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## Conceptual Design / Feasibility Cost Estimate Report

*Report Date: March 7, 2014*

*Prepared for:*

***Bowie Gridley Architects***

**bowie | gridley | architects**

**Arlington Public Schools**  
***Gunston Middle School***  
**Arlington, Virginia**





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

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



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

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

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

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

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

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

#### **TEMPORARY FACILITIES**

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

#### **REAL ESTATE**

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

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

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



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

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

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

### **FINANCIAL**

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

### **INSURANCE PREMIUMS**

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

### **LEGAL FEES**

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

### **JURISDICTIONAL FEES**

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



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

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

### **DESIGN FEES**

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

### **RECOMMENDED COST CONTROL PROCESS**

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

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

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

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

<b>DRAFT FOR REVIEW &amp; COMMENT</b>							
Report:	Progress Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>			Status:	Concept Design	PM: ct
Project:	Gunston Middle School	<i>6799 Kennedy Road, Suite F</i>			Client:	Bowie Gridley	Checked by: fs/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>			Submissn:	March 7, 2014	Job no: 14023
Documents Dated:	March 4, 2014	<i>Ph 540.347.5001 Fax 540.347.5021</i>			Run Date:	See footer	
Note: Labor rates are based on open shop contractors.							Revised:
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

***Arlington Public Schools - Gunston Middle School***

**PROJECT CONSTRUCTION COST SUMMARY**

***Arlington Public Schools - Gunston Middle School***

**carried forward**

**\$16,465,744**

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**ADDITION CONSTRUCTION COST SUMMARY**

**Arlington Public Schools - Gunston Middle School**

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

**CONSTRUCTION COSTS**

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

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Addition	00.00		<b>BUILDING ADDITIONS</b>				
Addition	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	LS	32,500.00	32,500.00
Addition			Misc. prep/patch	1.00	LS	12,500.00	12,500.00
Addition			Misc R&R for MEP tie-ins	1.00	LS	9,500.00	9,500.00
Addition			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
Addition	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	0.00	SF	135.00	0.00
Addition			Foundations	28,240.00	GSF	5.90	166,616.00
Addition	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	3,500.00	SF	12.00	42,000.00
Addition			SOG	20,980.00	GSF	8.75	183,575.00
Addition			Exterior stoops & slabs	600.00	SF	8.25	4,950.00
Addition	03.00	SUPERSTRUCTURE	2nd/3rd floor framing & deck	7,260.00	SF	11.85	86,031.00
Addition			SOMD for 2nd & 3rd floor	7,260.00	SF	5.00	36,300.00
Addition			Roof framing & deck	20,980.00	SF	8.75	183,575.00
Addition			Elev hoist bm & hoistway roof deck	0.00	SF	4.50	0.00
Addition			Elev hoistway SOMD	0.00	SF	8.75	0.00
Addition			Stairways	1.00	EA	31,250.00	31,250.00
Addition			Misc metals	28,240.00	GSF	1.55	43,772.00
Addition			Misc Wood Blocking	28,240.00	GSF	0.40	11,296.00
Addition	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	20,768.00	SF	52.00	1,079,936.00
Addition			Foundation wall waterproofing	4,543.00	SF	6.50	29,529.50
Addition			Exterior wall vapor barrier	20,768.00	SF	3.75	77,880.00
Addition			Windows	7,891.84	SF	45.00	355,132.80
Addition			Storefront entrances	28,240.00	GSF	1.05	29,652.00
Addition			Doors, frames, hardware, sidelites	28,240.00	GSF	0.45	12,708.00
Addition			Building perimeter drains in gravel bed	1,298.00	LF	10.50	13,629.00
Addition			Canopy	600.00	SF	35.00	21,000.00
Addition			Misc. w.p./caulk/fire sealants/etc. Div. 7	28,240.00	GSF	0.74	20,897.60
Addition	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet	20,980.00	GSF	10.02	210,219.60



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

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

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

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

**DRAFT FOR REVIEW & COMMENT**

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

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

**DRAFT FOR REVIEW & COMMENT**

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

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

**DRAFT FOR REVIEW & COMMENT**

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

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