.11	10,547.22
LOBBY ADDITION			Painting	9,502.00	GSF	1.80	17,103.60
LOBBY ADDITION			Misc cut and patching	9,502.00	GSF	0.30	2,850.60
LOBBY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyandscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
LOBBY ADDITION	07.00	SPECIAL EQUIPMENT	General millwork	9,502.00	GSF	0.45	4,275.90
LOBBY ADDITION			Visual display MB & TB	9,502.00	GSF	0.30	2,850.60
LOBBY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	9,502.00	GSF	0.50	4,751.00
LOBBY ADDITION			Student desks and work stations			Refer to FF&E	
LOBBY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
LOBBY ADDITION	08.00	CONVEYING	Section Not Used				0.00
LOBBY ADDITION	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	9,502.00	GSF	13.75	130,652.50
LOBBY ADDITION			Piping & Valves	9,502.00	GSF	4.20	39,908.40
LOBBY ADDITION			Geothermal Bore, 150 bores at 450' depth			See Classroom Addition	
LOBBY ADDITION			Ductwork	9,502.00	GSF	3.95	37,532.90
LOBBY ADDITION			Air Outlets	9,502.00	GSF	0.20	1,900.40
LOBBY ADDITION			Ductwork Accessories	9,502.00	GSF	0.45	4,275.90
LOBBY ADDITION			Insulation	9,502.00	GSF	1.95	18,528.90
LOBBY ADDITION			Temperature Controls	9,502.00	GSF	4.10	38,958.20
LOBBY ADDITION			Air & Water Balance	9,502.00	GSF	0.45	4,275.90
LOBBY ADDITION			Coordination Drawings	9,502.00	GSF	0.22	2,090.44
LOBBY ADDITION			Systems Operation & Testing	9,502.00	GSF	0.25	2,375.50
LOBBY ADDITION	9.20	PLUMBING	Roof Drain	8.00	EA	384.50	3,076.00
LOBBY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
LOBBY ADDITION			Domestic Water Piping	9,502.00	GSF	0.13	1,278.02
LOBBY ADDITION			DWV Piping	0.00	GSF	1.76	0.00
LOBBY ADDITION			Storm Piping	9,502.00	GSF	1.48	14,062.96
LOBBY ADDITION			Plumbing Insulation	9,502.00	GSF	0.04	384.83
LOBBY ADDITION			Coordination Drawings	0.00	GSF	0.22	0.00
LOBBY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	397.50	397.50

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
LOBBY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	9,502.00	GSF	2.85	27,080.70
LOBBY ADDITION			Fire Pump			See Classroom Addition	
LOBBY ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	9,502.00	GSF	0.85	8,076.70
LOBBY ADDITION			Panelboards	9,502.00	GSF	0.65	6,176.30
LOBBY ADDITION			Bus Duct & Transformers	9,502.00	GSF	0.40	3,800.80
LOBBY ADDITION			Generator/ATS - for addition & fire pump			See Classroom Addition	
LOBBY ADDITION			Light Fixtures - based on T8 fixtures	9,502.00	GSF	4.85	46,084.70
LOBBY ADDITION			Light Switches	9,502.00	GSF	0.26	2,470.52
LOBBY ADDITION			Power Outlets	9,502.00	GSF	0.95	9,026.90
LOBBY ADDITION			Safety Cabinets & Disconnects	9,502.00	GSF	0.50	4,751.00
LOBBY ADDITION			Power Feeders	9,502.00	GSF	2.50	23,755.00
LOBBY ADDITION			Power Home Runs	9,502.00	GSF	2.20	20,904.40
LOBBY ADDITION			Power Branches	9,502.00	GSF	0.85	8,076.70
LOBBY ADDITION			Lighting Home Runs	9,502.00	GSF	1.15	10,927.30
LOBBY ADDITION			Lighting Branches	9,502.00	GSF	1.05	9,977.10
LOBBY ADDITION			Grounding/Lightning Protection	9,502.00	GSF	0.25	2,375.50
LOBBY ADDITION			Clock System	9,502.00	GSF	0.45	4,275.90
LOBBY ADDITION			Phone/Data System	9,502.00	GSF	2.90	27,555.80
LOBBY ADDITION			Security System	9,502.00	GSF	0.94	8,931.88
LOBBY ADDITION			P.A. & A.V. Systems	9,502.00	GSF	0.55	5,226.10
LOBBY ADDITION			TV System	9,502.00	GSF	0.29	2,755.58
LOBBY ADDITION			Fire Alarm	9,502.00	GSF	1.88	17,863.76
LOBBY ADDITION			Coordination Drawings	9,502.00	GSF	0.22	2,090.44
LOBBY ADDITION			Tie into Existing Electrical Systems	1.00	LS	2,250.00	2,250.00
LOBBY ADDITION	11.00	MARK-UPS	Subtotal				1,602,989.93
LOBBY ADDITION			General Conditions	12.00%			192,358.79
LOBBY ADDITION			Subtotal				1,795,348.72
LOBBY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			179,534.87
LOBBY ADDITION			Subtotal				1,974,883.59
LOBBY ADDITION			Bonds & insurance	1.25%			24,686.04
LOBBY ADDITION			Subtotal	9,502.00	GSF	\$210.44	1,999,569.64

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Project:	Hoffman-Boston Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				5,000 GSF	<u>Cost per SF</u>	<u>\$538.31</u>	2,691,540
SUBTOTAL			SUBTOTAL				2,691,540
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				2,691,540
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				2,691,540
					<u>Cost per SF</u>	<u>\$538.31</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	5,000.00	GSF	0.37	1,850.00
BUILDING RENOVATION			General architectural demo	5,000.00	GSF	3.15	15,750.00
BUILDING RENOVATION			Misc. demolition/prep/patch	5,000.00	GSF	1.05	5,250.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	5,000.00	GSF	0.60	3,000.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Divison 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	92.59	CY	30.00	2,777.78
BUILDING RENOVATION			LEED Disposal Fee / Recycling	46.30	TNS	37.00	1,712.96
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	5,000.00	GSF	0.11	550.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	5,000.00	GSF	0.35	1,750.00
BUILDING RENOVATION			Misc metals	5,000.00	GSF	0.62	3,100.00
BUILDING RENOVATION			Misc Wood Blocking	5,000.00	GSF	0.06	300.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	5,000.00	GSF	0.30	1,500.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	5,000.00	GSF	0.33	1,650.00

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	5,000.00	GSF	0.65	3,250.00
BUILDING RENOVATION			Interior finishes	5,000.00	GSF	9.70	48,500.00
BUILDING RENOVATION			Thermal insulation	5,000.00	GSF	0.45	2,250.00
BUILDING RENOVATION			Sound transmission control insulation	5,000.00	GSF	0.19	950.00
BUILDING RENOVATION			Interior glazing	5,000.00	GSF	2.72	13,600.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	5,000.00	GSF	3.74	18,700.00
BUILDING RENOVATION			Misc cut and patching	5,000.00	GSF	0.30	1,500.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	5,000.00	GSF	2.22	11,100.00
BUILDING RENOVATION			Div 11 misc equipment	5,000.00	GSF	0.50	2,500.00
BUILDING RENOVATION			Div 12 furnishings	5,000.00	GSF	2.85	14,250.00
BUILDING RENOVATION			Smart boards			None included	
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance			None included	
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC - Central Plant Upgrade	Boiler Replacement	2.00	EA	22,500.00	45,000.00
BUILDING RENOVATION			Chiller Replacement, 280 tons total	1.00	LS	711,744.00	711,744.00
BUILDING RENOVATION			Boiler Piping/Valves	2.00	EA	9,500.00	19,000.00
BUILDING RENOVATION			Chiller Piping/Valves	1.00	LS	50,160.00	50,160.00
BUILDING RENOVATION			Geothermal Bore, 75 bores at 450' depth	33,750.00	LF	22.50	759,375.00
BUILDING RENOVATION			Boiler Breeching	2.00	EA	8,670.00	17,340.00
BUILDING RENOVATION			Insulation	1.00	LS	13,832.00	13,832.00
BUILDING RENOVATION			Temperature Controls	1.00	LS	25,000.00	25,000.00
BUILDING RENOVATION			Air & Water Balance	1.00	LS	3,500.00	3,500.00
BUILDING RENOVATION			Systems Operation & Testing	1.00	LS	7,500.00	7,500.00
BUILDING RENOVATION			HVAC Demolition	1.00	LS	16,478.00	16,478.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC - Renovation	HVAC Equipment	5,000.00	GSF	12.20	61,000.00
BUILDING RENOVATION			Piping & Valves	5,000.00	GSF	4.20	21,000.00
BUILDING RENOVATION			Ductwork	5,000.00	GSF	5.85	29,250.00
BUILDING RENOVATION			Air Outlets	5,000.00	GSF	0.59	2,950.00
BUILDING RENOVATION			Ductwork Accessories	5,000.00	GSF	0.72	3,600.00
BUILDING RENOVATION			Insulation	5,000.00	GSF	1.95	9,750.00
BUILDING RENOVATION			Temperature Controls	5,000.00	GSF	4.10	20,500.00
BUILDING RENOVATION			Air & Water Balance	5,000.00	GSF	0.45	2,250.00
BUILDING RENOVATION			Systems Operation & Testing	5,000.00	GSF	0.25	1,250.00
BUILDING RENOVATION			HVAC Demolition	5,000.00	GSF	0.97	4,850.00
BUILDING RENOVATION	9.20	PLUMBING	Domestic Water Piping	5,000.00	GSF	2.69	13,450.00
BUILDING RENOVATION			DWV Piping	5,000.00	GSF	1.76	8,800.00
BUILDING RENOVATION			Storm Piping	5,000.00	GSF	1.48	7,400.00
BUILDING RENOVATION			Plumbing Insulation	5,000.00	GSF	0.81	4,050.00
BUILDING RENOVATION			Plumbing Demolition	5,000.00	GSF	0.95	4,750.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	5,000.00	GSF	2.85	14,250.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards			Existing to Remain	
BUILDING RENOVATION			Panelboards			Existing to Remain	
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain	
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain	
BUILDING RENOVATION			Light Fixtures	5,000.00	GSF	4.85	24,250.00
BUILDING RENOVATION			Light Switches	5,000.00	GSF	0.26	1,300.00
BUILDING RENOVATION			Power Outlets	5,000.00	GSF	0.95	4,750.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	5,000.00	GSF	0.72	3,600.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	5,000.00	GSF	2.20	11,000.00
BUILDING RENOVATION			Power Branches	5,000.00	GSF	0.85	4,250.00
BUILDING RENOVATION			Lighting Home Runs	5,000.00	GSF	1.15	5,750.00
BUILDING RENOVATION			Lighting Branches	5,000.00	GSF	1.05	5,250.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	5,000.00	GSF	0.45	2,250.00
BUILDING RENOVATION			Phone/Data System	5,000.00	GSF	2.90	14,500.00
BUILDING RENOVATION			Security System	5,000.00	GSF	0.94	4,700.00
BUILDING RENOVATION			P.A. & A.V. Systems	5,000.00	GSF	0.55	2,750.00
BUILDING RENOVATION			TV System	5,000.00	GSF	0.29	1,450.00
BUILDING RENOVATION			Fire Alarm	5,000.00	GSF	1.88	9,400.00
BUILDING RENOVATION			Demolition	5,000.00	GSF	0.94	4,700.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				2,157,719.74
BUILDING RENOVATION			General Conditions	12.00%			258,926.37
BUILDING RENOVATION			Subtotal				2,416,646.11
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			241,664.61
BUILDING RENOVATION			Subtotal				2,658,310.72
BUILDING RENOVATION			Bonds & insurance	1.25%			33,228.88
BUILDING RENOVATION			Subtotal	5,000.00	GSF	\$538.31	2,691,539.60

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Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							1,708,088
SUBTOTAL			SUBTOTAL				1,708,088
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,708,088
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,708,088

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,500.00	7,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	3.34	AC	10,000.00	33,442.38
SITWORK			Remove trees	15.00	EA	175.00	2,625.00
SITWORK			Remove curb and gutter	1,045.00	LF	6.00	6,270.00
SITWORK			Remove curb entrances	2.00	EA	1,800.00	3,600.00
SITWORK			Remove sidewalks 4" thick	6,700.00	EA	1.50	10,050.00
SITWORK			Remove concrete pads 8" thick	150.00	SF	4.35	652.50
SITWORK			Remove asphalt paving	3,711.11	SY	6.85	25,421.11
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove gas meter		Existing to Remain		
SITWORK			Remove gas line		Existing to Remain		
SITWORK			Remove existing fence	330.00	LF	5.00	1,650.00
SITWORK			Remove existing site lights	8.00	EA	175.00	1,400.00
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove/relocation of temp classrooms		Excluded		
SITWORK			Remove asphalt paving for new water/sewer lines	20.00	SY	10.00	200.00
SITWORK			Disposal of site elements	2,443.92	CY	25.00	61,097.92
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	15,000.00	15,000.00
SITWORK			Tree protection allowance	1.00	LS	2,625.00	2,625.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	898.15	CY	2.80	2,514.81
SITWORK			Re-spread topsoil	898.15	CY	3.60	3,233.33
SITWORK			Mass Excavation of site area, cut to fill	4,000.00	CY	8.00	32,000.00
SITWORK			Export surplus	4,000.00	CY	24.00	96,000.00
SITWORK			Excavation for Ground Floor bldg. addition	592.59	CY	4.50	2,666.67
SITWORK			Layback & fill for found. walls for Grd. Flr. bldg. addi	528.89	CY	9.70	5,130.22
SITWORK			Export surplus from Ground Floor bldg. addition	592.59	CY	24.00	14,222.22
SITWORK			Rough grading for building and site	145,675.00	SF	0.55	80,121.25
SITWORK			Finish grading bldg pads and pavements	10,555.56	SY	1.00	10,555.56
SITWORK			Finish grading for lawn areas	5,555.56	SY	1.15	6,388.89
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	Tie to existing bldg.		Excluded		
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	100.00	LF	37.00	3,700.00
SITWORK			Tap fees		Tap Fees are Excluded		
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	7.41	CY	25.00	185.19
SITWORK							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK	12.35	STORM WATER MGT	Allowance		1.00 LS	375,000.00	375,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	2,500.00	LF	15.00	37,500.00
SITWORK			Site pole lighting, allowance	17.00	EA	3,250.00	55,250.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	6,077.78	SY	35.00	212,722.22
SITWORK			Asphalt Pavement ROW patching	31.11	SY	80.00	2,488.89
SITWORK			Lot signage/symbols	1.00	LS	3,500.00	3,500.00
SITWORK			Striping	1.00	LS	3,000.00	3,000.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	15,000.00	SF	5.50	82,500.00
SITWORK			Sidewalk steps, per LF of riser	520.00	LF	25.00	13,000.00
SITWORK			8" utility pads	150.00	SF	12.00	1,800.00
SITWORK			Bollards	8.00	EA	675.00	5,400.00
SITWORK			HC ramp wall footings	25.00	LF	32.00	800.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	1,800.00	LF	14.30	25,740.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	3,000.00	SY	3.50	10,500.00
SITWORK			General seeding	2,500.00	SY	0.85	2,125.00
SITWORK			Sport field seeding	2,222.22	SY	1.30	2,888.89
SITWORK			Play area mulch	148.15	CY	43.75	6,481.48
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	50,000.00	50,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Relocate playground equipment	1.00	LS	12,500.00	12,500.00
SITWORK			Playground fence	360.00	LF	25.00	9,000.00
SITWORK			Wall rails	65.00	LF	28.00	1,820.00
SITWORK			Intermediate rails	50.00	LF	45.00	2,250.00
SITWORK			Allowance	1.00	LS	10,000.00	10,000.00
SITWORK	11.00	MARK-UPS	Subtotal				1,369,318.53
SITWORK			General Conditions	12.00%			164,318.22
SITWORK			Subtotal				1,533,636.75
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			153,363.67
SITWORK			Subtotal				1,687,000.42
SITWORK			Bonds & insurance	1.25%			21,087.51
SITWORK			Subtotal				1,708,087.93



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Bowie-Gridley Architects

Arlington Public Schools *Jamestown Elementary School* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Gritley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

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

Arlington Public Schools - Jamestown Elementary School

Classroom Additions	21,680.00	Gross Square Feet
Kitchen Addition	1,200.00	Gross Square Feet
Renovation	1,500.00	Gross Square Feet
Total	24,380.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Classroom Additions to Existing Building	Carried forward	Cost per SF 250.02	\$5,420,492
HARD COSTS	Kitchen Addition to Existing Building	Carried forward	516.97	\$620,359
HARD COSTS	Renovations to Existing Building	Carried forward	443.88	\$665,815
HARD COSTS	Sitework	Carried forward	N/A	\$949,972
HARD COSTS	Subtotal			\$7,656,638
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$7,656,638
HARD COSTS	Design Contingency	15.00%		\$1,148,496
HARD COSTS	Subtotal			\$8,805,133
HARD COSTS	Construction Contingency	5.00%		\$440,257
HARD COSTS	Total Hard Construction Costs Base Bid		Cost per SF <u>\$379.22</u>	<u>\$9,245,390</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$2,080,213
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF <u>\$464.54</u>	<u>\$11,325,603</u>

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated

Escalation 4.00% Per year

<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS	<u>\$11,778,627</u>
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS	<u>\$12,249,772</u>
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS	<u>\$12,739,763</u>
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS	<u>\$13,249,353</u>
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS	<u>\$13,779,327</u>

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

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

ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF 46.44	\$1,062,563 <i>current dollars</i>
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Alternate System - Geothermal System	<i>Carried forward</i>	62.10	\$1,420,777 <i>current dollars</i>
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*Note: These costs include the HVAC cost, general conditions, and general contractor mark-ups.
Design contigency, construction contigency, escalation or soft cost are not included*

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

CLASSROOM ADDITION				21,680	GSF	<u>Cost per SF</u> <u>\$250.02</u>	5,420,492
SUBTOTAL		SUBTOTAL					5,420,492
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					5,420,492
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL				<u>Cost per SF</u> <u>\$250.02</u>	5,420,492

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CLASSROOM ADDITION	00.00		BUILDING ADDITION				
CLASSROOM ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
CLASSROOM ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
CLASSROOM ADDITION			Misc R&R for MEP tie-ins	1.00	LS	2,500.00	2,500.00
CLASSROOM ADDITION			Segregated debris disposal off site	90.00	CY	30.00	2,700.00
CLASSROOM ADDITION			LEED Disposal Fee / Recycling	45.00	TNS	37.00	1,665.00
CLASSROOM ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
CLASSROOM ADDITION			Hazmat abatement - lead			Costs are Excluded	
CLASSROOM ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
CLASSROOM ADDITION			Foundations	13,150.00	GSF	6.27	82,450.50
CLASSROOM ADDITION			Foundations, premium for poured conc wall footings	6,430.00	GSF	6.65	42,777.78
CLASSROOM ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	500.00	SF	12.00	6,000.00
CLASSROOM ADDITION			SOG	13,150.00	GSF	8.30	109,145.00
CLASSROOM ADDITION			Exterior stoops & slabs	500.00	SF	8.00	4,000.00
CLASSROOM ADDITION	03.00	SUPERSTRUCTURE	Poured conc foundation wall	2,988.00	SF	38.00	113,544.00
CLASSROOM ADDITION			2nd floor framing & deck	11,500.00	SF	11.35	130,525.00
CLASSROOM ADDITION			SOMD for 2nd floor	11,500.00	SF	4.00	46,000.00
CLASSROOM ADDITION			Roof framing & deck	13,150.00	SF	8.45	111,117.50
CLASSROOM ADDITION			Stairways	2.00	EA	12,500.00	25,000.00
CLASSROOM ADDITION			Misc metals	21,680.00	GSF	2.20	47,696.00
CLASSROOM ADDITION			Misc Wood Blocking	21,680.00	GSF	1.05	22,764.00
CLASSROOM ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	15,592.50	SF	44.00	686,070.00
CLASSROOM ADDITION			Brick veneer over conc walls	726.00	SF	21.90	15,899.40
CLASSROOM ADDITION			Foundation wall waterproofing	2,988.00	SF	6.50	19,422.00
CLASSROOM ADDITION			Windows	21,680.00	GSF	3.60	78,048.00
CLASSROOM ADDITION			Storefront entrances	21,680.00	GSF	1.25	27,100.00
CLASSROOM ADDITION			Doors, frames, hardware, sidelites	21,680.00	GSF	0.60	13,008.00
CLASSROOM ADDITION			Building perimeter drains in gravel bed	850.00	LF	10.50	8,925.00
CLASSROOM ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	21,680.00	GSF	1.45	31,436.00
CLASSROOM ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	13,150.00	GSF	6.30	82,845.00
CLASSROOM ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	2,000.00	SF	25.00	50,000.00
CLASSROOM ADDITION			Masonry at tie-in walls	1,800.00	SF	19.00	34,200.00
CLASSROOM ADDITION			Masonry partitions	21,680.00	GSF	4.10	88,888.00
CLASSROOM ADDITION			Mtl stud & GWB partitions, hi-impact	21,680.00	GSF	7.30	158,264.00
CLASSROOM ADDITION			GWB ceilings/bulkheads	21,680.00	GSF	0.15	3,252.00
CLASSROOM ADDITION			Misc. batt insulation	21,680.00	GSF	0.45	9,756.00
CLASSROOM ADDITION			Sound transmission control insulation	21,680.00	GSF	0.19	4,119.20
CLASSROOM ADDITION			Interior glass at interior partition allowance	21,680.00	SF	1.50	32,520.00
CLASSROOM ADDITION			Interior doors, single, incl jambs, trim & hardware	21,680.00	GSF	5.75	124,660.00
CLASSROOM ADDITION			Acoustic ceiling, avg	21,680.00	GSF	2.25	48,780.00
CLASSROOM ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	4,336.00	GSF	1.10	4,769.60
CLASSROOM ADDITION			Premium wall finish: main corridors & conf. rm	21,680.00	GSF	0.24	5,203.20
CLASSROOM ADDITION			Prem add for restroom finishes	840.00	GSF	12.40	10,416.00
CLASSROOM ADDITION			CT floor, base, walls in restrooms	21,680.00	GSF	0.75	16,260.00
CLASSROOM ADDITION			VCT flooring/ vinly base	21,680.00	GSF	2.16	46,828.80
CLASSROOM ADDITION			Carpet	21,680.00	GSF	1.11	24,064.80
CLASSROOM ADDITION			Painting	21,680.00	GSF	1.80	39,024.00
CLASSROOM ADDITION			Misc cut and patching	21,680.00	GSF	0.30	6,504.00
CLASSROOM ADDITION							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CLASSROOM ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	21,680.00	GSF	0.82	17,777.60
CLASSROOM ADDITION			Window treatment	21,680.00	GSF	0.45	9,756.00
CLASSROOM ADDITION			General casework	21,680.00	GSF	7.25	157,180.00
CLASSROOM ADDITION			General millwork	21,680.00	GSF	0.45	9,756.00
CLASSROOM ADDITION			Visual display MB & TB	21,680.00	GSF	1.00	21,680.00
CLASSROOM ADDITION			Smart boards	13.00	EA	6,500.00	84,500.00
CLASSROOM ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	21,680.00	GSF	1.50	32,520.00
CLASSROOM ADDITION			Student desks and work stations			Refer to FF&E	
CLASSROOM ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
CLASSROOM ADDITION	08.00	CONVEYING	Section Not Used				0.00
CLASSROOM ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	21,680.00	GSF	16.50	357,720.00
CLASSROOM ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	21,680.00	GSF	5.50	119,240.00
CLASSROOM ADDITION		source heat pump systems, and variable refrigerant	Ductwork	21,680.00	GSF	6.75	146,340.00
CLASSROOM ADDITION		flow system.	Air Outlets	21,680.00	GSF	0.59	12,791.20
CLASSROOM ADDITION			Ductwork Accessories	21,680.00	GSF	0.72	15,609.60
CLASSROOM ADDITION			Insulation	21,680.00	GSF	2.15	46,612.00
CLASSROOM ADDITION			Temperature Controls	21,680.00	GSF	4.10	88,888.00
CLASSROOM ADDITION			Air & Water Balance	21,680.00	GSF	0.45	9,756.00
CLASSROOM ADDITION			Coordination Drawings	21,680.00	GSF	0.22	4,769.60
CLASSROOM ADDITION			Systems Operation & Testing	21,680.00	GSF	0.25	5,420.00
CLASSROOM ADDITION	9.20	PLUMBING	Water Closet	12.00	EA	464.50	5,574.00
CLASSROOM ADDITION			Urinal	0.00	EA	385.22	0.00
CLASSROOM ADDITION			Automatic Flush Valve	12.00	EA	163.20	1,958.40
CLASSROOM ADDITION			Lavatory, countertop mounted	12.00	EA	313.85	3,766.20
CLASSROOM ADDITION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
CLASSROOM ADDITION			Janitor Sink	1.00	EA	733.54	733.54
CLASSROOM ADDITION			Floor Drain	2.00	EA	168.60	337.20
CLASSROOM ADDITION			Roof Drain	12.00	EA	384.50	4,614.00
CLASSROOM ADDITION			Wall Hydrant	2.00	EA	252.94	505.88
CLASSROOM ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
CLASSROOM ADDITION			Circulating Pump	1.00	EA	725.00	725.00
CLASSROOM ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
CLASSROOM ADDITION			Domestic Water Piping	21,680.00	GSF	2.69	58,319.20
CLASSROOM ADDITION			DWV Piping	21,680.00	GSF	1.76	38,156.80
CLASSROOM ADDITION			Storm Piping	21,680.00	GSF	1.48	32,086.40
CLASSROOM ADDITION			Plumbing Insulation	21,680.00	GSF	0.81	17,560.80
CLASSROOM ADDITION			Coordination Drawings	21,680.00	GSF	0.22	4,769.60
CLASSROOM ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
CLASSROOM ADDITION	9.30	FIRE SPRINKLER	Sprinkler	21,680.00	GSF	2.85	61,788.00
CLASSROOM ADDITION			Fire Pump			Not Included	
CLASSROOM ADDITION							

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CLASSROOM ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	21,680.00	GSF	0.85	18,428.00
CLASSROOM ADDITION			Panelboards	21,680.00	GSF	0.65	14,092.00
CLASSROOM ADDITION			Bus Duct & Transformers	21,680.00	GSF	0.40	8,672.00
CLASSROOM ADDITION			Generator/ATS			Not Included	
CLASSROOM ADDITION			Light Fixtures - based on T8 fixtures	21,680.00	GSF	4.85	105,148.00
CLASSROOM ADDITION			Light Switches	21,680.00	GSF	0.26	5,636.80
CLASSROOM ADDITION			Power Outlets	21,680.00	GSF	0.95	20,596.00
CLASSROOM ADDITION			Safety Cabinets & Disconnects	21,680.00	GSF	0.50	10,840.00
CLASSROOM ADDITION			Power Feeders	21,680.00	GSF	2.50	54,200.00
CLASSROOM ADDITION			Power Home Runs	21,680.00	GSF	2.20	47,696.00
CLASSROOM ADDITION			Power Branches	21,680.00	GSF	0.85	18,428.00
CLASSROOM ADDITION			Lighting Home Runs	21,680.00	GSF	1.15	24,932.00
CLASSROOM ADDITION			Lighting Branches	21,680.00	GSF	1.05	22,764.00
CLASSROOM ADDITION			Grounding/Lightning Protection	21,680.00	GSF	0.25	5,420.00
CLASSROOM ADDITION			Clock System	21,680.00	GSF	0.45	9,756.00
CLASSROOM ADDITION			Phone/Data System	21,680.00	GSF	2.90	62,872.00
CLASSROOM ADDITION			Security System	21,680.00	GSF	0.94	20,379.20
CLASSROOM ADDITION			P.A. & A.V. Systems	21,680.00	GSF	0.55	11,924.00
CLASSROOM ADDITION			TV System	21,680.00	GSF	0.29	6,287.20
CLASSROOM ADDITION			Fire Alarm	21,680.00	GSF	1.88	40,758.40
CLASSROOM ADDITION			Coordination Drawings	21,680.00	GSF	0.22	4,769.60
CLASSROOM ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
CLASSROOM ADDITION	11.00	MARK-UPS	Subtotal				4,345,432.00
CLASSROOM ADDITION			General Conditions	12.00%			521,451.84
CLASSROOM ADDITION			Subtotal				4,866,883.84
CLASSROOM ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			486,688.38
CLASSROOM ADDITION			Subtotal				5,353,572.22
CLASSROOM ADDITION			Bonds & insurance	1.25%			66,919.65
CLASSROOM ADDITION			Subtotal	21,680.00	GSF	\$250.02	5,420,491.87

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Gritley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

KITCHEN ADDITION				1,200	GSF	<u>\$516.97</u>	620,359
SUBTOTAL		SUBTOTAL					620,359
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					620,359
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL					620,359
						<u>\$516.97</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KITCHEN ADDITION	00.00		BUILDING ADDITION				
KITCHEN ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	EA	3,800.00	3,800.00
KITCHEN ADDITION			Misc. prep/patch	1.00	LS	1,500.00	1,500.00
KITCHEN ADDITION			Misc R&R for MEP tie-ins	1.00	LS	1,250.00	1,250.00
KITCHEN ADDITION			General architectural demo	1.00	LS	1,500.00	1,500.00
KITCHEN ADDITION			Demo exist exterior wall & footer	450.00	SF	11.00	4,950.00
KITCHEN ADDITION			Temp shoring	30.00	LF	170.00	5,100.00
KITCHEN ADDITION			Temp dust partitions & cleaning	1.00	LS	2,500.00	2,500.00
KITCHEN ADDITION			Temp waterproofing	1.00	LS	1,500.00	1,500.00
KITCHEN ADDITION			Misc site footprint demo	1.00	LS	2,500.00	2,500.00
KITCHEN ADDITION			Segregated debris disposal off site	110.83	CY	30.00	3,325.00
KITCHEN ADDITION			LEED Disposal Fee / Recycling	55.42	TNS	37.00	2,050.42
KITCHEN ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
KITCHEN ADDITION			Hazmat abatement - lead			Costs are Excluded	
KITCHEN ADDITION	01.00	FOUNDATIONS	Foundations	1,200.00	GSF	6.27	7,524.00
KITCHEN ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
KITCHEN ADDITION			SOG	1,200.00	GSF	8.30	9,960.00
KITCHEN ADDITION			Exterior stoops & slabs	50.00	SF	8.00	400.00
KITCHEN ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck	1,200.00	GSF	8.45	10,140.00
KITCHEN ADDITION			Mods to exist. roof framing for add ons	1.00	LS	7,500.00	7,500.00
KITCHEN ADDITION			Misc metals	1,200.00	GSF	2.20	2,640.00
KITCHEN ADDITION			Misc Wood Blocking	1,200.00	GSF	1.05	1,260.00
KITCHEN ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	448.00	SF	44.00	19,712.00
KITCHEN ADDITION			Windows	1,200.00	GSF	1.80	2,160.00
KITCHEN ADDITION			Doors, frames, hardware, sidelites	1,200.00	GSF	0.60	720.00
KITCHEN ADDITION			Building perimeter drains in gravel bed	30.00	LF	10.50	315.00
KITCHEN ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	1,200.00	GSF	1.45	1,740.00
KITCHEN ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	1,200.00	GSF	6.30	7,560.00
KITCHEN ADDITION			Roof perimeter tie-in work	120.00	LF	30.00	3,600.00
KITCHEN ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	50.00	SF	25.00	1,250.00
KITCHEN ADDITION			Masonry at tie-in walls	1,800.00	SF	19.00	34,200.00
KITCHEN ADDITION			Masonry partitions	1,200.00	GSF	4.10	4,920.00
KITCHEN ADDITION			GWB ceilings/bulkheads	1,200.00	GSF	0.15	180.00
KITCHEN ADDITION			Misc. batt insulation	1,200.00	GSF	0.45	540.00
KITCHEN ADDITION			Sound transmission control insulation	1,200.00	GSF	0.19	228.00
KITCHEN ADDITION			Interior doors, single, incl jambs, trim & hardware	1,200.00	GSF	5.75	6,900.00
KITCHEN ADDITION			Acoustic ceiling, avg	1,200.00	GSF	3.10	3,720.00
KITCHEN ADDITION			Prem add for kitchen finishes	1,200.00	GSF	4.13	4,960.00
KITCHEN ADDITION			CT floor, base, walls in kitchen	1,200.00	GSF	17.92	21,500.00
KITCHEN ADDITION			Painting	1,200.00	GSF	1.80	2,160.00
KITCHEN ADDITION			Misc cut and patching	1,200.00	GSF	0.30	360.00
KITCHEN ADDITION	07.00	SPECIAL EQUIPMENT	General millwork	1,200.00	GSF	0.45	540.00
KITCHEN ADDITION			Visual display MB & TB	1,200.00	GSF	1.00	1,200.00
KITCHEN ADDITION			Div 11 kitchen equip add	1,200.00	GSF	175.00	210,000.00
KITCHEN ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	1,200.00	GSF	1.50	1,800.00
KITCHEN ADDITION	08.00	CONVEYING	Section Not Used				0.00
KITCHEN ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyandscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KITCHEN ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	1,200.00	GSF	16.50	19,800.00
KITCHEN ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	1,200.00	GSF	5.50	6,600.00
KITCHEN ADDITION		source heat pump systems, and variable refrigerant	Ductwork	1,200.00	GSF	6.75	8,100.00
KITCHEN ADDITION		flow system.	Air Outlets	1,200.00	GSF	0.59	708.00
KITCHEN ADDITION			Ductwork Accessories	1,200.00	GSF	0.72	864.00
KITCHEN ADDITION			Insulation	1,200.00	GSF	2.15	2,580.00
KITCHEN ADDITION			Temperature Controls	1,200.00	GSF	4.10	4,920.00
KITCHEN ADDITION			Air & Water Balance	1,200.00	GSF	0.45	540.00
KITCHEN ADDITION			Coordination Drawings	1,200.00	GSF	0.22	264.00
KITCHEN ADDITION			Systems Operation & Testing	1,200.00	GSF	0.25	300.00
KITCHEN ADDITION	9.20	PLUMBING	Water Closet	1.00	EA	464.50	464.50
KITCHEN ADDITION			Urinal	0.00	EA	385.22	0.00
KITCHEN ADDITION			Automatic Flush Valve	1.00	EA	163.20	163.20
KITCHEN ADDITION			Lavatory, countertop mounted	1.00	EA	313.85	313.85
KITCHEN ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
KITCHEN ADDITION			Janitor Sink	1.00	EA	733.54	733.54
KITCHEN ADDITION			Floor Drain	4.00	EA	168.60	674.40
KITCHEN ADDITION			Roof Drain	4.00	EA	384.50	1,538.00
KITCHEN ADDITION			Domestic Water Piping	1,200.00	GSF	2.69	3,228.00
KITCHEN ADDITION			DWV Piping	1,200.00	GSF	1.76	2,112.00
KITCHEN ADDITION			Storm Piping	1,200.00	GSF	1.48	1,776.00
KITCHEN ADDITION			Plumbing Insulation	1,200.00	GSF	0.81	972.00
KITCHEN ADDITION			Coordination Drawings	1,200.00	GSF	0.22	264.00
KITCHEN ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
KITCHEN ADDITION	9.30	FIRE SPRINKLER	Sprinkler			Not Included	
KITCHEN ADDITION			Fire Pump			Not Included	
KITCHEN ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	1,200.00	GSF	0.85	1,020.00
KITCHEN ADDITION			Panelboards	1,200.00	GSF	0.65	780.00
KITCHEN ADDITION			Bus Duct & Transformers	1,200.00	GSF	0.40	480.00
KITCHEN ADDITION			Generator/ATS			Not Included	
KITCHEN ADDITION			Light Fixtures - based on T8 fixtures	1,200.00	GSF	4.85	5,820.00
KITCHEN ADDITION			Light Switches	1,200.00	GSF	0.26	312.00
KITCHEN ADDITION			Power Outlets	1,200.00	GSF	0.95	1,140.00
KITCHEN ADDITION			Safety Cabinets & Disconnects	1,200.00	GSF	0.50	600.00
KITCHEN ADDITION			Power Feeders	1,200.00	GSF	2.50	3,000.00
KITCHEN ADDITION			Power Home Runs	1,200.00	GSF	2.20	2,640.00
KITCHEN ADDITION			Power Branches	1,200.00	GSF	0.85	1,020.00
KITCHEN ADDITION			Lighting Home Runs	1,200.00	GSF	1.15	1,380.00
KITCHEN ADDITION			Lighting Branches	1,200.00	GSF	1.05	1,260.00
KITCHEN ADDITION			Grounding/Lightning Protection	1,200.00	GSF	0.25	300.00
KITCHEN ADDITION			Clock System	1,200.00	GSF	0.45	540.00
KITCHEN ADDITION			Phone/Data System	1,200.00	GSF	2.90	3,480.00
KITCHEN ADDITION			Security System	1,200.00	GSF	0.94	1,128.00
KITCHEN ADDITION			P.A. & A.V. Systems	1,200.00	GSF	0.55	660.00
KITCHEN ADDITION			TV System	1,200.00	GSF	0.29	348.00
KITCHEN ADDITION			Fire Alarm	1,200.00	GSF	1.88	2,256.00
KITCHEN ADDITION			Coordination Drawings	1,200.00	GSF	0.22	264.00
KITCHEN ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
KITCHEN ADDITION	11.00	MARK-UPS	Subtotal				497,321.41
KITCHEN ADDITION			General Conditions	12.00%			59,678.57
KITCHEN ADDITION			Subtotal				556,999.98
KITCHEN ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			55,700.00
KITCHEN ADDITION			Subtotal				612,699.97
KITCHEN ADDITION			Bonds & insurance	1.25%			7,658.75
KITCHEN ADDITION			Subtotal	1,200.00	GSF	\$516.97	620,358.72

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Gritley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION						Cost per SF	
				1,500	GSF	<u>\$443.88</u>	665,815
SUBTOTAL		SUBTOTAL					665,815
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					665,815
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL					665,815
						Cost per SF	
						<u>\$443.88</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	<i>Bowie/Gridley Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	1,500.00	GSF	0.37	555.00
BUILDING RENOVATION			General architectural demo	1,500.00	GSF	3.15	4,725.00
BUILDING RENOVATION			Misc. demolition/prep/patch	1,500.00	GSF	1.05	1,575.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	200.00	SF	12.00	2,400.00
BUILDING RENOVATION			Misc. demolition/prep/patch	1,500.00	GSF	0.60	900.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	27.78	CY	30.00	833.33
BUILDING RENOVATION			LEED Disposal Fee / Recycling	13.89	TNS	37.00	513.89
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	1,500.00	GSF	0.11	165.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	1,500.00	GSF	0.35	525.00
BUILDING RENOVATION			Misc metals	1,500.00	GSF	0.62	930.00
BUILDING RENOVATION			Misc Wood Blocking	1,500.00	GSF	0.06	90.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	1,500.00	GSF	0.30	450.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	1,500.00	GSF	0.33	495.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	<i>Bowie/Griddle Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	1,500.00	GSF	0.65	975.00
BUILDING RENOVATION			Interior finishes	1,500.00	GSF	9.70	14,550.00
BUILDING RENOVATION			Thermal insulation	1,500.00	GSF	0.45	675.00
BUILDING RENOVATION			Sound transmission control insulation	1,500.00	GSF	0.19	285.00
BUILDING RENOVATION			Interior glazing	1,500.00	GSF	2.72	4,080.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	1,500.00	GSF	3.74	5,610.00
BUILDING RENOVATION			Misc cut and patching	1,500.00	GSF	0.30	450.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	1,500.00	GSF	2.22	3,330.00
BUILDING RENOVATION			Div 11 misc equipment	1,500.00	GSF	0.50	750.00
BUILDING RENOVATION			Div 12 furnishings	1,500.00	GSF	2.85	4,275.00
BUILDING RENOVATION			Smart boards	1.00	EA	6,500.00	6,500.00
BUILDING RENOVATION			Student desks and work stations			<i>Refer to FF&E</i>	
BUILDING RENOVATION			Office furnishings, sofas and chairs			<i>Refer to FF&E</i>	
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC	Replace existing WSHp	30.00	EA	8,500.00	255,000.00
BUILDING RENOVATION			Replace existing Rooftop Unit	2.00	EA	32,500.00	65,000.00
BUILDING RENOVATION			Replace existing Boiler	2.00	EA	22,500.00	45,000.00
BUILDING RENOVATION			Piping/Valves for Boiler	2.00	EA	3,500.00	7,000.00
BUILDING RENOVATION			Piping/Valves for WSHp	30.00	EA	1,200.00	36,000.00
BUILDING RENOVATION			Piping & Valves	1,500.00	GSF	4.20	6,300.00
BUILDING RENOVATION			Ductwork	1,500.00	GSF	5.85	8,775.00
BUILDING RENOVATION			Air Outlets	1,500.00	GSF	0.59	885.00
BUILDING RENOVATION			Ductwork Accessories	1,500.00	GSF	0.72	1,080.00
BUILDING RENOVATION			Insulation	1,500.00	GSF	1.95	2,925.00
BUILDING RENOVATION			Temperature Controls	1,500.00	GSF	4.10	6,150.00
BUILDING RENOVATION			Air & Water Balance	1,500.00	GSF	0.45	675.00
BUILDING RENOVATION			Systems Operation & Testing	1,500.00	GSF	0.25	375.00
BUILDING RENOVATION			HVAC Demolition	1,500.00	GSF	0.97	1,455.00
BUILDING RENOVATION	9.20	PLUMBING	Domestic Water Piping	1,500.00	GSF	2.69	4,035.00
BUILDING RENOVATION			DWV Piping	1,500.00	GSF	1.76	2,640.00
BUILDING RENOVATION			Storm Piping	1,500.00	GSF	1.48	2,220.00
BUILDING RENOVATION			Plumbing Insulation	1,500.00	GSF	0.81	1,215.00
BUILDING RENOVATION			Plumbing Demolition	1,500.00	GSF	0.95	1,425.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler				Not Included
BUILDING RENOVATION			Fire Pump				Not Included
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards				Existing to Remain
BUILDING RENOVATION			Panelboards				Existing to Remain
BUILDING RENOVATION			Bus Duct & Transformers				Existing to Remain
BUILDING RENOVATION			Generator/Automatic Transfer Switches				Existing to Remain
BUILDING RENOVATION			Light Fixtures	1,500.00	GSF	4.85	7,275.00
BUILDING RENOVATION			Light Switches	1,500.00	GSF	0.26	390.00
BUILDING RENOVATION			Power Outlets	1,500.00	GSF	0.95	1,425.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	1,500.00	GSF	0.72	1,080.00
BUILDING RENOVATION			Power Feeders				Existing to Remain
BUILDING RENOVATION			Power Home Runs	1,500.00	GSF	2.20	3,300.00
BUILDING RENOVATION			Power Branches	1,500.00	GSF	0.85	1,275.00
BUILDING RENOVATION			Lighting Home Runs	1,500.00	GSF	1.15	1,725.00
BUILDING RENOVATION			Lighting Branches	1,500.00	GSF	1.05	1,575.00
BUILDING RENOVATION			Grounding/Lightning Protection				Existing to Remain
BUILDING RENOVATION			Clock System	1,500.00	GSF	0.45	675.00
BUILDING RENOVATION			Phone/Data System	1,500.00	GSF	2.90	4,350.00
BUILDING RENOVATION			Security System	1,500.00	GSF	0.94	1,410.00
BUILDING RENOVATION			P.A. & A.V. Systems	1,500.00	GSF	0.55	825.00
BUILDING RENOVATION			TV System	1,500.00	GSF	0.29	435.00
BUILDING RENOVATION			Fire Alarm	1,500.00	GSF	1.88	2,820.00
BUILDING RENOVATION			Demolition	1,500.00	GSF	0.94	1,410.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				533,762.22
BUILDING RENOVATION			General Conditions	12.00%			64,051.47
BUILDING RENOVATION			Subtotal				597,813.69
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			59,781.37
BUILDING RENOVATION			Subtotal				657,595.06
BUILDING RENOVATION			Bonds & insurance	1.25%			8,219.94
BUILDING RENOVATION			Subtotal	1,500.00	GSF	\$443.88	665,815.00

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Gritley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

SITWORK							949,972
SUBTOTAL			SUBTOTAL				949,972
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				949,972
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				949,972

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	5,000.00	5,000.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	2.53	AC	10,000.00	25,252.53
SITWORK			Remove trees	14.00	EA	175.00	2,450.00
SITWORK			Remove curb and gutter	80.00	LF	6.00	480.00
SITWORK			Remove sidewalks 4" thick	2,125.00	SF	1.50	3,187.50
SITWORK			Remove concrete pads 8" thick	3,100.00	SF	4.35	13,485.00
SITWORK			Remove asphalt paving	444.44	SY	6.85	3,044.44
SITWORK			Remove playground & equipment	1.00	LS	3,500.00	3,500.00
SITWORK			Remove service yard walls	1,150.00	SF	6.50	7,475.00
SITWORK			Demo asphalt paving at VDOT ROW			Excluded	
SITWORK			Remove portions of existing SWM piping			Excluded	
SITWORK			Remove existing utilities			Excluded	
SITWORK			Remove gas meter			Existing to Remain	
SITWORK			Remove gas line			Existing to Remain	
SITWORK			Remove existing fence			Excluded	
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove/relocation of temp classrooms			Excluded	
SITWORK			Remove asphalt paving for new water/sewer lines	40.00	SY	10.00	400.00
SITWORK			Disposal of site elements	1,653.66	CY	25.00	41,341.44
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	7,500.00	7,500.00
SITWORK			Tree protection allowance	1.00	LS	1,750.00	1,750.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	1,064.81	CY	2.80	2,981.48
SITWORK			Re-spread topsoil	1,064.81	CY	3.60	3,833.33
SITWORK			Mass Excavation of site area, cut to fill	1,370.37	CY	8.00	10,962.96
SITWORK			Export surplus	1,000.00	CY	24.00	24,000.00
SITWORK			Rough grading for building and site	115,000.00	SF	0.55	63,250.00
SITWORK			Finish grading bldg pads and pavements	5,277.78	SY	1.00	5,277.78
SITWORK			Finish grading for lawn areas	1,888.89	SY	1.15	2,172.22
SITWORK			Finish grading for sports fields	5,888.89	SY	1.35	7,950.00
SITWORK			Ext backfill	130.00	CY	30.00	3,900.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK			8" water main	150.00	LF	61.00	9,150.00
SITWORK			Building domestic water line			Existing to Remain	
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees			AWSS Fees are Excluded	
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	11.11	CY	25.00	277.78
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	150.00	LF	37.00	5,550.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	11.11	CY	25.00	277.78
SITWORK							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	200,000.00	200,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	500.00	LF	15.00	7,500.00
SITWORK			Site pole lighting, allowance	3.00	EA	3,250.00	9,750.00
SITWORK			Ductbank and service cable into building	150.00	LF	235.00	35,250.00
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt paving	1,155.56	SY	35.00	40,444.44
SITWORK			Asphalt paving	444.44	SY	52.00	23,111.11
SITWORK			Misc. patching at existing paving, incl striping	16.67	SY	50.00	833.33
SITWORK			Asphalt Pavement ROW patching	80.00	SY	80.00	6,400.00
SITWORK			Lot signage/symbols	1.00	LS	1,500.00	1,500.00
SITWORK			Striping	1.00	LS	1,750.00	1,750.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	2,000.00	SF	5.50	11,000.00
SITWORK			8" utility pads	400.00	SF	12.00	4,800.00
SITWORK			8" utility pads/dumpster pavements/footers	1,400.00	SF	18.00	25,200.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	615.00	LF	14.30	8,794.50
SITWORK			Curb & gutter, repairs	80.00	LF	18.59	1,487.20
SITWORK						0.00	
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	1,166.67	SY	0.85	991.67
SITWORK			Sport field seeding	5,888.89	SY	1.30	7,655.56
SITWORK			Play area mulch	117.59	CY	43.75	5,144.68
SITWORK			Landscape allowance	1.00	LS	25,000.00	25,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Re-install playground equipment	1.00	LS	3,500.00	3,500.00
SITWORK			Service yard enclosure walls & gates	1,450.00	SF	40.00	58,000.00
SITWORK			Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				761,561.73
SITWORK			General Conditions	12.00%			91,387.41
SITWORK			Subtotal				852,949.13
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			85,294.91
SITWORK			Subtotal				938,244.05
SITWORK			Bonds & insurance	1.25%			11,728.05
SITWORK			Subtotal				949,972.10

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Gritley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyandscott.com			

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

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	22,880.00	GSF	16.50	377,520.00
ADDITION HVAC BASE		Note: Average cost between 4-pipe system, water	Piping & Valves	22,880.00	GSF	5.50	125,840.00
ADDITION HVAC BASE		source heat pump systems, and variable refrigerant	Ductwork	22,880.00	GSF	6.75	154,440.00
ADDITION HVAC BASE		flow system.	Air Outlets	22,880.00	GSF	0.59	13,499.20
ADDITION HVAC BASE			Ductwork Accessories	22,880.00	GSF	0.72	16,473.60
ADDITION HVAC BASE			Insulation	22,880.00	GSF	2.15	49,192.00
ADDITION HVAC BASE			Temperature Controls	22,880.00	GSF	4.10	93,808.00
ADDITION HVAC BASE			Air & Water Balance	22,880.00	GSF	0.45	10,296.00
ADDITION HVAC BASE			Coordination Drawings	22,880.00	GSF	0.22	5,033.60
ADDITION HVAC BASE			Systems Operation & Testing	22,880.00	GSF	0.25	5,720.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				851,822.40
ADDITION HVAC BASE			General Conditions	12.00%			102,218.69
ADDITION HVAC BASE			Subtotal				954,041.09
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			95,404.11
ADDITION HVAC BASE			Subtotal				1,049,445.20
ADDITION HVAC BASE			Bonds & insurance	1.25%			13,118.06
ADDITION HVAC BASE			Subtotal	22,880.00	GSF	\$46.44	1,062,563.26
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	22,880.00	GSF	13.75	314,600.00
ADDITION HVAC ALT			Piping & Valves	22,880.00	GSF	4.20	96,096.00
ADDITION HVAC ALT			Geothermal Bore, 30 bores at 600' depth	18,000.00	LF	22.50	405,000.00
ADDITION HVAC ALT			Ductwork	22,880.00	GSF	5.85	133,848.00
ADDITION HVAC ALT			Air Outlets	22,880.00	GSF	0.59	13,499.20
ADDITION HVAC ALT			Ductwork Accessories	22,880.00	GSF	0.72	16,473.60
ADDITION HVAC ALT			Insulation	22,880.00	GSF	1.95	44,616.00
ADDITION HVAC ALT			Temperature Controls	22,880.00	GSF	4.10	93,808.00
ADDITION HVAC ALT			Air & Water Balance	22,880.00	GSF	0.45	10,296.00
ADDITION HVAC ALT			Coordination Drawings	22,880.00	GSF	0.22	5,033.60
ADDITION HVAC ALT			Systems Operation & Testing	22,880.00	GSF	0.25	5,720.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,138,990.40
ADDITION HVAC ALT			General Conditions	12.00%			136,678.85
ADDITION HVAC ALT			Subtotal				1,275,669.25
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			127,566.92
ADDITION HVAC ALT			Subtotal				1,403,236.17
ADDITION HVAC ALT			Bonds & insurance	1.25%			17,540.45
ADDITION HVAC ALT			Subtotal	22,880.00	GSF	\$62.10	1,420,776.62

PROGRAMMATIC COST ESTIMATE Proj Name: NOTTINGHAM E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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COST SUMMARY

Summary	BASELINE HARD COSTS	RENOVATION	6,700.00	GSF	96.88	649,090.99	
Summary		CLASS ROOM ADDITION	18,800.00	GSF	220.62	4,147,645.76	
Summary		CAFETERIA ADDITION [1]	3,200.00	GSF	360.36	1,153,147.88	
Summary		SCHOOL BUILDING SITE WORK	1.00	LS		466,248.42	
Summary		SUBTOTAL					6,416,133.05
Summary	CONTINGENCIES	DESIGN CONTINGENCY		[15%]		962,419.96	
Summary		SUBTOTAL				7,378,553.00	
Summary		CHANGE ORDER CONTINGENCY		[5%]		368,927.65	
Summary		SUBTOTAL					7,747,480.65
Summary	SOFT COSTS	COUNTY SOFT COST FACTOR		[22.5%]		1,743,183.15	
Summary		SUBTOTAL					9,490,663.80
Summary	ESCALATED TOTALS	TOTAL, 2011		Current Dollars		9,490,663.80	
Summary		TOTAL, 2012		Esc to: 06/30 at 4%		9,870,290.35	
Summary		TOTAL, 2013		Esc to: 06/30 at 4%		10,265,101.97	
Summary		TOTAL, 2014		Esc to: 06/30 at 4%		10,675,706.05	
Summary		TOTAL, 2015		Esc to: 06/30 at 4%		11,102,734.29	
Summary		TOTAL, 2016		Esc to: 06/30 at 4%		11,546,843.66	
Summary	PROGRAM TOTAL	SELECTED YEAR					11,546,843.66
Summary		[1] Small area, taller bay ht, other complexities result in higher costs per SF					
Summary	ALTERNATES	ADD: Geothermal HVAC System. Costs derived from 2RW narrative & well formula.	28,700.00	SF	12.16		
Summary			18,942.00	VLF	18.42	348,954.26	627,998.24

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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COST SUMMARY ECC

ECC Summary	ECC HARD COSTS	ECC NEW BUILDING	30,000.00	GSF	209.52	6,285,672.59	
ECC Summary		ECC SITE WORK	1.00	LS	981,564.77	981,564.77	
ECC Summary		SUBTOTAL					7,267,237.36
ECC Summary	CONTINGENCIES	DESIGN CONTINGENCY		[15%]		1,090,085.60	
ECC Summary		SUBTOTAL				8,357,322.96	
ECC Summary		CHANGE ORDER CONTINGENCY		[5%]		417,866.15	
ECC Summary		SUBTOTAL					8,775,189.11
ECC Summary	SOFT COSTS	COUNTY SOFT COST FACTOR		[22.5%]		1,974,417.55	
ECC Summary		SUBTOTAL					10,749,606.66
ECC Summary	ESCALATED TOTALS	TOTAL, 2011		Current Dollars		10,749,606.66	
ECC Summary		TOTAL, 2012		Esc to: 06/30 at 4%		11,179,590.93	
ECC Summary		TOTAL, 2013		Esc to: 06/30 at 4%		11,626,774.56	
ECC Summary		TOTAL, 2014		Esc to: 06/30 at 4%		12,091,845.55	
ECC Summary		TOTAL, 2015		Esc to: 06/30 at 4%		12,575,519.37	
ECC Summary		TOTAL, 2016		Esc to: 06/30 at 4%		13,078,540.14	
ECC Summary	PROGRAM TOTAL	SELECTED YEAR					13,078,540.14
ECC Summary		[1] Small area, taller bay ht, other complexities result in higher costs per SF					
ECC Summary	ALTERNATES	ADD: Geothermal HVAC System. Costs derived from 2RW narrative & well formula.	30,000.00	SF	12.16		
ECC Summary			19,800.00	VLF	18.42	364,760.55	656,444.16
ECC Summary							
ECC Summary							

PROGRAMMATIC COST ESTIMATE Proj Name: NOTTINGHAM E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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BUILDING RENOVATION

A	SUBSTRUCTURE	0.00	System Subtotal	6,700.00	GSF	0.00		0.00
Renovation			Lower Level Assemblies					
Renovation		1.00	Concrete spread footing foundations	0.00	CY	0.00	0.00	
Renovation		2.00	Foundation drainage	0.00	LF	0.00	0.00	
Renovation		3.00	Concrete slabs on grade	0.00	SF	0.00	0.00	
B	SHELL		System Subtotal	6,700.00		15.43		103,350.00
Renovation			Supported Floor Structure					
Renovation		1.00	Supported floor frame & columns	0.00	Tons	0.00	0.00	
Renovation		2.00	Metal deck assembly	0.00	SF	0.00	0.00	
Renovation		3.00	Slab on deck	0.00	SF	0.00	0.00	
Renovation		4.00	Fireproofing	0.00	SF	0.00	0.00	
Renovation			Roof Structure					
Renovation		1.00	Roof: Horizontal steel framing & columns	0.00	Tons	0.00	0.00	
Renovation		2.00	Roof: Metal deck incl lapping & wastage	0.00	SF	0.00	0.00	
Renovation		3.00	Fireproofing	0.00	GSF	0.00	0.00	
Renovation			Miscellaneous Metals					
Renovation		1.00	Stairs					
Renovation								
Renovation		2.00	Miscellaneous fabrications	6,700.00	SF	0.50	3,350.00	
Renovation		3.00	Expansion jts assemblies & covers	0.00	SF	0.00	0.00	
Renovation			Exterior Enclosure Assemblies					
Renovation		1.00	Demo, brace, add lintel, rework ext load	1.00	LS	100,000.00	100,000.00	
Renovation		2.00	bearing cafeteria wall					
Renovation		3.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	
Renovation		4.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
Renovation		5.00	Modifications at Connection to Ex Bldg	0.00	EA	0.00	0.00	
Renovation								

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Renovation			Exterior Fenestration Assemblies					
Renovation		1.00	Fenestration System	0.00	SF	40.00	0.00	
Renovation			Exterior Door Assemblies					
Renovation		1.00	Exterior storefront door assemblies, double	0.00	Pair	0.00	0.00	
Renovation		2.00	Exterior storefront door assemblies, single	0.00	Leaf	0.00	0.00	
Renovation		3.00	Exterior metal door assemblies, double	0.00	Pair	0.00	0.00	
Renovation		4.00	Exterior metal door assemblies, single	0.00	Leafs	0.00	0.00	
Renovation		5.00	Interior OH Doors [large]	0.00	EA	0.00	0.00	
Renovation		6.00	Interior OH Doors [small]	0.00	EA	0.00	0.00	
Renovation			Roofing Assemblies					
Renovation		1.00	Membrane, insul., flashing, accessories	0.00	SF	0.00	0.00	
Renovation		2.00	Blocking	0.00	GSF	0.00	0.00	
Renovation		3.00	Skylight assemblies	0.00	EA	0.00	0.00	
Renovation		4.00	Metal fascia assemblies	0.00	LF	0.00	0.00	
Renovation		5.00	Exterior soffits	0.00	SF	0.00	0.00	

PROGRAMMATIC COST ESTIMATE Proj Name: NOTTINGHAM E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
C	INTERIORS		System Subtotal	6,700.00	GSF	22.32		149,536.17
Renovation			Partition Assemblies					
Renovation		1.00	Interior partitions	6,633.00	WallSF	6.00	39,798.00	
Renovation		2.00	GWB + mtl furring, int face ext walls		Excluded			
Renovation		3.00	Interior glass	737.00	WallSF	35.00	25,795.00	
Renovation			Door, Frame & Hardware Assemblies					
Renovation		1.00	Door assm, single	4.00	EA	1,400.00	5,600.00	
Renovation		2.00	Door assm, dbl	2.00	EA	2,450.00	4,900.00	
Renovation			Finish Assemblies					
Renovation		1.00	Flooring	6,700.00	SF	3.67	24,566.67	
Renovation		2.00	Ceilings	6,700.00	SF	4.00	26,800.00	
Renovation		3.00	GWB bulkheads	1.00	LS	5,360.00	5,360.00	
Renovation		4.00	Paint, interior & exterior	6,700.00	SF	1.00	6,700.00	
Renovation		5.00	Wallcovering allowance	1.00	LS	3,316.50	3,316.50	
Renovation			Stairs & Railings Assemblies					
Renovation		1.00	Basic stair, landgs, railings, simple finishes	0.00	Flts	0.00	0.00	
Renovation			Miscellaneous Specialties					
Renovation		1.00	Toil acc., entr mats & frames, signage,					
Renovation		2.00	fire ext., jan acc., etc.	6,700.00	GSF	1.00	6,700.00	

PROGRAMMATIC COST ESTIMATE Proj Name: NOTTINGHAM E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
D	SERVICES		System Subtotal	6,700.00	SF	17.75		118,925.00
Renovation			Conveying Systems					
Renovation		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	0.00	Stops	0.00	0.00	
Renovation			HVAC					
Renovation		2.00	Ref 2RW narrative	6,700.00	GSF	8.75	58,625.00	
Renovation			Plumbing					
Renovation		3.00	Ref 2RW narrative	6,700.00	GSF	2.00	13,400.00	
Renovation			Fire Protection					
Renovation		4.00	Ref 2RW narrative	6,700.00	GSF	0.75	5,025.00	
Renovation		5.00	Fire pump	0.00	LS	0.00	0.00	
Renovation			Electrical Systems					
Renovation		6.00	Ref 2RW narrative	6,700.00	GSF	6.25	41,875.00	
Renovation		7.00	Special Division 17 systems					RI included above, excludes FF&E

PROGRAMMATIC COST ESTIMATE Proj Name: NOTTINGHAM E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
E	EQ & FURNISHINGS		System Subtotal	6,700.00	SF	23.39		156,700.00
			Special					
Renovation		1.00	Rework food service configuration	1.00	LS	150,000.00	150,000.00	
Renovation		2.00	Casework, millwork, etc.	6,700.00	GSF	1.00	6,700.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					528,511.17
Renovation		1.00	Field Overhead Incl Phasing Premium				52,851.12	
Renovation		2.00	Subtotal				581,362.28	
Renovation		3.00	Main Office Overhead & Profit				58,136.23	
Renovation		4.00	Subtotal				639,498.51	
Renovation		5.00	Bonds & Insurance				9,592.48	
Renovation		6.00	SUBTOTAL	6,700.00	GSF			649,090.99

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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CLASSROOM ADDITION

A	SUBSTRUCTURE	0.00	System Subtotal	18,800.00	GSF	6.11		114,876.48
				551.00	Perim			
CR Addition			Lower Level Assemblies					
CR Addition		1.00	Concrete spread footing foundations	51.02	CY	350.00	17,856.48	
CR Addition		2.00	Foundation drainage	651.00	LF	20.00	13,020.00	
CR Addition		3.00	Concrete slabs on grade	12,000.00	SF	7.00	84,000.00	
B	SHELL		System Subtotal	18,800.00		66.31		1,246,541.36
CR Addition			Supported Floor Structure					
CR Addition		1.00	Supported floor frame & columns	34.00	Tons	2,700.00	91,800.00	
CR Addition		2.00	Metal deck assembly	7,820.00	SF	2.50	19,550.00	
CR Addition		3.00	Slab on deck	6,800.00	SF	4.00	27,200.00	
CR Addition		4.00	Fireproofing	6,800.00	SF	0.25	1,700.00	
CR Addition			Roof Structure					
CR Addition		1.00	Roof: Horizontal steel framing & columns	36.00	Tons	2,700.00	97,200.00	
CR Addition		2.00	Roof: Metal deck incl lapping & wastage	13,800.00	SF	2.25	31,050.00	
CR Addition		5.00	Fireproofing	18,800.00	GSF	0.25	4,700.00	
CR Addition			Miscellaneous Metals					
CR Addition		1.00	Stairs			Ref Stairs & Railings, below		
CR Addition		2.00	Miscellaneous fabrications	18,800.00	SF	2.00	37,600.00	
CR Addition		3.00	Expansion jts assemblies & covers	18,800.00	SF	0.19	3,500.56	
CR Addition			Exterior Enclosure Assemblies					
CR Addition		1.00	Exterior Wall System #1	13,224.00	Wall SF	30.00	396,720.00	
CR Addition		2.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	
CR Addition		3.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
CR Addition		4.00	Modifications at Connection to Ex Bldg	2.00	EA	25,000.00	50,000.00	
CR Addition			Exterior Fenestration Assemblies					
CR Addition		1.00	Fenestration System	4,408.00	SF	40.00	176,320.00	

PROGRAMMATIC COST ESTIMATE Proj Name: NOTTINGHAM E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC 9495 Silver King Court Suite A Fairfax, VA 22031-4713	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
			Approved By:	pf	File:	Programmatic	
				Email:	Design		
				Report Date:	Reference Date Stamp		

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

Exterior Door Assemblies

1.00	Exterior storefront door assemblies, double	1.00	Pair	3,000.00	3,000.00
2.00	Exterior storefront door assemblies, single	0.00	Leaf	1,000.00	0.00
3.00	Exterior metal door assemblies, double	1.00	Pair	1,500.00	1,500.00
4.00	Exterior metal door assemblies, single	2.00	Leafs	1,000.00	2,000.00
5.00	Interior OH Doors	0.00	EA	0.00	0.00

Roofing Assemblies

1.00	Membrane, insul., flashing, accessories	18,800.00	SF	15.00	282,000.00
2.00	Blocking	18,800.00	GSF	0.27	5,000.80
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	440.00	LF	30.00	13,200.00
5.00	Exterior soffits	100.00	SF	25.00	2,500.00

PROGRAMMATIC COST ESTIMATE Proj Name: NOTTINGHAM E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
C	INTERIORS		System Subtotal	18,800.00	GSF	25.70		483,131.33
			Partition Assemblies					
CR Addition		1.00	Interior partitions	18,612.00	WallSF	6.00	111,672.00	
CR Addition		2.00	GWB + mtl furring, int face ext walls		Excluded			
CR Addition		3.00	Interior glass	2,068.00	WallSF	35.00	72,380.00	
			Door, Frame & Hardware Assemblies					
CR Addition		1.00	Door assm, single	34.50	EA	1,400.00	48,300.00	
CR Addition		2.00	Door assm, dbl	6.00	EA	2,450.00	14,700.00	
			Finish Assemblies					
CR Addition		1.00	Flooring	18,800.00	SF	3.67	68,933.33	
CR Addition		2.00	Ceilings	18,800.00	SF	4.00	75,200.00	
CR Addition		3.00	GWB bulkheads	1.00	LS	15,040.00	15,040.00	
CR Addition		4.00	Paint, interior & exterior	18,800.00	SF	1.00	18,800.00	
CR Addition		5.00	Wallcovering allowance	1.00	LS	9,306.00	9,306.00	
			Stairs & Railings Assemblies					
CR Addition		1.00	Basic stair, landgs, railings, simple finishes	2.00	Flts	15,000.00	30,000.00	
			Miscellaneous Specialties					
CR Addition		1.00	Toil acc., entr mats & frames, signage,					
CR Addition		2.00	fire ext., jan acc., etc.	18,800.00	GSF	1.00	18,800.00	

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
D	SERVICES		System Subtotal	18,800.00	SF	75.52		1,419,800.00
			Conveying Systems					
CR Addition		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	2.00	Stops	30,000.00	60,000.00	
			HVAC					
CR Addition		2.00	"Base Case" System: Average of 3 system types WSHP, FCU & VRF stipulated by 2RW	18,800.00	GSF	35.00	658,000.00	
			Plumbing					
CR Addition		3.00	Fixtures, water, san sewer, roof drainage	18,800.00	GSF	8.00	150,400.00	
			Fire Protection					
CR Addition		4.00	Fire protection, excl fire pump	18,800.00	GSF	3.00	56,400.00	
CR Addition		5.00	Fire pump	1.00	LS	25,000.00	25,000.00	
			Electrical Systems					
CR Addition		6.00	Electrical power, fixtures, wiring, special	18,800.00	GSF	25.00	470,000.00	
CR Addition		7.00	Special Division 17 systems					

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
E	EQ & FURNISHINGS		System Subtotal	18,800.00	SF	6.00		112,800.00
			Special					
CR Addition			Folding walls	0.00	WSF	0.00	0.00	
CR Addition		1.00	Casework, millwork, etc.	18,800.00	GSF	6.00	112,800.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					3,377,149.17
CR Addition		1.00	Field Overhead Incl Phasing Premium				337,714.92	
CR Addition		2.00	Subtotal				3,714,864.09	
CR Addition		3.00	Main Office Overhead & Profit				371,486.41	
CR Addition		4.00	Subtotal				4,086,350.50	
CR Addition		5.00	Bonds & Insurance				61,295.26	
CR Addition		6.00	SUBTOTAL	18,800.00	GSF			4,147,645.76

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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CAFETERIA ADDITION

A	SUBSTRUCTURE	0.00	System Subtotal	3,200.00	GSF	14.21		45,467.78
				402.00	Perim			
	Cafeteria Addition		Lower Level Assemblies					
	Cafeteria Addition	1.00	Concrete spread footing foundations	37.22	CY	350.00	13,027.78	
	Cafeteria Addition	2.00	Foundation drainage	502.00	LF	20.00	10,040.00	
	Cafeteria Addition	3.00	Concrete slabs on grade	3,200.00	SF	7.00	22,400.00	
B	SHELL		System Subtotal	3,200.00		124.95		399,847.04
	Cafeteria Addition		Supported Floor Structure					
	Cafeteria Addition	1.00	Supported floor frame & columns	0.00	Tons	0.00	0.00	
	Cafeteria Addition	2.00	Metal deck assembly	0.00	SF	0.00	0.00	
	Cafeteria Addition	3.00	Slab on deck	0.00	SF	0.00	0.00	
	Cafeteria Addition	4.00	Fireproofing	0.00	SF	0.00	0.00	
	Cafeteria Addition		Roof Structure					
	Cafeteria Addition	1.00	Roof: Horizontal steel framing & columns	9.60	Tons	2,700.00	25,920.00	
	Cafeteria Addition	2.00	Roof: Metal deck incl lapping & wastage	3,680.00	SF	2.25	8,280.00	
	Cafeteria Addition	5.00	Fireproofing	3,200.00	GSF	0.25	800.00	
	Cafeteria Addition		Miscellaneous Metals					
	Cafeteria Addition	1.00	Stairs					Ref Stairs & Railings, below
	Cafeteria Addition	2.00	Miscellaneous fabrications	3,200.00	SF	2.00	6,400.00	
	Cafeteria Addition	3.00	Expansion jts assemblies & covers	3,200.00	SF	0.19	595.84	
	Cafeteria Addition		Exterior Enclosure Assemblies					
	Cafeteria Addition	1.00	Exterior Wall System #1	6,030.00	Wall SF	30.00	180,900.00	
	Cafeteria Addition	2.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	
	Cafeteria Addition	3.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
	Cafeteria Addition	4.00	Modifications at Connection to Ex Bldg	1.00	EA	25,000.00	25,000.00	
	Cafeteria Addition		Exterior Fenestration Assemblies					
	Cafeteria Addition	1.00	Fenestration System	2,010.00	SF	40.00	80,400.00	

PROGRAMMATIC COST ESTIMATE Proj Name: NOTTINGHAM E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Exterior Door Assemblies

1.00	Exterior storefront door assemblies, double	2.00	Pair	3,000.00	6,000.00
2.00	Exterior storefront door assemblies, single	0.00	Leaf	1,000.00	0.00
3.00	Exterior metal door assemblies, double	2.00	Pair	1,500.00	3,000.00
4.00	Exterior metal door assemblies, single	1.00	Leafs	1,000.00	1,000.00
5.00	Interior OH Doors	0.00	EA	0.00	0.00

Roofing Assemblies

1.00	Membrane, insul., flashing, accessories	3,200.00	SF	15.00	48,000.00
2.00	Blocking	3,200.00	GSF	0.27	851.20
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	340.00	LF	30.00	10,200.00
5.00	Exterior soffits	100.00	SF	25.00	2,500.00

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
C	INTERIORS		System Subtotal	3,200.00	GSF	25.57		81,816.00
			Partition Assemblies					
Cafeteria Addition		1.00	Interior partitions	3,168.00	WallSF	6.00	19,008.00	
Cafeteria Addition		2.00	GWB + mtl furring, int face ext walls		Excluded			
Cafeteria Addition		3.00	Interior glass	352.00	WallSF	35.00	12,320.00	
			Door, Frame & Hardware Assemblies					
Cafeteria Addition		1.00	Door assm, single	4.00	EA	1,400.00	5,600.00	
Cafeteria Addition		2.00	Door assm, dbl	4.00	EA	2,450.00	9,800.00	
			Finish Assemblies					
Cafeteria Addition		1.00	Flooring	3,200.00	SF	3.67	11,744.00	
Cafeteria Addition		2.00	Ceilings	3,200.00	SF	4.00	12,800.00	
Cafeteria Addition		3.00	GWB bulkheads	1.00	LS	2,560.00	2,560.00	
Cafeteria Addition		4.00	Paint, interior & exterior	3,200.00	SF	1.00	3,200.00	
Cafeteria Addition		5.00	Wallcovering allowance	1.00	LS	1,584.00	1,584.00	
			Stairs & Railings Assemblies					
Cafeteria Addition		1.00	Basic stair, landgs, railings, simple finishes	0.00	Flts	0.00	0.00	
			Miscellaneous Specialties					
Cafeteria Addition		1.00	Toil acc., entr mats & frames, signage,					
Cafeteria Addition		2.00	fire ext., jan acc., etc.	3,200.00	GSF	1.00	3,200.00	

PROGRAMMATIC COST ESTIMATE Proj Name: NOTTINGHAM E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By: ia,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By: pf	File:	Programmatic	
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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
D	SERVICES		System Subtotal	3,200.00	SF	78.81		252,200.00
			Conveying Systems					
Cafeteria Addition		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	0.00	Stops	0.00	0.00	
			HVAC					
Cafeteria Addition		2.00	Ref 2RW Narrative	3,200.00	GSF	35.00	112,000.00	
			Plumbing					
Cafeteria Addition		3.00	Fixtures, water, san sewer, roof drainage	3,200.00	GSF	8.00	25,600.00	
			Fire Protection					
Cafeteria Addition		4.00	Fire protection, excl fire pump	3,200.00	GSF	3.00	9,600.00	
Cafeteria Addition		5.00	Fire pump	1.00	LS	25,000.00	25,000.00	
			Electrical Systems					
Cafeteria Addition		6.00	Electrical power, fixtures, wiring, special	3,200.00	GSF	25.00	80,000.00	
Cafeteria Addition		7.00	Special Division 17 systems					

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
E	EQ & FURNISHINGS		System Subtotal	3,200.00	SF	49.88		159,600.00
			Special					
	Cafeteria Addition	1.00	Food service	1.00	LS	150,000.00	150,000.00	
	Cafeteria Addition	2.00	Casework, millwork, etc.	3,200.00	GSF	3.00	9,600.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					938,930.82
	Cafeteria Addition	1.00	Field Overhead Incl Phasing Premium				93,893.08	
	Cafeteria Addition	2.00	Subtotal				1,032,823.90	
	Cafeteria Addition	3.00	Main Office Overhead & Profit				103,282.39	
	Cafeteria Addition	4.00	Subtotal				1,136,106.29	
	Cafeteria Addition	5.00	Bonds & Insurance				17,041.59	
	Cafeteria Addition	6.00	SUBTOTAL	3,200.00	GSF			1,153,147.88

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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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ELEMENTARY SCHOOL SITEWORK

66,000.00 LOD

ES Sitework	EROSION CONTROLS	1.00	Erosion, sedimentary contrls, disturbed area	1.52	AC	7,500.00	11,363.64	11,363.64
ES Sitework	CLEARING, SITE DEMO	1.00	General clearing, site demolition	1.00	LS	30,000.00	30,000.00	36,750.00
ES Sitework		2.00	Demo basketball court	6,000.00	SF	1.00	6,000.00	
ES Sitework		3.00	Demo sidewalk	300.00	LF	2.50	750.00	
ES Sitework	EARTHWORK	1.00	Strip topsoil	806.67	CY	4.00	3,226.67	74,915.56
ES Sitework		2.00	Rough grading	4,888.89	CY	12.00	58,666.67	
ES Sitework		4.00	Respread topsoil	806.67	CY	4.00	3,226.67	
ES Sitework		5.00	Exterior backfill	489.78	CY	20.00	9,795.56	
ES Sitework	SITE CONCRETE	1.00	4" Concrete sidewalks	150.00	LF	22.50	3,375.00	30,175.00
ES Sitework		2.00	Curb & gutter, st'd CG-6	100.00	LF	18.00	1,800.00	
ES Sitework		3.00	Retaining walls	25.00	CY	1,000.00	25,000.00	
ES Sitework	ONSITE PAVEMENT	1.00	Asphalt paving	0.00	SY	0.00	0.00	25,700.00
ES Sitework		2.00	Parking space marking	0.00	EA	0.00	0.00	
ES Sitework		3.00	Add basketball court	5,000.00	SF	5.00	25,000.00	
ES Sitework		4.00	Handicap parking space marking	5.00	EA	30.00	150.00	
ES Sitework		5.00	Signage with metal posts	5.00	EA	110.00	550.00	
ES Sitework	LANDSCAPING	1.00	Seeding	1.00	LS	5,000.00	5,000.00	27,222.22
ES Sitework		2.00	Plant materials & labor	1.00	LS	20,000.00	20,000.00	
ES Sitework		3.00	Repair seeded fields	20,000.00	SF	0.11	2,222.22	
ES Sitework	UTILITIES: WET	1.00	Storm sewer					
ES Sitework		2.00	15" RCP assesmly, incl excavation, backfill	200.00	LF	79.00	15,800.00	15,800.00
ES Sitework		3.00	SWM structures, manholes, inlets, endwalls	4.00	LF	6,500.00	26,000.00	26,000.00
ES Sitework		4.00	Sanitary sewer					
ES Sitework		5.00	8" PVC assesmly, incl excavation, backfill	400.00	LF	42.50	17,000.00	17,000.00
ES Sitework		6.00	Sanitary sewer manholes	8.00	EA	5,500.00	44,000.00	44,000.00
ES Sitework		7.00	Water					

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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
ES Sitework		8.00	6" PVC assesmly, incl excavation, backfill	250.00	LF	31.00	7,750.00	7,750.00
ES Sitework	RESTORATION	9.00	Trench restoration, new primary utilities	2,155.00	SF	8.33	17,958.33	17,958.33
ES Sitework								
ES Sitework	MISCELLANEOUS	1.00	Field engineering	1.00	LS	20,000.00	20,000.00	45,000.00
ES Sitework		2.00	Miscellaneous sitework	1.00	LS	25,000.00	25,000.00	
ES Sitework								
ES Sitework		1.00	Subtotal					379,634.75
ES Sitework		2.00	Field Overhead Incl Phasing Premium				37,963.47	
ES Sitework		3.00	Subtotal				417,598.22	
ES Sitework		4.00	Main Office Overhead & Profit				41,759.82	
ES Sitework		5.00	Subtotal				459,358.04	
ES Sitework		6.00	Bonds & Insurance				6,890.37	
ES Sitework		7.00	SUBTOTAL					466,248.42

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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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EARLY CHILDHOOD CENTER

A	SUBSTRUCTURE	0.00	System Subtotal	30,000.00	GSF	4.80		143,947.22
				705.00	Perim			
ECC			Lower Level Assemblies					
ECC		1.00	Concrete spread footing foundations	65.28	CY	350.00	22,847.22	
ECC		2.00	Foundation drainage	805.00	LF	20.00	16,100.00	
ECC		3.00	Concrete slabs on grade	15,000.00	SF	7.00	105,000.00	
B	SHELL		System Subtotal	30,000.00		58.69		1,760,653.50
ECC			Supported Floor Structure					
ECC		1.00	Supported floor frame & columns	75.00	Tons	2,700.00	202,500.00	
ECC		2.00	Metal deck assembly	17,250.00	SF	2.50	43,125.00	
ECC		3.00	Slab on deck	15,000.00	SF	4.00	60,000.00	
ECC		4.00	Fireproofing	15,000.00	SF	0.25	3,750.00	
ECC			Roof Structure					
ECC		1.00	Roof: Horizontal steel framing & columns	45.00	Tons	2,700.00	121,500.00	
ECC		2.00	Roof: Metal deck incl lapping & wastage	17,250.00	SF	2.25	38,812.50	
ECC		5.00	Fireproofing	30,000.00	GSF	0.25	7,500.00	
ECC			Miscellaneous Metals					
ECC		1.00	Stairs				Ref Stairs & Railings, below	
ECC		2.00	Miscellaneous fabrications	30,000.00	SF	2.00	60,000.00	
ECC		3.00	Expansion jts assemblies & covers	30,000.00	SF	0.19	5,586.00	
ECC			Exterior Enclosure Assemblies					
ECC		1.00	Exterior Wall System #1	16,920.00	Wall SF	30.00	507,600.00	
ECC		2.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	
ECC		3.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
ECC		4.00	Modifications at Connection to Ex Bldg	0.00	EA	0.00	0.00	
ECC			Exterior Fenestration Assemblies					
ECC		1.00	Fenestration System	5,640.00	SF	40.00	225,600.00	

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		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
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Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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Exterior Door Assemblies

1.00	Exterior storefront door assemblies, double	2.00	Pair	3,000.00	6,000.00
2.00	Exterior storefront door assemblies, single	0.00	Leaf	1,000.00	0.00
3.00	Exterior metal door assemblies, double	1.00	Pair	1,500.00	1,500.00
4.00	Exterior metal door assemblies, single	2.00	Leafs	1,000.00	2,000.00
5.00	Interior OH Doors [large]	0.00	EA	0.00	0.00
6.00	Interior OH Doors [small]	0.00	EA	0.00	0.00

Roofing Assemblies

1.00	Membrane, insul., flashing, accessories	30,000.00	SF	15.00	450,000.00
2.00	Blocking	30,000.00	GSF	0.27	7,980.00
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	490.00	LF	30.00	14,700.00
5.00	Exterior soffits	100.00	SF	25.00	2,500.00

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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
C	INTERIORS		System Subtotal	30,000.00	GSF	23.28		698,400.00
ECC			Partition Assemblies					
ECC		1.00	Interior partitions	29,700.00	WallSF	6.00	178,200.00	
ECC		2.00	GWB + mtl furring, int face ext walls		Excluded			
ECC		3.00	Interior glass	3,300.00	WallSF	35.00	115,500.00	
ECC			Door, Frame & Hardware Assemblies					
ECC		1.00	Door assm, single	24.00	EA	1,400.00	33,600.00	
ECC		2.00	Door assm, dbl	5.00	EA	2,450.00	12,250.00	
ECC			Finish Assemblies					
ECC		1.00	Flooring	30,000.00	SF	3.67	110,000.00	
ECC		2.00	Ceilings	30,000.00	SF	4.00	120,000.00	
ECC		3.00	GWB bulkheads	1.00	LS	24,000.00	24,000.00	
ECC		4.00	Paint, interior & exterior	30,000.00	SF	1.00	30,000.00	
ECC		5.00	Wallcovering allowance	1.00	LS	14,850.00	14,850.00	
ECC			Stairs & Railings Assemblies					
ECC		1.00	Basic stair, landgs, railings, simple finishes	2.00	Flts	15,000.00	30,000.00	
ECC			Miscellaneous Specialties					
ECC		1.00	Toil acc., entr mats & frames, signage,					
ECC		2.00	fire ext., jan acc., etc.	30,000.00	GSF	1.00	30,000.00	

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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
D	SERVICES		System Subtotal	30,000.00	SF	77.83		2,335,000.00
ECC			Conveying Systems					
ECC		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	2.00	Stops	30,000.00	60,000.00	
ECC			HVAC					
ECC		2.00	"Base Case" System: Average of 3 system types WSHP, FCU & VRF stipulated by 2RW	30,000.00	GSF	35.00	1,050,000.00	
ECC			Plumbing					
ECC		3.00	Fixtures, water, san sewer, roof drainage	30,000.00	GSF	12.00	360,000.00	
ECC			Fire Protection					
ECC		4.00	Fire protection, excl fire pump	30,000.00	GSF	3.00	90,000.00	
ECC		5.00	Fire pump	1.00	LS	25,000.00	25,000.00	
ECC			Electrical Systems					
ECC		6.00	Electrical power, fixtures, wiring, special	30,000.00	GSF	25.00	750,000.00	
ECC		7.00	Special Division 17 systems					RI included above, excludes FF&E

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E	EQ & FURNISHINGS		System Subtotal	30,000.00	SF	6.00		180,000.00
ECC			Special					
ECC		1.00	Folding walls	0.00	WSF	0.00	0.00	
ECC		2.00	Casework, millwork, etc.	30,000.00	GSF	6.00	180,000.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					5,118,000.72
ECC		1.00	Field Overhead Incl Phasing Premium				511,800.07	
ECC		2.00	Subtotal				5,629,800.79	
ECC		3.00	Main Office Overhead & Profit				562,980.08	
ECC		4.00	Subtotal				6,192,780.87	
ECC		5.00	Bonds & Insurance				92,891.71	
ECC		6.00	SUBTOTAL	30,000.00	GSF			6,285,672.59

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EARLY CHILDHOOD CENTER SITEWORK

ECC Sitework	EROSION CONTROLS	1.00	Erosion, sedimentary contrls, disturbed area	30,000.00	GSF	1.41	42,300.00	42,300.00
ECC Sitework								
ECC Sitework								
ECC Sitework	SITE DEMO, CLEARING and EARTHWORK	1.00	Remove wall at Loading Dock	70.00	LF	50.00	3,500.00	206,200.00
ECC Sitework		2.00	Demo playground	2,000.00	SF	1.00	2,000.00	
ECC Sitework		3.00	General site demo., clrg., earthwork	30,000.00	GSF	6.69	200,700.00	
ECC Sitework								
ECC Sitework	SITE CONCRETE	1.00	SW: 500LF; Entry Plaza: 3,500SF	6,000.00	SF	4.50	27,000.00	55,500.00
ECC Sitework		2.00	Retaining wall allowance	30,000.00	GSF	0.95	28,500.00	
ECC Sitework								
ECC Sitework	ONSITE PAVEMENT	1.00	New parking & drive	2,222.22	SY	40.00	88,888.89	103,888.89
ECC Sitework		2.00	New playground	1,500.00	SF	10.00	15,000.00	
ECC Sitework								
ECC Sitework	LANDSCAPING	1.00	Plant materials	1.00	LS	40,000.00	40,000.00	61,333.33
ECC Sitework		2.00	Seed, sod	1.00	LS	10,000.00	10,000.00	
ECC Sitework		3.00	Repair play fields	57,000.00	SF	0.11	6,333.33	
ECC Sitework		4.00	New soft ball field	1.00	EA	5,000.00	5,000.00	
ECC Sitework								
ECC Sitework	PRIMARY UTILITIES	1.00	W, SS, SWM. Note: Pwr, gas, cable TV brought to meter by utility co.	30,000.00	GSF	9.90	297,000.00	297,000.00
ECC Sitework								
ECC Sitework								
ECC Sitework	MISCELLANEOUS	1.00	Fencing/signage/bollards/waste recept, etc.	30,000.00	GSF	1.10	33,000.00	33,000.00
ECC Sitework		2.00	Offsite		Excluded			
ECC Sitework								
ECC Sitework		1.00	Subtotal					799,222.22
ECC Sitework		2.00	Field Overhead Incl Phasing Premium				79,922.22	
ECC Sitework		3.00	Subtotal				879,144.44	
ECC Sitework		4.00	Main Office Overhead & Profit				87,914.44	
ECC Sitework		5.00	Subtotal				967,058.89	
ECC Sitework		6.00	Bonds & Insurance				14,505.88	
ECC Sitework		7.00	SUBTOTAL				32.72	981,564.77



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 10, 2011

Prepared for:

SHW Group

Arlington Public Schools *Oakridge Elementary School* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gsh		
Project:	Oakridge Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submission:	Nov. 10, 2011	Job no: 11094		
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Oakridge Elementary School

Two Story Addition	21,600.00	Gross Square Feet
Renovation	1,500.00	Gross Square Feet
Total	23,100.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Two Story Addition to Existing Building	<i>Carried forward</i>	<i>Cost per SF</i> 229.75	\$4,962,659
HARD COSTS				
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	139.94	\$209,912
HARD COSTS				
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$972,275
HARD COSTS				
HARD COSTS	Subtotal			\$6,144,846
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$6,144,846
HARD COSTS	Design Contingency	15.00%		\$921,727
HARD COSTS	Subtotal			\$7,066,573
HARD COSTS	Construction Contingency	5.00%		\$353,329
HARD COSTS				
HARD COSTS	Total Hard Construction Costs Base Bid		<i>Cost per SF</i> <u>\$321.21</u>	<u>\$7,419,902</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$1,669,478
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		<i>Cost per SF</i> <u>\$393.48</u>	<u>\$9,089,380</u>

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated

Escalation 4.00% Per year

<u>2012</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS</u>	<u>\$9,452,955</u>
<u>2013</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS</u>	<u>\$9,831,073</u>
<u>2014</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS</u>	<u>\$10,224,316</u>
<u>2015</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS</u>	<u>\$10,633,289</u>
<u>2016</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS</u>	<u>\$11,058,620</u>

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs/ah		
Project:	Oakridge Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	SHW Group	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 10, 2011	Job no: 11094		
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF 46.44	\$1,003,119 current dollars
Alternate System - Geothermal System	<i>Carried forward</i>	58.73	\$1,268,516 current dollars

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs/ah
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

TWO STORY BUILDING ADDITION				21,600 GSF	<u>Cost per SF</u>	<u>\$229.75</u>	4,962,659
SUBTOTAL		SUBTOTAL					4,962,659
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					4,962,659
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL					4,962,659
					<u>Cost per SF</u>	<u>\$229.75</u>	

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
TWO STORY ADDITION	00.00		BUILDING ADDITION				
TWO STORY ADDITION							
TWO STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.00	EA	3,800.00	7,600.00
TWO STORY ADDITION			Misc. prep/patch	1.00	LS	2,500.00	2,500.00
TWO STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	5,000.00	5,000.00
TWO STORY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
TWO STORY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
TWO STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
TWO STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
TWO STORY ADDITION							
TWO STORY ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
TWO STORY ADDITION			Foundations	10,800.00	GSF	7.87	84,996.00
TWO STORY ADDITION							
TWO STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
TWO STORY ADDITION			SOG	10,800.00	GSF	8.30	89,640.00
TWO STORY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
TWO STORY ADDITION							
TWO STORY ADDITION	03.00	SUPERSTRUCTURE	2nd floor framing & deck	10,800.00	GSF	13.25	143,100.00
TWO STORY ADDITION			SOMD for 2nd floor	10,800.00	GSF	4.00	43,200.00
TWO STORY ADDITION			Roof framing & deck	10,800.00	GSF	10.30	111,240.00
TWO STORY ADDITION			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
TWO STORY ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
TWO STORY ADDITION			Stairways	1.00	EA	12,500.00	12,500.00
TWO STORY ADDITION			Misc metals	21,600.00	GSF	2.20	47,520.00
TWO STORY ADDITION			Misc Wood Blocking	21,600.00	GSF	1.05	22,680.00
TWO STORY ADDITION							
TWO STORY ADDITION	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	11,600.00	SF	9.50	110,200.00
TWO STORY ADDITION			Brick veneer at lt. gage wall framing	5,800.00	SF	18.50	107,300.00
TWO STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	2,900.00	SF	16.00	46,400.00
TWO STORY ADDITION			Metal panels wall covering at lt. gage wall framing	2,900.00	SF	22.00	63,800.00
TWO STORY ADDITION			Exterior wall vapor barrier	11,600.00	SF	3.75	43,500.00
TWO STORY ADDITION			Windows	21,600.00	GSF	7.20	155,520.00
TWO STORY ADDITION			Storefront entrances	21,600.00	GSF	1.25	27,000.00
TWO STORY ADDITION			Doors, frames, hardware, sidelites	21,600.00	GSF	0.60	12,960.00
TWO STORY ADDITION			Building perimeter drains in gravel bed	500.00	LF	10.50	5,250.00
TWO STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	21,600.00	GSF	1.45	31,320.00
TWO STORY ADDITION							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
TWO STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	10,800.00	GSF	6.30	68,040.00
TWO STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
TWO STORY ADDITION			Masonry at tie-in walls	1,950.00	SF	19.00	37,050.00
TWO STORY ADDITION			Masonry hoistway walls	1,140.00	SF	22.50	25,650.00
TWO STORY ADDITION			Masonry partitions	21,600.00	GSF	4.10	88,560.00
TWO STORY ADDITION			Mtl stud & GWB partitions, hi-impact	21,600.00	GSF	7.30	157,680.00
TWO STORY ADDITION			Elev Cab finish allowance	1.00	LS	500.00	500.00
TWO STORY ADDITION			GWB ceilings/bulkheads	21,600.00	GSF	0.15	3,240.00
TWO STORY ADDITION			Misc. batt insulation	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			Sound transmission control insulation	21,600.00	GSF	0.19	4,104.00
TWO STORY ADDITION			Interior glass at interior partition allowance	21,600.00	GSF	1.50	32,400.00
TWO STORY ADDITION			Interior doors, single, incl jambs, trim & hardware	21,600.00	GSF	5.75	124,200.00
TWO STORY ADDITION			Acoustic ceiling, avg	21,600.00	GSF	2.25	48,600.00
TWO STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	4,320.00	GSF	1.10	4,752.00
TWO STORY ADDITION			Premium wall finish: main corridors & conf. rm	21,600.00	GSF	0.24	5,184.00
TWO STORY ADDITION			CT floor, base, walls in restrooms	21,600.00	GSF	0.75	16,200.00
TWO STORY ADDITION			VCT flooring/ vinly base	21,600.00	GSF	2.16	46,656.00
TWO STORY ADDITION			Carpet	21,600.00	GSF	1.11	23,976.00
TWO STORY ADDITION			Painting	21,600.00	GSF	1.80	38,880.00
TWO STORY ADDITION			Misc cut and patching	21,600.00	GSF	0.30	6,480.00
TWO STORY ADDITION	07.00	SPECIAL EQUIPMENT	Window treatment	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			General casework	21,600.00	GSF	7.25	156,600.00
TWO STORY ADDITION			General millwork	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			Visual display MB & TB	21,600.00	GSF	1.00	21,600.00
TWO STORY ADDITION			Smart boards	16.00	EA	6,500.00	104,000.00
TWO STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	21,600.00	GSF	1.50	32,400.00
TWO STORY ADDITION			Student desks and work stations			Refer to FF&E	
TWO STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
TWO STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
TWO STORY ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	21,600.00	GSF	16.50	356,400.00
TWO STORY ADDITION		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	21,600.00	GSF	5.50	118,800.00
TWO STORY ADDITION			Ductwork	21,600.00	GSF	6.75	145,800.00
TWO STORY ADDITION			Air Outlets	21,600.00	GSF	0.59	12,744.00
TWO STORY ADDITION			Ductwork Accessories	21,600.00	GSF	0.72	15,552.00
TWO STORY ADDITION			Insulation	21,600.00	GSF	2.15	46,440.00
TWO STORY ADDITION			Temperature Controls	21,600.00	GSF	4.10	88,560.00
TWO STORY ADDITION			Air & Water Balance	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			Coordination Drawings	21,600.00	GSF	0.22	4,752.00
TWO STORY ADDITION			Systems Operation & Testing	21,600.00	GSF	0.25	5,400.00
TWO STORY ADDITION							

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TWO STORY ADDITION	9.20	PLUMBING	Water Closet	18.00	EA	464.50	8,361.00
TWO STORY ADDITION			Urinal	2.00	EA	385.22	770.44
TWO STORY ADDITION			Automatic Flush Valve	20.00	EA	163.20	3,264.00
TWO STORY ADDITION			Lavatory, countertop mounted	18.00	EA	313.85	5,649.30
TWO STORY ADDITION			Classroom Sink	16.00	EA	485.10	7,761.60
TWO STORY ADDITION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
TWO STORY ADDITION			Janitor Sink	2.00	EA	733.54	1,467.08
TWO STORY ADDITION			Floor Drain	6.00	EA	168.60	1,011.60
TWO STORY ADDITION			Roof Drain	16.00	EA	384.50	6,152.00
TWO STORY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
TWO STORY ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
TWO STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
TWO STORY ADDITION			Sewer Ejector Pump	0.00	EA	12,500.00	0.00
TWO STORY ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
TWO STORY ADDITION			Domestic Water Piping	21,600.00	GSF	2.69	58,104.00
TWO STORY ADDITION			DWV Piping	21,600.00	GSF	1.76	38,016.00
TWO STORY ADDITION			Storm Piping	21,600.00	GSF	1.48	31,968.00
TWO STORY ADDITION			Plumbing Insulation	21,600.00	GSF	0.81	17,496.00
TWO STORY ADDITION			Coordination Drawings	21,600.00	GSF	0.22	4,752.00
TWO STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
TWO STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	21,600.00	GSF	2.85	61,560.00
TWO STORY ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
TWO STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	21,600.00	GSF	0.15	3,240.00
TWO STORY ADDITION			Panelboards	21,600.00	GSF	0.65	14,040.00
TWO STORY ADDITION			Bus Duct & Transformers	21,600.00	GSF	0.40	8,640.00
TWO STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
TWO STORY ADDITION			Light Fixtures - based on T8 fixtures	21,600.00	GSF	4.85	104,760.00
TWO STORY ADDITION			Light Switches	21,600.00	GSF	0.26	5,616.00
TWO STORY ADDITION			Power Outlets	21,600.00	GSF	0.95	20,520.00
TWO STORY ADDITION			Safety Cabinets & Disconnects	21,600.00	GSF	0.50	10,800.00
TWO STORY ADDITION			Power Feeders	21,600.00	GSF	2.50	54,000.00
TWO STORY ADDITION			Power Home Runs	21,600.00	GSF	2.20	47,520.00
TWO STORY ADDITION			Power Branches	21,600.00	GSF	0.85	18,360.00
TWO STORY ADDITION			Lighting Home Runs	21,600.00	GSF	1.15	24,840.00
TWO STORY ADDITION			Lighting Branches	21,600.00	GSF	1.05	22,680.00
TWO STORY ADDITION			Grounding/Lightning Protection	21,600.00	GSF	0.25	5,400.00
TWO STORY ADDITION			Clock System	21,600.00	GSF	0.45	9,720.00
TWO STORY ADDITION			Phone/Data System	21,600.00	GSF	2.90	62,640.00
TWO STORY ADDITION			Security System	21,600.00	GSF	0.94	20,304.00
TWO STORY ADDITION			P.A. & A.V. Systems	21,600.00	GSF	0.55	11,880.00
TWO STORY ADDITION			TV System	21,600.00	GSF	0.29	6,264.00
TWO STORY ADDITION			Fire Alarm	21,600.00	GSF	1.88	40,608.00
TWO STORY ADDITION			Coordination Drawings	21,600.00	GSF	0.22	4,752.00
TWO STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
TWO STORY ADDITION	11.00	MARK-UPS	Subtotal				3,978,402.46
TWO STORY ADDITION			General Conditions	12.00%			477,408.30
TWO STORY ADDITION			Subtotal				4,455,810.76
TWO STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			445,581.08
TWO STORY ADDITION			Subtotal				4,901,391.83
TWO STORY ADDITION			Bonds & insurance	1.25%			61,267.40
TWO STORY ADDITION			Subtotal	21,600.00	GSF	\$229.75	4,962,659.23

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION						<i>Cost per SF</i> 1,500 GSF	209,912
						<u>\$139.94</u>	
SUBTOTAL			SUBTOTAL				209,912
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				209,912
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				209,912
						<i>Cost per SF</i> <u>\$139.94</u>	

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BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	1,500.00	GSF	0.37	555.00
BUILDING RENOVATION			General architectural demo	1,500.00	GSF	3.15	4,725.00
BUILDING RENOVATION			Misc. demolition/prep/patch	1,500.00	GSF	1.05	1,575.00
BUILDING RENOVATION			Prem add for restroom demo	1,100.00	GSF	4.90	5,390.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	500.00	SF	12.00	6,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	1,500.00	GSF	0.60	900.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	27.78	CY	30.00	833.33
BUILDING RENOVATION			LEED Disposal Fee / Recycling	13.89	TNS	37.00	513.89
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	1,500.00	GSF	0.11	165.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	1,500.00	GSF	0.35	525.00
BUILDING RENOVATION			Misc metals	1,500.00	GSF	0.62	930.00
BUILDING RENOVATION			Misc Wood Blocking	1,500.00	GSF	0.06	90.00
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	1,500.00	GSF	0.30	450.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs/ah
Project:	Oakridge Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 10, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	1,500.00	GSF	0.33	495.00
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	1,500.00	GSF	0.65	975.00
BUILDING RENOVATION			Interior finishes	1,500.00	GSF	9.70	14,550.00
BUILDING RENOVATION			Prem add for restroom finishes	1,100.00	GSF	12.40	13,640.00
BUILDING RENOVATION			Thermal insulation	1,500.00	GSF	0.45	675.00
BUILDING RENOVATION			Sound transmission control insulation	1,500.00	GSF	0.19	285.00
BUILDING RENOVATION			Interior glazing	1,500.00	GSF	2.72	4,080.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	1,500.00	GSF	3.74	5,610.00
BUILDING RENOVATION			Misc cut and patching	1,500.00	GSF	0.30	450.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	1,500.00	GSF	2.22	3,330.00
BUILDING RENOVATION			Div 11 misc equipment	1,500.00	GSF	0.50	750.00
BUILDING RENOVATION			Div 12 furnishings	1,500.00	GSF	2.85	4,275.00
BUILDING RENOVATION			Smart boards			None included	
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gsh
Project:	Oakridge Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 10, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	09.00	MECHANICAL HVAC	Equipment	1,500.00	GSF	12.20	18,300.00
BUILDING RENOVATION			Piping & Valves - renovation	1,500.00	GSF	4.20	6,300.00
BUILDING RENOVATION			Ductwork	1,500.00	GSF	5.85	8,775.00
BUILDING RENOVATION			Air Outlets	1,500.00	GSF	0.59	885.00
BUILDING RENOVATION			Ductwork Accessories	1,500.00	GSF	0.72	1,080.00
BUILDING RENOVATION			Insulation	1,500.00	GSF	1.95	2,925.00
BUILDING RENOVATION			Temperature Controls	1,500.00	GSF	4.10	6,150.00
BUILDING RENOVATION			Air & Water Balance	1,500.00	GSF	0.45	675.00
BUILDING RENOVATION			Systems Operation & Testing	1,500.00	GSF	0.25	375.00
BUILDING RENOVATION			HVAC Demolition	1,500.00	GSF	0.97	1,455.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	2.00	EA	464.50	929.00
BUILDING RENOVATION			Urinal	0.00	EA	385.22	0.00
BUILDING RENOVATION			Automatic Flush Valve	2.00	EA	163.20	326.40
BUILDING RENOVATION			Lavatory, countertop mounted	2.00	EA	313.85	627.70
BUILDING RENOVATION			Electric Water Cooler	0.00	EA	1,163.50	0.00
BUILDING RENOVATION			Janitor Sink	2.00	EA	733.54	1,467.08
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
BUILDING RENOVATION			Floor Drain	2.00	EA	168.60	337.20
BUILDING RENOVATION			Domestic Water Piping	1,500.00	GSF	2.69	4,035.00
BUILDING RENOVATION			DWV Piping	1,500.00	GSF	1.76	2,640.00
BUILDING RENOVATION			Storm Piping	1,500.00	GSF	1.48	2,220.00
BUILDING RENOVATION			Plumbing Insulation	1,500.00	GSF	0.81	1,215.00
BUILDING RENOVATION			Plumbing Demolition	1,500.00	GSF	0.95	1,425.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	1,500.00	GSF	2.85	4,275.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION			Switchboards			Existing to Remain	
BUILDING RENOVATION	10.00	ELECTRICAL	Panelboards			Existing to Remain	
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain	
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain	
BUILDING RENOVATION			Light Fixtures	1,500.00	GSF	4.85	7,275.00
BUILDING RENOVATION			Light Switches	1,500.00	GSF	0.26	390.00
BUILDING RENOVATION			Power Outlets	1,500.00	GSF	0.95	1,425.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	1,500.00	GSF	0.72	1,080.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	1,500.00	GSF	2.20	3,300.00
BUILDING RENOVATION			Power Branches	1,500.00	GSF	0.85	1,275.00
BUILDING RENOVATION			Lighting Home Runs	1,500.00	GSF	1.15	1,725.00
BUILDING RENOVATION			Lighting Branches	1,500.00	GSF	1.05	1,575.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	1,500.00	GSF	0.45	675.00
BUILDING RENOVATION			Phone/Data System	1,500.00	GSF	2.90	4,350.00
BUILDING RENOVATION			Security System	1,500.00	GSF	0.94	1,410.00
BUILDING RENOVATION			P.A. & A.V. Systems	1,500.00	GSF	0.55	825.00
BUILDING RENOVATION			TV System	1,500.00	GSF	0.29	435.00
BUILDING RENOVATION			Fire Alarm	1,500.00	GSF	1.88	2,820.00
BUILDING RENOVATION			Demolition	1,500.00	GSF	0.94	1,410.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				168,279.60
BUILDING RENOVATION			General Conditions	12.00%			20,193.55
BUILDING RENOVATION			Subtotal				188,473.15
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			18,847.32
BUILDING RENOVATION			Subtotal				207,320.47
BUILDING RENOVATION			Bonds & insurance	1.25%			2,591.51
BUILDING RENOVATION			Subtotal	1,500.00	GSF	\$139.94	209,911.98

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Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 10, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITework							972,275
SUBTOTAL			SUBTOTAL				972,275
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				972,275
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				972,275

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/g/ah
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	3,000.00	3,000.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	1.31	AC	10,000.00	13,085.40
SITWORK			Remove trees	5.00	EA	175.00	875.00
SITWORK			Remove curb and gutter	360.00	LF	6.00	2,160.00
SITWORK			Remove sidewalks 4" thick	2,700.00	SF	1.50	4,050.00
SITWORK			Remove concrete pads 8" thick	625.00	SF	4.35	2,718.75
SITWORK			Remove asphalt paving	400.00	SY	6.85	2,740.00
SITWORK			Demo asphalt paving at VDOT ROW			Excluded	
SITWORK			Remove portions of existing SWM piping			Excluded	
SITWORK			Remove existing utilities			Excluded	
SITWORK			Remove gas meter			Existing to Remain	
SITWORK			Remove gas line			Existing to Remain	
SITWORK			Remove existing fence	185.00	LF	5.00	925.00
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove asphalt paving for new water line	555.56	SY	10.00	5,555.56
SITWORK			Disposal of site elements	1,098.13	CY	25.00	27,453.24
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	5,000.00	5,000.00
SITWORK			Tree protection allowance	1.00	LS	1,750.00	1,750.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	5.00	EA	350.00	1,750.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	462.96	CY	2.80	1,296.30
SITWORK			Re-spread topsoil	462.96	CY	3.60	1,666.67
SITWORK			Mass Excavation of site area, cut to fill	1,443.33	CY	8.00	11,546.67
SITWORK			Export surplus	1,443.33	CY	24.00	34,640.00
SITWORK			Rough grading for building and site	77,000.00	SF	0.55	42,350.00
SITWORK			Finish grading bldg pads and pavements	3,333.33	SY	1.00	3,333.33
SITWORK			Finish grading for play fields	4,444.44	SY	1.35	6,000.00
SITWORK			Ext backfill	60.00	CY	30.00	1,800.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK			8" water main	420.00	LF	61.00	25,620.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees			AWSS Fees are Excluded	
SITWORK			Temp road patch	277.78	SY	20.00	5,555.56
SITWORK			Spoil removal	31.11	CY	25.00	777.78
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	450.00	LF	37.00	16,650.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Temp road patch	277.78	SY	20.00	5,555.56
SITWORK			Spoil removal	33.33	CY	25.00	833.33
SITWORK							

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SITWORK	12.35	STORM WATER MGT	Underground detention	9,000.00	CF	7.00	63,000.00
SITWORK			12" RCP	400.00	LF	36.00	14,400.00
SITWORK			Storm structures	4.00	EA	2,500.00	10,000.00
SITWORK			BMP impact allowance	1.00	LS	70,000.00	70,000.00
SITWORK			Roof drain piping	100.00	LF	25.00	2,500.00
SITWORK			Mods & conn to existing	1.00	LS	5,000.00	5,000.00
SITWORK			Spoil removal	411.11	CY	25.00	10,277.78
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	1,822.22	SY	35.00	63,777.78
SITWORK			Asphalt Pavement onsite utility patching	516.67	SY	50.00	25,833.33
SITWORK			Asphalt Pavement ROW patching	400.00	SY	80.00	32,000.00
SITWORK			Misc. patching at existing paving, incl striping	120.00	SY	50.00	6,000.00
SITWORK			Lot signage/symbols	1.00	LS	1,500.00	1,500.00
SITWORK			Striping	1.00	LS	3,000.00	3,000.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	7,250.00	SF	5.50	39,875.00
SITWORK			8" cooling tower/genset pad & footings	625.00	SF	18.00	11,250.00
SITWORK			Bollards		EA	675.00	0.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	1,755.00	LF	14.30	25,096.50
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,500.00	SY	3.50	5,250.00
SITWORK			General seeding	1,000.00	SY	0.85	850.00
SITWORK			Play area seeding	1,500.00	SY	1.30	1,950.00
SITWORK			Play area mulch	95.83	CY	43.75	4,192.71
SITWORK			Landscape allowance	1.00	LS	50,000.00	50,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Relocate storage bldg	1.00	EA	600.00	600.00
SITWORK			Relocate playground equipment	1.00	LS	3,500.00	3,500.00
SITWORK			Fence	60.00	LF	25.00	1,500.00
SITWORK			Chiller enclosure walls & gates	1,920.00	SF	40.00	76,800.00
SITWORK			Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				779,441.23
SITWORK			General Conditions	12.00%			93,532.95
SITWORK			Subtotal				872,974.18
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			87,297.42
SITWORK			Subtotal				960,271.59
SITWORK			Bonds & insurance	1.25%			12,003.39
SITWORK			Subtotal				972,274.99

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HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	21,600.00	GSF	16.50	356,400.00
ADDITION HVAC BASE		Note: Average cost between 4-pipe system, water	Piping & Valves	21,600.00	GSF	5.50	118,800.00
ADDITION HVAC BASE		source heat pump systems, and variable refrigerant	Ductwork	21,600.00	GSF	6.75	145,800.00
ADDITION HVAC BASE		flow system.	Air Outlets	21,600.00	GSF	0.59	12,744.00
ADDITION HVAC BASE			Ductwork Accessories	21,600.00	GSF	0.72	15,552.00
ADDITION HVAC BASE			Insulation	21,600.00	GSF	2.15	46,440.00
ADDITION HVAC BASE			Temperature Controls	21,600.00	GSF	4.10	88,560.00
ADDITION HVAC BASE			Air & Water Balance	21,600.00	GSF	0.45	9,720.00
ADDITION HVAC BASE			Coordination Drawings	21,600.00	GSF	0.22	4,752.00
ADDITION HVAC BASE			Systems Operation & Testing	21,600.00	GSF	0.25	5,400.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				804,168.00
ADDITION HVAC BASE			General Conditions	12.00%			96,500.16
ADDITION HVAC BASE			Subtotal				900,668.16
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			90,066.82
ADDITION HVAC BASE			Subtotal				990,734.98
ADDITION HVAC BASE			Bonds & insurance	1.25%			12,384.19
ADDITION HVAC BASE			Subtotal	21,600.00	GSF	\$46.44	1,003,119.16

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	21,600.00	GSF	13.75	297,000.00
ADDITION HVAC ALT			Piping & Valves	21,600.00	GSF	4.20	90,720.00
ADDITION HVAC ALT			Geothermal Bore, 24 bores at 600' depth	14,400.00	LF	22.50	324,000.00
ADDITION HVAC ALT			Ductwork	21,600.00	GSF	5.85	126,360.00
ADDITION HVAC ALT			Air Outlets	21,600.00	GSF	0.59	12,744.00
ADDITION HVAC ALT			Ductwork Accessories	21,600.00	GSF	0.72	15,552.00
ADDITION HVAC ALT			Insulation	21,600.00	GSF	1.95	42,120.00
ADDITION HVAC ALT			Temperature Controls	21,600.00	GSF	4.10	88,560.00
ADDITION HVAC ALT			Air & Water Balance	21,600.00	GSF	0.45	9,720.00
ADDITION HVAC ALT			Coordination Drawings	21,600.00	GSF	0.22	4,752.00
ADDITION HVAC ALT			Systems Operation & Testing	21,600.00	GSF	0.25	5,400.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,016,928.00
ADDITION HVAC ALT			General Conditions	12.00%			122,031.36
ADDITION HVAC ALT			Subtotal				1,138,959.36
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			113,895.94
ADDITION HVAC ALT			Subtotal				1,252,855.30
ADDITION HVAC ALT			Bonds & insurance	1.25%			15,660.69
ADDITION HVAC ALT			Subtotal	21,600.00	GSF	\$58.73	1,268,515.99



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Bowie-Gridley Architects

Arlington Public Schools *Taylor Elementary School* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Gritley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Taylor Elementary School

Two Story Additions	23,600.00	<i>Gross Square Feet</i>
One Story Additions	10,200.00	<i>Gross Square Feet</i>
Renovation	10,000.00	<i>Gross Square Feet</i>
Total	43,800.00	<i>Gross Square Feet</i>

CONSTRUCTION COSTS

			<i>Cost per SF</i>	
HARD COSTS	Two Story & Multi-Purpose Area Additions to Existing Building	<i>Carried forward</i>	232.74	\$5,492,595
HARD COSTS				
HARD COSTS	One Story Addition to Existing Building	<i>Carried forward</i>	242.94	\$2,478,001
HARD COSTS				
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	176.57	\$1,765,713
HARD COSTS				
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$1,058,426
HARD COSTS				
HARD COSTS	Subtotal			\$10,794,735
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$10,794,735
HARD COSTS	Design Contingency	15.00%		\$1,619,210
HARD COSTS	Subtotal			\$12,413,945
HARD COSTS	Construction Contingency	5.00%		\$620,697
HARD COSTS			<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid		\$297.59	\$13,034,642
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$2,932,795
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		<i>Cost per SF</i> \$364.55	\$15,967,437

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

	<i>Hard Construction Costs and Soft Construction Costs are escalated</i>	<i>Escalation</i>	<i>4.00%</i>	<i>Per year</i>
<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS			\$16,606,134
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS			\$17,270,380
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS			\$17,961,195
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS			\$18,679,643
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS			\$19,426,828

Notes:
Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Extension of Existing System	<i>Carried forward</i>	Cost per SF	38.90	\$1,314,765
				current dollars

Alternate System - Stand Alone System	<i>Carried forward</i>	Cost per SF	46.44	\$1,569,696
				current dollars

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

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Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11096
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

TWO STORY BUILDING ADDITION		23,600 GSF	<i>Cost per SF</i>	<u>\$232.74</u>	5,492,595
SUBTOTAL	SUBTOTAL				5,492,595
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL	SUBTOTAL				5,492,595
DESIGN CONTINGENCY	REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL	RENOVATION TOTAL				5,492,595
			<i>Cost per SF</i>	<u>\$232.74</u>	

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	00.00		BUILDING ADDITION				
TWO STORY ADDITION							
TWO STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	5.00	EA	3,800.00	19,000.00
TWO STORY ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
TWO STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	7,500.00	7,500.00
TWO STORY ADDITION			Segregated debris disposal off site	90.00	CY	30.00	2,700.00
TWO STORY ADDITION			LEED Disposal Fee / Recycling	45.00	TNS	37.00	1,665.00
TWO STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
TWO STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
TWO STORY ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
TWO STORY ADDITION			Foundations	10,770.00	GSF	6.27	67,527.90
TWO STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
TWO STORY ADDITION			SOG	10,770.00	GSF	8.30	89,391.00
TWO STORY ADDITION			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
TWO STORY ADDITION	03.00	SUPERSTRUCTURE	2nd floor framing & deck	10,770.00	SF	11.35	122,239.50
TWO STORY ADDITION			SOMD for 2nd floor	10,770.00	SF	4.00	43,080.00
TWO STORY ADDITION			Roof framing & deck	10,770.00	SF	8.45	91,006.50
TWO STORY ADDITION			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
TWO STORY ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
TWO STORY ADDITION			Stairways	2.00	EA	12,500.00	25,000.00
TWO STORY ADDITION			Misc metals	23,600.00	GSF	2.20	51,920.00
TWO STORY ADDITION			Misc Wood Blocking	23,600.00	GSF	1.05	24,780.00
TWO STORY ADDITION							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
TWO STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	15,080.00	SF	44.00	663,520.00
TWO STORY ADDITION			Windows	23,600.00	GSF	3.60	84,960.00
TWO STORY ADDITION			Storefront entrances	23,600.00	GSF	1.25	29,500.00
TWO STORY ADDITION			Doors, frames, hardware, sidelites	23,600.00	GSF	0.60	14,160.00
TWO STORY ADDITION			Building perimeter drains in gravel bed	750.00	LF	10.50	7,875.00
TWO STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	23,600.00	GSF	1.45	34,220.00
TWO STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	10,770.00	GSF	6.30	67,851.00
TWO STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	1,000.00	SF	25.00	25,000.00
TWO STORY ADDITION			Masonry at tie-in walls	3,750.00	SF	19.00	71,250.00
TWO STORY ADDITION			Masonry hoistway walls	1,140.00	SF	22.50	25,650.00
TWO STORY ADDITION			Masonry partitions	23,600.00	GSF	4.10	96,760.00
TWO STORY ADDITION			Mtl stud & GWB partitions, hi-impact	23,600.00	GSF	7.30	172,280.00
TWO STORY ADDITION			Elev Cab finish allowance	1.00	LS	500.00	500.00
TWO STORY ADDITION			GWB ceilings/bulkheads	23,600.00	GSF	0.15	3,540.00
TWO STORY ADDITION			Misc. batt insulation	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			Sound transmission control insulation	23,600.00	GSF	0.19	4,484.00
TWO STORY ADDITION			Interior glass at interior partition allowance	23,600.00	SF	1.50	35,400.00
TWO STORY ADDITION			Interior doors, single, incl jambs, trim & hardware	23,600.00	GSF	5.75	135,700.00
TWO STORY ADDITION			Acoustic ceiling, avg	23,600.00	GSF	2.25	53,100.00
TWO STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	4,720.00	GSF	1.10	5,192.00
TWO STORY ADDITION			Premium wall finish: main corridors & conf. rm	23,600.00	GSF	0.24	5,664.00
TWO STORY ADDITION			CT floor, base, walls in restrooms	23,600.00	GSF	0.75	17,700.00
TWO STORY ADDITION			VCT flooring/ vinly base	23,600.00	GSF	2.16	50,976.00
TWO STORY ADDITION			Carpet	23,600.00	GSF	1.11	26,196.00
TWO STORY ADDITION			Painting	23,600.00	GSF	1.80	42,480.00
TWO STORY ADDITION			Misc cut and patching	23,600.00	GSF	0.30	7,080.00

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TWO STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	23,600.00	GSF	0.82	19,352.00
TWO STORY ADDITION			Window treatment	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			General casework	23,600.00	GSF	7.25	171,100.00
TWO STORY ADDITION			General millwork	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			Visual display MB & TB	23,600.00	GSF	1.00	23,600.00
TWO STORY ADDITION			Smart boards	10.00	EA	6,500.00	65,000.00
TWO STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	23,600.00	GSF	1.50	35,400.00
TWO STORY ADDITION			Student desks and work stations			Refer to FF&E	
TWO STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
TWO STORY ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	2.00	STOPS	45,000.00	90,000.00
TWO STORY ADDITION			Stairwells and railings	2.00	EA	12,500.00	25,000.00
TWO STORY ADDITION							

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TWO STORY ADDITION	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	23,600.00	GSF	12.75	300,900.00
TWO STORY ADDITION		Note: System will be an extension of the existing	Piping & Valves	23,600.00	GSF	4.20	99,120.00
TWO STORY ADDITION		geothermal/water source heat pump system. There	Ductwork	23,600.00	GSF	5.85	138,060.00
TWO STORY ADDITION		will be no replacement of existing equipment.	Air Outlets	23,600.00	GSF	0.59	13,924.00
TWO STORY ADDITION			Ductwork Accessories	23,600.00	GSF	0.72	16,992.00
TWO STORY ADDITION			Insulation	23,600.00	GSF	1.95	46,020.00
TWO STORY ADDITION			Temperature Controls	23,600.00	GSF	4.10	96,760.00
TWO STORY ADDITION			Air & Water Balance	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			Coordination Drawings	23,600.00	GSF	0.22	5,192.00
TWO STORY ADDITION			Systems Operation & Testing	23,600.00	GSF	0.25	5,900.00
TWO STORY ADDITION			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00
TWO STORY ADDITION	9.20	PLUMBING	Water Closet	16.00	EA	464.50	7,432.00
TWO STORY ADDITION			Urinal	1.00	EA	385.22	385.22
TWO STORY ADDITION			Automatic Flush Valve	17.00	EA	163.20	2,774.40
TWO STORY ADDITION			Lavatory, countertop mounted	16.00	EA	313.85	5,021.60
TWO STORY ADDITION			Classroom Sink	12.00	EA	485.10	5,821.20
TWO STORY ADDITION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
TWO STORY ADDITION			Janitor Sink	2.00	EA	733.54	1,467.08
TWO STORY ADDITION			Floor Drain	2.00	EA	168.60	337.20
TWO STORY ADDITION			Roof Drain	18.00	EA	384.50	6,921.00
TWO STORY ADDITION			Wall Hydrant	2.00	EA	252.94	505.88
TWO STORY ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
TWO STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
TWO STORY ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
TWO STORY ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
TWO STORY ADDITION			Domestic Water Piping	23,600.00	GSF	2.69	63,484.00
TWO STORY ADDITION			DWV Piping	23,600.00	GSF	1.76	41,536.00
TWO STORY ADDITION			Storm Piping	23,600.00	GSF	1.48	34,928.00
TWO STORY ADDITION			Plumbing Insulation	23,600.00	GSF	0.81	19,116.00
TWO STORY ADDITION			Coordination Drawings	23,600.00	GSF	0.22	5,192.00
TWO STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
TWO STORY ADDITION							

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TWO STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	23,600.00	GSF	2.85	67,260.00
TWO STORY ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
TWO STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	23,600.00	GSF	0.15	3,540.00
TWO STORY ADDITION			Panelboards	23,600.00	GSF	0.65	15,340.00
TWO STORY ADDITION			Bus Duct & Transformers	23,600.00	GSF	0.40	9,440.00
TWO STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
TWO STORY ADDITION			Light Fixtures - based on T8 fixtures	23,600.00	GSF	4.85	114,460.00
TWO STORY ADDITION			Light Switches	23,600.00	GSF	0.26	6,136.00
TWO STORY ADDITION			Power Outlets	23,600.00	GSF	0.95	22,420.00
TWO STORY ADDITION			Safety Cabinets & Disconnects	23,600.00	GSF	0.50	11,800.00
TWO STORY ADDITION			Power Feeders	23,600.00	GSF	2.50	59,000.00
TWO STORY ADDITION			Power Home Runs	23,600.00	GSF	2.20	51,920.00
TWO STORY ADDITION			Power Branches	23,600.00	GSF	0.85	20,060.00
TWO STORY ADDITION			Lighting Home Runs	23,600.00	GSF	1.15	27,140.00
TWO STORY ADDITION			Lighting Branches	23,600.00	GSF	1.05	24,780.00
TWO STORY ADDITION			Grounding/Lightning Protection	23,600.00	GSF	0.25	5,900.00
TWO STORY ADDITION			Clock System	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			Phone/Data System	23,600.00	GSF	2.90	68,440.00
TWO STORY ADDITION			Security System	23,600.00	GSF	0.94	22,184.00
TWO STORY ADDITION			P.A. & A.V. Systems	23,600.00	GSF	0.55	12,980.00
TWO STORY ADDITION			TV System	23,600.00	GSF	0.29	6,844.00
TWO STORY ADDITION			Fire Alarm	23,600.00	GSF	1.88	44,368.00
TWO STORY ADDITION			Coordination Drawings	23,600.00	GSF	0.22	5,192.00
TWO STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
TWO STORY ADDITION	11.00	MARK-UPS	Subtotal				4,403,234.98
TWO STORY ADDITION			General Conditions	12.00%			528,388.20
TWO STORY ADDITION			Subtotal				4,931,623.18
TWO STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			493,162.32
TWO STORY ADDITION			Subtotal				5,424,785.50
TWO STORY ADDITION			Bonds & insurance	1.25%			67,809.82
TWO STORY ADDITION			Subtotal	23,600.00	GSF	\$232.74	5,492,595.31

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

ONE STORY BUILDING ADDITION				10,200 GSF	<u>Cost per SF</u> <u>\$242.94</u>	2,478,001
SUBTOTAL	SUBTOTAL					2,478,001
ESCALATION TO BID	REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL	SUBTOTAL					2,478,001
DESIGN CONTINGENCY	REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL	RENOVATION TOTAL				<u>Cost per SF</u> <u>\$242.94</u>	2,478,001

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Gritley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	00.00		BUILDING ADDITION				
ONE STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
ONE STORY ADDITION			Misc. prep/patch	1.00	LS	1,500.00	1,500.00
ONE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	2,500.00	2,500.00
ONE STORY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
ONE STORY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
ONE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
ONE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
ONE STORY ADDITION	01.00	FOUNDATIONS	Foundations	10,200.00	GSF	6.27	63,954.00
ONE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
ONE STORY ADDITION			SOG	10,200.00	GSF	8.30	84,660.00
ONE STORY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
ONE STORY ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck	10,200.00	SF	8.45	86,190.00
ONE STORY ADDITION			Misc metals	10,200.00	GSF	2.20	22,440.00
ONE STORY ADDITION			Misc Wood Blocking	10,200.00	GSF	1.05	10,710.00
ONE STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	7,575.00	SF	44.00	333,300.00
ONE STORY ADDITION			Windows	10,200.00	GSF	3.60	36,720.00
ONE STORY ADDITION			Storefront entrances	10,200.00	GSF	1.25	12,750.00
ONE STORY ADDITION			Doors, frames, hardware, sidelites	10,200.00	GSF	0.60	6,120.00
ONE STORY ADDITION			Building perimeter drains in gravel bed	600.00	LF	10.50	6,300.00
ONE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	10,200.00	GSF	1.45	14,790.00
ONE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	10,200.00	GSF	6.30	64,260.00
ONE STORY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
ONE STORY ADDITION			Masonry at tie-in walls	975.00	SF	19.00	18,525.00
ONE STORY ADDITION			Masonry partitions	10,200.00	GSF	4.10	41,820.00
ONE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	10,200.00	GSF	7.30	74,460.00
ONE STORY ADDITION			GWB ceilings/bulkheads	10,200.00	GSF	0.15	1,530.00
ONE STORY ADDITION			Misc. batt insulation	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			Sound transmission control insulation	10,200.00	GSF	0.19	1,938.00
ONE STORY ADDITION			Interior glass at interior partition allowance	10,200.00	SF	1.50	15,300.00
ONE STORY ADDITION			Interior doors, single, incl jamba, trim & hardware	10,200.00	GSF	5.75	58,650.00
ONE STORY ADDITION			Acoustic ceiling, avg	10,200.00	GSF	2.25	22,950.00
ONE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	2,040.00	GSF	1.10	2,244.00
ONE STORY ADDITION			Premium wall finish: main corridors & conf. rm	10,200.00	GSF	0.24	2,448.00
ONE STORY ADDITION			CT floor, base, walls in restrooms	10,200.00	GSF	0.75	7,650.00
ONE STORY ADDITION			VCT flooring/ vinly base	10,200.00	GSF	2.16	22,032.00
ONE STORY ADDITION			Carpet	10,200.00	GSF	1.11	11,322.00
ONE STORY ADDITION			Painting	10,200.00	GSF	1.80	18,360.00
ONE STORY ADDITION			Misc cut and patching	10,200.00	GSF	0.30	3,060.00
ONE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	10,200.00	GSF	0.82	8,364.00
ONE STORY ADDITION			Window treatment	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			General casework	10,200.00	GSF	7.25	73,950.00
ONE STORY ADDITION			General millwork	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			Visual display MB & TB	10,200.00	GSF	1.00	10,200.00
ONE STORY ADDITION			Smart boards	6.00	EA	6,500.00	39,000.00
ONE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	10,200.00	GSF	1.50	15,300.00
ONE STORY ADDITION			Student desks and work stations			Refer to FF&E	
ONE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
ONE STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
ONE STORY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	10,200.00	GSF	12.75	130,050.00
ONE STORY ADDITION		Note: System will be an extension of the existing	Piping & Valves	10,200.00	GSF	4.20	42,840.00
ONE STORY ADDITION		geothermal/water source heat pump system. There	Ductwork	10,200.00	GSF	5.85	59,670.00
ONE STORY ADDITION		will be no replacement of existing equipment.	Air Outlets	10,200.00	GSF	0.59	6,018.00
ONE STORY ADDITION			Ductwork Accessories	10,200.00	GSF	0.72	7,344.00
ONE STORY ADDITION			Insulation	10,200.00	GSF	1.95	19,890.00
ONE STORY ADDITION			Temperature Controls	10,200.00	GSF	4.10	41,820.00
ONE STORY ADDITION			Air & Water Balance	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			Coordination Drawings	10,200.00	GSF	0.22	2,244.00
ONE STORY ADDITION			Systems Operation & Testing	10,200.00	GSF	0.25	2,550.00
ONE STORY ADDITION			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00
ONE STORY ADDITION			Relocate/Modify Existing Geothermal Bore	1.00	LS	75,000.00	75,000.00
ONE STORY ADDITION	9.20	PLUMBING	Water Closet	6.00	EA	464.50	2,787.00
ONE STORY ADDITION			Urinal	0.00	EA	385.22	0.00
ONE STORY ADDITION			Automatic Flush Valve	6.00	EA	163.20	979.20
ONE STORY ADDITION			Lavatory, countertop mounted	6.00	EA	313.85	1,883.10
ONE STORY ADDITION			Classroom Sink	6.00	EA	485.10	2,910.60
ONE STORY ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
ONE STORY ADDITION			Janitor Sink	1.00	EA	733.54	733.54
ONE STORY ADDITION			Floor Drain	1.00	EA	168.60	168.60
ONE STORY ADDITION			Roof Drain	8.00	EA	384.50	3,076.00
ONE STORY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
ONE STORY ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
ONE STORY ADDITION			Domestic Water Piping	10,200.00	GSF	2.69	27,438.00
ONE STORY ADDITION			DWV Piping	10,200.00	GSF	1.76	17,952.00
ONE STORY ADDITION			Storm Piping	10,200.00	GSF	1.48	15,096.00
ONE STORY ADDITION			Plumbing Insulation	10,200.00	GSF	0.81	8,262.00
ONE STORY ADDITION			Coordination Drawings	10,200.00	GSF	0.22	2,244.00
ONE STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
ONE STORY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Gritley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	10,200.00	GSF	2.85	29,070.00
ONE STORY ADDITION			Fire Pump				See Two Story Addition
ONE STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	10,200.00	GSF	0.15	1,530.00
ONE STORY ADDITION			Panelboards	10,200.00	GSF	0.65	6,630.00
ONE STORY ADDITION			Bus Duct & Transformers	10,200.00	GSF	0.40	4,080.00
ONE STORY ADDITION			Generator/ATS - for addition & fire pump				See Two Story Addition
ONE STORY ADDITION			Light Fixtures - based on T8 fixtures	10,200.00	GSF	4.85	49,470.00
ONE STORY ADDITION			Light Switches	10,200.00	GSF	0.26	2,652.00
ONE STORY ADDITION			Power Outlets	10,200.00	GSF	0.95	9,690.00
ONE STORY ADDITION			Safety Cabinets & Disconnects	10,200.00	GSF	0.50	5,100.00
ONE STORY ADDITION			Power Feeders	10,200.00	GSF	2.50	25,500.00
ONE STORY ADDITION			Power Home Runs	10,200.00	GSF	2.20	22,440.00
ONE STORY ADDITION			Power Branches	10,200.00	GSF	0.85	8,670.00
ONE STORY ADDITION			Lighting Home Runs	10,200.00	GSF	1.15	11,730.00
ONE STORY ADDITION			Lighting Branches	10,200.00	GSF	1.05	10,710.00
ONE STORY ADDITION			Grounding/Lightning Protection	10,200.00	GSF	0.25	2,550.00
ONE STORY ADDITION			Clock System	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			Phone/Data System	10,200.00	GSF	2.90	29,580.00
ONE STORY ADDITION			Security System	10,200.00	GSF	0.94	9,588.00
ONE STORY ADDITION			P.A. & A.V. Systems	10,200.00	GSF	0.55	5,610.00
ONE STORY ADDITION			TV System	10,200.00	GSF	0.29	2,958.00
ONE STORY ADDITION			Fire Alarm	10,200.00	GSF	1.88	19,176.00
ONE STORY ADDITION			Coordination Drawings	10,200.00	GSF	0.22	2,244.00
ONE STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
ONE STORY ADDITION	11.00	MARK-UPS	Subtotal				1,986,532.48
ONE STORY ADDITION			General Conditions	12.00%			238,383.90
ONE STORY ADDITION			Subtotal				2,224,916.38
ONE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			222,491.64
ONE STORY ADDITION			Subtotal				2,447,408.02
ONE STORY ADDITION			Bonds & insurance	1.25%			30,592.60
ONE STORY ADDITION			Subtotal	10,200.00	GSF	\$242.94	2,478,000.62

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gc
Project:	Taylor Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Bowie/Gritley Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				10,000 GSF		<u>Cost per SF</u> \$176.57	1,765,713
SUBTOTAL			SUBTOTAL				1,765,713
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,765,713
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,765,713
						<u>Cost per SF</u> \$176.57	

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Gritley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	10,000.00	GSF	0.37	3,700.00
BUILDING RENOVATION			General architectural demo	10,000.00	GSF	3.15	31,500.00
BUILDING RENOVATION			Misc. demolition/prep/patch	10,000.00	GSF	1.05	10,500.00
BUILDING RENOVATION			Prem add for restroom/kitchen demo	3,020.00	GSF	4.90	14,798.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	10,000.00	GSF	0.60	6,000.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	185.19	CY	30.00	5,555.56
BUILDING RENOVATION			LEED Disposal Fee / Recycling	92.59	TNS	37.00	3,425.93
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	10,000.00	GSF	0.11	1,100.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	10,000.00	GSF	0.35	3,500.00
BUILDING RENOVATION			Misc metals	10,000.00	GSF	0.62	6,200.00
BUILDING RENOVATION			Misc Wood Blocking	10,000.00	GSF	0.06	600.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	10,000.00	GSF	0.30	3,000.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	10,000.00	GSF	0.33	3,300.00

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	<i>Bowie/Gritley Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	10,000.00	GSF	0.65	6,500.00
BUILDING RENOVATION			Interior finishes	10,000.00	GSF	9.70	97,000.00
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	3,020.00	GSF	12.40	37,448.00
BUILDING RENOVATION			Thermal insulation	10,000.00	GSF	0.45	4,500.00
BUILDING RENOVATION			Sound transmission control insulation	10,000.00	GSF	0.19	1,900.00
BUILDING RENOVATION			Interior glazing	10,000.00	GSF	2.72	27,200.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	10,000.00	GSF	3.74	37,400.00
BUILDING RENOVATION			Misc cut and patching	10,000.00	GSF	0.30	3,000.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	10,000.00	GSF	2.22	22,200.00
BUILDING RENOVATION			Div 11 misc equipment	10,000.00	GSF	0.50	5,000.00
BUILDING RENOVATION			Div 11 kitchen equip add	2,000.00	GSF	175.00	350,000.00
BUILDING RENOVATION			Div 12 furnishings	10,000.00	GSF	2.85	28,500.00
BUILDING RENOVATION			Smart boards	8.00	EA	6,500.00	52,000.00
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC	HVAC Equipment	10,000.00	GSF	12.20	122,000.00
BUILDING RENOVATION			Piping & Valves	10,000.00	GSF	4.20	42,000.00
BUILDING RENOVATION			Ductwork	10,000.00	GSF	5.85	58,500.00
BUILDING RENOVATION			Air Outlets	10,000.00	GSF	0.59	5,900.00
BUILDING RENOVATION			Ductwork Accessories	10,000.00	GSF	0.72	7,200.00
BUILDING RENOVATION			Insulation	10,000.00	GSF	1.95	19,500.00
BUILDING RENOVATION			Temperature Controls	10,000.00	GSF	4.10	41,000.00
BUILDING RENOVATION			Air & Water Balance	10,000.00	GSF	0.45	4,500.00
BUILDING RENOVATION			Systems Operation & Testing	10,000.00	GSF	0.25	2,500.00
BUILDING RENOVATION			HVAC Demolition	10,000.00	GSF	0.97	9,700.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	4.00	EA	464.50	1,858.00
BUILDING RENOVATION			Urinal	2.00	EA	385.22	770.44
BUILDING RENOVATION			Automatic Flush Valve	6.00	EA	163.20	979.20
BUILDING RENOVATION			Lavatory, countertop mounted	6.00	EA	313.85	1,883.10
BUILDING RENOVATION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
BUILDING RENOVATION			Janitor Sink	1.00	EA	733.54	733.54
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
BUILDING RENOVATION			Floor Drain	4.00	EA	168.60	674.40
BUILDING RENOVATION			Domestic Water Piping	10,000.00	GSF	2.69	26,900.00
BUILDING RENOVATION			DWV Piping	10,000.00	GSF	1.76	17,600.00
BUILDING RENOVATION			Storm Piping	10,000.00	GSF	1.48	14,800.00
BUILDING RENOVATION			Plumbing Insulation	10,000.00	GSF	0.81	8,100.00
BUILDING RENOVATION			Plumbing Demolition	10,000.00	GSF	0.95	9,500.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	10,000.00	GSF	2.80	28,000.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards			Existing to Remain	
BUILDING RENOVATION			Panelboards			Existing to Remain	
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain	
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain	
BUILDING RENOVATION			Light Fixtures	10,000.00	GSF	4.85	48,500.00
BUILDING RENOVATION			Light Switches	10,000.00	GSF	0.26	2,600.00
BUILDING RENOVATION			Power Outlets	10,000.00	GSF	0.95	9,500.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	10,000.00	GSF	0.72	7,200.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	10,000.00	GSF	2.20	22,000.00
BUILDING RENOVATION			Power Branches	10,000.00	GSF	0.85	8,500.00
BUILDING RENOVATION			Lighting Home Runs	10,000.00	GSF	1.15	11,500.00
BUILDING RENOVATION			Lighting Branches	10,000.00	GSF	1.05	10,500.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	10,000.00	GSF	0.45	4,500.00
BUILDING RENOVATION			Phone/Data System	10,000.00	GSF	2.90	29,000.00
BUILDING RENOVATION			Security System	10,000.00	GSF	0.94	9,400.00
BUILDING RENOVATION			P.A. & A.V. Systems	10,000.00	GSF	0.55	5,500.00
BUILDING RENOVATION			TV System	10,000.00	GSF	0.29	2,900.00
BUILDING RENOVATION			Fire Alarm	10,000.00	GSF	1.88	18,800.00
BUILDING RENOVATION			Demolition	10,000.00	GSF	0.94	9,400.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				1,415,514.66
BUILDING RENOVATION			General Conditions	12.00%			169,861.76
BUILDING RENOVATION			Subtotal				1,585,376.42
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			158,537.64
BUILDING RENOVATION			Subtotal				1,743,914.06
BUILDING RENOVATION			Bonds & insurance	1.25%			21,798.93
BUILDING RENOVATION			Subtotal	10,000.00	GSF	\$176.57	1,765,712.99

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
Project:	Taylor Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Bowie/Gridley Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							1,058,426
SUBTOTAL			SUBTOTAL				1,058,426
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,058,426
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,058,426

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Gritley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	2,500.00	2,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	3.31	AC	10,000.00	33,083.33
SITWORK			Remove trees	5.00	EA	175.00	875.00
SITWORK			Remove curb and gutter	450.00	LF	6.00	2,700.00
SITWORK			Remove sidewalks 4" thick	1,500.00	SF	1.50	2,250.00
SITWORK			Remove concrete pads 8" thick	1,000.00	SF	4.35	4,350.00
SITWORK			Remove asphalt paving	566.67	SY	6.85	3,881.67
SITWORK			Demo asphalt paving at VDOT ROW			Excluded	
SITWORK			Remove portions of existing SWM piping			Excluded	
SITWORK			Remove existing utilities			Excluded	
SITWORK			Remove gas meter			Existing to Remain	
SITWORK			Remove gas line			Existing to Remain	
SITWORK			Remove existing fence			Excluded	
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
SITWORK			Disposal of site elements	2,046.47	CY	25.00	51,161.69
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	9,500.00	9,500.00
SITWORK			Tree protection allowance	1.00	LS	2,625.00	2,625.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	1,157.41	CY	2.80	3,240.74
SITWORK			Re-spread topsoil	1,157.41	CY	3.60	4,166.67
SITWORK			Mass Excavation of site area, cut to fill	1,242.22	CY	8.00	9,937.78
SITWORK			Export surplus	1,242.22	CY	24.00	29,813.33
SITWORK			Rough grading for building and site	144,000.00	SF	0.55	79,200.00
SITWORK			Finish grading bldg pads and pavements	6,666.67	SY	1.00	6,666.67
SITWORK			Finish grading for play fields	9,333.33	SY	1.35	12,600.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" water main - allowance to modify	155.00	LF	61.00	9,455.00
SITWORK			Meter/tap fees			AWSS Fees are Excluded	
SITWORK			Spoil removal	11.48	CY	25.00	287.04
SITWORK							
SITWORK	12.30	SANITARY SEWER	Allowance to modify	1.00	LS	9,500.00	9,500.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
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SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	350,000.00	350,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	700.00	LF	15.00	10,500.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	1,666.67	SY	35.00	58,333.33
SITWORK			Asphalt Pavement ROW patching	30.00	SY	80.00	2,400.00
SITWORK			Misc. patching at existing paving, incl striping	120.00	SY	50.00	6,000.00
SITWORK			Lot signage/symbols	1.00	LS	1,250.00	1,250.00
SITWORK			Striping	1.00	LS	1,500.00	1,500.00
SITWORK		SITE CONCRETE	4" sidewalks/pads	2,000.00	SF	5.50	11,000.00
SITWORK			8" pavements at truck aprons	1,000.00	SF	12.00	12,000.00
SITWORK			8" utility pads/dumpster pavements	400.00	SF	12.00	4,800.00
SITWORK			Bollards	8.00	EA	675.00	5,400.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	900.00	LF	14.30	12,870.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	500.00	SY	3.50	1,750.00
SITWORK			General seeding	2,500.00	SY	0.85	2,125.00
SITWORK			Play area seeding	9,333.33	SY	1.30	12,133.33
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	15,000.00	15,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Backstop	1.00	EA	7,500.00	7,500.00
SITWORK			Allowance	1.00	LS	15,000.00	15,000.00
SITWORK	11.00	MARK-UPS	Subtotal				848,505.58
SITWORK			General Conditions	12.00%			101,820.67
SITWORK			Subtotal				950,326.25
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			95,032.63
SITWORK			Subtotal				1,045,358.88
SITWORK			Bonds & insurance	1.25%			13,066.99
SITWORK			Subtotal				1,058,425.86

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
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HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	33,800.00	GSF	12.75	430,950.00
ADDITION HVAC BASE		Note: System will be an extension of the existing	Piping & Valves	33,800.00	GSF	4.20	141,960.00
ADDITION HVAC BASE		geothermal/water source heat pump system. There	Ductwork	33,800.00	GSF	5.85	197,730.00
ADDITION HVAC BASE		will be no replacement of existing equipment.	Air Outlets	33,800.00	GSF	0.59	19,942.00
ADDITION HVAC BASE			Ductwork Accessories	33,800.00	GSF	0.72	24,336.00
ADDITION HVAC BASE			Insulation	33,800.00	GSF	1.95	65,910.00
ADDITION HVAC BASE			Temperature Controls	33,800.00	GSF	4.10	138,580.00
ADDITION HVAC BASE			Air & Water Balance	33,800.00	GSF	0.45	15,210.00
ADDITION HVAC BASE			Coordination Drawings	33,800.00	GSF	0.22	7,436.00
ADDITION HVAC BASE			Systems Operation & Testing	33,800.00	GSF	0.25	8,450.00
ADDITION HVAC BASE			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				1,054,004.00
ADDITION HVAC BASE			General Conditions	12.00%			126,480.48
ADDITION HVAC BASE			Subtotal				1,180,484.48
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			118,048.45
ADDITION HVAC BASE			Subtotal				1,298,532.93
ADDITION HVAC BASE			Bonds & insurance	1.25%			16,231.66
ADDITION HVAC BASE			Subtotal	33,800.00	GSF	\$38.90	1,314,764.59

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	33,800.00	GSF	16.50	557,700.00
ADDITION HVAC ALT		Note: Average cost between 4-pipe system, water	Piping & Valves	33,800.00	GSF	5.50	185,900.00
ADDITION HVAC ALT		source heat pump systems, and variable refrigerant	Ductwork	33,800.00	GSF	6.75	228,150.00
ADDITION HVAC ALT		flow system.	Air Outlets	33,800.00	GSF	0.59	19,942.00
ADDITION HVAC ALT			Ductwork Accessories	33,800.00	GSF	0.72	24,336.00
ADDITION HVAC ALT			Insulation	33,800.00	GSF	2.15	72,670.00
ADDITION HVAC ALT			Temperature Controls	33,800.00	GSF	4.10	138,580.00
ADDITION HVAC ALT			Air & Water Balance	33,800.00	GSF	0.45	15,210.00
ADDITION HVAC ALT			Coordination Drawings	33,800.00	GSF	0.22	7,436.00
ADDITION HVAC ALT			Systems Operation & Testing	33,800.00	GSF	0.25	8,450.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,258,374.00
ADDITION HVAC ALT			General Conditions	12.00%			151,004.88
ADDITION HVAC ALT			Subtotal				1,409,378.88
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			140,937.89
ADDITION HVAC ALT			Subtotal				1,550,316.77
ADDITION HVAC ALT			Bonds & insurance	1.25%			19,378.96
ADDITION HVAC ALT			Subtotal	33,800.00	GSF	\$46.44	1,569,695.73



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: March 7, 2014

Prepared for:

Bowie Gridley Architects

bowie | gridley | architects

Arlington Public Schools
Gunston Middle School
Arlington, Virginia





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **8% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included as indicated on the summary page.**
- All cost data is based on **Open shop wage and burden rates.**



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect* Owner Mgt Expenses

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.

COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact Fred Scott – Principal or Christopher M. Taylor – Vice President regarding this project should you have any questions or concerns.

DRAFT FOR REVIEW & COMMENT

Report: Progress Cost Estimate
Project: Gunston Middle School
Location: Arlington Public Schools
Documents Dated: March 4, 2014
Note: Labor rates are based on open shop contractors.

Prepared by: Downey & Scott, LLC
6799 Kennedy Road, Suite F
Warrenton, Virginia 20187
Ph 540.347.5001 Fax 540.347.5021
www.downeyscott.com

Status: Concept Design
Client: Bowie Gridley
Submissn: March 7, 2014
Run Date: See footer
Revised:
PM: ct
Checked by: fs/sm
Job no: 14023

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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Arlington Public Schools - Gunston Middle School

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Gunston Middle School

carried forward

\$16,465,744

DRAFT FOR REVIEW & COMMENT

Report:	Progress Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct		
Project:	Gunston Middle School	6799 Kennedy Road, Suite F	Client:	Bowie Gridley	Checked by: fs/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 7, 2014	Job no: 14023		
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

ADDITION CONSTRUCTION COST SUMMARY

Arlington Public Schools - Gunston Middle School

Additions	28,240.00	Gross Square Feet
Renovation	13,960.00	Gross Square Feet
Total	42,200.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Additions to Existing Building		<i>Carried forward</i>	<i>Cost per SF</i> 254.39	\$7,183,844
HARD COSTS					
HARD COSTS	Renovations to Existing Building		<i>Carried forward</i>	162.17	\$2,263,903
HARD COSTS					
HARD COSTS	Sitework		<i>Carried forward</i>	N/A	\$575,316
HARD COSTS					
HARD COSTS	Subtotal				\$10,023,063
HARD COSTS	Escalation to construction mid point	Bid January 2016, Midpoint October 2016	7.98%		\$799,339
HARD COSTS	Subtotal				\$10,822,403
HARD COSTS	Design Contingency		15.00%		\$1,623,360
HARD COSTS	Subtotal				\$12,445,763
HARD COSTS	Construction Contingency		8.00%		\$995,661
HARD COSTS				<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid			<u>\$318.52</u>	<u>\$13,441,424</u>
SOFT COSTS	Project Soft Cost - CM Fees, A/E Fees, F.F.&E., Owner Staffing, Owner Costs		22.50%		\$3,024,320
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost			<i>Cost per SF</i> <u>\$390.18</u>	<u>\$16,465,744</u>

DRAFT FOR REVIEW & COMMENT

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Location: Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn: March 7, 2014	Job no: 14023
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Addition	00.00		BUILDING ADDITIONS				
Addition	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	LS	32,500.00	32,500.00
Addition			Misc. prep/patch	1.00	LS	12,500.00	12,500.00
Addition			Misc R&R for MEP tie-ins	1.00	LS	9,500.00	9,500.00
Addition			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
Addition	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	0.00	SF	135.00	0.00
Addition			Foundations	28,240.00	GSF	5.90	166,616.00
Addition	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	3,500.00	SF	12.00	42,000.00
Addition			SOG	20,980.00	GSF	8.75	183,575.00
Addition			Exterior stoops & slabs	600.00	SF	8.25	4,950.00
Addition	03.00	SUPERSTRUCTURE	2nd/3rd floor framing & deck	7,260.00	SF	11.85	86,031.00
Addition			SOMD for 2nd & 3rd floor	7,260.00	SF	5.00	36,300.00
Addition			Roof framing & deck	20,980.00	SF	8.75	183,575.00
Addition			Elev hoist bm & hoistway roof deck	0.00	SF	4.50	0.00
Addition			Elev hoistway SOMD	0.00	SF	8.75	0.00
Addition			Stairways	1.00	EA	31,250.00	31,250.00
Addition			Misc metals	28,240.00	GSF	1.55	43,772.00
Addition			Misc Wood Blocking	28,240.00	GSF	0.40	11,296.00
Addition	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	20,768.00	SF	52.00	1,079,936.00
Addition			Foundation wall waterproofing	4,543.00	SF	6.50	29,529.50
Addition			Exterior wall vapor barrier	20,768.00	SF	3.75	77,880.00
Addition			Windows	7,891.84	SF	45.00	355,132.80
Addition			Storefront entrances	28,240.00	GSF	1.05	29,652.00
Addition			Doors, frames, hardware, sidelites	28,240.00	GSF	0.45	12,708.00
Addition			Building perimeter drains in gravel bed	1,298.00	LF	10.50	13,629.00
Addition			Canopy	600.00	SF	35.00	21,000.00
Addition			Misc. w.p./caulk/fire sealants/etc. Div. 7	28,240.00	GSF	0.74	20,897.60
Addition	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet	20,980.00	GSF	10.02	210,219.60

DRAFT FOR REVIEW & COMMENT

Report:	Progress Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Gunston Middle School	6799 Kennedy Road, Suite F	Client:	Bowie Gridley	Checked by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 7, 2014	Job no: 14023
Documents Dated:	March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
Note: Labor rates are based on open shop contractors.		www.downeyscott.com	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Addition							
Addition	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	2,750.00	SF	25.00	68,750.00
Addition			Masonry at tie-in walls	9,000.00	SF	19.00	171,000.00
Addition			Masonry hoistway walls	0.00	SF	22.50	0.00
Addition			Masonry partitions	28,240.00	GSF	4.72	133,292.80
Addition			Mtl stud & GWB partitions, hi-impact	28,240.00	GSF	5.60	158,144.00
Addition			Elev Cab finish allowance	0.00	LS	8,500.00	0.00
Addition			GWB ceilings/bulkheads	28,240.00	GSF	0.15	4,236.00
Addition			Misc. batt insulation	28,240.00	GSF	0.45	12,708.00
Addition			Sound transmission control insulation	28,240.00	GSF	0.19	5,365.60
Addition			Interior glass at interior partition allowance	28,240.00	GSF	0.38	10,731.20
Addition			Interior doors, single, incl jambs, trim & hardware	28,240.00	GSF	4.75	134,140.00
Addition			Acoustic ceiling, avg	28,240.00	GSF	2.25	63,540.00
Addition			Prem. ceilings: main corridors / mtg. rms, prem add	5,648.00	GSF	1.10	6,212.80
Addition			Premium wall finish: main corridors & conf. rm	28,240.00	GSF	0.24	6,777.60
Addition			Prem add for restroom/kitchen finishes	500.00	GSF	12.40	6,200.00
Addition			CT floor, base, walls in restrooms	28,240.00	GSF	0.75	21,180.00
Addition			CT wainscot hallways/restrooms	28,240.00	GSF	0.40	11,296.00
Addition			Soft flooring/ vinly base	28,240.00	GSF	2.85	80,484.00
Addition			Carpet	28,240.00	GSF	1.11	31,346.40
Addition			Painting	28,240.00	GSF	1.50	42,360.00
Addition			Misc cut and patching	28,240.00	GSF	0.30	8,472.00
Addition							
Addition	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	28,240.00	GSF	0.82	23,156.80
Addition			Window treatment	28,240.00	GSF	0.45	12,708.00
Addition			General casework	28,240.00	GSF	4.35	122,844.00
Addition			General millwork	28,240.00	GSF	0.45	12,708.00
Addition			Visual display MB & TB	28,240.00	GSF	1.00	28,240.00
Addition			Smart boards			Refer to FF&E	
Addition			Faculty lounge appliances allowance	1.00	LS	3,500.00	3,500.00
Addition			Misc spec. dr signs/f.e./jan shelving/etc.	28,240.00	GSF	1.50	42,360.00
Addition			Commercial kitchen equipment	0.00	GSF	198.00	0.00
Addition			Student desks and work stations			Refer to FF&E	
Addition			Office furnishings, sofas and chairs			Refer to FF&E	
Addition							
Addition	08.00	CONVEYING	Elevators	0.00	STOPS	45,000.00	0.00
Addition							
Addition	09.00	MECHANICAL HVAC	HVAC Equipment	28,240.00	GSF	17.08	482,339.20
Addition		Note: Average cost between 4-pipe system, water	Piping & Valves	28,240.00	GSF	5.69	160,685.60
Addition		source heat pump systems, and variable refrigerant	Ductwork	28,240.00	GSF	7.43	209,823.20
Addition		flow system.	Air Outlets	28,240.00	GSF	0.59	16,661.60
Addition			Ductwork Accessories	28,240.00	GSF	0.72	20,332.80
Addition			Insulation	28,240.00	GSF	2.15	60,716.00
Addition			Temperature Controls	28,240.00	GSF	4.24	119,737.60
Addition			Air & Water Balance	28,240.00	GSF	0.33	9,319.20
Addition			Coordination Drawings	28,240.00	GSF	0.22	6,212.80
Addition			Systems Operation & Testing	28,240.00	GSF	0.25	7,060.00
Addition			Tie into Existing HVAC System	1.00	LS	8,500.00	8,500.00
Addition							

DRAFT FOR REVIEW & COMMENT

Report: Progress Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept Design	PM: ct
Project: Gunston Middle School	6799 Kennedy Road, Suite F	Client: Bowie Gridley	Checked by: fs/sm
Location: Arlington Public Schools	Warrenton, Virginia 20187	Submissn: March 7, 2014	Job no: 14023
Documents Dated: March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer	
Note: Labor rates are based on open shop contractors.	www.downeyscott.com	Revised:	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Addition	9.20	PLUMBING	Plumbing Fixtures	28,240.00	GSF	2.85	80,484.00
Addition			Domestic Water Piping	28,240.00	GSF	2.69	75,965.60
Addition			DWV Piping	28,240.00	GSF	1.76	49,702.40
Addition			Storm Piping	28,240.00	GSF	1.48	41,795.20
Addition			Plumbing Insulation	28,240.00	GSF	0.81	22,874.40
Addition			Coordination Drawings	28,240.00	GSF	0.22	6,212.80
Addition			Tie into Existing Plumbing Systems	1.00	LS	6,500.00	6,500.00
Addition	9.30	FIRE SPRINKLER	Sprinkler	28,240.00	GSF	3.50	98,840.00
Addition			Fire Pump			See Renovation	
Addition	10.00	ELECTRICAL	Switchboards	28,240.00	GSF	1.05	29,652.00
Addition			Panelboards	28,240.00	GSF	0.80	22,592.00
Addition			Bus Duct & Transformers	28,240.00	GSF	0.40	11,296.00
Addition			Generator/ATS			See Renovation	
Addition			Light Fixtures - based on T8 florescent	28,240.00	GSF	5.01	141,482.40
Addition			Light Switches	28,240.00	GSF	0.55	15,532.00
Addition			Power Outlets	28,240.00	GSF	1.05	29,652.00
Addition			Safety Cabinets & Disconnects	28,240.00	GSF	0.55	15,532.00
Addition			Power Feeders	28,240.00	GSF	2.90	81,896.00
Addition			Power Home Runs	28,240.00	GSF	2.40	67,776.00
Addition			Power Branches	28,240.00	GSF	0.96	27,110.40
Addition			Lighting Home Runs	28,240.00	GSF	1.25	35,300.00
Addition			Lighting Branches	28,240.00	GSF	1.15	32,476.00
Addition			Grounding/Lightning Protection	28,240.00	GSF	0.33	9,319.20
Addition			Clock System	28,240.00	GSF	0.50	14,120.00
Addition			Phone/Data System	28,240.00	GSF	4.10	115,784.00
Addition			Security System	28,240.00	GSF	0.95	26,828.00
Addition			P.A. & A.V. Systems	28,240.00	GSF	1.65	46,596.00
Addition			TV System	28,240.00	GSF	0.55	15,532.00
Addition			Fire Alarm	28,240.00	GSF	2.05	57,892.00
Addition			Coordination Drawings	28,240.00	GSF	0.22	6,212.80
Addition			Tie into Existing Electrical Systems	1.00	LS	9,500.00	9,500.00
Addition	11.00	MARK-UPS	Subtotal				6,213,845.90
Addition			General Conditions	6.50%			403,899.98
Addition			Subtotal				6,617,745.88
Addition			GC OH & Profit	6.95%			459,933.34
Addition			Subtotal				7,077,679.22
Addition			Bonds & insurance	1.50%			106,165.19
Addition			Subtotal	28,240.00	GSF	\$254.39	7,183,844.41

DRAFT FOR REVIEW & COMMENT

Report:	Progress Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Gunston Middle School	<i>6799 Kennedy Road, Suite F</i>	Client:	Bowie Gridley	Checked by: fs/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	March 7, 2014	Job no: 14023
Documents Dated:	March 4, 2014	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
Note: Labor rates are based on open shop contractors.		<i>www.downeyscott.com</i>	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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Renovation	00.00		BUILDING RENOVATIONS				
Renovation	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	13,960.00	GSF	0.37	5,165.20
Renovation			General architectural demo	13,960.00	GSF	2.45	34,202.00
Renovation			Misc. demolition/prep/patch	13,960.00	GSF	1.05	14,658.00
Renovation			Prem add for restroom/kitchen demo	0.00	SF	4.90	0.00
Renovation			Floor cut & patch for plumbing changes	0.00	SF	12.00	0.00
Renovation			Misc. demolition/prep/patch	13,960.00	GSF	0.60	8,376.00
Renovation			Remove exist. plumbing			See Division 15	
Renovation			Remove exist. mechanical			See Division 15	
Renovation			Remove exist. lighting/electrical			See Division 16	
Renovation			Segregated debris disposal off site	517.04	CY	30.00	15,511.11
Renovation			Hazmat abatement, allowance			None included	
Renovation	01.00	FOUNDATIONS	Foundations			Existing to remain	
Renovation	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	13,960.00	GSF	0.25	3,490.00
Renovation	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	13,960.00	GSF	0.12	1,710.10
Renovation			Misc metals	13,960.00	GSF	1.50	20,940.00
Renovation			Misc Wood Blocking	13,960.00	GSF	0.06	837.60
Renovation	04.00	EXTERIOR CLOSURE	Window Replacement	13,960.00	GSF	6.50	90,740.00
Renovation			Door Replacement	13,960.00	GSF	1.25	17,450.00
Renovation			Exterior wall modifications	13,960.00	GSF	0.45	6,282.00
Renovation			Exterior rake trims and fascia modifications			Existing to remain	
Renovation			Excavate perimeter of existing building			None included	
Renovation			Waterproof existing foundation			Existing to remain	
Renovation			Building perimeter drains in gravel bed			Existing to remain	
Renovation	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet including demo	13,960.00	GSF	11.05	154,258.00

DRAFT FOR REVIEW & COMMENT

Report:	Progress Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Gunston Middle School	6799 Kennedy Road, Suite F	Client:	Bowie Gridley	Checked by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submitssn:	March 7, 2014	Job no: 14023
Documents Dated:	March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
Note:	Labor rates are based on open shop contractors.		Revised:		
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Renovation	06.00	INTERIOR CONST	Patch Masonry partitions allowance	13,960.00	GSF	0.65	9,074.00
Renovation			Interior finishes	13,960.00	GSF	10.50	146,580.00
Renovation			Corridor Ceilings	13,960.00	SF	2.25	31,410.00
Renovation			Sprung Gym Floor, including new concrete base	0.00	SF	29.50	0.00
Renovation			Prem add for restroom/kitchen finishes	0.00	GSF	12.40	0.00
Renovation			Thermal insulation	13,960.00	GSF	0.45	6,282.00
Renovation			Sound transmission control insulation	13,960.00	GSF	0.19	2,652.40
Renovation			Interior glazing	13,960.00	GSF	2.72	37,971.20
Renovation			Interior doors, single, incl jambs, trim & hardware	13,960.00	GSF	3.74	52,210.40
Renovation			Misc cut and patching	13,960.00	GSF	0.30	4,188.00
Renovation	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	13,960.00	GSF	0.98	13,680.80
Renovation			Window treatment	13,960.00	GSF	0.55	7,678.00
Renovation			General casework	13,960.00	GSF	5.75	80,270.00
Renovation			General millwork	13,960.00	GSF	0.45	6,282.00
Renovation			Visual display MB & TB	13,960.00	GSF	1.00	13,960.00
Renovation			Smart boards			Refer to FF&E	
Renovation			Misc spec. dr signs/f.e./jan shelving/etc.	13,960.00	GSF	1.50	20,940.00
Renovation			Commercial kitchen equipment	0.00	GSF	198.00	0.00
Renovation			Modular Stage	0.00	SF	105.00	0.00
Renovation			Student desks and work stations			Refer to FF&E	
Renovation			Office furnishings, sofas and chairs			Refer to FF&E	
Renovation	08.00	CONVEYING	Section Not Used				0.00
Renovation	09.00	MECHANICAL HVAC	HVAC Equipment	13,960.00	GSF	17.08	238,436.80
Renovation		Note: Average cost between 4-pipe system, water	Piping & Valves	13,960.00	GSF	5.69	79,432.40
Renovation		source heat pump systems, and variable refrigerant	Ductwork	13,960.00	GSF	7.43	103,722.80
Renovation		flow system.	Air Outlets	13,960.00	GSF	0.59	8,236.40
Renovation			Ductwork Accessories	13,960.00	GSF	0.72	10,051.20
Renovation			Insulation	13,960.00	GSF	2.15	30,014.00
Renovation			Temperature Controls	13,960.00	GSF	4.24	59,190.40
Renovation			Air & Water Balance	13,960.00	GSF	0.33	4,606.80
Renovation			Coordination Drawings	13,960.00	GSF	0.22	3,071.20
Renovation			Systems Operation & Testing	13,960.00	GSF	0.25	3,490.00
Renovation			HVAC Demolition	13,960.00	GSF	0.68	9,492.80
Renovation	9.20	PLUMBING	Plumbing Fixtures	13,960.00	GSF	2.85	39,786.00
Renovation			Domestic Water Piping, modify existing	13,960.00	GSF	2.69	37,552.40
Renovation			DWV Piping, modify existing	13,960.00	GSF	1.76	24,569.60
Renovation			Storm Piping	13,960.00	GSF	1.48	20,660.80
Renovation			Plumbing Insulation, new & patch existing	13,960.00	GSF	0.81	11,307.60
Renovation			Coordination Drawings	13,960.00	GSF	0.22	3,071.20
Renovation			Plumbing Demolition	13,960.00	GSF	0.65	9,074.00
Renovation	9.30	FIRE SPRINKLER	Sprinkler, modify existing system	13,960.00	GSF	3.50	48,860.00
Renovation			Fire Pump			Not Included	

DRAFT FOR REVIEW & COMMENT

Report: Progress Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept Design	PM: ct
Project: Gunston Middle School	6799 Kennedy Road, Suite F	Client: Bowie Gridley	Checked by: fs/sm
Location: Arlington Public Schools	Warrenton, Virginia 20187	Submissn: March 7, 2014	Job no: 14023
Documents Dated: March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer	
Note: Labor rates are based on open shop contractors.	www.downeyscott.com	Revised:	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Renovation							
Renovation	10.00	ELECTRICAL	Switchboards	13,960.00	GSF	1.05	14,658.00
Renovation			Panelboards	13,960.00	GSF	0.80	11,168.00
Renovation			Bus Duct & Transformers	13,960.00	GSF	0.40	5,584.00
Renovation			Generator/ATS			Not Included	
Renovation			Light Fixtures - based on T8 florescent	13,960.00	GSF	5.01	69,939.60
Renovation			Light Switches	13,960.00	GSF	0.55	7,678.00
Renovation			Power Outlets	13,960.00	GSF	1.05	14,658.00
Renovation			Safety Cabinets & Disconnects	13,960.00	GSF	0.55	7,678.00
Renovation			Power Feeders	13,960.00	GSF	2.90	40,484.00
Renovation			Power Home Runs	13,960.00	GSF	2.40	33,504.00
Renovation			Power Branches	13,960.00	GSF	0.96	13,401.60
Renovation			Lighting Home Runs	13,960.00	GSF	1.25	17,450.00
Renovation			Lighting Branches	13,960.00	GSF	1.15	16,054.00
Renovation			Grounding/Lightning Protection	13,960.00	GSF	0.33	4,606.80
Renovation			Clock System	13,960.00	GSF	0.50	6,980.00
Renovation			Phone/Data System	13,960.00	GSF	4.10	57,236.00
Renovation			Security System	13,960.00	GSF	0.95	13,262.00
Renovation			P.A. & A.V. Systems	13,960.00	GSF	1.65	23,034.00
Renovation			TV System	13,960.00	GSF	0.55	7,678.00
Renovation			Fire Alarm	13,960.00	GSF	2.05	28,618.00
Renovation			Coordination Drawings	13,960.00	GSF	0.22	3,071.20
Renovation			Demolition	13,960.00	GSF	0.72	10,051.20
Renovation							
Renovation	11.00	MARK-UPS	Subtotal				1,958,219.61
Renovation			General Conditions		6.50%		127,284.27
Renovation			Subtotal				2,085,503.89
Renovation			GC OH & Profit		6.95%		144,942.52
Renovation			Subtotal				2,230,446.41
Renovation			Bonds & insurance		1.50%		33,456.70
Renovation			Subtotal	13,960.00	GSF	\$162.17	2,263,903.10

DRAFT FOR REVIEW & COMMENT

Report: Progress Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status: Concept Design	PM: ct
Project: Gunston Middle School	<i>6799 Kennedy Road, Suite F</i>	Client: Bowie Gridley	Checked by: fs/sm
Location: Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn: March 7, 2014	Job no: 14023
Documents Dated: March 4, 2014	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date: See footer	
Note: Labor rates are based on open shop contractors.	<i>www.downeyscott.com</i>	Revised:	

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
Sitework			SITWORK				
Sitework							
Sitework							
Sitework	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	3,500.00	3,500.00
Sitework							
Sitework	12.05	SITE DEMO CLR/GRUB	Misc site demo	1.75	AC	12,500.00	21,875.00
Sitework			Remove trees	12.00	EA	250.00	3,000.00
Sitework			Remove curb and gutter	100.00	LF	6.00	600.00
Sitework			Remove sidewalks 4" thick	1,000.00	SF	1.50	1,500.00
Sitework			Remove concrete pads 8" thick	0.00	SF	4.35	0.00
Sitework			Remove asphalt paving	1,388.89	SY	6.85	9,513.89
Sitework			Demo asphalt paving at VDOT ROW			Excluded	
Sitework			Remove portions of existing SWM piping			Excluded	
Sitework			Remove existing utilities			Excluded	
Sitework			Remove gas meter			Existing to Remain	
Sitework			Remove gas line			Existing to Remain	
Sitework			Remove existing fence			Excluded	
Sitework			Remove contaminated soils			Excluded	
Sitework			Remove asphalt paving for new water line	0.00	SY	10.00	0.00
Sitework			Disposal of site elements	1,203.37	CY	25.00	30,084.17
Sitework							
Sitework	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	7,000.00	7,000.00
Sitework			Tree protection allowance	1.00	LS	2,500.00	2,500.00
Sitework			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
Sitework			Inlet protection	8.00	EA	350.00	2,800.00
Sitework							
Sitework	12.20	EARTHWORK	Strip & store topsoil	231.48	CY	2.80	648.15
Sitework			Re-spread topsoil	231.48	CY	3.60	833.33
Sitework			Mass Excavation of site area, cut to fill	0.00	CY	8.00	0.00
Sitework			Export surplus	0.00	CY	24.00	0.00
Sitework			Import	0.00	CY	36.00	0.00
Sitework			Rough grading for building and site	28,240.00	SF	0.55	15,532.00
Sitework			Finish grading bldg. pads and pavements	2,444.44	SY	1.00	2,444.44
Sitework			Finish grading for sports fields	0.00	SY	1.35	0.00
Sitework			Ext backfill	90.00	CY	30.00	2,700.00
Sitework							
Sitework	12.25	PRIMARY WATER	6" wet tap at exist.	0.00	EA	4,000.00	0.00
Sitework			6" water main	0.00	LF	52.00	0.00
Sitework			Fire hydrant new	0.00	EA	3,500.00	0.00
Sitework			Meter/tap fees			AWSS Fees are Excluded	
Sitework			Temp road patch	0.00	SY	20.00	0.00
Sitework			Spoil removal	0.00	CY	25.00	0.00
Sitework							
Sitework	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
Sitework			6" PVC	150.00	LF	30.00	4,500.00
Sitework			Tap fees			Tap Fees are Excluded	
Sitework			Spoil removal	11.11	CY	25.00	277.78
Sitework							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework	12.35	STORM WATER MGT	SWM, allowance	1.00	LS	250,000.00	250,000.00
Sitework							
Sitework	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
Sitework			Site power and circuits	750.00	LF	15.00	11,250.00
Sitework			Site pole lighting, allowance	5.00	EA	3,250.00	16,250.00
Sitework							
Sitework	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.60	PAVING	Asphalt Pavement parking lot, patch	277.78	SY	42.00	11,666.67
Sitework			Asphalt Pavement ROW patching	66.67	SY	80.00	5,333.33
Sitework			Asphalt sport court	0.00	SY	35.00	0.00
Sitework			Lot signage/symbols	1.00	LS	2,500.00	2,500.00
Sitework			Striping	1.00	LS	1,500.00	1,500.00
Sitework							
Sitework	12.61	SITE CONCRETE	4" sidewalks/pads	5,000.00	SF	5.50	27,500.00
Sitework			Patch existing sidewalks	500.00	SF	8.00	4,000.00
Sitework			Curb & gutter	600.00	LF	22.00	13,200.00
Sitework							0.00
Sitework	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
Sitework			General seeding	1,500.00	SY	0.85	1,275.00
Sitework			Athletic Field Sodding, bermuda	0.00	SY	4.60	0.00
Sitework			Terrace allowance	0.00	SF	15.00	0.00
Sitework			Allowance	1.00	LS	20,000.00	20,000.00
Sitework							
Sitework	12.70	FUEL DISPENSING	Not Used			Excluded	
Sitework							
Sitework	12.75	SPECIALTIES	B.B. Backstop	0.00	EA	2,500.00	0.00
Sitework			Retaining Wall, segmented block	0.00	SF	43.70	0.00
Sitework			Allowance	1.00	LS	15,000.00	15,000.00
Sitework							
Sitework	11.00	MARK-UPS	Subtotal				497,633.76
Sitework			General Conditions	6.50%			32,346.19
Sitework			Subtotal				529,979.95
Sitework			GC OH & Profit	6.95%			36,833.61
Sitework			Subtotal				566,813.56
Sitework			Bonds & insurance	1.50%			8,502.20
Sitework			Subtotal				575,315.76



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 16, 2011

Prepared for:

VMDO Architects

Arlington Public Schools
Scheme A
Kenmore Middle School
Additions and Interior Renovations
Arlington, Virginia





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i> 6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Kenmore Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011		Run Date:	See footer	
			Revision:	Nov. 16, 2011	

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

Arlington Public Schools - Scheme A at Kenmore Site

Kenmore Middle School 3 Story Additon	15,000.00	Gross Square Feet
Kenmore Middle School 3 Story Renovation	0.00	Gross Square Feet
Kenmore Middle School 1 Story Addition	5,500.00	Gross Square Feet
Kenmore Middle School 1 Story Renovation	1,750.00	Gross Square Feet
Kenmore Middle School Total	22,250.00	Gross Square Feet

CONSTRUCTION COSTS

			Cost per SF	
HARD COSTS	Kenmore Middle School 3 Story Addition & Renovation	Carried forward	239.10	\$3,586,445
HARD COSTS	Kenmore Middle School 1 Story Addition & Renovation	Carried forward	326.84	\$2,369,558
HARD COSTS	Kenmore Middle School Addition Sitework	Carried forward	N/A	\$232,777
HARD COSTS	Subtotal			\$6,188,780
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$6,188,780
HARD COSTS	Design Contingency	15.00%		\$928,317
HARD COSTS	Subtotal			\$7,117,097
HARD COSTS	Construction Contingency	5.00%		\$355,855
HARD COSTS	Total Hard Construction Costs Base Bid		Cost per SF	\$7,472,952
			<u>\$335.86</u>	
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$1,681,414
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF	\$9,154,366
			<u>\$411.43</u>	

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated Escalation 4.00% Per year

<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS	\$9,520,540
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS	\$9,901,362
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS	\$10,297,416
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS	\$10,709,313
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS	\$11,137,686

Notes:
 Hard Construction and Soft Costs are included in the annual increases
 Project should be assessed every year to determine actual inflation factors

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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Kenmore Middle School Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF	
		<i>38.87</i>	\$864,875
			current dollars
 Kenmore Middle School Alternate System - Geothermal System	 <i>Carried forward</i>		
		<i>64.99</i>	\$1,446,086
			current dollars

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

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

KENMORE MIDDLE SCHOOL 3 STORY ADDITION & RENOVATION				15,000 GSF	<u>Cost per SF</u> <u>\$239.10</u>	3,586,445
SUBTOTAL		SUBTOTAL				3,586,445
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%		0
SUBTOTAL		SUBTOTAL				3,586,445
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%		0
RENOVATION TOTAL		RENOVATION TOTAL			<u>Cost per SF</u> <u>\$239.10</u>	3,586,445

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KENMORE 3 STORY	00.00		EAST SIDE BUILDING ADDITIONS				
KENMORE 3 STORY							
KENMORE 3 STORY	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
KENMORE 3 STORY			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
KENMORE 3 STORY			Misc R&R for MEP tie-ins	1.00	LS	5,000.00	5,000.00
KENMORE 3 STORY			General interior demo	0.00	GSF	2.90	0.00
KENMORE 3 STORY			Demo exist stair	650.00	SF	6.00	3,900.00
KENMORE 3 STORY			Demo exist ext stair walls	1,176.00	SF	3.60	4,233.60
KENMORE 3 STORY			Temp dust partitions & cleaning	0.00	GSF	1.85	0.00
KENMORE 3 STORY			Segregated debris disposal off site	222.59	CY	30.00	6,677.78
KENMORE 3 STORY			LEED Disposal Fee / Recycling	111.30	TNS	37.00	4,117.96
KENMORE 3 STORY			Hazmat abatement - asbestos			Costs are Excluded	
KENMORE 3 STORY			Hazmat abatement - lead			Costs are Excluded	
KENMORE 3 STORY							
KENMORE 3 STORY	01.00	FOUNDATIONS	Foundations	5,000.00	GSF	7.87	39,350.00
KENMORE 3 STORY							
KENMORE 3 STORY	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
KENMORE 3 STORY			SOG	5,000.00	GSF	8.30	41,500.00
KENMORE 3 STORY			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
KENMORE 3 STORY							
KENMORE 3 STORY	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	10,000.00	GSF	13.25	132,500.00
KENMORE 3 STORY			SOMD for 2nd & 3rd floor	10,000.00	GSF	4.00	40,000.00
KENMORE 3 STORY			Infill exist. stair opening	650.00	SF	17.00	11,050.00
KENMORE 3 STORY			Roof framing & deck	5,000.00	GSF	10.30	51,500.00
KENMORE 3 STORY			Stairways	1.00	EA	18,750.00	18,750.00
KENMORE 3 STORY			Misc metals	15,000.00	GSF	2.20	33,000.00
KENMORE 3 STORY			Misc Wood Blocking	15,000.00	GSF	1.05	15,750.00
KENMORE 3 STORY							
KENMORE 3 STORY	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	10,920.00	SF	9.50	103,740.00
KENMORE 3 STORY			Brick veneer at Lt. gage wall framing, 3 color	10,920.00	SF	22.00	240,240.00
KENMORE 3 STORY			Exterior wall vapor barrier	10,920.00	SF	3.75	40,950.00
KENMORE 3 STORY			Windows	15,000.00	GSF	7.20	108,000.00
KENMORE 3 STORY			Storefront entrances	15,000.00	GSF	1.25	18,750.00
KENMORE 3 STORY			Doors, frames, hardware, sidelites	15,000.00	GSF	0.60	9,000.00
KENMORE 3 STORY			Building perimeter drains in gravel bed	350.00	LF	10.50	3,675.00
KENMORE 3 STORY			Misc. w.p./caulk/fire sealants/etc. Div 7	15,000.00	GSF	1.45	21,750.00
KENMORE 3 STORY							
KENMORE 3 STORY	05.00	ROOFING	Low slope membrane w/ flashing & copings	5,000.00	GSF	6.30	31,500.00
KENMORE 3 STORY							

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KENMORE 3 STORY	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
KENMORE 3 STORY			Masonry at tie-in walls	3,240.00	SF	19.00	61,560.00
KENMORE 3 STORY			Masonry partitions	15,000.00	GSF	4.10	61,500.00
KENMORE 3 STORY			Mtl stud & GWB partitions, hi-impact	15,000.00	GSF	7.30	109,500.00
KENMORE 3 STORY			GWB ceilings/bulkheads	15,000.00	GSF	0.15	2,250.00
KENMORE 3 STORY			Misc. batt insulation	15,000.00	GSF	0.45	6,750.00
KENMORE 3 STORY			Sound transmission control insulation	15,000.00	GSF	0.19	2,850.00
KENMORE 3 STORY			Interior glass at interior partition allowance	15,000.00	GSF	1.50	22,500.00
KENMORE 3 STORY			Interior doors, single, incl jambs, trim & hardware	15,000.00	GSF	5.75	86,250.00
KENMORE 3 STORY			Acoustic ceiling, avg	15,000.00	GSF	2.25	33,750.00
KENMORE 3 STORY			Prem. ceilings: main corridors / mtg. rms, prem add	3,000.00	GSF	1.10	3,300.00
KENMORE 3 STORY			Premium wall finish: main corridors & conf. rm	15,000.00	GSF	0.24	3,600.00
KENMORE 3 STORY			Prem add for restroom finishes	1,710.00	GSF	12.40	21,204.00
KENMORE 3 STORY			CT floor, base, walls in restrooms	15,000.00	GSF	0.75	11,250.00
KENMORE 3 STORY			CT wainscot hallways/restrooms	15,000.00	GSF	0.40	6,000.00
KENMORE 3 STORY			Soft flooring/ vinly base	15,000.00	GSF	2.64	39,528.00
KENMORE 3 STORY			Carpet	15,000.00	GSF	1.11	16,650.00
KENMORE 3 STORY			Painting	15,000.00	GSF	1.80	27,000.00
KENMORE 3 STORY			Misc cut and patching	15,000.00	GSF	0.30	4,500.00
KENMORE 3 STORY	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	15,000.00	GSF	0.82	12,300.00
KENMORE 3 STORY			Window treatment	15,000.00	GSF	0.45	6,750.00
KENMORE 3 STORY			General casework	15,000.00	GSF	7.25	108,750.00
KENMORE 3 STORY			General millwork	15,000.00	GSF	0.45	6,750.00
KENMORE 3 STORY			Visual display MB & TB	15,000.00	GSF	1.00	15,000.00
KENMORE 3 STORY			Smart boards	24.00	EA	6,500.00	156,000.00
KENMORE 3 STORY			Kitchen / faculty lounge appliances allowance	1.00	LS	1,500.00	1,500.00
KENMORE 3 STORY			Misc spec. dr signs/f.e./jan shelving/etc.	15,000.00	GSF	1.50	22,500.00
KENMORE 3 STORY			Student desks and work stations			Refer to FF&E	
KENMORE 3 STORY			Office furnishings, sofas and chairs			Refer to FF&E	
KENMORE 3 STORY	08.00	CONVEYING	Section Not Used				0.00
KENMORE 3 STORY	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	15,000.00	GSF	12.75	191,250.00
KENMORE 3 STORY		Note: System will be an extension of the existing	Piping & Valves	15,000.00	GSF	4.20	63,000.00
KENMORE 3 STORY		water source heat pump system. There will be	Ductwork	15,000.00	GSF	5.85	87,750.00
KENMORE 3 STORY		some replacement of existing equipment. See	Air Outlets	15,000.00	GSF	0.59	8,850.00
KENMORE 3 STORY		renovations for that cost	Ductwork Accessories	15,000.00	GSF	0.72	10,800.00
KENMORE 3 STORY			Insulation	15,000.00	GSF	1.95	29,250.00
KENMORE 3 STORY			Temperature Controls	15,000.00	GSF	4.10	61,500.00
KENMORE 3 STORY			Air & Water Balance	15,000.00	GSF	0.45	6,750.00
KENMORE 3 STORY			Coordination Drawings	15,000.00	GSF	0.22	3,300.00
KENMORE 3 STORY			Systems Operation & Testing	15,000.00	GSF	0.25	3,750.00

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KENMORE 3 STORY	9.20	PLUMBING	Water Closet	16.00	EA	464.50	7,432.00
KENMORE 3 STORY			Urinal	6.00	EA	385.22	2,311.32
KENMORE 3 STORY			Automatic Flush Valve	22.00	EA	163.20	3,590.40
KENMORE 3 STORY			Lavatory, countertop mounted	20.00	EA	313.85	6,277.00
KENMORE 3 STORY			Classroom Sink	15.00	EA	485.10	7,276.50
KENMORE 3 STORY			Electric Water Cooler	3.00	EA	1,163.50	3,490.50
KENMORE 3 STORY			Janitor Sink	3.00	EA	733.54	2,200.62
KENMORE 3 STORY			Floor Drain	6.00	EA	168.60	1,011.60
KENMORE 3 STORY			Roof Drain	12.00	EA	384.50	4,614.00
KENMORE 3 STORY			Wall Hydrant	3.00	EA	252.94	758.82
KENMORE 3 STORY			Water Heater	1.00	EA	4,822.00	4,822.00
KENMORE 3 STORY			Circulating Pump	1.00	EA	725.00	725.00
KENMORE 3 STORY			Domestic Water Piping	15,000.00	GSF	2.69	40,350.00
KENMORE 3 STORY			DWV Piping	15,000.00	GSF	1.76	26,400.00
KENMORE 3 STORY			Storm Piping	15,000.00	GSF	1.48	22,200.00
KENMORE 3 STORY			Plumbing Insulation	15,000.00	GSF	0.81	12,150.00
KENMORE 3 STORY			Coordination Drawings	15,000.00	GSF	0.22	3,300.00
KENMORE 3 STORY	9.30	FIRE SPRINKLER	Sprinkler	15,000.00	GSF	2.85	42,750.00
KENMORE 3 STORY			Fire Pump			Not Included	
KENMORE 3 STORY	10.00	ELECTRICAL	Switchboards - modify existing	15,000.00	GSF	0.15	2,250.00
KENMORE 3 STORY			Panelboards	15,000.00	GSF	0.65	9,750.00
KENMORE 3 STORY			Bus Duct & Transformers	15,000.00	GSF	0.40	6,000.00
KENMORE 3 STORY			Generator/ATS - for building & fire pump			Not Included	
KENMORE 3 STORY			Light Fixtures - based on T8 fixtures	15,000.00	GSF	4.85	72,750.00
KENMORE 3 STORY			Light Switches	15,000.00	GSF	0.26	3,900.00
KENMORE 3 STORY			Power Outlets	15,000.00	GSF	0.95	14,250.00
KENMORE 3 STORY			Safety Cabinets & Disconnects	15,000.00	GSF	0.50	7,500.00
KENMORE 3 STORY			Power Feeders	15,000.00	GSF	2.50	37,500.00
KENMORE 3 STORY			Power Home Runs	15,000.00	GSF	2.20	33,000.00
KENMORE 3 STORY			Power Branches	15,000.00	GSF	0.85	12,750.00
KENMORE 3 STORY			Lighting Home Runs	15,000.00	GSF	1.15	17,250.00
KENMORE 3 STORY			Lighting Branches	15,000.00	GSF	1.05	15,750.00
KENMORE 3 STORY			Grounding/Lightning Protection	15,000.00	GSF	0.25	3,750.00
KENMORE 3 STORY			Clock System	15,000.00	GSF	0.45	6,750.00
KENMORE 3 STORY			Phone/Data System	15,000.00	GSF	2.90	43,500.00
KENMORE 3 STORY			Security System	15,000.00	GSF	0.94	14,100.00
KENMORE 3 STORY			P.A. & A.V. Systems	15,000.00	GSF	0.55	8,250.00
KENMORE 3 STORY			TV System	15,000.00	GSF	0.29	4,350.00
KENMORE 3 STORY			Fire Alarm	15,000.00	GSF	1.88	28,200.00
KENMORE 3 STORY			Coordination Drawings	15,000.00	GSF	0.22	3,300.00
KENMORE 3 STORY	11.00	MARK-UPS	Subtotal				2,875,136.10
KENMORE 3 STORY			General Conditions	12.00%			345,016.33
KENMORE 3 STORY			Subtotal				3,220,152.43
KENMORE 3 STORY			GC OH @ 5% plus Profit @ 5%	10.00%			322,015.24
KENMORE 3 STORY			Subtotal				3,542,167.68
KENMORE 3 STORY			Bonds & insurance	1.25%			44,277.10
KENMORE 3 STORY			Subtotal	15,000.00	GSF	\$239.10	3,586,444.77

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gc		
Project:	Scheme A at Kenmore Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer			
		<i>www.downeyscott.com</i>	Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

KENMORE MIDDLE SCHOOL 1 STORY ADDITION & RENOVATION						2,369,558
SUBTOTAL			SUBTOTAL			2,369,558
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%		0
SUBTOTAL			SUBTOTAL			2,369,558
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%		0
RENOVATION TOTAL			RENOVATION TOTAL			2,369,558

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Kenmore Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>	Revision:	Nov. 16, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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KENMORE 1 STORY	00.00		WEST SIDE BUILDING ADDITIONS				
KENMORE 1 STORY							
KENMORE 1 STORY	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.00	EA	3,800.00	7,600.00
KENMORE 1 STORY			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
KENMORE 1 STORY			Misc R&R for MEP tie-ins	1.00	LS	5,000.00	5,000.00
KENMORE 1 STORY			General interior demo	1,750.00	GSF	2.90	5,075.00
KENMORE 1 STORY			Demo exist exterior wall & footer	600.00	SF	4.70	2,820.00
KENMORE 1 STORY			Temp dust partitions & cleaning	7,250.00	GSF	1.85	13,412.50
KENMORE 1 STORY			Segregated debris disposal off site	103.98	CY	30.00	3,119.44
KENMORE 1 STORY			LEED Disposal Fee / Recycling	51.99	TNS	37.00	1,923.66
KENMORE 1 STORY			Hazmat abatement - asbestos			Costs are Excluded	
KENMORE 1 STORY			Hazmat abatement - lead			Costs are Excluded	
KENMORE 1 STORY	01.00	FOUNDATIONS	Foundations	5,500.00	GSF	7.87	43,285.00
KENMORE 1 STORY							
KENMORE 1 STORY	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	600.00	SF	12.00	7,200.00
KENMORE 1 STORY			SOG	5,500.00	GSF	8.30	45,650.00
KENMORE 1 STORY			Exterior stoops & slabs	500.00	SF	8.00	4,000.00
KENMORE 1 STORY							
KENMORE 1 STORY	03.00	SUPERSTRUCTURE	Roof framing & deck	5,500.00	GSF	10.30	56,650.00
KENMORE 1 STORY			Misc metals	7,250.00	GSF	2.20	15,950.00
KENMORE 1 STORY			Misc Wood Blocking	7,250.00	GSF	1.05	7,612.50
KENMORE 1 STORY							
KENMORE 1 STORY	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	5,170.00	SF	9.50	49,115.00
KENMORE 1 STORY			Brick veneer at lt. gage wall framing, 3 color	5,170.00	SF	22.00	113,740.00
KENMORE 1 STORY			Exterior wall vapor barrier	5,170.00	SF	3.75	19,387.50
KENMORE 1 STORY			Windows	5,500.00	GSF	7.20	39,600.00
KENMORE 1 STORY			Storefront entrances	5,500.00	GSF	1.25	6,875.00
KENMORE 1 STORY			Doors, frames, hardware, sidelites	5,500.00	GSF	0.60	3,300.00
KENMORE 1 STORY			Building perimeter drains in gravel bed	325.00	LF	10.50	3,412.50
KENMORE 1 STORY			Misc. w.p./caulk/fire sealants/etc. Div 7	5,500.00	GSF	1.45	7,975.00
KENMORE 1 STORY							
KENMORE 1 STORY	05.00	ROOFING	Low slope membrane w/ flashing & copings	5,500.00	GSF	6.30	34,650.00
KENMORE 1 STORY							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KENMORE 1 STORY	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
KENMORE 1 STORY			Masonry at tie-in walls	4,700.00	SF	19.00	89,300.00
KENMORE 1 STORY			Masonry partitions	7,250.00	GSF	4.10	29,725.00
KENMORE 1 STORY			Mtl stud & GWB partitions, hi-impact	7,250.00	GSF	7.30	52,925.00
KENMORE 1 STORY			GWB ceilings/bulkheads	7,250.00	GSF	0.15	1,087.50
KENMORE 1 STORY			Misc. batt insulation	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Sound transmission control insulation	7,250.00	GSF	0.19	1,377.50
KENMORE 1 STORY			Interior glass at interior partition allowance	7,250.00	GSF	1.50	10,875.00
KENMORE 1 STORY			Interior doors, single, incl jambs, trim & hardware	7,250.00	GSF	5.75	41,687.50
KENMORE 1 STORY			Acoustic ceiling, avg	7,250.00	GSF	2.25	16,312.50
KENMORE 1 STORY			Prem. ceilings: main corridors / mtg. rms, prem add	1,450.00	GSF	1.10	1,595.00
KENMORE 1 STORY			Premium wall finish: main corridors & conf. rm	7,250.00	GSF	0.24	1,740.00
KENMORE 1 STORY			Prem add for kitchen finishes	7,250.00	GSF	12.40	89,900.00
KENMORE 1 STORY			CT floor, base, walls in restrooms	7,250.00	GSF	0.75	5,437.50
KENMORE 1 STORY			CT wainscot hallways/restrooms	7,250.00	GSF	0.40	2,900.00
KENMORE 1 STORY			Soft flooring/ vinly base	7,250.00	GSF	2.64	19,105.20
KENMORE 1 STORY			Carpet	7,250.00	GSF	1.11	8,047.50
KENMORE 1 STORY			Painting	7,250.00	GSF	1.80	13,050.00
KENMORE 1 STORY			Misc cut and patching	7,250.00	GSF	0.30	2,175.00
KENMORE 1 STORY	07.00	SPECIAL EQUIPMENT	Window treatment	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			General casework	7,250.00	GSF	7.25	52,562.50
KENMORE 1 STORY			General millwork	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Visual display MB & TB	7,250.00	GSF	1.00	7,250.00
KENMORE 1 STORY			Kitchen / faculty lounge appliances allowance	1.00	LS	1,500.00	1,500.00
KENMORE 1 STORY			Div 11 kitchen equip add	2,500.00	GSF	175.00	437,500.00
KENMORE 1 STORY			Misc spec. dr signs/f.e./jan shelving/etc.	7,250.00	GSF	1.50	10,875.00
KENMORE 1 STORY			Student desks and work stations			Refer to FF&E	
KENMORE 1 STORY			Office furnishings, sofas and chairs			Refer to FF&E	
KENMORE 1 STORY	08.00	CONVEYING	Section Not Used				0.00
KENMORE 1 STORY	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	7,250.00	GSF	11.50	83,375.00
KENMORE 1 STORY		Note: Dedicated gas-fired RTU units.	Piping & Valves	7,250.00	GSF	5.50	39,875.00
KENMORE 1 STORY			Ductwork	7,250.00	GSF	5.85	42,412.50
KENMORE 1 STORY			Air Outlets	7,250.00	GSF	0.59	4,277.50
KENMORE 1 STORY			Ductwork Accessories	7,250.00	GSF	0.72	5,220.00
KENMORE 1 STORY			Insulation	7,250.00	GSF	2.15	15,587.50
KENMORE 1 STORY			Temperature Controls	7,250.00	GSF	4.10	29,725.00
KENMORE 1 STORY			Air & Water Balance	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Coordination Drawings	7,250.00	GSF	0.22	1,595.00
KENMORE 1 STORY			Systems Operation & Testing	7,250.00	GSF	0.25	1,812.50
KENMORE 1 STORY							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 16, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KENMORE 1 STORY	9.20	PLUMBING	Water Closet	6.00	EA	464.50	2,787.00
KENMORE 1 STORY			Urinal	2.00	EA	385.22	770.44
KENMORE 1 STORY			Automatic Flush Valve	8.00	EA	163.20	1,305.60
KENMORE 1 STORY			Lavatory, countertop mounted	6.00	EA	313.85	1,883.10
KENMORE 1 STORY			Classroom Sink	4.00	EA	485.10	1,940.40
KENMORE 1 STORY			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
KENMORE 1 STORY			Janitor Sink	1.00	EA	733.54	733.54
KENMORE 1 STORY			Floor Drain	4.00	EA	168.60	674.40
KENMORE 1 STORY			Roof Drain	8.00	EA	384.50	3,076.00
KENMORE 1 STORY			Wall Hydrant	1.00	EA	252.94	252.94
KENMORE 1 STORY			Domestic Water Piping	7,250.00	GSF	2.69	19,502.50
KENMORE 1 STORY			DWV Piping	7,250.00	GSF	1.76	12,760.00
KENMORE 1 STORY			Storm Piping	7,250.00	GSF	1.48	10,730.00
KENMORE 1 STORY			Plumbing Insulation	7,250.00	GSF	0.81	5,872.50
KENMORE 1 STORY			Coordination Drawings	7,250.00	GSF	0.22	1,595.00
KENMORE 1 STORY	9.30	FIRE SPRINKLER	Sprinkler	7,250.00	GSF	2.85	20,662.50
KENMORE 1 STORY			Fire Pump			Not Included	
KENMORE 1 STORY	10.00	ELECTRICAL	Switchboards - modify existing	7,250.00	GSF	0.15	1,087.50
KENMORE 1 STORY			Panelboards	7,250.00	GSF	0.65	4,712.50
KENMORE 1 STORY			Bus Duct & Transformers	7,250.00	GSF	0.40	2,900.00
KENMORE 1 STORY			Generator/ATS - for building & fire pump			Not Included	
KENMORE 1 STORY			Light Fixtures - based on T8 fixtures	7,250.00	GSF	4.85	35,162.50
KENMORE 1 STORY			Light Switches	7,250.00	GSF	0.26	1,885.00
KENMORE 1 STORY			Power Outlets	7,250.00	GSF	0.95	6,887.50
KENMORE 1 STORY			Safety Cabinets & Disconnects	7,250.00	GSF	0.50	3,625.00
KENMORE 1 STORY			Power Feeders	7,250.00	GSF	2.50	18,125.00
KENMORE 1 STORY			Power Home Runs	7,250.00	GSF	2.20	15,950.00
KENMORE 1 STORY			Power Branches	7,250.00	GSF	0.85	6,162.50
KENMORE 1 STORY			Lighting Home Runs	7,250.00	GSF	1.15	8,337.50
KENMORE 1 STORY			Lighting Branches	7,250.00	GSF	1.05	7,612.50
KENMORE 1 STORY			Grounding/Lightning Protection	7,250.00	GSF	0.25	1,812.50
KENMORE 1 STORY			Clock System	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Phone/Data System	7,250.00	GSF	2.90	21,025.00
KENMORE 1 STORY			Security System	7,250.00	GSF	0.94	6,815.00
KENMORE 1 STORY			P.A. & A.V. Systems	7,250.00	GSF	0.55	3,987.50
KENMORE 1 STORY			TV System	7,250.00	GSF	0.29	2,102.50
KENMORE 1 STORY			Fire Alarm	7,250.00	GSF	1.88	13,630.00
KENMORE 1 STORY			Coordination Drawings	7,250.00	GSF	0.22	1,595.00
KENMORE 1 STORY	11.00	MARK-UPS	Subtotal				1,899,597.72
KENMORE 1 STORY			General Conditions	12.00%			227,951.73
KENMORE 1 STORY			Subtotal				2,127,549.45
KENMORE 1 STORY			GC OH @ 5% plus Profit @ 5%	10.00%			212,754.94
KENMORE 1 STORY			Subtotal				2,340,304.39
KENMORE 1 STORY			Bonds & insurance	1.25%			29,253.80
KENMORE 1 STORY			Subtotal	7,250.00	GSF	\$326.84	2,369,558.20

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs		
Project:	Scheme A at Kenmore Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer			
		<i>www.downeyscott.com</i>	Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

KENMORE MIDDLE SCHOOL ADDITION SITEWORK				232,777
SUBTOTAL	SUBTOTAL			232,777
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%		0
SUBTOTAL	SUBTOTAL			232,777
DESIGN CONTINGENCY	REFER TO MAIN SUMMARY	0.00%		0
RENOVATION TOTAL	RENOVATION TOTAL			232,777

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KENMORE SITEWORK			SITWORK				
KENMORE SITEWORK							
KENMORE SITEWORK							
KENMORE SITEWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	2,000.00	2,000.00
KENMORE SITEWORK							
KENMORE SITEWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	0.46	AC	10,000.00	4,591.37
KENMORE SITEWORK			Remove trees		EA	175.00	0.00
KENMORE SITEWORK			Remove curb and gutter	310.00	LF	6.00	1,860.00
KENMORE SITEWORK			Remove sidewalks 4" thick	4,200.00	SF	1.50	6,300.00
KENMORE SITEWORK			Remove concrete pads 8" thick	2,450.00	SF	4.35	10,657.50
KENMORE SITEWORK			Remove asphalt paving	250.00	SY	6.85	1,712.50
KENMORE SITEWORK			Remove site light pole & base	1.00	EA	175.00	175.00
KENMORE SITEWORK			Protect exist. C&G to remain	300.00	LF	8.00	2,400.00
KENMORE SITEWORK			Relocate exist. shed		Excluded		
KENMORE SITEWORK			Demo asphalt paving at VDOT ROW		Excluded		
KENMORE SITEWORK			Remove portions of existing SWM piping		Excluded		
KENMORE SITEWORK			Remove existing utilities		Excluded		
KENMORE SITEWORK			Remove existing fence		Excluded		
KENMORE SITEWORK			Remove contaminated soils		Excluded		
KENMORE SITEWORK			Remove asphalt paving for new water/sewer lines	344.57	SY	10.00	3,445.74
KENMORE SITEWORK			Disposal of site elements	618.69	CY	25.00	15,467.28
KENMORE SITEWORK							
KENMORE SITEWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	2,500.00	2,500.00
KENMORE SITEWORK			Tree protection allowance	1.00	LS	350.00	350.00
KENMORE SITEWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
KENMORE SITEWORK			Inlet protection	4.00	EA	350.00	1,400.00
KENMORE SITEWORK							
KENMORE SITEWORK	12.20	EARTHWORK	Strip & store topsoil	92.59	CY	2.80	259.26
KENMORE SITEWORK			Re-spread topsoil	92.59	CY	3.60	333.33
KENMORE SITEWORK			Mass Excavation of site area, cut to fill	240.74	CY	8.00	1,925.93
KENMORE SITEWORK			Export surplus	240.74	CY	24.00	5,777.78
KENMORE SITEWORK			Rough grading for building and site	20,000.00	SF	0.55	11,000.00
KENMORE SITEWORK			Finish grading bldg pads and pavements	722.22	SY	1.00	722.22
KENMORE SITEWORK			Finish grading for lawn areas	555.56	SY	1.25	694.44
KENMORE SITEWORK			Ext backfill	20.00	CY	30.00	600.00
KENMORE SITEWORK							
KENMORE SITEWORK	12.25	PRIMARY WATER	Tie into exist. bldg.			Existing to Remain	
KENMORE SITEWORK							
KENMORE SITEWORK	12.30	SANITARY SEWER	Tie into exist. bldg.			Existing to Remain	
KENMORE SITEWORK							
KENMORE SITEWORK	12.35	STORM WATER MGT	Tie into exist. bldg.			Existing to Remain	
KENMORE SITEWORK							
KENMORE SITEWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
KENMORE SITEWORK			Site power and circuits	200.00	LF	15.00	3,000.00
KENMORE SITEWORK			Site pole lighting, allowance	1.00	EA	3,250.00	3,250.00
KENMORE SITEWORK			Ductbank and service cable into building			Existing to Remain	
KENMORE SITEWORK							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KENMORE SITEWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company				Excluded
KENMORE SITEWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company				Excluded
KENMORE SITEWORK	12.55	CABLE TV	Assume brought to meter by utility company				Excluded
KENMORE SITEWORK	12.60	PAVING	Asphalt Pavement patching	83.33	SY	52.00	4,333.33
KENMORE SITEWORK			Striping	1.00	LS	250.00	250.00
KENMORE SITEWORK	12.61	SITE CONCRETE	4" sidewalks/pads	2,500.00	SF	5.50	13,750.00
KENMORE SITEWORK			8" utility pads/dumpster pavements/footers	1,000.00	SF	18.00	18,000.00
KENMORE SITEWORK			Bollards	2.00	EA	675.00	1,350.00
KENMORE SITEWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
KENMORE SITEWORK			Curb & gutter	300.00	LF	14.30	4,290.00
KENMORE SITEWORK	12.65	LANDSCAPING	Sod	1,111.11	SY	3.50	3,888.89
KENMORE SITEWORK			General seeding	1,000.00	SY	0.85	850.00
KENMORE SITEWORK			Landscape allowance	1.00	LS	5,000.00	5,000.00
KENMORE SITEWORK	12.70	FUEL DISPENSING	Not Used				Excluded
KENMORE SITEWORK	12.75	SPECIALTIES	R&R exist fence	225.00	LF	21.00	4,725.00
KENMORE SITEWORK			Dumpster enclosure walls & gates	960.00	SF	40.00	38,400.00
KENMORE SITEWORK			Allowance	1.00	LS	2,500.00	2,500.00
KENMORE SITEWORK	11.00	MARK-UPS	Subtotal				186,609.58
KENMORE SITEWORK			General Conditions	12.00%			22,393.15
KENMORE SITEWORK			Subtotal				209,002.73
KENMORE SITEWORK			GC OH @ 5% plus Profit @ 5%	10.00%			20,900.27
KENMORE SITEWORK			Subtotal				229,903.00
KENMORE SITEWORK			Bonds & insurance	1.25%			2,873.79
KENMORE SITEWORK			Subtotal				232,776.79

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i> 6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021 www.downeyscott.com	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Kenmore Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011		Run Date:	See footer	
			Revision:	Nov. 16, 2011	

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

KENMORE MIDDLE SCHOOL ADDITION BASE BID HVAC

KENMORE 3 STORY BASE	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	15,000.00	GSF	12.75	191,250.00
KENMORE 3 STORY BASE		Note: System will be an extension of the existing	Piping & Valves	15,000.00	GSF	4.20	63,000.00
KENMORE 3 STORY BASE		water source heat pump system. There will be	Ductwork	15,000.00	GSF	5.85	87,750.00
KENMORE 3 STORY BASE		some replacement of existing equipment. See	Air Outlets	15,000.00	GSF	0.59	8,850.00
KENMORE 3 STORY BASE		renovations for that cost	Ductwork Accessories	15,000.00	GSF	0.72	10,800.00
KENMORE 3 STORY BASE			Insulation	15,000.00	GSF	1.95	29,250.00
KENMORE 3 STORY BASE			Temperature Controls	15,000.00	GSF	4.10	61,500.00
KENMORE 3 STORY BASE			Air & Water Balance	15,000.00	GSF	0.45	6,750.00
KENMORE 3 STORY BASE			Coordination Drawings	15,000.00	GSF	0.22	3,300.00
KENMORE 3 STORY BASE			Systems Operation & Testing	15,000.00	GSF	0.25	3,750.00
KENMORE 1 STORY BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	7,250.00	GSF	11.50	83,375.00
KENMORE 1 STORY BASE		Note: Dedicated gas-fired RTU units.	Piping & Valves	7,250.00	GSF	5.50	39,875.00
KENMORE 1 STORY BASE			Ductwork	7,250.00	GSF	5.85	42,412.50
KENMORE 1 STORY BASE			Air Outlets	7,250.00	GSF	0.59	4,277.50
KENMORE 1 STORY BASE			Ductwork Accessories	7,250.00	GSF	0.72	5,220.00
KENMORE 1 STORY BASE			Insulation	7,250.00	GSF	2.15	15,587.50
KENMORE 1 STORY BASE			Temperature Controls	7,250.00	GSF	4.10	29,725.00
KENMORE 1 STORY BASE			Air & Water Balance	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY BASE			Coordination Drawings	7,250.00	GSF	0.22	1,595.00
KENMORE 1 STORY BASE			Systems Operation & Testing	7,250.00	GSF	0.25	1,812.50
KENMORE ADDITION BASE	11.00	MARK-UPS	Subtotal				693,342.50
KENMORE ADDITION BASE			General Conditions	12.00%			83,201.10
KENMORE ADDITION BASE			Subtotal				776,543.60
KENMORE ADDITION BASE			GC OH @ 5% plus Profit @ 5%	10.00%			77,654.36
KENMORE ADDITION BASE			Subtotal				854,197.96
KENMORE ADDITION BASE			Bonds & insurance	1.25%			10,677.47
KENMORE ADDITION BASE			Subtotal	22,250.00	GSF	\$38.87	864,875.43
KENMOREADDITION ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	22,250.00	GSF	13.75	305,937.50
KENMOREADDITION ALT			Piping & Valves	22,250.00	GSF	4.20	93,450.00
KENMOREADDITION ALT			Geothermal Bore, 33 bores at 600' depth	19,800.00	LF	22.50	445,500.00
KENMOREADDITION ALT			Ductwork	22,250.00	GSF	5.85	130,162.50
KENMOREADDITION ALT			Air Outlets	22,250.00	GSF	0.59	13,127.50
KENMOREADDITION ALT			Ductwork Accessories	22,250.00	GSF	0.72	16,020.00
KENMOREADDITION ALT			Insulation	22,250.00	GSF	1.95	43,387.50
KENMOREADDITION ALT			Temperature Controls	22,250.00	GSF	4.10	91,225.00
KENMOREADDITION ALT			Air & Water Balance	22,250.00	GSF	0.45	10,012.50
KENMOREADDITION ALT			Coordination Drawings	22,250.00	GSF	0.22	4,895.00
KENMOREADDITION ALT			Systems Operation & Testing	22,250.00	GSF	0.25	5,562.50
KENMOREADDITION ALT	11.00	MARK-UPS	Subtotal				1,159,280.00
KENMOREADDITION ALT			General Conditions	12.00%			139,113.60
KENMOREADDITION ALT			Subtotal				1,298,393.60
KENMOREADDITION ALT			GC OH @ 5% plus Profit @ 5%	10.00%			129,839.36
KENMOREADDITION ALT			Subtotal				1,428,232.96
KENMOREADDITION ALT			Bonds & insurance	1.25%			17,852.91
KENMOREADDITION ALT			Subtotal	22,250.00	GSF	\$64.99	1,446,085.87



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Perkins Eastman

Arlington Public Schools *Thomas Jefferson Middle School* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs		
Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098		
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Thomas Jefferson Middle School Additions	South Addition	16,637.00 Gross Square Feet
	North Addition	16,100.00 Gross Square Feet
	Renovation	13,200.00 Gross Square Feet
	Total	45,937.00 Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	South Additions to Existing Building	<i>Carried forward</i>	<i>Cost per SF</i> 317.42	\$5,280,859
HARD COSTS	North Additions to Existing Building	<i>Carried forward</i>	269.90	\$4,345,444
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	118.22	\$1,560,557
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$884,388
HARD COSTS	Subtotal			\$12,071,248
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$12,071,248
HARD COSTS	Design Contingency	15.00%		\$1,810,687
HARD COSTS	Subtotal			\$13,881,935
HARD COSTS	Construction Contingency	5.00%		\$694,097
HARD COSTS	Total Hard Construction Costs Base Bid		<i>Cost per SF</i> \$317.30	\$14,576,032
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$3,279,607
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		<i>Cost per SF</i> \$388.70	\$17,855,639

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

	<i>Hard Construction Costs and Soft Construction Costs are escalated</i>	<i>Escalation</i>	<i>4.00%</i>	<i>Per year</i>
<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS			\$18,569,864
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS			\$19,312,659
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS			\$20,085,165
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS			\$20,888,572
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS			\$21,724,115

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submisn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

CLASSROOM & CAFETERIA ADDITION		16,637 GSF	<i>Cost per SF</i>	<u>\$317.42</u>	5,280,859
SUBTOTAL	SUBTOTAL				5,280,859
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL	SUBTOTAL				5,280,859
DESIGN CONTINGENCY	REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL	RENOVATION TOTAL			<i>Cost per SF</i>	5,280,859
				<u>\$317.42</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisssn:	Nov. 14, 2011	Job no: 11098
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
	00.00		BUILDING ADDITION				
SOUTH ADDITION							
SOUTH ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
SOUTH ADDITION			Misc. prep/patch	1.00	LS	3,000.00	3,000.00
SOUTH ADDITION			Misc R&R for MEP tie-ins	1.00	LS	2,500.00	2,500.00
SOUTH ADDITION			Demo exist stairway roof	220.00	SF	6.00	1,320.00
SOUTH ADDITION			Demo exist exterior wall to open to new stairway ext	100.00	SF	15.00	1,500.00
SOUTH ADDITION			Temp waterproofing at roof demo	1.00	LS	350.00	350.00
SOUTH ADDITION			Temp dust control & cleaning	1.00	LS	750.00	750.00
SOUTH ADDITION			Segregated debris disposal off site	120.00	CY	30.00	3,600.00
SOUTH ADDITION			LEED Disposal Fee / Recycling	60.00	TNS	37.00	2,220.00
SOUTH ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
SOUTH ADDITION			Hazmat abatement - lead			Costs are Excluded	
SOUTH ADDITION	01.00	FOUNDATIONS	Foundations, normal SOG	12,087.00	GSF	6.27	75,785.49
SOUTH ADDITION			Foundations, retaining wall areas	1,000.00	GSF	7.87	7,870.00
SOUTH ADDITION			Foundations, premium for poured conc wall footings	1,000.00	GSF	42.78	42,777.78
SOUTH ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	500.00	SF	12.00	6,000.00
SOUTH ADDITION			Poured conc foundation wall	640.00	SF	38.00	24,320.00
SOUTH ADDITION			SOG	13,087.00	GSF	8.30	108,622.10
SOUTH ADDITION			Exterior stoops & slabs	300.00	SF	8.00	2,400.00
SOUTH ADDITION	03.00	SUPERSTRUCTURE	3rd floor framing & deck	5,360.00	GSF	11.35	60,836.00
SOUTH ADDITION			Cafe roof framing & deck for green roof	8,320.00	GSF	11.35	94,432.00
SOUTH ADDITION			SOMD for 3rd floor	5,360.00	GSF	4.00	21,440.00
SOUTH ADDITION			SOMD for green roof	8,320.00	GSF	4.00	33,280.00
SOUTH ADDITION			Roof framing & deck	5,580.00	GSF	8.45	47,151.00
SOUTH ADDITION			Stairways	1.00	EA	12,500.00	12,500.00
SOUTH ADDITION			Extend exist stairway to add one floor	1.00	EA	9,800.00	9,800.00
SOUTH ADDITION			Misc metals	16,637.00	GSF	2.20	36,601.40
SOUTH ADDITION			Misc Wood Blocking	16,637.00	GSF	1.05	17,468.85
SOUTH ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	14,348.00	SF	44.00	631,312.00
SOUTH ADDITION			Brick veneer over conc walls	211.20	SF	21.90	4,625.28
SOUTH ADDITION			Foundation wall waterproofing	640.00	SF	6.50	4,160.00
SOUTH ADDITION			Windows	16,637.00	GSF	3.60	59,893.20
SOUTH ADDITION			Storefront entrances	16,637.00	GSF	1.25	20,796.25
SOUTH ADDITION			Prem add for ext. curtainwall	5,040.00	SF	35.00	176,400.00
SOUTH ADDITION			Doors, frames, hardware, sidelites	16,637.00	GSF	0.60	9,982.20
SOUTH ADDITION			Building perimeter drains in gravel bed	650.00	LF	10.50	6,825.00
SOUTH ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	16,637.00	GSF	1.45	24,123.65
SOUTH ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	5,580.00	GSF	6.30	35,154.00
SOUTH ADDITION			Skylite, curb & flashing	450.00	SF	65.00	29,250.00
SOUTH ADDITION			Green roof system	8,320.00	SF	28.00	232,960.00
SOUTH ADDITION			Green roof system irrigation	8,320.00	SF	8.00	66,560.00
SOUTH ADDITION			Green roof slip sheet	8,320.00	SF	1.55	12,896.00
SOUTH ADDITION			Green roof system flashings & edge details	8,320.00	GSF	0.90	7,488.00
SOUTH ADDITION							

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Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisssn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SOUTH ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
SOUTH ADDITION			Masonry at tie-in walls	2,600.00	SF	19.00	49,400.00
SOUTH ADDITION			Masonry partitions	16,637.00	GSF	4.10	68,211.70
SOUTH ADDITION			Mtl stud & GWB partitions, hi-impact	16,637.00	GSF	7.30	121,450.10
SOUTH ADDITION			GWB ceilings/bulkheads	16,637.00	GSF	0.15	2,495.55
SOUTH ADDITION			Misc. batt insulation	16,637.00	GSF	0.45	7,486.65
SOUTH ADDITION			Sound transmission control insulation	16,637.00	GSF	0.19	3,161.03
SOUTH ADDITION			Interior glass at interior partition allowance	16,637.00	GSF	1.50	24,955.50
SOUTH ADDITION			Interior doors, single, incl jamba, trim & hardware	16,637.00	GSF	5.75	95,662.75
SOUTH ADDITION			Acoustic ceiling, avg	16,637.00	GSF	2.25	37,433.25
SOUTH ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	3,327.40	GSF	1.10	3,660.14
SOUTH ADDITION			Premium wall finish: main corridors & conf. rm	16,637.00	GSF	0.24	3,992.88
SOUTH ADDITION			Prem add for kitchen/restroom finishes	2,220.00	GSF	12.40	27,528.00
SOUTH ADDITION			CT floor, base, walls in restrooms	16,637.00	GSF	0.75	12,477.75
SOUTH ADDITION			Soft flooring/ vinly base	16,637.00	GSF	2.64	43,841.82
SOUTH ADDITION			Carpet	16,637.00	GSF	1.11	18,467.07
SOUTH ADDITION			Painting	16,637.00	GSF	1.80	29,946.60
SOUTH ADDITION			Misc cut and patching	16,637.00	GSF	0.30	4,991.10
SOUTH ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	16,637.00	GSF	0.82	13,642.34
SOUTH ADDITION			Window treatment	16,637.00	GSF	0.45	7,486.65
SOUTH ADDITION			General casework	16,637.00	GSF	7.25	120,618.25
SOUTH ADDITION			General millwork	16,637.00	GSF	0.45	7,486.65
SOUTH ADDITION			Visual display MB & TB	16,637.00	GSF	1.00	16,637.00
SOUTH ADDITION			Smart boards	18.00	EA	6,500.00	117,000.00
SOUTH ADDITION			Kitchen / faculty lounge appliances allowance	1.00	LS	2,500.00	2,500.00
SOUTH ADDITION			Div 11 kitchen equip add	1,500.00	GSF	175.00	262,500.00
SOUTH ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	16,637.00	GSF	1.50	24,955.50
SOUTH ADDITION			Student desks and work stations			Refer to FF&E	
SOUTH ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
SOUTH ADDITION	08.00	CONVEYING	Section Not Used				0.00
SOUTH ADDITION							
SOUTH ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gc
Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SOUTH ADDITION	09.00	MECHANICAL HVAC - Renovation	HVAC Equipment	16,637.00	GSF	12.20	202,971.40
SOUTH ADDITION		Extention of existing systems.	Piping & Valves	16,637.00	GSF	4.20	69,875.40
SOUTH ADDITION			Ductwork	16,637.00	GSF	5.85	97,326.45
SOUTH ADDITION			Air Outlets	16,637.00	GSF	0.59	9,815.83
SOUTH ADDITION			Ductwork Accessories	16,637.00	GSF	0.72	11,978.64
SOUTH ADDITION			Insulation	16,637.00	GSF	1.95	32,442.15
SOUTH ADDITION			Temperature Controls	16,637.00	GSF	4.10	68,211.70
SOUTH ADDITION			Air & Water Balance	16,637.00	GSF	0.45	7,486.65
SOUTH ADDITION			Systems Operation & Testing	16,637.00	GSF	0.25	4,159.25
SOUTH ADDITION	9.20	PLUMBING	Water Closet	2.00	EA	464.50	929.00
SOUTH ADDITION			Urinal	0.00	EA	385.22	0.00
SOUTH ADDITION			Automatic Flush Valve	2.00	EA	163.20	326.40
SOUTH ADDITION			Lavatory, countertop mounted	2.00	EA	313.85	627.70
SOUTH ADDITION			Classroom Sink	0.00	EA	485.10	0.00
SOUTH ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
SOUTH ADDITION			Janitor Sink	1.00	EA	733.54	733.54
SOUTH ADDITION			Floor Drain	12.00	EA	168.60	2,023.20
SOUTH ADDITION			Roof Drain	20.00	EA	384.50	7,690.00
SOUTH ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
SOUTH ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
SOUTH ADDITION			Circulating Pump	1.00	EA	725.00	725.00
SOUTH ADDITION			Ice Machine/Refrigerator Connection	2.00	EA	125.00	250.00
SOUTH ADDITION			Elevator Sump Pump, oil minder type	0.00	EA	6,550.00	0.00
SOUTH ADDITION			Domestic Water Piping	16,637.00	GSF	2.69	44,753.53
SOUTH ADDITION			DWV Piping	16,637.00	GSF	1.76	29,281.12
SOUTH ADDITION			Storm Piping	16,637.00	GSF	1.48	24,622.76
SOUTH ADDITION			Plumbing Insulation	16,637.00	GSF	0.81	13,475.97
SOUTH ADDITION			Coordination Drawings	16,637.00	GSF	0.22	3,660.14
SOUTH ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
SOUTH ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SOUTH ADDITION	9.30	FIRE SPRINKLER	Sprinkler	16,637.00	GSF	2.85	47,415.45
SOUTH ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
SOUTH ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	16,637.00	GSF	0.15	2,495.55
SOUTH ADDITION			Panelboards	16,637.00	GSF	0.65	10,814.05
SOUTH ADDITION			Bus Duct & Transformers	16,637.00	GSF	0.40	6,654.80
SOUTH ADDITION			Generator/ATS			Existing to Remain	
SOUTH ADDITION			Light Fixtures - based on T8 fixtures	16,637.00	GSF	4.85	80,689.45
SOUTH ADDITION			Light Switches	16,637.00	GSF	0.26	4,325.62
SOUTH ADDITION			Power Outlets	16,637.00	GSF	0.95	15,805.15
SOUTH ADDITION			Safety Cabinets & Disconnects	16,637.00	GSF	0.50	8,318.50
SOUTH ADDITION			Power Feeders	16,637.00	GSF	2.50	41,592.50
SOUTH ADDITION			Power Home Runs	16,637.00	GSF	2.20	36,601.40
SOUTH ADDITION			Power Branches	16,637.00	GSF	0.85	14,141.45
SOUTH ADDITION			Lighting Home Runs	16,637.00	GSF	1.15	19,132.55
SOUTH ADDITION			Lighting Branches	16,637.00	GSF	1.05	17,468.85
SOUTH ADDITION			Grounding/Lightning Protection	16,637.00	GSF	0.25	4,159.25
SOUTH ADDITION			Clock System	16,637.00	GSF	0.45	7,486.65
SOUTH ADDITION			Phone/Data System	16,637.00	GSF	2.90	48,247.30
SOUTH ADDITION			Security System	16,637.00	GSF	0.94	15,638.78
SOUTH ADDITION			P.A. & A.V. Systems	16,637.00	GSF	0.55	9,150.35
SOUTH ADDITION			TV System	16,637.00	GSF	0.29	4,824.73
SOUTH ADDITION			Fire Alarm	16,637.00	GSF	1.88	31,277.56
SOUTH ADDITION			Coordination Drawings	16,637.00	GSF	0.22	3,660.14
SOUTH ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
SOUTH ADDITION	11.00	MARK-UPS	Subtotal				4,233,492.83
SOUTH ADDITION			General Conditions	12.00%			508,019.14
SOUTH ADDITION			Subtotal				4,741,511.97
SOUTH ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			474,151.20
SOUTH ADDITION			Subtotal				5,215,663.17
SOUTH ADDITION			Bonds & insurance	1.25%			65,195.79
SOUTH ADDITION			Subtotal	16,637.00	GSF	\$317.42	5,280,858.96

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

NORTH ADDITION				16,100 GSF	<i>Cost per SF</i>	<u>\$269.90</u>	4,345,444
SUBTOTAL			SUBTOTAL				4,345,444
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				4,345,444
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				4,345,444
					<i>Cost per SF</i>	<u>\$269.90</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
NORTH ADDITION	00.00		BUILDING ADDITION				
NORTH ADDITION							
NORTH ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
NORTH ADDITION			Misc. prep/patch	1.00	LS	2,500.00	2,500.00
NORTH ADDITION			Misc R&R for MEP tie-ins	1.00	LS	4,500.00	4,500.00
NORTH ADDITION			Segregated debris disposal off site	90.00	CY	30.00	2,700.00
NORTH ADDITION			LEED Disposal Fee / Recycling	45.00	TNS	37.00	1,665.00
NORTH ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
NORTH ADDITION			Hazmat abatement - lead			Costs are Excluded	
NORTH ADDITION							
NORTH ADDITION	01.00	FOUNDATIONS	Foundations	16,100.00	GSF	6.27	100,947.00
NORTH ADDITION							
NORTH ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
NORTH ADDITION			SOG	16,100.00	GSF	8.30	133,630.00
NORTH ADDITION			Exterior stoops & slabs	500.00	SF	8.00	4,000.00
NORTH ADDITION							
NORTH ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck for green roof	15,640.00	GSF	11.35	177,514.00
NORTH ADDITION			SOMD for green roof	15,640.00	GSF	4.00	62,560.00
NORTH ADDITION			Roof framing & deck	460.00	GSF	8.45	3,887.00
NORTH ADDITION			Stairways	1.00	EA	12,500.00	12,500.00
NORTH ADDITION			Misc metals	16,100.00	GSF	2.20	35,420.00
NORTH ADDITION			Misc Wood Blocking	16,100.00	GSF	1.05	16,905.00
NORTH ADDITION							
NORTH ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	8,500.00	SF	44.00	374,000.00
NORTH ADDITION			Windows	16,100.00	GSF	3.60	57,960.00
NORTH ADDITION			Storefront entrances	16,100.00	GSF	1.25	20,125.00
NORTH ADDITION			Doors, frames, hardware, sidelites	16,100.00	GSF	0.60	9,660.00
NORTH ADDITION			Building perimeter drains in gravel bed	600.00	LF	10.50	6,300.00
NORTH ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	16,100.00	GSF	1.45	23,345.00
NORTH ADDITION							
NORTH ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	16,100.00	GSF	6.30	101,430.00
NORTH ADDITION			Skylite, curb & flashing	450.00	SF	65.00	29,250.00
NORTH ADDITION			Green roof system	15,640.00	SF	28.00	437,920.00
NORTH ADDITION			Green roof system irrigation	15,640.00	SF	8.00	125,120.00
NORTH ADDITION			Green roof slip sheet	15,640.00	SF	1.55	24,242.00
NORTH ADDITION			Green roof system flashings & edge details	15,640.00	GSF	0.90	14,076.00
NORTH ADDITION							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
NORTH ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
NORTH ADDITION			Masonry at tie-in walls	3,640.00	SF	19.00	69,160.00
NORTH ADDITION			Masonry partitions	16,100.00	GSF	4.10	66,010.00
NORTH ADDITION			Mtl stud & GWB partitions, hi-impact	16,100.00	GSF	7.30	117,530.00
NORTH ADDITION			GWB ceilings/bulkheads	16,100.00	GSF	0.15	2,415.00
NORTH ADDITION			Misc. batt insulation	16,100.00	GSF	0.45	7,245.00
NORTH ADDITION			Sound transmission control insulation	16,100.00	GSF	0.19	3,059.00
NORTH ADDITION			Interior glass at interior partition allowance	16,100.00	GSF	1.50	24,150.00
NORTH ADDITION			Interior doors, single, incl jams, trim & hardware	16,100.00	GSF	5.75	92,575.00
NORTH ADDITION			Acoustic ceiling, avg	16,100.00	GSF	2.25	36,225.00
NORTH ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	3,220.00	GSF	1.10	3,542.00
NORTH ADDITION			Premium wall finish: main corridors & conf. rm	16,100.00	GSF	0.24	3,864.00
NORTH ADDITION			Prem add for restroom finishes	540.00	GSF	12.40	6,696.00
NORTH ADDITION			CT floor, base, walls in restrooms	16,100.00	GSF	0.75	12,075.00
NORTH ADDITION			Soft flooring/ vinly base	16,100.00	GSF	2.64	42,426.72
NORTH ADDITION			Carpet	16,100.00	GSF	1.11	17,871.00
NORTH ADDITION			Painting	16,100.00	GSF	1.80	28,980.00
NORTH ADDITION			Misc cut and patching	16,100.00	GSF	0.30	4,830.00
NORTH ADDITION	07.00	SPECIAL EQUIPMENT	General casework	16,100.00	GSF	7.25	116,725.00
NORTH ADDITION			General millwork	16,100.00	GSF	0.45	7,245.00
NORTH ADDITION			Visual display MB & TB	16,100.00	GSF	0.30	4,830.00
NORTH ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	16,100.00	GSF	0.50	8,050.00
NORTH ADDITION			Student desks and work stations			Refer to FF&E	
NORTH ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
NORTH ADDITION	08.00	CONVEYING	Section Not Used				0.00
NORTH ADDITION	09.00	MECHANICAL HVAC - Renovation	HVAC Equipment	16,100.00	GSF	12.20	196,420.00
NORTH ADDITION		Extention of existing systems.	Piping & Valves	16,100.00	GSF	4.20	67,620.00
NORTH ADDITION			Ductwork	16,100.00	GSF	5.85	94,185.00
NORTH ADDITION			Air Outlets	16,100.00	GSF	0.59	9,499.00
NORTH ADDITION			Ductwork Accessories	16,100.00	GSF	0.72	11,592.00
NORTH ADDITION			Insulation	16,100.00	GSF	1.95	31,395.00
NORTH ADDITION			Temperature Controls	16,100.00	GSF	4.10	66,010.00
NORTH ADDITION			Air & Water Balance	16,100.00	GSF	0.45	7,245.00
NORTH ADDITION			Systems Operation & Testing	16,100.00	GSF	0.25	4,025.00
NORTH ADDITION	9.20	PLUMBING	Water Closet	6.00	EA	464.50	2,787.00
NORTH ADDITION			Urinal	2.00	EA	385.22	770.44
NORTH ADDITION			Automatic Flush Valve	8.00	EA	163.20	1,305.60
NORTH ADDITION			Lavatory, countertop mounted	8.00	EA	313.85	2,510.80
NORTH ADDITION			Art Room Sink	12.00	EA	685.00	8,220.00
NORTH ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
NORTH ADDITION			Janitor Sink	1.00	EA	733.54	733.54
NORTH ADDITION			Floor Drain	4.00	EA	168.60	674.40
NORTH ADDITION			Roof Drain	18.00	EA	384.50	6,921.00
NORTH ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
NORTH ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
NORTH ADDITION			Domestic Water Piping	16,100.00	GSF	0.13	2,165.45
NORTH ADDITION			DWV Piping	16,100.00	GSF	1.76	28,336.00
NORTH ADDITION			Storm Piping	16,100.00	GSF	1.48	23,828.00
NORTH ADDITION			Plumbing Insulation	16,100.00	GSF	0.81	13,041.00
NORTH ADDITION			Coordination Drawings	16,100.00	GSF	0.22	3,542.00
NORTH ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
NORTH ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
NORTH ADDITION	9.30	FIRE SPRINKLER	Sprinkler	16,100.00	GSF	2.85	45,885.00
NORTH ADDITION			Fire Pump				See South Addition
NORTH ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	16,100.00	GSF	0.15	2,415.00
NORTH ADDITION			Panelboards	16,100.00	GSF	0.65	10,465.00
NORTH ADDITION			Bus Duct & Transformers	16,100.00	GSF	0.40	6,440.00
NORTH ADDITION			Generator/ATS - for addition & fire pump				Existing to Remain
NORTH ADDITION			Light Fixtures - based on T8 fixtures	16,100.00	GSF	4.85	78,085.00
NORTH ADDITION			Light Switches	16,100.00	GSF	0.26	4,186.00
NORTH ADDITION			Power Outlets	16,100.00	GSF	0.95	15,295.00
NORTH ADDITION			Safety Cabinets & Disconnects	16,100.00	GSF	0.50	8,050.00
NORTH ADDITION			Power Feeders	16,100.00	GSF	2.50	40,250.00
NORTH ADDITION			Power Home Runs	16,100.00	GSF	2.20	35,420.00
NORTH ADDITION			Power Branches	16,100.00	GSF	0.85	13,685.00
NORTH ADDITION			Lighting Home Runs	16,100.00	GSF	1.15	18,515.00
NORTH ADDITION			Lighting Branches	16,100.00	GSF	1.05	16,905.00
NORTH ADDITION			Grounding/Lightning Protection	16,100.00	GSF	0.25	4,025.00
NORTH ADDITION			Clock System	16,100.00	GSF	0.45	7,245.00
NORTH ADDITION			Phone/Data System	16,100.00	GSF	2.90	46,690.00
NORTH ADDITION			Security System	16,100.00	GSF	0.94	15,134.00
NORTH ADDITION			P.A. & A.V. Systems	16,100.00	GSF	0.55	8,855.00
NORTH ADDITION			TV System	16,100.00	GSF	0.29	4,669.00
NORTH ADDITION			Fire Alarm	16,100.00	GSF	1.88	30,268.00
NORTH ADDITION			Coordination Drawings	16,100.00	GSF	0.22	3,542.00
NORTH ADDITION			Tie into Existing Electrical Systems	1.00	LS	2,250.00	2,250.00
NORTH ADDITION	11.00	MARK-UPS	Subtotal				3,483,601.39
NORTH ADDITION			General Conditions	12.00%			418,032.17
NORTH ADDITION			Subtotal				3,901,633.56
NORTH ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			390,163.36
NORTH ADDITION			Subtotal				4,291,796.91
NORTH ADDITION			Bonds & insurance	1.25%			53,647.46
NORTH ADDITION			Subtotal	16,100.00	GSF	\$269.90	4,345,444.37

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				13,200 GSF		<u>Cost per SF</u> <u>\$118.22</u>	1,560,557
SUBTOTAL			SUBTOTAL				1,560,557
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,560,557
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,560,557
						<u>Cost per SF</u> <u>\$118.22</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11098
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	13,200.00	GSF	0.37	4,884.00
BUILDING RENOVATION			General architectural demo	13,200.00	GSF	3.15	41,580.00
BUILDING RENOVATION			Misc. demolition/prep/patch	13,200.00	GSF	1.05	13,860.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	13,200.00	GSF	0.60	7,920.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	244.44	CY	30.00	7,333.33
BUILDING RENOVATION			LEED Disposal Fee / Recycling	122.22	TNS	37.00	4,522.22
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	13,200.00	GSF	0.11	1,452.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	13,200.00	GSF	0.35	4,620.00
BUILDING RENOVATION			Misc metals	13,200.00	GSF	0.62	8,184.00
BUILDING RENOVATION			Misc Wood Blocking	13,200.00	GSF	0.06	792.00
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	13,200.00	GSF	0.30	3,960.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	13,200.00	GSF	0.33	4,356.00
BUILDING RENOVATION							
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	13,200.00	GSF	0.65	8,580.00
BUILDING RENOVATION			Interior finishes	13,200.00	GSF	9.70	128,040.00
BUILDING RENOVATION			Thermal insulation	13,200.00	GSF	0.45	5,940.00
BUILDING RENOVATION			Sound transmission control insulation	13,200.00	GSF	0.19	2,508.00
BUILDING RENOVATION			Interior glazing	13,200.00	GSF	2.72	35,904.00
BUILDING RENOVATION			Interior doors, single, incl jams, trim & hardware	13,200.00	GSF	3.74	49,368.00
BUILDING RENOVATION			Misc cut and patching	13,200.00	GSF	0.30	3,960.00
BUILDING RENOVATION							
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	13,200.00	GSF	2.22	29,304.00
BUILDING RENOVATION			Div 11 misc equipment	13,200.00	GSF	0.50	6,600.00
BUILDING RENOVATION			Div 12 furnishings	13,200.00	GSF	2.85	37,620.00
BUILDING RENOVATION			Smart boards			None included	
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance			None included	
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION							
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	09.00	MECHANICAL HVAC - Renovation	HVAC Equipment	13,200.00	GSF	12.20	161,040.00
BUILDING RENOVATION			Piping & Valves	13,200.00	GSF	4.20	55,440.00
BUILDING RENOVATION			Ductwork	13,200.00	GSF	5.85	77,220.00
BUILDING RENOVATION			Air Outlets	13,200.00	GSF	0.59	7,788.00
BUILDING RENOVATION			Ductwork Accessories	13,200.00	GSF	0.72	9,504.00
BUILDING RENOVATION			Insulation	13,200.00	GSF	1.95	25,740.00
BUILDING RENOVATION			Temperature Controls	13,200.00	GSF	4.10	54,120.00
BUILDING RENOVATION			Air & Water Balance	13,200.00	GSF	0.45	5,940.00
BUILDING RENOVATION			Systems Operation & Testing	13,200.00	GSF	0.25	3,300.00
BUILDING RENOVATION			HVAC Demolition	13,200.00	GSF	0.97	12,804.00
BUILDING RENOVATION	9.20	PLUMBING	Domestic Water Piping	13,200.00	GSF	2.69	35,508.00
BUILDING RENOVATION			DWV Piping	13,200.00	GSF	1.76	23,232.00
BUILDING RENOVATION			Storm Piping	13,200.00	GSF	1.48	19,536.00
BUILDING RENOVATION			Plumbing Insulation	13,200.00	GSF	0.81	10,692.00
BUILDING RENOVATION			Plumbing Demolition	13,200.00	GSF	0.95	12,540.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	13,200.00	GSF	2.85	37,620.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards			Existing to Remain	
BUILDING RENOVATION			Panelboards			Existing to Remain	
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain	
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain	
BUILDING RENOVATION			Light Fixtures	13,200.00	GSF	4.85	64,020.00
BUILDING RENOVATION			Light Switches	13,200.00	GSF	0.26	3,432.00
BUILDING RENOVATION			Power Outlets	13,200.00	GSF	0.95	12,540.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	13,200.00	GSF	0.72	9,504.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	13,200.00	GSF	2.20	29,040.00
BUILDING RENOVATION			Power Branches	13,200.00	GSF	0.85	11,220.00
BUILDING RENOVATION			Lighting Home Runs	13,200.00	GSF	1.15	15,180.00
BUILDING RENOVATION			Lighting Branches	13,200.00	GSF	1.05	13,860.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	13,200.00	GSF	0.45	5,940.00
BUILDING RENOVATION			Phone/Data System	13,200.00	GSF	2.90	38,280.00
BUILDING RENOVATION			Security System	13,200.00	GSF	0.94	12,408.00
BUILDING RENOVATION			P.A. & A.V. Systems	13,200.00	GSF	0.55	7,260.00
BUILDING RENOVATION			TV System	13,200.00	GSF	0.29	3,828.00
BUILDING RENOVATION			Fire Alarm	13,200.00	GSF	1.88	24,816.00
BUILDING RENOVATION			Demolition	13,200.00	GSF	0.94	12,408.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				1,251,047.56
BUILDING RENOVATION			General Conditions	12.00%			150,125.71
BUILDING RENOVATION			Subtotal				1,401,173.26
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			140,117.33
BUILDING RENOVATION			Subtotal				1,541,290.59
BUILDING RENOVATION			Bonds & insurance	1.25%			19,266.13
BUILDING RENOVATION			Subtotal	13,200.00	GSF	\$118.22	1,560,556.72

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							884,388
SUBTOTAL			SUBTOTAL				884,388
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				884,388
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				884,388

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SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	2,500.00	2,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	1.26	AC	10,000.00	12,626.26
SITWORK			Remove trees	2.00	EA	175.00	350.00
SITWORK			Remove curb and gutter	450.00	LF	6.00	2,700.00
SITWORK			Remove curb entrances	1.00	EA	1,800.00	1,800.00
SITWORK			Remove sidewalks 4" thick	8,600.00	SF	1.50	12,900.00
SITWORK			Remove asphalt paving	844.44	SY	6.85	5,784.44
SITWORK			Remove brick wall & footing	80.00	LF	35.00	2,800.00
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove gas meter		Existing to Remain		
SITWORK			Remove gas line		Existing to Remain		
SITWORK			Remove existing site lights	1.00	EA	175.00	175.00
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove/relocation of temp classrooms	1.00	LS	20,000.00	20,000.00
SITWORK			Remove asphalt paving for new water/sewer lines		SY	10.00	0.00
SITWORK			Disposal of site elements	1,000.56	CY	25.00	25,013.89
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	15,000.00	15,000.00
SITWORK			Tree protection allowance	1.00	LS	1,750.00	1,750.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	462.96	CY	2.80	1,296.30
SITWORK			Re-spread topsoil	462.96	CY	3.60	1,666.67
SITWORK			Mass Excavation of site area, cut to fill	1,407.41	CY	8.00	11,259.26
SITWORK			Export surplus	1,407.41	CY	24.00	33,777.78
SITWORK			Excavation for Ground Floor bldg. addition	750.00	CY	4.50	3,375.00
SITWORK			Layback & fill for found. walls for Grd. Flr. bldg. addi	425.00	CY	9.70	4,122.50
SITWORK			Export surplus from Ground Floor bldg. addition	750.00	CY	24.00	18,000.00
SITWORK			Rough grading for building and site	75,000.00	SF	0.55	41,250.00
SITWORK			Finish grading bldg pads and pavements	3,333.33	SY	1.00	3,333.33
SITWORK			Finish grading for lawn areas	5,000.00	SY	1.15	5,750.00
SITWORK			Ext backfill	140.00	CY	30.00	4,200.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	Tie to existing bldg.		Excluded		
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	100.00	LF	37.00	3,700.00
SITWORK			Tap fees		Tap Fees are Excluded		
SITWORK			Temp road patch	0.00	SY	20.00	0.00
SITWORK			Spoil removal	7.41	CY	25.00	185.19
SITWORK							

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SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	250,000.00	250,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	275.00	LF	15.00	4,125.00
SITWORK			Site pole lighting, allowance	1.00	EA	3,250.00	3,250.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	133.33	SY	35.00	4,666.67
SITWORK			Asphalt Pavement ROW patching	11.11	SY	80.00	888.89
SITWORK			Lot signage/symbols	1.00	LS	250.00	250.00
SITWORK			Striping	1.00	LS	175.00	175.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	6,500.00	SF	5.50	35,750.00
SITWORK			Patch existing sidewalks	1,000.00	SF	8.00	8,000.00
SITWORK			Curb & gutter	100.00	LF	14.30	1,430.00
SITWORK			Footings for ext. ramp & stairs	18.49	CY	400.00	7,397.04
SITWORK			HC access ramp cheek walls	350.00	SF	35.00	12,250.00
SITWORK			Ramp & terrace slabs	3,100.00	SF	6.25	19,375.00
SITWORK			Concrete steps - LF of riser face	1,035.00	LF	25.00	25,875.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,500.00	SY	3.50	5,250.00
SITWORK			General seeding	2,777.78	SY	0.85	2,361.11
SITWORK			Landscaped quad	1.00	LS	25,000.00	25,000.00
SITWORK			Exercise area mulch	55.56	CY	43.75	2,430.56
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	25,000.00	25,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Relocate exterior exercise areas	1.00	LS	8,000.00	8,000.00
SITWORK			Wall rails	165.00	LF	28.00	4,620.00
SITWORK			Intermediate rails	75.00	LF	45.00	3,375.00
SITWORK			Repair masonry site wall	100.00	SF	65.00	6,500.00
SITWORK			Allowance	1.00	LS	10,000.00	10,000.00
SITWORK	11.00	MARK-UPS	Subtotal				708,984.87
SITWORK			General Conditions	12.00%			85,078.18
SITWORK			Subtotal				794,063.06
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			79,406.31
SITWORK			Subtotal				873,469.36
SITWORK			Bonds & insurance	1.25%			10,918.37
SITWORK			Subtotal				884,387.73



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Perkins Eastman

Arlington Public Schools ***New Elementary School at Thomas Jefferson MS*** **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gsl/ah
Project:	Thomas Jefferson M.S. - New Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Thomas Jefferson New Elementary School

Three Story Building 98,500.00 Gross Square Feet
Total 98,500.00 Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Three Story Building	Carried forward	Cost per SF 254.55	\$25,073,051
HARD COSTS	Sitework	Carried forward	N/A	\$2,196,561
HARD COSTS	Subtotal			\$27,269,611
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$27,269,611
HARD COSTS	Design Contingency	15.00%		\$4,090,442
HARD COSTS	Subtotal			\$31,360,053
HARD COSTS	Construction Contingency	5.00%		\$1,568,003
HARD COSTS	Total Hard Construction Costs Base Bid		Cost per SF <u>\$334.29</u>	<u>\$32,928,056</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$7,408,813
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF <u>\$409.51</u>	<u>\$40,336,868</u>

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated Escalation 4.00% Per year

<u>2012</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS</u>	<u>\$41,950,343</u>
<u>2013</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS</u>	<u>\$43,628,357</u>
<u>2014</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS</u>	<u>\$45,373,491</u>
<u>2015</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS</u>	<u>\$47,188,431</u>
<u>2016</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS</u>	<u>\$49,075,968</u>

Notes:
Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

THREE STORY BUILDING				98,500 GSF	<u>Cost per SF</u> <u>\$254.55</u>	25,073,051
SUBTOTAL	SUBTOTAL					25,073,051
ESCALATION TO BID	REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL	SUBTOTAL					25,073,051
DESIGN CONTINGENCY	REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL	RENOVATION TOTAL					25,073,051
					<u>Cost per SF</u> <u>\$254.55</u>	

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Project:	Thomas Jefferson M.S. - New Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
	00.00		BUILDING ADDITION				
THREE STORY BUILDING							
THREE STORY BUILDING	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
THREE STORY BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
THREE STORY BUILDING			Foundations	45,375.00	Gsf	6.27	284,501.25
THREE STORY BUILDING	02.00	SUBSTRUCTURE	SOG	45,375.00	Gsf	8.30	376,612.50
THREE STORY BUILDING			Exterior stoops & slabs	1,200.00	SF	8.00	9,600.00
THREE STORY BUILDING	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	85,835.00	Gsf	11.35	974,227.25
THREE STORY BUILDING			SOMD for 2nd & 3rd floor	58,385.00	Gsf	4.00	233,540.00
THREE STORY BUILDING			SOMD for green roof	27,450.00	SF	4.00	109,800.00
THREE STORY BUILDING			Roof framing & deck	20,060.00	Gsf	8.45	169,507.00
THREE STORY BUILDING			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
THREE STORY BUILDING			Elev hoistway SOMD	90.00	SF	8.75	787.50
THREE STORY BUILDING			Stairways	6.00	EA	18,750.00	112,500.00
THREE STORY BUILDING			Misc metals	98,500.00	Gsf	2.20	216,700.00
THREE STORY BUILDING			Misc Wood Blocking	98,500.00	Gsf	1.05	103,425.00
THREE STORY BUILDING	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	63,590.00	SF	44.00	2,797,960.00
THREE STORY BUILDING			Exterior canopy area soffit/insulation	700.00	SF	22.00	15,400.00
THREE STORY ADDITION			Windows	98,500.00	Gsf	3.60	354,600.00
THREE STORY ADDITION			Storefront entrances	98,500.00	Gsf	1.25	123,125.00
THREE STORY BUILDING			Doors, frames, hardware, sidelites	98,500.00	Gsf	0.60	59,100.00
THREE STORY BUILDING			Building perimeter drains in gravel bed	1,800.00	LF	10.50	18,900.00
THREE STORY BUILDING			Misc. w.p./caulk/fire sealants/etc. Div 7	98,500.00	Gsf	1.45	142,825.00
THREE STORY BUILDING	05.00	ROOFING	Low slope membrane w/ flashing & copings	20,060.00	Gsf	6.30	126,378.00
THREE STORY BUILDING			Green roof system	27,450.00	SF	28.00	768,600.00
THREE STORY BUILDING			Green roof system irrigation	27,450.00	SF	8.00	219,600.00
THREE STORY BUILDING			Green roof slip sheet	27,450.00	SF	1.55	42,547.50
THREE STORY BUILDING			Green roof system flashings & edge details	27,450.00	Gsf	0.90	24,705.00
THREE STORY BUILDING							

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THREE STORY BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
THREE STORY BUILDING			Masonry partitions	98,500.00	GSF	4.10	403,850.00
THREE STORY BUILDING			Mtl stud & GWB partitions, hi-impact	98,500.00	GSF	7.30	719,050.00
THREE STORY BUILDING			Elev Cab finish allowance	1.00	LS	500.00	500.00
THREE STORY BUILDING			GWB ceilings/bulkheads	98,500.00	GSF	0.15	14,775.00
THREE STORY BUILDING			Misc. batt insulation	98,500.00	GSF	0.45	44,325.00
THREE STORY BUILDING			Sound transmission control insulation	98,500.00	GSF	0.19	18,715.00
THREE STORY BUILDING			Interior glass at interior partition allowance	98,500.00	GSF	1.50	147,750.00
THREE STORY BUILDING			Interior doors, single, incl jambs, trim & hardware	98,500.00	GSF	5.75	566,375.00
THREE STORY BUILDING			Acoustic ceiling, avg	98,500.00	GSF	2.25	221,625.00
THREE STORY BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	19,700.00	GSF	1.10	21,670.00
THREE STORY BUILDING			Premium wall finish: main corridors & conf. rm	98,500.00	GSF	0.24	23,640.00
THREE STORY BUILDING			Prem add for restroom/kitchen finishes	4,960.00	GSF	12.40	61,504.00
THREE STORY BUILDING			Prem add for locker room finishes	2,000.00	GSF	12.40	24,800.00
THREE STORY BUILDING			CT floor, base, walls in restrooms	98,500.00	GSF	0.75	73,875.00
THREE STORY ADDITION			CT wainscot hallways/restrooms	98,500.00	GSF	0.40	39,400.00
THREE STORY BUILDING			Soft flooring/ vinly base	88,670.00	GSF	2.64	233,663.18
THREE STORY BUILDING			Carpet	88,670.00	GSF	1.11	98,423.70
THREE STORY BUILDING			Wood flooring	9,830.00	SF	16.50	162,195.00
THREE STORY BUILDING			Painting	98,500.00	GSF	1.80	177,300.00
THREE STORY BUILDING			Misc cut and patching	98,500.00	GSF	0.30	29,550.00
THREE STORY BUILDING	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	98,500.00	GSF	0.82	80,770.00
THREE STORY BUILDING			Window treatment	98,500.00	GSF	0.45	44,325.00
THREE STORY BUILDING			General casework	98,500.00	GSF	7.25	714,125.00
THREE STORY BUILDING			General millwork	98,500.00	GSF	0.45	44,325.00
THREE STORY BUILDING			Visual display MB & TB	98,500.00	GSF	1.00	98,500.00
THREE STORY BUILDING			Smart boards	35.00	EA	6,500.00	227,500.00
THREE STORY BUILDING			Kitchen / faculty lounge appliances allowance	1.00	LS	7,000.00	7,000.00
THREE STORY BUILDING			Div 11 kitchen equip add	2,500.00	GSF	175.00	437,500.00
THREE STORY BUILDING			Gym equipment allowance	9,830.00	GSF	6.75	66,352.50
THREE STORY BUILDING			Misc spec. dr signs/f.e./jan shelving/etc.	98,500.00	GSF	1.50	147,750.00
THREE STORY BUILDING			Student desks and work stations			Refer to FF&E	
THREE STORY BUILDING			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY BUILDING	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
THREE STORY BUILDING							

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THREE STORY BUILDING	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	98,500.00	GSF	13.75	1,354,375.00		
THREE STORY BUILDING			Piping & Valves	98,500.00	GSF	4.20	413,700.00		
THREE STORY BUILDING			Geothermal Bore, 120 bores at 450' depth	54,000.00	LF	22.50	1,215,000.00		
THREE STORY BUILDING			Ductwork	98,500.00	GSF	3.95	389,075.00		
THREE STORY BUILDING			Air Outlets	98,500.00	GSF	0.20	19,700.00		
THREE STORY BUILDING			Ductwork Accessories	98,500.00	GSF	0.45	44,325.00		
THREE STORY BUILDING			Insulation	98,500.00	GSF	1.95	192,075.00		
THREE STORY BUILDING			Temperature Controls	98,500.00	GSF	4.10	403,850.00		
THREE STORY BUILDING			Air & Water Balance	98,500.00	GSF	0.45	44,325.00		
THREE STORY BUILDING			Coordination Drawings	98,500.00	GSF	0.22	21,670.00		
THREE STORY BUILDING			Systems Operation & Testing	98,500.00	GSF	0.25	24,625.00		
THREE STORY BUILDING			9.20	PLUMBING	Water Closet	50.00	EA	464.50	23,225.00
THREE STORY BUILDING					Urinal	6.00	EA	385.22	2,311.32
THREE STORY BUILDING	Automatic Flush Valve	56.00			EA	163.20	9,139.20		
THREE STORY BUILDING	Lavatory, countertop mounted	50.00			EA	313.85	15,692.50		
THREE STORY BUILDING	Classroom Sink	35.00			EA	485.10	16,978.50		
THREE STORY BUILDING	Electric Water Cooler	6.00			EA	1,163.50	6,981.00		
THREE STORY BUILDING	Janitor Sink	3.00			EA	733.54	2,200.62		
THREE STORY BUILDING	Floor Drain	20.00			EA	168.60	3,372.00		
THREE STORY BUILDING	Roof Drain	46.00			EA	384.50	17,687.00		
THREE STORY BUILDING	Wall Hydrant	8.00			EA	252.94	2,023.52		
THREE STORY BUILDING	Water Heater	2.00			EA	4,822.00	9,644.00		
THREE STORY BUILDING	Circulating Pump	1.00			EA	725.00	725.00		
THREE STORY BUILDING	Elevator Sump Pump, oil minder type	1.00			EA	6,550.00	6,550.00		
THREE STORY BUILDING	Domestic Water Piping	98,500.00			GSF	2.69	264,965.00		
THREE STORY BUILDING	DWV Piping	98,500.00			GSF	1.76	173,360.00		
THREE STORY BUILDING	Storm Piping	98,500.00			GSF	1.48	145,780.00		
THREE STORY BUILDING	Plumbing Insulation	98,500.00			GSF	0.81	79,785.00		
THREE STORY BUILDING	Coordination Drawings	98,500.00	GSF	0.22	21,670.00				
THREE STORY BUILDING									

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THREE STORY BUILDING	9.30	FIRE SPRINKLER	Sprinkler	98,500.00	GSF	2.85	280,725.00
THREE STORY BUILDING			Fire Pump	1.00	LS	75,000.00	75,000.00
THREE STORY BUILDING	10.00	ELECTRICAL	Switchboards	98,500.00	GSF	0.85	83,725.00
THREE STORY BUILDING			Panelboards	98,500.00	GSF	0.65	64,025.00
THREE STORY BUILDING			Bus Duct & Transformers	98,500.00	GSF	0.40	39,400.00
THREE STORY BUILDING			Generator/ATS	1.00	EA	65,000.00	65,000.00
THREE STORY BUILDING			Light Fixtures - based on T8 fixtures	98,500.00	GSF	4.85	477,725.00
THREE STORY BUILDING			Light Switches	98,500.00	GSF	0.26	25,610.00
THREE STORY BUILDING			Power Outlets	98,500.00	GSF	0.95	93,575.00
THREE STORY BUILDING			Safety Cabinets & Disconnects	98,500.00	GSF	0.50	49,250.00
THREE STORY BUILDING			Power Feeders	98,500.00	GSF	2.50	246,250.00
THREE STORY BUILDING			Power Home Runs	98,500.00	GSF	2.20	216,700.00
THREE STORY BUILDING			Power Branches	98,500.00	GSF	0.85	83,725.00
THREE STORY BUILDING			Lighting Home Runs	98,500.00	GSF	1.15	113,275.00
THREE STORY BUILDING			Lighting Branches	98,500.00	GSF	1.05	103,425.00
THREE STORY BUILDING			Grounding/Lightning Protection	98,500.00	GSF	0.25	24,625.00
THREE STORY BUILDING			Clock System	98,500.00	GSF	0.45	44,325.00
THREE STORY BUILDING			Phone/Data System	98,500.00	GSF	2.90	285,650.00
THREE STORY BUILDING			Security System	98,500.00	GSF	0.94	92,590.00
THREE STORY BUILDING			P.A. & A.V. Systems	98,500.00	GSF	0.55	54,175.00
THREE STORY BUILDING			TV System	98,500.00	GSF	0.29	28,565.00
THREE STORY BUILDING			Fire Alarm	98,500.00	GSF	1.88	185,180.00
THREE STORY BUILDING			Coordination Drawings	98,500.00	GSF	0.22	21,670.00
THREE STORY BUILDING	11.00	MARK-UPS	Subtotal				20,100,249.04
THREE STORY BUILDING			General Conditions	12.00%			2,412,029.89
THREE STORY BUILDING			Subtotal				22,512,278.93
THREE STORY BUILDING			GC OH @ 5% plus Profit @ 5%	10.00%			2,251,227.89
THREE STORY BUILDING			Subtotal				24,763,506.82
THREE STORY BUILDING			Bonds & insurance	1.25%			309,543.84
THREE STORY BUILDING			Subtotal	98,500.00	GSF	\$254.55	25,073,050.66

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							2,196,561
SUBTOTAL			SUBTOTAL				2,196,561
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				2,196,561
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				2,196,561

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SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	5,000.00	5,000.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	5.99	AC	10,000.00	59,917.36
SITWORK			Remove trees	150.00	EA	175.00	26,250.00
SITWORK			Remove curb and gutter	100.00	LF	6.00	600.00
SITWORK			Remove sidewalks 4" thick	6,000.00	SF	1.50	9,000.00
SITWORK			Remove concrete pads 8" thick		SF	4.35	0.00
SITWORK			Remove asphalt paving		SY	6.85	0.00
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove existing fence		Excluded		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove asphalt paving for new water/sewer lines	40.00	SY	10.00	400.00
SITWORK			Disposal of site elements	3,383.33	CY	25.00	84,583.33
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	40,000.00	40,000.00
SITWORK			Tree protection allowance	1.00	LS	3,500.00	3,500.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	8.00	EA	350.00	2,800.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	2,416.67	CY	2.80	6,766.67
SITWORK			Re-spread topsoil	2,416.67	CY	3.60	8,700.00
SITWORK			Mass Excavation of site area, cut to fill	4,444.44	CY	8.00	35,555.56
SITWORK			Export surplus	4,444.44	CY	24.00	106,666.67
SITWORK			Rough grading for building and site	261,000.00	SF	0.55	143,550.00
SITWORK			Finish grading bldg pads and pavements	12,222.22	SY	1.00	12,222.22
SITWORK			Finish grading for lawns	15,555.56	SY	0.90	14,000.00
SITWORK			Finish grading for sports fields	1,111.11	SY	1.35	1,500.00
SITWORK			Ext backfill	150.00	CY	30.00	4,500.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK			8" water main	180.00	LF	61.00	10,980.00
SITWORK			Building domestic water line	40.00	LF	40.00	1,600.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees		AWSS Fees are Excluded		
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	13.33	CY	25.00	333.33
SITWORK							

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SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	180.00	LF	37.00	6,660.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	13.33	CY	25.00	333.33
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	350,000.00	350,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	2,100.00	LF	15.00	31,500.00
SITWORK			Site pole lighting, allowance	30.00	EA	3,250.00	97,500.00
SITWORK			Ductbank and service cable into building	150.00	LF	235.00	35,250.00
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	5,822.22	SY	35.00	203,777.78
SITWORK			Asphalt Pavement ROW patching	80.00	SY	80.00	6,400.00
SITWORK			Lot signage/symbols	1.00	LS	2,500.00	2,500.00
SITWORK			Striping	1.00	LS	4,000.00	4,000.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	17,000.00	SF	5.50	93,500.00
SITWORK			8" utility pads/dumpster pavements/footers	500.00	SF	18.00	9,000.00
SITWORK			Bollards	8.00	EA	675.00	5,400.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	2,500.00	LF	14.30	35,750.00
SITWORK	12.65	LANDSCAPING	Sod	2,000.00	SY	3.50	7,000.00
SITWORK			General seeding	15,555.56	SY	0.85	13,222.22
SITWORK			Sport field seeding	1,111.11	SY	1.30	1,444.44
SITWORK			Play area mulch	87.96	CY	43.75	3,848.38
SITWORK			Landscape allowance	1.00	LS	150,000.00	150,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Dumpster enclosure walls & gates	500.00	SF	40.00	20,000.00
SITWORK			Play area equip allowance	1.00	LS	12,000.00	12,000.00
SITWORK			Allowance	1.00	LS	75,000.00	75,000.00
SITWORK	11.00	MARK-UPS	Subtotal				1,760,911.29
SITWORK			General Conditions	12.00%			211,309.35
SITWORK			Subtotal				1,972,220.65
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			197,222.06
SITWORK			Subtotal				2,169,442.71
SITWORK			Bonds & insurance	1.25%			27,118.03
SITWORK			Subtotal				2,196,560.74



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: March 7, 2014

Prepared for:

Bowie Gridley Architects

bowie | gridley | architects

Arlington Public Schools
Swanson 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 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **8% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included as indicated on the summary page.**
- All cost data is based on **Open shop wage and burden rates.**



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect* Owner Mgt Expenses

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.

COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact Fred Scott – Principal or Christopher M. Taylor – Vice President regarding this project should you have any questions or concerns.

DRAFT FOR REVIEW & COMMENT

Report: Progress Cost Estimate
Project: Swanson Middle School
Location: Arlington Public Schools
Documents Dated: March 4, 2014
Note: Labor rates are based on open shop contractors.

Prepared by: Downey & Scott, LLC
6799 Kennedy Road, Suite F
Warrenton, Virginia 20187
Ph 540.347.5001 Fax 540.347.5021
www.downeyscott.com

Status: Concept Design
Client: Bowie Gridley
Submissn: March 7, 2014
Run Date: See footer
Revised:
PM: ct
Checked by: fs/sm
Job no: 14024

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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Arlington Public Schools - Swanson Middle School

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Swanson Middle School

carried forward

\$24,327,731

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 7, 2014	Job no: 14024		
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ADDITION CONSTRUCTION COST SUMMARY

Arlington Public Schools - Swanson Middle School

Additions	29,025.00	Gross Square Feet
Renovation	32,366.00	Gross Square Feet
Total	61,391.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Additions to Existing Building		<i>Carried forward</i>	<i>Cost per SF</i> 279.86	\$8,122,813
HARD COSTS					
HARD COSTS	Renovations to Existing Building		<i>Carried forward</i>	179.41	\$5,806,760
HARD COSTS					
HARD COSTS	Sitework		<i>Carried forward</i>	N/A	\$879,255
HARD COSTS					
HARD COSTS	Subtotal				\$14,808,829
HARD COSTS	Escalation to construction mid point	Bid January 2016, Midpoint October 2016	7.98%		\$1,181,004
HARD COSTS	Subtotal				\$15,989,833
HARD COSTS	Design Contingency		15.00%		\$2,398,475
HARD COSTS	Subtotal				\$18,388,308
HARD COSTS	Construction Contingency		8.00%		\$1,471,065
HARD COSTS				<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid			<u>\$323.49</u>	<u>\$19,859,373</u>
SOFT COSTS	Project Soft Cost - CM Fees, A/E Fees, F.F.&E., Owner Staffing, Owner Costs		22.50%		\$4,468,359
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost			<i>Cost per SF</i> <u>\$396.28</u>	<u>\$24,327,731</u>

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Addition	00.00		BUILDING ADDITIONS				
Addition	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	LS	32,500.00	32,500.00
Addition			Misc. prep/patch	1.00	LS	12,500.00	12,500.00
Addition			Misc R&R for MEP tie-ins	1.00	LS	9,500.00	9,500.00
Addition			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
Addition	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	0.00	SF	135.00	0.00
Addition			Foundations	29,025.00	GSF	5.90	171,247.50
Addition	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	3,500.00	SF	12.00	42,000.00
Addition			SOG	17,700.00	GSF	8.75	154,875.00
Addition			Exterior stoops & slabs	600.00	SF	8.25	4,950.00
Addition	03.00	SUPERSTRUCTURE	2nd/3rd floor framing & deck	11,325.00	SF	11.85	134,201.25
Addition			SOMD for 2nd & 3rd floor	11,325.00	SF	5.00	56,625.00
Addition			Roof framing & deck	17,700.00	SF	8.75	154,875.00
Addition			Elev hoist bm & hoistway roof deck	0.00	SF	4.50	0.00
Addition			Elev hoistway SOMD	0.00	SF	8.75	0.00
Addition			Stairways	3.00	EA	31,250.00	93,750.00
Addition			Misc metals	29,025.00	GSF	1.55	44,988.75
Addition			Misc Wood Blocking	29,025.00	GSF	0.40	11,610.00
Addition	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	29,040.00	SF	52.00	1,510,080.00
Addition			Foundation wall waterproofing	4,375.00	SF	6.50	28,437.50
Addition			Exterior wall vapor barrier	29,040.00	SF	3.75	108,900.00
Addition			Windows	11,035.20	SF	45.00	496,584.00
Addition			Storefront entrances	29,025.00	GSF	1.05	30,476.25
Addition			Doors, frames, hardware, sidelites	29,025.00	GSF	0.45	13,061.25
Addition			Building perimeter drains in gravel bed	1,250.00	LF	10.50	13,125.00
Addition			Canopy	600.00	SF	35.00	21,000.00
Addition			Misc. w.p./caulk/fire sealants/etc. Div. 7	29,025.00	GSF	0.74	21,478.50
Addition	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet	17,700.00	GSF	10.02	177,354.00

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 7, 2014	Job no: 14024
Documents Dated:	March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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Addition							
Addition	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	3,800.00	SF	25.00	95,000.00
Addition			Masonry at tie-in walls	11,100.00	SF	19.00	210,900.00
Addition			Masonry hoistway walls	0.00	SF	22.50	0.00
Addition			Masonry partitions	29,025.00	GSF	4.72	136,998.00
Addition			Mtl stud & GWB partitions, hi-impact	29,025.00	GSF	5.60	162,540.00
Addition			Elev Cab finish allowance	0.00	LS	8,500.00	0.00
Addition			GWB ceilings/bulkheads	29,025.00	GSF	0.15	4,353.75
Addition			Misc. batt insulation	29,025.00	GSF	0.45	13,061.25
Addition			Sound transmission control insulation	29,025.00	GSF	0.19	5,514.75
Addition			Interior glass at interior partition allowance	29,025.00	GSF	0.38	11,029.50
Addition			Interior doors, single, incl jambs, trim & hardware	29,025.00	GSF	4.75	137,868.75
Addition			Acoustic ceiling, avg	29,025.00	GSF	2.25	65,306.25
Addition			Prem. ceilings: main corridors / mtg. rms, prem add	5,805.00	GSF	1.10	6,385.50
Addition			Premium wall finish: main corridors & conf. rm	29,025.00	GSF	0.24	6,966.00
Addition			Prem add for restroom/kitchen finishes	1,000.00	GSF	12.40	12,400.00
Addition			CT floor, base, walls in restrooms	29,025.00	GSF	0.75	21,768.75
Addition			CT wainscot hallways/restrooms	29,025.00	GSF	0.40	11,610.00
Addition			Soft flooring/ vinly base	29,025.00	GSF	2.85	82,721.25
Addition			Carpet	29,025.00	GSF	1.11	32,217.75
Addition			Painting	29,025.00	GSF	1.50	43,537.50
Addition			Misc cut and patching	29,025.00	GSF	0.30	8,707.50
Addition							
Addition	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	29,025.00	GSF	0.82	23,800.50
Addition			Window treatment	29,025.00	GSF	0.45	13,061.25
Addition			General casework	29,025.00	GSF	4.35	126,258.75
Addition			General millwork	29,025.00	GSF	0.45	13,061.25
Addition			Visual display MB & TB	29,025.00	GSF	1.00	29,025.00
Addition			Smart boards			Refer to FF&E	
Addition			Faculty lounge appliances allowance	1.00	LS	3,500.00	3,500.00
Addition			Misc spec. dr signs/f.e./jan shelving/etc.	29,025.00	GSF	1.50	43,537.50
Addition			Commercial kitchen equipment	0.00	GSF	198.00	0.00
Addition			Student desks and work stations			Refer to FF&E	
Addition			Office furnishings, sofas and chairs			Refer to FF&E	
Addition							
Addition	08.00	CONVEYING	Elevators	0.00	STOPS	45,000.00	0.00
Addition							
Addition	09.00	MECHANICAL HVAC	HVAC Equipment	29,025.00	GSF	17.08	495,747.00
Addition		Note: Average cost between 4-pipe system, water	Piping & Valves	29,025.00	GSF	5.69	165,152.25
Addition		source heat pump systems, and variable refrigerant	Ductwork	29,025.00	GSF	7.43	215,655.75
Addition		flow system.	Air Outlets	29,025.00	GSF	0.59	17,124.75
Addition			Ductwork Accessories	29,025.00	GSF	0.72	20,898.00
Addition			Insulation	29,025.00	GSF	2.15	62,403.75
Addition			Temperature Controls	29,025.00	GSF	4.24	123,066.00
Addition			Air & Water Balance	29,025.00	GSF	0.33	9,578.25
Addition			Coordination Drawings	29,025.00	GSF	0.22	6,385.50
Addition			Systems Operation & Testing	29,025.00	GSF	0.25	7,256.25
Addition			Tie into Existing HVAC System	1.00	LS	8,500.00	8,500.00

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Location: Arlington Public Schools	Warrenton, Virginia 20187	Submissn: March 7, 2014	Job no: 14024
Documents Dated: March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer	
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Addition							
Addition	9.20	PLUMBING	Plumbing Fixtures	29,025.00	GSF	2.85	82,721.25
Addition			Domestic Water Piping	29,025.00	GSF	2.69	78,077.25
Addition			DWV Piping	29,025.00	GSF	1.76	51,084.00
Addition			Storm Piping	29,025.00	GSF	1.48	42,957.00
Addition			Plumbing Insulation	29,025.00	GSF	0.81	23,510.25
Addition			Coordination Drawings	29,025.00	GSF	0.22	6,385.50
Addition			Tie into Existing Plumbing Systems	1.00	LS	6,500.00	6,500.00
Addition	9.30	FIRE SPRINKLER	Sprinkler	29,025.00	GSF	3.50	101,587.50
Addition			Fire Pump			See Renovation	
Addition	10.00	ELECTRICAL	Switchboards	29,025.00	GSF	1.05	30,476.25
Addition			Panelboards	29,025.00	GSF	0.80	23,220.00
Addition			Bus Duct & Transformers	29,025.00	GSF	0.40	11,610.00
Addition			Generator/ATS			See Renovation	
Addition			Light Fixtures - based on T8 florescent	29,025.00	GSF	5.01	145,415.25
Addition			Light Switches	29,025.00	GSF	0.55	15,963.75
Addition			Power Outlets	29,025.00	GSF	1.05	30,476.25
Addition			Safety Cabinets & Disconnects	29,025.00	GSF	0.55	15,963.75
Addition			Power Feeders	29,025.00	GSF	2.90	84,172.50
Addition			Power Home Runs	29,025.00	GSF	2.40	69,660.00
Addition			Power Branches	29,025.00	GSF	0.96	27,864.00
Addition			Lighting Home Runs	29,025.00	GSF	1.25	36,281.25
Addition			Lighting Branches	29,025.00	GSF	1.15	33,378.75
Addition			Grounding/Lightning Protection	29,025.00	GSF	0.33	9,578.25
Addition			Clock System	29,025.00	GSF	0.50	14,512.50
Addition			Phone/Data System	29,025.00	GSF	4.10	119,002.50
Addition			Security System	29,025.00	GSF	0.95	27,573.75
Addition			P.A. & A.V. Systems	29,025.00	GSF	1.65	47,891.25
Addition			TV System	29,025.00	GSF	0.55	15,963.75
Addition			Fire Alarm	29,025.00	GSF	2.05	59,501.25
Addition			Coordination Drawings	29,025.00	GSF	0.22	6,385.50
Addition			Tie into Existing Electrical Systems	1.00	LS	9,500.00	9,500.00
Addition	11.00	MARK-UPS	Subtotal				7,026,030.50
Addition			General Conditions	6.50%			456,691.98
Addition			Subtotal				7,482,722.48
Addition			GC OH & Profit	6.95%			520,049.21
Addition			Subtotal				8,002,771.70
Addition			Bonds & insurance	1.50%			120,041.58
Addition			Subtotal	29,025.00	GSF	\$279.86	8,122,813.27

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Renovation	00.00		BUILDING RENOVATIONS				
Renovation	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	32,366.00	GSF	0.37	11,975.42
Renovation			General architectural demo	32,366.00	GSF	2.45	79,296.70
Renovation			Misc. demolition/prep/patch	32,366.00	GSF	1.05	33,984.30
Renovation			Prem add for restroom/kitchen demo	0.00	SF	4.90	0.00
Renovation			Floor cut & patch for plumbing changes	0.00	SF	12.00	0.00
Renovation			Misc. demolition/prep/patch	32,366.00	GSF	0.60	19,419.60
Renovation			Remove exist. plumbing			See Division 15	
Renovation			Remove exist. mechanical			See Division 15	
Renovation			Remove exist. lighting/electrical			See Division 16	
Renovation			Segregated debris disposal off site	1,198.74	CY	30.00	35,962.22
Renovation			Hazmat abatement, allowance			None included	
Renovation	01.00	FOUNDATIONS	Foundations			Existing to remain	
Renovation	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	32,366.00	GSF	0.25	8,091.50
Renovation	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	32,366.00	GSF	0.12	3,964.84
Renovation			Misc metals	32,366.00	GSF	1.50	48,549.00
Renovation			Misc Wood Blocking	32,366.00	GSF	0.06	1,941.96
Renovation	04.00	EXTERIOR CLOSURE	Window Replacement	32,366.00	GSF	6.50	210,379.00
Renovation			Door Replacement	32,366.00	GSF	1.25	40,457.50
Renovation			Exterior wall modifications	32,366.00	GSF	0.45	14,564.70
Renovation			Exterior rake trims and fascia modifications			Existing to remain	
Renovation			Excavate perimeter of existing building			None included	
Renovation			Waterproof existing foundation			Existing to remain	
Renovation			Building perimeter drains in gravel bed			Existing to remain	
Renovation	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet including demo	32,366.00	GSF	11.05	357,644.30

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Renovation	06.00	INTERIOR CONST	Patch Masonry partitions allowance	32,366.00	GSF	0.65	21,037.90
Renovation			Interior finishes	32,366.00	GSF	10.50	339,843.00
Renovation			Corridor Ceilings	32,366.00	SF	2.25	72,823.50
Renovation			Sprung Gym Floor, including new concrete base	12,814.00	SF	29.50	378,013.00
Renovation			Prem add for locker room	8,435.00	GSF	12.40	104,594.00
Renovation			Thermal insulation	32,366.00	GSF	0.45	14,564.70
Renovation			Sound transmission control insulation	32,366.00	GSF	0.19	6,149.54
Renovation			Interior glazing	32,366.00	GSF	2.72	88,035.52
Renovation			Interior doors, single, incl jams, trim & hardware	32,366.00	GSF	3.74	121,048.84
Renovation			Misc cut and patching	32,366.00	GSF	0.30	9,709.80
Renovation	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	32,366.00	GSF	0.98	31,718.68
Renovation			Window treatment	32,366.00	GSF	0.55	17,801.30
Renovation			General casework	32,366.00	GSF	5.75	186,104.50
Renovation			General millwork	32,366.00	GSF	0.45	14,564.70
Renovation			Visual display MB & TB	32,366.00	GSF	1.00	32,366.00
Renovation			Smart boards			Refer to FF&E	
Renovation			Misc spec. dr signs/f.e./jan shelving/etc.	32,366.00	GSF	1.50	48,549.00
Renovation			Commercial kitchen equipment	0.00	GSF	198.00	0.00
Renovation			Modular Stage	0.00	SF	105.00	0.00
Renovation			Student desks and work stations			Refer to FF&E	
Renovation			Office furnishings, sofas and chairs			Refer to FF&E	
Renovation	08.00	CONVEYING	Section Not Used				0.00
Renovation	09.00	MECHANICAL HVAC	HVAC Equipment	32,366.00	GSF	17.08	552,811.28
Renovation		Note: Average cost between 4-pipe system, water	Piping & Valves	32,366.00	GSF	5.69	184,162.54
Renovation		source heat pump systems, and variable refrigerant	Ductwork	32,366.00	GSF	7.43	240,479.38
Renovation		flow system.	Air Outlets	32,366.00	GSF	0.59	19,095.94
Renovation			Ductwork Accessories	32,366.00	GSF	0.72	23,303.52
Renovation			Insulation	32,366.00	GSF	2.15	69,586.90
Renovation			Temperature Controls	32,366.00	GSF	4.24	137,231.84
Renovation			Air & Water Balance	32,366.00	GSF	0.33	10,680.78
Renovation			Coordination Drawings	32,366.00	GSF	0.22	7,120.52
Renovation			Systems Operation & Testing	32,366.00	GSF	0.25	8,091.50
Renovation			HVAC Demolition	32,366.00	GSF	0.68	22,008.88
Renovation	9.20	PLUMBING	Plumbing Fixtures	32,366.00	GSF	2.85	92,243.10
Renovation			Domestic Water Piping, modify existing	32,366.00	GSF	2.69	87,064.54
Renovation			DWV Piping, modify existing	32,366.00	GSF	1.76	56,964.16
Renovation			Storm Piping	32,366.00	GSF	1.48	47,901.68
Renovation			Plumbing Insulation, new & patch existing	32,366.00	GSF	0.81	26,216.46
Renovation			Coordination Drawings	32,366.00	GSF	0.22	7,120.52
Renovation			Plumbing Demolition	32,366.00	GSF	0.65	21,037.90
Renovation	9.30	FIRE SPRINKLER	Sprinkler, modify existing system	32,366.00	GSF	3.50	113,281.00
Renovation			Fire Pump			Not Included	
Renovation							

DRAFT FOR REVIEW & COMMENT

Report: Progress Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept Design	PM: ct
Project: Swanson Middle School	6799 Kennedy Road, Suite F	Client: Bowie Gridley	Checked by: fs/sm
Location: Arlington Public Schools	Warrenton, Virginia 20187	Submissn: March 7, 2014	Job no: 14024
Documents Dated: March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer	
Note: Labor rates are based on open shop contractors.	www.downeyscott.com	Revised:	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Renovation	10.00	ELECTRICAL	Switchboards	32,366.00	GSF	1.05	33,984.30
Renovation			Panelboards	32,366.00	GSF	0.80	25,892.80
Renovation			Bus Duct & Transformers	32,366.00	GSF	0.40	12,946.40
Renovation			Generator/ATS			Not Included	
Renovation			Light Fixtures - based on T8 florescent	32,366.00	GSF	5.01	162,153.66
Renovation			Light Switches	32,366.00	GSF	0.55	17,801.30
Renovation			Power Outlets	32,366.00	GSF	1.05	33,984.30
Renovation			Safety Cabinets & Disconnects	32,366.00	GSF	0.55	17,801.30
Renovation			Power Feeders	32,366.00	GSF	2.90	93,861.40
Renovation			Power Home Runs	32,366.00	GSF	2.40	77,678.40
Renovation			Power Branches	32,366.00	GSF	0.96	31,071.36
Renovation			Lighting Home Runs	32,366.00	GSF	1.25	40,457.50
Renovation			Lighting Branches	32,366.00	GSF	1.15	37,220.90
Renovation			Grounding/Lightning Protection	32,366.00	GSF	0.33	10,680.78
Renovation			Clock System	32,366.00	GSF	0.50	16,183.00
Renovation			Phone/Data System	32,366.00	GSF	4.10	132,700.60
Renovation			Security System	32,366.00	GSF	0.95	30,747.70
Renovation			P.A. & A.V. Systems	32,366.00	GSF	1.65	53,403.90
Renovation			TV System	32,366.00	GSF	0.55	17,801.30
Renovation			Fire Alarm	32,366.00	GSF	2.05	66,350.30
Renovation			Coordination Drawings	32,366.00	GSF	0.22	7,120.52
Renovation			Demolition	32,366.00	GSF	0.72	23,303.52
Renovation	11.00	MARK-UPS	Subtotal				5,022,702.70
Renovation			General Conditions	6.50%			326,475.68
Renovation			Subtotal				5,349,178.37
Renovation			GC OH & Profit	6.95%			371,767.90
Renovation			Subtotal				5,720,946.27
Renovation			Bonds & insurance	1.50%			85,814.19
Renovation			Subtotal	32,366.00	GSF	\$179.41	5,806,760.46

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Location: Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn: March 7, 2014	Job no: 14024
Documents Dated: March 4, 2014	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date: See footer	
Note: Labor rates are based on open shop contractors.	<i>www.downeyscott.com</i>	Revised:	

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
Sitework			SITWORK				
Sitework							
Sitework							
Sitework	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,000.00	7,000.00
Sitework							
Sitework	12.05	SITE DEMO CLR/GRUB	Misc site demo	2.50	AC	12,500.00	31,250.00
Sitework			Remove trees	12.00	EA	250.00	3,000.00
Sitework			Remove curb and gutter	100.00	LF	6.00	600.00
Sitework			Remove sidewalks 4" thick	1,000.00	SF	1.50	1,500.00
Sitework			Remove concrete pads 8" thick	0.00	SF	4.35	0.00
Sitework			Remove asphalt paving	1,388.89	SY	6.85	9,513.89
Sitework			Demo asphalt paving at VDOT ROW			Excluded	
Sitework			Remove portions of existing SWM piping			Excluded	
Sitework			Remove existing utilities			Excluded	
Sitework			Remove gas meter			Existing to Remain	
Sitework			Remove gas line			Existing to Remain	
Sitework			Remove existing fence			Excluded	
Sitework			Remove contaminated soils			Excluded	
Sitework			Remove asphalt paving for new water line	0.00	SY	10.00	0.00
Sitework			Disposal of site elements	1,602.67	CY	25.00	40,066.67
Sitework							
Sitework	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	7,000.00	7,000.00
Sitework			Tree protection allowance	1.00	LS	2,500.00	2,500.00
Sitework			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
Sitework			Inlet protection	8.00	EA	350.00	2,800.00
Sitework							
Sitework	12.20	EARTHWORK	Strip & store topsoil	1,113.89	CY	2.80	3,118.89
Sitework			Re-spread topsoil	1,113.89	CY	3.60	4,010.00
Sitework			Mass Excavation of site area, cut to fill	0.00	CY	8.00	0.00
Sitework			Export surplus	0.00	CY	24.00	0.00
Sitework			Import	0.00	CY	36.00	0.00
Sitework			Rough grading for building and site	29,025.00	SF	0.55	15,963.75
Sitework			Finish grading bldg. pads and pavements	2,444.44	SY	1.00	2,444.44
Sitework			Finish grading for sports fields	0.00	SY	1.35	0.00
Sitework			Ext backfill	90.00	CY	30.00	2,700.00
Sitework							
Sitework	12.25	PRIMARY WATER	6" wet tap at exist.	0.00	EA	4,000.00	0.00
Sitework			6" water main	0.00	LF	52.00	0.00
Sitework			Fire hydrant new	0.00	EA	3,500.00	0.00
Sitework			Meter/tap fees			AWSS Fees are Excluded	
Sitework			Temp road patch	0.00	SY	20.00	0.00
Sitework			Spoil removal	0.00	CY	25.00	0.00
Sitework							
Sitework	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
Sitework			6" PVC	150.00	LF	30.00	4,500.00
Sitework			Tap fees			Tap Fees are Excluded	
Sitework			Spoil removal	11.11	CY	25.00	277.78
Sitework							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 7, 2014	Job no: 14024
Documents Dated:	March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
Note:	Labor rates are based on open shop contractors.		Revised:		
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Sitework	12.35	STORM WATER MGT	SWM, allowance	1.00	LS	250,000.00	250,000.00
Sitework							
Sitework	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
Sitework			Site power and circuits	750.00	LF	15.00	11,250.00
Sitework			Site pole lighting, allowance	5.00	EA	3,250.00	16,250.00
Sitework							
Sitework	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.60	PAVING	Asphalt Pavement parking lot	2,611.11	SY	42.00	109,666.67
Sitework			Asphalt Pavement ROW patching	66.67	SY	80.00	5,333.33
Sitework			Asphalt sport court	0.00	SY	35.00	0.00
Sitework			Lot signage/symbols	1.00	LS	2,500.00	2,500.00
Sitework			Striping	1.00	LS	1,500.00	1,500.00
Sitework							
Sitework	12.61	SITE CONCRETE	4" sidewalks/pads	12,000.00	SF	5.50	66,000.00
Sitework			Patch existing sidewalks	500.00	SF	8.00	4,000.00
Sitework			Curb & gutter	1,655.00	LF	22.00	36,410.00
Sitework							0.00
Sitework	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
Sitework			General seeding	1,500.00	SY	0.85	1,275.00
Sitework			Athletic Field Sodding, bermuda	8,533.33	SY	4.60	39,253.33
Sitework			Terrace allowance	0.00	SF	15.00	0.00
Sitework			Allowance	1.00	LS	35,000.00	35,000.00
Sitework							
Sitework	12.70	FUEL DISPENSING	Not Used			Excluded	
Sitework							
Sitework	12.75	SPECIALTIES	B.B. Backstop	0.00	EA	2,500.00	0.00
Sitework			Retaining Wall, segmented block	0.00	SF	43.70	0.00
Sitework			Allowance	1.00	LS	35,000.00	35,000.00
Sitework							
Sitework	11.00	MARK-UPS	Subtotal				760,533.75
Sitework			General Conditions	6.50%			49,434.69
Sitework			Subtotal				809,968.44
Sitework			GC OH & Profit	6.95%			56,292.81
Sitework			Subtotal				866,261.25
Sitework			Bonds & insurance	1.50%			12,993.92
Sitework			Subtotal				879,255.17



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Bowie-Gridley Architects

Arlington Public Schools ***Williamsburg Middle School*** **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

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

Arlington Public Schools - Williamsburg Middle School

Classroom Additions	47,500.00	Gross Square Feet
Gym/Café Additions	7,400.00	Gross Square Feet
Renovation	17,500.00	Gross Square Feet
Total	72,400.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Classroom Additions to Existing Building	<i>Carried forward</i>	<i>Cost per SF</i> 235.79	\$11,199,845
HARD COSTS				
HARD COSTS	Gym/Café Addition to Existing Building	<i>Carried forward</i>	307.43	\$2,274,988
HARD COSTS				
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	149.83	\$2,621,943
HARD COSTS				
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$436,975
HARD COSTS				
HARD COSTS	Subtotal			\$16,533,750
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$16,533,750
HARD COSTS	Design Contingency	15.00%		\$2,480,063
HARD COSTS	Subtotal			\$19,013,813
HARD COSTS	Construction Contingency	5.00%		\$950,691
HARD COSTS			<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid		\$275.75	\$19,964,504
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$4,492,013
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		<i>Cost per SF</i> \$337.80	\$24,456,517

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

<i>Hard Construction Costs and Soft Construction Costs are escalated</i>		<i>Escalation</i>	<i>4.00%</i>	<i>Per year</i>
<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS			\$25,434,778
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS			\$26,452,169
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS			\$27,510,255
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS			\$28,610,666
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS			\$29,755,092

Notes:
Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF	46.44	\$2,549,595
				current dollars

Alternate System - Geothermal System	<i>Carried forward</i>	Cost per SF	58.42	\$3,207,305
				current dollars

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

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

CLASSROOM ADDITION				47,500 GSF		<u>Cost per SF</u> \$235.79	11,199,845
SUBTOTAL			SUBTOTAL				11,199,845
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				11,199,845
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				11,199,845
						<u>Cost per SF</u> \$235.79	

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CLASSROOM ADDITION	00.00		BUILDING ADDITION				
CLASSROOM ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	4.00	EA	3,800.00	15,200.00
CLASSROOM ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
CLASSROOM ADDITION			Misc R&R for MEP tie-ins	1.00	LS	10,000.00	10,000.00
CLASSROOM ADDITION			Rem. ex. roofing, mtl deck, & misc for 2nd flr additio	7,500.00	SF	9.80	73,500.00
CLASSROOM ADDITION			Segregated debris disposal off site	181.67	CY	30.00	5,450.00
CLASSROOM ADDITION			LEED Disposal Fee / Recycling	90.83	TNS	37.00	3,360.83
CLASSROOM ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
CLASSROOM ADDITION			Hazmat abatement - lead			Costs are Excluded	
CLASSROOM ADDITION	01.00	FOUNDATIONS	Foundations	20,000.00	GSF	6.27	125,400.00
CLASSROOM ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	1,500.00	SF	12.00	18,000.00
CLASSROOM ADDITION			SOG	20,000.00	GSF	8.30	166,000.00
CLASSROOM ADDITION			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
CLASSROOM ADDITION	03.00	SUPERSTRUCTURE	2nd floor framing & deck, new area	20,000.00	SF	11.35	227,000.00
CLASSROOM ADDITION			2nd floor framing & deck, exist. area	7,500.00	SF	19.40	145,500.00
CLASSROOM ADDITION			SOMD for 2nd floor	27,500.00	SF	4.00	110,000.00
CLASSROOM ADDITION			Roof framing & deck	27,500.00	SF	8.45	232,375.00
CLASSROOM ADDITION			Stairways	3.00	EA	12,500.00	37,500.00
CLASSROOM ADDITION			Misc metals	47,500.00	GSF	2.20	104,500.00
CLASSROOM ADDITION			Misc Wood Blocking	47,500.00	GSF	1.05	49,875.00
CLASSROOM ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	28,850.00	SF	44.00	1,269,400.00
CLASSROOM ADDITION			Windows	47,500.00	GSF	3.60	171,000.00
CLASSROOM ADDITION			Storefront entrances	47,500.00	GSF	1.25	59,375.00
CLASSROOM ADDITION			Doors, frames, hardware, sidelites	47,500.00	GSF	0.60	28,500.00
CLASSROOM ADDITION			Building perimeter drains in gravel bed	850.00	LF	10.50	8,925.00
CLASSROOM ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	47,500.00	GSF	1.45	68,875.00
CLASSROOM ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	27,500.00	GSF	6.30	173,250.00
CLASSROOM ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	2,000.00	SF	25.00	50,000.00
CLASSROOM ADDITION			Masonry at tie-in walls	3,750.00	SF	19.00	71,250.00
CLASSROOM ADDITION			Masonry partitions	47,500.00	GSF	4.10	194,750.00
CLASSROOM ADDITION			Mtl stud & GWB partitions, hi-impact	47,500.00	GSF	7.30	346,750.00
CLASSROOM ADDITION			GWB ceilings/bulkheads	47,500.00	GSF	0.15	7,125.00
CLASSROOM ADDITION			Misc. batt insulation	47,500.00	GSF	0.45	21,375.00
CLASSROOM ADDITION			Sound transmission control insulation	47,500.00	GSF	0.19	9,025.00
CLASSROOM ADDITION			Interior glass at interior partition allowance	47,500.00	SF	1.50	71,250.00
CLASSROOM ADDITION			Interior doors, single, incl jambs, trim & hardware	47,500.00	GSF	5.75	273,125.00
CLASSROOM ADDITION			Acoustic ceiling, avg	47,500.00	GSF	2.25	106,875.00
CLASSROOM ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	9,500.00	GSF	1.10	10,450.00
CLASSROOM ADDITION			Premium wall finish: main corridors & conf. rm	47,500.00	GSF	0.24	11,400.00
CLASSROOM ADDITION			Prem add for restroom finishes	3,200.00	GSF	12.40	39,680.00
CLASSROOM ADDITION			CT floor, base, walls in restrooms	47,500.00	GSF	0.75	35,625.00
CLASSROOM ADDITION			VCT flooring/ vinly base	47,500.00	GSF	2.16	102,600.00
CLASSROOM ADDITION			Carpet	47,500.00	GSF	1.11	52,725.00
CLASSROOM ADDITION			Painting	47,500.00	GSF	1.80	85,500.00
CLASSROOM ADDITION			Misc cut and patching	47,500.00	GSF	0.30	14,250.00

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CLASSROOM ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	47,500.00	GSF	0.82	38,950.00
CLASSROOM ADDITION			Window treatment	47,500.00	GSF	0.45	21,375.00
CLASSROOM ADDITION			General casework	47,500.00	GSF	7.25	344,375.00
CLASSROOM ADDITION			General millwork	47,500.00	GSF	0.45	21,375.00
CLASSROOM ADDITION			Visual display MB & TB	47,500.00	GSF	1.00	47,500.00
CLASSROOM ADDITION			Smart boards	40.00	EA	6,500.00	260,000.00
CLASSROOM ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	47,500.00	GSF	1.50	71,250.00
CLASSROOM ADDITION			Student desks and work stations			Refer to FF&E	
CLASSROOM ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
CLASSROOM ADDITION	08.00	CONVEYING	Section Not Used				0.00
CLASSROOM ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	47,500.00	GSF	16.50	783,750.00
CLASSROOM ADDITION		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	47,500.00	GSF	5.50	261,250.00
CLASSROOM ADDITION			Ductwork	47,500.00	GSF	6.75	320,625.00
CLASSROOM ADDITION			Air Outlets	47,500.00	GSF	0.59	28,025.00
CLASSROOM ADDITION			Ductwork Accessories	47,500.00	GSF	0.72	34,200.00
CLASSROOM ADDITION			Insulation	47,500.00	GSF	2.15	102,125.00
CLASSROOM ADDITION			Temperature Controls	47,500.00	GSF	4.10	194,750.00
CLASSROOM ADDITION			Air & Water Balance	47,500.00	GSF	0.45	21,375.00
CLASSROOM ADDITION			Coordination Drawings	47,500.00	GSF	0.22	10,450.00
CLASSROOM ADDITION			Systems Operation & Testing	47,500.00	GSF	0.25	11,875.00
CLASSROOM ADDITION	9.20	PLUMBING	Water Closet	8.00	EA	464.50	3,716.00
CLASSROOM ADDITION			Urinal	4.00	EA	385.22	1,540.88
CLASSROOM ADDITION			Automatic Flush Valve	12.00	EA	163.20	1,958.40
CLASSROOM ADDITION			Lavatory, countertop mounted	16.00	EA	313.85	5,021.60
CLASSROOM ADDITION			Science Room Sink	32.00	EA	850.00	27,200.00
CLASSROOM ADDITION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
CLASSROOM ADDITION			Janitor Sink	2.00	EA	733.54	1,467.08
CLASSROOM ADDITION			Floor Drain	6.00	EA	168.60	1,011.60
CLASSROOM ADDITION			Roof Drain	20.00	EA	384.50	7,690.00
CLASSROOM ADDITION			Wall Hydrant	2.00	EA	252.94	505.88
CLASSROOM ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
CLASSROOM ADDITION			Circulating Pump	1.00	EA	725.00	725.00
CLASSROOM ADDITION			Ice Machine/Refrigerator Connection	8.00	EA	125.00	1,000.00
CLASSROOM ADDITION			Domestic Water Piping	47,500.00	GSF	3.24	153,900.00
CLASSROOM ADDITION			DWV Piping	47,500.00	GSF	2.16	102,600.00
CLASSROOM ADDITION			Storm Piping	47,500.00	GSF	1.48	70,300.00
CLASSROOM ADDITION			Plumbing Insulation	47,500.00	GSF	0.81	38,475.00
CLASSROOM ADDITION			Coordination Drawings	47,500.00	GSF	0.22	10,450.00
CLASSROOM ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
CLASSROOM ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CLASSROOM ADDITION	9.30	FIRE SPRINKLER	Sprinkler	47,500.00	GSF	2.85	135,375.00
CLASSROOM ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
CLASSROOM ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	47,500.00	GSF	0.15	7,125.00
CLASSROOM ADDITION			Panelboards	47,500.00	GSF	0.65	30,875.00
CLASSROOM ADDITION			Bus Duct & Transformers	47,500.00	GSF	0.40	19,000.00
CLASSROOM ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
CLASSROOM ADDITION			Light Fixtures - based on T8 fixtures	47,500.00	GSF	4.85	230,375.00
CLASSROOM ADDITION			Light Switches	47,500.00	GSF	0.26	12,350.00
CLASSROOM ADDITION			Power Outlets	47,500.00	GSF	0.95	45,125.00
CLASSROOM ADDITION			Safety Cabinets & Disconnects	47,500.00	GSF	0.50	23,750.00
CLASSROOM ADDITION			Power Feeders	47,500.00	GSF	2.50	118,750.00
CLASSROOM ADDITION			Power Home Runs	47,500.00	GSF	2.20	104,500.00
CLASSROOM ADDITION			Power Branches	47,500.00	GSF	0.85	40,375.00
CLASSROOM ADDITION			Lighting Home Runs	47,500.00	GSF	1.15	54,625.00
CLASSROOM ADDITION			Lighting Branches	47,500.00	GSF	1.05	49,875.00
CLASSROOM ADDITION			Grounding/Lightning Protection	47,500.00	GSF	0.25	11,875.00
CLASSROOM ADDITION			Clock System	47,500.00	GSF	0.45	21,375.00
CLASSROOM ADDITION			Phone/Data System	47,500.00	GSF	2.90	137,750.00
CLASSROOM ADDITION			Security System	47,500.00	GSF	0.94	44,650.00
CLASSROOM ADDITION			P.A. & A.V. Systems	47,500.00	GSF	0.55	26,125.00
CLASSROOM ADDITION			TV System	47,500.00	GSF	0.29	13,775.00
CLASSROOM ADDITION			Fire Alarm	47,500.00	GSF	1.88	89,300.00
CLASSROOM ADDITION			Coordination Drawings	47,500.00	GSF	0.22	10,450.00
CLASSROOM ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
CLASSROOM ADDITION	11.00	MARK-UPS	Subtotal				8,978,551.27
CLASSROOM ADDITION			General Conditions	12.00%			1,077,426.15
CLASSROOM ADDITION			Subtotal				10,055,977.43
CLASSROOM ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			1,005,597.74
CLASSROOM ADDITION			Subtotal				11,061,575.17
CLASSROOM ADDITION			Bonds & insurance	1.25%			138,269.69
CLASSROOM ADDITION			Subtotal	47,500.00	GSF	\$235.79	11,199,844.86

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

GYM/CAFÉ ADDITION				7,400 GSF	<u>Cost per SF</u>	<u>\$307.43</u>	2,274,988
SUBTOTAL			SUBTOTAL				2,274,988
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				2,274,988
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL		<u>Cost per SF</u>	<u>\$307.43</u>	2,274,988

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
			BUILDING ADDITION				
GYM/CAFÉ ADDITION	00.00						
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	EA	3,800.00	3,800.00
GYM/CAFÉ ADDITION			Misc. prep/patch	1.00	LS	1,500.00	1,500.00
GYM/CAFÉ ADDITION			Misc R&R for MEP tie-ins	1.00	LS	1,250.00	1,250.00
GYM/CAFÉ ADDITION			Segregated debris disposal off site	30.00	CY	30.00	900.00
GYM/CAFÉ ADDITION			LEED Disposal Fee / Recycling	15.00	TNS	37.00	555.00
GYM/CAFÉ ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
GYM/CAFÉ ADDITION			Hazmat abatement - lead			Costs are Excluded	
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	01.00	FOUNDATIONS	Foundations	7,400.00	GSF	6.27	46,398.00
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
GYM/CAFÉ ADDITION			SOG	7,400.00	GSF	8.30	61,420.00
GYM/CAFÉ ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck	7,400.00	GSF	8.45	62,530.00
GYM/CAFÉ ADDITION			Misc metals	7,400.00	GSF	2.20	16,280.00
GYM/CAFÉ ADDITION			Misc Wood Blocking	7,400.00	GSF	1.05	7,770.00
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	5,920.00	SF	44.00	260,480.00
GYM/CAFÉ ADDITION			Windows	7,400.00	GSF	3.60	26,640.00
GYM/CAFÉ ADDITION			Storefront entrances	7,400.00	GSF	1.25	9,250.00
GYM/CAFÉ ADDITION			Doors, frames, hardware, sidelites	7,400.00	GSF	0.60	4,440.00
GYM/CAFÉ ADDITION			Building perimeter drains in gravel bed	425.00	LF	10.50	4,462.50
GYM/CAFÉ ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	7,400.00	GSF	1.45	10,730.00
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	7,400.00	GSF	6.30	46,620.00
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
GYM/CAFÉ ADDITION			Masonry at tie-in walls	975.00	SF	19.00	18,525.00
GYM/CAFÉ ADDITION			Masonry partitions	7,400.00	GSF	4.10	30,340.00
GYM/CAFÉ ADDITION			Mtl stud & GWB partitions, hi-impact	7,400.00	GSF	7.30	54,020.00
GYM/CAFÉ ADDITION			GWB ceilings/bulkheads	7,400.00	GSF	0.15	1,110.00
GYM/CAFÉ ADDITION			Misc. batt insulation	7,400.00	GSF	0.45	3,330.00
GYM/CAFÉ ADDITION			Sound transmission control insulation	7,400.00	GSF	0.19	1,406.00
GYM/CAFÉ ADDITION			Interior glass at interior partition allowance	7,400.00	SF	1.50	11,100.00
GYM/CAFÉ ADDITION			Interior doors, single, incl jams, trim & hardware	7,400.00	GSF	5.75	42,550.00
GYM/CAFÉ ADDITION			Acoustic ceiling, avg	7,400.00	GSF	2.25	16,650.00
GYM/CAFÉ ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	1,480.00	GSF	1.10	1,628.00
GYM/CAFÉ ADDITION			Premium wall finish: main corridors & conf. rm	7,400.00	GSF	0.24	1,776.00
GYM/CAFÉ ADDITION			Prem add for locker room/kitchen finishes	3,500.00	GSF	12.40	43,400.00
GYM/CAFÉ ADDITION			CT floor, base, walls in restrooms	7,400.00	GSF	0.75	5,550.00
GYM/CAFÉ ADDITION			VCT flooring/ vinly base	7,400.00	GSF	2.16	15,984.00
GYM/CAFÉ ADDITION			Carpet	7,400.00	GSF	1.11	8,214.00
GYM/CAFÉ ADDITION			Painting	7,400.00	GSF	1.80	13,320.00
GYM/CAFÉ ADDITION			Misc cut and patching	7,400.00	GSF	0.30	2,220.00
GYM/CAFÉ ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gS
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyandscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
GYM/CAFÉ ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	7,400.00	GSF	0.82	6,068.00
GYM/CAFÉ ADDITION			Window treatment	7,400.00	GSF	0.45	3,330.00
GYM/CAFÉ ADDITION			General casework	7,400.00	GSF	7.25	53,650.00
GYM/CAFÉ ADDITION			General millwork	7,400.00	GSF	0.45	3,330.00
GYM/CAFÉ ADDITION			Visual display MB & TB	7,400.00	GSF	1.00	7,400.00
GYM/CAFÉ ADDITION			Smart boards		EA	6,500.00	0.00
GYM/CAFÉ ADDITION			Div 11 kitchen equip add	2,000.00	GSF	175.00	350,000.00
GYM/CAFÉ ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	7,400.00	GSF	1.50	11,100.00
GYM/CAFÉ ADDITION			Student desks and work stations			Refer to FF&E	
GYM/CAFÉ ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
GYM/CAFÉ ADDITION	08.00	CONVEYING	Section Not Used				0.00
GYM/CAFÉ ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	7,400.00	GSF	16.50	122,100.00
GYM/CAFÉ ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	7,400.00	GSF	5.50	40,700.00
GYM/CAFÉ ADDITION		source heat pump systems, and variable refrigerant	Ductwork	7,400.00	GSF	6.75	49,950.00
GYM/CAFÉ ADDITION		flow system.	Air Outlets	7,400.00	GSF	0.59	4,366.00
GYM/CAFÉ ADDITION			Ductwork Accessories	7,400.00	GSF	0.72	5,328.00
GYM/CAFÉ ADDITION			Insulation	7,400.00	GSF	2.15	15,910.00
GYM/CAFÉ ADDITION			Temperature Controls	7,400.00	GSF	4.10	30,340.00
GYM/CAFÉ ADDITION			Air & Water Balance	7,400.00	GSF	0.45	3,330.00
GYM/CAFÉ ADDITION			Coordination Drawings	7,400.00	GSF	0.22	1,628.00
GYM/CAFÉ ADDITION			Systems Operation & Testing	7,400.00	GSF	0.25	1,850.00
GYM/CAFÉ ADDITION	9.20	PLUMBING	Water Closet	8.00	EA	464.50	3,716.00
GYM/CAFÉ ADDITION			Urinal	2.00	EA	385.22	770.44
GYM/CAFÉ ADDITION			Automatic Flush Valve	10.00	EA	163.20	1,632.00
GYM/CAFÉ ADDITION			Lavatory, countertop mounted	10.00	EA	313.85	3,138.50
GYM/CAFÉ ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
GYM/CAFÉ ADDITION			Janitor Sink	1.00	EA	733.54	733.54
GYM/CAFÉ ADDITION			Floor Drain	4.00	EA	168.60	674.40
GYM/CAFÉ ADDITION			Roof Drain	8.00	EA	384.50	3,076.00
GYM/CAFÉ ADDITION			Wall Hydrant	2.00	EA	252.94	505.88
GYM/CAFÉ ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
GYM/CAFÉ ADDITION			Domestic Water Piping	7,400.00	GSF	2.69	19,906.00
GYM/CAFÉ ADDITION			DWW Piping	7,400.00	GSF	1.76	13,024.00
GYM/CAFÉ ADDITION			Storm Piping	7,400.00	GSF	1.48	10,952.00
GYM/CAFÉ ADDITION			Plumbing Insulation	7,400.00	GSF	0.81	5,994.00
GYM/CAFÉ ADDITION			Coordination Drawings	7,400.00	GSF	0.22	1,628.00
GYM/CAFÉ ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
GYM/CAFÉ ADDITION	9.30	FIRE SPRINKLER	Sprinkler	7,400.00	GSF	2.85	21,090.00
GYM/CAFÉ ADDITION			Fire Pump			See Classroom Addition	
GYM/CAFÉ ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gS
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
GYM/CAFÉ ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	7,400.00	GSF	0.15	1,110.00
GYM/CAFÉ ADDITION			Panelboards	7,400.00	GSF	0.65	4,810.00
GYM/CAFÉ ADDITION			Bus Duct & Transformers	7,400.00	GSF	0.40	2,960.00
GYM/CAFÉ ADDITION			Generator/ATS - for addition & fire pump			See Classroom Addition	
GYM/CAFÉ ADDITION			Light Fixtures - based on T8 fixtures	7,400.00	GSF	4.85	35,890.00
GYM/CAFÉ ADDITION			Light Switches	7,400.00	GSF	0.26	1,924.00
GYM/CAFÉ ADDITION			Power Outlets	7,400.00	GSF	0.95	7,030.00
GYM/CAFÉ ADDITION			Safety Cabinets & Disconnects	7,400.00	GSF	0.50	3,700.00
GYM/CAFÉ ADDITION			Power Feeders	7,400.00	GSF	2.50	18,500.00
GYM/CAFÉ ADDITION			Power Home Runs	7,400.00	GSF	2.20	16,280.00
GYM/CAFÉ ADDITION			Power Branches	7,400.00	GSF	0.85	6,290.00
GYM/CAFÉ ADDITION			Lighting Home Runs	7,400.00	GSF	1.15	8,510.00
GYM/CAFÉ ADDITION			Lighting Branches	7,400.00	GSF	1.05	7,770.00
GYM/CAFÉ ADDITION			Grounding/Lightning Protection	7,400.00	GSF	0.25	1,850.00
GYM/CAFÉ ADDITION			Clock System	7,400.00	GSF	0.45	3,330.00
GYM/CAFÉ ADDITION			Phone/Data System	7,400.00	GSF	2.90	21,460.00
GYM/CAFÉ ADDITION			Security System	7,400.00	GSF	0.94	6,956.00
GYM/CAFÉ ADDITION			P.A. & A.V. Systems	7,400.00	GSF	0.55	4,070.00
GYM/CAFÉ ADDITION			TV System	7,400.00	GSF	0.29	2,146.00
GYM/CAFÉ ADDITION			Fire Alarm	7,400.00	GSF	1.88	13,912.00
GYM/CAFÉ ADDITION			Coordination Drawings	7,400.00	GSF	0.22	1,628.00
GYM/CAFÉ ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
GYM/CAFÉ ADDITION	11.00	MARK-UPS	Subtotal				1,823,783.76
GYM/CAFÉ ADDITION			General Conditions	12.00%			218,854.05
GYM/CAFÉ ADDITION			Subtotal				2,042,637.81
GYM/CAFÉ ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			204,263.78
GYM/CAFÉ ADDITION			Subtotal				2,246,901.59
GYM/CAFÉ ADDITION			Bonds & insurance	1.25%			28,086.27
GYM/CAFÉ ADDITION			Subtotal	7,400.00	GSF	\$307.43	2,274,987.86

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				17,500 GSF	<u>Cost per SF</u>	<u>\$149.83</u>	2,621,943
SUBTOTAL							2,621,943
ESCALATION TO BID				0.00%			0
SUBTOTAL							2,621,943
DESIGN CONTINGENCY				0.00%			0
RENOVATION TOTAL					<u>Cost per SF</u>	<u>\$149.83</u>	2,621,943

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	17,500.00	GSF	0.37	6,475.00
BUILDING RENOVATION			General architectural demo	17,500.00	GSF	3.15	55,125.00
BUILDING RENOVATION			Misc. demolition/prep/patch	17,500.00	GSF	1.05	18,375.00
BUILDING RENOVATION			Prem add for locker room/kitchen demo	4,800.00	GSF	4.90	23,520.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	17,500.00	GSF	0.60	10,500.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	324.07	CY	30.00	9,722.22
BUILDING RENOVATION			LEED Disposal Fee / Recycling	162.04	TNS	37.00	5,995.37
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	17,500.00	GSF	0.11	1,925.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	17,500.00	GSF	0.35	6,125.00
BUILDING RENOVATION			Misc metals	17,500.00	GSF	0.62	10,850.00
BUILDING RENOVATION			Misc Wood Blocking	17,500.00	GSF	0.06	1,050.00
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	17,500.00	GSF	0.30	5,250.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	17,500.00	GSF	0.33	5,775.00
BUILDING RENOVATION							
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	17,500.00	GSF	0.65	11,375.00
BUILDING RENOVATION			Interior finishes	17,500.00	GSF	9.70	169,750.00
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	4,800.00	GSF	12.40	59,520.00
BUILDING RENOVATION			Thermal insulation	17,500.00	GSF	0.45	7,875.00
BUILDING RENOVATION			Sound transmission control insulation	17,500.00	GSF	0.19	3,325.00
BUILDING RENOVATION			Interior glazing	17,500.00	GSF	2.72	47,600.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	17,500.00	GSF	3.74	65,450.00
BUILDING RENOVATION			Misc cut and patching	17,500.00	GSF	0.30	5,250.00
BUILDING RENOVATION							
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	17,500.00	GSF	2.22	38,850.00
BUILDING RENOVATION			Div 11 misc equipment	17,500.00	GSF	0.50	8,750.00
BUILDING RENOVATION			Div 11 kitchen equip add	2,000.00	GSF	175.00	350,000.00
BUILDING RENOVATION			Div 12 furnishings	17,500.00	GSF	2.85	49,875.00
BUILDING RENOVATION			Smart boards		EA	6,500.00	0.00
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION							
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION							
BUILDING RENOVATION	09.00	MECHANICAL HVAC	HVAC Equipment	17,500.00	GSF	12.20	213,500.00
BUILDING RENOVATION			Piping & Valves	17,500.00	GSF	4.20	73,500.00
BUILDING RENOVATION			Ductwork	17,500.00	GSF	5.85	102,375.00
BUILDING RENOVATION			Air Outlets	17,500.00	GSF	0.59	10,325.00
BUILDING RENOVATION			Ductwork Accessories	17,500.00	GSF	0.72	12,600.00
BUILDING RENOVATION			Insulation	17,500.00	GSF	1.95	34,125.00
BUILDING RENOVATION			Temperature Controls	17,500.00	GSF	4.10	71,750.00
BUILDING RENOVATION			Air & Water Balance	17,500.00	GSF	0.45	7,875.00
BUILDING RENOVATION			Systems Operation & Testing	17,500.00	GSF	0.25	4,375.00
BUILDING RENOVATION			HVAC Demolition	17,500.00	GSF	0.97	16,975.00
BUILDING RENOVATION							
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	12.00	EA	464.50	5,574.00
BUILDING RENOVATION			Urinal	4.00	EA	385.22	1,540.88
BUILDING RENOVATION			Automatic Flush Valve	16.00	EA	163.20	2,611.20
BUILDING RENOVATION			Lavatory, countertop mounted	16.00	EA	313.85	5,021.60
BUILDING RENOVATION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
BUILDING RENOVATION			Janitor Sink	1.00	EA	733.54	733.54
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
BUILDING RENOVATION			Floor Drain	8.00	EA	168.60	1,348.80
BUILDING RENOVATION			Domestic Water Piping	17,500.00	GSF	2.69	47,075.00
BUILDING RENOVATION			DWV Piping	17,500.00	GSF	1.76	30,800.00
BUILDING RENOVATION			Storm Piping	17,500.00	GSF	1.48	25,900.00
BUILDING RENOVATION			Plumbing Insulation	17,500.00	GSF	0.81	14,175.00
BUILDING RENOVATION			Plumbing Demolition	17,500.00	GSF	0.95	16,625.00
BUILDING RENOVATION							
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	17,500.00	GSF	2.85	49,875.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							
BUILDING RENOVATION							

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Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Griddle Architects	Chckd by: bd/sm
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BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards			Existing to Remain	
BUILDING RENOVATION			Panelboards			Existing to Remain	
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain	
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain	
BUILDING RENOVATION			Light Fixtures	17,500.00	GSF	4.85	84,875.00
BUILDING RENOVATION			Light Switches	17,500.00	GSF	0.26	4,550.00
BUILDING RENOVATION			Power Outlets	17,500.00	GSF	0.95	16,625.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	17,500.00	GSF	0.72	12,600.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	17,500.00	GSF	2.20	38,500.00
BUILDING RENOVATION			Power Branches	17,500.00	GSF	0.85	14,875.00
BUILDING RENOVATION			Lighting Home Runs	17,500.00	GSF	1.15	20,125.00
BUILDING RENOVATION			Lighting Branches	17,500.00	GSF	1.05	18,375.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	17,500.00	GSF	0.45	7,875.00
BUILDING RENOVATION			Phone/Data System	17,500.00	GSF	2.90	50,750.00
BUILDING RENOVATION			Security System	17,500.00	GSF	0.94	16,450.00
BUILDING RENOVATION			P.A. & A.V. Systems	17,500.00	GSF	0.55	9,625.00
BUILDING RENOVATION			TV System	17,500.00	GSF	0.29	5,075.00
BUILDING RENOVATION			Fire Alarm	17,500.00	GSF	1.88	32,900.00
BUILDING RENOVATION			Demolition	17,500.00	GSF	0.94	16,450.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				2,101,926.11
BUILDING RENOVATION			General Conditions	12.00%			252,231.13
BUILDING RENOVATION			Subtotal				2,354,157.25
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			235,415.72
BUILDING RENOVATION			Subtotal				2,589,572.97
BUILDING RENOVATION			Bonds & insurance	1.25%			32,369.66
BUILDING RENOVATION			Subtotal	17,500.00	GSF	\$149.83	2,621,942.63

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gc
Project:	Williamsburg Middle School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Bowie/Griddle Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							436,975
SUBTOTAL			SUBTOTAL				436,975
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				436,975
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				436,975

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SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	2,500.00	2,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	1.38	AC	10,000.00	13,774.10
SITWORK			Remove trees	8.00	EA	175.00	1,400.00
SITWORK			Remove curb and gutter	450.00	LF	6.00	2,700.00
SITWORK			Remove sidewalks 4" thick	8,500.00	SF	1.50	12,750.00
SITWORK			Remove concrete pads 8" thick	150.00	SF	4.35	652.50
SITWORK			Remove asphalt paving	388.89	SY	6.85	2,663.89
SITWORK			Demo asphalt paving at VDOT ROW			Excluded	
SITWORK			Remove portions of existing SWM piping			Excluded	
SITWORK			Remove existing utilities			Excluded	
SITWORK			Remove gas meter			Existing to Remain	
SITWORK			Remove gas line			Existing to Remain	
SITWORK			Remove existing fence	60.00	LF	5.00	300.00
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove/relocation of temp classrooms			Excluded	
SITWORK			Disposal of site elements	1,013.67	CY	25.00	25,341.67
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	3,500.00	3,500.00
SITWORK			Tree protection allowance	1.00	LS	1,750.00	1,750.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	277.78	CY	2.80	777.78
SITWORK			Re-spread topsoil	277.78	CY	3.60	1,000.00
SITWORK			Mass Excavation of site area, cut to fill	1,000.00	CY	8.00	8,000.00
SITWORK			Export surplus	1,000.00	CY	24.00	24,000.00
SITWORK			Rough grading for building and site	60,000.00	SF	0.55	33,000.00
SITWORK			Finish grading bldg pads and pavements	3,888.89	SY	1.00	3,888.89
SITWORK			Finish grading for lawn areas	2,222.22	SY	1.15	2,555.56
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	Tie to existing bldg.			Excluded	
SITWORK							
SITWORK	12.30	SANITARY SEWER	Tie to existing bldg.			Excluded	
SITWORK							

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SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	100,000.00	100,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	900.00	LF	15.00	13,500.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Misc. patching at existing paving, incl striping	277.78	SY	50.00	13,888.89
SITWORK			Striping	1.00	LS	1,500.00	1,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	500.00	SF	5.50	2,750.00
SITWORK			8" utility pads	150.00	SF	12.00	1,800.00
SITWORK			Patch existing sidewalks	1,500.00	SF	8.00	12,000.00
SITWORK			Curb & gutter, repairs	60.00	LF	18.59	1,115.40
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	3,000.00	SY	0.85	2,550.00
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	15,000.00	15,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Genset fencing	60.00	LF	25.00	1,500.00
SITWORK			Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				350,308.67
SITWORK			General Conditions	12.00%			42,037.04
SITWORK			Subtotal				392,345.71
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			39,234.57
SITWORK			Subtotal				431,580.28
SITWORK			Bonds & insurance	1.25%			5,394.75
SITWORK			Subtotal				436,975.04

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

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	HVAC Equipment	54,900.00	GSF	16.50	905,850.00		
ADDITION HVAC BASE			Piping & Valves	54,900.00	GSF	5.50	301,950.00		
ADDITION HVAC BASE			Ductwork	54,900.00	GSF	6.75	370,575.00		
ADDITION HVAC BASE			Air Outlets	54,900.00	GSF	0.59	32,391.00		
ADDITION HVAC BASE			Ductwork Accessories	54,900.00	GSF	0.72	39,528.00		
ADDITION HVAC BASE			Insulation	54,900.00	GSF	2.15	118,035.00		
ADDITION HVAC BASE			Temperature Controls	54,900.00	GSF	4.10	225,090.00		
ADDITION HVAC BASE			Air & Water Balance	54,900.00	GSF	0.45	24,705.00		
ADDITION HVAC BASE			Coordination Drawings	54,900.00	GSF	0.22	12,078.00		
ADDITION HVAC BASE			Systems Operation & Testing	54,900.00	GSF	0.25	13,725.00		
ADDITION HVAC BASE			11.00	MARK-UPS	Subtotal				2,043,927.00
ADDITION HVAC BASE					General Conditions	12.00%			245,271.24
ADDITION HVAC BASE					Subtotal				2,289,198.24
ADDITION HVAC BASE	GC OH @ 5% plus Profit @ 5%	10.00%					228,919.82		
ADDITION HVAC BASE	Subtotal						2,518,118.06		
ADDITION HVAC BASE			Bonds & insurance	1.25%		31,476.48			
ADDITION HVAC BASE			Subtotal	54,900.00	GSF	\$46.44	2,549,594.54		

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	54,900.00	GSF	13.75	754,875.00		
ADDITION HVAC ALT			Piping & Valves	54,900.00	GSF	4.20	230,580.00		
ADDITION HVAC ALT			Geothermal Bore, 60 bores at 600' depth	36,000.00	LF	22.50	810,000.00		
ADDITION HVAC ALT			Ductwork	54,900.00	GSF	5.85	321,165.00		
ADDITION HVAC ALT			Air Outlets	54,900.00	GSF	0.59	32,391.00		
ADDITION HVAC ALT			Ductwork Accessories	54,900.00	GSF	0.72	39,528.00		
ADDITION HVAC ALT			Insulation	54,900.00	GSF	1.95	107,055.00		
ADDITION HVAC ALT			Temperature Controls	54,900.00	GSF	4.10	225,090.00		
ADDITION HVAC ALT			Air & Water Balance	54,900.00	GSF	0.45	24,705.00		
ADDITION HVAC ALT			Coordination Drawings	54,900.00	GSF	0.22	12,078.00		
ADDITION HVAC ALT			Systems Operation & Testing	54,900.00	GSF	0.25	13,725.00		
ADDITION HVAC ALT			11.00	MARK-UPS	Subtotal				2,571,192.00
ADDITION HVAC ALT					General Conditions	12.00%			308,543.04
ADDITION HVAC ALT	Subtotal						2,879,735.04		
ADDITION HVAC ALT	GC OH @ 5% plus Profit @ 5%	10.00%					287,973.50		
ADDITION HVAC ALT	Subtotal						3,167,708.54		
ADDITION HVAC ALT			Bonds & insurance	1.25%		39,596.36			
ADDITION HVAC ALT			Subtotal	54,900.00	GSF	\$58.42	3,207,304.90		



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 16, 2011

Prepared for:

VMDO Architects

Arlington Public Schools
Scheme B – New School at
Carlin Springs Elementary School &
Kenmore Middle School
Additions and Interior Renovations
Arlington, Virginia





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs		
Project:	Scheme B at New School at Carlin Springs/Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com	Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Scheme B at Carlin Springs/Kenmore Site

New School, 3 Story

90,000.00 Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	New School, 3 Story	Carried forward	Cost per SF 225.62	\$20,305,417
HARD COSTS				
HARD COSTS	Scheme B Sitework	Carried forward	N/A	\$4,870,227
HARD COSTS				
HARD COSTS	Subtotal			\$25,175,643
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$25,175,643
HARD COSTS	Design Contingency	15.00%		\$3,776,347
HARD COSTS	Subtotal			\$28,951,990
HARD COSTS	Construction Contingency	5.00%		\$1,447,600
HARD COSTS			Cost per SF	
HARD COSTS	Total Hard Construction Costs Base Bid		\$337.77	\$30,399,590
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$6,839,908
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF \$413.77	\$37,239,497

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

	<i>Hard Construction Costs and Soft Construction Costs are escalated</i>	Escalation	4.00%	Per year
<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS			\$38,729,077
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS			\$40,278,240
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS			\$41,889,370
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS			\$43,564,945
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS			\$45,307,542

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

New School Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF 45.32	\$4,078,624 current dollars
New School Alternate System - Geothermal System	<i>Carried forward</i>	58.54	\$5,268,643 current dollars

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

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

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

THREE STORY BUILDING						<i>Cost per SF</i>	
				90,000	GSF	<u>\$225.62</u>	20,305,417
SUBTOTAL			SUBTOTAL				20,305,417
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				20,305,417
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				20,305,417
						<i>Cost per SF</i>	
						<u>\$225.62</u>	

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
			NEW BUILDING				
THREE STORY BUILDING	00.00						
THREE STORY BUILDING	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
THREE STORY BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00 SF		135.00	12,150.00
THREE STORY BUILDING			Foundations, occupied bldg. @ L.L. & 1st Floor	43,400.00 GSF		6.27	272,118.00
THREE STORY BUILDING	02.00	SUBSTRUCTURE	SOG	43,400.00 GSF		8.30	360,220.00
THREE STORY BUILDING			SOG, canopies	1,035.00 GSF		8.30	8,590.50
THREE STORY BUILDING			Exterior stoops & slabs	600.00 SF		8.00	4,800.00
THREE STORY BUILDING	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	46,600.00 GSF		11.35	528,910.00
THREE STORY BUILDING			SOMD 2nd & 3rd floor	46,600.00 GSF		4.00	186,400.00
THREE STORY BUILDING			Roof framing & deck	43,400.00 GSF		8.45	366,730.00
THREE STORY BUILDING			Canopy & canopy roof framing & deck	1,035.00 SF		14.50	15,007.50
THREE STORY BUILDING			Elev hoist bm & hoistway roof deck	90.00 SF		4.50	405.00
THREE STORY BUILDING			Elev hoistway SOMD	90.00 SF		8.75	787.50
THREE STORY BUILDING			Stairways, 2 story	2.00 EA		12,500.00	25,000.00
THREE STORY BUILDING			Stairways, 2 story, circulator	1.00 EA		25,000.00	25,000.00
THREE STORY BUILDING			Stairways, 3 story	2.00 EA		18,750.00	37,500.00
THREE STORY BUILDING			Misc metals	90,000.00 GSF		2.20	198,000.00
THREE STORY BUILDING			Misc Wood Blocking	90,000.00 GSF		1.05	94,500.00
THREE STORY BUILDING	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	50,684.00 SF		9.50	481,498.00
THREE STORY BUILDING			Brick veneer at lt. gage wall framing, 2 color	38,013.00 SF		22.00	836,286.00
THREE STORY BUILDING			Metal panels wall covering at lt. gage wall framing	12,671.00 SF		22.00	278,762.00
THREE STORY BUILDING			Exterior wall vapor barrier	50,684.00 SF		3.75	190,065.00
THREE STORY BUILDING			Windows	90,000.00 GSF		3.60	324,000.00
THREE STORY BUILDING			Storefront entrances	90,000.00 GSF		1.25	112,500.00
THREE STORY BUILDING			Prem add for ext. mostly full glass wall	1,700.00 SF		35.00	59,500.00
THREE STORY BUILDING			Exterior sun shades	800.00 SF		62.00	49,600.00
THREE STORY BUILDING			Doors, frames, hardware, sidelites	90,000.00 GSF		0.60	54,000.00
THREE STORY BUILDING			Building perimeter drains in gravel bed	1,500.00 LF		10.50	15,750.00
THREE STORY BUILDING			Misc. w.p./caulk/fire sealants/etc. Div 7	90,000.00 GSF		1.45	130,500.00
THREE STORY BUILDING	05.00	ROOFING	Low slope membrane w/ flashing & copings	44,435.00 GSF		6.30	279,940.50
THREE STORY BUILDING			Prem add for roof condition over commons	3,500.00 SF		15.00	52,500.00

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
THREE STORY BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
THREE STORY BUILDING			Masonry partitions	90,000.00	GSF	4.10	369,000.00
THREE STORY BUILDING			Mtl stud & GWB partitions, hi-impact	90,000.00	GSF	7.30	657,000.00
THREE STORY BUILDING			Elev Cab finish allowance	1.00	LS	500.00	500.00
THREE STORY BUILDING			GWB ceilings/bulkheads	90,000.00	GSF	0.15	13,500.00
THREE STORY BUILDING			Misc. batt insulation	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			Sound transmission control insulation	90,000.00	GSF	0.19	17,100.00
THREE STORY BUILDING			Interior glass at interior partition allowance	90,000.00	GSF	1.50	135,000.00
THREE STORY BUILDING			Interior doors, single, incl jamba, trim & hardware	90,000.00	GSF	5.75	517,500.00
THREE STORY BUILDING			Acoustic ceiling, avg	90,000.00	GSF	2.25	202,500.00
THREE STORY BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	18,000.00	GSF	1.10	19,800.00
THREE STORY BUILDING			Premium wall finish: main corridors & conf. rm	90,000.00	GSF	0.24	21,600.00
THREE STORY BUILDING			Prem add for restroom/kitchen finishes	5,360.00	GSF	12.40	66,464.00
THREE STORY BUILDING			Prem add for locker room finishes	2,000.00	GSF	12.40	24,800.00
THREE STORY BUILDING			CT floor, base, walls in restrooms	90,000.00	GSF	0.75	67,500.00
THREE STORY BUILDING			CT wainscot hallways/restrooms	90,000.00	GSF	0.40	36,000.00
THREE STORY BUILDING			Soft flooring/ vinly base	85,000.00	GSF	2.64	223,992.00
THREE STORY BUILDING			Carpet	85,000.00	GSF	1.11	94,350.00
THREE STORY BUILDING			Wood flooring	5,000.00	SF	16.50	82,500.00
THREE STORY BUILDING			Painting	90,000.00	GSF	1.80	162,000.00
THREE STORY BUILDING			Misc cut and patching	90,000.00	GSF	0.30	27,000.00
THREE STORY BUILDING	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	90,000.00	GSF	0.82	73,800.00
THREE STORY BUILDING			Window treatment	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			General casework	90,000.00	GSF	7.25	652,500.00
THREE STORY BUILDING			General millwork	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			Visual display MB & TB	90,000.00	GSF	1.00	90,000.00
THREE STORY BUILDING			Smart boards	45.00	EA	6,500.00	292,500.00
THREE STORY BUILDING			Kitchen / faculty lounge appliances allowance	1.00	LS	7,000.00	7,000.00
THREE STORY BUILDING			Div 11 kitchen equip add	2,400.00	GSF	175.00	420,000.00
THREE STORY BUILDING			Gym equipment allowance	5,000.00	GSF	6.75	33,750.00
THREE STORY BUILDING			Misc spec. dr signs/f.e./jan shelving/etc.	90,000.00	GSF	1.50	135,000.00
THREE STORY BUILDING			Student desks and work stations			Refer to FF&E	
THREE STORY BUILDING			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY BUILDING	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
THREE STORY BUILDING	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	90,000.00	GSF	16.50	1,485,000.00
THREE STORY ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	90,000.00	GSF	5.50	495,000.00
THREE STORY ADDITION		source heat pump systems, and variable refrigerant	Ductwork	90,000.00	GSF	5.85	526,500.00
THREE STORY ADDITION		flow system.	Air Outlets	90,000.00	GSF	0.59	53,100.00
THREE STORY ADDITION			Ductwork Accessories	90,000.00	GSF	0.72	64,800.00
THREE STORY ADDITION			Insulation	90,000.00	GSF	2.15	193,500.00
THREE STORY ADDITION			Temperature Controls	90,000.00	GSF	4.10	369,000.00
THREE STORY ADDITION			Air & Water Balance	90,000.00	GSF	0.45	40,500.00
THREE STORY ADDITION			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
THREE STORY ADDITION			Systems Operation & Testing	90,000.00	GSF	0.25	22,500.00
THREE STORY BUILDING							

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THREE STORY BUILDING	9.20	PLUMBING	Water Closet	57.00	EA	464.50	26,476.50
THREE STORY BUILDING			Urinal	10.00	EA	385.22	3,852.20
THREE STORY BUILDING			Automatic Flush Valve	67.00	EA	163.20	10,934.40
THREE STORY BUILDING			Lavatory, countertop mounted	57.00	EA	313.85	17,889.45
THREE STORY BUILDING			Classroom Sink	45.00	EA	485.10	21,829.50
THREE STORY BUILDING			Electric Water Cooler	6.00	EA	1,163.50	6,981.00
THREE STORY BUILDING			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY BUILDING			Floor Drain	30.00	EA	168.60	5,058.00
THREE STORY BUILDING			Roof Drain	56.00	EA	384.50	21,532.00
THREE STORY BUILDING			Wall Hydrant	8.00	EA	252.94	2,023.52
THREE STORY BUILDING			Water Heater	2.00	EA	4,822.00	9,644.00
THREE STORY BUILDING			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY BUILDING			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY BUILDING			Domestic Water Piping	90,000.00	GSF	2.69	242,100.00
THREE STORY BUILDING			DWV Piping	90,000.00	GSF	1.76	158,400.00
THREE STORY BUILDING			Storm Piping	90,000.00	GSF	1.48	133,200.00
THREE STORY BUILDING			Plumbing Insulation	90,000.00	GSF	0.81	72,900.00
THREE STORY BUILDING			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
THREE STORY BUILDING	9.30	FIRE SPRINKLER	Sprinkler	90,000.00	GSF	2.85	256,500.00
THREE STORY BUILDING			Fire Pump	1.00	LS	65,000.00	65,000.00
THREE STORY BUILDING	10.00	ELECTRICAL	Switchboards	90,000.00	GSF	0.85	76,500.00
THREE STORY BUILDING			Panelboards	90,000.00	GSF	0.65	58,500.00
THREE STORY BUILDING			Bus Duct & Transformers	90,000.00	GSF	0.40	36,000.00
THREE STORY BUILDING			Generator/ATS	1.00	EA	55,000.00	55,000.00
THREE STORY BUILDING			Light Fixtures - based on T8 fixtures	90,000.00	GSF	4.85	436,500.00
THREE STORY BUILDING			Light Switches	90,000.00	GSF	0.26	23,400.00
THREE STORY BUILDING			Power Outlets	90,000.00	GSF	0.95	85,500.00
THREE STORY BUILDING			Safety Cabinets & Disconnects	90,000.00	GSF	0.50	45,000.00
THREE STORY BUILDING			Power Feeders	90,000.00	GSF	2.50	225,000.00
THREE STORY BUILDING			Power Home Runs	90,000.00	GSF	2.20	198,000.00
THREE STORY BUILDING			Power Branches	90,000.00	GSF	0.85	76,500.00
THREE STORY BUILDING			Lighting Home Runs	90,000.00	GSF	1.15	103,500.00
THREE STORY BUILDING			Lighting Branches	90,000.00	GSF	1.05	94,500.00
THREE STORY BUILDING			Grounding/Lightning Protection	90,000.00	GSF	0.25	22,500.00
THREE STORY BUILDING			Clock System	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			Phone/Data System	90,000.00	GSF	2.90	261,000.00
THREE STORY BUILDING			Security System	90,000.00	GSF	0.94	84,600.00
THREE STORY BUILDING			P.A. & A.V. Systems	90,000.00	GSF	0.55	49,500.00
THREE STORY BUILDING			TV System	90,000.00	GSF	0.29	26,100.00
THREE STORY BUILDING			Fire Alarm	90,000.00	GSF	1.88	169,200.00
THREE STORY BUILDING			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
THREE STORY BUILDING	11.00	MARK-UPS	Subtotal				16,278,192.19
THREE STORY BUILDING			General Conditions	12.00%			1,953,383.06
THREE STORY BUILDING			Subtotal				18,231,575.25
THREE STORY BUILDING			GC OH @ 5% plus Profit @ 5%	10.00%			1,823,157.53
THREE STORY BUILDING			Subtotal				20,054,732.78
THREE STORY BUILDING			Bonds & insurance	1.25%			250,684.16
THREE STORY BUILDING			Subtotal	90,000.00	GSF	\$225.62	20,305,416.94

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs		
Project:	Scheme B at New School at Carlin Springs/Kenmore Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submisn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer			
		<i>www.downeyscott.com</i>	Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SCHEME B SITEWORK							4,870,227
SUBTOTAL			SUBTOTAL				4,870,227
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				4,870,227
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				4,870,227

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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SITWORK - SCHEME B							
SITWORK SCHEME B							
SITWORK SCHEME B							
SITWORK SCHEME B							
SITWORK SCHEME B	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	15,000.00	15,000.00
SITWORK SCHEME B	12.05	SITE DEMO CLR/GRUB	Misc site demo	15.84	AC	15,000.00	237,603.31
SITWORK SCHEME B			Remove trees	15.00	EA	175.00	2,625.00
SITWORK SCHEME B			Remove curb and gutter	250.00	LF	6.00	1,500.00
SITWORK SCHEME B			Remove sidewalks 4" thick	10,800.00	SF	1.50	16,200.00
SITWORK SCHEME B			Remove concrete pads 8" thick		SF	4.35	0.00
SITWORK SCHEME B			Remove asphalt paving	111.11	SY	6.85	761.11
SITWORK SCHEME B			Remove tennis courts, fencing, etc	30,000.00	SF	0.55	16,500.00
SITWORK SCHEME B			Remove large field lights	9.00	EA	1,500.00	13,500.00
SITWORK SCHEME B			Remove parking lot lights	3.00	EA	175.00	525.00
SITWORK SCHEME B			Remove walkway site lights	20.00	EA	135.00	2,700.00
SITWORK SCHEME B			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK SCHEME B			Remove portions of existing SWM piping		Excluded		
SITWORK SCHEME B			Remove existing utilities		Excluded		
SITWORK SCHEME B			Remove existing fence		Excluded		
SITWORK SCHEME B			Remove contaminated soils		Excluded		
SITWORK SCHEME B			Remove asphalt paving for new water/sewer lines	40.00	SY	10.00	400.00
SITWORK SCHEME B			Disposal of site elements	9,074.22	CY	25.00	226,855.56
SITWORK SCHEME B	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	60,000.00	60,000.00
SITWORK SCHEME B			Tree protection allowance	1.00	LS	5,250.00	5,250.00
SITWORK SCHEME B			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK SCHEME B			Inlet protection	12.00	EA	350.00	4,200.00
SITWORK SCHEME B	12.20	EARTHWORK	Strip & store topsoil	5,555.56	CY	2.80	15,555.56
SITWORK SCHEME B			Re-spread topsoil	5,555.56	CY	3.60	20,000.00
SITWORK SCHEME B			Mass Excavation of site area, cut to fill	1,950.00	CY	8.00	15,600.00
SITWORK SCHEME B			Mass Excavation of site area, cut to export	8,888.89	CY	4.90	43,555.56
SITWORK SCHEME B			Excavation for Ground Floor bldg. addition	1,629.63	CY	4.50	7,333.33
SITWORK SCHEME B			Excavation for pavements	4,814.81	CY	4.50	21,666.67
SITWORK SCHEME B			Export surplus	15,333.33	SY	25.00	383,333.33
SITWORK SCHEME B			Rough grading for building and site	550,000.00	SF	0.35	192,500.00
SITWORK SCHEME B			Finish grading bldg pads and pavements	22,666.67	SY	1.00	22,666.67
SITWORK SCHEME B			Finish grading for lawns	2,222.22	SY	0.90	2,000.00
SITWORK SCHEME B			Finish grading for sports fields	36,666.67	SY	1.35	49,500.00
SITWORK SCHEME B			Infield mix	407.41	CY	45.17	18,402.59
SITWORK SCHEME B			Spoil removal	407.41	SY	25.00	10,185.19
SITWORK SCHEME B			Ext backfill	184.50	CY	30.00	5,535.00
SITWORK SCHEME B							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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SITWORK SCHEME B	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK SCHEME B			8" water main	175.00	LF	61.00	10,675.00
SITWORK SCHEME B			Building domestic water line	40.00	LF	40.00	1,600.00
SITWORK SCHEME B			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK SCHEME B			Meter/tap fees			AWSS Fees are Excluded	
SITWORK SCHEME B			Temp road patch	20.00	SY	20.00	400.00
SITWORK SCHEME B			Spoil removal	12.96	CY	25.00	324.07
SITWORK SCHEME B	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK SCHEME B			8" PVC	175.00	LF	37.00	6,475.00
SITWORK SCHEME B			Tap fees			Tap Fees are Excluded	
SITWORK SCHEME B			Temp road patch	20.00	SY	20.00	400.00
SITWORK SCHEME B			Spoil removal	12.96	CY	25.00	324.07
SITWORK SCHEME B	12.35	STORM WATER MGT	Allowance	1.00	LS	600,000.00	600,000.00
SITWORK SCHEME B	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK SCHEME B			Site power and circuits	4,500.00	LF	15.00	67,500.00
SITWORK SCHEME B			Re-install field pole lighting	9.00	EA	6,500.00	58,500.00
SITWORK SCHEME B			Re-install site pole lighting	3.00	EA	950.00	2,850.00
SITWORK SCHEME B			Re-install walkway site lights	20.00	EA	950.00	19,000.00
SITWORK SCHEME B			Site pole lighting, allowance	15.00	EA	3,250.00	48,750.00
SITWORK SCHEME B			Ductbank and service cable into building	175.00	LF	235.00	41,125.00
SITWORK SCHEME B	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK SCHEME B	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK SCHEME B	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK SCHEME B	12.60	PAVING	Asphalt Pavement parking lot	8,888.89	SY	35.00	311,111.11
SITWORK SCHEME B			Asphalt Pavement bus loop	2,777.78	SY	52.00	144,444.44
SITWORK SCHEME B			Asphalt Pavement sport court	2,733.33	SY	29.00	79,266.67
SITWORK SCHEME B			Asphalt Tennis courts	2,933.33	SY	22.00	64,533.33
SITWORK SCHEME B			Tennis court color surfacing & striping	26,400.00	SF	1.40	36,960.00
SITWORK SCHEME B			Asphalt Pavement ROW patching	56.67	SY	80.00	4,533.33
SITWORK SCHEME B			Lot signage/symbols	1.00	LS	4,500.00	4,500.00
SITWORK SCHEME B			Striping	1.00	LS	7,500.00	7,500.00
SITWORK SCHEME B	12.61	SITE CONCRETE	4" sidewalks/pads	44,200.00	SF	5.50	243,100.00
SITWORK SCHEME B			Amphitheater seating, per LF of riser	850.00	LF	25.00	21,250.00
SITWORK SCHEME B			Concrete risers w/ turf infill, per LF of riser	855.00	LF	32.00	27,360.00
SITWORK SCHEME B			8" utility pads/dumpster pavements/footers	500.00	SF	18.00	9,000.00
SITWORK SCHEME B			Bollards	8.00	EA	675.00	5,400.00
SITWORK SCHEME B			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK SCHEME B			Curb & gutter	3,900.00	LF	14.30	55,770.00

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK SCHEME B	12.65	LANDSCAPING	Sod	1,111.11	SY	3.50	3,888.89
SITWORK SCHEME B			General seeding	1,111.11	SY	0.85	944.44
SITWORK SCHEME B			Sport field seeding	36,666.67	SY	1.30	47,666.67
SITWORK SCHEME B			Play area mulch	129.63	CY	43.75	5,671.30
SITWORK SCHEME B			Landscape allowance	1.00	LS	200,000.00	200,000.00
SITWORK SCHEME B	12.70	FUEL DISPENSING	Not Used		Excluded		
SITWORK SCHEME B	12.75	SPECIALTIES	Covered connecting passage incl foundations	2,600.00	SF	50.00	130,000.00
SITWORK SCHEME B			Backstop	2.00	EA	7,500.00	15,000.00
SITWORK SCHEME B			Tennis court fencing	665.00	LF	45.00	29,925.00
SITWORK SCHEME B			Dumpster enclosure walls & gates	800.00	SF	40.00	32,000.00
SITWORK SCHEME B			Play area restoration allowance	7,000.00	SF	2.50	17,500.00
SITWORK SCHEME B			Play area equip allowance	1.00	LS	20,000.00	20,000.00
SITWORK SCHEME B			Allowance	1.00	LS	100,000.00	100,000.00
SITWORK SCHEME B	11.00	MARK-UPS	Subtotal				3,904,302.19
SITWORK SCHEME B			General Conditions	12.00%			468,516.26
SITWORK SCHEME B			Subtotal				4,372,818.46
SITWORK SCHEME B			GC OH @ 5% plus Profit @ 5%	10.00%			437,281.85
SITWORK SCHEME B			Subtotal				4,810,100.30
SITWORK SCHEME B			Bonds & insurance	1.25%			60,126.25
SITWORK SCHEME B			Subtotal				4,870,226.56

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

NEW SCHOOL ADDITION BASE BID HVAC

NEW SCHOOL BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	90,000.00	GSF	16.50	1,485,000.00
NEW SCHOOL BASE		Note: Average cost between 4-pipe system, water	Piping & Valves	90,000.00	GSF	5.50	495,000.00
NEW SCHOOL BASE		source heat pump systems, and variable refrigerant	Ductwork	90,000.00	GSF	5.85	526,500.00
NEW SCHOOL BASE		flow system.	Air Outlets	90,000.00	GSF	0.59	53,100.00
NEW SCHOOL BASE			Ductwork Accessories	90,000.00	GSF	0.72	64,800.00
NEW SCHOOL BASE			Insulation	90,000.00	GSF	2.15	193,500.00
NEW SCHOOL BASE			Temperature Controls	90,000.00	GSF	4.10	369,000.00
NEW SCHOOL BASE			Air & Water Balance	90,000.00	GSF	0.45	40,500.00
NEW SCHOOL BASE			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
NEW SCHOOL BASE			Systems Operation & Testing	90,000.00	GSF	0.25	22,500.00
NEW SCHOOL BASE	11.00	MARK-UPS	Subtotal				3,269,700.00
NEW SCHOOL BASE			General Conditions	12.00%			392,364.00
NEW SCHOOL BASE			Subtotal				3,662,064.00
NEW SCHOOL BASE			GC OH @ 5% plus Profit @ 5%	10.00%			366,206.40
NEW SCHOOL BASE			Subtotal				4,028,270.40
NEW SCHOOL BASE			Bonds & insurance	1.25%			50,353.38
NEW SCHOOL BASE			Subtotal	90,000.00	GSF	\$45.32	4,078,623.78
NEW SCHOOL ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	90,000.00	GSF	13.75	1,237,500.00
NEW SCHOOL ALT			Piping & Valves	90,000.00	GSF	4.20	378,000.00
NEW SCHOOL ALT			Geothermal Bore, 99 bores at 600' depth	59,400.00	LF	22.50	1,336,500.00
NEW SCHOOL ALT			Ductwork	90,000.00	GSF	5.85	526,500.00
NEW SCHOOL ALT			Air Outlets	90,000.00	GSF	0.59	53,100.00
NEW SCHOOL ALT			Ductwork Accessories	90,000.00	GSF	0.72	64,800.00
NEW SCHOOL ALT			Insulation	90,000.00	GSF	1.95	175,500.00
NEW SCHOOL ALT			Temperature Controls	90,000.00	GSF	4.10	369,000.00
NEW SCHOOL ALT			Air & Water Balance	90,000.00	GSF	0.45	40,500.00
NEW SCHOOL ALT			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
NEW SCHOOL ALT			Systems Operation & Testing	90,000.00	GSF	0.25	22,500.00
NEW SCHOOL ALT	11.00	MARK-UPS	Subtotal				4,223,700.00
NEW SCHOOL ALT			General Conditions	12.00%			506,844.00
NEW SCHOOL ALT			Subtotal				4,730,544.00
NEW SCHOOL ALT			GC OH @ 5% plus Profit @ 5%	10.00%			473,054.40
NEW SCHOOL ALT			Subtotal				5,203,598.40
NEW SCHOOL ALT			Bonds & insurance	1.25%			65,044.98
NEW SCHOOL ALT			Subtotal	90,000.00	GSF	\$58.54	5,268,643.38

Conceptual Design / Feasibility Cost Estimate Report

Report Date: January 24, 2012

Prepared for:

SHW Group

Arlington Public Schools *Madison Community Center Option 1A* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs		
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11115		
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com	Revised:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Madison Community Center Option 1A

One Story Addition	2,060.00	Gross Square Feet
Renovation	35,000.00	Gross Square Feet
Total	37,060.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	One Story Additions to Existing Building	<i>Carried forward</i>	<i>Cost per SF</i> 296.11	\$609,977
HARD COSTS				
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	143.67	\$5,028,459
HARD COSTS				
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$432,136
HARD COSTS				
HARD COSTS	Subtotal			\$6,070,573
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$6,070,573
HARD COSTS	Design Contingency	15.00%		\$910,586
HARD COSTS	Subtotal			\$6,981,159
HARD COSTS	Construction Contingency	5.00%		\$349,058
HARD COSTS			<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid		\$197.79	\$7,330,217
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$1,649,299
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, First Quarter 2012		<i>Cost per SF</i> \$242.30	\$8,979,516

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated Escalation 4.00% Per year

<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2013 DOLLARS	\$9,338,696
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2014 DOLLARS	\$9,712,244
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2015 DOLLARS	\$10,100,734
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2016 DOLLARS	\$10,504,763
<u>2017</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2017 DOLLARS	\$10,924,954

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM:	cl/gc	
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by:	bd/sm	
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no:	11115	
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com	Revised:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF 46.44	\$1,721,092 <i>current dollars</i>
Alternate System - Geothermal System	<i>Carried forward</i>	60.01	\$2,223,970 <i>current dollars</i>

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

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

ONE STORY BUILDING ADDITION		2,060 GSF	<i>Cost per SF</i> <u>\$296.11</u>	609,977
SUBTOTAL	SUBTOTAL			609,977
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%		0
SUBTOTAL	SUBTOTAL			609,977
DESIGN CONTINGENCY	REFER TO MAIN SUMMARY	0.00%		0
RENOVATION TOTAL	RENOVATION TOTAL		<i>Cost per SF</i> <u>\$296.11</u>	609,977

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	00.00		BUILDING ADDITION				
ONE STORY ADDITION							
ONE STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	EA	3,800.00	3,800.00
ONE STORY ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
ONE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	7,500.00	7,500.00
ONE STORY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
ONE STORY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
ONE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
ONE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
ONE STORY ADDITION							
ONE STORY ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	0.00	SF	135.00	0.00
ONE STORY ADDITION			Foundations	2,060.00	GSF	5.90	12,154.00
ONE STORY ADDITION							
ONE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
ONE STORY ADDITION			SOG	2,060.00	GSF	8.30	17,098.00
ONE STORY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
ONE STORY ADDITION							
ONE STORY ADDITION	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	0.00	SF	11.35	0.00
ONE STORY ADDITION			SOMD for 2nd & 3rd floor	0.00	SF	4.00	0.00
ONE STORY ADDITION			Roof framing & deck	2,060.00	SF	8.45	17,407.00
ONE STORY ADDITION			Elev hoist bm & hoistway roof deck	0.00	SF	4.50	0.00
ONE STORY ADDITION			Elev hoistway SOMD	0.00	SF	8.75	0.00
ONE STORY ADDITION			Stairways, 3 stys	0.00	EA	18,750.00	0.00
ONE STORY ADDITION			Misc metals	2,060.00	GSF	2.20	4,532.00
ONE STORY ADDITION			Misc Wood Blocking	2,060.00	GSF	1.05	2,163.00
ONE STORY ADDITION							
ONE STORY ADDITION	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	2,567.00	SF	9.50	24,386.50
ONE STORY ADDITION			Brick veneer at lt. gage wall framing	1,283.50	SF	22.00	28,237.00
ONE STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	641.75	SF	16.00	10,268.00
ONE STORY ADDITION			Metal panels wall covering at lt. gage wall framing	641.75	SF	22.00	14,118.50
ONE STORY ADDITION			Exterior wall vapor barrier	2,567.00	SF	3.75	9,626.25
ONE STORY ADDITION			Windows	2,060.00	GSF	7.20	14,832.00
ONE STORY ADDITION			Storefront entrances	2,060.00	GSF	1.25	2,575.00
ONE STORY ADDITION			Doors, frames, hardware, sidelites	2,060.00	GSF	0.60	1,236.00
ONE STORY ADDITION			Building perimeter drains in gravel bed	165.00	LF	10.50	1,732.50
ONE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	2,060.00	GSF	1.45	2,987.00
ONE STORY ADDITION							
ONE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	2,060.00	GSF	6.30	12,978.00
ONE STORY ADDITION							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
ONE STORY ADDITION			Masonry at tie-in walls	1,050.00	SF	19.00	19,950.00
ONE STORY ADDITION			Masonry hoistway walls	0.00	SF	22.50	0.00
ONE STORY ADDITION			Masonry partitions	2,060.00	GSF	4.10	8,446.00
ONE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	2,060.00	GSF	7.30	15,038.00
ONE STORY ADDITION			Elev Cab finish allowance	0.00	LS	1,000.00	0.00
ONE STORY ADDITION			GWB ceilings/bulkheads	2,060.00	GSF	0.15	309.00
ONE STORY ADDITION			Misc. batt insulation	2,060.00	GSF	0.45	927.00
ONE STORY ADDITION			Sound transmission control insulation	2,060.00	GSF	0.19	391.40
ONE STORY ADDITION			Interior glass at interior partition allowance	2,060.00	GSF	1.50	3,090.00
ONE STORY ADDITION			Interior doors, single, incl jams, trim & hardware	2,060.00	GSF	5.75	11,845.00
ONE STORY ADDITION			Acoustic ceiling, avg	2,060.00	GSF	2.25	4,635.00
ONE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	412.00	GSF	1.10	453.20
ONE STORY ADDITION			Premium wall finish: main corridors & conf. rm	2,060.00	GSF	0.24	494.40
ONE STORY ADDITION			Prem add for restroom/kitchen finishes	2,100.00	GSF	12.40	26,040.00
ONE STORY ADDITION			Premium for acoustics in Music Room	0.00	GSF	11.86	0.00
ONE STORY ADDITION			CT floor, base, walls in restrooms	2,060.00	GSF	0.75	1,545.00
ONE STORY ADDITION			CT wainscot hallways/restrooms	2,060.00	GSF	0.40	824.00
ONE STORY ADDITION			Soft flooring/ vinly base	2,060.00	GSF	2.64	5,428.51
ONE STORY ADDITION			Carpet	2,060.00	GSF	1.11	2,286.60
ONE STORY ADDITION			Wood flooring	0.00	SF	16.50	0.00
ONE STORY ADDITION			Painting	2,060.00	GSF	1.80	3,708.00
ONE STORY ADDITION			Misc cut and patching	2,060.00	GSF	0.30	618.00
ONE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	0.00	GSF	0.82	0.00
ONE STORY ADDITION			Window treatment	2,060.00	GSF	0.45	927.00
ONE STORY ADDITION			General casework	2,060.00	GSF	7.25	14,935.00
ONE STORY ADDITION			General millwork	2,060.00	GSF	0.45	927.00
ONE STORY ADDITION			Music Room casework	0.00	GSF	16.00	0.00
ONE STORY ADDITION			Media Center casework	0.00	GSF	21.40	0.00
ONE STORY ADDITION			Visual display MB & TB	2,060.00	GSF	1.00	2,060.00
ONE STORY ADDITION			Smart boards	0.00	EA	6,500.00	0.00
ONE STORY ADDITION			Div 11 kitchen equip add	0.00	GSF	175.00	0.00
ONE STORY ADDITION			Gym equipment allowance	0.00	GSF	6.75	0.00
ONE STORY ADDITION			Kitchen / faculty lounge appliances allowance	1.00	LS	3,500.00	3,500.00
ONE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	2,060.00	GSF	1.50	3,090.00
ONE STORY ADDITION			Student desks and work stations			Refer to FF&E	
ONE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
ONE STORY ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	0.00	STOPS	45,000.00	0.00
ONE STORY ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	2,060.00	GSF	16.50	33,990.00
ONE STORY ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	2,060.00	GSF	5.50	11,330.00
ONE STORY ADDITION		source heat pump systems, and variable refrigerant	Ductwork	2,060.00	GSF	6.75	13,905.00
ONE STORY ADDITION		flow system.	Air Outlets	2,060.00	GSF	0.59	1,215.40
ONE STORY ADDITION			Ductwork Accessories	2,060.00	GSF	0.72	1,483.20
ONE STORY ADDITION			Insulation	2,060.00	GSF	2.15	4,429.00
ONE STORY ADDITION			Temperature Controls	2,060.00	GSF	4.10	8,446.00
ONE STORY ADDITION			Air & Water Balance	2,060.00	GSF	0.45	927.00
ONE STORY ADDITION			Coordination Drawings	2,060.00	GSF	0.22	453.20
ONE STORY ADDITION			Systems Operation & Testing	2,060.00	GSF	0.25	515.00

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no: 11115
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	9.20	PLUMBING	Water Closet	0.00	EA	464.50	0.00
ONE STORY ADDITION			Urinal	0.00	EA	385.22	0.00
ONE STORY ADDITION			Automatic Flush Valve	0.00	EA	163.20	0.00
ONE STORY ADDITION			Lavatory, countertop mounted	0.00	EA	313.85	0.00
ONE STORY ADDITION			Electric Water Cooler	0.00	EA	1,163.50	0.00
ONE STORY ADDITION			Janitor Sink	0.00	EA	733.54	0.00
ONE STORY ADDITION			Floor Drain	2.00	EA	168.60	337.20
ONE STORY ADDITION			Roof Drain	4.00	EA	384.50	1,538.00
ONE STORY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
ONE STORY ADDITION			Water Heater	0.00	EA	4,822.00	0.00
ONE STORY ADDITION			Circulating Pump	0.00	EA	725.00	0.00
ONE STORY ADDITION			Ice Machine/Refrigerator Connection	0.00	EA	125.00	0.00
ONE STORY ADDITION			Sewer Ejector Pump	0.00	EA	12,500.00	0.00
ONE STORY ADDITION			Elevator Sump Pump, oil minder type	0.00	EA	6,550.00	0.00
ONE STORY ADDITION			Domestic Water Piping	2,060.00	GSF	2.69	5,541.40
ONE STORY ADDITION			DWV Piping	2,060.00	GSF	1.76	3,625.60
ONE STORY ADDITION			Storm Piping	2,060.00	GSF	1.48	3,048.80
ONE STORY ADDITION			Plumbing Insulation	2,060.00	GSF	0.81	1,668.60
ONE STORY ADDITION			Coordination Drawings	2,060.00	GSF	0.22	453.20
ONE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	2,060.00	GSF	2.85	5,871.00
ONE STORY ADDITION			Fire Pump			Not Included	
ONE STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	2,060.00	GSF	0.15	309.00
ONE STORY ADDITION			Panelboards	2,060.00	GSF	0.65	1,339.00
ONE STORY ADDITION			Bus Duct & Transformers	2,060.00	GSF	0.40	824.00
ONE STORY ADDITION			Generator/ATS - for addition & fire pump			See Renovatic	
ONE STORY ADDITION			Light Fixtures - based on T8 fixtures	2,060.00	GSF	4.85	9,991.00
ONE STORY ADDITION			Light Switches	2,060.00	GSF	0.26	535.60
ONE STORY ADDITION			Power Outlets	2,060.00	GSF	0.95	1,957.00
ONE STORY ADDITION			Safety Cabinets & Disconnects	2,060.00	GSF	0.50	1,030.00
ONE STORY ADDITION			Power Feeders	2,060.00	GSF	2.50	5,150.00
ONE STORY ADDITION			Power Home Runs	2,060.00	GSF	2.20	4,532.00
ONE STORY ADDITION			Power Branches	2,060.00	GSF	0.85	1,751.00
ONE STORY ADDITION			Lighting Home Runs	2,060.00	GSF	1.15	2,369.00
ONE STORY ADDITION			Lighting Branches	2,060.00	GSF	1.05	2,163.00
ONE STORY ADDITION			Grounding/Lightning Protection	2,060.00	GSF	0.25	515.00
ONE STORY ADDITION			Clock System	2,060.00	GSF	0.45	927.00
ONE STORY ADDITION			Phone/Data System	2,060.00	GSF	2.90	5,974.00
ONE STORY ADDITION			Security System	2,060.00	GSF	0.94	1,936.40
ONE STORY ADDITION			P.A. & A.V. Systems	2,060.00	GSF	0.55	1,133.00
ONE STORY ADDITION			TV System	2,060.00	GSF	0.29	597.40
ONE STORY ADDITION			Fire Alarm	2,060.00	GSF	1.88	3,872.80
ONE STORY ADDITION			Coordination Drawings	2,060.00	GSF	0.22	453.20
ONE STORY ADDITION	11.00	MARK-UPS	Subtotal				488,998.80
ONE STORY ADDITION			General Conditions	12.00%			58,679.86
ONE STORY ADDITION			Subtotal				547,678.66
ONE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			54,767.87
ONE STORY ADDITION			Subtotal				602,446.52
ONE STORY ADDITION			Bonds & insurance	1.25%			7,530.58
ONE STORY ADDITION			Subtotal	2,060.00	GSF	\$296.11	609,977.11

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				35,000 GSF	<u>Cost per SF</u>	<u>\$143.67</u>	5,028,459
SUBTOTAL			SUBTOTAL				5,028,459
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				5,028,459
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				5,028,459
					<u>Cost per SF</u>	<u>\$143.67</u>	

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BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	35,000.00	GSF	0.37	12,950.00
BUILDING RENOVATION			General architectural demo	35,000.00	GSF	3.15	110,250.00
BUILDING RENOVATION			Misc. demolition/prep/patch	35,000.00	GSF	1.05	36,750.00
BUILDING RENOVATION			Prem add for restroom/kitchen demo	1,820.00	GSF	4.90	8,918.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	1,820.00	SF	12.00	21,840.00
BUILDING RENOVATION			Misc. demolition/prep/patch	35,000.00	GSF	0.60	21,000.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	648.15	CY	30.00	19,444.44
BUILDING RENOVATION			LEED Disposal Fee / Recycling	324.07	TNS	37.00	11,990.74
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	35,000.00	GSF	0.11	3,850.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	35,000.00	GSF	0.35	12,250.00
BUILDING RENOVATION			Misc metals	35,000.00	GSF	0.62	21,700.00
BUILDING RENOVATION			Misc Wood Blocking	35,000.00	GSF	0.06	2,100.00
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications	35,000.00	GSF	7.20	252,000.00
BUILDING RENOVATION			Door modifications	35,000.00	GSF	0.60	21,000.00
BUILDING RENOVATION			Exterior wall modifications	35,000.00	GSF	0.30	10,500.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications	35,000.00	GSF	0.35	12,250.00
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	35,000.00	GSF	0.33	11,550.00
BUILDING RENOVATION							
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	35,000.00	GSF	0.65	22,750.00
BUILDING RENOVATION			Interior finishes	35,000.00	GSF	9.70	339,500.00
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	1,820.00	GSF	12.40	22,568.00
BUILDING RENOVATION			Thermal insulation	35,000.00	GSF	0.45	15,750.00
BUILDING RENOVATION			Sound transmission control insulation	35,000.00	GSF	0.19	6,650.00
BUILDING RENOVATION			Interior glazing	35,000.00	GSF	2.72	95,200.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	35,000.00	GSF	3.74	130,900.00
BUILDING RENOVATION			Misc cut and patching	35,000.00	GSF	0.30	10,500.00
BUILDING RENOVATION							
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	35,000.00	GSF	2.22	77,700.00
BUILDING RENOVATION			Div 11 misc equipment	35,000.00	GSF	0.50	17,500.00
BUILDING RENOVATION			Div 12 furnishings	35,000.00	GSF	2.85	99,750.00
BUILDING RENOVATION			Smart boards	2.00	EA	6,500.00	13,000.00
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	35,000.00	GSF	16.50	577,500.00
BUILDING RENOVATION		Note: Average cost between 4-pipe system, water	Piping & Valves	35,000.00	GSF	5.50	192,500.00
BUILDING RENOVATION		source heat pump systems, and variable refrigerant	Ductwork	35,000.00	GSF	6.75	236,250.00
BUILDING RENOVATION		flow system.	Air Outlets	35,000.00	GSF	0.59	20,650.00
BUILDING RENOVATION			Ductwork Accessories	35,000.00	GSF	0.72	25,200.00
BUILDING RENOVATION			Insulation	35,000.00	GSF	2.15	75,250.00
BUILDING RENOVATION			Temperature Controls	35,000.00	GSF	4.10	143,500.00
BUILDING RENOVATION			Air & Water Balance	35,000.00	GSF	0.45	15,750.00
BUILDING RENOVATION			Coordination Drawings	35,000.00	GSF	0.22	7,700.00
BUILDING RENOVATION			HVAC Demolition	35,000.00	GSF	0.97	33,950.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	12.00	EA	464.50	5,574.00
BUILDING RENOVATION			Urinal	4.00	EA	385.22	1,540.88
BUILDING RENOVATION			Automatic Flush Valve	16.00	EA	163.20	2,611.20
BUILDING RENOVATION			Lavatory, countertop mounted	16.00	EA	313.85	5,021.60
BUILDING RENOVATION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
BUILDING RENOVATION			Janitor Sink	2.00	EA	733.54	1,467.08
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
BUILDING RENOVATION			Floor Drain	4.00	EA	168.60	674.40
BUILDING RENOVATION			Domestic Water Piping	35,000.00	GSF	2.69	94,150.00
BUILDING RENOVATION			DWV Piping	35,000.00	GSF	1.76	61,600.00
BUILDING RENOVATION			Storm Piping	35,000.00	GSF	1.48	51,800.00
BUILDING RENOVATION			Plumbing Insulation	35,000.00	GSF	0.81	28,350.00
BUILDING RENOVATION			Plumbing Demolition	35,000.00	GSF	0.95	33,250.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	35,000.00	GSF	2.85	99,750.00
BUILDING RENOVATION			Fire Pump			Not Included	
BUILDING RENOVATION							

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BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards - modify existing	35,000.00	GSF	0.15	5,250.00
BUILDING RENOVATION			Panelboards	35,000.00	GSF	0.65	22,750.00
BUILDING RENOVATION			Bus Duct & Transformers	35,000.00	GSF	0.40	14,000.00
BUILDING RENOVATION			Generator/ATS - for addition & fire pump	1.00	LS	35,000.00	35,000.00
BUILDING RENOVATION			Light Fixtures - based on T8 fixtures	35,000.00	GSF	4.85	169,750.00
BUILDING RENOVATION			Light Switches	35,000.00	GSF	0.26	9,100.00
BUILDING RENOVATION			Power Outlets	35,000.00	GSF	0.95	33,250.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	35,000.00	GSF	0.50	17,500.00
BUILDING RENOVATION			Power Feeders	35,000.00	GSF	2.50	87,500.00
BUILDING RENOVATION			Power Home Runs	35,000.00	GSF	2.20	77,000.00
BUILDING RENOVATION			Power Branches	35,000.00	GSF	0.85	29,750.00
BUILDING RENOVATION			Lighting Home Runs	35,000.00	GSF	1.15	40,250.00
BUILDING RENOVATION			Lighting Branches	35,000.00	GSF	1.05	36,750.00
BUILDING RENOVATION			Grounding/Lightning Protection	35,000.00	GSF	0.25	8,750.00
BUILDING RENOVATION			Clock System	35,000.00	GSF	0.45	15,750.00
BUILDING RENOVATION			Phone/Data System	35,000.00	GSF	2.90	101,500.00
BUILDING RENOVATION			Security System	35,000.00	GSF	0.94	32,900.00
BUILDING RENOVATION			P.A. & A.V. Systems	35,000.00	GSF	0.55	19,250.00
BUILDING RENOVATION			TV System	35,000.00	GSF	0.29	10,150.00
BUILDING RENOVATION			Fire Alarm	35,000.00	GSF	1.88	65,800.00
BUILDING RENOVATION			Coordination Drawings	35,000.00	GSF	0.22	7,700.00
BUILDING RENOVATION			Demolition	35,000.00	GSF	0.94	32,900.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				4,031,152.35
BUILDING RENOVATION			General Conditions	12.00%			483,738.28
BUILDING RENOVATION			Subtotal				4,514,890.63
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			451,489.06
BUILDING RENOVATION			Subtotal				4,966,379.69
BUILDING RENOVATION			Bonds & insurance	1.25%			62,079.75
BUILDING RENOVATION			Subtotal	35,000.00	GSF	\$143.67	5,028,459.44

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

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							432,136
SUBTOTAL			SUBTOTAL				432,136
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				432,136
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				432,136

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SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	2,500.00	2,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	3.50	AC	10,000.00	35,000.00
SITWORK			Remove trees	12.00	EA	175.00	2,100.00
SITWORK			Remove curb and gutter	520.00	LF	6.00	3,120.00
SITWORK			Remove sidewalks 4" thick	2,080.00	SF	1.50	3,120.00
SITWORK			Remove concrete pads 8" thick	0.00	SF	4.35	0.00
SITWORK			Remove asphalt paving	1,560.00	SY	6.85	10,686.00
SITWORK			Demo asphalt paving at VDOT ROW			Excluded	
SITWORK			Remove portions of existing SWM piping			Excluded	
SITWORK			Remove existing utilities			Excluded	
SITWORK			Remove existing fence			Excluded	
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
SITWORK			Disposal of site elements	2,245.09	CY	25.00	56,127.22
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	9,500.00	9,500.00
SITWORK			Tree protection allowance	1.00	LS	875.00	875.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	4.00	EA	350.00	1,400.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	92.59	CY	2.80	259.26
SITWORK			Re-spread topsoil	92.59	CY	3.60	333.33
SITWORK			Mass Excavation of site area, cut to fill	103.70	CY	8.00	829.63
SITWORK			Export surplus	103.70	CY	24.00	2,488.89
SITWORK			Rough grading for building and site	13,700.00	SF	0.55	7,535.00
SITWORK			Finish grading bldg pads and pavements	311.11	SY	1.00	311.11
SITWORK			Finish grading for sports fields	4,940.00	SY	1.35	6,669.00
SITWORK			Ext backfill	0.00	CY	30.00	0.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	6" wet tap at exist.			Existing to Remain	
SITWORK			6" water main			Existing to Remain	
SITWORK			Fire hydrant new			Existing to Remain	
SITWORK			Meter/tap fees			AWSS Fees are Excluded	
SITWORK			Temp road patch			Existing to Remain	
SITWORK			Spoil removal			Existing to Remain	
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole			Existing to Remain	
SITWORK			6" PVC			Existing to Remain	
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Spoil removal			Existing to Remain	
SITWORK							
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	35,000.00	35,000.00

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SITWORK							
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	700.00	LF	15.00	10,500.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement	1,094.44	SY	35.00	38,305.56
SITWORK			Asphalt Pavement ROW patching	33.33	SY	80.00	2,666.67
SITWORK			Asphalt sport court	677.78	SY	29.00	19,655.56
SITWORK			Lot signage/symbols	1.00	LS	1,250.00	1,250.00
SITWORK			Striping	1.00	LS	1,500.00	1,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	4,000.00	SF	5.50	22,000.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	535.00	LF	14.30	7,650.50
SITWORK			Parking Structure	0.00	SF	85.00	0.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	1,500.00	SY	0.85	1,275.00
SITWORK			Sport field seeding	4,940.00	SY	1.30	6,422.00
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	12,500.00	12,500.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				346,429.72
SITWORK			General Conditions	12.00%			41,571.57
SITWORK			Subtotal				388,001.29
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			38,800.13
SITWORK			Subtotal				426,801.42
SITWORK			Bonds & insurance	1.25%			5,335.02
SITWORK			Subtotal				432,136.44

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HVAC ALTERNATE

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	37,060.00	GSF	16.50	611,490.00
ADDITION HVAC ALT			Piping & Valves	37,060.00	GSF	5.50	203,830.00
ADDITION HVAC ALT		Note: Average cost between 4-pipe system, water	Ductwork	37,060.00	GSF	6.75	250,155.00
ADDITION HVAC ALT		source heat pump systems, and variable refrigerant	Air Outlets	37,060.00	GSF	0.59	21,865.40
ADDITION HVAC ALT		flow system.	Ductwork Accessories	37,060.00	GSF	0.72	26,683.20
ADDITION HVAC ALT			Insulation	37,060.00	GSF	2.15	79,679.00
ADDITION HVAC ALT			Temperature Controls	37,060.00	GSF	4.10	151,946.00
ADDITION HVAC ALT			Air & Water Balance	37,060.00	GSF	0.45	16,677.00
ADDITION HVAC ALT			Coordination Drawings	37,060.00	GSF	0.22	8,153.20
ADDITION HVAC ALT			Systems Operation & Testing	37,060.00	GSF	0.25	9,265.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,379,743.80
ADDITION HVAC ALT			General Conditions	12.00%			165,569.26
ADDITION HVAC ALT			Subtotal				1,545,313.06
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			154,531.31
ADDITION HVAC ALT			Subtotal				1,699,844.36
ADDITION HVAC ALT			Bonds & insurance	1.25%			21,248.05
ADDITION HVAC ALT			Subtotal	37,060.00	GSF	\$46.44	1,721,092.42
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	37,060.00	GSF	13.75	509,575.00
ADDITION HVAC ALT			Piping & Valves	37,060.00	GSF	4.20	155,652.00
ADDITION HVAC ALT			Geothermal Bore, 44 bores at 600' depth	26,400.00	LF	22.50	594,000.00
ADDITION HVAC ALT			Ductwork	37,060.00	GSF	5.85	216,801.00
ADDITION HVAC ALT			Air Outlets	37,060.00	GSF	0.59	21,865.40
ADDITION HVAC ALT			Ductwork Accessories	37,060.00	GSF	0.72	26,683.20
ADDITION HVAC ALT			Insulation	37,060.00	GSF	1.95	72,267.00
ADDITION HVAC ALT			Temperature Controls	37,060.00	GSF	4.10	151,946.00
ADDITION HVAC ALT			Air & Water Balance	37,060.00	GSF	0.45	16,677.00
ADDITION HVAC ALT			Coordination Drawings	37,060.00	GSF	0.22	8,153.20
ADDITION HVAC ALT			Systems Operation & Testing	37,060.00	GSF	0.25	9,265.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,782,884.80
ADDITION HVAC ALT			General Conditions	12.00%			213,946.18
ADDITION HVAC ALT			Subtotal				1,996,830.98
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			199,683.10
ADDITION HVAC ALT			Subtotal				2,196,514.07
ADDITION HVAC ALT			Bonds & insurance	1.25%			27,456.43
ADDITION HVAC ALT			Subtotal	37,060.00	GSF	\$60.01	2,223,970.50



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: January 24, 2012

Prepared for:

SHW Group

Arlington Public Schools ***Madison Community Center Option 1B*** **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

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Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11115		
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com	Revised:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Madison Community Center Option 1B

		Renovation	35,000.00	Gross Square Feet
		Total	35,000.00	Gross Square Feet
CONSTRUCTION COSTS			<i>Cost per SF</i>	
HARD COSTS	Renovations to Existing Building	Carried forward	143.67	\$5,028,459
HARD COSTS				
HARD COSTS	Sitework	Carried forward	N/A	\$432,136
HARD COSTS				
HARD COSTS	Subtotal			\$5,460,596
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$5,460,596
HARD COSTS	Design Contingency	15.00%		\$819,089
HARD COSTS	Subtotal			\$6,279,685
HARD COSTS	Construction Contingency	5.00%		\$313,984
HARD COSTS			<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid		<u>\$188.39</u>	<u>\$6,593,670</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$1,483,576
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, First Quarter 2012		<i>Cost per SF</i>	
			<u>\$230.78</u>	<u>\$8,077,245</u>

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated

Escalation 4.00% Per year

<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2013 DOLLARS	<u>\$8,400,335</u>
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2014 DOLLARS	<u>\$8,736,348</u>
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2015 DOLLARS	<u>\$9,085,802</u>
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2016 DOLLARS	<u>\$9,449,234</u>
<u>2017</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2017 DOLLARS	<u>\$9,827,204</u>

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM:	cl/gs	
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by:	bd/sm	
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no:	11115	
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	Revised:		
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF 46.44	\$1,625,425 <i>current dollars</i>
Alternate System - Geothermal System	<i>Carried forward</i>	58.78	\$2,057,337 <i>current dollars</i>

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

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Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				35,000 GSF	<u>Cost per SF</u>	<u>\$143.67</u>	5,028,459
SUBTOTAL			SUBTOTAL				5,028,459
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				5,028,459
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				5,028,459
					<u>Cost per SF</u>	<u>\$143.67</u>	

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	35,000.00	GSF	0.37	12,950.00
BUILDING RENOVATION			General architectural demo	35,000.00	GSF	3.15	110,250.00
BUILDING RENOVATION			Misc. demolition/prep/patch	35,000.00	GSF	1.05	36,750.00
BUILDING RENOVATION			Prem add for restroom/kitchen demo	1,820.00	GSF	4.90	8,918.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	1,820.00	SF	12.00	21,840.00
BUILDING RENOVATION			Misc. demolition/prep/patch	35,000.00	GSF	0.60	21,000.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	648.15	CY	30.00	19,444.44
BUILDING RENOVATION			LEED Disposal Fee / Recycling	324.07	TNS	37.00	11,990.74
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	35,000.00	GSF	0.11	3,850.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	35,000.00	GSF	0.35	12,250.00
BUILDING RENOVATION			Misc metals	35,000.00	GSF	0.62	21,700.00
BUILDING RENOVATION			Misc Wood Blocking	35,000.00	GSF	0.06	2,100.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications	35,000.00	GSF	7.20	252,000.00
BUILDING RENOVATION			Door modifications	35,000.00	GSF	0.60	21,000.00
BUILDING RENOVATION			Exterior wall modifications	35,000.00	GSF	0.30	10,500.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications	35,000.00	GSF	0.35	12,250.00
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	35,000.00	GSF	0.33	11,550.00
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	35,000.00	GSF	0.65	22,750.00
BUILDING RENOVATION			Interior finishes	35,000.00	GSF	9.70	339,500.00
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	1,820.00	GSF	12.40	22,568.00
BUILDING RENOVATION			Thermal insulation	35,000.00	GSF	0.45	15,750.00
BUILDING RENOVATION			Sound transmission control insulation	35,000.00	GSF	0.19	6,650.00
BUILDING RENOVATION			Interior glazing	35,000.00	GSF	2.72	95,200.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	35,000.00	GSF	3.74	130,900.00
BUILDING RENOVATION			Misc cut and patching	35,000.00	GSF	0.30	10,500.00

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	35,000.00	GSF	2.22	77,700.00
BUILDING RENOVATION			Div 11 misc equipment	35,000.00	GSF	0.50	17,500.00
BUILDING RENOVATION			Div 12 furnishings	35,000.00	GSF	2.85	99,750.00
BUILDING RENOVATION			Smart boards	2.00	EA	6,500.00	13,000.00
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	35,000.00	GSF	16.50	577,500.00
BUILDING RENOVATION		Note: Average cost between 4-pipe system, water	Piping & Valves	35,000.00	GSF	5.50	192,500.00
BUILDING RENOVATION		source heat pump systems, and variable refrigerant	Ductwork	35,000.00	GSF	6.75	236,250.00
BUILDING RENOVATION		flow system.	Air Outlets	35,000.00	GSF	0.59	20,650.00
BUILDING RENOVATION			Ductwork Accessories	35,000.00	GSF	0.72	25,200.00
BUILDING RENOVATION			Insulation	35,000.00	GSF	2.15	75,250.00
BUILDING RENOVATION			Temperature Controls	35,000.00	GSF	4.10	143,500.00
BUILDING RENOVATION			Air & Water Balance	35,000.00	GSF	0.45	15,750.00
BUILDING RENOVATION			Coordination Drawings	35,000.00	GSF	0.22	7,700.00
BUILDING RENOVATION			HVAC Demolition	35,000.00	GSF	0.97	33,950.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	12.00	EA	464.50	5,574.00
BUILDING RENOVATION			Urinal	4.00	EA	385.22	1,540.88
BUILDING RENOVATION			Automatic Flush Valve	16.00	EA	163.20	2,611.20
BUILDING RENOVATION			Lavatory, countertop mounted	16.00	EA	313.85	5,021.60
BUILDING RENOVATION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
BUILDING RENOVATION			Janitor Sink	2.00	EA	733.54	1,467.08
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
BUILDING RENOVATION			Floor Drain	4.00	EA	168.60	674.40
BUILDING RENOVATION			Domestic Water Piping	35,000.00	GSF	2.69	94,150.00
BUILDING RENOVATION			DWV Piping	35,000.00	GSF	1.76	61,600.00
BUILDING RENOVATION			Storm Piping	35,000.00	GSF	1.48	51,800.00
BUILDING RENOVATION			Plumbing Insulation	35,000.00	GSF	0.81	28,350.00
BUILDING RENOVATION			Plumbing Demolition	35,000.00	GSF	0.95	33,250.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	35,000.00	GSF	2.85	99,750.00
BUILDING RENOVATION			Fire Pump			Not Included	
BUILDING RENOVATION							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards - modify existing	35,000.00	GSF	0.15	5,250.00
BUILDING RENOVATION			Panelboards	35,000.00	GSF	0.65	22,750.00
BUILDING RENOVATION			Bus Duct & Transformers	35,000.00	GSF	0.40	14,000.00
BUILDING RENOVATION			Generator/ATS - for addition & fire pump	1.00	LS	35,000.00	35,000.00
BUILDING RENOVATION			Light Fixtures - based on T8 fixtures	35,000.00	GSF	4.85	169,750.00
BUILDING RENOVATION			Light Switches	35,000.00	GSF	0.26	9,100.00
BUILDING RENOVATION			Power Outlets	35,000.00	GSF	0.95	33,250.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	35,000.00	GSF	0.50	17,500.00
BUILDING RENOVATION			Power Feeders	35,000.00	GSF	2.50	87,500.00
BUILDING RENOVATION			Power Home Runs	35,000.00	GSF	2.20	77,000.00
BUILDING RENOVATION			Power Branches	35,000.00	GSF	0.85	29,750.00
BUILDING RENOVATION			Lighting Home Runs	35,000.00	GSF	1.15	40,250.00
BUILDING RENOVATION			Lighting Branches	35,000.00	GSF	1.05	36,750.00
BUILDING RENOVATION			Grounding/Lightning Protection	35,000.00	GSF	0.25	8,750.00
BUILDING RENOVATION			Clock System	35,000.00	GSF	0.45	15,750.00
BUILDING RENOVATION			Phone/Data System	35,000.00	GSF	2.90	101,500.00
BUILDING RENOVATION			Security System	35,000.00	GSF	0.94	32,900.00
BUILDING RENOVATION			P.A. & A.V. Systems	35,000.00	GSF	0.55	19,250.00
BUILDING RENOVATION			TV System	35,000.00	GSF	0.29	10,150.00
BUILDING RENOVATION			Fire Alarm	35,000.00	GSF	1.88	65,800.00
BUILDING RENOVATION			Coordination Drawings	35,000.00	GSF	0.22	7,700.00
BUILDING RENOVATION			Demolition	35,000.00	GSF	0.94	32,900.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				4,031,152.35
BUILDING RENOVATION			General Conditions	12.00%			483,738.28
BUILDING RENOVATION			Subtotal				4,514,890.63
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			451,489.06
BUILDING RENOVATION			Subtotal				4,966,379.69
BUILDING RENOVATION			Bonds & insurance	1.25%			62,079.75
BUILDING RENOVATION			Subtotal	35,000.00	GSF	\$143.67	5,028,459.44

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

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							432,136
SUBTOTAL			SUBTOTAL				432,136
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				432,136
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				432,136

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	2,500.00	2,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	3.50	AC	10,000.00	35,000.00
SITWORK			Remove trees	12.00	EA	175.00	2,100.00
SITWORK			Remove curb and gutter	520.00	LF	6.00	3,120.00
SITWORK			Remove sidewalks 4" thick	2,080.00	SF	1.50	3,120.00
SITWORK			Remove concrete pads 8" thick	0.00	SF	4.35	0.00
SITWORK			Remove asphalt paving	1,560.00	SY	6.85	10,686.00
SITWORK			Demo asphalt paving at VDOT ROW			Excluded	
SITWORK			Remove portions of existing SWM piping			Excluded	
SITWORK			Remove existing utilities			Excluded	
SITWORK			Remove existing fence			Excluded	
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
SITWORK			Disposal of site elements	2,245.09	CY	25.00	56,127.22
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	9,500.00	9,500.00
SITWORK			Tree protection allowance	1.00	LS	875.00	875.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	4.00	EA	350.00	1,400.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	92.59	CY	2.80	259.26
SITWORK			Re-spread topsoil	92.59	CY	3.60	333.33
SITWORK			Mass Excavation of site area, cut to fill	103.70	CY	8.00	829.63
SITWORK			Export surplus	103.70	CY	24.00	2,488.89
SITWORK			Rough grading for building and site	13,700.00	SF	0.55	7,535.00
SITWORK			Finish grading bldg pads and pavements	311.11	SY	1.00	311.11
SITWORK			Finish grading for sports fields	4,940.00	SY	1.35	6,669.00
SITWORK			Ext backfill	0.00	CY	30.00	0.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	6" wet tap at exist.			Existing to Remain	
SITWORK			6" water main			Existing to Remain	
SITWORK			Fire hydrant new			Existing to Remain	
SITWORK			Meter/tap fees			AWSS Fees are Excluded	
SITWORK			Temp road patch			Existing to Remain	
SITWORK			Spoil removal			Existing to Remain	
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole			Existing to Remain	
SITWORK			6" PVC			Existing to Remain	
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Spoil removal			Existing to Remain	
SITWORK							
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	35,000.00	35,000.00

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SITWORK							
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	700.00	LF	15.00	10,500.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement	1,094.44	SY	35.00	38,305.56
SITWORK			Asphalt Pavement ROW patching	33.33	SY	80.00	2,666.67
SITWORK			Asphalt sport court	677.78	SY	29.00	19,655.56
SITWORK			Lot signage/symbols	1.00	LS	1,250.00	1,250.00
SITWORK			Striping	1.00	LS	1,500.00	1,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	4,000.00	SF	5.50	22,000.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	535.00	LF	14.30	7,650.50
SITWORK			Parking Structure	0.00	SF	85.00	0.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	1,500.00	SY	0.85	1,275.00
SITWORK			Sport field seeding	4,940.00	SY	1.30	6,422.00
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	12,500.00	12,500.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				346,429.72
SITWORK			General Conditions	12.00%			41,571.57
SITWORK			Subtotal				388,001.29
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			38,800.13
SITWORK			Subtotal				426,801.42
SITWORK			Bonds & insurance	1.25%			5,335.02
SITWORK			Subtotal				432,136.44

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HVAC ALTERNATE

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	35,000.00	GSF	16.50	577,500.00
ADDITION HVAC ALT			Piping & Valves	35,000.00	GSF	5.50	192,500.00
ADDITION HVAC ALT		Note: Average cost between 4-pipe system, water	Ductwork	35,000.00	GSF	6.75	236,250.00
ADDITION HVAC ALT		source heat pump systems, and variable refrigerant	Air Outlets	35,000.00	GSF	0.59	20,650.00
ADDITION HVAC ALT		flow system.	Ductwork Accessories	35,000.00	GSF	0.72	25,200.00
ADDITION HVAC ALT			Insulation	35,000.00	GSF	2.15	75,250.00
ADDITION HVAC ALT			Temperature Controls	35,000.00	GSF	4.10	143,500.00
ADDITION HVAC ALT			Air & Water Balance	35,000.00	GSF	0.45	15,750.00
ADDITION HVAC ALT			Coordination Drawings	35,000.00	GSF	0.22	7,700.00
ADDITION HVAC ALT			Systems Operation & Testing	35,000.00	GSF	0.25	8,750.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,303,050.00
ADDITION HVAC ALT			General Conditions	12.00%			156,366.00
ADDITION HVAC ALT			Subtotal				1,459,416.00
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			145,941.60
ADDITION HVAC ALT			Subtotal				1,605,357.60
ADDITION HVAC ALT			Bonds & insurance	1.25%			20,066.97
ADDITION HVAC ALT			Subtotal	35,000.00	GSF	\$46.44	1,625,424.57
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	35,000.00	GSF	13.75	481,250.00
ADDITION HVAC ALT			Piping & Valves	35,000.00	GSF	4.20	147,000.00
ADDITION HVAC ALT			Geothermal Bore, 39 bores at 600' depth	23,400.00	LF	22.50	526,500.00
ADDITION HVAC ALT			Ductwork	35,000.00	GSF	5.85	204,750.00
ADDITION HVAC ALT			Air Outlets	35,000.00	GSF	0.59	20,650.00
ADDITION HVAC ALT			Ductwork Accessories	35,000.00	GSF	0.72	25,200.00
ADDITION HVAC ALT			Insulation	35,000.00	GSF	1.95	68,250.00
ADDITION HVAC ALT			Temperature Controls	35,000.00	GSF	4.10	143,500.00
ADDITION HVAC ALT			Air & Water Balance	35,000.00	GSF	0.45	15,750.00
ADDITION HVAC ALT			Coordination Drawings	35,000.00	GSF	0.22	7,700.00
ADDITION HVAC ALT			Systems Operation & Testing	35,000.00	GSF	0.25	8,750.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,649,300.00
ADDITION HVAC ALT			General Conditions	12.00%			197,916.00
ADDITION HVAC ALT			Subtotal				1,847,216.00
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			184,721.60
ADDITION HVAC ALT			Subtotal				2,031,937.60
ADDITION HVAC ALT			Bonds & insurance	1.25%			25,399.22
ADDITION HVAC ALT			Subtotal	35,000.00	GSF	\$58.78	2,057,336.82



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: January 24, 2012

Prepared for:

SHW Group

Arlington Public Schools *Madison Community Center Option 2* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

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PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Madison Community Center Option 2

Three Story Addition	74,000.00	Gross Square Feet
Renovation	22,800.00	Gross Square Feet
Total	96,800.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Three Story Additions to Existing Building	Carried forward	Cost per SF 231.48	\$17,129,421
HARD COSTS				
HARD COSTS	Renovations to Existing Building	Carried forward	144.74	\$3,300,128
HARD COSTS				
HARD COSTS	Sitework	Carried forward	N/A	\$2,804,530
HARD COSTS				
HARD COSTS	Subtotal			\$23,234,079
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$23,234,079
HARD COSTS	Design Contingency	15.00%		\$3,485,112
HARD COSTS	Subtotal			\$26,719,191
HARD COSTS	Construction Contingency	5.00%		\$1,335,960
HARD COSTS			Cost per SF	
HARD COSTS	Total Hard Construction Costs Base Bid		\$289.83	\$28,055,151
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$6,312,409
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, First Quarter 2012		Cost per SF \$355.04	\$34,367,560

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated Escalation 4.00% Per year

<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2013 DOLLARS	\$35,742,262
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2014 DOLLARS	\$37,171,953
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2015 DOLLARS	\$38,658,831
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2016 DOLLARS	\$40,205,184
<u>2017</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2017 DOLLARS	\$41,813,391

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

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

ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF 46.44	\$4,495,460 <i>current dollars</i>
Alternate System - Geothermal System	<i>Carried forward</i>	58.63	\$5,675,475 <i>current dollars</i>

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

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no: 11115
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

THREE STORY BUILDING ADDITION				74,000 GSF		<u>Cost per SF</u> \$231.48	17,129,421
SUBTOTAL			SUBTOTAL				17,129,421
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				17,129,421
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				17,129,421
						<u>Cost per SF</u> \$231.48	

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THREE STORY ADDITION	00.00		BUILDING ADDITION				
THREE STORY ADDITION							
THREE STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
THREE STORY ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
THREE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	7,500.00	7,500.00
THREE STORY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
THREE STORY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
THREE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
THREE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
THREE STORY ADDITION							
THREE STORY ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	180.00	SF	135.00	24,300.00
THREE STORY ADDITION			Foundations	30,150.00	GSF	5.90	177,885.00
THREE STORY ADDITION							
THREE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
THREE STORY ADDITION			SOG	15,330.00	GSF	8.30	127,239.00
THREE STORY ADDITION			Exterior stoops & slabs	380.00	SF	8.00	3,040.00
THREE STORY ADDITION							
THREE STORY ADDITION	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	58,670.00	SF	11.35	665,904.50
THREE STORY ADDITION			SOMD for 2nd & 3rd floor	58,670.00	SF	4.00	234,680.00
THREE STORY ADDITION			Roof framing & deck	29,335.00	SF	8.45	247,880.75
THREE STORY ADDITION			Elev hoist bm & hoistway roof deck	180.00	SF	4.50	810.00
THREE STORY ADDITION			Elev hoistway SOMD	180.00	SF	8.75	1,575.00
THREE STORY ADDITION			Stairways, 3 stys	6.00	EA	18,750.00	112,500.00
THREE STORY ADDITION			Misc metals	74,000.00	GSF	2.20	162,800.00
THREE STORY ADDITION			Misc Wood Blocking	74,000.00	GSF	1.05	77,700.00
THREE STORY ADDITION							
THREE STORY ADDITION	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	38,471.00	SF	9.50	365,474.50
THREE STORY ADDITION			Brick veneer at lt. gage wall framing	19,235.50	SF	22.00	423,181.00
THREE STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	9,617.75	SF	16.00	153,884.00
THREE STORY ADDITION			Metal panels wall covering at lt. gage wall framing	9,617.75	SF	22.00	211,590.50
THREE STORY ADDITION			Exterior wall vapor barrier	38,471.00	SF	3.75	144,266.25
THREE STORY ADDITION			Windows	74,000.00	GSF	7.20	532,800.00
THREE STORY ADDITION			Storefront entrances	74,000.00	GSF	1.25	92,500.00
THREE STORY ADDITION			Doors, frames, hardware, sidelites	74,000.00	GSF	0.60	44,400.00
THREE STORY ADDITION			Building perimeter drains in gravel bed	1,100.00	LF	10.50	11,550.00
THREE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	74,000.00	GSF	1.45	107,300.00
THREE STORY ADDITION							
THREE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	29,335.00	GSF	6.30	184,810.50
THREE STORY ADDITION							

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THREE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
THREE STORY ADDITION			Masonry at tie-in walls	1,050.00	SF	19.00	19,950.00
THREE STORY ADDITION			Masonry hoistway walls	3,344.00	SF	22.50	75,240.00
THREE STORY ADDITION			Masonry partitions	74,000.00	GSF	4.10	303,400.00
THREE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	74,000.00	GSF	7.30	540,200.00
THREE STORY ADDITION			Elev Cab finish allowance	1.00	LS	1,000.00	1,000.00
THREE STORY ADDITION			GWB ceilings/bulkheads	74,000.00	GSF	0.15	11,100.00
THREE STORY ADDITION			Misc. batt insulation	74,000.00	GSF	0.45	33,300.00
THREE STORY ADDITION			Sound transmission control insulation	74,000.00	GSF	0.19	14,060.00
THREE STORY ADDITION			Interior glass at interior partition allowance	74,000.00	GSF	1.50	111,000.00
THREE STORY ADDITION			Interior doors, single, incl jams, trim & hardware	74,000.00	GSF	5.75	425,500.00
THREE STORY ADDITION			Acoustic ceiling, avg	74,000.00	GSF	2.25	166,500.00
THREE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	14,800.00	GSF	1.10	16,280.00
THREE STORY ADDITION			Premium wall finish: main corridors & conf. rm	74,000.00	GSF	0.24	17,760.00
THREE STORY BUILDING			Prem add for restroom/kitchen finishes	4,100.00	GSF	12.40	50,840.00
THREE STORY ADDITION			Premium for acoustics in Music Room	2,196.00	GSF	11.86	26,045.72
THREE STORY ADDITION			CT floor, base, walls in restrooms	74,000.00	GSF	0.75	55,500.00
THREE STORY ADDITION			CT wainscot hallways/restrooms	74,000.00	GSF	0.40	29,600.00
THREE STORY ADDITION			Soft flooring/ vinly base	74,000.00	GSF	2.64	195,004.80
THREE STORY ADDITION			Carpet	74,000.00	GSF	1.11	82,140.00
THREE STORY ADDITION			Wood flooring	5,000.00	SF	16.50	82,500.00
THREE STORY ADDITION			Painting	74,000.00	GSF	1.80	133,200.00
THREE STORY ADDITION			Misc cut and patching	74,000.00	GSF	0.30	22,200.00
THREE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	74,000.00	GSF	0.82	60,680.00
THREE STORY ADDITION			Window treatment	74,000.00	GSF	0.45	33,300.00
THREE STORY ADDITION			General casework	74,000.00	GSF	7.25	536,500.00
THREE STORY ADDITION			General millwork	74,000.00	GSF	0.45	33,300.00
THREE STORY ADDITION			Music Room casework	2,196.00	GSF	16.00	35,136.00
THREE STORY ADDITION			Media Center casework	4,230.00	GSF	21.40	90,522.00
THREE STORY ADDITION			Visual display MB & TB	74,000.00	GSF	1.00	74,000.00
THREE STORY ADDITION			Smart boards	26.00	EA	6,500.00	169,000.00
THREE STORY ADDITION			Div 11 kitchen equip add	2,000.00	GSF	175.00	350,000.00
THREE STORY ADDITION			Gym equipment allowance	5,000.00	GSF	6.75	33,750.00
THREE STORY ADDITION			Kitchen / faculty lounge appliances allowance	1.00	LS	3,500.00	3,500.00
THREE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	74,000.00	GSF	1.50	111,000.00
THREE STORY ADDITION			Student desks and work stations			Refer to FF&E	
THREE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	5.00	STOPS	45,000.00	225,000.00
THREE STORY ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	74,000.00	GSF	16.50	1,221,000.00
THREE STORY ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	74,000.00	GSF	5.50	407,000.00
THREE STORY ADDITION		source heat pump systems, and variable refrigerant	Ductwork	74,000.00	GSF	6.75	499,500.00
THREE STORY ADDITION		flow system.	Air Outlets	74,000.00	GSF	0.59	43,660.00
THREE STORY ADDITION			Ductwork Accessories	74,000.00	GSF	0.72	53,280.00
THREE STORY ADDITION			Insulation	74,000.00	GSF	2.15	159,100.00
THREE STORY ADDITION			Temperature Controls	74,000.00	GSF	4.10	303,400.00
THREE STORY ADDITION			Air & Water Balance	74,000.00	GSF	0.45	33,300.00
THREE STORY ADDITION			Coordination Drawings	74,000.00	GSF	0.22	16,280.00
THREE STORY ADDITION			Systems Operation & Testing	74,000.00	GSF	0.25	18,500.00
THREE STORY ADDITION							

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THREE STORY ADDITION	9.20	PLUMBING	Water Closet	36.00	EA	464.50	16,722.00
THREE STORY ADDITION			Urinal	6.00	EA	385.22	2,311.32
THREE STORY ADDITION			Automatic Flush Valve	42.00	EA	163.20	6,854.40
THREE STORY ADDITION			Lavatory, countertop mounted	42.00	EA	313.85	13,181.70
THREE STORY ADDITION			Electric Water Cooler	3.00	EA	1,163.50	3,490.50
THREE STORY ADDITION			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY ADDITION			Floor Drain	12.00	EA	168.60	2,023.20
THREE STORY ADDITION			Roof Drain	60.00	EA	384.50	23,070.00
THREE STORY ADDITION			Wall Hydrant	6.00	EA	252.94	1,517.64
THREE STORY ADDITION			Water Heater	2.00	EA	4,822.00	9,644.00
THREE STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY ADDITION			Ice Machine/Refrigerator Connection	2.00	EA	125.00	250.00
THREE STORY ADDITION			Sewer Ejector Pump	2.00	EA	12,500.00	25,000.00
THREE STORY ADDITION			Elevator Sump Pump, oil minder type	0.00	EA	6,550.00	0.00
THREE STORY ADDITION			Domestic Water Piping	74,000.00	GSF	2.69	199,060.00
THREE STORY ADDITION			DWV Piping	74,000.00	GSF	1.76	130,240.00
THREE STORY ADDITION			Storm Piping	74,000.00	GSF	1.48	109,520.00
THREE STORY ADDITION			Plumbing Insulation	74,000.00	GSF	0.81	59,940.00
THREE STORY ADDITION			Coordination Drawings	74,000.00	GSF	0.22	16,280.00
THREE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	74,000.00	GSF	2.85	210,900.00
THREE STORY ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
THREE STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	74,000.00	GSF	0.15	11,100.00
THREE STORY ADDITION			Panelboards	74,000.00	GSF	0.65	48,100.00
THREE STORY ADDITION			Bus Duct & Transformers	74,000.00	GSF	0.40	29,600.00
THREE STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
THREE STORY ADDITION			Light Fixtures - based on T8 fixtures	74,000.00	GSF	4.85	358,900.00
THREE STORY ADDITION			Light Switches	74,000.00	GSF	0.26	19,240.00
THREE STORY ADDITION			Power Outlets	74,000.00	GSF	0.95	70,300.00
THREE STORY ADDITION			Safety Cabinets & Disconnects	74,000.00	GSF	0.50	37,000.00
THREE STORY ADDITION			Power Feeders	74,000.00	GSF	2.50	185,000.00
THREE STORY ADDITION			Power Home Runs	74,000.00	GSF	2.20	162,800.00
THREE STORY ADDITION			Power Branches	74,000.00	GSF	0.85	62,900.00
THREE STORY ADDITION			Lighting Home Runs	74,000.00	GSF	1.15	85,100.00
THREE STORY ADDITION			Lighting Branches	74,000.00	GSF	1.05	77,700.00
THREE STORY ADDITION			Grounding/Lightning Protection	74,000.00	GSF	0.25	18,500.00
THREE STORY ADDITION			Clock System	74,000.00	GSF	0.45	33,300.00
THREE STORY ADDITION			Phone/Data System	74,000.00	GSF	2.90	214,600.00
THREE STORY ADDITION			Security System	74,000.00	GSF	0.94	69,560.00
THREE STORY ADDITION			P.A. & A.V. Systems	74,000.00	GSF	0.55	40,700.00
THREE STORY ADDITION			TV System	74,000.00	GSF	0.29	21,460.00
THREE STORY ADDITION			Fire Alarm	74,000.00	GSF	1.88	139,120.00
THREE STORY ADDITION			Coordination Drawings	74,000.00	GSF	0.22	16,280.00
THREE STORY ADDITION	11.00	MARK-UPS	Subtotal				13,732,099.90
THREE STORY ADDITION			General Conditions	12.00%			1,647,851.99
THREE STORY ADDITION			Subtotal				15,379,951.88
THREE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			1,537,995.19
THREE STORY ADDITION			Subtotal				16,917,947.07
THREE STORY ADDITION			Bonds & insurance	1.25%			211,474.34
THREE STORY ADDITION			Subtotal	74,000.00	GSF	\$231.48	17,129,421.41

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs
Project:	Madison Community Center Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				22,800 GSF	<u>Cost per SF</u>	<u>\$144.74</u>	3,300,128
SUBTOTAL			SUBTOTAL				3,300,128
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				3,300,128
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				3,300,128
					<u>Cost per SF</u>	<u>\$144.74</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11115
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	22,800.00	GSF	0.37	8,436.00
BUILDING RENOVATION			General architectural demo	22,800.00	GSF	3.15	71,820.00
BUILDING RENOVATION			Misc. demolition/prep/patch	22,800.00	GSF	1.05	23,940.00
BUILDING RENOVATION			Prem add for restroom/kitchen demo	2,500.00	GSF	4.90	12,250.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,500.00	SF	12.00	30,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	22,800.00	GSF	0.60	13,680.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	422.22	CY	30.00	12,666.67
BUILDING RENOVATION			LEED Disposal Fee / Recycling	211.11	TNS	37.00	7,811.11
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	22,800.00	GSF	0.11	2,508.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	22,800.00	GSF	0.35	7,980.00
BUILDING RENOVATION			Misc metals	22,800.00	GSF	0.62	14,136.00
BUILDING RENOVATION			Misc Wood Blocking	22,800.00	GSF	0.06	1,368.00
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications	22,800.00	GSF	7.20	164,160.00
BUILDING RENOVATION			Door modifications	22,800.00	GSF	0.60	13,680.00
BUILDING RENOVATION			Exterior wall modifications	22,800.00	GSF	0.30	6,840.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications	22,800.00	GSF	0.35	7,980.00
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	22,800.00	GSF	0.33	7,524.00
BUILDING RENOVATION							
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	22,800.00	GSF	0.65	14,820.00
BUILDING RENOVATION			Interior finishes	22,800.00	GSF	9.70	221,160.00
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	2,500.00	GSF	12.40	31,000.00
BUILDING RENOVATION			Thermal insulation	22,800.00	GSF	0.45	10,260.00
BUILDING RENOVATION			Sound transmission control insulation	22,800.00	GSF	0.19	4,332.00
BUILDING RENOVATION			Interior glazing	22,800.00	GSF	2.72	62,016.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	22,800.00	GSF	3.74	85,272.00
BUILDING RENOVATION			Misc cut and patching	22,800.00	GSF	0.30	6,840.00
BUILDING RENOVATION							
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	22,800.00	GSF	2.22	50,616.00
BUILDING RENOVATION			Div 11 misc equipment	22,800.00	GSF	0.50	11,400.00
BUILDING RENOVATION			Div 12 furnishings	22,800.00	GSF	2.85	64,980.00
BUILDING RENOVATION			Smart boards	2.00	EA	6,500.00	13,000.00
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs
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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	22,800.00	GSF	16.50	376,200.00
BUILDING RENOVATION		Note: Average cost between 4-pipe system, water	Piping & Valves	22,800.00	GSF	5.50	125,400.00
BUILDING RENOVATION		source heat pump systems, and variable refrigerant	Ductwork	22,800.00	GSF	6.75	153,900.00
BUILDING RENOVATION		flow system.	Air Outlets	22,800.00	GSF	0.59	13,452.00
BUILDING RENOVATION			Ductwork Accessories	22,800.00	GSF	0.72	16,416.00
BUILDING RENOVATION			Insulation	22,800.00	GSF	2.15	49,020.00
BUILDING RENOVATION			Temperature Controls	22,800.00	GSF	4.10	93,480.00
BUILDING RENOVATION			Air & Water Balance	22,800.00	GSF	0.45	10,260.00
BUILDING RENOVATION			Coordination Drawings	22,800.00	GSF	0.22	5,016.00
BUILDING RENOVATION			HVAC Demolition	22,800.00	GSF	0.97	22,116.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	8.00	EA	464.50	3,716.00
BUILDING RENOVATION			Urinal	2.00	EA	385.22	770.44
BUILDING RENOVATION			Automatic Flush Valve	10.00	EA	163.20	1,632.00
BUILDING RENOVATION			Lavatory, countertop mounted	10.00	EA	313.85	3,138.50
BUILDING RENOVATION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
BUILDING RENOVATION			Janitor Sink	1.00	EA	733.54	733.54
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
BUILDING RENOVATION			Floor Drain	4.00	EA	168.60	674.40
BUILDING RENOVATION			Domestic Water Piping	22,800.00	GSF	2.69	61,332.00
BUILDING RENOVATION			DWV Piping	22,800.00	GSF	1.76	40,128.00
BUILDING RENOVATION			Storm Piping	22,800.00	GSF	1.48	33,744.00
BUILDING RENOVATION			Plumbing Insulation	22,800.00	GSF	0.81	18,468.00
BUILDING RENOVATION			Plumbing Demolition	22,800.00	GSF	0.95	21,660.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	22,800.00	GSF	2.85	64,980.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards - modify existing	22,800.00	GSF	0.15	3,420.00
BUILDING RENOVATION			Panelboards	22,800.00	GSF	0.65	14,820.00
BUILDING RENOVATION			Bus Duct & Transformers	22,800.00	GSF	0.40	9,120.00
BUILDING RENOVATION			Generator/ATS - for addition & fire pump			See Addition	
BUILDING RENOVATION			Light Fixtures - based on T8 fixtures	22,800.00	GSF	4.85	110,580.00
BUILDING RENOVATION			Light Switches	22,800.00	GSF	0.26	5,928.00
BUILDING RENOVATION			Power Outlets	22,800.00	GSF	0.95	21,660.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	22,800.00	GSF	0.50	11,400.00
BUILDING RENOVATION			Power Feeders	22,800.00	GSF	2.50	57,000.00
BUILDING RENOVATION			Power Home Runs	22,800.00	GSF	2.20	50,160.00
BUILDING RENOVATION			Power Branches	22,800.00	GSF	0.85	19,380.00
BUILDING RENOVATION			Lighting Home Runs	22,800.00	GSF	1.15	26,220.00
BUILDING RENOVATION			Lighting Branches	22,800.00	GSF	1.05	23,940.00
BUILDING RENOVATION			Grounding/Lightning Protection	22,800.00	GSF	0.25	5,700.00
BUILDING RENOVATION			Clock System	22,800.00	GSF	0.45	10,260.00
BUILDING RENOVATION			Phone/Data System	22,800.00	GSF	2.90	66,120.00
BUILDING RENOVATION			Security System	22,800.00	GSF	0.94	21,432.00
BUILDING RENOVATION			P.A. & A.V. Systems	22,800.00	GSF	0.55	12,540.00
BUILDING RENOVATION			TV System	22,800.00	GSF	0.29	6,612.00
BUILDING RENOVATION			Fire Alarm	22,800.00	GSF	1.88	42,864.00
BUILDING RENOVATION			Coordination Drawings	22,800.00	GSF	0.22	5,016.00
BUILDING RENOVATION			Demolition	22,800.00	GSF	0.94	21,432.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				2,645,605.16
BUILDING RENOVATION			General Conditions	12.00%			317,472.62
BUILDING RENOVATION			Subtotal				2,963,077.78
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			296,307.78
BUILDING RENOVATION			Subtotal				3,259,385.55
BUILDING RENOVATION			Bonds & insurance	1.25%			40,742.32
BUILDING RENOVATION			Subtotal	22,800.00	GSF	\$144.74	3,300,127.87

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Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Jan. 24, 2012	Job no: 11115		
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		<i>www.downeyscott.com</i>	Revised:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							2,804,530
SUBTOTAL			SUBTOTAL				2,804,530
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				2,804,530
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				2,804,530

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	2,500.00	2,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	3.50	AC	10,000.00	35,000.00
SITWORK			Remove trees	12.00	EA	175.00	2,100.00
SITWORK			Remove curb and gutter	1,000.00	LF	6.00	6,000.00
SITWORK			Remove sidewalks 4" thick	2,280.00	SF	1.50	3,420.00
SITWORK			Remove concrete pads 8" thick	750.00	SF	4.35	3,262.50
SITWORK			Remove asphalt paving	3,277.78	SY	6.85	22,452.78
SITWORK			Demo asphalt paving at VDOT ROW			Excluded	
SITWORK			Remove portions of existing SWM piping			Excluded	
SITWORK			Remove existing utilities			Excluded	
SITWORK			Remove existing fence			Excluded	
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
SITWORK			Disposal of site elements	2,486.82	CY	25.00	62,170.56
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	9,500.00	9,500.00
SITWORK			Tree protection allowance	1.00	LS	875.00	875.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	4.00	EA	350.00	1,400.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	685.19	CY	2.80	1,918.52
SITWORK			Re-spread topsoil	685.19	CY	3.60	2,466.67
SITWORK			Mass Excavation of site area, cut to fill	2,740.74	CY	8.00	21,925.93
SITWORK			Export surplus	2,740.74	CY	24.00	65,777.78
SITWORK			Rough grading for building and site	74,000.00	SF	0.55	40,700.00
SITWORK			Finish grading bldg pads and pavements	12,683.33	SY	1.00	12,683.33
SITWORK			Finish grading for sports fields	4,940.00	SY	1.35	6,669.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
SITWORK			6" water main	125.00	LF	52.00	6,500.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees			AWSS Fees are Excluded	
SITWORK			Temp road patch	26.67	SY	20.00	533.33
SITWORK			Spoil removal	9.26	CY	25.00	231.48
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
SITWORK			6" PVC	225.00	LF	30.00	6,750.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Spoil removal	16.67	CY	25.00	416.67
SITWORK							
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	300,000.00	300,000.00

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SITWORK							
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	700.00	LF	15.00	10,500.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building	150.00	LF	235.00	35,250.00
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement	3,339.78	SY	35.00	116,892.22
SITWORK			Asphalt Pavement ROW patching	93.33	SY	80.00	7,466.67
SITWORK			Asphalt sport court	677.78	SY	29.00	19,655.56
SITWORK			Lot signage/symbols	1.00	LS	1,250.00	1,250.00
SITWORK			Striping	1.00	LS	1,500.00	1,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	16,229.50	SF	5.50	89,262.25
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	2,431.00	LF	14.30	34,763.30
SITWORK			Parking Structure	14,156.00	SF	85.00	1,203,260.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	1,500.00	SY	0.85	1,275.00
SITWORK			Sport field seeding	4,940.00	SY	1.30	6,422.00
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	50,000.00	50,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				2,248,300.53
SITWORK			General Conditions	12.00%			269,796.06
SITWORK			Subtotal				2,518,096.60
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			251,809.66
SITWORK			Subtotal				2,769,906.25
SITWORK			Bonds & insurance	1.25%			34,623.83
SITWORK			Subtotal				2,804,530.08

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11115
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revised:		

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

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	96,800.00	GSF	16.50	1,597,200.00
ADDITION HVAC ALT			Piping & Valves	96,800.00	GSF	5.50	532,400.00
ADDITION HVAC ALT		Note: Average cost between 4-pipe system, water	Ductwork	96,800.00	GSF	6.75	653,400.00
ADDITION HVAC ALT		source heat pump systems, and variable refrigerant	Air Outlets	96,800.00	GSF	0.59	57,112.00
ADDITION HVAC ALT		flow system.	Ductwork Accessories	96,800.00	GSF	0.72	69,696.00
ADDITION HVAC ALT			Insulation	96,800.00	GSF	2.15	208,120.00
ADDITION HVAC ALT			Temperature Controls	96,800.00	GSF	4.10	396,880.00
ADDITION HVAC ALT			Air & Water Balance	96,800.00	GSF	0.45	43,560.00
ADDITION HVAC ALT			Coordination Drawings	96,800.00	GSF	0.22	21,296.00
ADDITION HVAC ALT			Systems Operation & Testing	96,800.00	GSF	0.25	24,200.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				3,603,864.00
ADDITION HVAC ALT			General Conditions	12.00%			432,463.68
ADDITION HVAC ALT			Subtotal				4,036,327.68
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			403,632.77
ADDITION HVAC ALT			Subtotal				4,439,960.45
ADDITION HVAC ALT			Bonds & insurance	1.25%			55,499.51
ADDITION HVAC ALT			Subtotal	96,800.00	GSF	\$46.44	4,495,459.95
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	96,800.00	GSF	13.75	1,331,000.00
ADDITION HVAC ALT			Piping & Valves	96,800.00	GSF	4.20	406,560.00
ADDITION HVAC ALT			Geothermal Bore, 107 bores at 600' depth	64,200.00	LF	22.50	1,444,500.00
ADDITION HVAC ALT			Ductwork	96,800.00	GSF	5.85	566,280.00
ADDITION HVAC ALT			Air Outlets	96,800.00	GSF	0.59	57,112.00
ADDITION HVAC ALT			Ductwork Accessories	96,800.00	GSF	0.72	69,696.00
ADDITION HVAC ALT			Insulation	96,800.00	GSF	1.95	188,760.00
ADDITION HVAC ALT			Temperature Controls	96,800.00	GSF	4.10	396,880.00
ADDITION HVAC ALT			Air & Water Balance	96,800.00	GSF	0.45	43,560.00
ADDITION HVAC ALT			Coordination Drawings	96,800.00	GSF	0.22	21,296.00
ADDITION HVAC ALT			Systems Operation & Testing	96,800.00	GSF	0.25	24,200.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				4,549,844.00
ADDITION HVAC ALT			General Conditions	12.00%			545,981.28
ADDITION HVAC ALT			Subtotal				5,095,825.28
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			509,582.53
ADDITION HVAC ALT			Subtotal				5,605,407.81
ADDITION HVAC ALT			Bonds & insurance	1.25%			70,067.60
ADDITION HVAC ALT			Subtotal	96,800.00	GSF	\$58.63	5,675,475.41



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: February 10, 2012

Prepared for:

SHW Group

Arlington Public Schools *Madison Community Center Option 3* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs		
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Feb. 10, 2012	Job no: 11115		
Documents Dated:	Feb. 3, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyscott.com	Revised:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Madison Community Center Option 3

Three Story Addition 110,582.00 Gross Square Feet

Total 110,582.00 Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	New Building		Carried forward	Cost per SF 213.49	\$23,608,404
HARD COSTS					
HARD COSTS	Sitework		Carried forward	N/A	\$2,220,972
HARD COSTS					
HARD COSTS	Subtotal				\$25,829,376
HARD COSTS	Escalation to construction mid point - see table below	0.00%			\$0
HARD COSTS	Subtotal				\$25,829,376
HARD COSTS	Design Contingency	15.00%			\$3,874,406
HARD COSTS	Subtotal				\$29,703,782
HARD COSTS	Construction Contingency	5.00%			\$1,485,189
HARD COSTS				Cost per SF	
HARD COSTS	Total Hard Construction Costs Base Bid			<u>\$282.04</u>	<u>\$31,188,972</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%			\$7,017,519
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, First Quarter 2012			Cost per SF <u>\$345.50</u>	<u>\$38,206,490</u>

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

Hard Construction Costs and Soft Construction Costs are escalated

Escalation 4.00% Per year

<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2013 DOLLARS	<u>\$39,734,750</u>
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2014 DOLLARS	<u>\$41,324,140</u>
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2015 DOLLARS	<u>\$42,977,105</u>
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2016 DOLLARS	<u>\$44,696,190</u>
<u>2017</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2017 DOLLARS	<u>\$46,484,037</u>

Notes:

Hard Construction and Soft Costs are included in the annual increases
Project should be assessed every year to determine actual inflation factors

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs		
Project:	Madison Community Center Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>SHW Group</i>	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Feb. 10, 2012	Job no: 11115		
Documents Dated:	Feb. 3, 2012	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer			
		<i>www.downeyscott.com</i>	Revised:				
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF	46.44	\$5,135,506
				current dollars
 Alternate System - Geothermal System	 <i>Carried forward</i>	 Cost per SF	 58.75	 \$6,496,422
				 current dollars

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gc
Project:	Madison Community Center Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Feb. 10, 2012	Job no: 11115
Documents Dated:	Feb. 3, 2012	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

NEW BUILDING				110,582 GSF		<u>Cost per SF</u> \$213.49	23,608,404
SUBTOTAL			SUBTOTAL				23,608,404
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				23,608,404
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				23,608,404
						<u>Cost per SF</u> \$213.49	

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 11115
Documents Dated:	Feb. 3, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
	00.00		BUILDING ADDITION				
NEW BUILDING							
NEW BUILDING	00.50	SELECT BLDG. DEMO	Not used	0.00	LS	0.00	0.00
NEW BUILDING							
NEW BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
NEW BUILDING			Foundations, basement	16,320.00	GSF	7.50	122,400.00
NEW BUILDING			Foundations, reg	26,817.00	GSF	5.90	158,220.30
NEW BUILDING							
NEW BUILDING	02.00	SUBSTRUCTURE	Poured in place basement walls	7,059.00	SF	35.00	247,065.00
NEW BUILDING			SOG	43,137.00	GSF	8.30	358,037.10
NEW BUILDING			Exterior stoops & slabs	850.00	SF	8.00	6,800.00
NEW BUILDING							
NEW BUILDING	03.00	SUPERSTRUCTURE	2nd, 3rd & 4th floor framing & deck	67,445.00	SF	11.35	765,500.75
NEW BUILDING			SOMD for 2nd, 3rd & 4th floor	67,445.00	SF	4.00	269,780.00
NEW BUILDING			Roof framing & deck	30,500.00	SF	8.45	257,725.00
NEW BUILDING			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
NEW BUILDING			Elev hoistway SOMD	90.00	SF	8.75	787.50
NEW BUILDING			Stairways, per flgt	9.00	EA	18,750.00	168,750.00
NEW BUILDING			Misc metals	110,582.00	GSF	2.20	243,280.40
NEW BUILDING			Misc Wood Blocking	110,582.00	GSF	1.05	116,111.10
NEW BUILDING							
NEW BUILDING	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	35,450.00	SF	9.50	336,775.00
NEW BUILDING			Brick veneer at lt. gage wall framing	17,725.00	SF	22.00	389,950.00
NEW BUILDING			Ground face CMU veneer at lt. gage wall framing	8,862.50	SF	16.00	141,800.00
NEW BUILDING			Metal panels wall covering at lt. gage wall framing	8,862.50	SF	22.00	194,975.00
NEW BUILDING			Exterior wall vapor barrier	35,450.00	SF	3.75	132,937.50
NEW BUILDING			Windows	110,582.00	GSF	7.20	796,190.40
NEW BUILDING			Storefront entrances	110,582.00	GSF	1.25	138,227.50
NEW BUILDING			Doors, frames, hardware, sidelites	110,582.00	GSF	0.60	66,349.20
NEW BUILDING			Waterproof membrane/prot. board at basement	7,085.00	SF	8.00	56,680.00
NEW BUILDING			Building perimeter drains in gravel bed	1,250.00	LF	10.50	13,125.00
NEW BUILDING			Misc. w.p./caulk/fire sealants/etc. Div 7	110,582.00	GSF	1.45	160,343.90
NEW BUILDING							
NEW BUILDING	05.00	ROOFING	Low slope membrane w/ flashing & copings	30,500.00	GSF	6.30	192,150.00
NEW BUILDING							

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Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 11115
Documents Dated:	Feb. 3, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
NEW BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	2,128.00	SF	22.50	47,880.00
NEW BUILDING			Masonry partitions	110,582.00	GSF	4.10	453,386.20
NEW BUILDING			Mtl stud & GWB partitions, hi-impact	110,582.00	GSF	7.30	807,248.60
NEW BUILDING			Elev Cab finish allowance	1.00	LS	1,000.00	1,000.00
NEW BUILDING			GWB ceilings/bulkheads	110,582.00	GSF	0.15	16,587.30
NEW BUILDING			Misc. batt insulation	110,582.00	GSF	0.45	49,761.90
NEW BUILDING			Sound transmission control insulation	110,582.00	GSF	0.19	21,010.58
NEW BUILDING			Interior glass at interior partition allowance	110,582.00	GSF	1.50	165,873.00
NEW BUILDING			Interior doors, single, incl jams, trim & hardware	110,582.00	GSF	5.75	635,846.50
NEW BUILDING			Acoustic ceiling, avg	110,582.00	GSF	2.25	248,809.50
NEW BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	22,116.40	GSF	1.10	24,328.04
NEW BUILDING			Premium wall finish: main corridors & conf. rm	110,582.00	GSF	0.24	26,539.68
NEW BUILDING			Prem add for restroom/kitchen finishes	4,000.00	GSF	12.40	49,600.00
NEW BUILDING			Premium for acoustics in Music Room	2,150.00	GSF	11.86	25,500.13
NEW BUILDING			CT floor, base, walls in restrooms	110,582.00	GSF	0.75	82,936.50
NEW BUILDING			CT wainscot hallways/restrooms	110,582.00	GSF	0.40	44,232.80
NEW BUILDING			Soft flooring/ vinly base	110,582.00	GSF	2.64	291,405.69
NEW BUILDING			Carpet	110,582.00	GSF	1.11	122,746.02
NEW BUILDING			Fitness center exercise flooring, prem add	2,500.00	SF	8.50	21,250.00
NEW BUILDING			Wood gym floor w/ game lines, etc	5,487.00	SF	16.50	90,535.50
NEW BUILDING			Painting	110,582.00	GSF	1.80	199,047.60
NEW BUILDING			Misc cut and patching	110,582.00	GSF	0.30	33,174.60
NEW BUILDING	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	110,582.00	GSF	0.82	90,677.24
NEW BUILDING			Window treatment	110,582.00	GSF	0.45	49,761.90
NEW BUILDING			General casework	110,582.00	GSF	7.25	801,719.50
NEW BUILDING			General millwork	110,582.00	GSF	0.45	49,761.90
NEW BUILDING			Music Room casework	2,150.00	GSF	16.00	34,400.00
NEW BUILDING			Media Center casework	3,600.00	GSF	21.40	77,040.00
NEW BUILDING			Visual display MB & TB	110,582.00	GSF	1.00	110,582.00
NEW BUILDING			Smart boards	38.00	EA	6,500.00	247,000.00
NEW BUILDING			Div 11 kitchen equip add	1,500.00	GSF	175.00	262,500.00
NEW BUILDING			Gym equipment allowance	5,487.00	GSF	6.75	37,037.25
NEW BUILDING			Kitchen / faculty lounge appliances allowance	1.00	LS	3,500.00	3,500.00
NEW BUILDING			Misc spec. dr signs/f.e./jan shelving/etc.	110,582.00	GSF	1.50	165,873.00
NEW BUILDING			Student desks and work stations			Refer to FF&E	
NEW BUILDING			Office furnishings, sofas and chairs			Refer to FF&E	
NEW BUILDING	08.00	CONVEYING	Elevators, ADA, MRL, 4 stop	1.00	LS	105,000.00	105,000.00
NEW BUILDING	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	110,582.00	GSF	16.50	1,824,603.00
NEW BUILDING		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	110,582.00	GSF	5.50	608,201.00
NEW BUILDING			Ductwork	110,582.00	GSF	6.75	746,428.50
NEW BUILDING			Air Outlets	110,582.00	GSF	0.59	65,243.38
NEW BUILDING			Ductwork Accessories	110,582.00	GSF	0.72	79,619.04
NEW BUILDING			Insulation	110,582.00	GSF	2.15	237,751.30
NEW BUILDING			Temperature Controls	110,582.00	GSF	4.10	453,386.20
NEW BUILDING			Air & Water Balance	110,582.00	GSF	0.45	49,761.90
NEW BUILDING			Coordination Drawings	110,582.00	GSF	0.22	24,328.04
NEW BUILDING			Systems Operation & Testing	110,582.00	GSF	0.25	27,645.50

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Madison Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Feb. 10, 2012	Job no: 11115
Documents Dated:	Feb. 3, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
NEW BUILDING	9.20	PLUMBING	Water Closet	36.00	EA	464.50	16,722.00
NEW BUILDING			Urinal	12.00	EA	385.22	4,622.64
NEW BUILDING			Automatic Flush Valve	48.00	EA	163.20	7,833.60
NEW BUILDING			Lavatory, countertop mounted	48.00	EA	313.85	15,064.80
NEW BUILDING			Classroom Sink	12.00	EA	485.10	5,821.20
NEW BUILDING			Electric Water Cooler	6.00	EA	1,163.50	6,981.00
NEW BUILDING			Janitor Sink	4.00	EA	733.54	2,934.16
NEW BUILDING			Floor Drain	40.00	EA	168.60	6,744.00
NEW BUILDING			Roof Drain	120.00	EA	384.50	46,140.00
NEW BUILDING			Wall Hydrant	8.00	EA	252.94	2,023.52
NEW BUILDING			Water Heater	2.00	EA	4,822.00	9,644.00
NEW BUILDING			Circulating Pump	1.00	EA	725.00	725.00
NEW BUILDING			Ice Machine/Refrigerator Connection	2.00	EA	125.00	250.00
NEW BUILDING			Sewer Ejector Pump	1.00	EA	12,500.00	12,500.00
NEW BUILDING			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
NEW BUILDING			Domestic Water Piping	110,582.00	GSF	2.69	297,465.58
NEW BUILDING			DWV Piping	110,582.00	GSF	1.76	194,624.32
NEW BUILDING			Storm Piping	110,582.00	GSF	1.48	163,661.36
NEW BUILDING			Plumbing Insulation	110,582.00	GSF	0.81	89,571.42
NEW BUILDING			Coordination Drawings	110,582.00	GSF	0.22	24,328.04
NEW BUILDING	9.30	FIRE SPRINKLER	Sprinkler	110,582.00	GSF	2.85	315,158.70
NEW BUILDING			Fire Pump	1.00	LS	65,000.00	65,000.00
NEW BUILDING	10.00	ELECTRICAL	Switchboards	110,582.00	GSF	0.85	93,994.70
NEW BUILDING			Panelboards	110,582.00	GSF	0.65	71,878.30
NEW BUILDING			Bus Duct & Transformers	110,582.00	GSF	0.40	44,232.80
NEW BUILDING			Generator/ATS	1.00	EA	55,000.00	55,000.00
NEW BUILDING			Light Fixtures - based on T8 fixtures	110,582.00	GSF	4.85	536,322.70
NEW BUILDING			Light Switches	110,582.00	GSF	0.26	28,751.32
NEW BUILDING			Power Outlets	110,582.00	GSF	0.95	105,052.90
NEW BUILDING			Safety Cabinets & Disconnects	110,582.00	GSF	0.50	55,291.00
NEW BUILDING			Power Feeders	110,582.00	GSF	2.50	276,455.00
NEW BUILDING			Power Home Runs	110,582.00	GSF	2.20	243,280.40
NEW BUILDING			Power Branches	110,582.00	GSF	0.85	93,994.70
NEW BUILDING			Lighting Home Runs	110,582.00	GSF	1.15	127,169.30
NEW BUILDING			Lighting Branches	110,582.00	GSF	1.05	116,111.10
NEW BUILDING			Grounding/Lightning Protection	110,582.00	GSF	0.25	27,645.50
NEW BUILDING			Clock System	110,582.00	GSF	0.45	49,761.90
NEW BUILDING			Phone/Data System	110,582.00	GSF	2.90	320,687.80
NEW BUILDING			Security System	110,582.00	GSF	0.94	103,947.08
NEW BUILDING			P.A. & A.V. Systems	110,582.00	GSF	0.55	60,820.10
NEW BUILDING			TV System	110,582.00	GSF	0.29	32,068.78
NEW BUILDING			Fire Alarm	110,582.00	GSF	1.88	207,894.16
NEW BUILDING			Coordination Drawings	110,582.00	GSF	0.22	24,328.04
NEW BUILDING	11.00	MARK-UPS	Subtotal				18,926,089.36
NEW BUILDING			General Conditions	12.00%			2,271,130.72
NEW BUILDING			Subtotal				21,197,220.08
NEW BUILDING			GC OH @ 5% plus Profit @ 5%	10.00%			2,119,722.01
NEW BUILDING			Subtotal				23,316,942.09
NEW BUILDING			Bonds & insurance	1.25%			291,461.78
NEW BUILDING			Subtotal	110,582.00	GSF	\$213.49	23,608,403.87

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Project:	Madison Community Center Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>SHW Group</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Feb. 10, 2012	Job no: 11115
Documents Dated:	Feb. 3, 2012	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							2,220,972
SUBTOTAL			SUBTOTAL				2,220,972
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				2,220,972
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				2,220,972

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: cl/gs
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,500.00	7,500.00
SITWORK			Street cleaning	1.00	LS	5,000.00	5,000.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site clear & demo, light	1.97	AC	6,500.00	12,832.87
SITWORK			Remove trees	20.00	EA	175.00	3,500.00
SITWORK			Remove curb and gutter	2,150.00	LF	6.00	12,900.00
SITWORK			Remove sidewalks 4" thick	10,000.00	SF	1.50	15,000.00
SITWORK			Remove concrete pads 8" thick	500.00	SF	4.35	2,175.00
SITWORK			Remove asphalt paving	3,833.33	SY	6.85	26,258.33
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove existing fence		Excluded		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
SITWORK			Disposal of site elements	1,900.56	CY	25.00	47,513.89
SITWORK			Remove exist. structure	34,690.00	SF	4.35	150,901.50
SITWORK			Remove structure debris incl. segregation & recyclin	5,139.26	TNS	40.00	205,570.37
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	9,500.00	9,500.00
SITWORK			Tree protection allowance	1.00	LS	875.00	875.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	379.63	CY	2.80	1,062.96
SITWORK			Re-spread topsoil	379.63	CY	3.60	1,366.67
SITWORK			Mass Excavation of site area, cut to fill	1,000.00	CY	8.00	8,000.00
SITWORK			Mass Excavation for bldg. basement, cut to dispose	7,887.78	CY	5.90	46,537.89
SITWORK			Mass Excav. for bldg. basement, layback to store	2,003.33	CY	6.50	13,021.67
SITWORK			Mass Excav. for bldg. basement, backfill	2,003.33	CY	9.00	18,030.00
SITWORK			Export surplus	8,637.78	CY	24.00	207,306.67
SITWORK			Rough grading for building and site	114,000.00	SF	0.55	62,700.00
SITWORK			Finish grading bldg pads and pavements	12,060.00	SY	1.00	12,060.00
SITWORK			Finish grading for play areas	2,500.00	SY	1.35	3,375.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
SITWORK			6" water main	200.00	LF	52.00	10,400.00
SITWORK			Fire hydrant new	2.00	EA	3,500.00	7,000.00
SITWORK			Meter/tap fees			AWSS Fees are Excluded	
SITWORK			Temp road patch	26.67	SY	20.00	533.33
SITWORK			Spoil removal	14.81	CY	25.00	370.37
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
SITWORK			6" PVC	125.00	LF	30.00	3,750.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Spoil removal	9.26	CY	25.00	231.48
SITWORK							
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	300,000.00	300,000.00
SITWORK							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 11115
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SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	700.00	LF	15.00	10,500.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building	150.00	LF	235.00	35,250.00
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement	4,000.00	SY	35.00	140,000.00
SITWORK			Asphalt Pavement ROW patching	326.67	SY	80.00	26,133.33
SITWORK			Asphalt sport court	455.56	SY	29.00	13,211.11
SITWORK			Sport court paint & stripe	1.00	LS	1,900.00	1,900.00
SITWORK			Lot signage/symbols	1.00	LS	1,800.00	1,800.00
SITWORK			Striping	1.00	LS	1,500.00	1,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	11,250.00	SF	5.50	61,875.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	2,835.00	LF	14.30	40,540.50
SITWORK			CG11	5.00	EA	2,500.00	12,500.00
SITWORK			Dumpster pad & apron	480.00	SF	12.00	5,760.00
SITWORK			Chiller/genset/transformer pads	544.00	SF	12.00	6,528.00
SITWORK			Loading dock & other aprons	1,000.00	SF	10.00	10,000.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	2,500.00	SY	0.85	2,125.00
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	75,000.00	75,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Allowance	1.00	LS	5,000.00	5,000.00
SITWORK			Play areas	7,100.00	SF	8.50	60,350.00
SITWORK			Masonry dumpster enclosure	38.00	LF	425.93	16,185.19
SITWORK			Dumpster gates	1.00	PR	1,100.00	1,100.00
SITWORK			Bollards	8.00	EA	475.00	3,800.00
SITWORK			Misc fencing	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				1,780,481.13
SITWORK			General Conditions	12.00%			213,657.74
SITWORK			Subtotal				1,994,138.87
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			199,413.89
SITWORK			Subtotal				2,193,552.76
SITWORK			Bonds & insurance	1.25%			27,419.41
SITWORK			Subtotal				2,220,972.17

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HVAC ALTERNATE

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	110,582.00	GSF	16.50	1,824,603.00
ADDITION HVAC ALT		Note: Average cost between 4-pipe system, water	Piping & Valves	110,582.00	GSF	5.50	608,201.00
ADDITION HVAC ALT		source heat pump systems, and variable refrigerant	Ductwork	110,582.00	GSF	6.75	746,428.50
ADDITION HVAC ALT		flow system.	Air Outlets	110,582.00	GSF	0.59	65,243.38
ADDITION HVAC ALT			Ductwork Accessories	110,582.00	GSF	0.72	79,619.04
ADDITION HVAC ALT			Insulation	110,582.00	GSF	2.15	237,751.30
ADDITION HVAC ALT			Temperature Controls	110,582.00	GSF	4.10	453,386.20
ADDITION HVAC ALT			Air & Water Balance	110,582.00	GSF	0.45	49,761.90
ADDITION HVAC ALT			Coordination Drawings	110,582.00	GSF	0.22	24,328.04
ADDITION HVAC ALT			Systems Operation & Testing	110,582.00	GSF	0.25	27,645.50
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				4,116,967.86
ADDITION HVAC ALT			General Conditions	12.00%			494,036.14
ADDITION HVAC ALT			Subtotal				4,611,004.00
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			461,100.40
ADDITION HVAC ALT			Subtotal				5,072,104.40
ADDITION HVAC ALT			Bonds & insurance	1.25%			63,401.31
ADDITION HVAC ALT			Subtotal	110,582.00	GSF	\$46.44	5,135,505.71

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ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	110,582.00	GSF	13.75	1,520,502.50
ADDITION HVAC ALT			Piping & Valves	110,582.00	GSF	4.20	464,444.40
ADDITION HVAC ALT			Geothermal Bore, 123 bores at 600' depth	73,800.00	LF	22.50	1,660,500.00
ADDITION HVAC ALT			Ductwork	110,582.00	GSF	5.85	646,904.70
ADDITION HVAC ALT			Air Outlets	110,582.00	GSF	0.59	65,243.38
ADDITION HVAC ALT			Ductwork Accessories	110,582.00	GSF	0.72	79,619.04
ADDITION HVAC ALT			Insulation	110,582.00	GSF	1.95	215,634.90
ADDITION HVAC ALT			Temperature Controls	110,582.00	GSF	4.10	453,386.20
ADDITION HVAC ALT			Air & Water Balance	110,582.00	GSF	0.45	49,761.90
ADDITION HVAC ALT			Coordination Drawings	110,582.00	GSF	0.22	24,328.04
ADDITION HVAC ALT			Systems Operation & Testing	110,582.00	GSF	0.25	27,645.50
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				5,207,970.56
ADDITION HVAC ALT			General Conditions	12.00%			624,956.47
ADDITION HVAC ALT			Subtotal				5,832,927.03
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			583,292.70
ADDITION HVAC ALT			Subtotal				6,416,219.73
ADDITION HVAC ALT			Bonds & insurance	1.25%			80,202.75
ADDITION HVAC ALT			Subtotal	110,582.00	GSF	\$58.75	6,496,422.48