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Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 16, 2011

Prepared for:

VMDO Architects

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





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

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



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

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

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

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

MOVING & STORAGE COSTS

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

TEMPORARY FACILITIES

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

REAL ESTATE

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

MANAGEMENT *Indirect Owner Mgt Expenses*

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



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

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

FINANCIAL

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

INSURANCE PREMIUMS

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

LEGAL FEES

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

JURISDICTIONAL FEES

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



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

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

DESIGN FEES

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

RECOMMENDED COST CONTROL PROCESS

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

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

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

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

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.6001 Fax 540.347.6021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 16, 2011	

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

Arlington Public Schools - Scheme A at Carlin Springs Site

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

CONSTRUCTION COSTS

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

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

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

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

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Project:	Scheme A at Carlin Springs Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11096		
Documents Dated:	Nov. 4, 2011		Run Date:	See footer			
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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

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

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

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

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

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

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

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.6001 Fax 540.347.6021	Run Date:	See footer	
		www.downeyandscott.com	Revision:	Nov. 16, 2011	

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.6001 Fax 540.347.6021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>	Revision:	Nov. 16, 2011	

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

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.6001 Fax 540.347.6021	Run Date:	See footer	
		www.downeyandscott.com	Revision:	Nov. 16, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CARLIN SPRINGS 1 STORY	9.20	PLUMBING	Water Closet	4.00	EA	464.50	1,858.00
CARLIN SPRINGS 1 STORY			Urinal	2.00	EA	385.22	770.44
CARLIN SPRINGS 1 STORY			Automatic Flush Valve	6.00	EA	163.20	979.20
CARLIN SPRINGS 1 STORY			Lavatory, countertop mounted	6.00	EA	313.85	1,883.10
CARLIN SPRINGS 1 STORY			Classroom Sink	0.00	EA	485.10	0.00
CARLIN SPRINGS 1 STORY			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
CARLIN SPRINGS 1 STORY			Janitor Sink	1.00	EA	733.54	733.54
CARLIN SPRINGS 1 STORY			Floor Drain	6.00	EA	168.60	1,011.60
CARLIN SPRINGS 1 STORY			Roof Drain	10.00	EA	384.50	3,845.00
CARLIN SPRINGS 1 STORY			Wall Hydrant	2.00	EA	252.94	505.88
CARLIN SPRINGS 1 STORY			Water Heater	0.00	EA	4,822.00	0.00
CARLIN SPRINGS 1 STORY			Circulating Pump	0.00	EA	725.00	0.00
CARLIN SPRINGS 1 STORY			Domestic Water Piping	10,000.00	GSF	2.69	26,900.00
CARLIN SPRINGS 1 STORY			DWV Piping	10,000.00	GSF	1.76	17,600.00
CARLIN SPRINGS 1 STORY			Storm Piping	10,000.00	GSF	1.48	14,800.00
CARLIN SPRINGS 1 STORY			Plumbing Insulation	10,000.00	GSF	0.81	8,100.00
CARLIN SPRINGS 1 STORY			Coordination Drawings	10,000.00	GSF	0.22	2,200.00
CARLIN SPRINGS 1 STORY	9.30	FIRE SPRINKLER	Sprinkler	10,000.00	GSF	2.85	28,500.00
CARLIN SPRINGS 1 STORY			Fire Pump			Not Included	
CARLIN SPRINGS 1 STORY	10.00	ELECTRICAL	Switchboards - modify existing	10,000.00	GSF	0.15	1,500.00
CARLIN SPRINGS 1 STORY			Panelboards	10,000.00	GSF	0.65	6,500.00
CARLIN SPRINGS 1 STORY			Bus Duct & Transformers	10,000.00	GSF	0.40	4,000.00
CARLIN SPRINGS 1 STORY			Generator/ATS - for building & fire pump			Not Included	
CARLIN SPRINGS 1 STORY			Light Fixtures - based on T8 fixtures	10,000.00	GSF	4.85	48,500.00
CARLIN SPRINGS 1 STORY			Light Switches	10,000.00	GSF	0.26	2,600.00
CARLIN SPRINGS 1 STORY			Power Outlets	10,000.00	GSF	0.95	9,500.00
CARLIN SPRINGS 1 STORY			Safety Cabinets & Disconnects	10,000.00	GSF	0.50	5,000.00
CARLIN SPRINGS 1 STORY			Power Feeders	10,000.00	GSF	2.50	25,000.00
CARLIN SPRINGS 1 STORY			Power Home Runs	10,000.00	GSF	2.20	22,000.00
CARLIN SPRINGS 1 STORY			Power Branches	10,000.00	GSF	0.85	8,500.00
CARLIN SPRINGS 1 STORY			Lighting Home Runs	10,000.00	GSF	1.15	11,500.00
CARLIN SPRINGS 1 STORY			Lighting Branches	10,000.00	GSF	1.05	10,500.00
CARLIN SPRINGS 1 STORY			Grounding/Lightning Protection	10,000.00	GSF	0.25	2,500.00
CARLIN SPRINGS 1 STORY			Clock System	10,000.00	GSF	0.45	4,500.00
CARLIN SPRINGS 1 STORY			Phone/Data System	10,000.00	GSF	2.90	29,000.00
CARLIN SPRINGS 1 STORY			Security System	10,000.00	GSF	0.94	9,400.00
CARLIN SPRINGS 1 STORY			P.A. & A.V. Systems	10,000.00	GSF	0.55	5,500.00
CARLIN SPRINGS 1 STORY			TV System	10,000.00	GSF	0.29	2,900.00
CARLIN SPRINGS 1 STORY			Fire Alarm	10,000.00	GSF	1.88	18,800.00
CARLIN SPRINGS 1 STORY			Coordination Drawings	10,000.00	GSF	0.22	2,200.00
CARLIN SPRINGS 1 STORY	11.00	MARK-UPS	Subtotal				2,842,693.36
CARLIN SPRINGS 1 STORY			General Conditions	12.00%			341,123.20
CARLIN SPRINGS 1 STORY			Subtotal				3,183,816.56
CARLIN SPRINGS 1 STORY			GC OH @ 5% plus Profit @ 5%	10.00%			318,381.66
CARLIN SPRINGS 1 STORY			Subtotal				3,502,198.22
CARLIN SPRINGS 1 STORY			Bonds & insurance	1.25%			43,777.48
CARLIN SPRINGS 1 STORY			Subtotal	10,000.00	GSF	\$354.60	3,545,975.70

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i> 6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.6001 Fax 540.347.6021 www.downeyscott.com	Status:	Concept Design	PM: ct/gs		
Project:	Scheme A at Carlin Springs Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11096		
Documents Dated:	Nov. 4, 2011		Run Date:	See footer			
			Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

CARLIN SPRINGS ELEMENTARY SCHOOL ADDITION SITEWORK

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

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Scheme A at Carlin Springs Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chkd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.6001 Fax 540.347.6021	Run Date:	See footer	
		www.downeyandscott.com	Revision:	Nov. 16, 2011	

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.6001 Fax 540.347.6021</i>	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CARLIN SPRINGS SITEWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company				Excluded
CARLIN SPRINGS SITEWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company				Excluded
CARLIN SPRINGS SITEWORK	12.55	CABLE TV	Assume brought to meter by utility company				Excluded
CARLIN SPRINGS SITEWORK	12.60	PAVING	Asphalt sport court pavement patching	333.33	SY	45.00	15,000.00
CARLIN SPRINGS SITEWORK			Blackout & re-striping	1.00	LS	3,000.00	3,000.00
CARLIN SPRINGS SITEWORK	12.61	SITE CONCRETE	4" sidewalks/pads	3,200.00	SF	5.50	17,600.00
CARLIN SPRINGS SITEWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
CARLIN SPRINGS SITEWORK			Curb & gutter, patching allowance	100.00	LF	14.30	1,430.00
CARLIN SPRINGS SITEWORK	12.65	LANDSCAPING	Sod	333.33	SY	3.50	1,166.67
CARLIN SPRINGS SITEWORK			General seeding	500.00	SY	0.85	425.00
CARLIN SPRINGS SITEWORK			Play area mulch	333.33	CY	43.75	14,583.33
CARLIN SPRINGS SITEWORK			Landscape allowance	1.00	LS	10,000.00	10,000.00
CARLIN SPRINGS SITEWORK	12.70	FUEL DISPENSING	Not Used				Excluded
CARLIN SPRINGS SITEWORK	12.75	SPECIALTIES	Masonry site fence & footers	115.00	LF	250.00	28,750.00
CARLIN SPRINGS SITEWORK			Re-install exist fence	120.00	LF	12.00	1,440.00
CARLIN SPRINGS SITEWORK			R&R B.B. Backstops	4.00	EA	325.00	1,300.00
CARLIN SPRINGS SITEWORK			Relocate playground equipment	1.00	LS	5,500.00	5,500.00
CARLIN SPRINGS SITEWORK			R&R play area equip	1.00	LS	8,500.00	8,500.00
CARLIN SPRINGS SITEWORK			Allowance	1.00	LS	2,500.00	2,500.00
CARLIN SPRINGS SITEWORK	11.00	MARK-UPS	Subtotal				222,623.20
CARLIN SPRINGS SITEWORK			General Conditions	12.00%			26,714.78
CARLIN SPRINGS SITEWORK			Subtotal				249,337.98
CARLIN SPRINGS SITEWORK			GC OH @ 5% plus Profit @ 5%	10.00%			24,933.80
CARLIN SPRINGS SITEWORK			Subtotal				274,271.78
CARLIN SPRINGS SITEWORK			Bonds & insurance	1.25%			3,428.40
CARLIN SPRINGS SITEWORK			Subtotal				277,700.18

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs		
Project:	Scheme A at Carlin Springs Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.6001 Fax 540.347.6021</i>	Run Date:	See footer			
		<i>www.downeyscott.com</i>	Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SCHEME A SITEWORK

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



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

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 16, 2011

Prepared for:

VMDO Architects

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





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

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



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

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

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

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

MOVING & STORAGE COSTS

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

TEMPORARY FACILITIES

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

REAL ESTATE

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

MANAGEMENT *Indirect Owner Mgt Expenses*

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



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

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

FINANCIAL

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

INSURANCE PREMIUMS

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

LEGAL FEES

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

JURISDICTIONAL FEES

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



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

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

DESIGN FEES

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

RECOMMENDED COST CONTROL PROCESS

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

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

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

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

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.6001 Fax 540.347.6021 www.downeyscott.com	Status:	Concept Design	PM: ct/gs		
Project:	Scheme A at Kenmore Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011		Run Date:	See footer			
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Scheme A at Kenmore Site

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

CONSTRUCTION COSTS

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

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

	<i>Hard Construction Costs and Soft Construction Costs are escalated</i>	<i>Escalation</i>	<i>4.00%</i>	<i>Per year</i>	
<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS				<u>\$9,520,540</u>
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS				<u>\$9,901,362</u>
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS				<u>\$10,297,416</u>
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS				<u>\$10,709,313</u>
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS				<u>\$11,137,686</u>

Notes:

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

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Project:	Scheme A at Kenmore Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11096		
Documents Dated:	Nov. 4, 2011		Run Date:	See footer			
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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

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

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

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

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

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i> 6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.6001 Fax 540.347.6021 www.downeyscott.com	Status:	Concept Design	PM: ct/gs		
Project:	Scheme A at Kenmore Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11096		
Documents Dated:	Nov. 4, 2011		Run Date:	See footer			
			Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

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

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.6001 Fax 540.347.6021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 16, 2011	

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Kenmore Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.6001 Fax 540.347.6021</i>	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KENMORE 1 STORY	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
KENMORE 1 STORY			Masonry at tie-in walls	4,700.00	SF	19.00	89,300.00
KENMORE 1 STORY			Masonry partitions	7,250.00	GSF	4.10	29,725.00
KENMORE 1 STORY			Mtl stud & GWB partitions, hi-impact	7,250.00	GSF	7.30	52,925.00
KENMORE 1 STORY			GWB ceilings/bulkheads	7,250.00	GSF	0.15	1,087.50
KENMORE 1 STORY			Misc. batt insulation	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Sound transmission control insulation	7,250.00	GSF	0.19	1,377.50
KENMORE 1 STORY			Interior glass at interior partition allowance	7,250.00	GSF	1.50	10,875.00
KENMORE 1 STORY			Interior doors, single, incl jambs, trim & hardware	7,250.00	GSF	5.75	41,687.50
KENMORE 1 STORY			Acoustic ceiling, avg	7,250.00	GSF	2.25	16,312.50
KENMORE 1 STORY			Prem. ceilings: main corridors / mtg. rms, prem add	1,450.00	GSF	1.10	1,595.00
KENMORE 1 STORY			Premium wall finish: main corridors & conf. rm	7,250.00	GSF	0.24	1,740.00
KENMORE 1 STORY			Prem add for kitchen finishes	7,250.00	GSF	12.40	89,900.00
KENMORE 1 STORY			CT floor, base, walls in restrooms	7,250.00	GSF	0.75	5,437.50
KENMORE 1 STORY			CT wainscot hallways/restrooms	7,250.00	GSF	0.40	2,900.00
KENMORE 1 STORY			Soft flooring/ vinly base	7,250.00	GSF	2.64	19,105.20
KENMORE 1 STORY			Carpet	7,250.00	GSF	1.11	8,047.50
KENMORE 1 STORY			Painting	7,250.00	GSF	1.80	13,050.00
KENMORE 1 STORY			Misc cut and patching	7,250.00	GSF	0.30	2,175.00
KENMORE 1 STORY	07.00	SPECIAL EQUIPMENT	Window treatment	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			General casework	7,250.00	GSF	7.25	52,562.50
KENMORE 1 STORY			General millwork	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Visual display MB & TB	7,250.00	GSF	1.00	7,250.00
KENMORE 1 STORY			Kitchen / faculty lounge appliances allowance	1.00	LS	1,500.00	1,500.00
KENMORE 1 STORY			Div 11 kitchen equip add	2,500.00	GSF	175.00	437,500.00
KENMORE 1 STORY			Misc spec. dr signs/f.e./jan shelving/etc.	7,250.00	GSF	1.50	10,875.00
KENMORE 1 STORY			Student desks and work stations			Refer to FF&E	
KENMORE 1 STORY			Office furnishings, sofas and chairs			Refer to FF&E	
KENMORE 1 STORY	08.00	CONVEYING	Section Not Used				0.00
KENMORE 1 STORY	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	7,250.00	GSF	11.50	83,375.00
KENMORE 1 STORY		Note: Dedicated gas-fired RTU units.	Piping & Valves	7,250.00	GSF	5.50	39,875.00
KENMORE 1 STORY			Ductwork	7,250.00	GSF	5.85	42,412.50
KENMORE 1 STORY			Air Outlets	7,250.00	GSF	0.59	4,277.50
KENMORE 1 STORY			Ductwork Accessories	7,250.00	GSF	0.72	5,220.00
KENMORE 1 STORY			Insulation	7,250.00	GSF	2.15	15,587.50
KENMORE 1 STORY			Temperature Controls	7,250.00	GSF	4.10	29,725.00
KENMORE 1 STORY			Air & Water Balance	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Coordination Drawings	7,250.00	GSF	0.22	1,595.00
KENMORE 1 STORY			Systems Operation & Testing	7,250.00	GSF	0.25	1,812.50
KENMORE 1 STORY							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Scheme A at Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.6001 Fax 540.347.6021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 16, 2011	

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i> 6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.6001 Fax 540.347.6021 www.downeyscott.com	Status:	Concept Design	PM: ct/gs		
Project:	Scheme A at Kenmore Site Feasibility Study		Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools		Submissn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011		Run Date:	See footer			
			Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

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

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

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Project:	Scheme A at Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KENMORE SITEWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company				Excluded
KENMORE SITEWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company				Excluded
KENMORE SITEWORK	12.55	CABLE TV	Assume brought to meter by utility company				Excluded
KENMORE SITEWORK	12.60	PAVING	Asphalt Pavement patching	83.33	SY	52.00	4,333.33
KENMORE SITEWORK			Striping	1.00	LS	250.00	250.00
KENMORE SITEWORK	12.61	SITE CONCRETE	4" sidewalks/pads	2,500.00	SF	5.50	13,750.00
KENMORE SITEWORK			8" utility pads/dumpster pavements/footers	1,000.00	SF	18.00	18,000.00
KENMORE SITEWORK			Bollards	2.00	EA	675.00	1,350.00
KENMORE SITEWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
KENMORE SITEWORK			Curb & gutter	300.00	LF	14.30	4,290.00
KENMORE SITEWORK	12.65	LANDSCAPING	Sod	1,111.11	SY	3.50	3,888.89
KENMORE SITEWORK			General seeding	1,000.00	SY	0.85	850.00
KENMORE SITEWORK			Landscape allowance	1.00	LS	5,000.00	5,000.00
KENMORE SITEWORK	12.70	FUEL DISPENSING	Not Used				Excluded
KENMORE SITEWORK	12.75	SPECIALTIES	R&R exist fence	225.00	LF	21.00	4,725.00
KENMORE SITEWORK			Dumpster enclosure walls & gates	960.00	SF	40.00	38,400.00
KENMORE SITEWORK			Allowance	1.00	LS	2,500.00	2,500.00
KENMORE SITEWORK	11.00	MARK-UPS	Subtotal				186,609.58
KENMORE SITEWORK			General Conditions	12.00%			22,393.15
KENMORE SITEWORK			Subtotal				209,002.73
KENMORE SITEWORK			GC OH @ 5% plus Profit @ 5%	10.00%			20,900.27
KENMORE SITEWORK			Subtotal				229,903.00
KENMORE SITEWORK			Bonds & insurance	1.25%			2,873.79
KENMORE SITEWORK			Subtotal				232,776.79

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Project:	Scheme A at Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HVAC ALTERNATE

KENMORE MIDDLE SCHOOL ADDITION BASE BID HVAC

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.6001 Fax 540.347.6021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 16, 2011	

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Carlin Springs Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.6001 Fax 540.347.6021	Run Date:	See footer	
		www.downeyscott.com	Revision:	Nov. 16, 2011	

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

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

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

CARLIN SPRINGS ELEMENTARY SCHOOL ADDITION BASE BID HVAC

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