



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Bowie-Gridley Architects

Arlington Public Schools *Taylor Elementary 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:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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 - Taylor Elementary School

Two Story Additions	23,600.00	Gross Square Feet
One Story Additions	10,200.00	Gross Square Feet
Renovation	10,000.00	Gross Square Feet
Total	43,800.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Two Story & Multi-Purpose Area Additions to Existing Building	Carried forward	Cost per SF 232.74	\$5,492,595
HARD COSTS	One Story Addition to Existing Building	Carried forward	242.94	\$2,478,001
HARD COSTS	Renovations to Existing Building	Carried forward	176.57	\$1,765,713
HARD COSTS	Sitework	Carried forward	N/A	\$1,058,426
HARD COSTS	Subtotal			\$10,794,735
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$10,794,735
HARD COSTS	Design Contingency	15.00%		\$1,619,210
HARD COSTS	Subtotal			\$12,413,945
HARD COSTS	Construction Contingency	5.00%		\$620,697
HARD COSTS	Total Hard Construction Costs Base Bid		Cost per SF <u>\$297.59</u>	<u>\$13,034,642</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$2,932,795
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF <u>\$364.55</u>	<u>\$15,967,437</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>2012</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS</u>			<u>\$16,606,134</u>
<u>2013</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS</u>			<u>\$17,270,380</u>
<u>2014</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS</u>			<u>\$17,961,195</u>
<u>2015</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS</u>			<u>\$18,679,643</u>
<u>2016</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS</u>			<u>\$19,426,828</u>

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

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs		
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096		
Documents Dated:	Nov. 4, 2011	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

ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Extension of Existing System	<i>Carried forward</i>	Cost per SF	38.90	\$1,314,765
				current dollars

Alternate System - Stand Alone System	<i>Carried forward</i>	Cost per SF	46.44	\$1,569,696
				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*

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
---------	-------	------------------	---------------	----------	-----	-----------	-----------

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

TWO STORY BUILDING ADDITION				23,600 GSF		<u>Cost per SF</u> \$232.74	5,492,595
SUBTOTAL			SUBTOTAL				5,492,595
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				5,492,595
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				5,492,595
						<u>Cost per SF</u> \$232.74	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
TWO STORY ADDITION	00.00		BUILDING ADDITION				
TWO STORY ADDITION							
TWO STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	5.00	EA	3,800.00	19,000.00
TWO STORY ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
TWO STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	7,500.00	7,500.00
TWO STORY ADDITION			Segregated debris disposal off site	90.00	CY	30.00	2,700.00
TWO STORY ADDITION			LEED Disposal Fee / Recycling	45.00	TNS	37.00	1,665.00
TWO STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
TWO STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
TWO STORY ADDITION							
TWO STORY ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
TWO STORY ADDITION			Foundations	10,770.00	GSF	6.27	67,527.90
TWO STORY ADDITION							
TWO STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
TWO STORY ADDITION			SOG	10,770.00	GSF	8.30	89,391.00
TWO STORY ADDITION			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
TWO STORY ADDITION							
TWO STORY ADDITION	03.00	SUPERSTRUCTURE	2nd floor framing & deck	10,770.00	SF	11.35	122,239.50
TWO STORY ADDITION			SOMD for 2nd floor	10,770.00	SF	4.00	43,080.00
TWO STORY ADDITION			Roof framing & deck	10,770.00	SF	8.45	91,006.50
TWO STORY ADDITION			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
TWO STORY ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
TWO STORY ADDITION			Stairways	2.00	EA	12,500.00	25,000.00
TWO STORY ADDITION			Misc metals	23,600.00	GSF	2.20	51,920.00
TWO STORY ADDITION			Misc Wood Blocking	23,600.00	GSF	1.05	24,780.00
TWO STORY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
TWO STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	15,080.00	SF	44.00	663,520.00
TWO STORY ADDITION			Windows	23,600.00	GSF	3.60	84,960.00
TWO STORY ADDITION			Storefront entrances	23,600.00	GSF	1.25	29,500.00
TWO STORY ADDITION			Doors, frames, hardware, sidelites	23,600.00	GSF	0.60	14,160.00
TWO STORY ADDITION			Building perimeter drains in gravel bed	750.00	LF	10.50	7,875.00
TWO STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	23,600.00	GSF	1.45	34,220.00
TWO STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	10,770.00	GSF	6.30	67,851.00
TWO STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	1,000.00	SF	25.00	25,000.00
TWO STORY ADDITION			Masonry at tie-in walls	3,750.00	SF	19.00	71,250.00
TWO STORY ADDITION			Masonry hoistway walls	1,140.00	SF	22.50	25,650.00
TWO STORY ADDITION			Masonry partitions	23,600.00	GSF	4.10	96,760.00
TWO STORY ADDITION			Mtl stud & GWB partitions, hi-impact	23,600.00	GSF	7.30	172,280.00
TWO STORY ADDITION			Elev Cab finish allowance	1.00	LS	500.00	500.00
TWO STORY ADDITION			GWB ceilings/bulkheads	23,600.00	GSF	0.15	3,540.00
TWO STORY ADDITION			Misc. batt insulation	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			Sound transmission control insulation	23,600.00	GSF	0.19	4,484.00
TWO STORY ADDITION			Interior glass at interior partition allowance	23,600.00	SF	1.50	35,400.00
TWO STORY ADDITION			Interior doors, single, incl jambs, trim & hardware	23,600.00	GSF	5.75	135,700.00
TWO STORY ADDITION			Acoustic ceiling, avg	23,600.00	GSF	2.25	53,100.00
TWO STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	4,720.00	GSF	1.10	5,192.00
TWO STORY ADDITION			Premium wall finish: main corridors & conf. rm	23,600.00	GSF	0.24	5,664.00
TWO STORY ADDITION			CT floor, base, walls in restrooms	23,600.00	GSF	0.75	17,700.00
TWO STORY ADDITION			VCT flooring/ vinly base	23,600.00	GSF	2.16	50,976.00
TWO STORY ADDITION			Carpet	23,600.00	GSF	1.11	26,196.00
TWO STORY ADDITION			Painting	23,600.00	GSF	1.80	42,480.00
TWO STORY ADDITION			Misc cut and patching	23,600.00	GSF	0.30	7,080.00

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
TWO STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	23,600.00	GSF	0.82	19,352.00
TWO STORY ADDITION			Window treatment	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			General casework	23,600.00	GSF	7.25	171,100.00
TWO STORY ADDITION			General millwork	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			Visual display MB & TB	23,600.00	GSF	1.00	23,600.00
TWO STORY ADDITION			Smart boards	10.00	EA	6,500.00	65,000.00
TWO STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	23,600.00	GSF	1.50	35,400.00
TWO STORY ADDITION			Student desks and work stations			Refer to FF&E	
TWO STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
TWO STORY ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	2.00	STOPS	45,000.00	90,000.00
TWO STORY ADDITION			Stairwells and railings	2.00	EA	12,500.00	25,000.00
TWO STORY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
TWO STORY ADDITION	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	23,600.00	GSF	12.75	300,900.00
TWO STORY ADDITION		Note: System will be an extension of the existing	Piping & Valves	23,600.00	GSF	4.20	99,120.00
TWO STORY ADDITION		geothermal/water source heat pump system. There	Ductwork	23,600.00	GSF	5.85	138,060.00
TWO STORY ADDITION		will be no replacement of existing equipment.	Air Outlets	23,600.00	GSF	0.59	13,924.00
TWO STORY ADDITION			Ductwork Accessories	23,600.00	GSF	0.72	16,992.00
TWO STORY ADDITION			Insulation	23,600.00	GSF	1.95	46,020.00
TWO STORY ADDITION			Temperature Controls	23,600.00	GSF	4.10	96,760.00
TWO STORY ADDITION			Air & Water Balance	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			Coordination Drawings	23,600.00	GSF	0.22	5,192.00
TWO STORY ADDITION			Systems Operation & Testing	23,600.00	GSF	0.25	5,900.00
TWO STORY ADDITION			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00
TWO STORY ADDITION	9.20	PLUMBING	Water Closet	16.00	EA	464.50	7,432.00
TWO STORY ADDITION			Urinal	1.00	EA	385.22	385.22
TWO STORY ADDITION			Automatic Flush Valve	17.00	EA	163.20	2,774.40
TWO STORY ADDITION			Lavatory, countertop mounted	16.00	EA	313.85	5,021.60
TWO STORY ADDITION			Classroom Sink	12.00	EA	485.10	5,821.20
TWO STORY ADDITION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
TWO STORY ADDITION			Janitor Sink	2.00	EA	733.54	1,467.08
TWO STORY ADDITION			Floor Drain	2.00	EA	168.60	337.20
TWO STORY ADDITION			Roof Drain	18.00	EA	384.50	6,921.00
TWO STORY ADDITION			Wall Hydrant	2.00	EA	252.94	505.88
TWO STORY ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
TWO STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
TWO STORY ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
TWO STORY ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
TWO STORY ADDITION			Domestic Water Piping	23,600.00	GSF	2.69	63,484.00
TWO STORY ADDITION			DWV Piping	23,600.00	GSF	1.76	41,536.00
TWO STORY ADDITION			Storm Piping	23,600.00	GSF	1.48	34,928.00
TWO STORY ADDITION			Plumbing Insulation	23,600.00	GSF	0.81	19,116.00
TWO STORY ADDITION			Coordination Drawings	23,600.00	GSF	0.22	5,192.00
TWO STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
TWO STORY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
TWO STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	23,600.00	GSF	2.85	67,260.00
TWO STORY ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
TWO STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	23,600.00	GSF	0.15	3,540.00
TWO STORY ADDITION			Panelboards	23,600.00	GSF	0.65	15,340.00
TWO STORY ADDITION			Bus Duct & Transformers	23,600.00	GSF	0.40	9,440.00
TWO STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
TWO STORY ADDITION			Light Fixtures - based on T8 fixtures	23,600.00	GSF	4.85	114,460.00
TWO STORY ADDITION			Light Switches	23,600.00	GSF	0.26	6,136.00
TWO STORY ADDITION			Power Outlets	23,600.00	GSF	0.95	22,420.00
TWO STORY ADDITION			Safety Cabinets & Disconnects	23,600.00	GSF	0.50	11,800.00
TWO STORY ADDITION			Power Feeders	23,600.00	GSF	2.50	59,000.00
TWO STORY ADDITION			Power Home Runs	23,600.00	GSF	2.20	51,920.00
TWO STORY ADDITION			Power Branches	23,600.00	GSF	0.85	20,060.00
TWO STORY ADDITION			Lighting Home Runs	23,600.00	GSF	1.15	27,140.00
TWO STORY ADDITION			Lighting Branches	23,600.00	GSF	1.05	24,780.00
TWO STORY ADDITION			Grounding/Lightning Protection	23,600.00	GSF	0.25	5,900.00
TWO STORY ADDITION			Clock System	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			Phone/Data System	23,600.00	GSF	2.90	68,440.00
TWO STORY ADDITION			Security System	23,600.00	GSF	0.94	22,184.00
TWO STORY ADDITION			P.A. & A.V. Systems	23,600.00	GSF	0.55	12,980.00
TWO STORY ADDITION			TV System	23,600.00	GSF	0.29	6,844.00
TWO STORY ADDITION			Fire Alarm	23,600.00	GSF	1.88	44,368.00
TWO STORY ADDITION			Coordination Drawings	23,600.00	GSF	0.22	5,192.00
TWO STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
TWO STORY ADDITION	11.00	MARK-UPS	Subtotal				4,403,234.98
TWO STORY ADDITION			General Conditions	12.00%			528,388.20
TWO STORY ADDITION			Subtotal				4,931,623.18
TWO STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			493,162.32
TWO STORY ADDITION			Subtotal				5,424,785.50
TWO STORY ADDITION			Bonds & insurance	1.25%			67,809.82
TWO STORY ADDITION			Subtotal	23,600.00	GSF	\$232.74	5,492,595.31

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
---------	-------	------------------	---------------	----------	-----	-----------	-----------

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

ONE STORY BUILDING ADDITION				10,200 GSF		<i>Cost per SF</i> <u>\$242.94</u>	2,478,001
SUBTOTAL			SUBTOTAL				2,478,001
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				2,478,001
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				2,478,001
						<i>Cost per SF</i> <u>\$242.94</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
ONE STORY ADDITION	00.00		BUILDING ADDITION				
ONE STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
ONE STORY ADDITION			Misc. prep/patch	1.00	LS	1,500.00	1,500.00
ONE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	2,500.00	2,500.00
ONE STORY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
ONE STORY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
ONE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
ONE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
ONE STORY ADDITION	01.00	FOUNDATIONS	Foundations	10,200.00	GSF	6.27	63,954.00
ONE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
ONE STORY ADDITION			SOG	10,200.00	GSF	8.30	84,660.00
ONE STORY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
ONE STORY ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck	10,200.00	SF	8.45	86,190.00
ONE STORY ADDITION			Misc metals	10,200.00	GSF	2.20	22,440.00
ONE STORY ADDITION			Misc Wood Blocking	10,200.00	GSF	1.05	10,710.00
ONE STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	7,575.00	SF	44.00	333,300.00
ONE STORY ADDITION			Windows	10,200.00	GSF	3.60	36,720.00
ONE STORY ADDITION			Storefront entrances	10,200.00	GSF	1.25	12,750.00
ONE STORY ADDITION			Doors, frames, hardware, sidelites	10,200.00	GSF	0.60	6,120.00
ONE STORY ADDITION			Building perimeter drains in gravel bed	600.00	LF	10.50	6,300.00
ONE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	10,200.00	GSF	1.45	14,790.00
ONE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	10,200.00	GSF	6.30	64,260.00
ONE STORY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
ONE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
ONE STORY ADDITION			Masonry at tie-in walls	975.00	SF	19.00	18,525.00
ONE STORY ADDITION			Masonry partitions	10,200.00	GSF	4.10	41,820.00
ONE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	10,200.00	GSF	7.30	74,460.00
ONE STORY ADDITION			GWB ceilings/bulkheads	10,200.00	GSF	0.15	1,530.00
ONE STORY ADDITION			Misc. batt insulation	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			Sound transmission control insulation	10,200.00	GSF	0.19	1,938.00
ONE STORY ADDITION			Interior glass at interior partition allowance	10,200.00	SF	1.50	15,300.00
ONE STORY ADDITION			Interior doors, single, incl jams, trim & hardware	10,200.00	GSF	5.75	58,650.00
ONE STORY ADDITION			Acoustic ceiling, avg	10,200.00	GSF	2.25	22,950.00
ONE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	2,040.00	GSF	1.10	2,244.00
ONE STORY ADDITION			Premium wall finish: main corridors & conf. rm	10,200.00	GSF	0.24	2,448.00
ONE STORY ADDITION			CT floor, base, walls in restrooms	10,200.00	GSF	0.75	7,650.00
ONE STORY ADDITION			VCT flooring/ vinly base	10,200.00	GSF	2.16	22,032.00
ONE STORY ADDITION			Carpet	10,200.00	GSF	1.11	11,322.00
ONE STORY ADDITION			Painting	10,200.00	GSF	1.80	18,360.00
ONE STORY ADDITION			Misc cut and patching	10,200.00	GSF	0.30	3,060.00
ONE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	10,200.00	GSF	0.82	8,364.00
ONE STORY ADDITION			Window treatment	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			General casework	10,200.00	GSF	7.25	73,950.00
ONE STORY ADDITION			General millwork	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			Visual display MB & TB	10,200.00	GSF	1.00	10,200.00
ONE STORY ADDITION			Smart boards	6.00	EA	6,500.00	39,000.00
ONE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	10,200.00	GSF	1.50	15,300.00
ONE STORY ADDITION			Student desks and work stations			Refer to FF&E	
ONE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
ONE STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
ONE STORY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
ONE STORY ADDITION	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	10,200.00	GSF	12.75	130,050.00
ONE STORY ADDITION		Note: System will be an extension of the existing	Piping & Valves	10,200.00	GSF	4.20	42,840.00
ONE STORY ADDITION		geothermal/water source heat pump system. There	Ductwork	10,200.00	GSF	5.85	59,670.00
ONE STORY ADDITION		will be no replacement of existing equipment.	Air Outlets	10,200.00	GSF	0.59	6,018.00
ONE STORY ADDITION			Ductwork Accessories	10,200.00	GSF	0.72	7,344.00
ONE STORY ADDITION			Insulation	10,200.00	GSF	1.95	19,890.00
ONE STORY ADDITION			Temperature Controls	10,200.00	GSF	4.10	41,820.00
ONE STORY ADDITION			Air & Water Balance	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			Coordination Drawings	10,200.00	GSF	0.22	2,244.00
ONE STORY ADDITION			Systems Operation & Testing	10,200.00	GSF	0.25	2,550.00
ONE STORY ADDITION			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00
ONE STORY ADDITION			Relocate/Modify Existing Geothermal Bore	1.00	LS	75,000.00	75,000.00
ONE STORY ADDITION	9.20	PLUMBING	Water Closet	6.00	EA	464.50	2,787.00
ONE STORY ADDITION			Urinal	0.00	EA	385.22	0.00
ONE STORY ADDITION			Automatic Flush Valve	6.00	EA	163.20	979.20
ONE STORY ADDITION			Lavatory, countertop mounted	6.00	EA	313.85	1,883.10
ONE STORY ADDITION			Classroom Sink	6.00	EA	485.10	2,910.60
ONE STORY ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
ONE STORY ADDITION			Janitor Sink	1.00	EA	733.54	733.54
ONE STORY ADDITION			Floor Drain	1.00	EA	168.60	168.60
ONE STORY ADDITION			Roof Drain	8.00	EA	384.50	3,076.00
ONE STORY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
ONE STORY ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
ONE STORY ADDITION			Domestic Water Piping	10,200.00	GSF	2.69	27,438.00
ONE STORY ADDITION			DWV Piping	10,200.00	GSF	1.76	17,952.00
ONE STORY ADDITION			Storm Piping	10,200.00	GSF	1.48	15,096.00
ONE STORY ADDITION			Plumbing Insulation	10,200.00	GSF	0.81	8,262.00
ONE STORY ADDITION			Coordination Drawings	10,200.00	GSF	0.22	2,244.00
ONE STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
ONE STORY ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
ONE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	10,200.00	GSF	2.85	29,070.00
ONE STORY ADDITION			Fire Pump				See Two Story Addition
ONE STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	10,200.00	GSF	0.15	1,530.00
ONE STORY ADDITION			Panelboards	10,200.00	GSF	0.65	6,630.00
ONE STORY ADDITION			Bus Duct & Transformers	10,200.00	GSF	0.40	4,080.00
ONE STORY ADDITION			Generator/ATS - for addition & fire pump				See Two Story Addition
ONE STORY ADDITION			Light Fixtures - based on T8 fixtures	10,200.00	GSF	4.85	49,470.00
ONE STORY ADDITION			Light Switches	10,200.00	GSF	0.26	2,652.00
ONE STORY ADDITION			Power Outlets	10,200.00	GSF	0.95	9,690.00
ONE STORY ADDITION			Safety Cabinets & Disconnects	10,200.00	GSF	0.50	5,100.00
ONE STORY ADDITION			Power Feeders	10,200.00	GSF	2.50	25,500.00
ONE STORY ADDITION			Power Home Runs	10,200.00	GSF	2.20	22,440.00
ONE STORY ADDITION			Power Branches	10,200.00	GSF	0.85	8,670.00
ONE STORY ADDITION			Lighting Home Runs	10,200.00	GSF	1.15	11,730.00
ONE STORY ADDITION			Lighting Branches	10,200.00	GSF	1.05	10,710.00
ONE STORY ADDITION			Grounding/Lightning Protection	10,200.00	GSF	0.25	2,550.00
ONE STORY ADDITION			Clock System	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			Phone/Data System	10,200.00	GSF	2.90	29,580.00
ONE STORY ADDITION			Security System	10,200.00	GSF	0.94	9,588.00
ONE STORY ADDITION			P.A. & A.V. Systems	10,200.00	GSF	0.55	5,610.00
ONE STORY ADDITION			TV System	10,200.00	GSF	0.29	2,958.00
ONE STORY ADDITION			Fire Alarm	10,200.00	GSF	1.88	19,176.00
ONE STORY ADDITION			Coordination Drawings	10,200.00	GSF	0.22	2,244.00
ONE STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
ONE STORY ADDITION	11.00	MARK-UPS	Subtotal				1,986,532.48
ONE STORY ADDITION			General Conditions	12.00%			238,383.90
ONE STORY ADDITION			Subtotal				2,224,916.38
ONE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			222,491.64
ONE STORY ADDITION			Subtotal				2,447,408.02
ONE STORY ADDITION			Bonds & insurance	1.25%			30,592.60
ONE STORY ADDITION			Subtotal	10,200.00	GSF	\$242.94	2,478,000.62

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
---------	-------	------------------	---------------	----------	-----	-----------	-----------

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION				10,000 GSF	<u>Cost per SF</u>	<u>\$176.57</u>	1,765,713
SUBTOTAL			SUBTOTAL				1,765,713
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,765,713
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,765,713
					<u>Cost per SF</u>	<u>\$176.57</u>	

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	<i>Bowie/Cridley Architects</i>	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	10,000.00	GSF	0.37	3,700.00
BUILDING RENOVATION			General architectural demo	10,000.00	GSF	3.15	31,500.00
BUILDING RENOVATION			Misc. demolition/prep/patch	10,000.00	GSF	1.05	10,500.00
BUILDING RENOVATION			Prem add for restroom/kitchen demo	3,020.00	GSF	4.90	14,798.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	10,000.00	GSF	0.60	6,000.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	185.19	CY	30.00	5,555.56
BUILDING RENOVATION			LEED Disposal Fee / Recycling	92.59	TNS	37.00	3,425.93
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	10,000.00	GSF	0.11	1,100.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	10,000.00	GSF	0.35	3,500.00
BUILDING RENOVATION			Misc metals	10,000.00	GSF	0.62	6,200.00
BUILDING RENOVATION			Misc Wood Blocking	10,000.00	GSF	0.06	600.00
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	10,000.00	GSF	0.30	3,000.00
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							
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	10,000.00	GSF	0.33	3,300.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	10,000.00	GSF	0.65	6,500.00
BUILDING RENOVATION			Interior finishes	10,000.00	GSF	9.70	97,000.00
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	3,020.00	GSF	12.40	37,448.00
BUILDING RENOVATION			Thermal insulation	10,000.00	GSF	0.45	4,500.00
BUILDING RENOVATION			Sound transmission control insulation	10,000.00	GSF	0.19	1,900.00
BUILDING RENOVATION			Interior glazing	10,000.00	GSF	2.72	27,200.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	10,000.00	GSF	3.74	37,400.00
BUILDING RENOVATION			Misc cut and patching	10,000.00	GSF	0.30	3,000.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	10,000.00	GSF	2.22	22,200.00
BUILDING RENOVATION			Div 11 misc equipment	10,000.00	GSF	0.50	5,000.00
BUILDING RENOVATION			Div 11 kitchen equip add	2,000.00	GSF	175.00	350,000.00
BUILDING RENOVATION			Div 12 furnishings	10,000.00	GSF	2.85	28,500.00
BUILDING RENOVATION			Smart boards	8.00	EA	6,500.00	52,000.00
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC	HVAC Equipment	10,000.00	GSF	12.20	122,000.00
BUILDING RENOVATION			Piping & Valves	10,000.00	GSF	4.20	42,000.00
BUILDING RENOVATION			Ductwork	10,000.00	GSF	5.85	58,500.00
BUILDING RENOVATION			Air Outlets	10,000.00	GSF	0.59	5,900.00
BUILDING RENOVATION			Ductwork Accessories	10,000.00	GSF	0.72	7,200.00
BUILDING RENOVATION			Insulation	10,000.00	GSF	1.95	19,500.00
BUILDING RENOVATION			Temperature Controls	10,000.00	GSF	4.10	41,000.00
BUILDING RENOVATION			Air & Water Balance	10,000.00	GSF	0.45	4,500.00
BUILDING RENOVATION			Systems Operation & Testing	10,000.00	GSF	0.25	2,500.00
BUILDING RENOVATION			HVAC Demolition	10,000.00	GSF	0.97	9,700.00
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	4.00	EA	464.50	1,858.00
BUILDING RENOVATION			Urinal	2.00	EA	385.22	770.44
BUILDING RENOVATION			Automatic Flush Valve	6.00	EA	163.20	979.20
BUILDING RENOVATION			Lavatory, countertop mounted	6.00	EA	313.85	1,883.10
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	1.00	EA	125.00	125.00
BUILDING RENOVATION			Floor Drain	4.00	EA	168.60	674.40
BUILDING RENOVATION			Domestic Water Piping	10,000.00	GSF	2.69	26,900.00
BUILDING RENOVATION			DWV Piping	10,000.00	GSF	1.76	17,600.00
BUILDING RENOVATION			Storm Piping	10,000.00	GSF	1.48	14,800.00
BUILDING RENOVATION			Plumbing Insulation	10,000.00	GSF	0.81	8,100.00
BUILDING RENOVATION			Plumbing Demolition	10,000.00	GSF	0.95	9,500.00
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	10,000.00	GSF	2.80	28,000.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards			Existing to Remain	
BUILDING RENOVATION			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	10,000.00	GSF	4.85	48,500.00
BUILDING RENOVATION			Light Switches	10,000.00	GSF	0.26	2,600.00
BUILDING RENOVATION			Power Outlets	10,000.00	GSF	0.95	9,500.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	10,000.00	GSF	0.72	7,200.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	10,000.00	GSF	2.20	22,000.00
BUILDING RENOVATION			Power Branches	10,000.00	GSF	0.85	8,500.00
BUILDING RENOVATION			Lighting Home Runs	10,000.00	GSF	1.15	11,500.00
BUILDING RENOVATION			Lighting Branches	10,000.00	GSF	1.05	10,500.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	10,000.00	GSF	0.45	4,500.00
BUILDING RENOVATION			Phone/Data System	10,000.00	GSF	2.90	29,000.00
BUILDING RENOVATION			Security System	10,000.00	GSF	0.94	9,400.00
BUILDING RENOVATION			P.A. & A.V. Systems	10,000.00	GSF	0.55	5,500.00
BUILDING RENOVATION			TV System	10,000.00	GSF	0.29	2,900.00
BUILDING RENOVATION			Fire Alarm	10,000.00	GSF	1.88	18,800.00
BUILDING RENOVATION			Demolition	10,000.00	GSF	0.94	9,400.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				1,415,514.66
BUILDING RENOVATION			General Conditions	12.00%			169,861.76
BUILDING RENOVATION			Subtotal				1,585,376.42
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			158,537.64
BUILDING RENOVATION			Subtotal				1,743,914.06
BUILDING RENOVATION			Bonds & insurance	1.25%			21,798.93
BUILDING RENOVATION			Subtotal	10,000.00	GSF	\$176.57	1,765,712.99

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gc
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
---------	-------	------------------	---------------	----------	-----	-----------	-----------

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITework							1,058,426
SUBTOTAL			SUBTOTAL				1,058,426
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,058,426
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,058,426

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisssn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	2,500.00	2,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	3.31	AC	10,000.00	33,083.33
SITWORK			Remove trees	5.00	EA	175.00	875.00
SITWORK			Remove curb and gutter	450.00	LF	6.00	2,700.00
SITWORK			Remove sidewalks 4" thick	1,500.00	SF	1.50	2,250.00
SITWORK			Remove concrete pads 8" thick	1,000.00	SF	4.35	4,350.00
SITWORK			Remove asphalt paving	566.67	SY	6.85	3,881.67
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 existing fence			Excluded	
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
SITWORK			Disposal of site elements	2,046.47	CY	25.00	51,161.69
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	9,500.00	9,500.00
SITWORK			Tree protection allowance	1.00	LS	2,625.00	2,625.00
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	1,157.41	CY	2.80	3,240.74
SITWORK			Re-spread topsoil	1,157.41	CY	3.60	4,166.67
SITWORK			Mass Excavation of site area, cut to fill	1,242.22	CY	8.00	9,937.78
SITWORK			Export surplus	1,242.22	CY	24.00	29,813.33
SITWORK			Rough grading for building and site	144,000.00	SF	0.55	79,200.00
SITWORK			Finish grading bldg pads and pavements	6,666.67	SY	1.00	6,666.67
SITWORK			Finish grading for play fields	9,333.33	SY	1.35	12,600.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" water main - allowance to modify	155.00	LF	61.00	9,455.00
SITWORK			Meter/tap fees			AWSS Fees are Excluded	
SITWORK			Spoil removal	11.48	CY	25.00	287.04
SITWORK							
SITWORK	12.30	SANITARY SEWER	Allowance to modify	1.00	LS	9,500.00	9,500.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	350,000.00	350,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	700.00	LF	15.00	10,500.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
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	1,666.67	SY	35.00	58,333.33
SITWORK			Asphalt Pavement ROW patching	30.00	SY	80.00	2,400.00
SITWORK			Misc. patching at existing paving, incl striping	120.00	SY	50.00	6,000.00
SITWORK			Lot signage/symbols	1.00	LS	1,250.00	1,250.00
SITWORK			Striping	1.00	LS	1,500.00	1,500.00
SITWORK		SITE CONCRETE	4" sidewalks/pads	2,000.00	SF	5.50	11,000.00
SITWORK			8" pavements at truck aprons	1,000.00	SF	12.00	12,000.00
SITWORK			8" utility pads/dumpster pavements	400.00	SF	12.00	4,800.00
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	900.00	LF	14.30	12,870.00
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	500.00	SY	3.50	1,750.00
SITWORK			General seeding	2,500.00	SY	0.85	2,125.00
SITWORK			Play area seeding	9,333.33	SY	1.30	12,133.33
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	15,000.00	15,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Backstop	1.00	EA	7,500.00	7,500.00
SITWORK			Allowance	1.00	LS	15,000.00	15,000.00
SITWORK	11.00	MARK-UPS	Subtotal				848,505.58
SITWORK			General Conditions	12.00%			101,820.67
SITWORK			Subtotal				950,326.25
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			95,032.63
SITWORK			Subtotal				1,045,358.88
SITWORK			Bonds & insurance	1.25%			13,066.99
SITWORK			Subtotal				1,058,425.86

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/g
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	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
---------	-------	------------------	---------------	----------	-----	-----------	-----------

HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	33,800.00	GSF	12.75	430,950.00
ADDITION HVAC BASE		Note: System will be an extension of the existing	Piping & Valves	33,800.00	GSF	4.20	141,960.00
ADDITION HVAC BASE		geothermal/water source heat pump system. There	Ductwork	33,800.00	GSF	5.85	197,730.00
ADDITION HVAC BASE		will be no replacement of existing equipment.	Air Outlets	33,800.00	GSF	0.59	19,942.00
ADDITION HVAC BASE			Ductwork Accessories	33,800.00	GSF	0.72	24,336.00
ADDITION HVAC BASE			Insulation	33,800.00	GSF	1.95	65,910.00
ADDITION HVAC BASE			Temperature Controls	33,800.00	GSF	4.10	138,580.00
ADDITION HVAC BASE			Air & Water Balance	33,800.00	GSF	0.45	15,210.00
ADDITION HVAC BASE			Coordination Drawings	33,800.00	GSF	0.22	7,436.00
ADDITION HVAC BASE			Systems Operation & Testing	33,800.00	GSF	0.25	8,450.00
ADDITION HVAC BASE			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				1,054,004.00
ADDITION HVAC BASE			General Conditions	12.00%			126,480.48
ADDITION HVAC BASE			Subtotal				1,180,484.48
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			118,048.45
ADDITION HVAC BASE			Subtotal				1,298,532.93
ADDITION HVAC BASE			Bonds & insurance	1.25%			16,231.66
ADDITION HVAC BASE			Subtotal	33,800.00	GSF	\$38.90	1,314,764.59

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	33,800.00	GSF	16.50	557,700.00
ADDITION HVAC ALT		Note: Average cost between 4-pipe system, water	Piping & Valves	33,800.00	GSF	5.50	185,900.00
ADDITION HVAC ALT		source heat pump systems, and variable refrigerant	Ductwork	33,800.00	GSF	6.75	228,150.00
ADDITION HVAC ALT		flow system.	Air Outlets	33,800.00	GSF	0.59	19,942.00
ADDITION HVAC ALT			Ductwork Accessories	33,800.00	GSF	0.72	24,336.00
ADDITION HVAC ALT			Insulation	33,800.00	GSF	2.15	72,670.00
ADDITION HVAC ALT			Temperature Controls	33,800.00	GSF	4.10	138,580.00
ADDITION HVAC ALT			Air & Water Balance	33,800.00	GSF	0.45	15,210.00
ADDITION HVAC ALT			Coordination Drawings	33,800.00	GSF	0.22	7,436.00
ADDITION HVAC ALT			Systems Operation & Testing	33,800.00	GSF	0.25	8,450.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,258,374.00
ADDITION HVAC ALT			General Conditions	12.00%			151,004.88
ADDITION HVAC ALT			Subtotal				1,409,378.88
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			140,937.89
ADDITION HVAC ALT			Subtotal				1,550,316.77
ADDITION HVAC ALT			Bonds & insurance	1.25%			19,378.96
ADDITION HVAC ALT			Subtotal	33,800.00	GSF	\$46.44	1,569,695.73