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Conceptual Design / Feasibility Cost Estimate Report

Report Date: February 10, 2012

Prepared for:

SHW Group

Arlington Public Schools *The Reed School* **Additions and Interior Renovations** **Arlington, Virginia**





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

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



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

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

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

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

MOVING & STORAGE COSTS

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

TEMPORARY FACILITIES

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

REAL ESTATE

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

MANAGEMENT *Indirect Owner Mgt Expenses*

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



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

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

FINANCIAL

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

INSURANCE PREMIUMS

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

LEGAL FEES

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

JURISDICTIONAL FEES

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



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

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

DESIGN FEES

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

RECOMMENDED COST CONTROL PROCESS

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

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

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

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

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs		
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002		
Documents Dated:	Feb. 3, 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

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Reed School

Additions	50,720.00	Gross Square Feet
Renovation	18,880.00	Gross Square Feet
Total	69,600.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Two Story Addition to Existing Building	Carried forward	Cost per SF 219.62	\$11,139,307
HARD COSTS				
HARD COSTS	Renovations to Existing Building	Carried forward	128.95	\$2,434,566
HARD COSTS				
HARD COSTS	Sitework	Carried forward	N/A	\$932,228
HARD COSTS				
HARD COSTS	Subtotal			\$14,506,101
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$14,506,101
HARD COSTS	Design Contingency	15.00%		\$2,175,915
HARD COSTS	Subtotal			\$16,682,016
HARD COSTS	Construction Contingency	5.00%		\$834,101
HARD COSTS				
HARD COSTS	Total Hard Construction Costs Base Bid		Cost per SF <u>\$251.67</u>	<u>\$17,516,117</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$3,941,126
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, First Quarter 2012		Cost per SF <u>\$308.29</u>	<u>\$21,457,243</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>\$22,315,533</u>
<u>2014</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2014 DOLLARS</u>	<u>\$23,208,154</u>
<u>2015</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2015 DOLLARS</u>	<u>\$24,136,481</u>
<u>2016</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2016 DOLLARS</u>	<u>\$25,101,940</u>
<u>2017</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN FIRST QUARTER 2017 DOLLARS</u>	<u>\$26,106,017</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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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF 34.59	\$1,754,425
Alternate System - Geothermal System	<i>Carried forward</i>	58.28	\$2,955,836 <i>current dollars</i>
Alternate System - VRF System	<i>Carried forward</i>	32.26	\$2,245,159 <i>current dollars</i>

*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

BUILDING ADDITIONS				50,720 GSF	<u>Cost per SF</u>	<u>\$219.62</u>	11,139,307
SUBTOTAL			SUBTOTAL				11,139,307
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				11,139,307
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				11,139,307
					<u>Cost per SF</u>	<u>\$219.62</u>	

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ADDITIONS	00.00		BUILDING ADDITION				
ADDITIONS	00.50	SELECT BLDG. DEMO	Misc. demo at tie-ins	1.00	LS	20,000.00	20,000.00
ADDITIONS			Misc. prep/patch	1.00	LS	5,000.00	5,000.00
ADDITIONS			Misc R&R for MEP tie-ins	1.00	LS	15,000.00	15,000.00
ADDITIONS			Rem. exist. roofing & copings	32,265.00	GSF	4.50	145,192.50
ADDITIONS			Segregated debris disposal off site	454.35	CY	30.00	13,630.50
ADDITIONS			LEED Disposal Fee / Recycling	227.18	TNS	37.00	8,405.48
ADDITIONS			Hazmat abatement - asbestos			Costs are Excluded	
ADDITIONS			Hazmat abatement - lead			Costs are Excluded	
ADDITIONS	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
ADDITIONS			Foundations	16,912.00	GSF	7.87	133,097.44
ADDITIONS	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	1,000.00	SF	12.00	12,000.00
ADDITIONS			SOG	16,912.00	GSF	8.30	140,369.60
ADDITIONS			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
ADDITIONS	03.00	SUPERSTRUCTURE	Mds to exist. 2nd floor framing & deck	32,265.00	GSF	4.90	158,098.50
ADDITIONS			SOMD for 2nd floor	32,265.00	GSF	4.35	140,352.75
ADDITIONS			Roof framing & deck	42,000.00	GSF	10.30	432,600.00
ADDITIONS			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
ADDITIONS			Elev hoistway SOMD	90.00	SF	8.75	787.50
ADDITIONS			Stairways	3.00	EA	18,750.00	56,250.00
ADDITIONS			Misc metals	50,720.00	GSF	2.20	111,584.00
ADDITIONS			Misc Wood Blocking	50,720.00	GSF	1.05	53,256.00
ADDITIONS	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	30,825.00	SF	9.50	292,837.50
ADDITIONS			Brick veneer at lt. gage wall framing	15,412.50	SF	18.50	285,131.25
ADDITIONS			Ground face CMU veneer at lt. gage wall framing	7,706.25	SF	16.00	123,300.00
ADDITIONS			Metal panels wall covering at lt. gage wall framing	7,706.25	SF	22.00	169,537.50
ADDITIONS			Exterior wall vapor barrier	30,825.00	SF	3.75	115,593.75
ADDITIONS			Windows	50,720.00	GSF	7.20	365,184.00
ADDITIONS			Storefront entrances	50,720.00	GSF	1.25	63,400.00
ADDITIONS			Doors, frames, hardware, sidelites	50,720.00	GSF	0.60	30,432.00
ADDITIONS			Building perimeter drains in gravel bed	700.00	LF	10.50	7,350.00
ADDITIONS			Misc. w.p./caulk/fire sealants/etc. Div 7	50,720.00	GSF	1.45	73,544.00
ADDITIONS							

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ADDITIONS	05.00	ROOFING	Low slope membrane w/ flashing & copings	42,000.00	GSF	6.30	264,600.00
ADDITIONS	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	1,500.00	SF	25.00	37,500.00
ADDITIONS			Masonry at tie-in walls	2,000.00	SF	19.00	38,000.00
ADDITIONS			Masonry hoistway walls	1,140.00	SF	22.50	25,650.00
ADDITIONS			Masonry partitions	50,720.00	GSF	4.10	207,952.00
ADDITIONS			Mtl stud & GWB partitions, hi-impact	50,720.00	GSF	7.30	370,256.00
ADDITIONS			Elev Cab finish allowance	1.00	LS	500.00	500.00
ADDITIONS			GWB ceilings/bulkheads	50,720.00	GSF	0.15	7,608.00
ADDITIONS			Misc. batt insulation	50,720.00	GSF	0.45	22,824.00
ADDITIONS			Sound transmission control insulation	50,720.00	GSF	0.19	9,636.80
ADDITIONS			Interior glass at interior partition allowance	50,720.00	GSF	1.50	76,080.00
ADDITIONS			Interior doors, single, incl jambs, trim & hardware	50,720.00	GSF	5.75	291,640.00
ADDITIONS			Acoustic ceiling, avg	50,720.00	GSF	2.25	114,120.00
ADDITIONS			Prem. ceilings: main corridors / mtg. rms, prem add	10,144.00	GSF	1.10	11,158.40
ADDITIONS			Premium wall finish: main corridors & conf. rm	50,720.00	GSF	0.24	12,172.80
ADDITIONS			CT floor, base, walls in restrooms	50,720.00	GSF	0.75	38,040.00
ADDITIONS			VCT flooring/ vinly base	50,720.00	GSF	2.16	109,555.20
ADDITIONS			Carpet	50,720.00	GSF	1.11	56,299.20
ADDITIONS			Wood gym floor w/ game lines, etc	5,000.00	GSF	16.50	82,500.00
ADDITIONS			Painting	50,720.00	GSF	1.80	91,296.00
ADDITIONS			Misc cut and patching	50,720.00	GSF	0.30	15,216.00
ADDITIONS	07.00	SPECIAL EQUIPMENT	Window treatment	50,720.00	GSF	0.45	22,824.00
ADDITIONS			General casework	50,720.00	GSF	7.25	367,720.00
ADDITIONS			General millwork	50,720.00	GSF	0.45	22,824.00
ADDITIONS			Visual display MB & TB	50,720.00	GSF	1.00	50,720.00
ADDITIONS			Smart boards	24.00	EA	6,500.00	156,000.00
ADDITIONS			Misc spec. dr signs/f.e./jan shelving/etc.	50,720.00	GSF	1.50	76,080.00
ADDITIONS			Student desks and work stations			Refer to FF&E	
ADDITIONS			Office furnishings, sofas and chairs			Refer to FF&E	
ADDITIONS	08.00	CONVEYING	Elevator, two stop, MRL	1.00	LS	90,000.00	90,000.00
ADDITIONS	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	50,720.00	GSF	12.50	634,000.00
ADDITIONS		Note: Based on RTU equipment & VAV boxes with electric heat.	Piping & Valves	0.00	GSF	5.50	0.00
ADDITIONS			Ductwork	50,720.00	GSF	6.75	342,360.00
ADDITIONS			Air Outlets	50,720.00	GSF	0.59	29,924.80
ADDITIONS			Ductwork Accessories	50,720.00	GSF	0.72	36,518.40
ADDITIONS			Insulation	50,720.00	GSF	2.15	109,048.00
ADDITIONS			Temperature Controls	50,720.00	GSF	4.10	207,952.00
ADDITIONS			Air & Water Balance	50,720.00	GSF	0.45	22,824.00
ADDITIONS			Coordination Drawings	50,720.00	GSF	0.22	11,158.40
ADDITIONS			Systems Operation & Testing	50,720.00	GSF	0.25	12,680.00

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ADDITIONS	9.20	PLUMBING	Water Closet	18.00	EA	464.50	8,361.00
ADDITIONS			Urinal	6.00	EA	385.22	2,311.32
ADDITIONS			Automatic Flush Valve	24.00	EA	163.20	3,916.80
ADDITIONS			Lavatory, countertop mounted	20.00	EA	313.85	6,277.00
ADDITIONS			Classroom Sink	12.00	EA	485.10	5,821.20
ADDITIONS			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
ADDITIONS			Janitor Sink	2.00	EA	733.54	1,467.08
ADDITIONS			Floor Drain	8.00	EA	168.60	1,348.80
ADDITIONS			Roof Drain	52.00	EA	384.50	19,994.00
ADDITIONS			Wall Hydrant	2.00	EA	252.94	505.88
ADDITIONS			Water Heater	1.00	EA	4,822.00	4,822.00
ADDITIONS			Circulating Pump	1.00	EA	725.00	725.00
ADDITIONS			Sewer Ejector Pump	1.00	EA	12,500.00	12,500.00
ADDITIONS			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
ADDITIONS			Domestic Water Piping	50,720.00	GSF	2.69	136,436.80
ADDITIONS			DWV Piping	50,720.00	GSF	1.76	89,267.20
ADDITIONS			Storm Piping	50,720.00	GSF	1.48	75,065.60
ADDITIONS			Plumbing Insulation	50,720.00	GSF	0.81	41,083.20
ADDITIONS			Coordination Drawings	50,720.00	GSF	0.22	11,158.40
ADDITIONS			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
ADDITIONS	9.30	FIRE SPRINKLER	Sprinkler	50,720.00	GSF	2.85	144,552.00
ADDITIONS			Fire Pump	1.00	LS	65,000.00	65,000.00
ADDITIONS	10.00	ELECTRICAL	Switchboards - modify existing	50,720.00	GSF	0.15	7,608.00
ADDITIONS			Panelboards	50,720.00	GSF	0.65	32,968.00
ADDITIONS			Bus Duct & Transformers	50,720.00	GSF	0.40	20,288.00
ADDITIONS			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
ADDITIONS			Light Fixtures - based on T8 fixtures	50,720.00	GSF	4.85	245,992.00
ADDITIONS			Light Switches	50,720.00	GSF	0.26	13,187.20
ADDITIONS			Power Outlets	50,720.00	GSF	0.95	48,184.00
ADDITIONS			Safety Cabinets & Disconnects	50,720.00	GSF	0.50	25,360.00
ADDITIONS			Power Feeders	50,720.00	GSF	2.50	126,800.00
ADDITIONS			Power Home Runs	50,720.00	GSF	2.20	111,584.00
ADDITIONS			Power Branches	50,720.00	GSF	0.85	43,112.00
ADDITIONS			Lighting Home Runs	50,720.00	GSF	1.15	58,328.00
ADDITIONS			Lighting Branches	50,720.00	GSF	1.05	53,256.00
ADDITIONS			Grounding/Lightning Protection	50,720.00	GSF	0.25	12,680.00
ADDITIONS			Clock System	50,720.00	GSF	0.45	22,824.00
ADDITIONS			Phone/Data System	50,720.00	GSF	2.90	147,088.00
ADDITIONS			Security System	50,720.00	GSF	0.94	47,676.80
ADDITIONS			P.A. & A.V. Systems	50,720.00	GSF	0.55	27,896.00
ADDITIONS			TV System	50,720.00	GSF	0.29	14,708.80
ADDITIONS			Fire Alarm	50,720.00	GSF	1.88	95,353.60
ADDITIONS			Coordination Drawings	50,720.00	GSF	0.22	11,158.40
ADDITIONS			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
ADDITIONS	11.00	MARK-UPS	Subtotal				8,930,020.35
ADDITIONS			General Conditions	12.00%			1,071,602.44
ADDITIONS			Subtotal				10,001,622.79
ADDITIONS			GC OH @ 5% plus Profit @ 5%	10.00%			1,000,162.28
ADDITIONS			Subtotal				11,001,785.07
ADDITIONS			Bonds & insurance	1.25%			137,522.31
ADDITIONS			Subtotal	50,720.00	GSF	\$219.62	11,139,307.38

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				18,880 GSF	<u>Cost per SF</u> <u>\$128.95</u>	2,434,566
SUBTOTAL		SUBTOTAL				2,434,566
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%		0
SUBTOTAL		SUBTOTAL				2,434,566
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%		0
RENOVATION TOTAL		RENOVATION TOTAL			<u>Cost per SF</u> <u>\$128.95</u>	2,434,566

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 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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BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	18,880.00	GSF	0.37	6,985.60
BUILDING RENOVATION			General architectural demo	18,880.00	GSF	3.15	59,472.00
BUILDING RENOVATION			Misc. demolition/prep/patch	18,880.00	GSF	1.05	19,824.00
BUILDING RENOVATION			Prem add for restroom demo	1,800.00	GSF	4.90	8,820.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	500.00	SF	12.00	6,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	18,880.00	GSF	0.60	11,328.00
BUILDING RENOVATION			Remove exist. plumbing			See Divison 15	
BUILDING RENOVATION			Remove exist. mechanical			See Divison 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Divison 16	
BUILDING RENOVATION			Segregated debris disposal off site	349.63	CY	30.00	10,488.89
BUILDING RENOVATION			LEED Disposal Fee / Recycling	174.81	TNS	37.00	6,468.15
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	18,880.00	GSF	0.20	3,776.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	18,880.00	GSF	0.35	6,608.00
BUILDING RENOVATION			Misc metals	18,880.00	GSF	0.62	11,705.60
BUILDING RENOVATION			Misc Wood Blocking	18,880.00	GSF	0.06	1,132.80
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	18,880.00	GSF	0.30	5,664.00
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyandscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	18,880.00	GSF	0.33	6,230.40
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	18,880.00	GSF	0.65	12,272.00
BUILDING RENOVATION			Interior finishes	18,880.00	GSF	9.70	183,136.00
BUILDING RENOVATION			Prem add for restroom finishes	1,800.00	GSF	12.40	22,320.00
BUILDING RENOVATION			Thermal insulation	18,880.00	GSF	0.45	8,496.00
BUILDING RENOVATION			Sound transmission control insulation	18,880.00	GSF	0.19	3,587.20
BUILDING RENOVATION			Interior glazing	18,880.00	GSF	2.72	51,353.60
BUILDING RENOVATION			Interior doors, single, incl jams, trim & hardware	18,880.00	GSF	3.74	70,611.20
BUILDING RENOVATION			Misc cut and patching	18,880.00	GSF	0.30	5,664.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	18,880.00	GSF	2.22	41,913.60
BUILDING RENOVATION			Div 11 misc equipment	18,880.00	GSF	0.50	9,440.00
BUILDING RENOVATION			Div 12 furnishings	18,880.00	GSF	2.85	53,808.00
BUILDING RENOVATION			Smart boards			None included	
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	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC	Relocate Existing HVAC Equipment	32,265.00	GSF	3.75	120,993.75
BUILDING RENOVATION			Modify Existing Ductwork	32,265.00	GSF	5.80	187,137.00
BUILDING RENOVATION			Equipment	18,880.00	GSF	6.75	127,440.00
BUILDING RENOVATION			Piping & Valves - renovation	0.00	GSF	4.20	0.00
BUILDING RENOVATION			Ductwork	18,880.00	GSF	6.85	129,328.00
BUILDING RENOVATION			Air Outlets	18,880.00	GSF	0.59	11,139.20
BUILDING RENOVATION			Ductwork Accessories	18,880.00	GSF	0.72	13,593.60
BUILDING RENOVATION			Insulation	18,880.00	GSF	1.95	36,816.00
BUILDING RENOVATION			Temperature Controls	18,880.00	GSF	4.10	77,408.00
BUILDING RENOVATION			Air & Water Balance	18,880.00	GSF	0.45	8,496.00
BUILDING RENOVATION			Systems Operation & Testing	18,880.00	GSF	0.25	4,720.00
BUILDING RENOVATION			HVAC Demolition	18,880.00	GSF	0.97	18,313.60
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	9.00	EA	464.50	4,180.50
BUILDING RENOVATION			Urinal	3.00	EA	385.22	1,155.66
BUILDING RENOVATION			Automatic Flush Valve	12.00	EA	163.20	1,958.40
BUILDING RENOVATION			Lavatory, countertop mounted	10.00	EA	313.85	3,138.50
BUILDING RENOVATION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
BUILDING RENOVATION			Janitor Sink	1.00	EA	733.54	733.54
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	0.00	EA	125.00	0.00
BUILDING RENOVATION			Floor Drain	4.00	EA	168.60	674.40
BUILDING RENOVATION			Domestic Water Piping	18,880.00	GSF	2.69	50,787.20
BUILDING RENOVATION			DWV Piping	18,880.00	GSF	1.76	33,228.80
BUILDING RENOVATION			Storm Piping	18,880.00	GSF	1.48	27,942.40
BUILDING RENOVATION			Plumbing Insulation	18,880.00	GSF	0.81	15,292.80
BUILDING RENOVATION			Plumbing Demolition	18,880.00	GSF	0.95	17,936.00
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	18,880.00	GSF	2.85	53,808.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	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
BUILDING RENOVATION			Switchboards			Existing to Remain	
BUILDING RENOVATION	10.00	ELECTRICAL	Panelboards			Existing to Remain	
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain	
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain	
BUILDING RENOVATION			Light Fixtures	18,880.00	GSF	4.85	91,568.00
BUILDING RENOVATION			Light Switches	18,880.00	GSF	0.26	4,908.80
BUILDING RENOVATION			Power Outlets	18,880.00	GSF	0.95	17,936.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	18,880.00	GSF	0.72	13,593.60
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	18,880.00	GSF	2.20	41,536.00
BUILDING RENOVATION			Power Branches	18,880.00	GSF	0.85	16,048.00
BUILDING RENOVATION			Lighting Home Runs	18,880.00	GSF	1.15	21,712.00
BUILDING RENOVATION			Lighting Branches	18,880.00	GSF	1.05	19,824.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	18,880.00	GSF	0.45	8,496.00
BUILDING RENOVATION			Phone/Data System	18,880.00	GSF	2.90	54,752.00
BUILDING RENOVATION			Security System	18,880.00	GSF	0.94	17,747.20
BUILDING RENOVATION			P.A. & A.V. Systems	18,880.00	GSF	0.55	10,384.00
BUILDING RENOVATION			TV System	18,880.00	GSF	0.29	5,475.20
BUILDING RENOVATION			Fire Alarm	18,880.00	GSF	1.88	35,494.40
BUILDING RENOVATION			Demolition	18,880.00	GSF	0.94	17,747.20
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				1,951,712.29
BUILDING RENOVATION			General Conditions	12.00%			234,205.47
BUILDING RENOVATION			Subtotal				2,185,917.76
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			218,591.78
BUILDING RENOVATION			Subtotal				2,404,509.54
BUILDING RENOVATION			Bonds & insurance	1.25%			30,056.37
BUILDING RENOVATION			Subtotal	18,880.00	GSF	\$128.95	2,434,565.91

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs		
Project:	Reed School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>SHW Group</i>	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Feb. 10, 2012	Job no: 12002		
Documents Dated:	Feb. 3, 2012	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer			
		<i>www.downeyscott.com</i>					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITework				932,228
SUBTOTAL		SUBTOTAL		932,228
ESCALATION TO BID		REFER TO MAIN SUMMARY	0.00%	0
SUBTOTAL		SUBTOTAL		932,228
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY	0.00%	0
RENOVATION TOTAL		RENOVATION TOTAL		932,228

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	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
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,500.00	7,500.00
SITWORK			Street cleaning	1.00	LS	5,000.00	5,000.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site clear & demo, moderate	0.83	AC	12,500.00	10,330.58
SITWORK			Misc site clear & demo, light	1.63	AC	6,500.00	10,594.58
SITWORK			Remove curb and gutter	370.00	LF	6.00	2,220.00
SITWORK			Remove CG11 entrance	1.00	EA	1,740.00	1,740.00
SITWORK			Remove sidewalks 4" thick	13,500.00	SF	1.50	20,250.00
SITWORK			Remove asphalt paving	944.44	SY	6.85	6,469.44
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove gas meter		Existing to Remain		
SITWORK			Remove gas line		Existing to Remain		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Disposal of site elements	833.56	CY	25.00	20,838.89
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	5,000.00	5,000.00
SITWORK			Tree protection allowance	1.00	LS	1,500.00	1,500.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	8.00	EA	350.00	2,800.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	648.15	CY	2.80	1,814.81
SITWORK			Re-spread topsoil	648.15	CY	3.60	2,333.33
SITWORK			Mass Excavation of site area, cut to fill	1,000.00	CY	8.00	8,000.00
SITWORK			Export surplus	750.00	CY	24.00	18,000.00
SITWORK			Rough grading for building and site	107,000.00	SF	0.55	58,850.00
SITWORK			Finish grading bldg pads and pavements	5,833.33	SY	1.00	5,833.33
SITWORK			Finish grading for play fields	9,555.56	SY	1.35	12,900.00
SITWORK			Ext backfill	45.00	CY	30.00	1,350.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	Existing to remain	0.00	LS	0.00	0.00
SITWORK							
SITWORK	12.30	SANITARY SEWER	Existing to remain	0.00	LS	0.00	0.00
SITWORK							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK	12.35	STORM WATER MGT	Underground detention	5,000.00	CF	7.00	35,000.00
SITWORK			12" RCP	400.00	LF	36.00	14,400.00
SITWORK			Storm structures	6.00	EA	2,500.00	15,000.00
SITWORK			BMP impact allowance	1.00	LS	50,000.00	50,000.00
SITWORK			Roof drain piping	75.00	LF	25.00	1,875.00
SITWORK			Mods & conn to existing	1.00	LS	5,000.00	5,000.00
SITWORK			Spoil removal	248.15	CY	25.00	6,203.70
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK			Parking lot light, base, conduit	8.00	EA	3,250.00	26,000.00
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	2,888.89	SY	35.00	101,111.11
SITWORK			Asphalt Pavement ROW patching	50.00	SY	80.00	4,000.00
SITWORK			Misc. patching at existing paving, incl striping	25.00	SY	50.00	1,250.00
SITWORK			Lot signage/symbols	1.00	LS	1,500.00	1,500.00
SITWORK			Striping	1.00	LS	3,000.00	3,000.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	16,500.00	SF	5.50	90,750.00
SITWORK			Patch existing sidewalks	300.00	SF	8.00	2,400.00
SITWORK			Curb & gutter	1,400.00	LF	14.30	20,020.00
SITWORK			CG11 entrances	2.00	EA	2,500.00	5,000.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	17,000.00	SY	0.85	14,450.00
SITWORK			Play area seeding	1,000.00	SY	1.30	1,300.00
SITWORK			Play area mulch	185.19	CY	43.75	8,101.85
SITWORK			Landscape allowance	1.00	LS	15,000.00	15,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Relocate playground equipment	1.00	LS	6,500.00	6,500.00
SITWORK			Fence	160.00	LF	25.00	4,000.00
SITWORK			Backstop	1.00	EA	9,000.00	9,000.00
SITWORK			Dugout	2.00	EA	6,500.00	13,000.00
SITWORK			Chiller enclosure walls & gates	1,920.00	SF	40.00	76,800.00
SITWORK			Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				747,336.64
SITWORK			General Conditions	12.00%			89,680.40
SITWORK			Subtotal				837,017.04
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			83,701.70
SITWORK			Subtotal				920,718.74
SITWORK			Bonds & insurance	1.25%			11,508.98
SITWORK			Subtotal				932,227.73

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 2012	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
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HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	50,720.00	GSF	12.50	634,000.00
ADDITION HVAC BASE		Note: Based on RTU equipment & VAV boxes with electric heat.	Piping & Valves		0.00 GSF	5.50	0.00
ADDITION HVAC BASE			Ductwork	50,720.00	GSF	6.75	342,360.00
ADDITION HVAC BASE			Air Outlets	50,720.00	GSF	0.59	29,924.80
ADDITION HVAC BASE			Ductwork Accessories	50,720.00	GSF	0.72	36,518.40
ADDITION HVAC BASE			Insulation	50,720.00	GSF	2.15	109,048.00
ADDITION HVAC BASE			Temperature Controls	50,720.00	GSF	4.10	207,952.00
ADDITION HVAC BASE			Air & Water Balance	50,720.00	GSF	0.45	22,824.00
ADDITION HVAC BASE			Coordination Drawings	50,720.00	GSF	0.22	11,158.40
ADDITION HVAC BASE			Systems Operation & Testing	50,720.00	GSF	0.25	12,680.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				1,406,465.60
ADDITION HVAC BASE			General Conditions	12.00%			168,775.87
ADDITION HVAC BASE			Subtotal				1,575,241.47
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			157,524.15
ADDITION HVAC BASE			Subtotal				1,732,765.62
ADDITION HVAC BASE			Bonds & insurance	1.25%			21,659.57
ADDITION HVAC BASE			Subtotal	50,720.00	GSF	\$34.59	1,754,425.19

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	50,720.00	GSF	13.75	697,400.00
ADDITION HVAC ALT			Piping & Valves	50,720.00	GSF	4.20	213,024.00
ADDITION HVAC ALT			Geothermal Bore, 55 bores at 600' depth	33,000.00	LF	22.50	742,500.00
ADDITION HVAC ALT			Ductwork	50,720.00	GSF	5.85	296,712.00
ADDITION HVAC ALT			Air Outlets	50,720.00	GSF	0.59	29,924.80
ADDITION HVAC ALT			Ductwork Accessories	50,720.00	GSF	0.72	36,518.40
ADDITION HVAC ALT			Insulation	50,720.00	GSF	1.95	98,904.00
ADDITION HVAC ALT			Temperature Controls	50,720.00	GSF	4.10	207,952.00
ADDITION HVAC ALT			Air & Water Balance	50,720.00	GSF	0.45	22,824.00
ADDITION HVAC ALT			Coordination Drawings	50,720.00	GSF	0.22	11,158.40
ADDITION HVAC ALT			Systems Operation & Testing	50,720.00	GSF	0.25	12,680.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				2,369,597.60
ADDITION HVAC ALT			General Conditions	12.00%			284,351.71
ADDITION HVAC ALT			Subtotal				2,653,949.31
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			265,394.93
ADDITION HVAC ALT			Subtotal				2,919,344.24
ADDITION HVAC ALT			Bonds & insurance	1.25%			36,491.80
ADDITION HVAC ALT			Subtotal	50,720.00	GSF	\$58.28	2,955,836.05

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Feb. 10, 2012	Job no: 12002
Documents Dated:	Feb. 3, 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
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - VRF System	HVAC Equipment	50,720.00	GSF	16.50	836,880.00
ADDITION HVAC ALT			Piping & Valves	50,720.00	GSF	4.20	213,024.00
ADDITION HVAC ALT			Ductwork	50,720.00	GSF	6.75	342,360.00
ADDITION HVAC ALT			Air Outlets	50,720.00	GSF	0.59	29,924.80
ADDITION HVAC ALT			Ductwork Accessories	50,720.00	GSF	0.72	36,518.40
ADDITION HVAC ALT			Insulation	50,720.00	GSF	2.15	109,048.00
ADDITION HVAC ALT			Temperature Controls	50,720.00	GSF	4.10	207,952.00
ADDITION HVAC ALT			Air & Water Balance	50,720.00	GSF	0.45	22,824.00
ADDITION HVAC ALT			Coordination Drawings	50,720.00	GSF	0.22	11,158.40
ADDITION HVAC ALT			Systems Operation & Testing	50,720.00	GSF	0.25	12,680.00
ADDITION HVAC ALT							
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,822,369.60
ADDITION HVAC ALT			General Conditions	12.00%			218,684.35
ADDITION HVAC ALT			Subtotal				2,041,053.95
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			204,105.40
ADDITION HVAC ALT			Subtotal				2,245,159.35
ADDITION HVAC ALT			Bonds & insurance	1.25%			28,064.49
ADDITION HVAC ALT			Subtotal	50,720.00	GSF	\$44.82	2,273,223.84