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Conceptual Design / Feasibility Cost Estimate Report

Report Date: January 24, 2012

Prepared for:

VMDO Architects

Arlington Public Schools *Scheme B Option 1* *Lubber Run Community Center* **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: cl/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 B - Option 1**

New 3 Story Building 125,500.00 Gross Square Feet

Total 125,500.00 Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	New 3 Story Building	Carried forward	Cost per SF 226.59	\$28,437,221
HARD COSTS	Sitework	Carried forward	N/A	\$4,809,010
HARD COSTS	Subtotal			\$33,246,231
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$33,246,231
HARD COSTS	Design Contingency	15.00%		\$4,986,935
HARD COSTS	Subtotal			\$38,233,166
HARD COSTS	Construction Contingency	5.00%		\$1,911,658
HARD COSTS	Total Hard Construction Costs Base Bid		Cost per SF <u>\$319.88</u>	<u>\$40,144,824</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$9,032,585
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, First Quarter 2012		Cost per SF <u>\$391.85</u>	<u>\$49,177,410</u>

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

Hard Construction Costs and Soft Construction Costs are escalated

Escalation 4.00% Per year

<u>2013</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2013 DOLLARS</u>	<u>\$51,144,506</u>
<u>2014</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2014 DOLLARS</u>	<u>\$53,190,286</u>
<u>2015</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2015 DOLLARS</u>	<u>\$55,317,898</u>
<u>2016</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2016 DOLLARS</u>	<u>\$57,530,614</u>
<u>2017</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2017 DOLLARS</u>	<u>\$59,831,838</u>

Notes:

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

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HVAC ALTERNATES

Base Bid System - Stand Alone System

Carried forward *Cost per SF*
46.44 **\$5,828,308**
current dollars

Alternate System - Geothermal System

Carried forward
58.80 **\$7,379,668**
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

NEW 3 STORY SCHOOL				125,500 GSF		<u>Cost per SF</u> \$226.59	28,437,221
SUBTOTAL			SUBTOTAL				28,437,221
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				28,437,221
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL			<u>Cost per SF</u> \$226.59	28,437,221

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			BUILDING ADDITION				
New 3 Story Building	00.00						
New 3 Story Building							
New 3 Story Building	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
New 3 Story Building							
New 3 Story Building	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	180.00	SF	135.00	24,300.00
New 3 Story Building			Foundations	55,980.00	GSF	6.27	350,994.60
New 3 Story Building							
New 3 Story Building	02.00	SUBSTRUCTURE	SOG	55,980.00	GSF	8.30	464,634.00
New 3 Story Building			SOG, canopies	1,050.00	GSF	8.30	8,715.00
New 3 Story Building			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
New 3 Story Building							
New 3 Story Building	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	83,785.00	GSF	11.35	950,959.75
New 3 Story Building			SOMD 2nd & 3rd floor	83,785.00	GSF	4.00	335,140.00
New 3 Story Building			Roof framing & deck	55,980.00	GSF	8.45	473,031.00
New 3 Story Building			Canopy & canopy roof framing & deck	1,050.00	SF	14.50	15,225.00
New 3 Story Building			Elev hoist bm & hoistway roof deck	180.00	SF	4.50	810.00
New 3 Story Building			Elev hoistway SOMD	180.00	SF	8.75	1,575.00
New 3 Story Building			Stairways, 3 story	4.00	EA	18,750.00	75,000.00
New 3 Story Building			Stairways, main entrance	1.00	EA	75,000.00	75,000.00
New 3 Story Building			Misc metals	125,500.00	GSF	2.20	276,100.00
New 3 Story Building			Misc Wood Blocking	125,500.00	GSF	1.05	131,775.00
New 3 Story Building							
New 3 Story Building	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	71,366.00	SF	9.50	677,977.00
New 3 Story Building			Brick veneer at lt. gage wall framing, 2 color	53,524.50	SF	22.00	1,177,539.00
New 3 Story Building			Metal panels wall covering at lt. gage wall framing	17,841.50	SF	22.00	392,513.00
New 3 Story Building			Exterior wall vapor barrier	71,366.00	SF	3.75	267,622.50
New 3 Story Building			Windows	125,500.00	GSF	3.60	451,800.00
New 3 Story Building			Storefront entrances	125,500.00	GSF	1.25	156,875.00
New 3 Story Building			Prem add for ext. mostly full glass wall	2,550.00	SF	35.00	89,250.00
New 3 Story Building			Exterior sun shades	1,200.00	SF	62.00	74,400.00
New 3 Story Building			Doors, frames, hardware, sidelites	125,500.00	GSF	0.60	75,300.00
New 3 Story Building			Building perimeter drains in gravel bed	1,600.00	LF	10.50	16,800.00
New 3 Story Building			Misc. w.p./caulk/fire sealants/etc. Div 7	125,500.00	GSF	1.45	181,975.00
New 3 Story Building							
New 3 Story Building	05.00	ROOFING	Low slope membrane w/ flashing & copings	57,030.00	GSF	6.30	359,289.00
New 3 Story Building			Prem add for roof condition over commons	3,500.00	SF	15.00	52,500.00

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New 3 Story Building	06.00	INTERIOR CONST	Masonry hoistway walls	3,344.00	SF	22.50	75,240.00
New 3 Story Building			Masonry partitions	125,500.00	GSF	4.10	514,550.00
New 3 Story Building			Mtl stud & GWB partitons, hi-impact	125,500.00	GSF	7.30	916,150.00
New 3 Story Building			Elev Cab finish allowance	1.00	LS	1,000.00	1,000.00
New 3 Story Building			GWB ceilings/bulkheads	125,500.00	GSF	0.15	18,825.00
New 3 Story Building			Misc. batt insulation	125,500.00	GSF	0.45	56,475.00
New 3 Story Building			Sound transmission control insulation	125,500.00	GSF	0.19	23,845.00
New 3 Story Building			Interior glass at interior partition allowance	125,500.00	GSF	1.50	188,250.00
New 3 Story Building			Interior doors, single, incl jams, trim & hardware	125,500.00	GSF	5.75	721,625.00
New 3 Story Building			Acoustic ceiling, avg	125,500.00	GSF	2.25	282,375.00
New 3 Story Building			Prem. ceilings: main corridors / mtg. rms, prem add	125,500.00	GSF	1.10	138,050.00
New 3 Story Building			Premium wall finish: main corridors & conf. rm	125,500.00	GSF	0.24	30,120.00
New 3 Story Building			Prem add for restroom/kitchen finishes	4,750.00	GSF	12.40	58,900.00
New 3 Story Building			Prem add for locker room finishes	2,000.00	GSF	12.40	24,800.00
New 3 Story Building			CT floor, base, walls in restrooms	125,500.00	GSF	0.75	94,125.00
New 3 Story Building			CT wainscot hallways/restrooms	125,500.00	GSF	0.40	50,200.00
New 3 Story Building			Soft flooring/ vinly base	125,500.00	GSF	2.64	330,717.60
New 3 Story Building			Carpet	125,500.00	GSF	1.11	139,305.00
New 3 Story Building			Wood flooring	6,643.00	SF	16.50	109,609.50
New 3 Story Building			Painting	125,500.00	GSF	1.80	225,900.00
New 3 Story Building			Misc cut and patching	125,500.00	GSF	0.30	37,650.00
New 3 Story Building	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	125,500.00	GSF	0.82	102,910.00
New 3 Story Building			Window treatment	125,500.00	GSF	0.45	56,475.00
New 3 Story Building			General casework	125,500.00	GSF	7.25	909,875.00
New 3 Story Building			General millwork	125,500.00	GSF	0.45	56,475.00
New 3 Story Building			Visual display MB & TB	125,500.00	GSF	1.00	125,500.00
New 3 Story Building			Smart boards	30.00	EA	6,500.00	195,000.00
New 3 Story Building			Kitchen / faculty lounge appliances allowance	1.00	LS	7,000.00	7,000.00
New 3 Story Building			Div 11 kitchen equip add	3,000.00	GSF	175.00	525,000.00
New 3 Story Building			Gym equipment allowance	6,643.00	GSF	6.75	44,840.25
New 3 Story Building			Misc spec. dr signs/f.e./jan shelving/etc.	125,500.00	GSF	1.50	188,250.00
New 3 Story Building			Student desks and work stations			Refer to FF&E	
New 3 Story Building			Office furnishings, sofas and chairs			Refer to FF&E	
New 3 Story Building	08.00	CONVEYING	Elevators, ADA, MRL	5.00	STOPS	45,000.00	225,000.00
New 3 Story Building	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	125,500.00	GSF	16.50	2,070,750.00
New 3 Story Building		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	125,500.00	GSF	5.50	690,250.00
New 3 Story Building			Ductwork	125,500.00	GSF	6.75	847,125.00
New 3 Story Building			Air Outlets	125,500.00	GSF	0.59	74,045.00
New 3 Story Building			Ductwork Accessories	125,500.00	GSF	0.72	90,360.00
New 3 Story Building			Insulation	125,500.00	GSF	2.15	269,825.00
New 3 Story Building			Temperature Controls	125,500.00	GSF	4.10	514,550.00
New 3 Story Building			Air & Water Balance	125,500.00	GSF	0.45	56,475.00
New 3 Story Building			Coordination Drawings	125,500.00	GSF	0.22	27,610.00
New 3 Story Building			Systems Operation & Testing	125,500.00	GSF	0.25	31,375.00
New 3 Story Building							

DRAFT FOR REVIEW & COMMENT

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New 3 Story Building	9.20	PLUMBING	Water Closet	44.00	EA	464.50	20,438.00
New 3 Story Building			Urinal	6.00	EA	385.22	2,311.32
New 3 Story Building			Automatic Flush Valve	50.00	EA	163.20	8,160.00
New 3 Story Building			Lavatory, countertop mounted	50.00	EA	313.85	15,692.50
New 3 Story Building			Classroom Sink	24.00	EA	485.10	11,642.40
New 3 Story Building			Electric Water Cooler	6.00	EA	1,163.50	6,981.00
New 3 Story Building			Janitor Sink	5.00	EA	733.54	3,667.70
New 3 Story Building			Floor Drain	30.00	EA	168.60	5,058.00
New 3 Story Building			Roof Drain	90.00	EA	384.50	34,605.00
New 3 Story Building			Wall Hydrant	6.00	EA	252.94	1,517.64
New 3 Story Building			Water Heater	2.00	EA	4,822.00	9,644.00
New 3 Story Building			Circulating Pump	2.00	EA	725.00	1,450.00
New 3 Story Building			Ice Machine/Refrigerator Connection	3.00	EA	125.00	375.00
New 3 Story Building			Elevator Sump Pump, oil minder type	2.00	EA	6,550.00	13,100.00
New 3 Story Building			Domestic Water Piping	125,500.00	GSF	2.69	337,595.00
New 3 Story Building			DWV Piping	125,500.00	GSF	1.76	220,880.00
New 3 Story Building			Storm Piping	125,500.00	GSF	1.48	185,740.00
New 3 Story Building			Plumbing Insulation	125,500.00	GSF	0.81	101,655.00
New 3 Story Building			Coordination Drawings	125,500.00	GSF	0.22	27,610.00
New 3 Story Building	9.30	FIRE SPRINKLER	Sprinkler	125,500.00	GSF	2.85	357,675.00
New 3 Story Building			Fire Pump	1.00	LS	65,000.00	65,000.00
New 3 Story Building	10.00	ELECTRICAL	Switchboards - upgrade existing	125,500.00	GSF	0.85	106,675.00
New 3 Story Building			Panelboards	125,500.00	GSF	0.65	81,575.00
New 3 Story Building			Bus Duct & Transformers	125,500.00	GSF	0.40	50,200.00
New 3 Story Building			Generator/ATS	1.00	EA	85,000.00	85,000.00
New 3 Story Building			Light Fixtures - based on T8 fixtures	125,500.00	GSF	4.85	608,675.00
New 3 Story Building			Light Switches	125,500.00	GSF	0.26	32,630.00
New 3 Story Building			Power Outlets	125,500.00	GSF	0.95	119,225.00
New 3 Story Building			Safety Cabinets & Disconnects	125,500.00	GSF	0.50	62,750.00
New 3 Story Building			Power Feeders	125,500.00	GSF	2.50	313,750.00
New 3 Story Building			Power Home Runs	125,500.00	GSF	2.20	276,100.00
New 3 Story Building			Power Branches	125,500.00	GSF	0.85	106,675.00
New 3 Story Building			Lighting Home Runs	125,500.00	GSF	1.15	144,325.00
New 3 Story Building			Lighting Branches	125,500.00	GSF	1.05	131,775.00
New 3 Story Building			Grounding/Lightning Protection	125,500.00	GSF	0.25	31,375.00
New 3 Story Building			Clock System	125,500.00	GSF	0.45	56,475.00
New 3 Story Building			Phone/Data System	125,500.00	GSF	2.90	363,950.00
New 3 Story Building			Security System	125,500.00	GSF	0.94	117,970.00
New 3 Story Building			P.A. & A.V. Systems	125,500.00	GSF	0.55	69,025.00
New 3 Story Building			TV System	125,500.00	GSF	0.29	36,395.00
New 3 Story Building			Fire Alarm	125,500.00	GSF	1.88	235,940.00
New 3 Story Building			Coordination Drawings	125,500.00	GSF	0.22	27,610.00
New 3 Story Building	11.00	MARK-UPS	Subtotal				22,797,194.76
New 3 Story Building			General Conditions	12.00%			2,735,663.37
New 3 Story Building			Subtotal				25,532,858.13
New 3 Story Building			GC OH @ 5% plus Profit @ 5%	10.00%			2,553,285.81
New 3 Story Building			Subtotal				28,086,143.94
New 3 Story Building			Bonds & insurance	1.25%			351,076.80
New 3 Story Building			Subtotal	125,500.00	GSF	\$226.59	28,437,220.74

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							4,809,010
SUBTOTAL			SUBTOTAL				4,809,010
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				4,809,010
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				4,809,010

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 PM: cl/gs
 Client: VMDO Architects Chckd by: fs/sm
 Submisn: Jan. 24, 2012 Job no: 11116
 Run Date: See footer

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
			SITWORK				
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 Exsiting Building	14,500.00	GSF	8.00	116,000.00
Sitework			Demo of entrance canopy & elements	250.00	GSF	4.50	1,125.00
Sitework			Segregated debris disposal off site	1,365.74	CY	30.00	40,972.22
Sitework			LEED Disposal Fee / Recycling	682.87	TNS	37.00	25,266.20
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	1,157.41	CY	2.80	3,240.74
Sitework			Re-spread topsoil	1,157.41	CY	3.60	4,166.67
Sitework			Mass Excavation of site area, cut to fill	4,629.63	CY	8.00	37,037.04
Sitework			Export surplus	4,629.63	CY	24.00	111,111.11
Sitework			Excavation for Ground Floor bldg. addition	2,140.74	CY	4.50	9,633.33
Sitework							
Sitework			Rough grading for building and site	164,012.00	SF	0.55	90,206.60
Sitework			Finish grading bldg pads and pavements	13,888.89	SY	1.00	13,888.89
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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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	2,625.11	SY	35.00	91,878.89
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	2,271.00	LF	14.30	32,475.30
Sitework			Parking Structure	16,152.00	SF	85.00	1,372,920.00
Sitework							0.00
Sitework	12.65	LANDSCAPING	Sod	2,100.44	SY	3.50	7,351.56
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				3,855,227.24
Sitework			General Conditions	12.00%			462,627.27
Sitework			Subtotal				4,317,854.51
Sitework			GC OH @ 5% plus Profit @ 5%	10.00%			431,785.45
Sitework			Subtotal				4,749,639.96
Sitework			Bonds & insurance	1.25%			59,370.50
Sitework			Subtotal				4,809,010.46

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

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	125,500.00	GSF	16.50	2,070,750.00
ADDITION HVAC BASE			Piping & Valves	125,500.00	GSF	5.50	690,250.00
ADDITION HVAC BASE		Note: Average cost between 4-pipe system, water	Ductwork	125,500.00	GSF	6.75	847,125.00
ADDITION HVAC BASE		source heat pump systems, and variable refrigerant	Air Outlets	125,500.00	GSF	0.59	74,045.00
ADDITION HVAC BASE		flow system.	Ductwork Accessories	125,500.00	GSF	0.72	90,360.00
ADDITION HVAC BASE			Insulation	125,500.00	GSF	2.15	269,825.00
ADDITION HVAC BASE			Temperature Controls	125,500.00	GSF	4.10	514,550.00
ADDITION HVAC BASE			Air & Water Balance	125,500.00	GSF	0.45	56,475.00
ADDITION HVAC BASE			Coordination Drawings	125,500.00	GSF	0.22	27,610.00
ADDITION HVAC BASE			Systems Operation & Testing	125,500.00	GSF	0.25	31,375.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				4,672,365.00
ADDITION HVAC BASE			General Conditions	12.00%			560,683.80
ADDITION HVAC BASE			Subtotal				5,233,048.80
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			523,304.88
ADDITION HVAC BASE			Subtotal				5,756,353.68
ADDITION HVAC BASE			Bonds & insurance	1.25%			71,954.42
ADDITION HVAC BASE			Subtotal	125,500.00	GSF	\$46.44	5,828,308.10

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	125,500.00	GSF	13.75	1,725,625.00
ADDITION HVAC ALT			Piping & Valves	125,500.00	GSF	4.20	527,100.00
ADDITION HVAC ALT			Geothermal Bore, 140 bores at 600' depth	84,000.00	LF	22.50	1,890,000.00
ADDITION HVAC ALT			Ductwork	125,500.00	GSF	5.85	734,175.00
ADDITION HVAC ALT			Air Outlets	125,500.00	GSF	0.59	74,045.00
ADDITION HVAC ALT			Ductwork Accessories	125,500.00	GSF	0.72	90,360.00
ADDITION HVAC ALT			Insulation	125,500.00	GSF	1.95	244,725.00
ADDITION HVAC ALT			Temperature Controls	125,500.00	GSF	4.10	514,550.00
ADDITION HVAC ALT			Air & Water Balance	125,500.00	GSF	0.45	56,475.00
ADDITION HVAC ALT			Coordination Drawings	125,500.00	GSF	0.22	27,610.00
ADDITION HVAC ALT			Systems Operation & Testing	125,500.00	GSF	0.25	31,375.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				5,916,040.00
ADDITION HVAC ALT			General Conditions	12.00%			709,924.80
ADDITION HVAC ALT			Subtotal				6,625,964.80
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			662,596.48
ADDITION HVAC ALT			Subtotal				7,288,561.28
ADDITION HVAC ALT			Bonds & insurance	1.25%			91,107.02
ADDITION HVAC ALT			Subtotal	125,500.00	GSF	\$58.80	7,379,668.30