PROGRAMMATIC COST ESTIMATE		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
Proj Name: NEW ABINGDON E.S.		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

COST SUMMARY

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							
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							
Summary	**SOFT COSTS**	COUNTY SOFT COST FACTOR		[22.5%]		6,306,799.96	
Summary		SUBTOTAL					34,337,021.98
Summary							
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							
Summary	**PROGRAM TOTAL**	SELECTED YEAR					**41,776,237.46**
Summary							
Summary							
Summary							
Summary					Includes GC OH&P		Incl All Contingencies, Soft Costs
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	2,013,095.41
Summary							
Summary							

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			COST SUMMARY ECC					
ECC Summary	**ECC HARD COSTS**		ECC NEW BUILDING	39,000.00	GSF	200.65	7,825,173.32	
ECC Summary			ECC SITE WORK	1.00	LS		1,258,755.50	
ECC Summary			SUBTOTAL					9,083,928.82
ECC Summary								
ECC Summary	**CONTINGENCIES**		DESIGN CONTINGENCY		[15%]		1,362,589.32	
ECC Summary			SUBTOTAL				10,446,518.14	
ECC Summary			CHANGE ORDER CONTINGENCY		[5%]		522,325.91	
ECC Summary			SUBTOTAL					10,968,844.05
ECC Summary								
ECC Summary	**SOFT COSTS**		COUNTY SOFT COST FACTOR		[22.5%]		2,467,989.91	
ECC Summary			SUBTOTAL					13,436,833.96
ECC Summary								
ECC Summary	**ESCALATED TOTALS**		TOTAL, 2011		Current Dollars		13,436,833.96	
ECC Summary			TOTAL, 2012		Esc to: 06/30 at 4%		13,974,307.32	
ECC Summary			TOTAL, 2013		Esc to: 06/30 at 4%		14,533,279.61	
ECC Summary			TOTAL, 2014		Esc to: 06/30 at 4%		15,114,610.79	
ECC Summary			TOTAL, 2015		Esc to: 06/30 at 4%		15,719,195.23	
ECC Summary			TOTAL, 2016		Esc to: 06/30 at 4%		16,347,963.04	
ECC Summary								
ECC Summary	**PROGRAM TOTAL**		SELECTED YEAR					**16,347,963.04**
ECC Summary								
ECC Summary								
ECC Summary								
ECC Summary						Includes GC OH&P		Incl All Contingencies, Soft Costs
ECC Summary	**ALTERNATE**		ADD: Geothermal HVAC System. Costs	39,000.00	SF	12.16		
ECC Summary			derived from 2RW narrative & well formula.	25,740.00	VLF	18.42	474,188.72	853,377.40

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			CLASSROOM ADDITION					
A	**SUBSTRUCTURE**	0.00	***System Subtotal***	92,000.00	GSF	3.57		328,384.59
				1,673.00	Perim			
New ES			***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
New ES			***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	
New ES								
New ES			***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	
New ES								
New ES			***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	
New ES								
New ES			***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	
New ES								
New ES			***Exterior Fenestration Assemblies***					
New ES		1.00	Fenestration System	18,760.00	SF	40.00	750,400.00	

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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
New ES								
New ES			***Exterior Door Assemblies***					
New ES		1.00	Exterior storefront door assemblies, double	6.00	Pair	3,000.00	18,000.00	
New ES		2.00	Exterior storefront door assemblies, single	3.00	Leaf	1,000.00	3,000.00	
New ES		3.00	Exterior metal door assemblies, double	4.00	Pair	1,500.00	6,000.00	
New ES		4.00	Exterior metal door assemblies, single	3.00	Leafs	1,000.00	3,000.00	
New ES		5.00	Interior OH Doors	2.00	EA	3,500.00	7,000.00	
New ES								
New ES			***Roofing Assemblies***					
New ES		1.00	Membrane, insul., flashing, accessories	92,000.00	SF	15.00	1,380,000.00	
New ES		2.00	Blocking	92,000.00	GSF	0.27	24,472.00	
New ES		3.00	Skylight assemblies	0.00	EA	0.00	0.00	
New ES		4.00	Metal fascia assemblies	1,673.00	LF	30.00	50,190.00	
New ES		5.00	Exterior soffits	100.00	SF	25.00	2,500.00	

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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								
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								
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								
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								
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	

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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								
New ES			***HVAC***					
New ES		2.00	"Base Case" System: Average of 3 system	92,000.00	GSF	35.00	3,220,000.00	
New ES			types WSHP, FCU & VRF stipulated by 2RW					
New ES								
New ES			***Plumbing***					
New ES		3.00	Fixtures, water, san sewer, roof drainage	92,000.00	GSF	8.00	736,000.00	
New ES								
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								
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			

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E	**EQ & FURNISHINGS**		***System Subtotal***	92,000.00	SF	7.53		693,120.00
New ES			***Special***					
New ES		1.00	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**

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			ELEMENTARY SCHOOL SITEWORK					
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**	1.00	Site demo., clearing, earthwork	92,000.00	GSF	6.89	633,880.00	633,880.00
School Sitework	**EARTHWORK**	2.00	Raze existing building	52,000.00	GSF	6.00	312,000.00	312,000.00
School Sitework								
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								
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								
School Sitework	**PRIMARY UTILITIES**	1.00	W, SS, SWM. Note: Pwr, gas, cable TV	92,000.00	GSF	9.90	910,800.00	910,800.00
School Sitework			brought to meter by utility co.					
School Sitework								
School Sitework	**MISCELLANEOUS**	1.00	Fencing/signage/bollards/waste recept, etc.	92,000.00	GSF	1.10	101,200.00	101,200.00
School Sitework			Offsite		Excluded			
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**

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			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								
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								
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								
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								
ECC			***Exterior Fenestration Assemblies***					
ECC		1.00	Fenestration System	5,344.00	SF	40.00	213,760.00	

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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	

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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								
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								
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								
ECC			***Stairs & Railings Assemblies***					
ECC		1.00	Basic stair, landgs, railings, simple finishes	2.00	Flts	15,000.00	30,000.00	
ECC								
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		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
Proj Name: NEW ABINGDON E.S.		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
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								
ECC			***HVAC***					
ECC		2.00	"Base Case" System: Average of 3 system	39,000.00	GSF	35.00	1,365,000.00	
ECC			types WSHP, FCU & VRF stipulated by 2RW					
ECC								
ECC			***Plumbing***					
ECC		3.00	Fixtures, water, san sewer, roof drainage	39,000.00	GSF	12.00	468,000.00	
ECC								
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								
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			

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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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:	ia,ja, cy	Job #:	11158.1	Revisions
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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 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	**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	**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	**LANDSCAPING**	1.00	Plant materials, seed, sod	39,000.00	GSF	1.00	39,000.00	39,000.00
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	**MISCELLANEOUS**	1.00	Fencing/signage/bollards/waste recept, etc.	39,000.00	GSF	1.10	42,900.00	42,900.00
ECC Sitework			Offsite		Excluded			
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**