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# Conceptual Design / Feasibility Cost Estimate Report

*Report Date: January 24, 2012*

*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.

**DRAFT FOR REVIEW & COMMENT**

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Lubber Run Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11116
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

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

**Arlington Public Schools - Lubber Run Community Center  
Scheme A - Option 1**

New 3 Story School	89,000.00	Gross Square Feet
1 Story Addition	1,800.00	Gross Square Feet
Renovation	14,500.00	Gross Square Feet
<b>Total</b>	<b>105,300.00</b>	<b>Gross Square Feet</b>

**CONSTRUCTION COSTS**

HARD COSTS	<b>New 3 Story School</b>	Carried forward	Cost per SF 233.67	<b>\$20,796,511</b>
HARD COSTS				
HARD COSTS	<b>One Story Addition to Existing Building</b>	Carried forward	341.05	<b>\$613,886</b>
HARD COSTS				
HARD COSTS	<b>Renovations to Existing Building</b>	Carried forward	151.57	<b>\$2,197,806</b>
HARD COSTS				
HARD COSTS	<b>Sitework</b>	Carried forward	N/A	<b>\$4,842,729</b>
HARD COSTS				
HARD COSTS	<b>Subtotal</b>			<b>\$28,450,932</b>
HARD COSTS	<b>Escalation to construction mid point - see table below</b>	0.00%		<b>\$0</b>
HARD COSTS	<b>Subtotal</b>			<b>\$28,450,932</b>
HARD COSTS	<b>Design Contingency</b>	15.00%		<b>\$4,267,640</b>
HARD COSTS	<b>Subtotal</b>			<b>\$32,718,572</b>
HARD COSTS	<b>Construction Contingency</b>	5.00%		<b>\$1,635,929</b>
HARD COSTS			Cost per SF	
HARD COSTS	<b>Total Hard Construction Costs Base Bid</b>		<b>\$326.25</b>	<b>\$34,354,500</b>
SOFT COSTS	<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>	22.50%		<b>\$7,729,763</b>
TOTAL COSTS	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost in Current Dollars, First Quarter 2012</b>		Cost per SF <b>\$399.66</b>	<b>\$42,084,263</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
<u>2013</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2013 DOLLARS</b>			<b>\$43,767,633</b>
<u>2014</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2014 DOLLARS</b>			<b>\$45,518,339</b>
<u>2015</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2015 DOLLARS</b>			<b>\$47,339,072</b>
<u>2016</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2016 DOLLARS</b>			<b>\$49,232,635</b>
<u>2017</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2017 DOLLARS</b>			<b>\$51,201,941</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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## HVAC ALTERNATES

**Base Bid System - Stand Alone System**

*Carried forward* **Cost per SF**  
**46.44 \$4,890,206**  
**current dollars**

**Alternate System - Geothermal System**

*Carried forward* **58.57 \$6,167,176**  
**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**

<b>THREE STORY BUILDING</b>				<b>89,000 GSF</b>		<b><u>Cost per SF</u> \$233.67</b>	<b>20,796,511</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>20,796,511</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>20,796,511</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><u>Cost per SF</u> \$233.67</b>	<b>20,796,511</b>



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	00.00		<b>BUILDING ADDITION</b>				
New 3 Story School							
New 3 Story School	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
New 3 Story School							
New 3 Story School	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
New 3 Story School			Foundations, occupied bldg. @ L.L. & 1st Floor	42,890.00	GSF	6.27	268,920.30
New 3 Story School							
New 3 Story School	02.00	SUBSTRUCTURE	SOG	42,890.00	GSF	8.30	355,987.00
New 3 Story School			SOG, canopies	350.00	GSF	8.30	2,905.00
New 3 Story School			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
New 3 Story School							
New 3 Story School	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	60,617.00	GSF	11.35	688,002.95
New 3 Story School			SOMD 2nd & 3rd floor	60,617.00	GSF	4.00	242,468.00
New 3 Story School			Roof framing & deck	42,890.00	GSF	8.45	362,420.50
New 3 Story School			Canopy & canopy roof framing & deck	350.00	SF	14.50	5,075.00
New 3 Story School			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
New 3 Story School			Elev hoistway SOMD	90.00	SF	8.75	787.50
New 3 Story School			Stairways, 3 story	8.00	EA	18,750.00	150,000.00
New 3 Story School			Misc metals	89,000.00	GSF	2.20	195,800.00
New 3 Story School			Misc Wood Blocking	89,000.00	GSF	1.05	93,450.00
New 3 Story School							
New 3 Story School	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	57,681.00	SF	9.50	547,969.50
New 3 Story School			Brick veneer at lt. gage wall framing, 2 color	43,260.75	SF	22.00	951,736.50
New 3 Story School			Metal panels wall covering at lt. gage wall framing	14,420.25	SF	22.00	317,245.50
New 3 Story School			Exterior wall vapor barrier	57,681.00	SF	3.75	216,303.75
New 3 Story School			Windows	89,000.00	GSF	3.60	320,400.00
New 3 Story School			Storefront entrances	89,000.00	GSF	1.25	111,250.00
New 3 Story School			Prem add for ext. mostly full glass wall	1,700.00	SF	35.00	59,500.00
New 3 Story School			Exterior sun shades	800.00	SF	62.00	49,600.00
New 3 Story School			Doors, frames, hardware, sidelites	89,000.00	GSF	0.60	53,400.00
New 3 Story School			Building perimeter drains in gravel bed	1,250.00	LF	10.50	13,125.00
New 3 Story School			Misc. w.p./caulk/fire sealants/etc. Div 7	89,000.00	GSF	1.45	129,050.00
New 3 Story School							
New 3 Story School	05.00	ROOFING	Low slope membrane w/ flashing & copings	43,240.00	GSF	6.30	272,412.00
New 3 Story School			Prem add for green roof condition	5,120.00	SF	35.00	179,200.00
New 3 Story School							
New 3 Story School	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
New 3 Story School			Masonry partitions	89,000.00	GSF	4.10	364,900.00
New 3 Story School			Mtl stud & GWB partitions, hi-impact	89,000.00	GSF	7.30	649,700.00
New 3 Story School			Elev Cab finish allowance	1.00	LS	500.00	500.00
New 3 Story School			GWB ceilings/bulkheads	89,000.00	GSF	0.15	13,350.00
New 3 Story School			Misc. batt insulation	89,000.00	GSF	0.45	40,050.00
New 3 Story School			Sound transmission control insulation	89,000.00	GSF	0.19	16,910.00
New 3 Story School			Interior glass at interior partition allowance	89,000.00	GSF	1.50	133,500.00
New 3 Story School			Interior doors, single, incl jambs, trim & hardware	89,000.00	GSF	5.75	511,750.00
New 3 Story School			Acoustic ceiling, avg	89,000.00	GSF	2.25	200,250.00
New 3 Story School			Prem. ceilings: main corridors / mtg. rms, prem add	89,000.00	GSF	1.10	97,900.00
New 3 Story School			Premium wall finish: main corridors & conf. rm	89,000.00	GSF	0.24	21,360.00
New 3 Story School			Prem add for restroom/kitchen finishes	5,100.00	GSF	12.40	63,240.00
New 3 Story School			Prem add for locker room finishes	0.00	GSF	12.40	0.00
New 3 Story School			CT floor, base, walls in restrooms	89,000.00	GSF	0.75	66,750.00
New 3 Story School			CT wainscot hallways/restrooms	89,000.00	GSF	0.40	35,600.00
New 3 Story School			Soft flooring/ vinly base	89,000.00	GSF	2.64	234,532.80
New 3 Story School			Carpet	89,000.00	GSF	1.11	98,790.00
New 3 Story School			Wood flooring	6,270.00	SF	16.50	103,455.00
New 3 Story School			Painting	89,000.00	GSF	1.80	160,200.00

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New 3 Story School			Misc cut and patching	89,000.00	GSF	0.30	26,700.00
New 3 Story School	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	89,000.00	GSF	0.82	72,980.00
New 3 Story School			Window treatment	89,000.00	GSF	0.45	40,050.00
New 3 Story School			General casework	89,000.00	GSF	7.25	645,250.00
New 3 Story School			General millwork	89,000.00	GSF	0.45	40,050.00
New 3 Story School			Visual display MB & TB	89,000.00	GSF	1.00	89,000.00
New 3 Story School			Smart boards	28.00	EA	6,500.00	182,000.00
New 3 Story School			Kitchen / faculty lounge appliances allowance	1.00	LS	7,000.00	7,000.00
New 3 Story School			Div 11 kitchen equip add	2,100.00	GSF	175.00	367,500.00
New 3 Story School			Gym equipment allowance	6,270.00	GSF	6.75	42,322.50
New 3 Story School			Misc spec. dr signs/f.e./jan shelving/etc.	89,000.00	GSF	1.50	133,500.00
New 3 Story School			Student desks and work stations			Refer to FF&E	
New 3 Story School			Office furnishings, sofas and chairs			Refer to FF&E	
New 3 Story School	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
New 3 Story School	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	89,000.00	GSF	16.50	1,468,500.00
New 3 Story School		Note: Average cost between 4-pipe system, water	Piping & Valves	89,000.00	GSF	5.50	489,500.00
New 3 Story School		source heat pump systems, and variable refrigerant	Ductwork	89,000.00	GSF	5.85	520,650.00
New 3 Story School		flow system.	Air Outlets	89,000.00	GSF	0.59	52,510.00
New 3 Story School			Ductwork Accessories	89,000.00	GSF	0.72	64,080.00
New 3 Story School			Insulation	89,000.00	GSF	2.15	191,350.00
New 3 Story School			Temperature Controls	89,000.00	GSF	4.10	364,900.00
New 3 Story School			Air & Water Balance	89,000.00	GSF	0.45	40,050.00
New 3 Story School			Coordination Drawings	89,000.00	GSF	0.22	19,580.00
New 3 Story School			Systems Operation & Testing	89,000.00	GSF	0.25	22,250.00
New 3 Story School	9.20	PLUMBING	Water Closet	32.00	EA	464.50	14,864.00
New 3 Story School			Urinal	6.00	EA	385.22	2,311.32
New 3 Story School			Automatic Flush Valve	38.00	EA	163.20	6,201.60
New 3 Story School			Lavatory, countertop mounted	38.00	EA	313.85	11,926.30
New 3 Story School			Classroom Sink	24.00	EA	485.10	11,642.40
New 3 Story School			Electric Water Cooler	5.00	EA	1,163.50	5,817.50
New 3 Story School			Janitor Sink	3.00	EA	733.54	2,200.62
New 3 Story School			Floor Drain	20.00	EA	168.60	3,372.00
New 3 Story School			Roof Drain	60.00	EA	384.50	23,070.00
New 3 Story School			Wall Hydrant	6.00	EA	252.94	1,517.64
New 3 Story School			Water Heater	2.00	EA	4,822.00	9,644.00
New 3 Story School			Circulating Pump	2.00	EA	725.00	1,450.00
New 3 Story School			Ice Machine/Refrigerator Connection	3.00	EA	125.00	375.00
New 3 Story School			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
New 3 Story School			Domestic Water Piping	89,000.00	GSF	2.69	239,410.00
New 3 Story School			DWV Piping	89,000.00	GSF	1.76	156,640.00
New 3 Story School			Storm Piping	89,000.00	GSF	1.48	131,720.00
New 3 Story School			Plumbing Insulation	89,000.00	GSF	0.81	72,090.00
New 3 Story School			Coordination Drawings	89,000.00	GSF	0.22	19,580.00
New 3 Story School	9.30	FIRE SPRINKLER	Sprinkler	89,000.00	GSF	2.85	253,650.00
New 3 Story School			Fire Pump	1.00	LS	65,000.00	65,000.00
New 3 Story School							

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New 3 Story School	10.00	ELECTRICAL	Switchboards	89,000.00	GSF	0.85	75,650.00
New 3 Story School			Panelboards	89,000.00	GSF	0.65	57,850.00
New 3 Story School			Bus Duct & Transformers	89,000.00	GSF	0.40	35,600.00
New 3 Story School			Generator/ATS	1.00	EA	55,000.00	55,000.00
New 3 Story School			Light Fixtures - based on T8 fixtures	89,000.00	GSF	4.85	431,650.00
New 3 Story School			Light Switches	89,000.00	GSF	0.26	23,140.00
New 3 Story School			Power Outlets	89,000.00	GSF	0.95	84,550.00
New 3 Story School			Safety Cabinets & Disconnects	89,000.00	GSF	0.50	44,500.00
New 3 Story School			Power Feeders	89,000.00	GSF	2.50	222,500.00
New 3 Story School			Power Home Runs	89,000.00	GSF	2.20	195,800.00
New 3 Story School			Power Branches	89,000.00	GSF	0.85	75,650.00
New 3 Story School			Lighting Home Runs	89,000.00	GSF	1.15	102,350.00
New 3 Story School			Lighting Branches	89,000.00	GSF	1.05	93,450.00
New 3 Story School			Grounding/Lightning Protection	89,000.00	GSF	0.25	22,250.00
New 3 Story School			Clock System	89,000.00	GSF	0.45	40,050.00
New 3 Story School			Phone/Data System	89,000.00	GSF	2.90	258,100.00
New 3 Story School			Security System	89,000.00	GSF	0.94	83,660.00
New 3 Story School			P.A. & A.V. Systems	89,000.00	GSF	0.55	48,950.00
New 3 Story School			TV System	89,000.00	GSF	0.29	25,810.00
New 3 Story School			Fire Alarm	89,000.00	GSF	1.88	167,320.00
New 3 Story School			Coordination Drawings	89,000.00	GSF	0.22	19,580.00
New 3 Story School	11.00	MARK-UPS	Subtotal				16,671,886.18
New 3 Story School			General Conditions	12.00%			2,000,626.34
New 3 Story School			Subtotal				18,672,512.52
New 3 Story School			GC OH @ 5% plus Profit @ 5%	10.00%			1,867,251.25
New 3 Story School			Subtotal				20,539,763.77
New 3 Story School			Bonds & insurance	1.25%			256,747.05
New 3 Story School			<b>Subtotal</b>	<b>89,000.00</b>	<b>GSF</b>	<b>\$233.67</b>	<b>20,796,510.82</b>

**DRAFT FOR REVIEW & COMMENT**

Report: Feasibility Study Const Cost Estimate  
Project: Lubber Run Community Center Feasibility Study  
Location: Arlington Public Schools  
Documents Dated: Jan. 17, 2012

*Prepared by: Downey & Scott, LLC*  
*6799 Kennedy Road, Suite F*  
*Warrenton, Virginia 20187*  
*Ph 540.347.5001 Fax 540.347.5021*  
*www.downeyscott.com*

Status: Concept Design  
Client: VMDO Architects  
Submissn: Jan. 24, 2012  
Run Date: See footer  
PM: ct/gs  
Chckd by: fs/sm  
Job no: 11116

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**

<b>1 STORY BUILDING ADDITION</b>				<b>1,800 GSF</b>		<b><u>Cost per SF</u></b> <b><u>\$341.05</u></b>	<b>613,886</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>613,886</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>613,886</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><u>Cost per SF</u></b> <b><u>\$341.05</u></b>	<b>613,886</b>

**DRAFT FOR REVIEW & COMMENT**

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Lubber Run Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11116
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
1 Story Addition	00.00		<b>BUILDING ADDITION</b>				
1 Story Addition	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.00	EA	3,800.00	7,600.00
1 Story Addition			Misc. prep/patch	1.00	LS	5,000.00	5,000.00
1 Story Addition			Misc R&R for MEP tie-ins	1.00	LS	1,000.00	1,000.00
1 Story Addition			Demo exist. ext. lobby wall	1,140.00	SF	11.00	12,540.00
1 Story Addition			General architectural demo	1.00	LS	1,500.00	1,500.00
1 Story Addition			Temp shoring	104.00	LF	170.00	17,680.00
1 Story Addition			Temp dust partitions & cleaning	1.00	LS	2,500.00	2,500.00
1 Story Addition			Temp waterproofing	1.00	LS	1,500.00	1,500.00
1 Story Addition			Segregated debris disposal off site	112.82	CY	30.00	3,384.72
1 Story Addition			LEED Disposal Fee / Recycling	56.41	TNS	37.00	2,087.25
1 Story Addition			Hazmat abatement - asbestos			Costs are Excluded	
1 Story Addition			Hazmat abatement - lead			Costs are Excluded	
1 Story Addition	01.00	FOUNDATIONS	Foundations	1,800.00	GSF	6.27	11,286.00
1 Story Addition	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
1 Story Addition			SOG	1,800.00	GSF	8.30	14,940.00
1 Story Addition	03.00	SUPERSTRUCTURE	Roof framing & deck	1,800.00	SF	8.45	15,210.00
1 Story Addition			Canopy & canopy roof framing & deck	200.00	SF	14.50	2,900.00
1 Story Addition			Mods to exist. roof framing for add ons	1.00	LS	4,500.00	4,500.00
1 Story Addition			Misc metals	1,800.00	GSF	2.20	3,960.00
1 Story Addition			Misc Wood Blocking	1,800.00	GSF	1.05	1,890.00
1 Story Addition	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	3,400.00	SF	9.50	32,300.00
1 Story Addition			Brick veneer at lt. gage wall framing	1,700.00	SF	22.00	37,400.00
1 Story Addition			Ground face CMU veneer at lt. gage wall framing	850.00	SF	16.00	13,600.00
1 Story Addition			Metal panels wall covering at lt. gage wall framing	850.00	SF	22.00	18,700.00
1 Story Addition			Exterior wall vapor barrier	3,400.00	SF	3.75	12,750.00
1 Story Addition			Windows	1,800.00	GSF	7.20	12,960.00
1 Story Addition			Storefront entrances	1,800.00	GSF	1.25	2,250.00
1 Story Addition			Doors, frames, hardware, sidelites	1,800.00	GSF	0.60	1,080.00
1 Story Addition			Building perimeter drains in gravel bed	100.00	LF	10.50	1,050.00
1 Story Addition			Misc. w.p./caulk/fire sealants/etc. Div 7	1,800.00	GSF	1.45	2,610.00
1 Story Addition	05.00	ROOFING	Low slope membrane w/ flashing & copings	1,800.00	GSF	6.30	11,340.00

**DRAFT FOR REVIEW & COMMENT**

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 Project: Lubber Run Community Center Feasibility Study  
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Status: Concept Design PM: ct/gs  
 Client: VMDO Architects Chckd by: fs/sm  
 Submissn: Jan. 24, 2012 Job no: 11116  
 Run Date: See footer

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
1 Story Addition	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00 SF		25.00	6,250.00
1 Story Addition			Masonry at tie-in walls	1,219.00 SF		19.00	23,161.00
1 Story Addition			Masonry partitions	1,800.00 GSF		4.10	7,380.00
1 Story Addition			Mtl stud & GWB partitions, hi-impact	1,800.00 GSF		7.30	13,140.00
1 Story Addition			GWB ceilings/bulkheads	1,800.00 GSF		0.15	270.00
1 Story Addition			Misc. batt insulation	1,800.00 GSF		0.45	810.00
1 Story Addition			Sound transmission control insulation	1,800.00 GSF		0.19	342.00
1 Story Addition			Interior glass at interior partition allowance	1,800.00 GSF		1.50	2,700.00
1 Story Addition			Interior doors, single, incl jams, trim & hardware	1,800.00 GSF		5.75	10,350.00
1 Story Addition			Acoustic ceiling, avg	1,800.00 GSF		2.25	4,050.00
1 Story Addition			Prem. ceilings: main corridors / mtg. rms, prem add	1,800.00 GSF		1.10	1,980.00
1 Story Addition			Premium wall finish: main corridors & conf. rm	1,800.00 GSF		0.24	432.00
1 Story Addition			CT floor, base, walls in restrooms	1,800.00 GSF		0.75	1,350.00
1 Story Addition			CT wainscot hallways/restrooms	1,800.00 GSF		0.40	720.00
1 Story Addition			Soft flooring/ vinly base	1,800.00 GSF		2.64	4,743.36
1 Story Addition			Carpet	1,800.00 GSF		1.11	1,998.00
1 Story Addition			Painting	1,800.00 GSF		1.80	3,240.00
1 Story Addition			Misc cut and patching	1,800.00 GSF		0.30	540.00
1 Story Addition	07.00	SPECIAL EQUIPMENT	Window treatment	1,800.00 GSF		0.45	810.00
1 Story Addition			General casework	1,800.00 GSF		7.25	13,050.00
1 Story Addition			General millwork	1,800.00 GSF		0.45	810.00
1 Story Addition			Visual display MB & TB	1,800.00 GSF		1.00	1,800.00
1 Story Addition			Smart boards	EA		6,500.00	0.00
1 Story Addition			Misc spec. dr signs/f.e./jan shelving/etc.	1,800.00 GSF		1.50	2,700.00
1 Story Addition			Student desks and work stations			Refer to FF&E	
1 Story Addition			Office furnishings, sofas and chairs			Refer to FF&E	
1 Story Addition	08.00	CONVEYING	Section Not Used				0.00
1 Story Addition	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	1,800.00 GSF		16.50	29,700.00
1 Story Addition		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	1,800.00 GSF		5.50	9,900.00
1 Story Addition			Ductwork	1,800.00 GSF		6.75	12,150.00
1 Story Addition			Air Outlets	1,800.00 GSF		0.59	1,062.00
1 Story Addition			Ductwork Accessories	1,800.00 GSF		0.72	1,296.00
1 Story Addition			Insulation	1,800.00 GSF		2.15	3,870.00
1 Story Addition			Temperature Controls	1,800.00 GSF		4.10	7,380.00
1 Story Addition			Air & Water Balance	1,800.00 GSF		0.45	810.00
1 Story Addition			Coordination Drawings	1,800.00 GSF		0.22	396.00
1 Story Addition			Systems Operation & Testing	1,800.00 GSF		0.25	450.00

**DRAFT FOR REVIEW & COMMENT**

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Lubber Run Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11116
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
1 Story Addition	9.20	PLUMBING	Water Closet	2.00	EA	464.50	929.00
1 Story Addition			Urinal	0.00	EA	385.22	0.00
1 Story Addition			Automatic Flush Valve	2.00	EA	163.20	326.40
1 Story Addition			Lavatory, countertop mounted	2.00	EA	313.85	627.70
1 Story Addition			Classroom Sink	0.00	EA	485.10	0.00
1 Story Addition			Electric Water Cooler	0.00	EA	1,163.50	0.00
1 Story Addition			Janitor Sink	0.00	EA	733.54	0.00
1 Story Addition			Floor Drain	0.00	EA	168.60	0.00
1 Story Addition			Roof Drain	4.00	EA	384.50	1,538.00
1 Story Addition			Wall Hydrant	1.00	EA	252.94	252.94
1 Story Addition			Ice Machine/Refrigerator Connection	0.00	EA	125.00	0.00
1 Story Addition			Domestic Water Piping	1,800.00	GSF	2.69	4,842.00
1 Story Addition			DWV Piping	1,800.00	GSF	1.76	3,168.00
1 Story Addition			Storm Piping	1,800.00	GSF	1.48	2,664.00
1 Story Addition			Plumbing Insulation	1,800.00	GSF	0.81	1,458.00
1 Story Addition			Coordination Drawings	1,800.00	GSF	0.22	396.00
1 Story Addition	9.30	FIRE SPRINKLER	Sprinkler	1,800.00	GSF	2.85	5,130.00
1 Story Addition			Fire Pump			Not Included	
1 Story Addition	10.00	ELECTRICAL	Switchboards - upgrade existing	1,800.00	GSF	0.85	1,530.00
1 Story Addition			Panelboards	1,800.00	GSF	0.65	1,170.00
1 Story Addition			Bus Duct & Transformers	1,800.00	GSF	0.40	720.00
1 Story Addition			Generator/ATS - for addition & fire pump			Not Included	
1 Story Addition			Light Fixtures - based on T8 fixtures	1,800.00	GSF	4.85	8,730.00
1 Story Addition			Light Switches	1,800.00	GSF	0.26	468.00
1 Story Addition			Power Outlets	1,800.00	GSF	0.95	1,710.00
1 Story Addition			Safety Cabinets & Disconnects	1,800.00	GSF	0.50	900.00
1 Story Addition			Power Feeders	1,800.00	GSF	2.50	4,500.00
1 Story Addition			Power Home Runs	1,800.00	GSF	2.20	3,960.00
1 Story Addition			Power Branches	1,800.00	GSF	0.85	1,530.00
1 Story Addition			Lighting Home Runs	1,800.00	GSF	1.15	2,070.00
1 Story Addition			Lighting Branches	1,800.00	GSF	1.05	1,890.00
1 Story Addition			Grounding/Lightning Protection	1,800.00	GSF	0.25	450.00
1 Story Addition			Clock System	1,800.00	GSF	0.45	810.00
1 Story Addition			Phone/Data System	1,800.00	GSF	2.90	5,220.00
1 Story Addition			Security System	1,800.00	GSF	0.94	1,692.00
1 Story Addition			P.A. & A.V. Systems	1,800.00	GSF	0.55	990.00
1 Story Addition			TV System	1,800.00	GSF	0.29	522.00
1 Story Addition			Fire Alarm	1,800.00	GSF	1.88	3,384.00
1 Story Addition			Coordination Drawings	1,800.00	GSF	0.22	396.00
1 Story Addition	11.00	MARK-UPS	Subtotal				492,132.37
1 Story Addition			General Conditions	12.00%			59,055.88
1 Story Addition			Subtotal				551,188.25
1 Story Addition			GC OH @ 5% plus Profit @ 5%	10.00%			55,118.83
1 Story Addition			Subtotal				606,307.08
1 Story Addition			Bonds & insurance	1.25%			7,578.84
1 Story Addition			<b>Subtotal</b>	<b>1,800.00 GSF</b>		<b>\$341.05</b>	<b>613,885.92</b>

**DRAFT FOR REVIEW & COMMENT**

Report: Feasibility Study Const Cost Estimate  
Project: Lubber Run Community Center Feasibility Study  
Location: Arlington Public Schools  
Documents Dated: Jan. 17, 2012

Prepared by: Downey & Scott, LLC  
6799 Kennedy Road, Suite F  
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Client: VMDO Architects  
Submissn: Jan. 24, 2012  
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Job no: 11116

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**

<b>BUILDING RENOVATION</b>				<b>14,500 GSF</b>		<b><u>Cost per SF</u> \$151.57</b>	<b>2,197,806</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>2,197,806</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>2,197,806</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><u>Cost per SF</u> \$151.57</b>	<b>2,197,806</b>



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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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Building Renovation	00.00		<b>BUILDING RENOVATIONS</b>				
Building Renovation							
Building Renovation	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	14,500.00	GSF	0.37	5,365.00
Building Renovation			General architectural demo	14,500.00	GSF	3.15	45,675.00
Building Renovation			Misc. demolition/prep/patch	14,500.00	GSF	1.05	15,225.00
Building Renovation			Floor cut & patch for plumbing changes	750.00	SF	12.00	9,000.00
Building Renovation			Misc. demolition/prep/patch	14,500.00	GSF	0.60	8,700.00
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	298.54	CY	30.00	8,956.11
Building Renovation			LEED Disposal Fee / Recycling	149.27	TNS	37.00	5,522.94
Building Renovation			Hazmat abatement - asbestos			Costs are Excluded	
Building Renovation			Hazmat abatement - lead			Costs are Excluded	
Building Renovation							
Building Renovation	01.00	FOUNDATIONS	Foundations			Existing to remain	
Building Renovation							
Building Renovation	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	14,500.00	GSF	0.11	1,595.00
Building Renovation							
Building Renovation	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	14,500.00	GSF	0.35	5,075.00
Building Renovation			Misc metals	14,500.00	GSF	0.62	8,990.00
Building Renovation			Misc Wood Blocking	14,500.00	GSF	0.06	870.00
Building Renovation							
Building Renovation	04.00	EXTERIOR CLOSURE	Window modifications	14,500.00	GSF	3.60	52,200.00
Building Renovation			Door modifications	14,500.00	GSF	1.25	18,125.00
Building Renovation			Exterior wall modifications	14,500.00	GSF	0.30	4,350.00
Building Renovation			Doors, frames, hardware, sidelites	14,500.00	GSF	0.60	8,700.00
Building Renovation			Exterior rake trims and fascia modifications	14,500.00	GSF	0.35	5,075.00
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							
Building Renovation	05.00	ROOFING	Misc. patching for mechanical penetrations	14,500.00	GSF	0.33	4,785.00
Building Renovation							
Building Renovation	06.00	INTERIOR CONST	Patch Masonry partitions allowance	14,500.00	GSF	0.65	9,425.00
Building Renovation			Interior finishes	14,500.00	GSF	9.70	140,650.00
Building Renovation			Premium wall finish: main corridors & conf. rm	14,500.00	GSF	0.24	3,480.00
Building Renovation			Prem add for restroom/kitchen finishes	700.00	GSF	12.40	8,680.00
Building Renovation			Thermal insulation	14,500.00	GSF	0.45	6,525.00
Building Renovation			Sound transmission control insulation	14,500.00	GSF	0.19	2,755.00
Building Renovation			Interior glazing	14,500.00	GSF	2.72	39,440.00
Building Renovation			Interior doors, single, incl jambs, trim & hardware	14,500.00	GSF	3.74	54,230.00
Building Renovation			Misc cut and patching	14,500.00	GSF	0.30	4,350.00
Building Renovation							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Building Renovation	07.00	SPECIAL EQUIPMENT	Div 10 specialties	14,500.00	GSF	2.22	32,190.00
Building Renovation			Div 11 misc equipment	14,500.00	GSF	0.50	7,250.00
Building Renovation			Div 11 kitchen equip add	0.00	GSF	175.00	0.00
Building Renovation			Div 12 furnishings	14,500.00	GSF	2.85	41,325.00
Building Renovation			Div 12 Library furnishings	0.00	GSF	12.00	0.00
Building Renovation			Smart boards	2.00	EA	6,500.00	13,000.00
Building Renovation			Kitchen / faculty lounge appliances allowance				0.00
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	Elevators, ADA, MRL	2.00	STOPS	45,000.00	90,000.00
Building Renovation	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	14,500.00	GSF	16.50	239,250.00
Building Renovation		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	14,500.00	GSF	5.50	79,750.00
Building Renovation			Ductwork	14,500.00	GSF	6.75	97,875.00
Building Renovation			Air Outlets	14,500.00	GSF	0.59	8,555.00
Building Renovation			Ductwork Accessories	14,500.00	GSF	0.72	10,440.00
Building Renovation			Insulation	14,500.00	GSF	2.15	31,175.00
Building Renovation			Temperature Controls	14,500.00	GSF	4.10	59,450.00
Building Renovation			Air & Water Balance	14,500.00	GSF	0.45	6,525.00
Building Renovation			Coordination Drawings	14,500.00	GSF	0.22	3,190.00
Building Renovation			Systems Operation & Testing	14,500.00	GSF	0.25	3,625.00
Building Renovation			HVAC Demolition	14,500.00	GSF	0.97	14,065.00
Building Renovation	9.20	PLUMBING	Water Closet	6.00	EA	464.50	2,787.00
Building Renovation			Urinal	2.00	EA	385.22	770.44
Building Renovation			Automatic Flush Valve	8.00	EA	163.20	1,305.60
Building Renovation			Lavatory, countertop mounted	8.00	EA	313.85	2,510.80
Building Renovation			Classroom Sink	2.00	EA	485.10	970.20
Building Renovation			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
Building Renovation			Janitor Sink	2.00	EA	733.54	1,467.08
Building Renovation			Floor Drain	10.00	EA	168.60	1,686.00
Building Renovation			Roof Drain	24.00	EA	384.50	9,228.00
Building Renovation			Wall Hydrant	4.00	EA	252.94	1,011.76
Building Renovation			Water Heater	1.00	EA	4,822.00	4,822.00
Building Renovation			Circulating Pump	1.00	EA	725.00	725.00
Building Renovation			Ice Machine/Refrigerator Connection	3.00	EA	125.00	375.00
Building Renovation			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
Building Renovation			Domestic Water Piping	14,500.00	GSF	2.69	39,005.00
Building Renovation			DWV Piping	14,500.00	GSF	1.76	25,520.00
Building Renovation			Storm Piping	14,500.00	GSF	1.48	21,460.00
Building Renovation			Plumbing Insulation	14,500.00	GSF	0.81	11,745.00
Building Renovation			Plumbing Demolition	14,500.00	GSF	0.95	13,775.00

**DRAFT FOR REVIEW & COMMENT**

Report: Feasibility Study Const Cost Estimate  
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 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  
 Client: VMDO Architects Chckd by: fs/sm  
 Submissn: Jan. 24, 2012 Job no: 11116  
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Building Renovation							
Building Renovation	9.30	FIRE SPRINKLER	Sprinkler	14,500.00	GSF	2.85	41,325.00
Building Renovation			Fire Pump			Not Included	
Building Renovation	10.00	ELECTRICAL	Switchboards - upgrade existing	14,500.00	GSF	0.85	12,325.00
Building Renovation			Panelboards	14,500.00	GSF	0.65	9,425.00
Building Renovation			Bus Duct & Transformers	14,500.00	GSF	0.40	5,800.00
Building Renovation			Generator/ATS - for addition & fire pump			Not Included	
Building Renovation			Light Fixtures - based on T8 fixtures	14,500.00	GSF	4.85	70,325.00
Building Renovation			Light Switches	14,500.00	GSF	0.26	3,770.00
Building Renovation			Power Outlets	14,500.00	GSF	0.95	13,775.00
Building Renovation			Safety Cabinets & Disconnects	14,500.00	GSF	0.50	7,250.00
Building Renovation			Power Feeders	14,500.00	GSF	2.50	36,250.00
Building Renovation			Power Home Runs	14,500.00	GSF	2.20	31,900.00
Building Renovation			Power Branches	14,500.00	GSF	0.85	12,325.00
Building Renovation			Lighting Home Runs	14,500.00	GSF	1.15	16,675.00
Building Renovation			Lighting Branches	14,500.00	GSF	1.05	15,225.00
Building Renovation			Grounding/Lightning Protection	14,500.00	GSF	0.25	3,625.00
Building Renovation			Clock System	14,500.00	GSF	0.45	6,525.00
Building Renovation			Phone/Data System	14,500.00	GSF	2.90	42,050.00
Building Renovation			Security System	14,500.00	GSF	0.94	13,630.00
Building Renovation			P.A. & A.V. Systems	14,500.00	GSF	0.55	7,975.00
Building Renovation			TV System	14,500.00	GSF	0.29	4,205.00
Building Renovation			Fire Alarm	14,500.00	GSF	1.88	27,260.00
Building Renovation			Coordination Drawings	14,500.00	GSF	0.22	3,190.00
Building Renovation			Demolition	14,500.00	GSF	0.94	13,630.00
Building Renovation	11.00	MARK-UPS	Subtotal				1,761,909.93
Building Renovation			General Conditions	12.00%			211,429.19
Building Renovation			Subtotal				1,973,339.12
Building Renovation			GC OH @ 5% plus Profit @ 5%	10.00%			197,333.91
Building Renovation			Subtotal				2,170,673.03
Building Renovation			Bonds & insurance	1.25%			27,133.41
Building Renovation			<b>Subtotal</b>	<b>14,500.00</b>	<b>GSF</b>	<b>\$151.57</b>	<b>2,197,806.44</b>

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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**

<b>SITWORK</b>							<b>4,842,729</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>4,842,729</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>4,842,729</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>4,842,729</b>

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework			<b>SITWORK</b>				
Sitework							
Sitework							
Sitework	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	12,500.00	12,500.00
Sitework							
Sitework	12.05	SITE DEMO CLR/GRUB	Misc site demo	5.50	AC	10,000.00	55,000.00
Sitework			Remove trees	50.00	EA	175.00	8,750.00
Sitework			Remove curb and gutter	2,150.00	LF	6.00	12,900.00
Sitework			Remove sidewalks 4" thick	12,000.00	SF	1.50	18,000.00
Sitework			Remove concrete pads 8" thick	250.00	SF	4.35	1,087.50
Sitework			Remove asphalt paving	3,517.21	SY	6.85	24,092.90
Sitework			Demo asphalt paving at VDOT ROW		Excluded		
Sitework			Remove portions of existing SWM piping	300.00	LF	45.00	13,500.00
Sitework			Remove SWM structures	4.00	EA	350.00	1,400.00
Sitework			Remove existing utilities		Excluded		
Sitework			Remove contaminated soils		Excluded		
Sitework			Remove asphalt paving for new water line	738.00	SY	10.00	7,380.00
Sitework			Disposal of site elements	3,957.20	CY	25.00	98,930.11
Sitework							
Sitework	12.06	DEMO OF EXIST. BLDG. STRUCTURES	Demo of entrance canopy & elements	250.00	GSF	4.50	1,125.00
Sitework			Segregated debris disposal off site	23.15	CY	30.00	694.44
Sitework			LEED Disposal Fee / Recycling	11.57	TNS	37.00	428.24
Sitework							
Sitework	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	30,000.00	30,000.00
Sitework			Tree protection allowance	1.00	LS	4,200.00	4,200.00
Sitework			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
Sitework			Inlet protection	4.00	EA	350.00	1,400.00
Sitework							
Sitework	12.20	EARTHWORK	Strip & store topsoil	840.74	CY	2.80	2,354.07
Sitework			Re-spread topsoil	840.74	CY	3.60	3,026.67
Sitework			Mass Excavation of site area, cut to fill	3,362.96	CY	8.00	26,903.70
Sitework			Export surplus	3,362.96	CY	24.00	80,711.11
Sitework			Excavation for Ground Floor bldg. addition	622.22	CY	4.50	2,800.00
Sitework							
Sitework			Rough grading for building and site	148,750.00	SF	0.55	81,812.50
Sitework			Finish grading bldg pads and pavements	10,088.89	SY	1.00	10,088.89
Sitework			Finish grading for sports fields	4,500.00	SY	1.35	6,075.00
Sitework			Ext backfill	90.00	CY	30.00	2,700.00
Sitework							
Sitework	12.25	PRIMARY WATER	8" new pipe to replace 6" pipe along Park St. & 3rd	1,107.00	LF	79.00	87,453.00
Sitework			6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
Sitework			6" water main	125.00	LF	52.00	6,500.00
Sitework			Fire hydrant new	1.00	EA	3,500.00	3,500.00
Sitework			Meter/tap fees			AWSS Fees are Excluded	
Sitework			Temp road patch	738.00	SY	20.00	14,760.00
Sitework			Spoil removal	9.26	CY	25.00	231.48
Sitework							
Sitework	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
Sitework			6" PVC	225.00	LF	30.00	6,750.00
Sitework			Tap fees			Tap Fees are Excluded	
Sitework			Spoil removal	16.67	CY	25.00	416.67
Sitework							

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Status: Concept Design PM: ct/gs  
 Client: VMDO Architects Chckd by: fs/sm  
 Submisn: Jan. 24, 2012 Job no: 11116  
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework	12.35	STORM WATER MGT	Allowance	1.00	LS	300,000.00	300,000.00
Sitework	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
Sitework			Replace overhead line with below grade lines	1,426.00	LF	500.00	713,000.00
Sitework			Site power and circuits	1,500.00	LF	15.00	22,500.00
Sitework			Site pole lighting, allowance	12.00	EA	3,250.00	39,000.00
Sitework			Ductbank and service cable into building	150.00	LF	235.00	35,250.00
Sitework	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
Sitework	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
Sitework	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
Sitework	12.60	PAVING	Asphalt Pavement parking lot	1,248.67	SY	35.00	43,703.33
Sitework			Asphalt Pavement delivery area	433.33	SY	52.00	22,533.33
Sitework			Asphalt Pavement ROW patching	838.00	SY	80.00	67,040.00
Sitework			Lot signage/symbols	1.00	LS	2,000.00	2,000.00
Sitework			Striping	1.00	LS	3,100.00	3,100.00
Sitework	12.61	SITE CONCRETE	4" sidewalks/pads	20,100.00	SF	5.50	110,550.00
Sitework			Sidewalk steps, per LF riser	120.00	LF	25.00	3,000.00
Sitework			Patch existing sidewalks	500.00	SF	8.00	4,000.00
Sitework			Curb & gutter	2,412.00	LF	14.30	34,491.60
Sitework			Parking Structure	19,864.00	SF	85.00	1,688,440.00
Sitework							0.00
Sitework	12.65	LANDSCAPING	Sod	2,207.11	SY	3.50	7,724.89
Sitework			General seeding	1,000.00	SY	0.85	850.00
Sitework			Sport field seeding	4,500.00	SY	1.30	5,850.00
Sitework			Play area mulch	370.37	CY	43.75	16,203.70
Sitework			Trees, shrubs and ornamental plantings	1.00	LS	75,000.00	75,000.00
Sitework	12.70	FUEL DISPENSING	Not Used			Excluded	
Sitework	12.75	SPECIALTIES	Backstop	1.00	EA	6,000.00	6,000.00
Sitework			Fence	300.00	LF	25.00	7,500.00
Sitework			Handrails for site walks	220.00	LF	35.00	7,700.00
Sitework			Added playground area	1.00	LS	25,000.00	25,000.00
Sitework			Allowance	1.00	LS	5,000.00	5,000.00
Sitework	11.00	MARK-UPS	Subtotal				3,882,258.14
Sitework			General Conditions	12.00%			465,870.98
Sitework			Subtotal				4,348,129.12
Sitework			GC OH @ 5% plus Profit @ 5%	10.00%			434,812.91
Sitework			Subtotal				4,782,942.03
Sitework			Bonds & insurance	1.25%			59,786.78
Sitework			<b>Subtotal</b>				<b>4,842,728.81</b>

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Project:	Lubber Run Community Center Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Jan. 24, 2012	Job no: 11116
Documents Dated:	Jan. 17, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyandscott.com			

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**HVAC ALTERNATE**

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	105,300.00	GSF	16.50	1,737,450.00
ADDITION HVAC BASE		Note: Average cost between 4-pipe system, water	Piping & Valves	105,300.00	GSF	5.50	579,150.00
ADDITION HVAC BASE		source heat pump systems, and variable refrigerant	Ductwork	105,300.00	GSF	6.75	710,775.00
ADDITION HVAC BASE		flow system.	Air Outlets	105,300.00	GSF	0.59	62,127.00
ADDITION HVAC BASE			Ductwork Accessories	105,300.00	GSF	0.72	75,816.00
ADDITION HVAC BASE			Insulation	105,300.00	GSF	2.15	226,395.00
ADDITION HVAC BASE			Temperature Controls	105,300.00	GSF	4.10	431,730.00
ADDITION HVAC BASE			Air & Water Balance	105,300.00	GSF	0.45	47,385.00
ADDITION HVAC BASE			Coordination Drawings	105,300.00	GSF	0.22	23,166.00
ADDITION HVAC BASE			Systems Operation & Testing	105,300.00	GSF	0.25	26,325.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				3,920,319.00
ADDITION HVAC BASE			General Conditions	12.00%			470,438.28
ADDITION HVAC BASE			Subtotal				4,390,757.28
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			439,075.73
ADDITION HVAC BASE			Subtotal				4,829,833.01
ADDITION HVAC BASE			Bonds & insurance	1.25%			60,372.91
ADDITION HVAC BASE			<b>Subtotal</b>	<b>105,300.00</b>	<b>GSF</b>	<b>\$46.44</b>	<b>4,890,205.92</b>

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	105,300.00	GSF	13.75	1,447,875.00
ADDITION HVAC ALT			Piping & Valves	105,300.00	GSF	4.20	442,260.00
ADDITION HVAC ALT			Geothermal Bore, 116 bores at 600' depth	69,600.00	LF	22.50	1,566,000.00
ADDITION HVAC ALT			Ductwork	105,300.00	GSF	5.85	616,005.00
ADDITION HVAC ALT			Air Outlets	105,300.00	GSF	0.59	62,127.00
ADDITION HVAC ALT			Ductwork Accessories	105,300.00	GSF	0.72	75,816.00
ADDITION HVAC ALT			Insulation	105,300.00	GSF	1.95	205,335.00
ADDITION HVAC ALT			Temperature Controls	105,300.00	GSF	4.10	431,730.00
ADDITION HVAC ALT			Air & Water Balance	105,300.00	GSF	0.45	47,385.00
ADDITION HVAC ALT			Coordination Drawings	105,300.00	GSF	0.22	23,166.00
ADDITION HVAC ALT			Systems Operation & Testing	105,300.00	GSF	0.25	26,325.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				4,944,024.00
ADDITION HVAC ALT			General Conditions	12.00%			593,282.88
ADDITION HVAC ALT			Subtotal				5,537,306.88
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			553,730.69
ADDITION HVAC ALT			Subtotal				6,091,037.57
ADDITION HVAC ALT			Bonds & insurance	1.25%			76,137.97
ADDITION HVAC ALT			<b>Subtotal</b>	<b>105,300.00</b>	<b>GSF</b>	<b>\$58.57</b>	<b>6,167,175.54</b>