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Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 16, 2011

Prepared for:

VMDO Architects

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





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

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



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

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

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

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

MOVING & STORAGE COSTS

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

TEMPORARY FACILITIES

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

REAL ESTATE

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

MANAGEMENT *Indirect Owner Mgt Expenses*

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



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

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

FINANCIAL

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

INSURANCE PREMIUMS

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

LEGAL FEES

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

JURISDICTIONAL FEES

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



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

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

DESIGN FEES

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

RECOMMENDED COST CONTROL PROCESS

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

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

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

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

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

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

Arlington Public Schools - Scheme A at Kenmore Site

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

CONSTRUCTION COSTS

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

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	\$9,520,540
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS	\$9,901,362
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS	\$10,297,416
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS	\$10,709,313
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS	\$11,137,686

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

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

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

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

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

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

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

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

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

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

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

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

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
KENMORE 1 STORY	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	500.00	SF	25.00	12,500.00
KENMORE 1 STORY			Masonry at tie-in walls	4,700.00	SF	19.00	89,300.00
KENMORE 1 STORY			Masonry partitions	7,250.00	GSF	4.10	29,725.00
KENMORE 1 STORY			Mtl stud & GWB partitions, hi-impact	7,250.00	GSF	7.30	52,925.00
KENMORE 1 STORY			GWB ceilings/bulkheads	7,250.00	GSF	0.15	1,087.50
KENMORE 1 STORY			Misc. batt insulation	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Sound transmission control insulation	7,250.00	GSF	0.19	1,377.50
KENMORE 1 STORY			Interior glass at interior partition allowance	7,250.00	GSF	1.50	10,875.00
KENMORE 1 STORY			Interior doors, single, incl jambs, trim & hardware	7,250.00	GSF	5.75	41,687.50
KENMORE 1 STORY			Acoustic ceiling, avg	7,250.00	GSF	2.25	16,312.50
KENMORE 1 STORY			Prem. ceilings: main corridors / mtg. rms, prem add	1,450.00	GSF	1.10	1,595.00
KENMORE 1 STORY			Premium wall finish: main corridors & conf. rm	7,250.00	GSF	0.24	1,740.00
KENMORE 1 STORY			Prem add for kitchen finishes	7,250.00	GSF	12.40	89,900.00
KENMORE 1 STORY			CT floor, base, walls in restrooms	7,250.00	GSF	0.75	5,437.50
KENMORE 1 STORY			CT wainscot hallways/restrooms	7,250.00	GSF	0.40	2,900.00
KENMORE 1 STORY			Soft flooring/ vinly base	7,250.00	GSF	2.64	19,105.20
KENMORE 1 STORY			Carpet	7,250.00	GSF	1.11	8,047.50
KENMORE 1 STORY			Painting	7,250.00	GSF	1.80	13,050.00
KENMORE 1 STORY			Misc cut and patching	7,250.00	GSF	0.30	2,175.00
KENMORE 1 STORY	07.00	SPECIAL EQUIPMENT	Window treatment	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			General casework	7,250.00	GSF	7.25	52,562.50
KENMORE 1 STORY			General millwork	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Visual display MB & TB	7,250.00	GSF	1.00	7,250.00
KENMORE 1 STORY			Kitchen / faculty lounge appliances allowance	1.00	LS	1,500.00	1,500.00
KENMORE 1 STORY			Div 11 kitchen equip add	2,500.00	GSF	175.00	437,500.00
KENMORE 1 STORY			Misc spec. dr signs/f.e./jan shelving/etc.	7,250.00	GSF	1.50	10,875.00
KENMORE 1 STORY			Student desks and work stations			Refer to FF&E	
KENMORE 1 STORY			Office furnishings, sofas and chairs			Refer to FF&E	
KENMORE 1 STORY	08.00	CONVEYING	Section Not Used				0.00
KENMORE 1 STORY	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	7,250.00	GSF	11.50	83,375.00
KENMORE 1 STORY		Note: Dedicated gas-fired RTU units.	Piping & Valves	7,250.00	GSF	5.50	39,875.00
KENMORE 1 STORY			Ductwork	7,250.00	GSF	5.85	42,412.50
KENMORE 1 STORY			Air Outlets	7,250.00	GSF	0.59	4,277.50
KENMORE 1 STORY			Ductwork Accessories	7,250.00	GSF	0.72	5,220.00
KENMORE 1 STORY			Insulation	7,250.00	GSF	2.15	15,587.50
KENMORE 1 STORY			Temperature Controls	7,250.00	GSF	4.10	29,725.00
KENMORE 1 STORY			Air & Water Balance	7,250.00	GSF	0.45	3,262.50
KENMORE 1 STORY			Coordination Drawings	7,250.00	GSF	0.22	1,595.00
KENMORE 1 STORY			Systems Operation & Testing	7,250.00	GSF	0.25	1,812.50
KENMORE 1 STORY							

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

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs		
Project:	Scheme A at Kenmore Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer			
		<i>www.downeyscott.com</i>	Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

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

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

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme A at Kenmore Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11095
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 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
KENMORE SITEWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company				Excluded
KENMORE SITEWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company				Excluded
KENMORE SITEWORK	12.55	CABLE TV	Assume brought to meter by utility company				Excluded
KENMORE SITEWORK	12.60	PAVING	Asphalt Pavement patching	83.33	SY	52.00	4,333.33
KENMORE SITEWORK			Striping	1.00	LS	250.00	250.00
KENMORE SITEWORK	12.61	SITE CONCRETE	4" sidewalks/pads	2,500.00	SF	5.50	13,750.00
KENMORE SITEWORK			8" utility pads/dumpster pavements/footers	1,000.00	SF	18.00	18,000.00
KENMORE SITEWORK			Bollards	2.00	EA	675.00	1,350.00
KENMORE SITEWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
KENMORE SITEWORK			Curb & gutter	300.00	LF	14.30	4,290.00
KENMORE SITEWORK	12.65	LANDSCAPING	Sod	1,111.11	SY	3.50	3,888.89
KENMORE SITEWORK			General seeding	1,000.00	SY	0.85	850.00
KENMORE SITEWORK			Landscape allowance	1.00	LS	5,000.00	5,000.00
KENMORE SITEWORK	12.70	FUEL DISPENSING	Not Used				Excluded
KENMORE SITEWORK	12.75	SPECIALTIES	R&R exist fence	225.00	LF	21.00	4,725.00
KENMORE SITEWORK			Dumpster enclosure walls & gates	960.00	SF	40.00	38,400.00
KENMORE SITEWORK			Allowance	1.00	LS	2,500.00	2,500.00
KENMORE SITEWORK	11.00	MARK-UPS	Subtotal				186,609.58
KENMORE SITEWORK			General Conditions	12.00%			22,393.15
KENMORE SITEWORK			Subtotal				209,002.73
KENMORE SITEWORK			GC OH @ 5% plus Profit @ 5%	10.00%			20,900.27
KENMORE SITEWORK			Subtotal				229,903.00
KENMORE SITEWORK			Bonds & insurance	1.25%			2,873.79
KENMORE SITEWORK			Subtotal				232,776.79

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

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

KENMORE MIDDLE SCHOOL ADDITION BASE BID HVAC

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