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## **Conceptual Design / Feasibility Cost Estimate Report**

*Report Date: November 14, 2011*

*Prepared for:*

***Perkins Eastman***

### **Arlington Public Schools** *Thomas Jefferson Middle School* **Additions and Interior Renovations** **Arlington, Virginia**





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

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



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

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

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

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

### **MOVING & STORAGE COSTS**

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

### **TEMPORARY FACILITIES**

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

### **REAL ESTATE**

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

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

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



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

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

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

#### **FINANCIAL**

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

#### **INSURANCE PREMIUMS**

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

#### **LEGAL FEES**

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

#### **JURISDICTIONAL FEES**

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



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

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

### **DESIGN FEES**

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

### **RECOMMENDED COST CONTROL PROCESS**

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

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

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

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

Report:	Feasibility Study Const Cost Estimate	Prepared by: <b>Downey &amp; Scott, LLC</b>	Status:	Concept Design	PM: c/dgs		
Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chkd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098		
Documents Dated:	Nov. 4, 2011	Ph 640.347.6001 Fax 640.347.6021	Run Date:	See footer			
		www.downeyandscott.com					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

**PROJECT CONSTRUCTION COST SUMMARY**

<b>Arlington Public Schools - Thomas Jefferson Middle School Additions</b>	South Addition	16,637.00	Gross Square Feet
	North Addition	16,100.00	Gross Square Feet
	Renovation	13,200.00	Gross Square Feet
	Total	45,937.00	Gross Square Feet

**CONSTRUCTION COSTS**

HARD COSTS	<b>South Additions to Existing Building</b>	Carried forward	Cost per SF 317.42	<b>\$5,280,859</b>
HARD COSTS	<b>North Additions to Existing Building</b>	Carried forward	269.90	<b>\$4,345,444</b>
HARD COSTS	<b>Renovations to Existing Building</b>	Carried forward	118.22	<b>\$1,560,557</b>
HARD COSTS	<b>Sitework</b>	Carried forward	N/A	<b>\$884,388</b>
HARD COSTS	<b>Subtotal</b>			<b>\$12,071,248</b>
HARD COSTS	<b>Escalation to construction mid point - see table below</b>	0.00%		<b>\$0</b>
HARD COSTS	<b>Subtotal</b>			<b>\$12,071,248</b>
HARD COSTS	<b>Design Contingency</b>	15.00%		<b>\$1,810,687</b>
HARD COSTS	<b>Subtotal</b>			<b>\$13,881,935</b>
HARD COSTS	<b>Construction Contingency</b>	5.00%		<b>\$694,097</b>
HARD COSTS	<b>Total Hard Construction Costs Base Bid</b>		Cost per SF <b>\$317.30</b>	<b>\$14,576,032</b>
SOFT COSTS	<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>	22.50%		<b>\$3,279,607</b>
TOTAL COSTS	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost in Current Dollars, Third Quarter 2011</b>		Cost per SF <b>\$388.70</b>	<b>\$17,855,639</b>

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

	Hard Construction Costs and Soft Construction Costs are escalated	Escalation	4.00%	Per year
<b>2012</b>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS</b>			<b>\$18,569,864</b>
<b>2013</b>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS</b>			<b>\$19,312,659</b>
<b>2014</b>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS</b>			<b>\$20,085,165</b>
<b>2015</b>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS</b>			<b>\$20,888,572</b>
<b>2016</b>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS</b>			<b>\$21,724,115</b>

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

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

<b>CLASSROOM &amp; CAFETERIA ADDITION</b>		<b>16,637 GSF</b>	<b>Cost per SF</b> <b><u>\$317.42</u></b>	<b>5,280,859</b>
<b>SUBTOTAL</b>	<b>SUBTOTAL</b>			<b>5,280,859</b>
<b>ESCALATION TO BID</b>	<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>		<b>0</b>
<b>SUBTOTAL</b>	<b>SUBTOTAL</b>			<b>5,280,859</b>
<b>DESIGN CONTINGENCY</b>	<b>REFER TO MAIN SUMMARY</b>	<b>0.00%</b>		<b>0</b>
<b>RENOVATION TOTAL</b>	<b>RENOVATION TOTAL</b>		<b>Cost per SF</b> <b><u>\$317.42</u></b>	<b>5,280,859</b>

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION				
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<b>BUILDING ADDITION</b>											
SOUTH ADDITION	00.00										
SOUTH ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00				
SOUTH ADDITION			Misc. prep/patch	1.00	LS	3,000.00	3,000.00				
SOUTH ADDITION			Misc R&R for MEP tie-ins	1.00	LS	2,500.00	2,500.00				
SOUTH ADDITION			Demo exist stairway roof	220.00	SF	6.00	1,320.00				
SOUTH ADDITION			Demo exist exterior wall to open to new stairway ext	100.00	SF	15.00	1,500.00				
SOUTH ADDITION			Temp waterproofing at roof demo	1.00	LS	350.00	350.00				
SOUTH ADDITION			Temp dust control & cleaning	1.00	LS	750.00	750.00				
SOUTH ADDITION			Segregated debris disposal off site	120.00	CY	30.00	3,600.00				
SOUTH ADDITION			LEED Disposal Fee / Recycling	60.00	TNS	37.00	2,220.00				
SOUTH ADDITION			Hazmat abatement - asbestos								
SOUTH ADDITION			Hazmat abatement - lead								
SOUTH ADDITION						Costs are Excluded					
SOUTH ADDITION						Costs are Excluded					
SOUTH ADDITION	01.00	FOUNDATIONS	Foundations, normal SOG	12,087.00	GSF	6.27	75,785.49				
SOUTH ADDITION			Foundations, retaining wall areas	1,000.00	GSF	7.87	7,870.00				
SOUTH ADDITION			Foundations, premium for poured conc wall footings	1,000.00	GSF	42.78	42,777.78				
SOUTH ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	500.00	SF	12.00	6,000.00				
SOUTH ADDITION			Poured conc foundation wall	640.00	SF	38.00	24,320.00				
SOUTH ADDITION			SOG	13,087.00	GSF	8.30	108,622.10				
SOUTH ADDITION			Exterior stoops & slabs	300.00	SF	8.00	2,400.00				
SOUTH ADDITION	03.00	SUPERSTRUCTURE	3rd floor framing & deck	5,360.00	GSF	11.35	60,836.00				
SOUTH ADDITION			Cafe roof framing & deck for green roof	8,320.00	GSF	11.35	94,432.00				
SOUTH ADDITION			SOMD for 3rd floor	5,360.00	GSF	4.00	21,440.00				
SOUTH ADDITION			SOMD for green roof	8,320.00	GSF	4.00	33,280.00				
SOUTH ADDITION			Roof framing & deck	5,580.00	GSF	8.45	47,151.00				
SOUTH ADDITION			Stairways	1.00	EA	12,500.00	12,500.00				
SOUTH ADDITION			Extend exist stairway to add one floor	1.00	EA	9,800.00	9,800.00				
SOUTH ADDITION			Misc metals	16,637.00	GSF	2.20	36,601.40				
SOUTH ADDITION			Misc Wood Blocking	16,637.00	GSF	1.05	17,468.85				
SOUTH ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	14,348.00	SF	44.00	631,312.00				
SOUTH ADDITION			Brick veneer over conc walls	211.20	SF	21.90	4,625.28				
SOUTH ADDITION			Foundation wall waterproofing	640.00	SF	6.50	4,160.00				
SOUTH ADDITION			Windows	16,637.00	GSF	3.60	59,893.20				
SOUTH ADDITION			Storefront entrances	16,637.00	GSF	1.25	20,796.25				
SOUTH ADDITION			Prem add for ext. curtainwall	5,040.00	SF	35.00	176,400.00				
SOUTH ADDITION			Doors, frames, hardware, sidelites	16,637.00	GSF	0.60	9,982.20				
SOUTH ADDITION			Building perimeter drains in gravel bed	650.00	LF	10.50	6,825.00				
SOUTH ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	16,637.00	GSF	1.45	24,123.65				
SOUTH ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	5,580.00	GSF	6.30	35,154.00				
SOUTH ADDITION			Skyllite, curb & flashing	450.00	SF	65.00	29,250.00				
SOUTH ADDITION			Green roof system	8,320.00	SF	28.00	232,960.00				
SOUTH ADDITION			Green roof system irrigation	8,320.00	SF	8.00	66,560.00				
SOUTH ADDITION			Green roof slip sheet	8,320.00	SF	1.55	12,896.00				
SOUTH ADDITION			Green roof system flashings & edge details	8,320.00	GSF	0.90	7,488.00				



LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SOUTH ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
SOUTH ADDITION			Masonry at tie-in walls	2,600.00	SF	19.00	49,400.00
SOUTH ADDITION			Masonry partitions	16,637.00	GSF	4.10	68,211.70
SOUTH ADDITION			Mtl stud & GWB partitions, hi-impact	16,637.00	GSF	7.30	121,450.10
SOUTH ADDITION			GWB ceilings/bulkheads	16,637.00	GSF	0.15	2,495.55
SOUTH ADDITION			Misc. batt insulation	16,637.00	GSF	0.45	7,486.65
SOUTH ADDITION			Sound transmission control insulation	16,637.00	GSF	0.19	3,161.03
SOUTH ADDITION			Interior glass at interior partition allowance	16,637.00	GSF	1.50	24,955.50
SOUTH ADDITION			Interior doors, single, incl jamba, trim & hardware	16,637.00	GSF	5.75	95,662.75
SOUTH ADDITION			Acoustic ceiling, avg	16,637.00	GSF	2.25	37,433.25
SOUTH ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	3,327.40	GSF	1.10	3,660.14
SOUTH ADDITION			Premium wall finish: main corridors & conf. rm	16,637.00	GSF	0.24	3,992.88
SOUTH ADDITION			Prem add for kitchen/restroom finishes	2,220.00	GSF	12.40	27,528.00
SOUTH ADDITION			CT floor, base, walls in restrooms	16,637.00	GSF	0.75	12,477.75
SOUTH ADDITION			Soft flooring/ vinyl base	16,637.00	GSF	2.64	43,841.82
SOUTH ADDITION			Carpet	16,637.00	GSF	1.11	18,467.07
SOUTH ADDITION			Painting	16,637.00	GSF	1.80	29,946.60
SOUTH ADDITION			Misc cut and patching	16,637.00	GSF	0.30	4,991.10
SOUTH ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	16,637.00	GSF	0.82	13,642.34
SOUTH ADDITION			Window treatment	16,637.00	GSF	0.45	7,486.65
SOUTH ADDITION			General casework	16,637.00	GSF	7.25	120,618.25
SOUTH ADDITION			General millwork	16,637.00	GSF	0.45	7,486.65
SOUTH ADDITION			Visual display MB & TB	16,637.00	GSF	1.00	16,637.00
SOUTH ADDITION			Smart boards	18.00	EA	6,500.00	117,000.00
SOUTH ADDITION			Kitchen / faculty lounge appliances allowance	1.00	LS	2,500.00	2,500.00
SOUTH ADDITION			Div 11 kitchen equip add	1,500.00	GSF	175.00	262,500.00
SOUTH ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	16,637.00	GSF	1.50	24,955.50
SOUTH ADDITION			Student desks and work stations			Refer to FF&E	
SOUTH ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
SOUTH ADDITION	08.00	CONVEYING	Section Not Used				0.00
SOUTH ADDITION							
SOUTH ADDITION							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SOUTH ADDITION	09.00	MECHANICAL HVAC - Renovation Extension of existing systems.	HVAC Equipment	16,637.00	GSF	12.20	202,971.40
SOUTH ADDITION			Piping & Valves	16,637.00	GSF	4.20	69,875.40
SOUTH ADDITION			Ductwork	16,637.00	GSF	5.85	97,326.45
SOUTH ADDITION			Air Outlets	16,637.00	GSF	0.59	9,815.83
SOUTH ADDITION			Ductwork Accessories	16,637.00	GSF	0.72	11,978.64
SOUTH ADDITION			Insulation	16,637.00	GSF	1.95	32,442.15
SOUTH ADDITION			Temperature Controls	16,637.00	GSF	4.10	68,211.70
SOUTH ADDITION			Air & Water Balance	16,637.00	GSF	0.45	7,486.65
SOUTH ADDITION			Systems Operation & Testing	16,637.00	GSF	0.25	4,159.25
SOUTH ADDITION			9.20	PLUMBING	Water Closet	2.00	EA
SOUTH ADDITION	Urinal	0.00			EA	385.22	0.00
SOUTH ADDITION	Automatic Flush Valve	2.00			EA	163.20	326.40
SOUTH ADDITION	Lavatory, countertop mounted	2.00			EA	313.85	627.70
SOUTH ADDITION	Classroom Sink	0.00			EA	485.10	0.00
SOUTH ADDITION	Electric Water Cooler	1.00			EA	1,163.50	1,163.50
SOUTH ADDITION	Janitor Sink	1.00			EA	733.54	733.54
SOUTH ADDITION	Floor Drain	12.00			EA	168.60	2,023.20
SOUTH ADDITION	Roof Drain	20.00			EA	384.50	7,690.00
SOUTH ADDITION	Wall Hydrant	1.00			EA	252.94	252.94
SOUTH ADDITION	Water Heater	1.00			EA	4,822.00	4,822.00
SOUTH ADDITION	Circulating Pump	1.00			EA	725.00	725.00
SOUTH ADDITION	Ice Machine/Refrigerator Connection	2.00			EA	125.00	250.00
SOUTH ADDITION	Elevator Sump Pump, oil minder type	0.00			EA	6,550.00	0.00
SOUTH ADDITION	Domestic Water Piping	16,637.00			GSF	2.69	44,753.53
SOUTH ADDITION	DWV Piping	16,637.00			GSF	1.76	29,281.12
SOUTH ADDITION	Storm Piping	16,637.00			GSF	1.48	24,622.76
SOUTH ADDITION	Plumbing Insulation	16,637.00			GSF	0.81	13,475.97
SOUTH ADDITION	Coordination Drawings	16,637.00			GSF	0.22	3,660.14
SOUTH ADDITION	Tie into Existing Plumbing Systems	1.00			LS	2,650.00	2,650.00

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SOUTH ADDITION	9.30	FIRE SPRINKLER	Sprinkler	16,637.00	GSF	2.85	47,415.45
SOUTH ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
SOUTH ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	16,637.00	GSF	0.15	2,495.55
SOUTH ADDITION			Panelboards	16,637.00	GSF	0.65	10,814.05
SOUTH ADDITION			Bus Duct & Transformers	16,637.00	GSF	0.40	6,654.80
SOUTH ADDITION			Generator/ATS			Existing to Remain	
SOUTH ADDITION			Light Fixtures - based on T8 fixtures	16,637.00	GSF	4.85	80,689.45
SOUTH ADDITION			Light Switches	16,637.00	GSF	0.26	4,325.62
SOUTH ADDITION			Power Outlets	16,637.00	GSF	0.95	15,905.15
SOUTH ADDITION			Safety Cabinets & Disconnects	16,637.00	GSF	0.50	8,318.50
SOUTH ADDITION			Power Feeders	16,637.00	GSF	2.50	41,592.50
SOUTH ADDITION			Power Home Runs	16,637.00	GSF	2.20	36,601.40
SOUTH ADDITION			Power Branches	16,637.00	GSF	0.85	14,141.45
SOUTH ADDITION			Lighting Home Runs	16,637.00	GSF	1.15	19,132.55
SOUTH ADDITION			Lighting Branches	16,637.00	GSF	1.05	17,468.85
SOUTH ADDITION			Grounding/Lightning Protection	16,637.00	GSF	0.25	4,159.25
SOUTH ADDITION			Clock System	16,637.00	GSF	0.45	7,486.65
SOUTH ADDITION			Phone/Data System	16,637.00	GSF	2.90	48,247.30
SOUTH ADDITION			Security System	16,637.00	GSF	0.94	15,638.78
SOUTH ADDITION			P.A. & A.V. Systems	16,637.00	GSF	0.55	9,150.35
SOUTH ADDITION			TV System	16,637.00	GSF	0.29	4,824.73
SOUTH ADDITION			Fire Alarm	16,637.00	GSF	1.88	31,277.56
SOUTH ADDITION			Coordination Drawings	16,637.00	GSF	0.22	3,660.14
SOUTH ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
SOUTH ADDITION	11.00	MARK-UPS	Subtotal				4,233,492.83
SOUTH ADDITION			General Conditions	12.00%			508,019.14
SOUTH ADDITION			Subtotal				4,741,511.97
SOUTH ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			474,151.20
SOUTH ADDITION			Subtotal				5,215,663.17
SOUTH ADDITION			Bonds & insurance	1.25%			65,195.79
SOUTH ADDITION			<b>Subtotal</b>	<b>16,637.00</b>	<b>GSF</b>	<b>\$317.42</b>	<b>5,280,858.96</b>

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: cdlgs		
Project:	Thomas Jefferson Middle School Additions Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chkd 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 640.347.6001 Fax 640.347.6021</i>	Run Date:	See footer			
		<i>www.downey-scott.com</i>					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

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

NORTH ADDITION				16,100 GSF		<i>Cost per SF</i> <u>\$269.90</u>	4,345,444
SUBTOTAL			SUBTOTAL				4,345,444
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				4,345,444
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL			<i>Cost per SF</i> <u>\$269.90</u>	4,345,444

<b>Report:</b>	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: c/dgs		
<b>Project:</b>	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chkd by: bd/sjm		
<b>Location:</b>	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098		
<b>Documents Dated:</b>	Nov. 4, 2011	Ph 640.347.6001 Fax 640.347.6021	Run Date:	See footer			
		<a href="http://www.downeyscott.com">www.downeyscott.com</a>					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
NORTH ADDITION	00.00		<b>BUILDING ADDITION</b>				
NORTH ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
NORTH ADDITION			Misc. prep/patch	1.00	LS	2,500.00	2,500.00
NORTH ADDITION			Misc R&R for MEP tie-ins	1.00	LS	4,500.00	4,500.00
NORTH ADDITION			Segregated debris disposal off site	90.00	CY	30.00	2,700.00
NORTH ADDITION			LEED Disposal Fee / Recycling	45.00	TNS	37.00	1,665.00
NORTH ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
NORTH ADDITION			Hazmat abatement - lead			Costs are Excluded	
NORTH ADDITION	01.00	FOUNDATIONS	Foundations	16,100.00	GSF	6.27	100,947.00
NORTH ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
NORTH ADDITION			SOG	16,100.00	GSF	8.30	133,630.00
NORTH ADDITION			Exterior stoops & slabs	500.00	SF	8.00	4,000.00
NORTH ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck for green roof	15,640.00	GSF	11.35	177,514.00
NORTH ADDITION			SOMD for green roof	15,640.00	GSF	4.00	62,560.00
NORTH ADDITION			Roof framing & deck	460.00	GSF	8.45	3,887.00
NORTH ADDITION			Stairways	1.00	EA	12,500.00	12,500.00
NORTH ADDITION			Misc metals	16,100.00	GSF	2.20	35,420.00
NORTH ADDITION			Misc Wood Blocking	16,100.00	GSF	1.05	16,905.00
NORTH ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	8,500.00	SF	44.00	374,000.00
NORTH ADDITION			Windows	16,100.00	GSF	3.60	57,960.00
NORTH ADDITION			Storefront entrances	16,100.00	GSF	1.25	20,125.00
NORTH ADDITION			Doors, frames, hardware, sidelites	16,100.00	GSF	0.60	9,660.00
NORTH ADDITION			Building perimeter drains in gravel bed	600.00	LF	10.50	6,300.00
NORTH ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	16,100.00	GSF	1.45	23,345.00
NORTH ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	16,100.00	GSF	6.30	101,430.00
NORTH ADDITION			Skyllite, curb & flashing	450.00	SF	65.00	29,250.00
NORTH ADDITION			Green roof system	15,640.00	SF	28.00	437,920.00
NORTH ADDITION			Green roof system irrigation	15,640.00	SF	8.00	125,120.00
NORTH ADDITION			Green roof slip sheet	15,640.00	SF	1.55	24,242.00
NORTH ADDITION			Green roof system flashings & edge details	15,640.00	GSF	0.90	14,076.00
NORTH ADDITION							

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
NORTH ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
NORTH ADDITION			Masonry at tie-in walls	3,640.00	SF	19.00	69,160.00
NORTH ADDITION			Masonry partitions	16,100.00	GSF	4.10	66,010.00
NORTH ADDITION			Mt stud & GWB partitions, hi-impact	16,100.00	GSF	7.30	117,530.00
NORTH ADDITION			GWB ceilings/bulkheads	16,100.00	GSF	0.15	2,415.00
NORTH ADDITION			Misc. batt insulation	16,100.00	GSF	0.45	7,245.00
NORTH ADDITION			Sound transmission control insulation	16,100.00	GSF	0.19	3,059.00
NORTH ADDITION			Interior glass at interior partition allowance	16,100.00	GSF	1.50	24,150.00
NORTH ADDITION			Interior doors, single, incl jamba, trim & hardware	16,100.00	GSF	5.75	92,575.00
NORTH ADDITION			Acoustic ceiling, avg	16,100.00	GSF	2.25	36,225.00
NORTH ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	3,220.00	GSF	1.10	3,542.00
NORTH ADDITION			Premium wall finish: main corridors & conf. rm	16,100.00	GSF	0.24	3,884.00
NORTH ADDITION			Prem add for restroom finishes	540.00	GSF	12.40	6,696.00
NORTH ADDITION			CT floor, base, walls in restrooms	16,100.00	GSF	0.75	12,075.00
NORTH ADDITION			Soft flooring/ vinyl base	16,100.00	GSF	2.64	42,426.72
NORTH ADDITION			Carpet	16,100.00	GSF	1.11	17,871.00
NORTH ADDITION			Painting	16,100.00	GSF	1.80	28,980.00
NORTH ADDITION			Misc cut and patching	16,100.00	GSF	0.30	4,830.00
NORTH ADDITION	07.00	SPECIAL EQUIPMENT	General casework	16,100.00	GSF	7.25	116,725.00
NORTH ADDITION			General millwork	16,100.00	GSF	0.45	7,245.00
NORTH ADDITION			Visual display MB & TB	16,100.00	GSF	0.30	4,830.00
NORTH ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	16,100.00	GSF	0.50	8,050.00
NORTH ADDITION			Student desks and work stations			Refer to FF&E	
NORTH ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
NORTH ADDITION	08.00	CONVEYING	Section Not Used				0.00
NORTH ADDITION	09.00	MECHANICAL HVAC - Renovation Extension of existing systems.	HVAC Equipment	16,100.00	GSF	12.20	196,420.00
NORTH ADDITION			Piping & Valves	16,100.00	GSF	4.20	67,620.00
NORTH ADDITION			Ductwork	16,100.00	GSF	5.85	94,185.00
NORTH ADDITION			Air Outlets	16,100.00	GSF	0.59	9,499.00
NORTH ADDITION			Ductwork Accessories	16,100.00	GSF	0.72	11,592.00
NORTH ADDITION			Insulation	16,100.00	GSF	1.95	31,395.00
NORTH ADDITION			Temperature Controls	16,100.00	GSF	4.10	66,010.00
NORTH ADDITION			Air & Water Balance	16,100.00	GSF	0.45	7,245.00
NORTH ADDITION			Systems Operation & Testing	16,100.00	GSF	0.25	4,025.00
NORTH ADDITION	9.20	PLUMBING	Water Closet	6.00	EA	464.50	2,787.00
NORTH ADDITION			Urinal	2.00	EA	385.22	770.44
NORTH ADDITION			Automatic Flush Valve	8.00	EA	163.20	1,305.60
NORTH ADDITION			Lavatory, countertop mounted	8.00	EA	313.85	2,510.80
NORTH ADDITION			Art Room Sink	12.00	EA	685.00	8,220.00
NORTH ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
NORTH ADDITION			Janitor Sink	1.00	EA	733.54	733.54
NORTH ADDITION			Floor Drain	4.00	EA	168.60	674.40
NORTH ADDITION			Roof Drain	18.00	EA	384.50	6,921.00
NORTH ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
NORTH ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
NORTH ADDITION			Domestic Water Piping	16,100.00	GSF	0.13	2,165.45
NORTH ADDITION			DWV Piping	16,100.00	GSF	1.76	28,336.00
NORTH ADDITION			Storm Piping	16,100.00	GSF	1.48	23,828.00
NORTH ADDITION			Plumbing Insulation	16,100.00	GSF	0.81	13,041.00
NORTH ADDITION			Coordination Drawings	16,100.00	GSF	0.22	3,542.00
NORTH ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
NORTH ADDITION	9.30	FIRE SPRINKLER	Sprinkler	16,100.00	GSF	2.85	45,885.00
NORTH ADDITION			Fire Pump			See South Addition	
NORTH ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	16,100.00	GSF	0.15	2,415.00
NORTH ADDITION			Panelboards	16,100.00	GSF	0.65	10,465.00
NORTH ADDITION			Bus Duct & Transformers	16,100.00	GSF	0.40	6,440.00
NORTH ADDITION			Generator/ATS - for addition & fire pump			Existing to Remain	
NORTH ADDITION			Light Fixtures - based on T8 fixtures	16,100.00	GSF	4.85	78,085.00
NORTH ADDITION			Light Switches	16,100.00	GSF	0.26	4,186.00
NORTH ADDITION			Power Outlets	16,100.00	GSF	0.95	15,295.00
NORTH ADDITION			Safety Cabinets & Disconnects	16,100.00	GSF	0.50	8,050.00
NORTH ADDITION			Power Feeders	16,100.00	GSF	2.50	40,250.00
NORTH ADDITION			Power Home Runs	16,100.00	GSF	2.20	35,420.00
NORTH ADDITION			Power Branches	16,100.00	GSF	0.85	13,685.00
NORTH ADDITION			Lighting Home Runs	16,100.00	GSF	1.15	18,515.00
NORTH ADDITION			Lighting Branches	16,100.00	GSF	1.05	16,905.00
NORTH ADDITION			Grounding/Lightning Protection	16,100.00	GSF	0.25	4,025.00
NORTH ADDITION			Clock System	16,100.00	GSF	0.45	7,245.00
NORTH ADDITION			Phone/Data System	16,100.00	GSF	2.90	46,690.00
NORTH ADDITION			Security System	16,100.00	GSF	0.94	15,134.00
NORTH ADDITION			P.A. & A.V. Systems	16,100.00	GSF	0.55	8,855.00
NORTH ADDITION			TV System	16,100.00	GSF	0.29	4,669.00
NORTH ADDITION			Fire Alarm	16,100.00	GSF	1.88	30,268.00
NORTH ADDITION			Coordination Drawings	16,100.00	GSF	0.22	3,542.00
NORTH ADDITION			Tie into Existing Electrical Systems	1.00	LS	2,250.00	2,250.00
NORTH ADDITION	11.00	MARK-UPS	Subtotal				3,483,601.39
NORTH ADDITION			General Conditions	12.00%			418,032.17
NORTH ADDITION			Subtotal				3,901,633.56
NORTH ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			390,163.36
NORTH ADDITION			Subtotal				4,291,796.91
NORTH ADDITION			Bonds & insurance	1.25%			53,647.46
NORTH ADDITION			<b>Subtotal</b>	<b>16,100.00</b>	<b>GSF</b>	<b>\$269.90</b>	<b>4,345,444.37</b>

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: cjlgs		
Project:	Thomas Jefferson Middle School Additions Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chkd 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 640.347.6001 Fax 640.347.6021</i>	Run Date:	See footer			
		<i>www.downeyscott.com</i>					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

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

BUILDING RENOVATION				13,200 GSF		<b><u>Cost per SF</u></b> <b><u>\$118.22</u></b>	1,560,557
SUBTOTAL							1,560,557
ESCALATION TO BID				0.00%			0
SUBTOTAL							1,560,557
DESIGN CONTINGENCY				0.00%			0
RENOVATION TOTAL						<b><u>Cost per SF</u></b> <b><u>\$118.22</u></b>	1,560,557



<b>Report:</b>	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: c/dgs
<b>Project:</b>	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chkd by: bd/sm
<b>Location:</b>	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11098
<b>Documents Dated:</b>	Nov. 4, 2011	Ph 640.347.6001 Fax 640.347.6021	Run Date:	See footer	
		<a href="http://www.downeyscott.com">www.downeyscott.com</a>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		<b>BUILDING RENOVATIONS</b>				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	13,200.00	GSF	0.37	4,884.00
BUILDING RENOVATION			General architectural demo	13,200.00	GSF	3.15	41,580.00
BUILDING RENOVATION			Misc. demolition/prep/patch	13,200.00	GSF	1.05	13,860.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	13,200.00	GSF	0.60	7,920.00
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	244.44	CY	30.00	7,333.33
BUILDING RENOVATION			LEED Disposal Fee / Recycling	122.22	TNS	37.00	4,522.22
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	13,200.00	GSF	0.11	1,452.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	13,200.00	GSF	0.35	4,620.00
BUILDING RENOVATION			Misc metals	13,200.00	GSF	0.62	8,184.00
BUILDING RENOVATION			Misc Wood Blocking	13,200.00	GSF	0.06	792.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	13,200.00	GSF	0.30	3,960.00
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	13,200.00	GSF	0.33	4,356.00
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	13,200.00	GSF	0.65	8,580.00
BUILDING RENOVATION			Interior finishes	13,200.00	GSF	9.70	128,040.00
BUILDING RENOVATION			Thermal insulation	13,200.00	GSF	0.45	5,940.00
BUILDING RENOVATION			Sound transmission control insulation	13,200.00	GSF	0.19	2,508.00
BUILDING RENOVATION			Interior glazing	13,200.00	GSF	2.72	35,904.00
BUILDING RENOVATION			Interior doors, single, incl jams, trim & hardware	13,200.00	GSF	3.74	49,368.00
BUILDING RENOVATION			Misc cut and patching	13,200.00	GSF	0.30	3,960.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	13,200.00	GSF	2.22	29,304.00
BUILDING RENOVATION			Div 11 misc equipment	13,200.00	GSF	0.50	6,600.00
BUILDING RENOVATION			Div 12 furnishings	13,200.00	GSF	2.85	37,620.00
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

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	09.00	MECHANICAL HVAC - Renovation	HVAC Equipment	13,200.00	GSF	12.20	161,040.00
BUILDING RENOVATION			Piping & Valves	13,200.00	GSF	4.20	55,440.00
BUILDING RENOVATION			Ductwork	13,200.00	GSF	5.85	77,220.00
BUILDING RENOVATION			Air Outlets	13,200.00	GSF	0.59	7,788.00
BUILDING RENOVATION			Ductwork Accessories	13,200.00	GSF	0.72	9,504.00
BUILDING RENOVATION			Insulation	13,200.00	GSF	1.95	25,740.00
BUILDING RENOVATION			Temperature Controls	13,200.00	GSF	4.10	54,120.00
BUILDING RENOVATION			Air & Water Balance	13,200.00	GSF	0.45	5,940.00
BUILDING RENOVATION			Systems Operation & Testing	13,200.00	GSF	0.25	3,300.00
BUILDING RENOVATION			HVAC Demolition	13,200.00	GSF	0.97	12,804.00
BUILDING RENOVATION	9.20	PLUMBING	Domestic Water Piping	13,200.00	GSF	2.69	35,508.00
BUILDING RENOVATION			DWV Piping	13,200.00	GSF	1.76	23,232.00
BUILDING RENOVATION			Storm Piping	13,200.00	GSF	1.48	19,536.00
BUILDING RENOVATION			Plumbing Insulation	13,200.00	GSF	0.81	10,892.00
BUILDING RENOVATION			Plumbing Demolition	13,200.00	GSF	0.95	12,540.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	13,200.00	GSF	2.85	37,620.00
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	13,200.00	GSF	4.85	64,020.00
BUILDING RENOVATION			Light Switches	13,200.00	GSF	0.26	3,432.00
BUILDING RENOVATION			Power Outlets	13,200.00	GSF	0.95	12,540.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	13,200.00	GSF	0.72	9,504.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	13,200.00	GSF	2.20	29,040.00
BUILDING RENOVATION			Power Branches	13,200.00	GSF	0.85	11,220.00
BUILDING RENOVATION			Lighting Home Runs	13,200.00	GSF	1.15	15,180.00
BUILDING RENOVATION			Lighting Branches	13,200.00	GSF	1.05	13,860.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	13,200.00	GSF	0.45	5,940.00
BUILDING RENOVATION			Phone/Data System	13,200.00	GSF	2.90	38,280.00
BUILDING RENOVATION			Security System	13,200.00	GSF	0.94	12,408.00
BUILDING RENOVATION			P.A. & A.V. Systems	13,200.00	GSF	0.55	7,260.00
BUILDING RENOVATION			TV System	13,200.00	GSF	0.29	3,828.00
BUILDING RENOVATION			Fire Alarm	13,200.00	GSF	1.88	24,816.00
BUILDING RENOVATION			Demolition	13,200.00	GSF	0.94	12,408.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				1,251,047.56
BUILDING RENOVATION			General Conditions	12.00%			150,125.71
BUILDING RENOVATION			Subtotal				1,401,173.26
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			140,117.33
BUILDING RENOVATION			Subtotal				1,541,290.59
BUILDING RENOVATION			Bonds & insurance	1.25%			19,266.13
BUILDING RENOVATION			<b>Subtotal</b>	<b>13,200.00</b>	<b>GSF</b>	<b>\$118.22</b>	<b>1,560,556.72</b>

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ctjgs		
Project:	Thomas Jefferson Middle School Additions Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman Architects</i>	Chkd 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 640.347.6001 Fax 640.347.6021</i>	Run Date:	See footer			
		<i>www.downey-scott.com</i>					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

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

SITework							884,388
SUBTOTAL							884,388
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL							884,388
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL							884,388

Report:	Feasibility Study Const Cost Estimate	Prepared by: <b>Downey &amp; Scott, LLC</b>	Status:	Concept Design	PM: c/dgs
Project:	Thomas Jefferson Middle School Additions Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman Architects	Chkd by: bd/sm
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		<a href="http://www.downeyandscott.com">www.downeyandscott.com</a>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			<b>SITWORK</b>				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	2,500.00	2,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	1.26	AC	10,000.00	12,626.26
SITWORK			Remove trees	2.00	EA	175.00	350.00
SITWORK			Remove curb and gutter	450.00	LF	6.00	2,700.00
SITWORK			Remove curb entrances	1.00	EA	1,800.00	1,800.00
SITWORK			Remove sidewalks 4" thick	8,600.00	SF	1.50	12,900.00
SITWORK			Remove asphalt paving	844.44	SY	6.85	5,784.44
SITWORK			Remove brick wall & footing	80.00	LF	35.00	2,800.00
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 site lights	1.00	EA	175.00	175.00
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove/relocation of temp classrooms	1.00	LS	20,000.00	20,000.00
SITWORK			Remove asphalt paving for new water/sewer lines		SY	10.00	0.00
SITWORK			Disposal of site elements	1,000.56	CY	25.00	25,013.89
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	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	462.96	CY	2.80	1,296.30
SITWORK			Re-spread topsoil	462.96	CY	3.60	1,666.67
SITWORK			Mass Excavation of site area, cut to fill	1,407.41	CY	8.00	11,259.26
SITWORK			Export surplus	1,407.41	CY	24.00	33,777.78
SITWORK			Excavation for Ground Floor bldg. addition	750.00	CY	4.50	3,375.00
SITWORK			Layback & fill for found. walls for Grd. Flr. bldg. additi	425.00	CY	9.70	4,122.50
SITWORK			Export surplus from Ground Floor bldg. additi	750.00	CY	24.00	18,000.00
SITWORK			Rough grading for building and site	75,000.00	SF	0.55	41,250.00
SITWORK			Finish grading bldg pads and pavements	3,333.33	SY	1.00	3,333.33
SITWORK			Finish grading for lawn areas	5,000.00	SY	1.15	5,750.00
SITWORK			Ext backfill	140.00	CY	30.00	4,200.00
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	0.00	SY	20.00	0.00
SITWORK			Spoil removal	7.41	CY	25.00	185.19
SITWORK							

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	250,000.00	250,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	275.00	LF	15.00	4,125.00
SITWORK			Site pole lighting, allowance	1.00	EA	3,250.00	3,250.00
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	133.33	SY	35.00	4,666.67
SITWORK			Asphalt Pavement ROW patching	11.11	SY	80.00	888.89
SITWORK			Lot signage/symbols	1.00	LS	250.00	250.00
SITWORK			Striping	1.00	LS	175.00	175.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	6,500.00	SF	5.50	35,750.00
SITWORK			Patch existing sidewalks	1,000.00	SF	8.00	8,000.00
SITWORK			Curb & gutter	100.00	LF	14.30	1,430.00
SITWORK			Footings for ext. ramp & stairs	18.49	CY	400.00	7,397.04
SITWORK			HC access ramp cheek walls	350.00	SF	35.00	12,250.00
SITWORK			Ramp & terrace slabs	3,100.00	SF	6.25	19,375.00
SITWORK			Concrete steps - LF of riser face	1,035.00	LF	25.00	25,875.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,500.00	SY	3.50	5,250.00
SITWORK			General seeding	2,777.78	SY	0.85	2,361.11
SITWORK			Landscaped quad	1.00	LS	25,000.00	25,000.00
SITWORK			Exercise area mulch	55.56	CY	43.75	2,430.56
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	25,000.00	25,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Relocate exterior exercise areas	1.00	LS	8,000.00	8,000.00
SITWORK			Wall rails	165.00	LF	28.00	4,620.00
SITWORK			Intermediate rails	75.00	LF	45.00	3,375.00
SITWORK			Repair masonry site wall	100.00	SF	65.00	6,500.00
SITWORK			Allowance	1.00	LS	10,000.00	10,000.00
SITWORK	11.00	MARK-UPS	Subtotal				708,984.87
SITWORK			General Conditions	12.00%			85,078.18
SITWORK			Subtotal				794,063.06
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			79,406.31
SITWORK			Subtotal				873,469.36
SITWORK			Bonds & insurance	1.25%			10,918.37
SITWORK			<b>Subtotal</b>				<b>884,387.73</b>