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# Conceptual Design / Feasibility Cost Estimate Report

*Report Date: November 14, 2011*

*Prepared for:*

***SHW Group***

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





## **COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS**

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



### **SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS**

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

#### **FURNITURE, FIXTURE & EQUIPMENT [FF&E]**

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

#### **MOVING & STORAGE COSTS**

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

#### **TEMPORARY FACILITIES**

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

#### **REAL ESTATE**

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

#### **MANAGEMENT *Indirect Owner Mgt Expenses***

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



### **COMMON OWNER SOFT CONSTRUCTION COSTS (continued)**

#### **PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES**

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

#### **FINANCIAL**

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

#### **INSURANCE PREMIUMS**

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

#### **LEGAL FEES**

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

#### **JURISDICTIONAL FEES**

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



### **COMMON OWNER SOFT CONSTRUCTION COSTS (continued)**

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

### **DESIGN FEES**

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

### **RECOMMENDED COST CONTROL PROCESS**

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

### **MARKET CONDITIONS & OPINIONS OF PROBABLE COST**

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

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

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

## PROJECT CONSTRUCTION COST SUMMARY

### **Arlington Public Schools - Ashlawn Elementary School**

Three Story Addition	37,800.00	Gross Square Feet
One Story Addition	4,650.00	Gross Square Feet
Renovation	10,700.00	Gross Square Feet
<b>Total</b>	<b>53,150.00</b>	<b>Gross Square Feet</b>

### CONSTRUCTION COSTS

HARD COSTS	Three Story Additions to Existing Building	Carried forward	Cost per SF 219.76	<b>\$8,306,897</b>
HARD COSTS	One Story Addition to Existing Building	Carried forward	221.90	<b>\$1,031,829</b>
HARD COSTS	Renovations to Existing Building	Carried forward	135.71	<b>\$1,452,139</b>
HARD COSTS	Sitework	Carried forward	N/A	<b>\$956,183</b>
HARD COSTS	<b>Subtotal</b>			<b>\$11,747,047</b>
HARD COSTS	Escalation to construction mid point - see table below	0.00%		<b>\$0</b>
HARD COSTS	<b>Subtotal</b>			<b>\$11,747,047</b>
HARD COSTS	Design Contingency	15.00%		<b>\$1,762,057</b>
HARD COSTS	<b>Subtotal</b>			<b>\$13,509,105</b>
HARD COSTS	Construction Contingency	5.00%		<b>\$675,455</b>
HARD COSTS	<b>Total Hard Construction Costs Base Bid</b>		Cost per SF <b>\$266.88</b>	<b>\$14,184,560</b>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		<b>\$3,191,526</b>
TOTAL COSTS	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost in Current Dollars, Third Quarter 2011</b>		Cost per SF <b>\$326.93</b>	<b>\$17,376,086</b>

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

	Hard Construction Costs and Soft Construction Costs are escalated	Escalation	4.00%	Per year
<u>2012</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS</b>			<b>\$18,071,129</b>
<u>2013</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS</b>			<b>\$18,793,974</b>
<u>2014</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS</b>			<b>\$19,545,733</b>
<u>2015</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS</b>			<b>\$20,327,563</b>
<u>2016</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS</b>			<b>\$21,140,665</b>

#### Notes:

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

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### **ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY**

<b>Base Bid System - Extension of Existing System</b>	<i>Carried forward</i>	<b>Cost per SF</b> 38.87	<b>\$1,650,118</b> <i>current dollars</i>
<b>Alternate System - Stand Alone System</b>	<i>Carried forward</i>	46.44	<b>\$1,971,408</b> <i>current dollars</i>
<b>Alternate System - Geothermal System</b>	<i>Carried forward</i>	59.06	<b>\$2,507,020</b> <i>current dollars</i>

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

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**HARD CONSTRUCTION COSTS**  
**BASE BID IN CURRENT MARKET DOLLARS**

<b>THREE STORY BUILDING ADDITION</b>				<b>37,800 GSF</b>		<b><u>Cost per SF</u> \$219.76</b>	<b>8,306,897</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>8,306,897</b>
<b>ESCALATION TO BID</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>8,306,897</b>
<b>DESIGN CONTINGENCY</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>			<b>RENOVATION TOTAL</b>				<b>8,306,897</b>
						<b><u>Cost per SF</u> \$219.76</b>	



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THREE STORY ADDITION	00.00		<b>BUILDING ADDITION</b>				
THREE STORY ADDITION							
THREE STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
THREE STORY ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
THREE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	7,500.00	7,500.00
THREE STORY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
THREE STORY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
THREE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
THREE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
THREE STORY ADDITION							
THREE STORY ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
THREE STORY ADDITION			Foundations	11,200.00	GSF	5.90	66,080.00
THREE STORY ADDITION							
THREE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
THREE STORY ADDITION			SOG	11,200.00	GSF	8.30	92,960.00
THREE STORY ADDITION			Exterior stoops & slabs	380.00	SF	8.00	3,040.00
THREE STORY ADDITION							
THREE STORY ADDITION	03.00	SUPERSTRUCTURE	Poured conc foundation wall	650.00	SF	38.00	24,700.00
THREE STORY ADDITION			2nd & 3rd floor framing & deck	26,600.00	SF	11.35	301,910.00
THREE STORY ADDITION			SOMD for 2nd & 3rd floor	26,600.00	SF	4.00	106,400.00
THREE STORY ADDITION			Roof framing & deck	13,300.00	SF	8.45	112,385.00
THREE STORY ADDITION			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
THREE STORY ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
THREE STORY ADDITION			Stairways, 3 stys	2.00	EA	18,750.00	37,500.00
THREE STORY ADDITION			Misc metals	37,800.00	GSF	2.20	83,160.00
THREE STORY ADDITION			Misc Wood Blocking	37,800.00	GSF	1.05	39,690.00
THREE STORY ADDITION							
THREE STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick veneer at conc foundation wall	200.00	SF	18.50	3,700.00
THREE STORY ADDITION			Lt. gage exterior wall framing & sheathing	17,830.00	SF	9.50	169,385.00
THREE STORY ADDITION			Brick veneer at lt. gage wall framing	8,915.00	SF	18.50	164,927.50
THREE STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	4,457.50	SF	16.00	71,320.00
THREE STORY ADDITION			Metal panels wall covering at lt. gage wall framing	4,457.50	SF	22.00	98,065.00
THREE STORY ADDITION			Foundation wall waterproofing	650.00	SF	6.50	4,225.00
THREE STORY ADDITION			Exterior wall vapor barrier	17,830.00	SF	3.75	66,862.50
THREE STORY ADDITION			Windows	37,800.00	GSF	7.20	272,160.00
THREE STORY ADDITION			Storefront entrances	37,800.00	GSF	1.25	47,250.00
THREE STORY ADDITION			Doors, frames, hardware, sidelites	37,800.00	GSF	0.60	22,680.00
THREE STORY ADDITION			Building perimeter drains in gravel bed	540.00	LF	10.50	5,670.00
THREE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	37,800.00	GSF	1.45	54,810.00
THREE STORY ADDITION							

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THREE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	13,300.00	GSF	6.30	83,790.00
THREE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
THREE STORY ADDITION			Masonry at tie-in walls	3,750.00	SF	19.00	71,250.00
THREE STORY ADDITION			Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
THREE STORY ADDITION			Masonry partitions	37,800.00	GSF	4.10	154,980.00
THREE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	37,800.00	GSF	7.30	275,940.00
THREE STORY ADDITION			Elev Cab finish allowance	1.00	LS	500.00	500.00
THREE STORY ADDITION			GWB ceilings/bulkheads	37,800.00	GSF	0.15	5,670.00
THREE STORY ADDITION			Misc. batt insulation	37,800.00	GSF	0.45	17,010.00
THREE STORY ADDITION			Sound transmission control insulation	37,800.00	GSF	0.19	7,182.00
THREE STORY ADDITION			Interior glass at interior partition allowance	37,800.00	GSF	1.50	56,700.00
THREE STORY ADDITION			Interior doors, single, incl jams, trim & hardware	37,800.00	GSF	5.75	217,350.00
THREE STORY ADDITION			Acoustic ceiling, avg	37,800.00	GSF	2.25	85,050.00
THREE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	7,560.00	GSF	1.10	8,316.00
THREE STORY ADDITION			Premium wall finish: main corridors & conf. rm	37,800.00	GSF	0.24	9,072.00
THREE STORY BUILDING			Prem add for restroom/kitchen finishes	3,900.00	GSF	12.40	48,360.00
THREE STORY ADDITION			Premium for acoustics in Music Room	950.00	GSF	11.86	11,267.50
THREE STORY ADDITION			CT floor, base, walls in restrooms	37,800.00	GSF	0.75	28,350.00
THREE STORY ADDITION			CT wainscot hallways/restrooms	37,800.00	GSF	0.40	15,120.00
THREE STORY ADDITION			Soft flooring/ vinly base	37,800.00	GSF	2.64	99,610.56
THREE STORY ADDITION			Carpet	37,800.00	GSF	1.11	41,958.00
THREE STORY ADDITION			Painting	37,800.00	GSF	1.80	68,040.00
THREE STORY ADDITION			Misc cut and patching	37,800.00	GSF	0.30	11,340.00
THREE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	37,800.00	GSF	0.82	30,996.00
THREE STORY ADDITION			Window treatment	37,800.00	GSF	0.45	17,010.00
THREE STORY ADDITION			General casework	37,800.00	GSF	7.25	274,050.00
THREE STORY ADDITION			General millwork	37,800.00	GSF	0.45	17,010.00
THREE STORY ADDITION			Music Room casework	950.00	GSF	16.00	15,200.00
THREE STORY ADDITION			Media Center casework	1,500.00	GSF	21.40	32,100.00
THREE STORY ADDITION			Visual display MB & TB	37,800.00	GSF	1.00	37,800.00
THREE STORY ADDITION			Smart boards	24.00	EA	6,500.00	156,000.00
THREE STORY BUILDING			Kitchen / faculty lounge appliances allowance	1.00	LS	3,500.00	3,500.00
THREE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	37,800.00	GSF	1.50	56,700.00
THREE STORY ADDITION			Student desks and work stations			Refer to FF&E	
THREE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
THREE STORY ADDITION	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	37,800.00	GSF	12.75	481,950.00
THREE STORY ADDITION		Note: System will be an extension of the existing	Piping & Valves	37,800.00	GSF	4.20	158,760.00
THREE STORY ADDITION		water source heat pump system. There will be	Ductwork	37,800.00	GSF	5.85	221,130.00
THREE STORY ADDITION		some replacement of existing equipment. See	Air Outlets	37,800.00	GSF	0.59	22,302.00
THREE STORY ADDITION		renovations for that cost	Ductwork Accessories	37,800.00	GSF	0.72	27,216.00
THREE STORY ADDITION			Insulation	37,800.00	GSF	1.95	73,710.00
THREE STORY ADDITION			Temperature Controls	37,800.00	GSF	4.10	154,980.00
THREE STORY ADDITION			Air & Water Balance	37,800.00	GSF	0.45	17,010.00
THREE STORY ADDITION			Coordination Drawings	37,800.00	GSF	0.22	8,316.00
THREE STORY ADDITION			Systems Operation & Testing	37,800.00	GSF	0.25	9,450.00
THREE STORY ADDITION			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00
THREE STORY ADDITION							

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THREE STORY ADDITION	9.20	PLUMBING	Water Closet	36.00	EA	464.50	16,722.00
THREE STORY ADDITION			Urinal	3.00	EA	385.22	1,155.66
THREE STORY ADDITION			Automatic Flush Valve	39.00	EA	163.20	6,364.80
THREE STORY ADDITION			Lavatory, countertop mounted	36.00	EA	313.85	11,298.60
THREE STORY ADDITION			Electric Water Cooler	3.00	EA	1,163.50	3,490.50
THREE STORY ADDITION			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY ADDITION			Floor Drain	4.00	EA	168.60	674.40
THREE STORY ADDITION			Roof Drain	18.00	EA	384.50	6,921.00
THREE STORY ADDITION			Wall Hydrant	2.00	EA	252.94	505.88
THREE STORY ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
THREE STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY ADDITION			Ice Machine/Refrigerator Connection	2.00	EA	125.00	250.00
THREE STORY ADDITION			Sewer Ejector Pump	1.00	EA	12,500.00	12,500.00
THREE STORY ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY ADDITION			Domestic Water Piping	37,800.00	GSF	2.69	101,682.00
THREE STORY ADDITION			DWV Piping	37,800.00	GSF	1.76	66,528.00
THREE STORY ADDITION			Storm Piping	37,800.00	GSF	1.48	55,944.00
THREE STORY ADDITION			Plumbing Insulation	37,800.00	GSF	0.81	30,618.00
THREE STORY ADDITION			Coordination Drawings	37,800.00	GSF	0.22	8,316.00
THREE STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
THREE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	37,800.00	GSF	2.85	107,730.00
THREE STORY ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
THREE STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	37,800.00	GSF	0.15	5,670.00
THREE STORY ADDITION			Panelboards	37,800.00	GSF	0.65	24,570.00
THREE STORY ADDITION			Bus Duct & Transformers	37,800.00	GSF	0.40	15,120.00
THREE STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
THREE STORY ADDITION			Light Fixtures - based on T8 fixtures	37,800.00	GSF	4.85	183,330.00
THREE STORY ADDITION			Light Switches	37,800.00	GSF	0.26	9,828.00
THREE STORY ADDITION			Power Outlets	37,800.00	GSF	0.95	35,910.00
THREE STORY ADDITION			Safety Cabinets & Disconnects	37,800.00	GSF	0.50	18,900.00
THREE STORY ADDITION			Power Feeders	37,800.00	GSF	2.50	94,500.00
THREE STORY ADDITION			Power Home Runs	37,800.00	GSF	2.20	83,160.00
THREE STORY ADDITION			Power Branches	37,800.00	GSF	0.85	32,130.00
THREE STORY ADDITION			Lighting Home Runs	37,800.00	GSF	1.15	43,470.00
THREE STORY ADDITION			Lighting Branches	37,800.00	GSF	1.05	39,690.00
THREE STORY ADDITION			Grounding/Lightning Protection	37,800.00	GSF	0.25	9,450.00
THREE STORY ADDITION			Clock System	37,800.00	GSF	0.45	17,010.00
THREE STORY ADDITION			Phone/Data System	37,800.00	GSF	2.90	109,620.00
THREE STORY ADDITION			Security System	37,800.00	GSF	0.94	35,532.00
THREE STORY ADDITION			P.A. & A.V. Systems	37,800.00	GSF	0.55	20,790.00
THREE STORY ADDITION			TV System	37,800.00	GSF	0.29	10,962.00
THREE STORY ADDITION			Fire Alarm	37,800.00	GSF	1.88	71,064.00
THREE STORY ADDITION			Coordination Drawings	37,800.00	GSF	0.22	8,316.00
THREE STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
THREE STORY ADDITION	11.00	MARK-UPS	Subtotal				6,659,369.02
THREE STORY ADDITION			General Conditions	12.00%			799,124.28
THREE STORY ADDITION			Subtotal				7,458,493.30
THREE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			745,849.33
THREE STORY ADDITION			Subtotal				8,204,342.63
THREE STORY ADDITION			Bonds & insurance	1.25%			102,554.28
THREE STORY ADDITION			<b>Subtotal</b>	<b>37,800.00 GSF</b>		<b>\$219.76</b>	<b>8,306,896.92</b>

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

**HARD CONSTRUCTION COSTS**  
**BASE BID IN CURRENT MARKET DOLLARS**

<b>ONE STORY BUILDING ADDITION</b>			<b>4,650 GSF</b>	<b><u>Cost per SF</u></b> <b><u>\$221.90</u></b>	<b>1,031,829</b>
<b>SUBTOTAL</b>	<b>SUBTOTAL</b>				<b>1,031,829</b>
<b>ESCALATION TO BID</b>	<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>	<b>SUBTOTAL</b>				<b>1,031,829</b>
<b>DESIGN CONTINGENCY</b>	<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>	<b>RENOVATION TOTAL</b>			<b><u>Cost per SF</u></b> <b><u>\$221.90</u></b>	<b>1,031,829</b>

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct/gc/ah
Project:	Ashlawn Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 10, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	00.00		<b>BUILDING ADDITION</b>				
ONE STORY ADDITION							
ONE STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
ONE STORY ADDITION			Misc. prep/patch	1.00	LS	1,500.00	1,500.00
ONE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	2,500.00	2,500.00
ONE STORY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
ONE STORY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
ONE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
ONE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
ONE STORY ADDITION							
ONE STORY ADDITION	01.00	FOUNDATIONS	Foundations	4,650.00	GSF	5.90	27,435.00
ONE STORY ADDITION							
ONE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
ONE STORY ADDITION			SOG	4,650.00	GSF	8.30	38,595.00
ONE STORY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
ONE STORY ADDITION							
ONE STORY ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck	4,650.00	SF	8.45	39,292.50
ONE STORY ADDITION			Misc metals	4,650.00	GSF	2.20	10,230.00
ONE STORY ADDITION			Misc Wood Blocking	4,650.00	GSF	1.05	4,882.50
ONE STORY ADDITION							
ONE STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick veneer at conc foundation wall	95.04	SF	18.50	1,758.24
ONE STORY ADDITION			Lt. gage exterior wall framing & sheathing	2,304.00	SF	9.50	21,888.00
ONE STORY ADDITION			Brick veneer at lt. gage wall framing	1,152.00	SF	18.50	21,312.00
ONE STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	576.00	SF	16.00	9,216.00
ONE STORY ADDITION			Metal panels wall covering at lt. gage wall framing	576.00	SF	22.00	12,672.00
ONE STORY ADDITION			Exterior wall vapor barrier	2,304.00	SF	3.75	8,640.00
ONE STORY ADDITION			Windows	4,650.00	GSF	7.20	33,480.00
ONE STORY ADDITION			Storefront entrances	4,650.00	GSF	1.25	5,812.50
ONE STORY ADDITION			Doors, frames, hardware, sidelites	4,650.00	GSF	0.60	2,790.00
ONE STORY ADDITION			Building perimeter drains in gravel bed	225.00	LF	10.50	2,362.50
ONE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	4,650.00	GSF	1.45	6,742.50
ONE STORY ADDITION							
ONE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	4,650.00	GSF	6.30	29,295.00
ONE STORY ADDITION							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 10, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
ONE STORY ADDITION			Masonry at tie-in walls	975.00	SF	19.00	18,525.00
ONE STORY ADDITION			Masonry partitions	4,650.00	GSF	4.10	19,065.00
ONE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	4,650.00	GSF	7.30	33,945.00
ONE STORY ADDITION			GWB ceilings/bulkheads	4,650.00	GSF	0.15	697.50
ONE STORY ADDITION			Misc. batt insulation	4,650.00	GSF	0.45	2,092.50
ONE STORY ADDITION			Sound transmission control insulation	4,650.00	GSF	0.19	883.50
ONE STORY ADDITION			Interior glass at interior partition allowance	4,650.00	SF	1.50	6,975.00
ONE STORY ADDITION			Interior doors, single, incl jambs, trim & hardware	4,650.00	GSF	5.75	26,737.50
ONE STORY ADDITION			Acoustic ceiling, avg	4,650.00	GSF	2.25	10,462.50
ONE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	930.00	GSF	1.10	1,023.00
ONE STORY ADDITION			Premium wall finish: main corridors & conf. rm	4,650.00	GSF	0.24	1,116.00
ONE STORY ADDITION			CT floor, base, walls in restrooms	4,650.00	GSF	0.75	3,487.50
ONE STORY ADDITION			CT wainscot hallways/restrooms	4,650.00	GSF	0.40	1,860.00
ONE STORY ADDITION			Soft flooring/ vinly base	4,650.00	GSF	2.64	12,253.68
ONE STORY ADDITION			Carpet	4,650.00	GSF	1.11	5,161.50
ONE STORY ADDITION			Painting	4,650.00	GSF	1.80	8,370.00
ONE STORY ADDITION			Misc cut and patching	4,650.00	GSF	0.30	1,395.00
ONE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	4,650.00	GSF	0.82	3,813.00
ONE STORY ADDITION			Window treatment	4,650.00	GSF	0.45	2,092.50
ONE STORY ADDITION			General casework	4,650.00	GSF	7.25	33,712.50
ONE STORY ADDITION			General millwork	4,650.00	GSF	0.45	2,092.50
ONE STORY ADDITION			Visual display MB & TB	4,650.00	GSF	1.00	4,650.00
ONE STORY ADDITION			Smart boards	1.00	EA	6,500.00	6,500.00
ONE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	4,650.00	GSF	1.50	6,975.00
ONE STORY ADDITION			Student desks and work stations			Refer to FF&E	
ONE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
ONE STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
ONE STORY ADDITION	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	4,650.00	GSF	12.75	59,287.50
ONE STORY ADDITION		Note: System will be an extension of the existing water source heat pump system. There will be some replacement of existing equipment. See renovations for that cost	Piping & Valves	4,650.00	GSF	4.20	19,530.00
ONE STORY ADDITION			Ductwork	4,650.00	GSF	5.85	27,202.50
ONE STORY ADDITION			Air Outlets	4,650.00	GSF	0.59	2,743.50
ONE STORY ADDITION			Ductwork Accessories	4,650.00	GSF	0.72	3,348.00
ONE STORY ADDITION			Insulation	4,650.00	GSF	1.95	9,067.50
ONE STORY ADDITION			Temperature Controls	4,650.00	GSF	4.10	19,065.00
ONE STORY ADDITION			Air & Water Balance	4,650.00	GSF	0.45	2,092.50
ONE STORY ADDITION			Coordination Drawings	4,650.00	GSF	0.22	1,023.00
ONE STORY ADDITION			Systems Operation & Testing	4,650.00	GSF	0.25	1,162.50
ONE STORY ADDITION			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/g/ah
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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisssn:	Nov. 10, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	9.20	PLUMBING	Water Closet	1.00	EA	464.50	464.50
ONE STORY ADDITION			Urinal	0.00	EA	385.22	0.00
ONE STORY ADDITION			Automatic Flush Valve	1.00	EA	163.20	163.20
ONE STORY ADDITION			Lavatory, countertop mounted	1.00	EA	313.85	313.85
ONE STORY ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
ONE STORY ADDITION			Janitor Sink	1.00	EA	733.54	733.54
ONE STORY ADDITION			Floor Drain	1.00	EA	168.60	168.60
ONE STORY ADDITION			Roof Drain	6.00	EA	384.50	2,307.00
ONE STORY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
ONE STORY ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
ONE STORY ADDITION			Domestic Water Piping	4,650.00	GSF	2.69	12,508.50
ONE STORY ADDITION			DWV Piping	4,650.00	GSF	1.76	8,184.00
ONE STORY ADDITION			Storm Piping	4,650.00	GSF	1.48	6,882.00
ONE STORY ADDITION			Plumbing Insulation	4,650.00	GSF	0.81	3,766.50
ONE STORY ADDITION			Coordination Drawings	4,650.00	GSF	0.22	1,023.00
ONE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	4,650.00	GSF	2.85	13,252.50
ONE STORY ADDITION			Fire Pump			See Three Story Addition	
ONE STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	4,650.00	GSF	0.15	697.50
ONE STORY ADDITION			Panelboards	4,650.00	GSF	0.65	3,022.50
ONE STORY ADDITION			Bus Duct & Transformers	4,650.00	GSF	0.40	1,860.00
ONE STORY ADDITION			Generator/ATS - for addition & fire pump			See Three Story Addition	
ONE STORY ADDITION			Light Fixtures - based on T8 fixtures	4,650.00	GSF	4.85	22,552.50
ONE STORY ADDITION			Light Switches	4,650.00	GSF	0.26	1,209.00
ONE STORY ADDITION			Power Outlets	4,650.00	GSF	0.95	4,417.50
ONE STORY ADDITION			Safety Cabinets & Disconnects	4,650.00	GSF	0.50	2,325.00
ONE STORY ADDITION			Power Feeders	4,650.00	GSF	2.50	11,625.00
ONE STORY ADDITION			Power Home Runs	4,650.00	GSF	2.20	10,230.00
ONE STORY ADDITION			Power Branches	4,650.00	GSF	0.85	3,952.50
ONE STORY ADDITION			Lighting Home Runs	4,650.00	GSF	1.15	5,347.50
ONE STORY ADDITION			Lighting Branches	4,650.00	GSF	1.05	4,882.50
ONE STORY ADDITION			Grounding/Lightning Protection	4,650.00	GSF	0.25	1,162.50
ONE STORY ADDITION			Clock System	4,650.00	GSF	0.45	2,092.50
ONE STORY ADDITION			Phone/Data System	4,650.00	GSF	2.90	13,485.00
ONE STORY ADDITION			Security System	4,650.00	GSF	0.94	4,371.00
ONE STORY ADDITION			P.A. & A.V. Systems	4,650.00	GSF	0.55	2,557.50
ONE STORY ADDITION			TV System	4,650.00	GSF	0.29	1,348.50
ONE STORY ADDITION			Fire Alarm	4,650.00	GSF	1.88	8,742.00
ONE STORY ADDITION			Coordination Drawings	4,650.00	GSF	0.22	1,023.00
ONE STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	1,500.00	1,500.00
ONE STORY ADDITION	11.00	MARK-UPS	Subtotal				827,183.55
ONE STORY ADDITION			General Conditions	12.00%			99,262.03
ONE STORY ADDITION			Subtotal				926,445.58
ONE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			92,644.56
ONE STORY ADDITION			Subtotal				1,019,090.13
ONE STORY ADDITION			Bonds & insurance	1.25%			12,738.63
ONE STORY ADDITION			<b>Subtotal</b>	<b>4,650.00</b>	<b>GSF</b>	<b>\$221.90</b>	<b>1,031,828.76</b>

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

<b>BUILDING RENOVATION</b>				<b>10,700 GSF</b>		<b><u>Cost per SF</u> \$135.71</b>	<b>1,452,139</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>1,452,139</b>
<b>ESCALATION TO BID</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>1,452,139</b>
<b>DESIGN CONTINGENCY</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>			<b>RENOVATION TOTAL</b>				<b>1,452,139</b>
						<b><u>Cost per SF</u> \$135.71</b>	



Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc/ah
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		<b>BUILDING RENOVATIONS</b>				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	10,700.00	GSF	0.37	3,959.00
BUILDING RENOVATION			General architectural demo	10,700.00	GSF	3.15	33,705.00
BUILDING RENOVATION			Misc. demolition/prep/patch	10,700.00	GSF	1.05	11,235.00
BUILDING RENOVATION			Prem add for restroom/kitchen demo	2,700.00	GSF	4.90	13,230.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,700.00	SF	12.00	32,400.00
BUILDING RENOVATION			Misc. demolition/prep/patch	10,700.00	GSF	0.60	6,420.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	198.15	CY	30.00	5,944.44
BUILDING RENOVATION			LEED Disposal Fee / Recycling	99.07	TNS	37.00	3,665.74
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	10,700.00	GSF	0.11	1,177.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	10,700.00	GSF	0.35	3,745.00
BUILDING RENOVATION			Misc metals	10,700.00	GSF	0.62	6,634.00
BUILDING RENOVATION			Misc Wood Blocking	10,700.00	GSF	0.06	642.00
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	10,700.00	GSF	0.30	3,210.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	10,700.00	GSF	0.33	3,531.00
BUILDING RENOVATION							
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	10,700.00	GSF	0.65	6,955.00
BUILDING RENOVATION			Interior finishes	10,700.00	GSF	9.70	103,790.00
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	2,700.00	GSF	12.40	33,480.00
BUILDING RENOVATION			Thermal insulation	10,700.00	GSF	0.45	4,815.00
BUILDING RENOVATION			Sound transmission control insulation	10,700.00	GSF	0.19	2,033.00
BUILDING RENOVATION			Interior glazing	10,700.00	GSF	2.72	29,104.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	10,700.00	GSF	3.74	40,018.00
BUILDING RENOVATION			Misc cut and patching	10,700.00	GSF	0.30	3,210.00
BUILDING RENOVATION							
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	10,700.00	GSF	2.22	23,754.00
BUILDING RENOVATION			Div 11 misc equipment	10,700.00	GSF	0.50	5,350.00
BUILDING RENOVATION			Div 12 furnishings	10,700.00	GSF	2.85	30,495.00
BUILDING RENOVATION			Smart boards	1.00	EA	6,500.00	6,500.00
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION							

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

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC	Cooling Tower Replacement, 250 tons	1.00	EA	45,685.00	45,685.00
BUILDING RENOVATION			Condenser Water Pump Replacement	2.00	EA	6,850.00	13,700.00
BUILDING RENOVATION			Piping/Valves for Pumps & Cooling Tower	1.00	LS	7,880.25	7,880.25
BUILDING RENOVATION			Equipment	10,700.00	GSF	12.20	130,540.00
BUILDING RENOVATION			Piping & Valves - renovation	10,700.00	GSF	4.20	44,940.00
BUILDING RENOVATION			Ductwork	10,700.00	GSF	5.85	62,595.00
BUILDING RENOVATION			Air Outlets	10,700.00	GSF	0.59	6,313.00
BUILDING RENOVATION			Ductwork Accessories	10,700.00	GSF	0.72	7,704.00
BUILDING RENOVATION			Insulation	10,700.00	GSF	1.95	20,865.00
BUILDING RENOVATION			Temperature Controls	10,700.00	GSF	4.10	43,870.00
BUILDING RENOVATION			Air & Water Balance	10,700.00	GSF	0.45	4,815.00
BUILDING RENOVATION			Systems Operation & Testing	10,700.00	GSF	0.25	2,675.00
BUILDING RENOVATION			HVAC Demolition	10,700.00	GSF	0.97	10,379.00
BUILDING RENOVATION			Relocate cooling tower	1.00	LS	15,000.00	15,000.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	10.00	EA	464.50	4,645.00
BUILDING RENOVATION			Urinal	6.00	EA	385.22	2,311.32
BUILDING RENOVATION			Automatic Flush Valve	16.00	EA	163.20	2,611.20
BUILDING RENOVATION			Lavatory, countertop mounted	12.00	EA	313.85	3,766.20
BUILDING RENOVATION			Electric Water Cooler	0.00	EA	1,163.50	0.00
BUILDING RENOVATION			Janitor Sink	2.00	EA	733.54	1,467.08
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
BUILDING RENOVATION			Floor Drain	4.00	EA	168.60	674.40
BUILDING RENOVATION			Domestic Water Piping	10,700.00	GSF	2.69	28,783.00
BUILDING RENOVATION			DWV Piping	10,700.00	GSF	1.76	18,832.00
BUILDING RENOVATION			Storm Piping	10,700.00	GSF	1.48	15,836.00
BUILDING RENOVATION			Plumbing Insulation	10,700.00	GSF	0.81	8,667.00
BUILDING RENOVATION			Plumbing Demolition	10,700.00	GSF	0.95	10,165.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler			Not Included	
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs/ah
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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 10, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards				Existing to Remain
BUILDING RENOVATION			Panelboards				Existing to Remain
BUILDING RENOVATION			Bus Duct & Transformers				Existing to Remain
BUILDING RENOVATION			Generator/Automatic Transfer Switches				Existing to Remain
BUILDING RENOVATION			Light Fixtures	10,700.00	GSF	4.85	51,895.00
BUILDING RENOVATION			Light Switches	10,700.00	GSF	0.26	2,782.00
BUILDING RENOVATION			Power Outlets	10,700.00	GSF	0.95	10,165.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	10,700.00	GSF	0.72	7,704.00
BUILDING RENOVATION			Power Feeders				Existing to Remain
BUILDING RENOVATION			Power Home Runs	10,700.00	GSF	2.20	23,540.00
BUILDING RENOVATION			Power Branches	10,700.00	GSF	0.85	9,095.00
BUILDING RENOVATION			Lighting Home Runs	10,700.00	GSF	1.15	12,305.00
BUILDING RENOVATION			Lighting Branches	10,700.00	GSF	1.05	11,235.00
BUILDING RENOVATION			Grounding/Lightning Protection				Existing to Remain
BUILDING RENOVATION			Clock System	10,700.00	GSF	0.45	4,815.00
BUILDING RENOVATION			Phone/Data System	10,700.00	GSF	2.90	31,030.00
BUILDING RENOVATION			Security System	10,700.00	GSF	0.94	10,058.00
BUILDING RENOVATION			P.A. & A.V. Systems	10,700.00	GSF	0.55	5,885.00
BUILDING RENOVATION			TV System	10,700.00	GSF	0.29	3,103.00
BUILDING RENOVATION			Fire Alarm	10,700.00	GSF	1.88	20,116.00
BUILDING RENOVATION			Demolition	10,700.00	GSF	0.94	10,058.00
BUILDING RENOVATION			Relocate generator	1.00	LS	16,500.00	16,500.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				1,164,132.64
BUILDING RENOVATION			General Conditions	12.00%			139,695.92
BUILDING RENOVATION			Subtotal				1,303,828.55
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			130,382.86
BUILDING RENOVATION			Subtotal				1,434,211.41
BUILDING RENOVATION			Bonds & insurance	1.25%			17,927.64
BUILDING RENOVATION			<b>Subtotal</b>	<b>10,700.00</b>	<b>GSF</b>	<b>\$135.71</b>	<b>1,452,139.05</b>

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Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 10, 2011	Job no: 11094		
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer			
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

**HARD CONSTRUCTION COSTS**  
**BASE BID IN CURRENT MARKET DOLLARS**

<b>SITWORK</b>							<b>956,183</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>956,183</b>
<b>ESCALATION TO BID</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>956,183</b>
<b>DESIGN CONTINGENCY</b>			<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>			<b>RENOVATION TOTAL</b>				<b>956,183</b>

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			<b>SITWORK</b>				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	2,500.00	2,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	2.07	AC	10,000.00	20,661.16
SITWORK			Remove trees	12.00	EA	175.00	2,100.00
SITWORK			Remove curb and gutter	700.00	LF	6.00	4,200.00
SITWORK			Remove sidewalks 4" thick	8,000.00	SF	1.50	12,000.00
SITWORK			Remove concrete pads 8" thick	1,500.00	SF	4.35	6,525.00
SITWORK			Remove asphalt paving	1,388.89	SY	6.85	9,513.89
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove gas meter		Existing to Remain		
SITWORK			Remove gas line		Existing to Remain		
SITWORK			Remove existing fence		Excluded		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
SITWORK			Disposal of site elements	1,583.89	CY	25.00	39,597.22
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	9,500.00	9,500.00
SITWORK			Tree protection allowance	1.00	LS	875.00	875.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	4.00	EA	350.00	1,400.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	601.85	CY	2.80	1,685.19
SITWORK			Re-spread topsoil	601.85	CY	3.60	2,166.67
SITWORK			Mass Excavation of site area, cut to fill	1,407.41	CY	8.00	11,259.26
SITWORK			Export surplus	1,407.41	CY	24.00	33,777.78
SITWORK			Rough grading for building and site	65,000.00	SF	0.55	35,750.00
SITWORK			Finish grading bldg pads and pavements	5,864.11	SY	1.00	5,864.11
SITWORK			Finish grading for sports fields	2,777.78	SY	1.35	3,750.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
SITWORK			6" water main	80.00	LF	52.00	4,160.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees		AWSS Fees are Excluded		
SITWORK			Temp road patch	26.67	SY	20.00	533.33
SITWORK			Spoil removal	5.93	CY	25.00	148.15
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
SITWORK			6" PVC	150.00	LF	30.00	4,500.00
SITWORK			Tap fees		Tap Fees are Excluded		
SITWORK			Spoil removal	11.11	CY	25.00	277.78
SITWORK							
SITWORK	12.35	STORM WATER MGT	Underground detention	4,400.00	CF	7.00	30,800.00
SITWORK			15" RCP	100.00	LF	42.00	4,200.00
SITWORK			Storm structures	5.00	EA	2,500.00	12,500.00
SITWORK			BMP impact allowance	1.00	LS	52,000.00	52,000.00
SITWORK			Roof drain piping	200.00	LF	25.00	5,000.00
SITWORK			Mods & conn to existing	1.00	LS	5,000.00	5,000.00
SITWORK			Spoil removal	190.37	CY	25.00	4,759.26

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisssn:	Nov. 10, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK							
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	700.00	LF	15.00	10,500.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	1,566.67	SY	35.00	54,833.33
SITWORK			Asphalt Pavement ROW patching	93.33	SY	80.00	7,466.67
SITWORK			Permeable Pavement	1,172.22	SY	63.00	73,850.00
SITWORK			Asphalt sport court	611.11	SY	29.00	17,722.22
SITWORK			Lot signage/symbols	1.00	LS	1,250.00	1,250.00
SITWORK			Striping	1.00	LS	1,500.00	1,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	6,055.00	SF	5.50	33,302.50
SITWORK			8" cooling tower/genset pads	1,500.00	SF	12.00	18,000.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	1,320.00	LF	14.30	18,876.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	1,500.00	SY	0.85	1,275.00
SITWORK			Sport field seeding	2,777.78	SY	1.30	3,611.11
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	50,000.00	50,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	B.B. Backstop	6.00	EA	2,500.00	15,000.00
SITWORK			Chiller enclosure walls & gates	1,920.00	SF	40.00	76,800.00
SITWORK			Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				766,540.62
SITWORK			General Conditions	12.00%			91,984.87
SITWORK			Subtotal				858,525.49
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			85,852.55
SITWORK			Subtotal				944,378.04
SITWORK			Bonds & insurance	1.25%			11,804.73
SITWORK			<b>Subtotal</b>				<b>956,182.77</b>

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 10, 2011	Job no: 11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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### HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	42,450.00	GSF	12.75	541,237.50
ADDITION HVAC BASE		Note: System will be an extension of the existing	Piping & Valves	42,450.00	GSF	4.20	178,290.00
ADDITION HVAC BASE		geothermal/water source heat pump system. There	Ductwork	42,450.00	GSF	5.85	248,332.50
ADDITION HVAC BASE		will be no replacement of existing equipment.	Air Outlets	42,450.00	GSF	0.59	25,045.50
ADDITION HVAC BASE			Ductwork Accessories	42,450.00	GSF	0.72	30,564.00
ADDITION HVAC BASE			Insulation	42,450.00	GSF	1.95	82,777.50
ADDITION HVAC BASE			Temperature Controls	42,450.00	GSF	4.10	174,045.00
ADDITION HVAC BASE			Air & Water Balance	42,450.00	GSF	0.45	19,102.50
ADDITION HVAC BASE			Coordination Drawings	42,450.00	GSF	0.22	9,339.00
ADDITION HVAC BASE			Systems Operation & Testing	42,450.00	GSF	0.25	10,612.50
ADDITION HVAC BASE			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				1,322,846.00
ADDITION HVAC BASE			General Conditions	12.00%			158,741.52
ADDITION HVAC BASE			Subtotal				1,481,587.52
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			148,158.75
ADDITION HVAC BASE			Subtotal				1,629,746.27
ADDITION HVAC BASE			Bonds & insurance	1.25%			20,371.83
ADDITION HVAC BASE			<b>Subtotal</b>	<b>42,450.00</b>	<b>GSF</b>	<b>\$38.87</b>	<b>1,650,118.10</b>

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	42,450.00	GSF	16.50	700,425.00
ADDITION HVAC ALT		Note: Average cost between 4-pipe system, water	Piping & Valves	42,450.00	GSF	5.50	233,475.00
ADDITION HVAC ALT		source heat pump systems, and variable refrigerant	Ductwork	42,450.00	GSF	6.75	286,537.50
ADDITION HVAC ALT		flow system.	Air Outlets	42,450.00	GSF	0.59	25,045.50
ADDITION HVAC ALT			Ductwork Accessories	42,450.00	GSF	0.72	30,564.00
ADDITION HVAC ALT			Insulation	42,450.00	GSF	2.15	91,267.50
ADDITION HVAC ALT			Temperature Controls	42,450.00	GSF	4.10	174,045.00
ADDITION HVAC ALT			Air & Water Balance	42,450.00	GSF	0.45	19,102.50
ADDITION HVAC ALT			Coordination Drawings	42,450.00	GSF	0.22	9,339.00
ADDITION HVAC ALT			Systems Operation & Testing	42,450.00	GSF	0.25	10,612.50
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,580,413.50
ADDITION HVAC ALT			General Conditions	12.00%			189,649.62
ADDITION HVAC ALT			Subtotal				1,770,063.12
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			177,006.31
ADDITION HVAC ALT			Subtotal				1,947,069.43
ADDITION HVAC ALT			Bonds & insurance	1.25%			24,338.37
ADDITION HVAC ALT			<b>Subtotal</b>	<b>42,450.00</b>	<b>GSF</b>	<b>\$46.44</b>	<b>1,971,407.80</b>
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	42,450.00	GSF	13.75	583,687.50
ADDITION HVAC ALT			Piping & Valves	42,450.00	GSF	4.20	178,290.00
ADDITION HVAC ALT			Geothermal Bore, 48 bores at 600' depth	28,800.00	LF	22.50	648,000.00
ADDITION HVAC ALT			Ductwork	42,450.00	GSF	5.85	248,332.50
ADDITION HVAC ALT			Air Outlets	42,450.00	GSF	0.59	25,045.50
ADDITION HVAC ALT			Ductwork Accessories	42,450.00	GSF	0.72	30,564.00
ADDITION HVAC ALT			Insulation	42,450.00	GSF	1.95	82,777.50
ADDITION HVAC ALT			Temperature Controls	42,450.00	GSF	4.10	174,045.00
ADDITION HVAC ALT			Air & Water Balance	42,450.00	GSF	0.45	19,102.50
ADDITION HVAC ALT			Coordination Drawings	42,450.00	GSF	0.22	9,339.00
ADDITION HVAC ALT			Systems Operation & Testing	42,450.00	GSF	0.25	10,612.50
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				2,009,796.00
ADDITION HVAC ALT			General Conditions	12.00%			241,175.52
ADDITION HVAC ALT			Subtotal				2,250,971.52
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			225,097.15
ADDITION HVAC ALT			Subtotal				2,476,068.67
ADDITION HVAC ALT			Bonds & insurance	1.25%			30,950.86
ADDITION HVAC ALT			<b>Subtotal</b>	<b>42,450.00</b>	<b>GSF</b>	<b>\$59.06</b>	<b>2,507,019.53</b>