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Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Bowie-Gridley Architects

Arlington Public Schools *Jamestown 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:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	BowlesGridley 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					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Jamestown Elementary School

Classroom Additions	21,680.00	Gross Square Feet
Kitchen Addition	1,200.00	Gross Square Feet
Renovation	1,500.00	Gross Square Feet
Total	24,380.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Classroom Additions to Existing Building	<i>Carried forward</i>	<i>Cost per SF</i> 250.02	\$5,420,492
HARD COSTS	Kitchen Addition to Existing Building	<i>Carried forward</i>	516.97	\$620,359
HARD COSTS	Renovations to Existing Building	<i>Carried forward</i>	443.88	\$665,815
HARD COSTS	Sitework	<i>Carried forward</i>	N/A	\$949,972
HARD COSTS	Subtotal			\$7,656,638
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$7,656,638
HARD COSTS	Design Contingency	15.00%		\$1,148,496
HARD COSTS	Subtotal			\$8,805,133
HARD COSTS	Construction Contingency	5.00%		\$440,257
HARD COSTS	Total Hard Construction Costs Base Bid		<i>Cost per SF</i> \$379.22	\$9,245,390
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$2,080,213
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		<i>Cost per SF</i> \$464.54	\$11,325,603

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	\$11,778,627
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS	\$12,249,772
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS	\$12,739,763
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS	\$13,249,353
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS	\$13,779,327

Notes:

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

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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	<i>Carried forward</i>	<i>Cost per SF</i> 46.44	\$1,062,563 <i>current dollars</i>
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Alternate System - Geothermal System	<i>Carried forward</i>	62.10	\$1,420,777 <i>current dollars</i>
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*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

CLASSROOM ADDITION				21,680	GSF	<u>Cost per SF</u> <u>\$250.02</u>	5,420,492
SUBTOTAL		SUBTOTAL					5,420,492
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					5,420,492
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL				<u>Cost per SF</u> <u>\$250.02</u>	5,420,492

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
CLASSROOM ADDITION	00.00		BUILDING ADDITION				
CLASSROOM ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
CLASSROOM ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
CLASSROOM ADDITION			Misc R&R for MEP tie-ins	1.00	LS	2,500.00	2,500.00
CLASSROOM ADDITION			Segregated debris disposal off site	90.00	CY	30.00	2,700.00
CLASSROOM ADDITION			LEED Disposal Fee / Recycling	45.00	TNS	37.00	1,665.00
CLASSROOM ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
CLASSROOM ADDITION			Hazmat abatement - lead			Costs are Excluded	
CLASSROOM ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
CLASSROOM ADDITION			Foundations	13,150.00	GSF	6.27	82,450.50
CLASSROOM ADDITION			Foundations, premium for poured conc wall footings	6,430.00	GSF	6.65	42,777.78
CLASSROOM ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	500.00	SF	12.00	6,000.00
CLASSROOM ADDITION			SOG	13,150.00	GSF	8.30	109,145.00
CLASSROOM ADDITION			Exterior stoops & slabs	500.00	SF	8.00	4,000.00
CLASSROOM ADDITION	03.00	SUPERSTRUCTURE	Poured conc foundation wall	2,988.00	SF	38.00	113,544.00
CLASSROOM ADDITION			2nd floor framing & deck	11,500.00	SF	11.35	130,525.00
CLASSROOM ADDITION			SOMD for 2nd floor	11,500.00	SF	4.00	46,000.00
CLASSROOM ADDITION			Roof framing & deck	13,150.00	SF	8.45	111,117.50
CLASSROOM ADDITION			Stairways	2.00	EA	12,500.00	25,000.00
CLASSROOM ADDITION			Misc metals	21,680.00	GSF	2.20	47,696.00
CLASSROOM ADDITION			Misc Wood Blocking	21,680.00	GSF	1.05	22,764.00
CLASSROOM ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	15,592.50	SF	44.00	686,070.00
CLASSROOM ADDITION			Brick veneer over conc walls	726.00	SF	21.90	15,899.40
CLASSROOM ADDITION			Foundation wall waterproofing	2,988.00	SF	6.50	19,422.00
CLASSROOM ADDITION			Windows	21,680.00	GSF	3.60	78,048.00
CLASSROOM ADDITION			Storefront entrances	21,680.00	GSF	1.25	27,100.00
CLASSROOM ADDITION			Doors, frames, hardware, sidelites	21,680.00	GSF	0.60	13,008.00
CLASSROOM ADDITION			Building perimeter drains in gravel bed	850.00	LF	10.50	8,925.00
CLASSROOM ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	21,680.00	GSF	1.45	31,436.00
CLASSROOM ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	13,150.00	GSF	6.30	82,845.00
CLASSROOM ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	2,000.00	SF	25.00	50,000.00
CLASSROOM ADDITION			Masonry at tie-in walls	1,800.00	SF	19.00	34,200.00
CLASSROOM ADDITION			Masonry partitions	21,680.00	GSF	4.10	88,888.00
CLASSROOM ADDITION			Mtl stud & GWB partitions, hi-impact	21,680.00	GSF	7.30	158,264.00
CLASSROOM ADDITION			GWB ceilings/bulkheads	21,680.00	GSF	0.15	3,252.00
CLASSROOM ADDITION			Misc. batt insulation	21,680.00	GSF	0.45	9,756.00
CLASSROOM ADDITION			Sound transmission control insulation	21,680.00	GSF	0.19	4,119.20
CLASSROOM ADDITION			Interior glass at interior partition allowance	21,680.00	SF	1.50	32,520.00
CLASSROOM ADDITION			Interior doors, single, incl jambs, trim & hardware	21,680.00	GSF	5.75	124,660.00
CLASSROOM ADDITION			Acoustic ceiling, avg	21,680.00	GSF	2.25	48,780.00
CLASSROOM ADDITION			Prem. ceilings: main corridors / mtg. rms. prem add	4,336.00	GSF	1.10	4,769.60
CLASSROOM ADDITION			Premium wall finish: main corridors & conf. rm	21,680.00	GSF	0.24	5,203.20
CLASSROOM ADDITION			Prem add for restroom finishes	840.00	GSF	12.40	10,416.00
CLASSROOM ADDITION			CT floor, base, walls in restrooms	21,680.00	GSF	0.75	16,260.00
CLASSROOM ADDITION			VCT flooring/ vinly base	21,680.00	GSF	2.16	46,828.80
CLASSROOM ADDITION			Carpet	21,680.00	GSF	1.11	24,064.80
CLASSROOM ADDITION			Painting	21,680.00	GSF	1.80	39,024.00
CLASSROOM ADDITION			Misc cut and patching	21,680.00	GSF	0.30	6,504.00
CLASSROOM ADDITION							

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CLASSROOM ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	21,680.00	GSF	0.82	17,777.60
CLASSROOM ADDITION			Window treatment	21,680.00	GSF	0.45	9,756.00
CLASSROOM ADDITION			General casework	21,680.00	GSF	7.25	157,180.00
CLASSROOM ADDITION			General millwork	21,680.00	GSF	0.45	9,756.00
CLASSROOM ADDITION			Visual display MB & TB	21,680.00	GSF	1.00	21,680.00
CLASSROOM ADDITION			Smart boards	13.00	EA	6,500.00	84,500.00
CLASSROOM ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	21,680.00	GSF	1.50	32,520.00
CLASSROOM ADDITION			Student desks and work stations			Refer to FF&E	
CLASSROOM ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
CLASSROOM ADDITION	08.00	CONVEYING	Section Not Used				0.00
CLASSROOM ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	21,680.00	GSF	16.50	357,720.00
CLASSROOM ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	21,680.00	GSF	5.50	119,240.00
CLASSROOM ADDITION		source heat pump systems, and variable refrigerant	Ductwork	21,680.00	GSF	6.75	146,340.00
CLASSROOM ADDITION		flow system.	Air Outlets	21,680.00	GSF	0.59	12,791.20
CLASSROOM ADDITION			Ductwork Accessories	21,680.00	GSF	0.72	15,609.60
CLASSROOM ADDITION			Insulation	21,680.00	GSF	2.15	46,612.00
CLASSROOM ADDITION			Temperature Controls	21,680.00	GSF	4.10	88,888.00
CLASSROOM ADDITION			Air & Water Balance	21,680.00	GSF	0.45	9,756.00
CLASSROOM ADDITION			Coordination Drawings	21,680.00	GSF	0.22	4,769.60
CLASSROOM ADDITION			Systems Operation & Testing	21,680.00	GSF	0.25	5,420.00
CLASSROOM ADDITION	9.20	PLUMBING	Water Closet	12.00	EA	464.50	5,574.00
CLASSROOM ADDITION			Urinal	0.00	EA	385.22	0.00
CLASSROOM ADDITION			Automatic Flush Valve	12.00	EA	163.20	1,958.40
CLASSROOM ADDITION			Lavatory, countertop mounted	12.00	EA	313.85	3,766.20
CLASSROOM ADDITION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
CLASSROOM ADDITION			Janitor Sink	1.00	EA	733.54	733.54
CLASSROOM ADDITION			Floor Drain	2.00	EA	168.60	337.20
CLASSROOM ADDITION			Roof Drain	12.00	EA	384.50	4,614.00
CLASSROOM ADDITION			Wall Hydrant	2.00	EA	252.94	505.88
CLASSROOM ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
CLASSROOM ADDITION			Circulating Pump	1.00	EA	725.00	725.00
CLASSROOM ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
CLASSROOM ADDITION			Domestic Water Piping	21,680.00	GSF	2.69	58,319.20
CLASSROOM ADDITION			DWV Piping	21,680.00	GSF	1.76	38,156.80
CLASSROOM ADDITION			Storm Piping	21,680.00	GSF	1.48	32,086.40
CLASSROOM ADDITION			Plumbing Insulation	21,680.00	GSF	0.81	17,560.80
CLASSROOM ADDITION			Coordination Drawings	21,680.00	GSF	0.22	4,769.60
CLASSROOM ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
CLASSROOM ADDITION	9.30	FIRE SPRINKLER	Sprinkler	21,680.00	GSF	2.85	61,788.00
CLASSROOM ADDITION			Fire Pump			Not Included	
CLASSROOM ADDITION							

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CLASSROOM ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	21,680.00	GSF	0.85	18,428.00
CLASSROOM ADDITION			Panelboards	21,680.00	GSF	0.65	14,092.00
CLASSROOM ADDITION			Bus Duct & Transformers	21,680.00	GSF	0.40	8,672.00
CLASSROOM ADDITION			Generator/ATS			Not Included	
CLASSROOM ADDITION			Light Fixtures - based on T8 fixtures	21,680.00	GSF	4.85	105,148.00
CLASSROOM ADDITION			Light Switches	21,680.00	GSF	0.26	5,636.80
CLASSROOM ADDITION			Power Outlets	21,680.00	GSF	0.95	20,596.00
CLASSROOM ADDITION			Safety Cabinets & Disconnects	21,680.00	GSF	0.50	10,840.00
CLASSROOM ADDITION			Power Feeders	21,680.00	GSF	2.50	54,200.00
CLASSROOM ADDITION			Power Home Runs	21,680.00	GSF	2.20	47,696.00
CLASSROOM ADDITION			Power Branches	21,680.00	GSF	0.85	18,428.00
CLASSROOM ADDITION			Lighting Home Runs	21,680.00	GSF	1.15	24,932.00
CLASSROOM ADDITION			Lighting Branches	21,680.00	GSF	1.05	22,764.00
CLASSROOM ADDITION			Grounding/Lightning Protection	21,680.00	GSF	0.25	5,420.00
CLASSROOM ADDITION			Clock System	21,680.00	GSF	0.45	9,756.00
CLASSROOM ADDITION			Phone/Data System	21,680.00	GSF	2.90	62,872.00
CLASSROOM ADDITION			Security System	21,680.00	GSF	0.94	20,379.20
CLASSROOM ADDITION			P.A. & A.V. Systems	21,680.00	GSF	0.55	11,924.00
CLASSROOM ADDITION			TV System	21,680.00	GSF	0.29	6,287.20
CLASSROOM ADDITION			Fire Alarm	21,680.00	GSF	1.88	40,758.40
CLASSROOM ADDITION			Coordination Drawings	21,680.00	GSF	0.22	4,769.60
CLASSROOM ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
CLASSROOM ADDITION	11.00	MARK-UPS	Subtotal				4,345,432.00
CLASSROOM ADDITION			General Conditions	12.00%			521,451.84
CLASSROOM ADDITION			Subtotal				4,866,883.84
CLASSROOM ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			486,688.38
CLASSROOM ADDITION			Subtotal				5,353,572.22
CLASSROOM ADDITION			Bonds & insurance	1.25%			66,919.65
CLASSROOM ADDITION			Subtotal	21,680.00	GSF	\$250.02	5,420,491.87

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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

KITCHEN ADDITION				1,200	GSF	<u>\$516.97</u>	620,359
SUBTOTAL		SUBTOTAL					620,359
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					620,359
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL					620,359
						<u>\$516.97</u>	

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>BowlesGridley 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>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KITCHEN ADDITION	00.00		BUILDING ADDITION				
KITCHEN ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	EA	3,800.00	3,800.00
KITCHEN ADDITION			Misc. prep/patch	1.00	LS	1,500.00	1,500.00
KITCHEN ADDITION			Misc R&R for MEP tie-ins	1.00	LS	1,250.00	1,250.00
KITCHEN ADDITION			General architectural demo	1.00	LS	1,500.00	1,500.00
KITCHEN ADDITION			Demo exist exterior wall & footer	450.00	SF	11.00	4,950.00
KITCHEN ADDITION			Temp shoring	30.00	LF	170.00	5,100.00
KITCHEN ADDITION			Temp dust partitions & cleaning	1.00	LS	2,500.00	2,500.00
KITCHEN ADDITION			Temp waterproofing	1.00	LS	1,500.00	1,500.00
KITCHEN ADDITION			Misc site footprint demo	1.00	LS	2,500.00	2,500.00
KITCHEN ADDITION			Segregated debris disposal off site	110.83	CY	30.00	3,325.00
KITCHEN ADDITION			LEED Disposal Fee / Recycling	55.42	TNS	37.00	2,050.42
KITCHEN ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
KITCHEN ADDITION			Hazmat abatement - lead			Costs are Excluded	
KITCHEN ADDITION	01.00	FOUNDATIONS	Foundations	1,200.00	GSF	6.27	7,524.00
KITCHEN ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
KITCHEN ADDITION			SOG	1,200.00	GSF	8.30	9,960.00
KITCHEN ADDITION			Exterior stoops & slabs	50.00	SF	8.00	400.00
KITCHEN ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck	1,200.00	GSF	8.45	10,140.00
KITCHEN ADDITION			Mods to exist. roof framing for add ons	1.00	LS	7,500.00	7,500.00
KITCHEN ADDITION			Misc metals	1,200.00	GSF	2.20	2,640.00
KITCHEN ADDITION			Misc Wood Blocking	1,200.00	GSF	1.05	1,260.00
KITCHEN ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	448.00	SF	44.00	19,712.00
KITCHEN ADDITION			Windows	1,200.00	GSF	1.80	2,160.00
KITCHEN ADDITION			Doors, frames, hardware, sidelites	1,200.00	GSF	0.60	720.00
KITCHEN ADDITION			Building perimeter drains in gravel bed	30.00	LF	10.50	315.00
KITCHEN ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	1,200.00	GSF	1.45	1,740.00
KITCHEN ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	1,200.00	GSF	6.30	7,560.00
KITCHEN ADDITION			Roof perimeter tie-in work	120.00	LF	30.00	3,600.00
KITCHEN ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	50.00	SF	25.00	1,250.00
KITCHEN ADDITION			Masonry at tie-in walls	1,800.00	SF	19.00	34,200.00
KITCHEN ADDITION			Masonry partitions	1,200.00	GSF	4.10	4,920.00
KITCHEN ADDITION			GWB ceilings/bulkheads	1,200.00	GSF	0.15	180.00
KITCHEN ADDITION			Misc. batt insulation	1,200.00	GSF	0.45	540.00
KITCHEN ADDITION			Sound transmission control insulation	1,200.00	GSF	0.19	228.00
KITCHEN ADDITION			Interior doors, single, incl jambs, trim & hardware	1,200.00	GSF	5.75	6,900.00
KITCHEN ADDITION			Acoustic ceiling, avg	1,200.00	GSF	3.10	3,720.00
KITCHEN ADDITION			Prem add for kitchen finishes	1,200.00	GSF	4.13	4,960.00
KITCHEN ADDITION			CT floor, base, walls in kitchen	1,200.00	GSF	17.92	21,500.00
KITCHEN ADDITION			Painting	1,200.00	GSF	1.80	2,160.00
KITCHEN ADDITION			Misc cut and patching	1,200.00	GSF	0.30	360.00
KITCHEN ADDITION	07.00	SPECIAL EQUIPMENT	General millwork	1,200.00	GSF	0.45	540.00
KITCHEN ADDITION			Visual display MB & TB	1,200.00	GSF	1.00	1,200.00
KITCHEN ADDITION			Div 11 kitchen equip add	1,200.00	GSF	175.00	210,000.00
KITCHEN ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	1,200.00	GSF	1.50	1,800.00
KITCHEN ADDITION	08.00	CONVEYING	Section Not Used				0.00
KITCHEN ADDITION							

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>BowlerGridley 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	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KITCHEN ADDITION	09.00	MECHANICAL HVAC - Stand Alone System:	HVAC Equipment	1,200.00	GSF	16.50	19,800.00
KITCHEN ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	1,200.00	GSF	5.50	6,600.00
KITCHEN ADDITION		source heat pump systems, and variable refrigerant	Ductwork	1,200.00	GSF	6.75	8,100.00
KITCHEN ADDITION		flow system.	Air Outlets	1,200.00	GSF	0.59	708.00
KITCHEN ADDITION			Ductwork Accessories	1,200.00	GSF	0.72	864.00
KITCHEN ADDITION			Insulation	1,200.00	GSF	2.15	2,580.00
KITCHEN ADDITION			Temperature Controls	1,200.00	GSF	4.10	4,920.00
KITCHEN ADDITION			Air & Water Balance	1,200.00	GSF	0.45	540.00
KITCHEN ADDITION			Coordination Drawings	1,200.00	GSF	0.22	264.00
KITCHEN ADDITION			Systems Operation & Testing	1,200.00	GSF	0.25	300.00
KITCHEN ADDITION	9.20	PLUMBING	Water Closet	1.00	EA	464.50	464.50
KITCHEN ADDITION			Urinal	0.00	EA	385.22	0.00
KITCHEN ADDITION			Automatic Flush Valve	1.00	EA	163.20	163.20
KITCHEN ADDITION			Lavatory, countertop mounted	1.00	EA	313.85	313.85
KITCHEN ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
KITCHEN ADDITION			Janitor Sink	1.00	EA	733.54	733.54
KITCHEN ADDITION			Floor Drain	4.00	EA	168.80	674.40
KITCHEN ADDITION			Roof Drain	4.00	EA	384.50	1,538.00
KITCHEN ADDITION			Domestic Water Piping	1,200.00	GSF	2.69	3,228.00
KITCHEN ADDITION			DWV Piping	1,200.00	GSF	1.76	2,112.00
KITCHEN ADDITION			Storm Piping	1,200.00	GSF	1.48	1,776.00
KITCHEN ADDITION			Plumbing Insulation	1,200.00	GSF	0.81	972.00
KITCHEN ADDITION			Coordination Drawings	1,200.00	GSF	0.22	264.00
KITCHEN ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
KITCHEN ADDITION	9.30	FIRE SPRINKLER	Sprinkler			Not Included	
KITCHEN ADDITION			Fire Pump			Not Included	
KITCHEN ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	1,200.00	GSF	0.85	1,020.00
KITCHEN ADDITION			Panelboards	1,200.00	GSF	0.65	780.00
KITCHEN ADDITION			Bus Duct & Transformers	1,200.00	GSF	0.40	480.00
KITCHEN ADDITION			Generator/ATS			Not Included	
KITCHEN ADDITION			Light Fixtures - based on T8 fixtures	1,200.00	GSF	4.85	5,820.00
KITCHEN ADDITION			Light Switches	1,200.00	GSF	0.26	312.00
KITCHEN ADDITION			Power Outlets	1,200.00	GSF	0.95	1,140.00
KITCHEN ADDITION			Safety Cabinets & Disconnects	1,200.00	GSF	0.50	600.00
KITCHEN ADDITION			Power Feeders	1,200.00	GSF	2.50	3,000.00
KITCHEN ADDITION			Power Home Runs	1,200.00	GSF	2.20	2,640.00
KITCHEN ADDITION			Power Branches	1,200.00	GSF	0.85	1,020.00
KITCHEN ADDITION			Lighting Home Runs	1,200.00	GSF	1.15	1,380.00
KITCHEN ADDITION			Lighting Branches	1,200.00	GSF	1.05	1,260.00
KITCHEN ADDITION			Grounding/Lightning Protection	1,200.00	GSF	0.25	300.00
KITCHEN ADDITION			Clock System	1,200.00	GSF	0.45	540.00
KITCHEN ADDITION			Phone/Data System	1,200.00	GSF	2.90	3,480.00
KITCHEN ADDITION			Security System	1,200.00	GSF	0.94	1,128.00
KITCHEN ADDITION			P.A. & A.V. Systems	1,200.00	GSF	0.55	660.00
KITCHEN ADDITION			TV System	1,200.00	GSF	0.29	348.00
KITCHEN ADDITION			Fire Alarm	1,200.00	GSF	1.88	2,256.00
KITCHEN ADDITION			Coordination Drawings	1,200.00	GSF	0.22	264.00
KITCHEN ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
KITCHEN ADDITION	11.00	MARK-UPS	Subtotal				497,321.41
KITCHEN ADDITION			General Conditions	12.00%			59,678.57
KITCHEN ADDITION			Subtotal				556,999.98
KITCHEN ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			55,700.00
KITCHEN ADDITION			Subtotal				612,699.97
KITCHEN ADDITION			Bonds & insurance	1.25%			7,658.75
KITCHEN ADDITION			Subtotal	1,200.00	GSF	\$516.97	620,358.72

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	BowlerGridley 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	
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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						<i>Cost per SF</i>	
				1,500	GSF	<u>\$443.88</u>	665,815
SUBTOTAL			SUBTOTAL				665,815
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				665,815
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				665,815
						<i>Cost per SF</i>	
						<u>\$443.88</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowler/Griddle 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	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	1,500.00	GSF	0.37	555.00
BUILDING RENOVATION			General architectural demo	1,500.00	GSF	3.15	4,725.00
BUILDING RENOVATION			Misc. demolition/prep/patch	1,500.00	GSF	1.05	1,575.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	200.00	SF	12.00	2,400.00
BUILDING RENOVATION			Misc. demolition/prep/patch	1,500.00	GSF	0.60	900.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	27.78	CY	30.00	833.33
BUILDING RENOVATION			LEED Disposal Fee / Recycling	13.89	TNS	37.00	513.89
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	1,500.00	GSF	0.11	165.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	1,500.00	GSF	0.35	525.00
BUILDING RENOVATION			Misc metals	1,500.00	GSF	0.62	930.00
BUILDING RENOVATION			Misc Wood Blocking	1,500.00	GSF	0.06	90.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	1,500.00	GSF	0.30	450.00
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	1,500.00	GSF	0.33	495.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs		
Project:	Jamestown Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Bowler/Griddle 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>					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	1,500.00	GSF	0.65	975.00
BUILDING RENOVATION			Interior finishes	1,500.00	GSF	9.70	14,550.00
BUILDING RENOVATION			Thermal insulation	1,500.00	GSF	0.45	675.00
BUILDING RENOVATION			Sound transmission control insulation	1,500.00	GSF	0.19	285.00
BUILDING RENOVATION			Interior glazing	1,500.00	GSF	2.72	4,080.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	1,500.00	GSF	3.74	5,610.00
BUILDING RENOVATION			Misc cut and patching	1,500.00	GSF	0.30	450.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	1,500.00	GSF	2.22	3,330.00
BUILDING RENOVATION			Div 11 misc equipment	1,500.00	GSF	0.50	750.00
BUILDING RENOVATION			Div 12 furnishings	1,500.00	GSF	2.85	4,275.00
BUILDING RENOVATION			Smart boards	1.00	EA	6,500.00	6,500.00
BUILDING RENOVATION			Student desks and work stations			<i>Refer to FF&E</i>	
BUILDING RENOVATION			Office furnishings, sofas and chairs			<i>Refer to FF&E</i>	
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC	Replace existing WSHP	30.00	EA	8,500.00	255,000.00
BUILDING RENOVATION			Replace existing Rooftop Unit	2.00	EA	32,500.00	65,000.00
BUILDING RENOVATION			Replace existing Boiler	2.00	EA	22,500.00	45,000.00
BUILDING RENOVATION			Piping/Valves for Boiler	2.00	EA	3,500.00	7,000.00
BUILDING RENOVATION			Piping/Valves for WSHP	30.00	EA	1,200.00	36,000.00
BUILDING RENOVATION			Piping & Valves	1,500.00	GSF	4.20	6,300.00
BUILDING RENOVATION			Ductwork	1,500.00	GSF	5.85	8,775.00
BUILDING RENOVATION			Air Outlets	1,500.00	GSF	0.59	885.00
BUILDING RENOVATION			Ductwork Accessories	1,500.00	GSF	0.72	1,080.00
BUILDING RENOVATION			Insulation	1,500.00	GSF	1.95	2,925.00
BUILDING RENOVATION			Temperature Controls	1,500.00	GSF	4.10	6,150.00
BUILDING RENOVATION			Air & Water Balance	1,500.00	GSF	0.45	675.00
BUILDING RENOVATION			Systems Operation & Testing	1,500.00	GSF	0.25	375.00
BUILDING RENOVATION			HVAC Demolition	1,500.00	GSF	0.97	1,455.00
BUILDING RENOVATION	9.20	PLUMBING	Domestic Water Piping	1,500.00	GSF	2.69	4,035.00
BUILDING RENOVATION			DWV Piping	1,500.00	GSF	1.76	2,640.00
BUILDING RENOVATION			Storm Piping	1,500.00	GSF	1.48	2,220.00
BUILDING RENOVATION			Plumbing Insulation	1,500.00	GSF	0.81	1,215.00
BUILDING RENOVATION			Plumbing Demolition	1,500.00	GSF	0.95	1,425.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowler/Griddle 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	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler				Not Included
BUILDING RENOVATION			Fire Pump				Not Included
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	1,500.00	GSF	4.85	7,275.00
BUILDING RENOVATION			Light Switches	1,500.00	GSF	0.26	390.00
BUILDING RENOVATION			Power Outlets	1,500.00	GSF	0.95	1,425.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	1,500.00	GSF	0.72	1,080.00
BUILDING RENOVATION			Power Feeders				Existing to Remain
BUILDING RENOVATION			Power Home Runs	1,500.00	GSF	2.20	3,300.00
BUILDING RENOVATION			Power Branches	1,500.00	GSF	0.85	1,275.00
BUILDING RENOVATION			Lighting Home Runs	1,500.00	GSF	1.15	1,725.00
BUILDING RENOVATION			Lighting Branches	1,500.00	GSF	1.05	1,575.00
BUILDING RENOVATION			Grounding/Lightning Protection				Existing to Remain
BUILDING RENOVATION			Clock System	1,500.00	GSF	0.45	675.00
BUILDING RENOVATION			Phone/Data System	1,500.00	GSF	2.90	4,350.00
BUILDING RENOVATION			Security System	1,500.00	GSF	0.94	1,410.00
BUILDING RENOVATION			P.A. & A.V. Systems	1,500.00	GSF	0.55	825.00
BUILDING RENOVATION			TV System	1,500.00	GSF	0.29	435.00
BUILDING RENOVATION			Fire Alarm	1,500.00	GSF	1.88	2,820.00
BUILDING RENOVATION			Demolition	1,500.00	GSF	0.94	1,410.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				533,762.22
BUILDING RENOVATION			General Conditions	12.00%			64,051.47
BUILDING RENOVATION			Subtotal				597,813.69
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			59,781.37
BUILDING RENOVATION			Subtotal				657,595.06
BUILDING RENOVATION			Bonds & insurance	1.25%			8,219.94
BUILDING RENOVATION			Subtotal	1,500.00	GSF	\$443.88	665,815.00

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs		
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowler/Gritley 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					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

SITWORK							949,972
SUBTOTAL							949,972
ESCALATION TO BID				0.00%			0
SUBTOTAL							949,972
DESIGN CONTINGENCY				0.00%			0
RENOVATION TOTAL							949,972

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Jamestown Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowler/Gidley 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			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	5,000.00	5,000.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	2.53	AC	10,000.00	25,252.53
SITWORK			Remove trees	14.00	EA	175.00	2,450.00
SITWORK			Remove curb and gutter	80.00	LF	6.00	480.00
SITWORK			Remove sidewalks 4" thick	2,125.00	SF	1.50	3,187.50
SITWORK			Remove concrete pads 8" thick	3,100.00	SF	4.35	13,485.00
SITWORK			Remove asphalt paving	444.44	SY	6.85	3,044.44
SITWORK			Remove playground & equipment	1.00	LS	3,500.00	3,500.00
SITWORK			Remove service yard walls	1,150.00	SF	6.50	7,475.00
SITWORK			Demo asphalt paving at VDOT ROW			Excluded	
SITWORK			Remove portions of existing SWM piping			Excluded	
SITWORK			Remove existing utilities			Excluded	
SITWORK			Remove gas meter			Existing to Remain	
SITWORK			Remove gas line			Existing to Remain	
SITWORK			Remove existing fence			Excluded	
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove/relocation of temp classrooms			Excluded	
SITWORK			Remove asphalt paving for new water/sewer lines	40.00	SY	10.00	400.00
SITWORK			Disposal of site elements	1,653.66	CY	25.00	41,341.44
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	7,500.00	7,500.00
SITWORK			Tree protection allowance	1.00	LS	1,750.00	1,750.00
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	1,064.81	CY	2.80	2,981.48
SITWORK			Re-spread topsoil	1,064.81	CY	3.60	3,833.33
SITWORK			Mass Excavation of site area, cut to fill	1,370.37	CY	8.00	10,962.96
SITWORK			Export surplus	1,000.00	CY	24.00	24,000.00
SITWORK			Rough grading for building and site	115,000.00	SF	0.55	63,250.00
SITWORK			Finish grading bldg pads and pavements	5,277.78	SY	1.00	5,277.78
SITWORK			Finish grading for lawn areas	1,888.89	SY	1.15	2,172.22
SITWORK			Finish grading for sports fields	5,888.89	SY	1.35	7,950.00
SITWORK			Ext backfill	130.00	CY	30.00	3,900.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK			8" water main	150.00	LF	61.00	9,150.00
SITWORK			Building domestic water line			Existing to Remain	
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees			AWSS Fees are Excluded	
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	11.11	CY	25.00	277.78
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	150.00	LF	37.00	5,550.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	11.11	CY	25.00	277.78
SITWORK							

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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	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	200,000.00	200,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	500.00	LF	15.00	7,500.00
SITWORK			Site pole lighting, allowance	3.00	EA	3,250.00	9,750.00
SITWORK			Ductbank and service cable into building	150.00	LF	235.00	35,250.00
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 paving	1,155.56	SY	35.00	40,444.44
SITWORK			Asphalt paving	444.44	SY	52.00	23,111.11
SITWORK			Misc. patching at existing paving, incl striping	16.67	SY	50.00	833.33
SITWORK			Asphalt Pavement ROW patching	80.00	SY	80.00	6,400.00
SITWORK			Lot signage/symbols	1.00	LS	1,500.00	1,500.00
SITWORK			Striping	1.00	LS	1,750.00	1,750.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	2,000.00	SF	5.50	11,000.00
SITWORK			8" utility pads	400.00	SF	12.00	4,800.00
SITWORK			8" utility pads/dumpster pavements/footers	1,400.00	SF	18.00	25,200.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	615.00	LF	14.30	8,794.50
SITWORK			Curb & gutter, repairs	80.00	LF	18.59	1,487.20
SITWORK						0.00	
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	1,166.67	SY	0.85	991.67
SITWORK			Sport field seeding	5,888.89	SY	1.30	7,655.56
SITWORK			Play area mulch	117.59	CY	43.75	5,144.68
SITWORK			Landscape allowance	1.00	LS	25,000.00	25,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Re-install playground equipment	1.00	LS	3,500.00	3,500.00
SITWORK			Service yard enclosure walls & gates	1,450.00	SF	40.00	58,000.00
SITWORK			Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				761,561.73
SITWORK			General Conditions	12.00%			91,387.41
SITWORK			Subtotal				852,949.13
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			85,294.91
SITWORK			Subtotal				938,244.05
SITWORK			Bonds & insurance	1.25%			11,728.05
SITWORK			Subtotal				949,972.10

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HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System:	HVAC Equipment	22,880.00	GSF	16.50	377,520.00
ADDITION HVAC BASE		Note: Average cost between 4-pipe system, water	Piping & Valves	22,880.00	GSF	5.50	125,840.00
ADDITION HVAC BASE		source heat pump systems, and variable refrigerant	Ductwork	22,880.00	GSF	6.75	154,440.00
ADDITION HVAC BASE		flow system.	Air Outlets	22,880.00	GSF	0.59	13,499.20
ADDITION HVAC BASE			Ductwork Accessories	22,880.00	GSF	0.72	16,473.60
ADDITION HVAC BASE			Insulation	22,880.00	GSF	2.15	49,192.00
ADDITION HVAC BASE			Temperature Controls	22,880.00	GSF	4.10	93,808.00
ADDITION HVAC BASE			Air & Water Balance	22,880.00	GSF	0.45	10,296.00
ADDITION HVAC BASE			Coordination Drawings	22,880.00	GSF	0.22	5,033.60
ADDITION HVAC BASE			Systems Operation & Testing	22,880.00	GSF	0.25	5,720.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				851,822.40
ADDITION HVAC BASE			General Conditions	12.00%			102,218.69
ADDITION HVAC BASE			Subtotal				954,041.09
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			95,404.11
ADDITION HVAC BASE			Subtotal				1,049,445.20
ADDITION HVAC BASE			Bonds & insurance	1.25%			13,118.06
ADDITION HVAC BASE			Subtotal	22,880.00	GSF	\$46.44	1,062,563.26
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	22,880.00	GSF	13.75	314,600.00
ADDITION HVAC ALT			Piping & Valves	22,880.00	GSF	4.20	96,096.00
ADDITION HVAC ALT			Geothermal Bore, 30 bores at 600' depth	18,000.00	LF	22.50	405,000.00
ADDITION HVAC ALT			Ductwork	22,880.00	GSF	5.85	133,848.00
ADDITION HVAC ALT			Air Outlets	22,880.00	GSF	0.59	13,499.20
ADDITION HVAC ALT			Ductwork Accessories	22,880.00	GSF	0.72	16,473.60
ADDITION HVAC ALT			Insulation	22,880.00	GSF	1.95	44,616.00
ADDITION HVAC ALT			Temperature Controls	22,880.00	GSF	4.10	93,808.00
ADDITION HVAC ALT			Air & Water Balance	22,880.00	GSF	0.45	10,296.00
ADDITION HVAC ALT			Coordination Drawings	22,880.00	GSF	0.22	5,033.60
ADDITION HVAC ALT			Systems Operation & Testing	22,880.00	GSF	0.25	5,720.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,138,990.40
ADDITION HVAC ALT			General Conditions	12.00%			136,678.85
ADDITION HVAC ALT			Subtotal				1,275,669.25
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			127,566.92
ADDITION HVAC ALT			Subtotal				1,403,236.17
ADDITION HVAC ALT			Bonds & insurance	1.25%			17,540.45
ADDITION HVAC ALT			Subtotal	22,880.00	GSF	\$62.10	1,420,776.62