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Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Perkins Eastman

Arlington Public Schools ***Hoffman-Boston 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:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098		
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer			
		www.downeyandscott.com					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Hoffman-Boston Elementary School

Class/Café Additions	94,709.00	Gross Square Feet
Lobby Addition	9,502.00	Gross Square Feet
Renovation	5,000.00	Gross Square Feet
Total	109,211.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Classroom & Cafeteria Additions to Existing Building	<i>Carried forward</i>	<i>Cost per SF</i> 243.23	\$23,036,537
HARD COSTS				
HARD COSTS	Lobby Addition to Existing Building	<i>Carried forward</i>	210.44	\$1,999,570
HARD COSTS				
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	538.31	\$2,691,540
HARD COSTS				
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$1,708,088
HARD COSTS				
HARD COSTS	Subtotal			\$29,435,735
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$29,435,735
HARD COSTS	Design Contingency	15.00%		\$4,415,360
HARD COSTS	Subtotal			\$33,851,095
HARD COSTS	Construction Contingency	5.00%		\$1,692,555
HARD COSTS			<i>Cost per SF</i>	
HARD COSTS	Total Hard Construction Costs Base Bid		<u>\$325.46</u>	<u>\$35,543,650</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$7,997,321
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		<i>Cost per SF</i> <u>\$398.69</u>	<u>\$43,540,971</u>

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>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS</u>	<u>\$45,282,610</u>
<u>2013</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS</u>	<u>\$47,093,914</u>
<u>2014</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS</u>	<u>\$48,977,671</u>
<u>2015</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS</u>	<u>\$50,936,777</u>
<u>2016</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS</u>	<u>\$52,974,248</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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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

CLASSROOM & CAFETERIA ADDITION				94,709	GSF	<u>\$243.23</u>	23,036,537
SUBTOTAL			SUBTOTAL				23,036,537
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				23,036,537
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				23,036,537
						<u>\$243.23</u>	

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CLASSRM/CAFE. ADDITION	00.00		BUILDING ADDITION				
CLASSRM/CAFE. ADDITION							
CLASSRM/CAFE. ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	8.00	EA	3,800.00	30,400.00
CLASSRM/CAFE. ADDITION			Misc. prep/patch	1.00	LS	5,000.00	5,000.00
CLASSRM/CAFE. ADDITION			Misc R&R for MEP tie-ins	1.00	LS	10,000.00	10,000.00
CLASSRM/CAFE. ADDITION			Segregated debris disposal off site	150.00	CY	30.00	4,500.00
CLASSRM/CAFE. ADDITION			LEED Disposal Fee / Recycling	75.00	TNS	37.00	2,775.00
CLASSRM/CAFE. ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
CLASSRM/CAFE. ADDITION			Hazmat abatement - lead			Costs are Excluded	
CLASSRM/CAFE. ADDITION							
CLASSRM/CAFE. ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
CLASSRM/CAFE. ADDITION			Foundations, normal SOG	27,030.00	GSF	6.27	169,478.10
CLASSRM/CAFE. ADDITION			Foundations, retaining wall areas	6,500.00	GSF	7.87	51,155.00
CLASSRM/CAFE. ADDITION			Foundations, premium for poured conc wall footings	6,500.00	GSF	6.58	42,777.78
CLASSRM/CAFE. ADDITION							
CLASSRM/CAFE. ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	1,500.00	SF	12.00	18,000.00
CLASSRM/CAFE. ADDITION			Poured conc foundation wall	5,100.00	SF	38.00	193,800.00
CLASSRM/CAFE. ADDITION			SOG	35,670.00	GSF	8.30	296,061.00
CLASSRM/CAFE. ADDITION			Exterior stoops & slabs	1,200.00	SF	8.00	9,600.00
CLASSRM/CAFE. ADDITION							
CLASSRM/CAFE. ADDITION	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	56,899.00	GSF	11.35	645,803.65
CLASSRM/CAFE. ADDITION			Roof framing & deck for green roof	8,240.00	GSF	11.35	93,524.00
CLASSRM/CAFE. ADDITION			SOMD for 3rd floor	56,899.00	GSF	4.00	227,596.00
CLASSRM/CAFE. ADDITION			SOMD for green roof	8,240.00	GSF	4.00	32,960.00
CLASSRM/CAFE. ADDITION			Roof framing & deck	27,430.00	GSF	8.45	231,783.50
CLASSRM/CAFE. ADDITION			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
CLASSRM/CAFE. ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
CLASSRM/CAFE. ADDITION			Stairways	3.00	EA	18,750.00	56,250.00
CLASSRM/CAFE. ADDITION			Misc metals	94,709.00	GSF	2.20	208,359.80
CLASSRM/CAFE. ADDITION			Misc Wood Blocking	94,709.00	GSF	1.05	99,444.45
CLASSRM/CAFE. ADDITION							

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CLASSRM/CAFE. ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	51,145.00	SF	44.00	2,250,380.00
CLASSRM/CAFE. ADDITION			Brick veneer over conc walls	2,100.00	SF	21.90	45,990.00
CLASSRM/CAFE. ADDITION			Foundation wall waterproofing	5,100.00	SF	6.50	33,150.00
CLASSRM/CAFE. ADDITION			Windows	94,709.00	GSF	3.60	340,952.40
CLASSRM/CAFE. ADDITION			Storefront entrances	94,709.00	GSF	1.25	118,386.25
CLASSRM/CAFE. ADDITION			Doors, frames, hardware, sidelites	94,709.00	GSF	0.60	56,825.40
CLASSRM/CAFE. ADDITION			Overhead door	1.00	EA	2,500.00	2,500.00
CLASSRM/CAFE. ADDITION			Building perimeter drains in gravel bed	1,630.00	LF	10.50	17,115.00
CLASSRM/CAFE. ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	94,709.00	GSF	1.45	137,328.05
CLASSRM/CAFE. ADDITION			Repairs to exist exterior masonry walls	1.00	LS	100,000.00	100,000.00
CLASSRM/CAFE. ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	27,430.00	GSF	6.30	172,809.00
CLASSRM/CAFE. ADDITION			Green roof system	8,240.00	SF	28.00	230,720.00
CLASSRM/CAFE. ADDITION			Green roof system irrigation	8,240.00	SF	8.00	65,920.00
CLASSRM/CAFE. ADDITION			Green roof slip sheet	8,240.00	SF	1.55	12,772.00
CLASSRM/CAFE. ADDITION			Green roof system flashings & edge details	8,240.00	GSF	0.90	7,416.00
CLASSRM/CAFE. ADDITION			Repairs to exist roofing	1.00	LS	50,000.00	50,000.00
CLASSRM/CAFE. ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	3,200.00	SF	25.00	80,000.00
CLASSRM/CAFE. ADDITION			Masonry at tie-in walls	5,340.00	SF	19.00	101,460.00
CLASSRM/CAFE. ADDITION			Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
CLASSRM/CAFE. ADDITION			Masonry partitions	94,709.00	GSF	4.10	388,306.90
CLASSRM/CAFE. ADDITION			Mtl stud & GWB partitions, hi-impact	94,709.00	GSF	7.30	691,375.70
CLASSRM/CAFE. ADDITION			GWB ceilings/bulkheads	94,709.00	GSF	0.15	14,206.35
CLASSRM/CAFE. ADDITION			Misc. batt insulation	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Sound transmission control insulation	94,709.00	GSF	0.19	17,994.71
CLASSRM/CAFE. ADDITION			Interior glass at interior partition allowance	94,709.00	GSF	1.50	142,063.50
CLASSRM/CAFE. ADDITION			Interior doors, single, incl jams, trim & hardware	94,709.00	GSF	5.75	544,576.75
CLASSRM/CAFE. ADDITION			Acoustic ceiling, avg	94,709.00	GSF	2.25	213,095.25
CLASSRM/CAFE. ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	18,941.80	GSF	1.10	20,835.98
CLASSRM/CAFE. ADDITION			Premium wall finish: main corridors & conf. rm	94,709.00	GSF	0.24	22,730.16
CLASSRM/CAFE. ADDITION			Prem add for kitchen/restroom finishes	3,960.00	GSF	12.40	49,104.00
CLASSRM/CAFE. ADDITION			CT floor, base, walls in restrooms	94,709.00	GSF	0.75	71,031.75
CLASSRM/CAFE. ADDITION			Soft flooring/ vinly base	94,709.00	GSF	2.64	249,577.16
CLASSRM/CAFE. ADDITION			Carpet	94,709.00	GSF	1.11	105,126.99
CLASSRM/CAFE. ADDITION			Painting	94,709.00	GSF	1.80	170,476.20
CLASSRM/CAFE. ADDITION			Misc cut and patching	94,709.00	GSF	0.30	28,412.70
CLASSRM/CAFE. ADDITION							

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CLASSRM/CAFE. ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	94,709.00	GSF	0.82	77,661.38
CLASSRM/CAFE. ADDITION			Window treatment	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			General casework	94,709.00	GSF	7.25	686,640.25
CLASSRM/CAFE. ADDITION			General millwork	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Visual display MB & TB	94,709.00	GSF	1.00	94,709.00
CLASSRM/CAFE. ADDITION			Smart boards			<i>Refer to FF&E</i>	
CLASSRM/CAFE. ADDITION			Kitchen / faculty lounge appliances allowance	1.00	LS	12,500.00	12,500.00
CLASSRM/CAFE. ADDITION			Div 11 kitchen equip add	2,400.00	GSF	175.00	420,000.00
CLASSRM/CAFE. ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	94,709.00	GSF	1.50	142,063.50
CLASSRM/CAFE. ADDITION			Student desks and work stations			<i>Refer to FF&E</i>	
CLASSRM/CAFE. ADDITION			Office furnishings, sofas and chairs			<i>Refer to FF&E</i>	
CLASSRM/CAFE. ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
CLASSRM/CAFE. ADDITION	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	94,709.00	GSF	13.75	1,302,248.75
CLASSRM/CAFE. ADDITION			Piping & Valves	94,709.00	GSF	4.20	397,777.80
CLASSRM/CAFE. ADDITION			Geothermal Bore, 150 bores at 450' depth	67,500.00	LF	22.50	1,518,750.00
CLASSRM/CAFE. ADDITION			Ductwork	94,709.00	GSF	3.95	374,100.55
CLASSRM/CAFE. ADDITION			Air Outlets	94,709.00	GSF	0.20	18,941.80
CLASSRM/CAFE. ADDITION			Ductwork Accessories	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Insulation	94,709.00	GSF	1.95	184,682.55
CLASSRM/CAFE. ADDITION			Temperature Controls	94,709.00	GSF	4.10	388,306.90
CLASSRM/CAFE. ADDITION			Air & Water Balance	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Coordination Drawings	94,709.00	GSF	0.22	20,835.98
CLASSRM/CAFE. ADDITION			Systems Operation & Testing	94,709.00	GSF	0.25	23,677.25
CLASSRM/CAFE. ADDITION	9.20	PLUMBING	Water Closet	56.00	EA	464.50	26,012.00
CLASSRM/CAFE. ADDITION			Urinal	6.00	EA	385.22	2,311.32
CLASSRM/CAFE. ADDITION			Automatic Flush Valve	62.00	EA	163.20	10,118.40
CLASSRM/CAFE. ADDITION			Lavatory, countertop mounted	56.00	EA	313.85	17,575.60
CLASSRM/CAFE. ADDITION			Classroom Sink	48.00	EA	485.10	23,284.80
CLASSRM/CAFE. ADDITION			Electric Water Cooler	3.00	EA	1,163.50	3,490.50
CLASSRM/CAFE. ADDITION			Janitor Sink	3.00	EA	733.54	2,200.62
CLASSRM/CAFE. ADDITION			Floor Drain	12.00	EA	168.60	2,023.20
CLASSRM/CAFE. ADDITION			Roof Drain	46.00	EA	384.50	17,687.00
CLASSRM/CAFE. ADDITION			Wall Hydrant	3.00	EA	252.94	758.82
CLASSRM/CAFE. ADDITION			Water Heater	2.00	EA	4,822.00	9,644.00
CLASSRM/CAFE. ADDITION			Circulating Pump	1.00	EA	725.00	725.00
CLASSRM/CAFE. ADDITION			Ice Machine/Refrigerator Connection	4.00	EA	125.00	500.00
CLASSRM/CAFE. ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
CLASSRM/CAFE. ADDITION			Domestic Water Piping	94,709.00	GSF	2.69	254,767.21
CLASSRM/CAFE. ADDITION			DWV Piping	94,709.00	GSF	1.76	166,687.84
CLASSRM/CAFE. ADDITION			Storm Piping	94,709.00	GSF	1.48	140,169.32
CLASSRM/CAFE. ADDITION			Plumbing Insulation	94,709.00	GSF	0.81	76,714.29
CLASSRM/CAFE. ADDITION			Coordination Drawings	94,709.00	GSF	0.22	20,835.98
CLASSRM/CAFE. ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
CLASSRM/CAFE. ADDITION							

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CLASSRM/CAFE. ADDITION	9.30	FIRE SPRINKLER	Sprinkler	94,709.00	GSF	2.85	269,920.65
CLASSRM/CAFE. ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
CLASSRM/CAFE. ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	94,709.00	GSF	0.85	80,502.65
CLASSRM/CAFE. ADDITION			Panelboards	94,709.00	GSF	0.65	61,560.85
CLASSRM/CAFE. ADDITION			Bus Duct & Transformers	94,709.00	GSF	0.40	37,883.60
CLASSRM/CAFE. ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
CLASSRM/CAFE. ADDITION			Light Fixtures - based on T8 fixtures	94,709.00	GSF	4.85	459,338.65
CLASSRM/CAFE. ADDITION			Light Switches	94,709.00	GSF	0.26	24,624.34
CLASSRM/CAFE. ADDITION			Power Outlets	94,709.00	GSF	0.95	89,973.55
CLASSRM/CAFE. ADDITION			Safety Cabinets & Disconnects	94,709.00	GSF	0.50	47,354.50
CLASSRM/CAFE. ADDITION			Power Feeders	94,709.00	GSF	2.50	236,772.50
CLASSRM/CAFE. ADDITION			Power Home Runs	94,709.00	GSF	2.20	208,359.80
CLASSRM/CAFE. ADDITION			Power Branches	94,709.00	GSF	0.85	80,502.65
CLASSRM/CAFE. ADDITION			Lighting Home Runs	94,709.00	GSF	1.15	108,915.35
CLASSRM/CAFE. ADDITION			Lighting Branches	94,709.00	GSF	1.05	99,444.45
CLASSRM/CAFE. ADDITION			Grounding/Lightning Protection	94,709.00	GSF	0.25	23,677.25
CLASSRM/CAFE. ADDITION			Clock System	94,709.00	GSF	0.45	42,619.05
CLASSRM/CAFE. ADDITION			Phone/Data System	94,709.00	GSF	2.90	274,656.10
CLASSRM/CAFE. ADDITION			Security System	94,709.00	GSF	0.94	89,026.46
CLASSRM/CAFE. ADDITION			P.A. & A.V. Systems	94,709.00	GSF	0.55	52,089.95
CLASSRM/CAFE. ADDITION			TV System	94,709.00	GSF	0.29	27,465.61
CLASSRM/CAFE. ADDITION			Fire Alarm	94,709.00	GSF	1.88	178,052.92
CLASSRM/CAFE. ADDITION			Coordination Drawings	94,709.00	GSF	0.22	20,835.98
CLASSRM/CAFE. ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
CLASSRM/CAFE. ADDITION	11.00	MARK-UPS	Subtotal				18,467,642.69
CLASSRM/CAFE. ADDITION			General Conditions	12.00%			2,216,117.12
CLASSRM/CAFE. ADDITION			Subtotal				20,683,759.82
CLASSRM/CAFE. ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			2,068,375.98
CLASSRM/CAFE. ADDITION			Subtotal				22,752,135.80
CLASSRM/CAFE. ADDITION			Bonds & insurance	1.25%			284,401.70
CLASSRM/CAFE. ADDITION			Subtotal	94,709.00	GSF	\$243.23	23,036,537.50

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

GYM/CAFÉ ADDITION				9,502	GSF	<u>Cost per SF</u> <u>\$210.44</u>	1,999,570
SUBTOTAL			SUBTOTAL				1,999,570
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,999,570
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,999,570
						<u>Cost per SF</u> <u>\$210.44</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
LOBBY ADDITION	00.00		BUILDING ADDITION				
LOBBY ADDITION							
LOBBY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.50	EA	3,800.00	9,500.00
LOBBY ADDITION			Misc. prep/patch	1.00	LS	2,500.00	2,500.00
LOBBY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	200.00	200.00
LOBBY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
LOBBY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
LOBBY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
LOBBY ADDITION			Hazmat abatement - lead			Costs are Excluded	
LOBBY ADDITION							
LOBBY ADDITION	01.00	FOUNDATIONS	Foundations	4,751.00	GSF	6.27	29,788.77
LOBBY ADDITION							
LOBBY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
LOBBY ADDITION			SOG	4,751.00	GSF	8.30	39,433.30
LOBBY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
LOBBY ADDITION							
LOBBY ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck for green roof	4,751.00	GSF	11.35	53,923.85
LOBBY ADDITION			SOMD for green roof	4,751.00	GSF	4.00	19,004.00
LOBBY ADDITION			Misc metals	9,502.00	GSF	2.20	20,904.40
LOBBY ADDITION			Misc Wood Blocking	9,502.00	GSF	1.05	9,977.10
LOBBY ADDITION							
LOBBY ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	4,980.00	SF	44.00	219,120.00
LOBBY ADDITION			Windows	9,502.00	GSF	3.60	34,207.20
LOBBY ADDITION			Storefront entrances	9,502.00	GSF	1.25	11,877.50
LOBBY ADDITION			Doors, frames, hardware, sidelites	9,502.00	GSF	0.60	5,701.20
LOBBY ADDITION			Building perimeter drains in gravel bed	225.00	LF	10.50	2,362.50
LOBBY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	9,502.00	GSF	1.45	13,777.90
LOBBY ADDITION			Repairs to exist exterior masonry walls	1.00	LS	20,000.00	20,000.00
LOBBY ADDITION							
LOBBY ADDITION	05.00	ROOFING	Green roof system	4,751.00	SF	28.00	133,028.00
LOBBY ADDITION			Green roof system irrigation	4,751.00	SF	8.00	38,008.00
LOBBY ADDITION			Green roof slip sheet	4,751.00	SF	1.55	7,364.05
LOBBY ADDITION			Green roof system flashings & edge details	4,751.00	GSF	0.90	4,275.90
LOBBY ADDITION							
LOBBY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
LOBBY ADDITION			Masonry at tie-in walls	4,316.00	SF	19.00	82,004.00
LOBBY ADDITION			Masonry partitions	9,502.00	GSF	4.10	38,958.20
LOBBY ADDITION			Mtl stud & GWB partitions, hi-impact	9,502.00	GSF	7.30	69,364.60
LOBBY ADDITION			GWB ceilings/bulkheads	9,502.00	GSF	0.15	1,425.30
LOBBY ADDITION			Misc. batt insulation	9,502.00	GSF	0.45	4,275.90
LOBBY ADDITION			Sound transmission control insulation	9,502.00	GSF	0.19	1,805.38
LOBBY ADDITION			Interior glass at interior partition allowance	9,502.00	GSF	1.50	14,253.00
LOBBY ADDITION			Interior doors, single, incl jambs, trim & hardware	9,502.00	GSF	5.75	54,636.50
LOBBY ADDITION			Acoustic ceiling, avg	9,502.00	GSF	2.25	21,379.50
LOBBY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	1,900.40	GSF	1.10	2,090.44
LOBBY ADDITION			Premium wall finish: main corridors & conf. rm	9,502.00	GSF	0.24	2,280.48
LOBBY ADDITION			Soft flooring/ vinly base	9,502.00	GSF	2.64	25,039.67
LOBBY ADDITION			Carpet	9,502.00	GSF	1.11	10,547.22
LOBBY ADDITION			Painting	9,502.00	GSF	1.80	17,103.60
LOBBY ADDITION			Misc cut and patching	9,502.00	GSF	0.30	2,850.60
LOBBY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
LOBBY ADDITION	07.00	SPECIAL EQUIPMENT	General millwork	9,502.00	GSF	0.45	4,275.90
LOBBY ADDITION			Visual display MB & TB	9,502.00	GSF	0.30	2,850.60
LOBBY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	9,502.00	GSF	0.50	4,751.00
LOBBY ADDITION			Student desks and work stations			Refer to FF&E	
LOBBY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
LOBBY ADDITION	08.00	CONVEYING	Section Not Used				0.00
LOBBY ADDITION	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	9,502.00	GSF	13.75	130,652.50
LOBBY ADDITION			Piping & Valves	9,502.00	GSF	4.20	39,908.40
LOBBY ADDITION			Geothermal Bore, 150 bores at 450' depth			See Classroom Addition	
LOBBY ADDITION			Ductwork	9,502.00	GSF	3.95	37,532.90
LOBBY ADDITION			Air Outlets	9,502.00	GSF	0.20	1,900.40
LOBBY ADDITION			Ductwork Accessories	9,502.00	GSF	0.45	4,275.90
LOBBY ADDITION			Insulation	9,502.00	GSF	1.95	18,528.90
LOBBY ADDITION			Temperature Controls	9,502.00	GSF	4.10	38,958.20
LOBBY ADDITION			Air & Water Balance	9,502.00	GSF	0.45	4,275.90
LOBBY ADDITION			Coordination Drawings	9,502.00	GSF	0.22	2,090.44
LOBBY ADDITION			Systems Operation & Testing	9,502.00	GSF	0.25	2,375.50
LOBBY ADDITION	9.20	PLUMBING	Roof Drain	8.00	EA	384.50	3,076.00
LOBBY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
LOBBY ADDITION			Domestic Water Piping	9,502.00	GSF	0.13	1,278.02
LOBBY ADDITION			DWV Piping	0.00	GSF	1.76	0.00
LOBBY ADDITION			Storm Piping	9,502.00	GSF	1.48	14,062.96
LOBBY ADDITION			Plumbing Insulation	9,502.00	GSF	0.04	384.83
LOBBY ADDITION			Coordination Drawings	0.00	GSF	0.22	0.00
LOBBY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	397.50	397.50

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
LOBBY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	9,502.00	GSF	2.85	27,080.70
LOBBY ADDITION			Fire Pump			See Classroom Addition	
LOBBY ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	9,502.00	GSF	0.85	8,076.70
LOBBY ADDITION			Panelboards	9,502.00	GSF	0.65	6,176.30
LOBBY ADDITION			Bus Duct & Transformers	9,502.00	GSF	0.40	3,800.80
LOBBY ADDITION			Generator/ATS - for addition & fire pump			See Classroom Addition	
LOBBY ADDITION			Light Fixtures - based on T8 fixtures	9,502.00	GSF	4.85	46,084.70
LOBBY ADDITION			Light Switches	9,502.00	GSF	0.26	2,470.52
LOBBY ADDITION			Power Outlets	9,502.00	GSF	0.95	9,026.90
LOBBY ADDITION			Safety Cabinets & Disconnects	9,502.00	GSF	0.50	4,751.00
LOBBY ADDITION			Power Feeders	9,502.00	GSF	2.50	23,755.00
LOBBY ADDITION			Power Home Runs	9,502.00	GSF	2.20	20,904.40
LOBBY ADDITION			Power Branches	9,502.00	GSF	0.85	8,076.70
LOBBY ADDITION			Lighting Home Runs	9,502.00	GSF	1.15	10,927.30
LOBBY ADDITION			Lighting Branches	9,502.00	GSF	1.05	9,977.10
LOBBY ADDITION			Grounding/Lightning Protection	9,502.00	GSF	0.25	2,375.50
LOBBY ADDITION			Clock System	9,502.00	GSF	0.45	4,275.90
LOBBY ADDITION			Phone/Data System	9,502.00	GSF	2.90	27,555.80
LOBBY ADDITION			Security System	9,502.00	GSF	0.94	8,931.88
LOBBY ADDITION			P.A. & A.V. Systems	9,502.00	GSF	0.55	5,226.10
LOBBY ADDITION			TV System	9,502.00	GSF	0.29	2,755.58
LOBBY ADDITION			Fire Alarm	9,502.00	GSF	1.88	17,863.76
LOBBY ADDITION			Coordination Drawings	9,502.00	GSF	0.22	2,090.44
LOBBY ADDITION			Tie into Existing Electrical Systems	1.00	LS	2,250.00	2,250.00
LOBBY ADDITION	11.00	MARK-UPS	Subtotal				1,602,989.93
LOBBY ADDITION			General Conditions	12.00%			192,358.79
LOBBY ADDITION			Subtotal				1,795,348.72
LOBBY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			179,534.87
LOBBY ADDITION			Subtotal				1,974,883.59
LOBBY ADDITION			Bonds & insurance	1.25%			24,686.04
LOBBY ADDITION			Subtotal	9,502.00	GSF	\$210.44	1,999,569.64

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				5,000 GSF	<u>Cost per SF</u>	<u>\$538.31</u>	2,691,540
SUBTOTAL		SUBTOTAL					2,691,540
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					2,691,540
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL					2,691,540
					<u>Cost per SF</u>	<u>\$538.31</u>	

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	5,000.00	GSF	0.37	1,850.00
BUILDING RENOVATION			General architectural demo	5,000.00	GSF	3.15	15,750.00
BUILDING RENOVATION			Misc. demolition/prep/patch	5,000.00	GSF	1.05	5,250.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	5,000.00	GSF	0.60	3,000.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Divison 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	92.59	CY	30.00	2,777.78
BUILDING RENOVATION			LEED Disposal Fee / Recycling	46.30	TNS	37.00	1,712.96
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	5,000.00	GSF	0.11	550.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	5,000.00	GSF	0.35	1,750.00
BUILDING RENOVATION			Misc metals	5,000.00	GSF	0.62	3,100.00
BUILDING RENOVATION			Misc Wood Blocking	5,000.00	GSF	0.06	300.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	5,000.00	GSF	0.30	1,500.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	5,000.00	GSF	0.33	1,650.00

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	5,000.00	GSF	0.65	3,250.00
BUILDING RENOVATION			Interior finishes	5,000.00	GSF	9.70	48,500.00
BUILDING RENOVATION			Thermal insulation	5,000.00	GSF	0.45	2,250.00
BUILDING RENOVATION			Sound transmission control insulation	5,000.00	GSF	0.19	950.00
BUILDING RENOVATION			Interior glazing	5,000.00	GSF	2.72	13,600.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	5,000.00	GSF	3.74	18,700.00
BUILDING RENOVATION			Misc cut and patching	5,000.00	GSF	0.30	1,500.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	5,000.00	GSF	2.22	11,100.00
BUILDING RENOVATION			Div 11 misc equipment	5,000.00	GSF	0.50	2,500.00
BUILDING RENOVATION			Div 12 furnishings	5,000.00	GSF	2.85	14,250.00
BUILDING RENOVATION			Smart boards			None included	
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance			None included	
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC - Central Plant Upgrade	Boiler Replacement	2.00	EA	22,500.00	45,000.00
BUILDING RENOVATION			Chiller Replacement, 280 tons total	1.00	LS	711,744.00	711,744.00
BUILDING RENOVATION			Boiler Piping/Valves	2.00	EA	9,500.00	19,000.00
BUILDING RENOVATION			Chiller Piping/Valves	1.00	LS	50,160.00	50,160.00
BUILDING RENOVATION			Geothermal Bore, 75 bores at 450' depth	33,750.00	LF	22.50	759,375.00
BUILDING RENOVATION			Boiler Breeching	2.00	EA	8,670.00	17,340.00
BUILDING RENOVATION			Insulation	1.00	LS	13,832.00	13,832.00
BUILDING RENOVATION			Temperature Controls	1.00	LS	25,000.00	25,000.00
BUILDING RENOVATION			Air & Water Balance	1.00	LS	3,500.00	3,500.00
BUILDING RENOVATION			Systems Operation & Testing	1.00	LS	7,500.00	7,500.00
BUILDING RENOVATION			HVAC Demolition	1.00	LS	16,478.00	16,478.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC - Renovation	HVAC Equipment	5,000.00	GSF	12.20	61,000.00
BUILDING RENOVATION			Piping & Valves	5,000.00	GSF	4.20	21,000.00
BUILDING RENOVATION			Ductwork	5,000.00	GSF	5.85	29,250.00
BUILDING RENOVATION			Air Outlets	5,000.00	GSF	0.59	2,950.00
BUILDING RENOVATION			Ductwork Accessories	5,000.00	GSF	0.72	3,600.00
BUILDING RENOVATION			Insulation	5,000.00	GSF	1.95	9,750.00
BUILDING RENOVATION			Temperature Controls	5,000.00	GSF	4.10	20,500.00
BUILDING RENOVATION			Air & Water Balance	5,000.00	GSF	0.45	2,250.00
BUILDING RENOVATION			Systems Operation & Testing	5,000.00	GSF	0.25	1,250.00
BUILDING RENOVATION			HVAC Demolition	5,000.00	GSF	0.97	4,850.00
BUILDING RENOVATION	9.20	PLUMBING	Domestic Water Piping	5,000.00	GSF	2.69	13,450.00
BUILDING RENOVATION			DWV Piping	5,000.00	GSF	1.76	8,800.00
BUILDING RENOVATION			Storm Piping	5,000.00	GSF	1.48	7,400.00
BUILDING RENOVATION			Plumbing Insulation	5,000.00	GSF	0.81	4,050.00
BUILDING RENOVATION			Plumbing Demolition	5,000.00	GSF	0.95	4,750.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Hoffman-Boston Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	5,000.00	GSF	2.85	14,250.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards			Existing to Remain	
BUILDING RENOVATION			Panelboards			Existing to Remain	
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain	
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain	
BUILDING RENOVATION			Light Fixtures	5,000.00	GSF	4.85	24,250.00
BUILDING RENOVATION			Light Switches	5,000.00	GSF	0.26	1,300.00
BUILDING RENOVATION			Power Outlets	5,000.00	GSF	0.95	4,750.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	5,000.00	GSF	0.72	3,600.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	5,000.00	GSF	2.20	11,000.00
BUILDING RENOVATION			Power Branches	5,000.00	GSF	0.85	4,250.00
BUILDING RENOVATION			Lighting Home Runs	5,000.00	GSF	1.15	5,750.00
BUILDING RENOVATION			Lighting Branches	5,000.00	GSF	1.05	5,250.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	5,000.00	GSF	0.45	2,250.00
BUILDING RENOVATION			Phone/Data System	5,000.00	GSF	2.90	14,500.00
BUILDING RENOVATION			Security System	5,000.00	GSF	0.94	4,700.00
BUILDING RENOVATION			P.A. & A.V. Systems	5,000.00	GSF	0.55	2,750.00
BUILDING RENOVATION			TV System	5,000.00	GSF	0.29	1,450.00
BUILDING RENOVATION			Fire Alarm	5,000.00	GSF	1.88	9,400.00
BUILDING RENOVATION			Demolition	5,000.00	GSF	0.94	4,700.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				2,157,719.74
BUILDING RENOVATION			General Conditions	12.00%			258,926.37
BUILDING RENOVATION			Subtotal				2,416,646.11
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			241,664.61
BUILDING RENOVATION			Subtotal				2,658,310.72
BUILDING RENOVATION			Bonds & insurance	1.25%			33,228.88
BUILDING RENOVATION			Subtotal	5,000.00	GSF	\$538.31	2,691,539.60

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Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11098		
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer			
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							1,708,088
SUBTOTAL			SUBTOTAL				1,708,088
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,708,088
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,708,088

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,500.00	7,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	3.34	AC	10,000.00	33,442.38
SITWORK			Remove trees	15.00	EA	175.00	2,625.00
SITWORK			Remove curb and gutter	1,045.00	LF	6.00	6,270.00
SITWORK			Remove curb entrances	2.00	EA	1,800.00	3,600.00
SITWORK			Remove sidewalks 4" thick	6,700.00	EA	1.50	10,050.00
SITWORK			Remove concrete pads 8" thick	150.00	SF	4.35	652.50
SITWORK			Remove asphalt paving	3,711.11	SY	6.85	25,421.11
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove gas meter		Existing to Remain		
SITWORK			Remove gas line		Existing to Remain		
SITWORK			Remove existing fence	330.00	LF	5.00	1,650.00
SITWORK			Remove existing site lights	8.00	EA	175.00	1,400.00
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove/relocation of temp classrooms		Excluded		
SITWORK			Remove asphalt paving for new water/sewer lines	20.00	SY	10.00	200.00
SITWORK			Disposal of site elements	2,443.92	CY	25.00	61,097.92
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	15,000.00	15,000.00
SITWORK			Tree protection allowance	1.00	LS	2,625.00	2,625.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	898.15	CY	2.80	2,514.81
SITWORK			Re-spread topsoil	898.15	CY	3.60	3,233.33
SITWORK			Mass Excavation of site area, cut to fill	4,000.00	CY	8.00	32,000.00
SITWORK			Export surplus	4,000.00	CY	24.00	96,000.00
SITWORK			Excavation for Ground Floor bldg. addition	592.59	CY	4.50	2,666.67
SITWORK			Layback & fill for found. walls for Grd. Fir. bldg. addi	528.89	CY	9.70	5,130.22
SITWORK			Export surplus from Ground Floor bldg. addition	592.59	CY	24.00	14,222.22
SITWORK			Rough grading for building and site	145,675.00	SF	0.55	80,121.25
SITWORK			Finish grading bldg pads and pavements	10,555.56	SY	1.00	10,555.56
SITWORK			Finish grading for lawn areas	5,555.56	SY	1.15	6,388.89
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	Tie to existing bldg.		Excluded		
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	100.00	LF	37.00	3,700.00
SITWORK			Tap fees		Tap Fees are Excluded		
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	7.41	CY	25.00	185.19
SITWORK							

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SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	375,000.00	375,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	2,500.00	LF	15.00	37,500.00
SITWORK			Site pole lighting, allowance	17.00	EA	3,250.00	55,250.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	6,077.78	SY	35.00	212,722.22
SITWORK			Asphalt Pavement ROW patching	31.11	SY	80.00	2,488.89
SITWORK			Lot signage/symbols	1.00	LS	3,500.00	3,500.00
SITWORK			Striping	1.00	LS	3,000.00	3,000.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	15,000.00	SF	5.50	82,500.00
SITWORK			Sidewalk steps, per LF of riser	520.00	LF	25.00	13,000.00
SITWORK			8" utility pads	150.00	SF	12.00	1,800.00
SITWORK			Bollards	8.00	EA	675.00	5,400.00
SITWORK			HC ramp wall footings	25.00	LF	32.00	800.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	1,800.00	LF	14.30	25,740.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	3,000.00	SY	3.50	10,500.00
SITWORK			General seeding	2,500.00	SY	0.85	2,125.00
SITWORK			Sport field seeding	2,222.22	SY	1.30	2,888.89
SITWORK			Play area mulch	148.15	CY	43.75	6,481.48
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	50,000.00	50,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Relocate playground equipment	1.00	LS	12,500.00	12,500.00
SITWORK			Playground fence	360.00	LF	25.00	9,000.00
SITWORK			Wall rails	65.00	LF	28.00	1,820.00
SITWORK			Intermediate rails	50.00	LF	45.00	2,250.00
SITWORK			Allowance	1.00	LS	10,000.00	10,000.00
SITWORK	11.00	MARK-UPS	Subtotal				1,369,318.53
SITWORK			General Conditions	12.00%			164,318.22
SITWORK			Subtotal				1,533,636.75
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			153,363.67
SITWORK			Subtotal				1,687,000.42
SITWORK			Bonds & insurance	1.25%			21,087.51
SITWORK			Subtotal				1,708,087.93