

APS FEASIBILITY STUDY
COST ESTIMATE
QEA PROJECT #21100084

NOVEMBER 2011



QUINN EVANS
ARCHITECTS

TABLE OF CONTENTS

THE FOLLOWING ARE THE LIST OF COST ESTIMATES PROVIDED FOR THE THREE SCHOOLS:
ABINGDON, GLEBE, AND NOTTINGHAM ELEMENTARY SCHOOLS.

1	INTRODUCTION
2	ABINGDON RENOVATION & ADDITION
3	ABINGDON NEW SCHOOL
4	GLEBE RENOVATION & ADDITION
5	NOTTINGHAM RENOVATION, ADDITION, & EARLY CHILDHOOD CENTER
6	CIVIL AND MEP NARRATIVES

INTRODUCTION

We are pleased to provide the enclosed feasibility study cost estimates for Quinn Evan's three [3] proposed Arlington County School projects located in Arlington County, Virginia. Our work is based on the design information provided by Quinn Evans Architects dated November 2011. If there are any questions pertaining to the enclosed deliverable, please do not hesitate to contact Mr. Forella, at (703) 560-2200 or peter@forellagroup.com.

The subject submission provides estimates of hard construction costs for multiple phases of construction. Given the progress nature of the documents provided, technical scope interpretations have been made in order to account for all of the costs necessary to deliver a completed facility. We have assumed construction operations will be confined to the contract limits delineated on the design documents provided. Our labor costs are based on the rates prevailing at the subject project location. There are numerous *soft costs* and *secondary scope* issues with cost implications associated with a construction project, today. For further information on these, please refer also to our Additional Notes, Clarifications and Clarifications.

ADDITIONAL NOTES, CLARIFICATIONS & EXCLUSIONS

There are numerous *soft costs* and *secondary scope* issues with cost implications associated with a construction project today. We have included a soft cost factor of 22.5%. Arlington County School's soft cost factor includes most but not all soft and secondary scope costs. The costs indicated below are we believe included in the Arlington County soft cost factor, unless noted otherwise.

A. REAL ESTATE ACQUISITIONS & LEASING

Real estate, easement acquisitions and/or leases, including those pertaining to any necessary rights of way. Note: Not included in Arlington County's soft cost factor.

Settlement charges, fees, taxes, transfer and/or recordation fees. Note: Assume not included in Arlington County's soft cost factor.

B. PROJECT & CONTRACT MANAGEMENT

Note: Please review the following items for soft cost coordination.

All internal county project / contract management and administration costs and expenses.

All project communications, telephones, cell phones, web services, facsimile expenses, e-mail, long distance telephone expenses, etc.

All project travel, parking, courier services, office equipment, office supplies, security fees and expenses

All project reprographics expenses.

All messenger and overnight expenses.

C. FINANCIAL

Public revenue bond analyses and or analyses related to other financing mechanisms, fees, expenses, interest, etc. Note: Assume not included in Arlington County's soft cost factor.

Fees and expenses related to special federal, state or local government programs, grants, or contributions. Note: Assume not included in Arlington County's soft cost factor.

Accounting both internal and external.

Appraisal fees. Assume not needed.

Start-up working capital to cover initial operating costs. Assume not needed.

D. INSURANCE

Insurance premiums purchased at appropriate limits for the following categories. Note that we recommend that the A.M. Best Company ratings be A [minus] or above.

- General liability insurance
- Professional liability insurance
- Excess liability or umbrella insurance
- Bonds, builder's risk insurance
- Moving and storage insurance
- Title insurance
- Worker's compensation insurance
- Auto insurance
- Pollution, hazardous materials liability insurance

E. LEGAL

- Legal services related to acquisitions and title. Note: Assume not included in Arlington County's soft cost factor.
- Legal services related to financing. Note: Assume not included in Arlington County's soft cost factor.
- Legal services related to contract preparation and reviews.

F. REGULATORY PROCESSES

- Site and building permit fees & expenses.
- Fees and expenses pertaining to special zoning and uses.
- Primary water, sewer, gas, power, communications fees and expenses.
- State and local highway fees, bonds.
- On and off site improvements or contributions mandated by regulatory agencies as a condition of their approvals. Note: Assume not included in Arlington County's soft cost factor.

G. DESIGN FEES & EXPENSES

- Field surveys
- Civil engineering fees and expenses

- Architectural fees and expenses
- Structural engineering fees and expenses
- Mechanical engineering fees and expenses
- Electrical engineering fees and expenses
- Traffic consultant's fees and expenses
- Acoustical engineering fees and expenses
- Lighting consultant's fees and expenses
- Testing & inspections
- Permit expeditor

H. PROPERTY MANAGEMENT, OPERATIONS & MAINTENANCE

- Property management fees and expenses
- Operations and maintenance costs

I. MARKETING, PUBLIC RELATIONS & ADVERTISING

- Consultant's fees for demographic analyses, strategies, public relations, advertising and merchandizing. Note: Assume not included in Arlington County's soft cost factor.
- Expenses related to promotional photography, graphics, artwork, reproduction, postage, signage, etc.
- Promotional events, hearings, fundraisers, etc.

J. MOVING & STORAGE COSTS

- Moving and storage fees and expenses
- Hauling and disposal expenses that can occur during and following a move

K. TEMPORARY FACILITIES

- Temporary owner/user office facility leases or purchases
- Temporary owner/user utilities fees and charges, etc.
- Temporary owner/user furniture, fixture & equipment

L. MISCELLANEOUS

- [] We exclude all HAZMAT abatement costs for Lead Paint, Asbestos, PCB's or Mold.
- [] Our Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. A 15% Design Contingency has been included.
- [] A Construction Contingency accounts for the costs of change orders due to unforeseen conditions 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.
- [] All cost data is based on Open shop wage and burden rates.
- [] Inspections and Testing: Note: Assume included in Arlington County's soft cost factor.
- [] *Existing Conditions*: Unless noted otherwise, we have not included costs pertaining to wetland issues, geotechnical issues, archeological finds or hazardous materials.

OPINION OF PROBABLE COST

Controlling cost, schedule and quality requires on going processes that commence at the programmatic phase and continue through to final acceptance and building occupancy. It should be noted that we exercise no control over fluctuating market conditions. We have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual costs will not vary from the opinions we have provided.

Project Title: **ESTIMATE OF
PROBABLE COST**

Project: **Abingdon 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		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
Proj Name: ABINGDON E.S. RENOV, ADDNS		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
Project Owner: Arlington Public Schools		Suite A			Email:	Design	
Project Location: Arlington County, VA		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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

COST SUMMARY

Summary	BASELINE HARD COSTS	RENOVATION: Comprehensive Scope	52,000.00	GSF	147.66	7,678,365.14	
Summary		CLASS ROOM ADDITION	17,100.00	GSF	219.05	3,745,805.23	
Summary		MEDIA CENTER ADDITION [1]	3,900.00	GSF	316.74	1,235,304.49	
Summary		SCHOOL BUILDING SITE WORK	1.00	LS		1,105,271.40	
Summary		SUBTOTAL					13,764,746.26
Summary	CONTINGENCIES	DESIGN CONTINGENCY		[15%]		2,064,711.94	
Summary		SUBTOTAL				15,829,458.20	
Summary		CHANGE ORDER CONTINGENCY		[5%]		791,472.91	
Summary		SUBTOTAL					16,620,931.11
Summary	SOFT COSTS	COUNTY SOFT COST FACTOR		[22.5%]		3,739,709.50	
Summary		SUBTOTAL					20,360,640.61
Summary	ESCALATED TOTALS	TOTAL, 2011		Current Dollars		20,360,640.61	
Summary		TOTAL, 2012		Esc to: 06/30 at 4%		21,175,066.24	
Summary		TOTAL, 2013		Esc to: 06/30 at 4%		22,022,068.89	
Summary		TOTAL, 2014		Esc to: 06/30 at 4%		22,902,951.64	
Summary		TOTAL, 2015		Esc to: 06/30 at 4%		23,819,069.71	
Summary		TOTAL, 2016		Esc to: 06/30 at 4%		24,771,832.50	
Summary	PROGRAM TOTAL	SELECTED YEAR					24,771,832.50
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.	73,000.00	SF	12.16		
Summary			48,180.00	VLF	18.42	887,584.01	1,597,347.45

Incl All Contingencies, Soft Costs

Incl All Contingencies, Soft Costs

PROGRAMMATIC COST ESTIMATE		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
Proj Name: ABINGDON E.S. RENOV, ADDNS		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
Project Owner: Arlington Public Schools		Suite A			Email:	Design	
Project Location: Arlington County, VA		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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

BUILDING RENOVATION

A	SUBSTRUCTURE	0.00	System Subtotal	52,000.00	GSF	0.00		0.00
			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	52,000.00		8.92		463,840.00
			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	
			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	
			Miscellaneous Metals					
Renovation		1.00	Stairs					
								Ref Stairs & Railings, below
Renovation		2.00	Miscellaneous fabrications	52,000.00	SF	1.00	52,000.00	
Renovation		3.00	Expansion jts assemblies & covers	0.00	SF	0.00	0.00	
			Exterior Enclosure Assemblies					
Renovation		1.00	Exterior Wall System Improvements	23,760.00	Wall SF	4.00	95,040.00	
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								

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

Renovation			Exterior Fenestration Assemblies					
Renovation		1.00	Fenestration System Improvements	7,920.00	SF	40.00	316,800.00	
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: ABINGDON E.S. RENOV, ADDNS 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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

C	INTERIORS		System Subtotal	52,000.00	GSF	24.31		1,263,886.67
Renovation			Partition Assemblies					
Renovation		1.00	Interior partitions	51,480.00	WallSF	6.00	308,880.00	
Renovation		2.00	GWB + mtl furring, int face ext walls		Excluded			
Renovation		3.00	Interior glass	5,720.00	WallSF	35.00	200,200.00	
Renovation			Door, Frame & Hardware Assemblies					
Renovation		1.00	Door assm, single	104.00	EA	1,400.00	145,600.00	
Renovation		2.00	Door assm, dbl	16.00	EA	2,450.00	39,200.00	
Renovation			Finish Assemblies					
Renovation		1.00	Flooring	52,000.00	SF	3.67	190,666.67	
Renovation		2.00	Ceilings	52,000.00	SF	4.00	208,000.00	
Renovation		3.00	GWB bulkheads	1.00	LS	41,600.00	41,600.00	
Renovation		4.00	Paint, interior & exterior	52,000.00	SF	1.00	52,000.00	
Renovation		5.00	Wallcovering allowance	1.00	LS	25,740.00	25,740.00	
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.	52,000.00	GSF	1.00	52,000.00	

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

D	SERVICES		System Subtotal	52,000.00	SF	71.00		3,692,000.00
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	52,000.00	GSF	35.00	1,820,000.00	
Renovation			Plumbing					
Renovation		3.00	Ref 2RW narrative	52,000.00	GSF	8.00	416,000.00	
Renovation			Fire Protection					
Renovation		4.00	Ref 2RW narrative	52,000.00	GSF	3.00	156,000.00	
Renovation		5.00	Fire pump	1.00	LS	0.00	0.00	
Renovation			Electrical Systems					
Renovation		6.00	Ref 2RW narrative	52,000.00	GSF	25.00	1,300,000.00	
Renovation		7.00	Special Division 17 systems					RI included above, excludes FF&E

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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
E	EQ & FURNISHINGS		System Subtotal	52,000.00	SF	16.00		832,250.00
			Special					
Renovation		1.00	Food service	1.00	LS	250.00	250.00	
Renovation		2.00	Casework, millwork, etc.	52,000.00	GSF	6.00	312,000.00	
Renovation		3.00	Gut to structure	52,000.00	GSF	10.00	520,000.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					6,251,976.67
Renovation		1.00	Field Overhead Incl Phasing Premium				625,197.67	
Renovation		2.00	Subtotal				6,877,174.33	
Renovation		3.00	Main Office Overhead & Profit				687,717.43	
Renovation		4.00	Subtotal				7,564,891.77	
Renovation		5.00	Bonds & Insurance				113,473.38	
Renovation		6.00	SUBTOTAL	52,000.00	GSF			7,678,365.14

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

CLASSROOM ADDITION

A	SUBSTRUCTURE	0.00	System Subtotal	17,100.00	GSF	5.12		87,634.44
				492.00	Perim			
	CR Addition		Lower Level Assemblies					
	CR Addition	1.00	Concrete spread footing foundations	45.56	CY	350.00	15,944.44	
	CR Addition	2.00	Foundation drainage	592.00	LF	20.00	11,840.00	
	CR Addition	3.00	Concrete slabs on grade	8,550.00	SF	7.00	59,850.00	
B	SHELL		System Subtotal	17,100.00		70.75		1,209,819.50
	CR Addition		Supported Floor Structure					
	CR Addition	1.00	Supported floor frame & columns	42.75	Tons	2,700.00	115,425.00	
	CR Addition	2.00	Metal deck assembly	9,832.50	SF	2.50	24,581.25	
	CR Addition	3.00	Slab on deck	8,550.00	SF	4.00	34,200.00	
	CR Addition	4.00	Fireproofing	8,550.00	SF	0.25	2,137.50	
	CR Addition		Roof Structure					
	CR Addition	1.00	Roof: Horizontal steel framing & columns	25.65	Tons	2,700.00	69,255.00	
	CR Addition	2.00	Roof: Metal deck incl lapping & wastage	9,832.50	SF	2.25	22,123.13	
	CR Addition	5.00	Fireproofing	17,100.00	GSF	0.25	4,275.00	
	CR Addition		Miscellaneous Metals					
	CR Addition	1.00	Stairs					Ref Stairs & Railings, below
	CR Addition	2.00	Miscellaneous fabrications	17,100.00	SF	2.00	34,200.00	
	CR Addition	3.00	Expansion jts assemblies & covers	17,100.00	SF	0.19	3,184.02	
	CR Addition		Exterior Enclosure Assemblies					
	CR Addition	1.00	Exterior Wall System #1	11,808.00	Wall SF	30.00	354,240.00	
	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	4.00	EA	25,000.00	100,000.00	
	CR Addition		Exterior Fenestration Assemblies					
	CR Addition	1.00	Fenestration System	3,936.00	SF	40.00	157,440.00	

PROGRAMMATIC COST ESTIMATE		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
Proj Name: ABINGDON E.S. RENOV, ADDNS		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
Project Owner: Arlington Public Schools		Suite A			Email:	Design	
Project Location: Arlington County, VA		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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	0.00	Pair	1,500.00	0.00
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	17,100.00	SF	15.00	256,500.00
2.00	Blocking	17,100.00	GSF	0.27	4,548.60
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	307.00	LF	30.00	9,210.00
5.00	Exterior soffits	100.00	SF	25.00	2,500.00

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

C	INTERIORS		System Subtotal	17,100.00	GSF	24.02		410,803.50
			Partition Assemblies					
CR Addition			Interior partitions	16,929.00	WallSF	6.00	101,574.00	
CR Addition	1.00							
CR Addition	2.00		GWB + mtl furring, int face ext walls		Excluded			
CR Addition	3.00		Interior glass	1,881.00	WallSF	35.00	65,835.00	
CR Addition			Door, Frame & Hardware Assemblies					
CR Addition	1.00		Door assm, single	24.00	EA	1,400.00	33,600.00	
CR Addition	2.00		Door assm, dbl	3.00	EA	2,450.00	7,350.00	
CR Addition			Finish Assemblies					
CR Addition	1.00		Flooring	17,100.00	SF	3.67	62,700.00	
CR Addition	2.00		Ceilings	17,100.00	SF	4.00	68,400.00	
CR Addition	3.00		GWB bulkheads	1.00	LS	13,680.00	13,680.00	
CR Addition	4.00		Paint, interior & exterior	17,100.00	SF	1.00	17,100.00	
CR Addition	5.00		Wallcovering allowance	1.00	LS	8,464.50	8,464.50	
CR Addition			Stairs & Railings Assemblies					
CR Addition	1.00		Basic stair, landgs, railings, simple finishes	1.00	Flts	15,000.00	15,000.00	
CR Addition			Miscellaneous Specialties					
CR Addition	1.00		Toil acc., entr mats & frames, signage,					
CR Addition	2.00		fire ext., jan acc., etc.	17,100.00	GSF	1.00	17,100.00	

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

D	SERVICES		System Subtotal	17,100.00	SF	72.46		1,239,100.00
			Conveying Systems					
CR Addition								
CR Addition		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	0.00	Stops	30,000.00	0.00	
CR Addition								
CR Addition			HVAC					
CR Addition		2.00	"Base Case" System: Average of 3 system types WSHP, FCU & VRF stipulated by 2RW	17,100.00	GSF	35.00	598,500.00	
CR Addition								
CR Addition			Plumbing					
CR Addition		3.00	Fixtures, water, san sewer, roof drainage	17,100.00	GSF	8.00	136,800.00	
CR Addition								
CR Addition			Fire Protection					
CR Addition		4.00	Fire protection, excl fire pump	17,100.00	GSF	3.00	51,300.00	
CR Addition		5.00	Fire pump	1.00	LS	25,000.00	25,000.00	
CR Addition								
CR Addition			Electrical Systems					
CR Addition		6.00	Electrical power, fixtures, wiring, special	17,100.00	GSF	25.00	427,500.00	
CR Addition		7.00	Special Division 17 systems					

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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:	la,ja, cy	Job #:	11158.1	Revisions
			Approved By:	pf	File:	Programmatic	
				Email:	Design		
				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	17,100.00	SF	6.00		102,600.00
			Special					
CR Addition		1.00	Folding walls	0.00	WSF	0.00	0.00	
CR Addition		2.00	Casework, millwork, etc.	17,100.00	GSF	6.00	102,600.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					3,049,957.44
CR Addition		1.00	Field Overhead Incl Phasing Premium				304,995.74	
CR Addition		2.00	Subtotal				3,354,953.18	
CR Addition		3.00	Main Office Overhead & Profit				335,495.32	
CR Addition		4.00	Subtotal				3,690,448.50	
CR Addition		5.00	Bonds & Insurance				55,356.73	
CR Addition		6.00	SUBTOTAL	17,100.00	GSF			3,745,805.23

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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:	la,ja, cy	Job #:	11158.1	Revisions
			Approved By:	pf	File:	Programmatic	
				Email:	Design		
				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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

MEDIA CENTER ADDITION

A	SUBSTRUCTURE	0.00	System Subtotal	3,900.00	GSF	7.94		30,952.96
				292.00	Perim			
	Media Center Addition		Lower Level Assemblies					
	Media Center Addition	1.00	Concrete spread footing foundations	27.04	CY	350.00	9,462.96	
	Media Center Addition	2.00	Foundation drainage	392.00	LF	20.00	7,840.00	
	Media Center Addition	3.00	Concrete slabs on grade	1,950.00	SF	7.00	13,650.00	
B	SHELL		System Subtotal	3,900.00		136.87		533,777.96
	Media Center Addition		Supported Floor Structure					
	Media Center Addition	1.00	Supported floor frame & columns	9.75	Tons	2,700.00	26,325.00	
	Media Center Addition	2.00	Metal deck assembly	2,242.50	SF	2.50	5,606.25	
	Media Center Addition	3.00	Slab on deck	1,950.00	SF	4.00	7,800.00	
	Media Center Addition	4.00	Fireproofing	1,950.00	SF	0.25	487.50	
	Media Center Addition		Roof Structure					
	Media Center Addition	1.00	Roof: Horizontal steel framing & columns	5.85	Tons	2,700.00	15,795.00	
	Media Center Addition	2.00	Roof: Metal deck incl lapping & wastage	2,242.50	SF	2.25	5,045.63	
	Media Center Addition	5.00	Fireproofing	3,900.00	GSF	0.25	975.00	
	Media Center Addition		Miscellaneous Metals					
	Media Center Addition	1.00	Stairs				Ref Stairs & Railings, below	
	Media Center Addition	2.00	Miscellaneous fabrications	3,900.00	SF	2.00	7,800.00	
	Media Center Addition	3.00	Expansion jts assemblies & covers	3,900.00	SF	0.19	726.18	
	Media Center Addition		Exterior Enclosure Assemblies					
	Media Center Addition	1.00	Exterior Wall System #1	7,008.00	Wall SF	30.00	210,240.00	
	Media Center Addition	2.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	
	Media Center Addition	3.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
	Media Center Addition	4.00	Modifications at Connection to Ex Bldg	4.00	EA	25,000.00	100,000.00	
	Media Center Addition		Exterior Fenestration Assemblies					
	Media Center Addition	1.00	Fenestration System	2,336.00	SF	40.00	93,440.00	

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Media Center Addition

Exterior Door Assemblies

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

Roofing Assemblies

1.00	Membrane, insul., flashing, accessories	3,900.00	SF	15.00	58,500.00
2.00	Blocking	3,900.00	GSF	0.27	1,037.40
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	0.00	LF	30.00	0.00
5.00	Exterior soffits	0.00	SF	25.00	0.00

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

C	INTERIORS		System Subtotal	3,900.00	GSF	25.69		100,194.50
			Partition Assemblies					
Media Center Addition		1.00	Interior partitions	3,861.00	WallSF	6.00	23,166.00	
Media Center Addition		2.00	GWB + mtl furring, int face ext walls		Excluded			
Media Center Addition		3.00	Interior glass	429.00	WallSF	35.00	15,015.00	
			Door, Frame & Hardware Assemblies					
Media Center Addition		1.00	Door assm, single	5.00	EA	1,400.00	7,000.00	
Media Center Addition		2.00	Door assm, dbl	5.00	EA	2,450.00	12,250.00	
			Finish Assemblies					
Media Center Addition		1.00	Flooring	3,900.00	SF	3.67	14,313.00	
Media Center Addition		2.00	Ceilings	3,900.00	SF	4.00	15,600.00	
Media Center Addition		3.00	GWB bulkheads	1.00	LS	3,120.00	3,120.00	
Media Center Addition		4.00	Paint, interior & exterior	3,900.00	SF	1.00	3,900.00	
Media Center Addition		5.00	Wallcovering allowance	1.00	LS	1,930.50	1,930.50	
			Stairs & Railings Assemblies					
Media Center Addition		1.00	Basic stair, landgs, railings, simple finishes	0.00	FIts	0.00	0.00	
			Miscellaneous Specialties					
Media Center Addition		1.00	Toil acc., entr mats & frames, signage,					
Media Center Addition		2.00	fire ext., jan acc., etc.	3,900.00	GSF	1.00	3,900.00	

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

D	SERVICES		System Subtotal	3,900.00	SF	77.41		301,900.00
Media Center Addition			Conveying Systems					
Media Center Addition		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	0.00	Stops	0.00	0.00	
Media Center Addition			HVAC					
Media Center Addition		2.00	"Base Case" System: Average of 3 system types WSHP, FCU & VRF stipulated by 2RW	3,900.00	GSF	35.00	136,500.00	
Media Center Addition			Plumbing					
Media Center Addition		3.00	Fixtures, water, san sewer, roof drainage	3,900.00	GSF	8.00	31,200.00	
Media Center Addition			Fire Protection					
Media Center Addition		4.00	Fire protection, excl fire pump	3,900.00	GSF	3.00	11,700.00	
Media Center Addition		5.00	Fire pump	1.00	LS	25,000.00	25,000.00	
Media Center Addition			Electrical Systems					
Media Center Addition		6.00	Electrical power, fixtures, wiring, special	3,900.00	GSF	25.00	97,500.00	
Media Center Addition		7.00	Special Division 17 systems					
								RI included above, excludes FF&E

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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:	la,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
E	EQ & FURNISHINGS		System Subtotal	3,900.00	SF	10.00		39,000.00
			Special					
Media Center Addition		1.00	Food service	0.00	LS	150,000.00	0.00	
Media Center Addition		2.00	Casework, millwork, etc.	3,900.00	GSF	10.00	39,000.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					1,005,825.42
Media Center Addition		1.00	Field Overhead Incl Phasing Premium				100,582.54	
Media Center Addition		2.00	Subtotal				1,106,407.96	
Media Center Addition		3.00	Main Office Overhead & Profit				110,640.80	
Media Center Addition		4.00	Subtotal				1,217,048.76	
Media Center Addition		5.00	Bonds & Insurance				18,255.73	
Media Center Addition		6.00	SUBTOTAL	3,900.00	GSF			1,235,304.49

PROGRAMMATIC COST ESTIMATE		FORELLA GROUP, LLC	Prepared By: la,ja, cy	Job #:	11158.1	Revisions
Proj Name: ABINGDON E.S. RENOV, ADDNS		9495 Silver King Court	Approved By: pf	File:	Programmatic	
Project Owner: Arlington Public Schools		Suite A		Email:	Design	
Project Location: Arlington County, VA		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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

ELEMENTARY SCHOOL SITEWORK

63,000.00 LOD

ES Sitework	EROSION CONTROLS	1.00	Erosion, sedimentary contrls, disturbed area	1.45	AC	7,500.00	10,847.11	10,847.11
ES Sitework		2.00	Temporary construction entrance				Incl above	
ES Sitework		3.00	Temporary wash rack				Incl above	
ES Sitework		4.00	Silt fence (regular)				Incl above	
ES Sitework		5.00	Silt fence (super)				Incl above	
ES Sitework		6.00	Inlet protection				Incl above	
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	770.00	CY	4.00	3,080.00	70,906.67
ES Sitework		2.00	Rough grading	4,666.67	CY	12.00	56,000.00	
ES Sitework		4.00	Respread topsoil	770.00	CY	4.00	3,080.00	
ES Sitework		5.00	Exterior backfill	437.33	CY	20.00	8,746.67	
ES Sitework	SITE CONCRETE	1.00	4" Concrete sidewalks	3,500.00	SF	4.50	15,750.00	42,550.00
ES Sitework		2.00	Curb & gutter, st'd CG-6	100.00	LF	18.00	1,800.00	
ES Sitework		3.00	Retaining walls [allowance]	25.00	CY	1,000.00	25,000.00	
ES Sitework	ONSITE PAVEMENT	1.00	Asphalt paving: addl parking, drives, loading	6,777.78	SY	40.00	271,111.11	326,811.11
ES Sitework		2.00	Parking space marking [allowance]	1.00	LS	3,000.00	3,000.00	
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	Playground, 2 at 1,500 SF	3,000.00	SF	10.00	30,000.00	
ES Sitework		6.00	Hardscape at new entries	2,000.00	SF	11.00	22,000.00	
ES Sitework	LANDSCAPING	1.00	Seeding	1.00	LS	5,000.00	5,000.00	70,000.00
ES Sitework		2.00	Plant materials & labor	1.00	LS	65,000.00	65,000.00	
ES Sitework	UTILITIES: WET	1.00	Storm sewer					293,833.33
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	Sanitary sewer					

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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
ES Sitework		5.00	8" PVC assesmly, incl excavation, backfill	1,000.00	LF	42.50	42,500.00	
ES Sitework		6.00	Sanitary sewer manholes	20.00	EA	5,500.00	110,000.00	
ES Sitework		7.00	Water					
ES Sitework		8.00	8" PVC assesmly, incl excavation, backfill	100.00	LF	35.00	3,500.00	
ES Sitework		9.00	Trench restoration, new primary utilities	4,000.00	SF	8.33	33,333.33	
ES Sitework	MISCELLANEOUS	1.00	Field engineering	1.00	LS	20,000.00	20,000.00	55,000.00
ES Sitework		2.00	New soft ball and soccer fields	2.00	EA	5,000.00	10,000.00	
ES Sitework		3.00	Miscellaneous sitework	1.00	LS	25,000.00	25,000.00	
ES Sitework		1.00	Subtotal					899,948.22
ES Sitework		2.00	Field Overhead Incl Phasing Premium				89,994.82	
ES Sitework		3.00	Subtotal				989,943.04	
ES Sitework		4.00	Main Office Overhead & Profit				98,994.30	
ES Sitework		5.00	Subtotal				1,088,937.34	
ES Sitework		6.00	Bonds & Insurance				16,334.06	
ES Sitework		7.00	SUBTOTAL					1,105,271.40

PROGRAMMATIC COST ESTIMATE		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
Proj Name: ABINGDON E.S. RENOV, ADDNS		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
Project Owner: Arlington Public Schools		Suite A			Email:	Design	
Project Location: Arlington County, VA		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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

EARLY CHILDHOOD CENTER

A	SUBSTRUCTURE	0.00	System Subtotal	39,000.00	GSF	4.45		173,508.15
				668.00	Perim			
ECC			Lower Level Assemblies					
ECC		1.00	Concrete spread footing foundations	61.85	CY	350.00	21,648.15	
ECC		2.00	Foundation drainage	768.00	LF	20.00	15,360.00	
ECC		3.00	Concrete slabs on grade	19,500.00	SF	7.00	136,500.00	
B	SHELL		System Subtotal	39,000.00		52.19		2,035,239.55
ECC			Supported Floor Structure					
ECC		1.00	Supported floor frame & columns	97.50	Tons	2,700.00	263,250.00	
ECC		2.00	Metal deck assembly	22,425.00	SF	2.50	56,062.50	
ECC		3.00	Slab on deck	19,500.00	SF	4.00	78,000.00	
ECC		4.00	Fireproofing	19,500.00	SF	0.25	4,875.00	
ECC			Roof Structure					
ECC		1.00	Roof: Horizontal steel framing & columns	58.50	Tons	2,700.00	157,950.00	
ECC		2.00	Roof: Metal deck incl lapping & wastage	22,425.00	SF	2.25	50,456.25	
ECC		5.00	Fireproofing	39,000.00	GSF	0.25	9,750.00	
ECC			Miscellaneous Metals					
ECC		1.00	Stairs				Ref Stairs & Railings, below	
ECC		2.00	Miscellaneous fabrications	39,000.00	SF	2.00	78,000.00	
ECC		3.00	Expansion jts assemblies & covers	39,000.00	SF	0.19	7,261.80	
ECC			Exterior Enclosure Assemblies					
ECC		1.00	Exterior Wall System #1	16,032.00	Wall SF	30.00	480,960.00	
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	5,344.00	SF	40.00	213,760.00	

PROGRAMMATIC COST ESTIMATE		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
Proj Name: ABINGDON E.S. RENOV, ADDNS		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
Project Owner: Arlington Public Schools		Suite A			Email:	Design	
Project Location: Arlington County, VA		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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

ECC

ECC

Exterior Door Assemblies

ECC		1.00	Exterior storefront door assemblies, double	4.00	Pair	3,000.00	12,000.00	
ECC		2.00	Exterior storefront door assemblies, single	0.00	Leaf	1,000.00	0.00	
ECC		3.00	Exterior metal door assemblies, double	2.00	Pair	1,500.00	3,000.00	
ECC		4.00	Exterior metal door assemblies, single	2.00	Leafs	1,000.00	2,000.00	
ECC		5.00	Interior OH Doors [large]	0.00	EA	0.00	0.00	
ECC		6.00	Interior OH Doors [small]	0.00	EA	0.00	0.00	

ECC

ECC

Roofing Assemblies

ECC		1.00	Membrane, insul., flashing, accessories	39,000.00	SF	15.00	585,000.00	
ECC		2.00	Blocking	39,000.00	GSF	0.27	10,374.00	
ECC		3.00	Skylight assemblies	0.00	EA	0.00	0.00	
ECC		4.00	Metal fascia assemblies	668.00	LF	30.00	20,040.00	
ECC		5.00	Exterior soffits	100.00	SF	25.00	2,500.00	

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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:	la,ja, cy	Job #:	11158.1	Revisions
			Approved By:	pf	File:	Programmatic	
				Email:	Design		
				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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

C INTERIORS

			System Subtotal	39,000.00	GSF	23.56		918,765.00
ECC			Partition Assemblies					
ECC	1.00		Interior partitions	38,610.00	WallSF	6.00	231,660.00	
ECC	2.00		GWB + mtl furring, int face ext walls		Excluded			
ECC	3.00		Interior glass	4,290.00	WallSF	35.00	150,150.00	
ECC			Door, Frame & Hardware Assemblies					
ECC	1.00		Door assm, single	48.00	EA	1,400.00	67,200.00	
ECC	2.00		Door assm, dbl	5.00	EA	2,450.00	12,250.00	
ECC			Finish Assemblies					
ECC	1.00		Flooring	39,000.00	SF	3.67	143,000.00	
ECC	2.00		Ceilings	39,000.00	SF	4.00	156,000.00	
ECC	3.00		GWB bulkheads	1.00	LS	31,200.00	31,200.00	
ECC	4.00		Paint, interior & exterior	39,000.00	SF	1.00	39,000.00	
ECC	5.00		Wallcovering allowance	1.00	LS	19,305.00	19,305.00	
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.	39,000.00	GSF	1.00	39,000.00	

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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:	la,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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

D	SERVICES		System Subtotal	39,000.00	SF	77.18		3,010,000.00
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	39,000.00	GSF	35.00	1,365,000.00	
ECC			Plumbing					
ECC		3.00	Fixtures, water, san sewer, roof drainage	39,000.00	GSF	12.00	468,000.00	
ECC			Fire Protection					
ECC		4.00	Fire protection, excl fire pump	39,000.00	GSF	3.00	117,000.00	
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	39,000.00	GSF	25.00	975,000.00	
ECC		7.00	Special Division 17 systems					RI included above, excludes FF&E

PROGRAMMATIC COST ESTIMATE Proj Name: ABINGDON E.S. RENOV, ADDNS 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	Unformat System Heading	Unformat 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	39,000.00	SF	6.00		234,000.00
ECC			Special					
ECC		1.00	Folding walls	0.00	WSF	0.00	0.00	
ECC		2.00	Casework, millwork, etc.	39,000.00	GSF	6.00	234,000.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					6,371,512.70
ECC		1.00	Field Overhead Incl Phasing Premium				637,151.27	
ECC		2.00	Subtotal				7,008,663.97	
ECC		3.00	Main Office Overhead & Profit				700,866.40	
ECC		4.00	Subtotal				7,709,530.36	
ECC		5.00	Bonds & Insurance				115,642.96	
ECC		6.00	SUBTOTAL	39,000.00	GSF			7,825,173.32

PROGRAMMATIC COST ESTIMATE		FORELLA GROUP, LLC	Prepared By:	la,ja, cy	Job #:	11158.1	Revisions
Proj Name: ABINGDON E.S. RENOV, ADDNS		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
Project Owner: Arlington Public Schools		Suite A			Email:	Design	
Project Location: Arlington County, VA		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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

EARLY CHILDHOOD CENTER SITEWORK

ECC Sitework	EROSION CONTROLS	1.00	Erosion, sedimentary contrls, disturbed area	39,000.00	GSF	1.41	54,990.00	54,990.00
ECC Sitework								
ECC Sitework								
ECC Sitework	SITE DEMO, CLEARING and EARTHWORK	1.00	New Building Scope	39,000.00	GSF	6.69	260,910.00	260,910.00
ECC Sitework								
ECC Sitework								
ECC Sitework	SITE CONCRETE	1.00	Flatwork, excludes walls	39,000.00	GSF	2.15	83,850.00	120,900.00
ECC Sitework			Retaining wall allowance	39,000.00	GSF	0.95	37,050.00	
ECC Sitework								
ECC Sitework	ONSITE PAVEMENT	1.00	Bituminous paving, striping, wheel stops, etc.	39,000.00	GSF	3.08	120,120.00	120,120.00
ECC Sitework								
ECC Sitework								
ECC Sitework	LANDSCAPING	1.00	Planr materials, seed, sod	39,000.00	GSF	1.00	39,000.00	39,000.00
ECC Sitework								
ECC Sitework								
ECC Sitework	PRIMARY UTILITIES	1.00	W, SS, SWM. Note: Pwr, gas, cable TV brought to meter by utility co.	39,000.00	GSF	9.90	386,100.00	386,100.00
ECC Sitework								
ECC Sitework								
ECC Sitework	MISCELLANEOUS	1.00	Fencing/signage/bollards/waste recept, etc. Offsite	39,000.00	GSF Excluded	1.10	42,900.00	42,900.00
ECC Sitework								
ECC Sitework		1.00	Subtotal					1,024,920.00
ECC Sitework		2.00	Field Overhead Incl Phasing Premium				102,492.00	
ECC Sitework		3.00	Subtotal				1,127,412.00	
ECC Sitework		4.00	Main Office Overhead & Profit				112,741.20	
ECC Sitework		5.00	Subtotal				1,240,153.20	
ECC Sitework		6.00	Bonds & Insurance				18,602.30	
ECC Sitework		7.00	SUBTOTAL				41.96	1,258,755.50

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------



Summary	BASELINE HARD COSTS	ABINGDON ES NEW	92,000.00	GSF	215.57	19,832,632.20	
Summary		SCHOOL BUILDING SITE WORK	1.00	LS		3,380,802.19	
Summary		SUBTOTAL					23,213,434.39
Summary	CONTINGENCIES	DESIGN CONTINGENCY		[15%]		3,482,015.16	
Summary		SUBTOTAL				26,695,449.55	
Summary		CHANGE ORDER CONTINGENCY		[5%]		1,334,772.48	
Summary		SUBTOTAL					28,030,222.03
Summary	SOFT COSTS	COUNTY SOFT COST FACTOR		[22.5%]		6,306,799.96	
Summary		SUBTOTAL					34,337,021.98
Summary	ESCALATED TOTALS	TOTAL, 2011		Current Dollars		34,337,021.98	
Summary		TOTAL, 2012		Esc to: 06/30 at 4%		35,710,502.86	
Summary		TOTAL, 2013		Esc to: 06/30 at 4%		37,138,922.98	
Summary		TOTAL, 2014		Esc to: 06/30 at 4%		38,624,479.90	
Summary		TOTAL, 2015		Esc to: 06/30 at 4%		40,169,459.09	
Summary		TOTAL, 2016		Esc to: 06/30 at 4%		41,776,237.46	
Summary	PROGRAM TOTAL	SELECTED YEAR					41,776,237.46
Summary							
Summary							
Summary							
Summary							
Summary	ALTERNATES	ADD: Geothermal HVAC System. Costs	92,000.00	SF		12.16	
Summary		derived from 2RW narrative & well formula.	60,720.00	VLF		18.42	1,118,599.02
Summary		ADD: ECC BUILDING	39,000.00	GSF		200.65	7,825,173.32
Summary		ADD: ECC SITE WORK	1.00	LS	Brought Forward		1,258,755.50
Summary							2,265,329.11

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

A	SUBSTRUCTURE	0.00	System Subtotal	92,000.00	GSF	3.57		328,384.59
				1,673.00	Perim			
			Lower Level Assemblies					
New ES		1.00	Concrete spread footing foundations	154.91	CY	350.00	54,217.59	
New ES		2.00	Foundation drainage	1,773.00	LF	20.00	35,460.00	
New ES		3.00	Concrete slabs on grade	34,101.00	SF	7.00	238,707.00	
B	SHELL		System Subtotal	92,000.00		65.98		6,070,054.84
			Supported Floor Structure					
New ES		1.00	Supported floor frame & columns	289.50	Tons	2,700.00	781,636.50	
New ES		2.00	Metal deck assembly	66,583.85	SF	2.50	166,459.63	
New ES		3.00	Slab on deck	57,899.00	SF	4.00	231,596.00	
New ES		4.00	Fireproofing	57,899.00	SF	0.25	14,474.75	
			Roof Structure					
New ES		1.00	Roof: Horizontal steel framing & columns	173.70	Tons	2,700.00	468,981.90	
New ES		2.00	Roof: Metal deck incl lapping & wastage	66,583.85	SF	2.25	149,813.66	
New ES		5.00	Fireproofing	92,000.00	GSF	0.25	23,000.00	
			Miscellaneous Metals					
New ES		1.00	Stairs					Ref Stairs & Railings, below
New ES		2.00	Miscellaneous fabrications	92,000.00	SF	2.00	184,000.00	
New ES		3.00	Expansion jts assemblies & covers	92,000.00	SF	0.19	17,130.40	
			Exterior Enclosure Assemblies					
New ES		1.00	Exterior Wall System #1	56,280.00	Wall SF	30.00	1,688,400.00	
New ES		2.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	
New ES		3.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
New ES		4.00	Modifications at Connection to Ex Bldg	4.00	EA	25,000.00	100,000.00	
			Exterior Fenestration Assemblies					
New ES		1.00	Fenestration System	18,760.00	SF	40.00	750,400.00	

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

New ES

New ES

New ES

New ES

New ES

New ES

New ES

New ES

New ES

New ES

New ES

New ES

New ES

New ES

Exterior Door Assemblies

1.00	Exterior storefront door assemblies, double	6.00	Pair	3,000.00	18,000.00
2.00	Exterior storefront door assemblies, single	3.00	Leaf	1,000.00	3,000.00
3.00	Exterior metal door assemblies, double	4.00	Pair	1,500.00	6,000.00
4.00	Exterior metal door assemblies, single	3.00	Leafs	1,000.00	3,000.00
5.00	Interior OH Doors	2.00	EA	3,500.00	7,000.00

Roofing Assemblies

1.00	Membrane, insul., flashing, accessories	92,000.00	SF	15.00	1,380,000.00
2.00	Blocking	92,000.00	GSF	0.27	24,472.00
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	1,673.00	LF	30.00	50,190.00
5.00	Exterior soffits	100.00	SF	25.00	2,500.00

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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
C	INTERIORS		System Subtotal	92,000.00	GSF	26.19		2,409,820.00
New ES			Partition Assemblies					
New ES		1.00	Interior partitions	91,080.00	WallSF	6.00	546,480.00	
New ES		2.00	GWB + mtl furring, int face ext walls		Excluded			
New ES		3.00	Interior glass	10,120.00	WallSF	35.00	354,200.00	
New ES			Door, Frame & Hardware Assemblies					
New ES		1.00	Door assm, single	105.00	EA	1,400.00	147,000.00	
New ES		2.00	Door assm, dbl	20.00	EA	2,450.00	49,000.00	
New ES			Finish Assemblies					
New ES		1.00	Flooring	92,000.00	SF	6.00	552,000.00	
New ES		2.00	Ceilings	92,000.00	SF	4.00	368,000.00	
New ES		3.00	GWB bulkheads	1.00	LS	73,600.00	73,600.00	
New ES		4.00	Paint, interior & exterior	92,000.00	SF	1.00	92,000.00	
New ES		5.00	Wallcovering allowance	1.00	LS	45,540.00	45,540.00	
New ES			Stairs & Railings Assemblies					
New ES		1.00	Basic stair, landgs, railings, simple finishes	6.00	Flts	15,000.00	90,000.00	
New ES			Miscellaneous Specialties					
New ES		1.00	Toil acc., entr mats & frames, signage,					
New ES		2.00	fire ext., jan acc., etc.	92,000.00	GSF	1.00	92,000.00	

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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:	la,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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

D	SERVICES		System Subtotal	92,000.00	SF	72.25		6,647,000.00
New ES			Conveying Systems					
New ES		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	3.00	Stops	30,000.00	90,000.00	
New ES			HVAC					
New ES		2.00	"Base Case" System: Average of 3 system types WSHP, FCU & VRF stipulated by 2RW	92,000.00	GSF	35.00	3,220,000.00	
New ES			Plumbing					
New ES		3.00	Fixtures, water, san sewer, roof drainage	92,000.00	GSF	8.00	736,000.00	
New ES			Fire Protection					
New ES		4.00	Fire protection, excl fire pump	92,000.00	GSF	3.00	276,000.00	
New ES		5.00	Fire pump	1.00	LS	25,000.00	25,000.00	
New ES			Electrical Systems					
New ES		6.00	Electrical power, fixtures, wiring, special	92,000.00	GSF	25.00	2,300,000.00	
New ES		7.00	Special Division 17 systems					RI included above, excludes FF&E

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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
E	EQ & FURNISHINGS		System Subtotal	92,000.00	SF	7.53		693,120.00
			Special					
New ES			Folding walls	2,016.00	WSF	40.00	80,640.00	
New ES		1.00	Gymnasium equipment	5,040.00	GSF	12.00	60,480.00	
New ES		2.00	Casework, millwork, etc.	92,000.00	GSF	6.00	552,000.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					16,148,379.43
New ES		1.00	Field Overhead Incl Phasing Premium				1,614,837.94	
New ES		2.00	Subtotal				17,763,217.37	
New ES		3.00	Main Office Overhead & Profit				1,776,321.74	
New ES		4.00	Subtotal				19,539,539.11	
New ES		5.00	Bonds & Insurance				293,093.09	
New ES		6.00	SUBTOTAL	92,000.00	GSF			19,832,632.20

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------



School Sitework	EROSION CONTROLS	1.00	Erosion, sedimentary contrls, disturbed area	92,000.00	GSF	1.21	111,320.00	111,320.00
School Sitework								
School Sitework								
School Sitework	SITE DEMO, CLEARING and EARTHWORK	1.00	Site demo., clearing, earthwork	92,000.00	GSF	6.89	633,880.00	633,880.00
School Sitework		2.00	Raze existing building	52,000.00	GSF	6.00	312,000.00	312,000.00
School Sitework								
School Sitework	SITE CONCRETE	1.00	Flatwork, excludes walls	92,000.00	GSF	2.15	197,800.00	285,200.00
School Sitework			Retaining wall allowance	92,000.00	GSF	0.95	87,400.00	
School Sitework								
School Sitework	ONSITE PAVEMENT	1.00	Bituminous paving, striping, wheel stops, etc.	92,000.00	GSF	3.08	283,360.00	283,360.00
School Sitework								
School Sitework	LANDSCAPING	1.00	Plant materials, seed, sod	92,000.00	GSF	1.25	115,000.00	115,000.00
School Sitework								
School Sitework	PRIMARY UTILITIES	1.00	W, SS, SWM. Note: Pwr, gas, cable TV brought to meter by utility co.	92,000.00	GSF	9.90	910,800.00	910,800.00
School Sitework								
School Sitework	MISCELLANEOUS	1.00	Fencing/signage/bollards/waste recept, etc. Offsite	92,000.00	GSF Excluded	1.10	101,200.00	101,200.00
School Sitework								
School Sitework		1.00	Subtotal					2,752,760.00
School Sitework		2.00	Field Overhead Incl Phasing Premium				275,276.00	
School Sitework		3.00	Subtotal				3,028,036.00	
School Sitework		4.00	Main Office Overhead & Profit				302,803.60	
School Sitework		5.00	Subtotal				3,330,839.60	
School Sitework		6.00	Bonds & Insurance				49,962.59	
School Sitework		7.00	SUBTOTAL			36.75		3,380,802.19

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

A	SUBSTRUCTURE	0.00	System Subtotal	39,000.00	GSF	4.45		173,508.15
				668.00	Perim			
ECC			Lower Level Assemblies					
ECC		1.00	Concrete spread footing foundations	61.85	CY	350.00	21,648.15	
ECC		2.00	Foundation drainage	768.00	LF	20.00	15,360.00	
ECC		3.00	Concrete slabs on grade	19,500.00	SF	7.00	136,500.00	
B	SHELL		System Subtotal	39,000.00		52.19		2,035,239.55
ECC			Supported Floor Structure					
ECC		1.00	Supported floor frame & columns	97.50	Tons	2,700.00	263,250.00	
ECC		2.00	Metal deck assembly	22,425.00	SF	2.50	56,062.50	
ECC		3.00	Slab on deck	19,500.00	SF	4.00	78,000.00	
ECC		4.00	Fireproofing	19,500.00	SF	0.25	4,875.00	
ECC			Roof Structure					
ECC		1.00	Roof: Horizontal steel framing & columns	58.50	Tons	2,700.00	157,950.00	
ECC		2.00	Roof: Metal deck incl lapping & wastage	22,425.00	SF	2.25	50,456.25	
ECC		5.00	Fireproofing	39,000.00	GSF	0.25	9,750.00	
ECC			Miscellaneous Metals					
ECC		1.00	Stairs				Ref Stairs & Railings, below	
ECC		2.00	Miscellaneous fabrications	39,000.00	SF	2.00	78,000.00	
ECC		3.00	Expansion jts assemblies & covers	39,000.00	SF	0.19	7,261.80	
ECC			Exterior Enclosure Assemblies					
ECC		1.00	Exterior Wall System #1	16,032.00	Wall SF	30.00	480,960.00	
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	5,344.00	SF	40.00	213,760.00	

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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:	la, ja, cy	Job #:	11158.1	Revisions
			Approved By:	pf	File:	Programmatic	
				Email:	Design		
				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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

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	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	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	39,000.00	SF	15.00	585,000.00
2.00	Blocking	39,000.00	GSF	0.27	10,374.00
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	668.00	LF	30.00	20,040.00
5.00	Exterior soffits	100.00	SF	25.00	2,500.00

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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
C	INTERIORS		System Subtotal	39,000.00	GSF	23.56		918,765.00
ECC			Partition Assemblies					
ECC		1.00	Interior partitions	38,610.00	WallSF	6.00	231,660.00	
ECC		2.00	GWB + mtl furring, int face ext walls		Excluded			
ECC		3.00	Interior glass	4,290.00	WallSF	35.00	150,150.00	
ECC			Door, Frame & Hardware Assemblies					
ECC		1.00	Door assm, single	48.00	EA	1,400.00	67,200.00	
ECC		2.00	Door assm, dbl	5.00	EA	2,450.00	12,250.00	
ECC			Finish Assemblies					
ECC		1.00	Flooring	39,000.00	SF	3.67	143,000.00	
ECC		2.00	Ceilings	39,000.00	SF	4.00	156,000.00	
ECC		3.00	GWB bulkheads	1.00	LS	31,200.00	31,200.00	
ECC		4.00	Paint, interior & exterior	39,000.00	SF	1.00	39,000.00	
ECC		5.00	Wallcovering allowance	1.00	LS	19,305.00	19,305.00	
ECC			Stairs & Railings Assemblies					
ECC		1.00	Basic stair, landgs, railings, simple finishes	2.00	FIts	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.	39,000.00	GSF	1.00	39,000.00	

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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
E	EQ & FURNISHINGS		System Subtotal	39,000.00	SF	6.00		234,000.00
ECC			Special					
ECC		1.00	Folding walls	0.00	WSF	0.00	0.00	
ECC		2.00	Casework, millwork, etc.	39,000.00	GSF	6.00	234,000.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					6,371,512.70
ECC		1.00	Field Overhead Incl Phasing Premium				637,151.27	
ECC		2.00	Subtotal				7,008,663.97	
ECC		3.00	Main Office Overhead & Profit				700,866.40	
ECC		4.00	Subtotal				7,709,530.36	
ECC		5.00	Bonds & Insurance				115,642.96	
ECC		6.00	SUBTOTAL	39,000.00	GSF			7,825,173.32

PROGRAMMATIC COST ESTIMATE Proj Name: NEW ABINGDON 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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------



ECC Sitework	EROSION CONTROLS	1.00	Erosion, sedimentary contrls, disturbed area	39,000.00	GSF	1.41	54,990.00	54,990.00
ECC Sitework								
ECC Sitework	SITE DEMO, CLEARING and EARTHWORK	1.00	Site demo., clearing, earthwork	39,000.00	GSF	6.69	260,910.00	260,910.00
ECC Sitework								
ECC Sitework	SITE CONCRETE	1.00	Flatwork, excludes walls	39,000.00	GSF	2.15	83,850.00	120,900.00
ECC Sitework			Retaining wall allowance	39,000.00	GSF	0.95	37,050.00	
ECC Sitework	ONSITE PAVEMENT	1.00	Bituminous paving, striping, wheel stops, etc.	39,000.00	GSF	3.08	120,120.00	120,120.00
ECC Sitework								
ECC Sitework	LANDSCAPING	1.00	Plant materials, seed, sod	39,000.00	GSF	1.00	39,000.00	39,000.00
ECC Sitework								
ECC Sitework	PRIMARY UTILITIES	1.00	W, SS, SWM. Note: Pwr, gas, cable TV brought to meter by utility co.	39,000.00	GSF	9.90	386,100.00	386,100.00
ECC Sitework								
ECC Sitework	MISCELLANEOUS	1.00	Fencing/signage/bollards/waste recept, etc. Offsite	39,000.00	GSF Excluded	1.10	42,900.00	42,900.00
ECC Sitework								
ECC Sitework		1.00	Subtotal					1,024,920.00
ECC Sitework		2.00	Field Overhead Incl Phasing Premium				102,492.00	
ECC Sitework		3.00	Subtotal				1,127,412.00	
ECC Sitework		4.00	Main Office Overhead & Profit				112,741.20	
ECC Sitework		5.00	Subtotal				1,240,153.20	
ECC Sitework		6.00	Bonds & Insurance				18,602.30	
ECC Sitework		7.00	SUBTOTAL					1,258,755.50

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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 28,512.00 VLF	12.16 18.42	525,255.19	945,279.58
Summary						

Includes GC OH&P Incl All Contingencies, Soft Costs

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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							

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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

Renovation			Exterior Fenestration Assemblies					
Renovation		1.00	Fenestration System	0.00	SF	40.00	0.00	
Renovation								
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								
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: 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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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		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	
			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	
			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	
			Stairs & Railings Assemblies					
Renovation		1.00	Basic stair, landgs, railings, simple finishes	0.00	FIts	0.00	0.00	
			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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	
		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	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	
		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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	
		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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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

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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	Flts	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
		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	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	
		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
E	EQ & FURNISHINGS		System Subtotal	31,840.00	SF	6.00		191,040.00
			Special					
	CR Addition	1.00	Folding walls	0.00	WSF	0.00	0.00	
	CR Addition	2.00	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

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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	
		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
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
		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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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
		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
E	EQ & FURNISHINGS		System Subtotal	1,060.00	SF	97.34		103,180.00
			Special					
	Cafeteria Addition		Food service	1.00	LS	100,000.00	100,000.00	
	Cafeteria Addition	1.00	Casework, millwork, etc.	2.00	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

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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	
		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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	
		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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	5,100.00	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	FIts	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	

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	5,100.00	SF	103.55		528,100.00
			Conveying Systems					
	Gym addition	1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	3.00	Stops	30,000.00	90,000.00	
			HVAC					
	Gym addition	2.00	"Base Case" System: Average of 3 system types WSHP, FCU & VRF stipulated by 2RW	5,100.00	GSF	45.00	229,500.00	
			Plumbing					
	Gym addition	3.00	Fixtures, water, san sewer, roof drainage	5,100.00	GSF	8.00	40,800.00	
			Fire Protection					
	Gym addition	4.00	Fire protection, excl fire pump	5,100.00	GSF	3.00	15,300.00	
	Gym addition	5.00	Fire pump	1.00	LS	25,000.00	25,000.00	
			Electrical Systems					
	Gym addition	6.00	Electrical power, fixtures, wiring, special	5,100.00	GSF	25.00	127,500.00	
	Gym 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	
		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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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

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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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					

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
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

Project Title: **ESTIMATE OF
PROBABLE COST**

Project: **Nottingham 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: 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	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
-------------------------	-------------------------	-------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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							
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
Summary		ADD: ECC BUILDING	30,000.00	GSF	209.52	6,285,672.59	11,312,059.48
Summary		ADD: ECC SITE WORK	1.00	LS		981,564.77	1,766,480.66

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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							

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

Renovation			Exterior Fenestration Assemblies					
Renovation		1.00	Fenestration System	0.00	SF	40.00	0.00	
Renovation								
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								
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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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
Renovation			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

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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					
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	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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	

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	18,800.00	SF	75.52		1,419,800.00
			Conveying Systems					
CR Addition								
CR Addition		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	2.00	Stops	30,000.00	60,000.00	
CR Addition								
CR Addition			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	
CR Addition								
CR Addition			Plumbing					
CR Addition		3.00	Fixtures, water, san sewer, roof drainage	18,800.00	GSF	8.00	150,400.00	
CR Addition								
CR Addition			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	
CR Addition								
CR Addition			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				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	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

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	
		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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	
		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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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					

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	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	3,200.00	SF	49.88		159,600.00
	Cafeteria Addition		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

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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					

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	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
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

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

ECC

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

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
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	

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	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					

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	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

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
-------------------------	--------------------------	--------------------	---	------------------------	--------------	---------------------------	----------------	-----------

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	56,333.33
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	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



Memorandum

William H. Gordon Associates, Inc.

To: Beth Barrett, Dan Curry, Jeremy Sharp (Quinn Evans)
From: Brian Cipriano, Project Manager
Date: October 27, 2011
Re: Arlington Public Schools - Utility Analysis for Elementary School Feasibility Studies

Gordon has performed a preliminary utility needs analysis for Abingdon, Glebe, and Nottingham Schools. Refer to each school below for the anticipated Utility/ SWM/ BMP upgrades at each site. These are approximate and somewhat conservative for the purposes of this study. The Cost Estimator shall assume for the lengths listed below that applicable structures should be included in the costs. IE manholes, inlets, elbows, tees etc. Sanitary Manholes every 300 FT of pipe length, Storm inlet/manhole average 1 per 100 FT of pipe length.

Nottingham

Elementary school:

Provide new 250 LF 6" water main.

Provide new 400 LF 8" san sewer main.

If there are any electrical upgrades, cost estimator to provide estimate based MEP recommendation.

Provide relocated 200 LF 15" RCP.

Early Childhood:

Provide new 100 LF gas line off main street. (QEA note: WH Gordon assumption is there may be a small kitchen or stove.)

Provide new 100 LF 6" water main.

Provide new 400 LF 8" san sewer main.

Electric power and transformer shall be provided for new school.

Provide relocated 300 LF 15" RCP storm.

For both Elementary Addition and Early Childhood:

Assume BMP impact area 40,500 SF (Estimated cost allowance \$85,000). (QEA note: calculation not broken up because projects combined together provide a more conservative calculation than the two broken up and then added together).

Provide 10,500 CF of underground storm detention

Glebe (one addition)

Provide new 200 LF 6" water main.

Provide new 300 LF 8" san sewer main due to increased capacity.

Provide 2,500 CF of underground stormwater detention

Arlington Public Schools - Utility Analysis for Elementary School Feasibility Studies
October 27, 2011

Page 2

Assume \$26,000 allowance for BMP/ Water Quality measures (QEA note: less than Nottingham b/c of exist upgrades).

Provide 500 LF 15" RCP storm.

See MEP for electrical upgrades.

Abingdon

New Elementary School:

Provide new 100 LF 8" water main to be tied-in to exist water main.

Provide new 1000 LF 8" san sewer main (outfall into Arlington trade center).

Provide new 100 LF gas line to be tied-in to exist line.

Provide 500 LF 15" RCP storm pipe.

Electric power and transformer shall be provided.

Early Childhood: from new drive

Provide new 300 LF 8" san sewer main.

Provide new 440 LF 8" water main.

Provide new 440 LF gas line.

Provide new 600 LF 15" RCP storm pipe.

Electric power and transformer shall be provided.

For Both

Assume BMP impact area 27,500 SF (Estimated cost allowance \$58,000).

5,000 CF of underground storm detention (QEA note: This number seemed small, but was confirmed by WH Gordon.)

Should you have any further questions feel free to contact myself or Rob Walker Directly at 703-263-1900.

Site Improvements		
Work	Quantity	Notes
Abingdon New School		
Demolition/Repair		
New Work		
Parking	24 additional parking spaces	4,000 sf addition to existing lot and 25,000 sf of new parking, drives, and loading
Playground	3,000 sf	2 at 1,500 sf
Other Hardscape	700 lf new sidewalk	
	2,000 sf hardscape at entries	
Play fields	98,000 sf	includes 1 softball field and 1 soccer field on old school site
Plantings	65,000 allowance	
Abingdon Early Childhood		
Demolition		
New Work		
Parking	24 additional parking spaces	21,000 sf of new parking and access road
Playground	1,500 sf	
Other Hardscape	450 lf of new sidewalk	
	1,200 sf hardscape at entry	
Play fields	see "New School"	
Plantings	\$25,000 allowance	
Glebe		
Demolition/Repair		
Playground	Repair 10,000 sf of asphalt play area	Assumed damage from relocatable to be removed
Fields	Repair 57,000 sf of seeded fields	Assume damage from construction staging
New Work		
Parking	No additional parking provided	
Playground	No new playground provided	
Other Hardscape	200 lf of new sidewalk	
	300 sf of hardscape at entry	
Play fields	see "Demolition/Repair"	
Plantings	\$20,000 allowance	
Nottingham Classroom Addition		
Demolition/Repair		
Basketball Court	Demo 6,000 sf	
Sidewalk	Demo 300 lf	
Playfields	Repair 20,000 sf of seeded fields	Assume damage from construction
New Work		
Parking	No additional parking spaces	
Playground	5,000 sf basketball court	
Other Hardscape	150 lf of sidewalk	
Play fields	No new work	
Plantings	\$20,000 allowance	
Nottingham Early Childhood		
Demolition/Repair		
Play fields	57,000 sf repair to play fields	Assume some damage from construction to adjacent fields
Remove wall at loading dock	70 lf	
Demo playground	2,000 sf	
New Work		
Parking	35 additional parking spaces	20,000 sf of parking and drive
Playground	1,500 sf new playground	
Other Hardscape	500 lf of sidewalk	
	3,500 entry plaza	
Play fields	Provide new softball field	
Plantings	\$40,000 allowance	

GLEBE SCHOOL ADDITION - COST DATA FORM

HVAC	
Stand-alone System for Additions?	<p>YES. The cafeteria expansion and the new gymnasium will each require a dedicated single-zone RTU (DX cooling, energy recovery, direct gas-fired or HW from existing boiler).</p> <p>The 2 and 3-story classroom additions will require new stand alone systems, likely consisting of one of the following, to be determined during the design phase based upon a life-cycle cost analysis, site and APS concerns and architectural and site features:</p> <ul style="list-style-type: none"> • Water-source heat pump (WSHP) system. Terminal WSHP units throughout building served by new cooling tower and existing boiler system. • Four-pipe fan coil unit (FCU) system. Terminal FCUs throughout building served by new air-cooled chiller and existing boiler system. • Variable refrigerant flow (VRF) system. Terminal VRF fan coil units served by new VRF compressor / condenser unit. <p>Each classroom addition system would be accompanied by dedicated rooftop energy recovery ventilation (ERV) unit(s), and the systems would have relatively similar costs.</p>
Tie into existing system?	<p>YES. Hot Water System: Provide hot water from boiler system to new RTU and FCU systems. Chilled Water System: Some capacity may be available from the existing chiller; a load study should be performed to determine if any capacity is available to serve portions of an addition. For cost estimation purposes, assume new chiller required for the case of a 4-pipe system.</p>
Alternate HVAC System	<i>Increased system efficiency and cost</i>
Geothermal (Ground-Source) Heat Pump	<p>Install rooftop 100% dedicated outside air unit(s) with water to air heat pump and energy recovery to provide fresh air to zones. Install heat pump fan coil units in each zone to provide heating and cooling. Geothermal well system provides condenser water to heat pump fan coils and rooftop unit. No connection to chilled water system or boiler system would be necessary.</p> <p>Geothermal bores are assumed to be 600 ft deep; and each bore can provide about 2.25 tons of condenser capacity. Each 10,000 SF of conditioned building space would require approximately 25 tons of heat pump capacity and about 11 bores.</p>
Need to update/replace existing systems? Description	NO. Existing HVAC systems are in good operational condition.
PLUMBING	
New utility connections required? Sanitary + water	Check w/ civil engineer. May be needed for 3-story addition with gymnasium & locker rooms.
Fixture replacement/additions in existing building? How many?	NO.
ELECTRICAL	
Resize Existing or New	<p>EXTEND EXISTING. Based on historical demand data, capacity is available within the service entrance equipment for an expansion. A new 400A / 480V feed from the existing service entrance equipment to the addition will be required.</p> <p>Current service is 2000A @ 480V with availability of 1600A (80%) for the 82,889 SF bldg. Electric bill history shows peak demand of 365 kW, or approximately 700A (based on 125% NEC calculation). Therefore remaining available capacity of about 900A, likely able to support an additional 110,000 SF, larger than the building addition design of 37,442 SF.</p> <p>Possible upgrade to utility transformer and service entrance conductors TBD by the utility company. A utility service upgrade fee may be charged but cannot be determined at this time.</p>
Lighting type? T5, T8, lay-in or suspended?	T8 lighting recommended types of fixtures to be coordinated with architect and APS.
AV / IT Systems?	Typical intercom and data expected. Needs to be assessed by APS.

NOTTINGHAM SCHOOL ADDITION - COST DATA FORM

HVAC	
Stand-alone System for Additions?	<p>YES. The cafeteria/kitchen expansion will require a dedicated single-zone RTU (DX cooling, energy recovery, direct gas-fired or HW from existing boiler).</p> <p>The 2-story classroom addition will require a new stand alone system, likely consisting of one of the following, to be determined during the design phase based upon a life-cycle cost analysis, site and owner concerns and architectural and site features:</p> <ul style="list-style-type: none"> • Water-source heat pump (WSHP) system. Terminal WSHP units throughout building served by new cooling tower and existing boiler system. • Four-pipe fan coil unit (FCU) system. Terminal FCUs throughout building served by new air-cooled chiller and existing boiler system. • Variable refrigerant flow (VRF) system. Terminal VRF fan coil units served by new VRF compressor / condenser unit. <p>The classroom addition system would be accompanied by dedicated rooftop energy recovery ventilation (ERV) unit(s), and the systems would have relatively similar costs.</p>
Tie into existing system?	<p>YES. Hot Water System: Provide hot water from boiler system to new RTU and FCU systems. Chilled Water System: Some capacity may be available from the existing chiller; a load study should be performed to determine if any capacity is available to serve portions of an addition. For cost estimation purposes, assume new chiller required for the case of a 4-pipe system.</p>
Alternate HVAC System	<i>Increased system efficiency and cost</i>
Geothermal (Ground-Source) Heat Pump	<p>Install rooftop 100% dedicated outside air unit(s) with water to air heat pump and energy recovery to provide fresh air to zones. Install heat pump fan coil units in each zone to provide heating and cooling. Geothermal well system provides condenser water to heat pump fan coils and rooftop unit. No connection to cooling tower or boiler system would be necessary.</p> <p>Geothermal bores are assumed to be 600 ft deep; and each bore can provide about 2.25 tons of condenser capacity. Each 10,000 SF of conditioned building space would require approximately 25 tons of heat pump capacity and about 11 bores.</p>
Need to update/replace existing systems? Description	NO. Existing HVAC systems are in good operational condition.
PLUMBING	
New utility connections required? Sanitary + water	Check w/ civil engineer. May be needed for gang bathrooms in the addition.
Fixture replacement/additions in existing building? How many?	NO.
ELECTRICAL	
Resize Existing or New	<p>NEW. Capacity is not available for an expansion.</p> <p>Current service is 1200A @ 480V with availability of 960A (80%) for the 70,944 SF bldg. Electric bill history shows peak demand of 371 kW, or 700A (based on 125% NEC calculation). Therefore remaining available capacity of 260A, likely able to support an additional 26,600 SF; this is significantly smaller than the building addition design of 52,170 SF.</p> <p>A new 480V service to the addition is recommended with new 2000A minimum rated capacity. The existing 480V service in the existing building will be backfed with a 1200A / 480V feed.</p>
Lighting type? T5, T8, lay-in or suspended?	T8 lighting recommended types of fixtures to be coordinated with architect and APS.
AV / IT Systems?	Typical intercom and data expected. Needs to be assessed by APS.

ABINGDON SCHOOL “NEW SCHOOL” & PRE-K CENTER - COST DATA FORM

HVAC	
Recommended Systems	<p>YES. The new building(s) will require new stand alone system(s). The stand-alone system would likely consist of one of the following, to be determined during the design phase based upon a life-cycle cost analysis, site and owner concerns and architectural and site features:</p> <ul style="list-style-type: none"> • Water-source heat pump (WSHP) system. Terminal WSHP units throughout building served by new cooling tower and boiler system. • Four-pipe fan coil unit (FCU) system. Terminal FCUs throughout building served by new air-cooled chiller and boiler system. • Variable refrigerant flow (VRF) system. Terminal VRF fan coil units served by new VRF compressor / condenser unit. <p>Each system would be accompanied by dedicated rooftop energy recovery ventilation (ERV) unit(s), and the systems would have relatively similar costs.</p>
Alternate HVAC System	<i>Increased system efficiency and cost</i>
Geothermal (Ground-Source) Heat Pump	<p>Install rooftop 100% dedicated outside air unit(s) with water to air heat pump and energy recovery to provide fresh air to zones. Install heat pump fan coil units in each zone to provide heating and cooling. Geothermal well system provides condenser water to heat pump fan coils and rooftop unit.</p> <p>Geothermal bores are assumed to be 600 ft deep; and each bore can provide about 2.25 tons of condenser capacity. Each 10,000 SF of conditioned building space would require approximately 25 tons of heat pump capacity and about 11 bores.</p>
PLUMBING	
New utility connections required? Sanitary + water	YES
Fixtures	Typical for new construction.
ELECTRICAL	
	New Service Required. Typical for new construction.
Lighting type? T5, T8, lay-in or suspended?	T8 lighting recommended types of fixtures to be coordinated with architect and APS.
AV / IT Systems?	Typical intercom and data expected. Needs to be assessed by APS.

ABINGDON SCHOOL RENOVATION - COST DATA FORM

HVAC	
Recommended Systems	<p>A complete HVAC system replacement is recommended for any major renovation of this school.</p> <p>The new HVAC system would likely consist of one of the following, to be determined during the design phase based upon a life-cycle cost analysis, site and owner concerns and architectural and site features:</p> <ul style="list-style-type: none"> • Water-source heat pump (WSHP) system. Terminal WSHP units throughout building served by new cooling tower and boiler system. • Four-pipe fan coil unit (FCU) system. Terminal FCUs throughout building served by new air-cooled chiller and boiler system. • Variable refrigerant flow (VRF) system. Terminal VRF fan coil units served by new VRF compressor / condenser unit. <p>Each system would be accompanied by dedicated rooftop energy recovery ventilation (ERV) unit(s), and the systems would have relatively similar costs.</p>
Alternate HVAC System	<i>Increased system efficiency and cost</i>
Geothermal (Ground-Source) Heat Pump	<p>Install rooftop 100% dedicated outside air unit(s) with water to air heat pump and energy recovery to provide fresh air to zones. Install heat pump fan coil units in each zone to provide heating and cooling. Geothermal well system provides condenser water to heat pump fan coils and rooftop unit.</p> <p>Geothermal bores are assumed to be 600 ft deep; and each bore can provide about 2.25 tons of condenser capacity. Each 10,000 SF of conditioned building space would require approximately 25 tons of heat pump capacity and about 11 bores.</p>
Need to update/replace existing systems? Description	<p>YES. A complete system replacement as described above is recommended.</p> <p>The (3) existing boilers are very old, in relatively poor condition and need to be replaced. The existing multi-zone and older RTUs should also be considered for replacement. Air flow to spaces in the existing building is insufficient based on staff comments.</p>
PLUMBING	
New utility connections required? Sanitary + water	NO.
Fixture replacement/additions in existing building? How many?	YES for major renovation/remodel. Get counts from architect.
ELECTRICAL	
Existing or New	EXISTING. Current service is 1600A @ 480V with availability of 1280A (80%) for the 88,413 SF bldg. Electric bill history shows peak demand of 387 kW, or approximately 730A (based on 125% NEC calculation). The existing service should be adequate for a building renovation.
Lighting type? T5, T8, lay-in or suspended?	T8 lighting recommended types of fixtures to be coordinated with architect and APS.
AV / IT Systems?	Typical intercom and data expected. Needs to be assessed by APS.

219 1/2 N. MAIN STREET
ANN ARBOR, MICHIGAN 48104
734.663.5888

1214 TWENTY-EIGHTH STREET
WASHINGTON, DC 20007
202.298.6700

1037 SHERMAN AVENUE
MADISON, WISCONSIN 53703
608.260.8020

WWW.QUINNEVANS.COM



QUINN EVANS
ARCHITECTS