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# Conceptual Design / Feasibility Cost Estimate Report

*Report Date: November 10, 2011*

*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/g/ah
Project:	The Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 10, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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### PROJECT CONSTRUCTION COST SUMMARY

#### **Arlington Public Schools - The Reed School**

Three Story Building 65,600.00 Gross Square Feet

Total 65,600.00 Gross Square Feet

#### CONSTRUCTION COSTS

HARD COSTS	<b>Three Story Building</b>	Carried forward	Cost per SF 230.20	<b>\$15,100,818</b>
HARD COSTS				
HARD COSTS	<b>Sitework</b>	Carried forward	N/A	<b>\$1,559,724</b>
HARD COSTS				
HARD COSTS	<b>Subtotal</b>			<b>\$16,660,541</b>
HARD COSTS	<b>Escalation to construction mid point - see table below</b>	0.00%		<b>\$0</b>
HARD COSTS	<b>Subtotal</b>			<b>\$16,660,541</b>
HARD COSTS	<b>Design Contingency</b>	15.00%		<b>\$2,499,081</b>
HARD COSTS	<b>Subtotal</b>			<b>\$19,159,622</b>
HARD COSTS	<b>Construction Contingency</b>	5.00%		<b>\$957,981</b>
HARD COSTS			Cost per SF	
HARD COSTS	<b>Total Hard Construction Costs Base Bid</b>		<b>\$306.67</b>	<b>\$20,117,604</b>
SOFT COSTS	<b>Project Soft Cost - A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>	22.50%		<b>\$4,526,461</b>
TOTAL COSTS	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost in Current Dollars, Third Quarter 2011</b>		Cost per SF <b>\$375.67</b>	<b>\$24,644,064</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>2012</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS</b>	<b>\$25,629,827</b>
<u>2013</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS</b>	<b>\$26,655,020</b>
<u>2014</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS</b>	<b>\$27,721,221</b>
<u>2015</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS</b>	<b>\$28,830,070</b>
<u>2016</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS</b>	<b>\$29,983,272</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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**ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY**

<b>Base Bid System - Stand Alone System</b>	<i>Carried forward</i>	<b>Cost per SF</b> 46.44	<b>\$3,046,510</b> <i>current dollars</i>
<b>Alternate System - Geothermal System</b>	<i>Carried forward</i>	59.78	<b>\$3,921,761</b> <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**

<b>THREE STORY BUILDING</b>				<b>65,600 GSF</b>		<b><u>Cost per SF</u> \$230.20</b>	<b>15,100,818</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>15,100,818</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>15,100,818</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>15,100,818</b>
						<b><u>Cost per SF</u> \$230.20</b>	



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	00.00		<b>BUILDING ADDITION</b>				
THREE STORY BUILDING							
THREE STORY BUILDING	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
THREE STORY BUILDING							
THREE STORY BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
THREE STORY BUILDING			Foundations	26,600.00	GSF	7.87	209,342.00
THREE STORY BUILDING							
THREE STORY BUILDING	02.00	SUBSTRUCTURE	SOG	26,600.00	GSF	8.30	220,780.00
THREE STORY BUILDING			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
THREE STORY BUILDING							
THREE STORY BUILDING	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	39,000.00	GSF	13.25	516,750.00
THREE STORY BUILDING			SOMD for 2nd & 3rd floor	39,000.00	GSF	4.00	156,000.00
THREE STORY BUILDING			SOMD for green roof	4,825.00	SF	4.00	19,300.00
THREE STORY BUILDING			Roof framing & deck	21,775.00	GSF	10.30	224,282.50
THREE STORY BUILDING			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
THREE STORY BUILDING			Elev hoistway SOMD	90.00	SF	8.75	787.50
THREE STORY BUILDING			Stairways	2.00	EA	18,750.00	37,500.00
THREE STORY BUILDING			Misc metals	65,600.00	GSF	2.20	144,320.00
THREE STORY BUILDING			Misc Wood Blocking	65,600.00	GSF	1.05	68,880.00
THREE STORY BUILDING							
THREE STORY BUILDING	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	30,929.00	SF	9.50	293,825.50
THREE STORY ADDITION			Brick veneer at lt. gage wall framing	15,464.50	SF	18.50	286,093.25
THREE STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	7,732.25	SF	16.00	123,716.00
THREE STORY ADDITION			Metal panels wall covering at lt. gage wall framing	7,732.25	SF	22.00	170,109.50
THREE STORY ADDITION			Exterior wall vapor barrier	30,929.00	SF	3.75	115,983.75
THREE STORY ADDITION			Windows	65,600.00	GSF	7.20	472,320.00
THREE STORY BUILDING			Storefront entrances	65,600.00	GSF	1.25	82,000.00
THREE STORY BUILDING			Doors, frames, hardware, sidelites	65,600.00	GSF	0.60	39,360.00
THREE STORY BUILDING			Building perimeter drains in gravel bed	950.00	LF	10.50	9,975.00
THREE STORY BUILDING			Misc. w.p./caulk/fire sealants/etc. Div 7	65,600.00	GSF	1.45	95,120.00
THREE STORY BUILDING							
THREE STORY BUILDING	05.00	ROOFING	Low slope membrane w/ flashing & copings	26,600.00	GSF	6.30	167,580.00
THREE STORY BUILDING			Green roof system	4,825.00	SF	28.00	135,100.00
THREE STORY BUILDING			Green roof system irrigation	4,825.00	SF	8.00	38,600.00
THREE STORY BUILDING			Green roof slip sheet	4,825.00	SF	1.55	7,478.75
THREE STORY BUILDING			Green roof system flashings & edge details	4,825.00	GSF	0.90	4,342.50
THREE STORY BUILDING							

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THREE STORY BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
THREE STORY BUILDING			Masonry partitions	65,600.00	GSF	4.10	268,960.00
THREE STORY BUILDING			Mtl stud & GWB partitions, hi-impact	65,600.00	GSF	7.30	478,880.00
THREE STORY BUILDING			Elev Cab finish allowance	1.00	LS	500.00	500.00
THREE STORY BUILDING			GWB ceilings/bulkheads	65,600.00	GSF	0.15	9,840.00
THREE STORY BUILDING			Misc. batt insulation	65,600.00	GSF	0.45	29,520.00
THREE STORY BUILDING			Sound transmission control insulation	65,600.00	GSF	0.19	12,464.00
THREE STORY BUILDING			Interior glass at interior partition allowance	65,600.00	GSF	1.50	98,400.00
THREE STORY BUILDING			Interior doors, single, incl jams, trim & hardware	65,600.00	GSF	5.75	377,200.00
THREE STORY BUILDING			Acoustic ceiling, avg	65,600.00	GSF	2.25	147,600.00
THREE STORY BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	13,120.00	GSF	1.10	14,432.00
THREE STORY BUILDING			Premium wall finish: main corridors & conf. rm	65,600.00	GSF	0.24	15,744.00
THREE STORY BUILDING			Prem add for restroom/kitchen finishes	4,660.00	GSF	12.40	57,784.00
THREE STORY BUILDING			CT floor, base, walls in restrooms	65,600.00	GSF	0.75	49,200.00
THREE STORY ADDITION			CT wainscot hallways/restrooms	65,600.00	GSF	0.40	26,240.00
THREE STORY BUILDING			Soft flooring/ vinly base	60,775.00	GSF	2.64	160,154.28
THREE STORY BUILDING			Carpet	60,775.00	GSF	1.11	67,460.25
THREE STORY BUILDING			Wood flooring	4,825.00	SF	16.50	79,612.50
THREE STORY BUILDING			Painting	65,600.00	GSF	1.80	118,080.00
THREE STORY BUILDING			Misc cut and patching	65,600.00	GSF	0.30	19,680.00
THREE STORY BUILDING	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	65,600.00	GSF	0.82	53,792.00
THREE STORY BUILDING			Window treatment	65,600.00	GSF	0.45	29,520.00
THREE STORY BUILDING			General casework	65,600.00	GSF	7.25	475,600.00
THREE STORY BUILDING			General millwork	65,600.00	GSF	0.45	29,520.00
THREE STORY BUILDING			Visual display MB & TB	65,600.00	GSF	1.00	65,600.00
THREE STORY BUILDING			Smart boards	24.00	EA	6,500.00	156,000.00
THREE STORY BUILDING			Kitchen / faculty lounge appliances allowance	1.00	LS	7,000.00	7,000.00
THREE STORY BUILDING			Div 11 kitchen equip add	2,500.00	GSF	175.00	437,500.00
THREE STORY BUILDING			Gym equipment allowance	4,825.00	GSF	6.75	32,568.75
THREE STORY BUILDING			Misc spec. dr signs/f.e./jan shelving/etc.	65,600.00	GSF	1.50	98,400.00
THREE STORY BUILDING			Student desks and work stations			Refer to FF&E	
THREE STORY BUILDING			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY BUILDING	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
THREE STORY BUILDING	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	65,600.00	GSF	16.50	1,082,400.00
THREE STORY BUILDING		Note: Average cost between 4-pipe system, water	Piping & Valves	65,600.00	GSF	5.50	360,800.00
THREE STORY BUILDING		source heat pump systems, and variable refrigerant	Ductwork	65,600.00	GSF	6.75	442,800.00
THREE STORY BUILDING		flow system.	Air Outlets	65,600.00	GSF	0.59	38,704.00
THREE STORY BUILDING			Ductwork Accessories	65,600.00	GSF	0.72	47,232.00
THREE STORY BUILDING			Insulation	65,600.00	GSF	2.15	141,040.00
THREE STORY BUILDING			Temperature Controls	65,600.00	GSF	4.10	268,960.00
THREE STORY BUILDING			Air & Water Balance	65,600.00	GSF	0.45	29,520.00
THREE STORY BUILDING			Coordination Drawings	65,600.00	GSF	0.22	14,432.00
THREE STORY BUILDING			Systems Operation & Testing	65,600.00	GSF	0.25	16,400.00
THREE STORY BUILDING							

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THREE STORY BUILDING	9.20	PLUMBING	Water Closet	36.00	EA	464.50	16,722.00
THREE STORY BUILDING			Urinal	4.00	EA	385.22	1,540.88
THREE STORY BUILDING			Automatic Flush Valve	40.00	EA	163.20	6,528.00
THREE STORY BUILDING			Lavatory, countertop mounted	40.00	EA	313.85	12,554.00
THREE STORY BUILDING			Classroom Sink	24.00	EA	485.10	11,642.40
THREE STORY BUILDING			Electric Water Cooler	3.00	EA	1,163.50	3,490.50
THREE STORY BUILDING			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY BUILDING			Floor Drain	12.00	EA	168.60	2,023.20
THREE STORY BUILDING			Roof Drain	30.00	EA	384.50	11,535.00
THREE STORY BUILDING			Wall Hydrant	6.00	EA	252.94	1,517.64
THREE STORY BUILDING			Water Heater	2.00	EA	4,822.00	9,644.00
THREE STORY BUILDING			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY BUILDING			Sewer Ejector Pump	1.00	EA	12,500.00	12,500.00
THREE STORY BUILDING			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY BUILDING			Domestic Water Piping	65,600.00	GSF	2.69	176,464.00
THREE STORY BUILDING			DWV Piping	65,600.00	GSF	1.76	115,456.00
THREE STORY BUILDING			Storm Piping	65,600.00	GSF	1.48	97,088.00
THREE STORY BUILDING			Plumbing Insulation	65,600.00	GSF	0.81	53,136.00
THREE STORY BUILDING			Coordination Drawings	65,600.00	GSF	0.22	14,432.00
THREE STORY BUILDING	9.30	FIRE SPRINKLER	Sprinkler	65,600.00	GSF	2.85	186,960.00
THREE STORY BUILDING			Fire Pump	1.00	LS	65,000.00	65,000.00
THREE STORY BUILDING	10.00	ELECTRICAL	Switchboards	65,600.00	GSF	0.85	55,760.00
THREE STORY BUILDING			Panelboards	65,600.00	GSF	0.65	42,640.00
THREE STORY BUILDING			Bus Duct & Transformers	65,600.00	GSF	0.40	26,240.00
THREE STORY BUILDING			Generator/ATS - for building & fire pump	1.00	EA	55,000.00	55,000.00
THREE STORY BUILDING			Light Fixtures - based on T8 fixtures	65,600.00	GSF	4.85	318,160.00
THREE STORY BUILDING			Light Switches	65,600.00	GSF	0.26	17,056.00
THREE STORY BUILDING			Power Outlets	65,600.00	GSF	0.95	62,320.00
THREE STORY BUILDING			Safety Cabinets & Disconnects	65,600.00	GSF	0.50	32,800.00
THREE STORY BUILDING			Power Feeders	65,600.00	GSF	2.50	164,000.00
THREE STORY BUILDING			Power Home Runs	65,600.00	GSF	2.20	144,320.00
THREE STORY BUILDING			Power Branches	65,600.00	GSF	0.85	55,760.00
THREE STORY BUILDING			Lighting Home Runs	65,600.00	GSF	1.15	75,440.00
THREE STORY BUILDING			Lighting Branches	65,600.00	GSF	1.05	68,880.00
THREE STORY BUILDING			Grounding/Lightning Protection	65,600.00	GSF	0.25	16,400.00
THREE STORY BUILDING			Clock System	65,600.00	GSF	0.45	29,520.00
THREE STORY BUILDING			Phone/Data System	65,600.00	GSF	2.90	190,240.00
THREE STORY BUILDING			Security System	65,600.00	GSF	0.94	61,664.00
THREE STORY BUILDING			P.A. & A.V. Systems	65,600.00	GSF	0.55	36,080.00
THREE STORY BUILDING			TV System	65,600.00	GSF	0.29	19,024.00
THREE STORY BUILDING			Fire Alarm	65,600.00	GSF	1.88	123,328.00
THREE STORY BUILDING			Coordination Drawings	65,600.00	GSF	0.22	14,432.00
THREE STORY BUILDING	11.00	MARK-UPS	Subtotal				12,105,834.27
THREE STORY BUILDING			General Conditions	12.00%			1,452,700.11
THREE STORY BUILDING			Subtotal				13,558,534.38
THREE STORY BUILDING			GC OH @ 5% plus Profit @ 5%	10.00%			1,355,853.44
THREE STORY BUILDING			Subtotal				14,914,387.82
THREE STORY BUILDING			Bonds & insurance	1.25%			186,429.85
THREE STORY BUILDING			<b>Subtotal</b>	<b>65,600.00 GSF</b>		<b>\$230.20</b>	<b>15,100,817.67</b>

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct/ga/ah
Project:	The Reed School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 10, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	<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
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**HARD CONSTRUCTION COSTS**  
**BASE BID IN CURRENT MARKET DOLLARS**

<b>SITWORK</b>							<b>1,559,724</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>1,559,724</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>1,559,724</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>1,559,724</b>

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			<b>SITWORK</b>				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,500.00	7,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	3.18	AC	10,000.00	31,829.66
SITWORK			Remove trees	25.00	EA	175.00	4,375.00
SITWORK			Remove curb and gutter	100.00	LF	6.00	600.00
SITWORK			Remove sidewalks 4" thick	1,200.00	SF	1.50	1,800.00
SITWORK			Remove concrete pads 8" thick	0.00	SF	4.35	0.00
SITWORK			Remove asphalt paving	1,783.33	SY	6.85	12,215.83
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove existing fence		Excluded		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove asphalt paving for new water/sewer lines	53.33	SY	10.00	533.33
SITWORK			Disposal of site elements	2,029.89	CY	25.00	50,747.22
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	13,000.00	13,000.00
SITWORK			Tree protection allowance	1.00	LS	1,400.00	1,400.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	1,142.13	CY	2.80	3,197.96
SITWORK			Re-spread topsoil	1,142.13	CY	3.60	4,111.67
SITWORK			Mass Excavation of site area, cut to fill	2,037.04	CY	8.00	16,296.30
SITWORK			Export surplus	2,037.04	CY	24.00	48,888.89
SITWORK			Rough grading for building and site	138,650.00	SF	0.55	76,257.50
SITWORK			Finish grading bldg pads and pavements	6,743.33	SY	1.00	6,743.33
SITWORK			Finish grading for sports fields	6,666.67	SY	1.35	9,000.00
SITWORK			Infield mix	2,500.00	CY	45.17	112,925.00
SITWORK			Spoil removal	2,500.00	SY	25.00	62,500.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
SITWORK			6" water main	80.00	LF	52.00	4,160.00
SITWORK			Building domestic water line	40.00	LF	40.00	1,600.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees		AWSS Fees are Excluded		
SITWORK			Temp road patch	26.67	SY	20.00	533.33
SITWORK			Spoil removal	5.93	CY	25.00	148.15
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
SITWORK			6" PVC	80.00	LF	30.00	2,400.00
SITWORK			Tap fees		Tap Fees are Excluded		
SITWORK			Temp road patch	26.67	SY	20.00	533.33
SITWORK			Spoil removal	5.93	CY	25.00	148.15
SITWORK							

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SITWORK	12.35	STORM WATER MGT	Underground detention	8,400.00	CF	7.00	58,800.00
SITWORK			15" RCP	575.00	LF	42.00	24,150.00
SITWORK			Storm structures	6.00	EA	2,500.00	15,000.00
SITWORK			BMP impact allowance	1.00	LS	107,000.00	107,000.00
SITWORK			Roof drain piping	200.00	LF	25.00	5,000.00
SITWORK			Mods & conn to existing	1.00	LS	5,000.00	5,000.00
SITWORK			Spoil removal	406.11	CY	25.00	10,152.78
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	1,200.00	LF	15.00	18,000.00
SITWORK			Site pole lighting, allowance	16.00	EA	3,250.00	52,000.00
SITWORK			Ductbank and service cable into building	150.00		235.00	35,250.00
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	1,138.89	SY	35.00	39,861.11
SITWORK			Asphalt Pavement ROW patching	93.33	SY	80.00	7,466.67
SITWORK			Permeable Pavement	555.56	SY	63.00	35,000.00
SITWORK			Asphalt sport court	1,344.44	SY	29.00	38,988.89
SITWORK			Lot signage/symbols	1.00	LS	1,250.00	1,250.00
SITWORK			Striping	1.00	LS	2,500.00	2,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	7,140.00	SF	5.50	39,270.00
SITWORK			8" utility pads/dumpster pavements	500.00	SF	12.00	6,000.00
SITWORK			Bollards	8.00	EA	675.00	5,400.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	1,135.00	LF	14.30	16,230.50
SITWORK	12.65	LANDSCAPING	Sod	1,500.00	SY	3.50	5,250.00
SITWORK			General seeding	4,000.00	SY	0.85	3,400.00
SITWORK			Sport field seeding	6,666.67	SY	1.30	8,666.67
SITWORK			Play area mulch	87.96	CY	43.75	3,848.38
SITWORK			Landscape allowance	1.00	LS	75,000.00	75,000.00
SITWORK							

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SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK							
SITWORK	12.75	SPECIALTIES	Backstop	1.00	EA	7,500.00	7,500.00
SITWORK			Dugouts' bench areas	2.00	EA	4,400.00	8,800.00
SITWORK			B.B. Backstop	4.00	EA	2,500.00	10,000.00
SITWORK			Relocate playground equipment	1.00	LS	3,500.00	3,500.00
SITWORK			Dumpster enclosure walls & gates	500.00	SF	40.00	20,000.00
SITWORK			Play area equip allowance	1.00	LS	12,000.00	12,000.00
SITWORK			Allowance	1.00	LS	75,000.00	75,000.00
SITWORK							
SITWORK	11.00	MARK-UPS	Subtotal				1,250,379.65
SITWORK			General Conditions	12.00%			150,045.56
SITWORK			Subtotal				1,400,425.21
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			140,042.52
SITWORK			Subtotal				1,540,467.73
SITWORK			Bonds & insurance	1.25%			19,255.85
SITWORK			<b>Subtotal</b>				<b>1,559,723.58</b>
SITWORK							
SITWORK							

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**HVAC ALTERNATE**

			HVAC Equipment				
			Piping & Valves				
ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	Ductwork	65,600.00	GSF	16.50	1,082,400.00
ADDITION HVAC BASE		Note: Average cost between 4-pipe system, water	Air Outlets	65,600.00	GSF	5.50	360,800.00
ADDITION HVAC BASE		source heat pump systems, and variable refrigerant	Ductwork Accessories	65,600.00	GSF	6.75	442,800.00
ADDITION HVAC BASE		flow system.	Insulation	65,600.00	GSF	0.59	38,704.00
ADDITION HVAC BASE			Temperature Controls	65,600.00	GSF	0.72	47,232.00
ADDITION HVAC BASE			Air & Water Balance	65,600.00	GSF	2.15	141,040.00
ADDITION HVAC BASE			Coordination Drawings	65,600.00	GSF	4.10	268,960.00
ADDITION HVAC BASE			Systems Operation & Testing	65,600.00	GSF	0.45	29,520.00
ADDITION HVAC BASE				65,600.00	GSF	0.22	14,432.00
ADDITION HVAC BASE			Subtotal	65,600.00	GSF	0.25	16,400.00
ADDITION HVAC BASE			General Conditions				
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				2,442,288.00
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	12.00%			293,074.56
ADDITION HVAC BASE			Subtotal				2,735,362.56
ADDITION HVAC BASE			Bonds & insurance	10.00%			273,536.26
ADDITION HVAC BASE			<b>Subtotal</b>				<b>3,008,898.82</b>
ADDITION HVAC BASE				1.25%			37,611.24
ADDITION HVAC BASE				<b>65,600.00 GSF</b>		<b>\$46.44</b>	<b>3,046,510.05</b>

			HVAC Equipment				
			Piping & Valves				
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	Ductwork	65,600.00	GSF	13.75	902,000.00
ADDITION HVAC ALT			Air Outlets	65,600.00	GSF	4.20	275,520.00
ADDITION HVAC ALT			Geothermal Bore, 77 bores at 600' depth	46,200.00	LF	22.50	1,039,500.00
ADDITION HVAC ALT			Ductwork	65,600.00	GSF	5.85	383,760.00
ADDITION HVAC ALT			Air Outlets	65,600.00	GSF	0.59	38,704.00
ADDITION HVAC ALT			Ductwork Accessories	65,600.00	GSF	0.72	47,232.00
ADDITION HVAC ALT			Insulation	65,600.00	GSF	1.95	127,920.00
ADDITION HVAC ALT			Temperature Controls	65,600.00	GSF	4.10	268,960.00
ADDITION HVAC ALT			Air & Water Balance	65,600.00	GSF	0.45	29,520.00
ADDITION HVAC ALT			Coordination Drawings	65,600.00	GSF	0.22	14,432.00
ADDITION HVAC ALT			Systems Operation & Testing	65,600.00	GSF	0.25	16,400.00
ADDITION HVAC ALT			Subtotal				3,143,948.00
ADDITION HVAC ALT	11.00	MARK-UPS	General Conditions	12.00%			377,273.76
ADDITION HVAC ALT			Subtotal				3,521,221.76
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			352,122.18
ADDITION HVAC ALT			Subtotal				3,873,343.94
ADDITION HVAC ALT			Bonds & insurance	1.25%			48,416.80
ADDITION HVAC ALT			<b>Subtotal</b>	<b>65,600.00 GSF</b>		<b>\$59.78</b>	<b>3,921,760.74</b>