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# Conceptual Design / Feasibility Cost Estimate Report

*Report Date: March 26, 2014*

*Prepared for:*

***VMDO Architects***

## **Arlington Public Schools** ***Williamsburg Middle School*** **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 as indicated on the summary page.**
- 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 Fred Scott – Principal or Christopher M. Taylor – Vice President regarding this project should you have any questions or concerns.

***DRAFT FOR REVIEW & COMMENT***

Report:	Progress Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM:	ct	
Project:	Williamsburg Middle School	<i>6799 Kennedy Road, Suite F</i>	Client:	VMDO	Checked by:	fs/sm	
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	March 26, 2014	Job no:	14043	
Documents Dated:	March 24, 2014	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	Revised:		
		<i>www.downeyscott.com</i>					
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

***Arlington Public Schools - Williamsburg Middle School***

**PROJECT CONSTRUCTION COST SUMMARY**

***Arlington Public Schools - Williamsburg Middle School***                      **carried forward**                      **\$45,087,669**

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**ADDITION CONSTRUCTION COST SUMMARY**

**Arlington Public Schools - Williamsburg Middle School**

Additions	64,152.00	Gross Square Feet
Renovation, heavy	47,605.60	Gross Square Feet
Renovation, light	71,408.40	Gross Square Feet
Total	183,166.00	Gross Square Feet

**CONSTRUCTION COSTS**

HARD COSTS	<b>Additions to Existing Building</b>		Carried forward	Cost per SF 231.49	\$14,850,589
HARD COSTS					
HARD COSTS	<b>Renovations to Existing Building</b>		Carried forward	94.91	\$11,295,670
HARD COSTS					
HARD COSTS	<b>Sitework</b>		Carried forward	N/A	\$1,641,672
HARD COSTS					
HARD COSTS	<b>Subtotal</b>				\$27,787,931
HARD COSTS	<b>Escalation to construction mid point</b>	Bid August 2015, Midpoint March 2016	6.65%		\$1,846,740
HARD COSTS	<b>Subtotal</b>				\$29,634,670
HARD COSTS	<b>Design Contingency</b>		15.00%		\$4,445,201
HARD COSTS	<b>Subtotal</b>				\$34,079,871
HARD COSTS	<b>Construction Contingency</b>		8.00%		\$2,726,390
HARD COSTS				Cost per SF	
HARD COSTS	<b>Total Hard Construction Costs Base Bid</b>			\$200.94	\$36,806,260
SOFT COSTS	<b>Project Soft Cost - CM Fees, A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>		22.50%		\$8,281,409
TOTAL COSTS	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost</b>			Cost per SF \$246.16	\$45,087,669

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Addition	00.00		<b>BUILDING ADDITIONS</b>				
Addition	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	LS	35,000.00	35,000.00
Addition			Misc. prep/patch	1.00	LS	17,500.00	17,500.00
Addition			Misc R&R for MEP tie-ins	1.00	LS	9,500.00	9,500.00
Addition			Segregated debris disposal off site	130.00	CY	30.00	3,900.00
Addition	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	0.00	SF	135.00	0.00
Addition			Foundations	64,152.00	GSF	5.90	378,496.80
Addition	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	2,500.00	SF	12.00	30,000.00
Addition			SOG	41,729.00	GSF	8.75	365,128.75
Addition			Exterior stoops & slabs	1,250.00	SF	8.25	10,312.50
Addition	03.00	SUPERSTRUCTURE	Poured conc foundation wall	0.00	SF	42.00	0.00
Addition			2nd floor framing & deck	12,341.00	SF	11.85	146,240.85
Addition			SOMD for 2nd & 3rd floor	12,341.00	SF	5.00	61,705.00
Addition			Roof framing & deck	64,152.00	SF	8.75	561,330.00
Addition			Elev hoist bm & hoistway roof deck	0.00	SF	4.50	0.00
Addition			Elev hoistway SOMD	1.00	SF	8.75	8.75
Addition			Stairways	2.00	EA	31,250.00	62,500.00
Addition			Misc metals	64,152.00	GSF	1.55	99,435.60
Addition			Misc Wood Blocking	64,152.00	GSF	0.40	25,660.80
Addition	04.00	EXTERIOR CLOSURE	Gym Wall - Brick/CMU composite walls - 12 inch	16,384.00	SF	52.00	851,968.00
Addition			Perimeter Wall - Brick/Light Gauge Metal	22,480.00	SF	41.50	932,920.00
Addition			Foundation wall waterproofing	3,447.50	SF	6.50	22,408.75
Addition			Exterior wall vapor barrier	38,864.00	SF	3.75	145,740.00
Addition			Windows	10,840.00	SF	45.00	487,800.00
Addition			Storefront entrances	64,152.00	GSF	1.05	67,359.60
Addition			Doors, frames, hardware, sidelites	64,152.00	GSF	0.45	28,868.40
Addition			Building perimeter drains in gravel bed	985.00	LF	10.50	10,342.50
Addition			Canopy	1,250.00	SF	35.00	43,750.00
Addition			Misc. w.p./caulk/fire sealants/etc. Div. 7	64,152.00	GSF	0.74	47,472.48
Addition							



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Addition	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet	64,152.00	GSF	10.02	642,803.04
Addition	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	2,500.00	SF	25.00	62,500.00
Addition			Masonry at tie-in walls	9,975.00	SF	19.00	189,525.00
Addition			Masonry hoistway walls	0.00	SF	22.50	0.00
Addition			Masonry partitions	64,152.00	GSF	4.72	302,797.44
Addition			Mtl stud & GWB partitions, hi-impact	64,152.00	GSF	5.60	359,251.20
Addition			Elev Cab finish allowance	0.00	LS	8,500.00	0.00
Addition			GWB ceilings/bulkheads	64,152.00	GSF	0.15	9,622.80
Addition			Misc. batt insulation	64,152.00	GSF	0.45	28,868.40
Addition			Sound transmission control insulation	64,152.00	GSF	0.19	12,188.88
Addition			Interior glass at interior partition allowance	64,152.00	GSF	0.38	24,377.76
Addition			Interior doors, single, incl jambs, trim & hardware	64,152.00	GSF	4.75	304,722.00
Addition			Acoustic ceiling, avg	64,152.00	GSF	2.25	144,342.00
Addition			Prem. ceilings: main corridors / mtg. rms, prem add	12,830.40	GSF	1.10	14,113.44
Renovation			Sprung Gym Floor, including new concrete base	8,500.00	SF	29.50	250,750.00
Addition			Premium wall finish: main corridors & conf. rm	64,152.00	GSF	0.24	15,396.48
Addition			Prem add for restroom/kitchen finishes	0.00	GSF	12.40	0.00
Addition			CT floor, base, walls in restrooms	64,152.00	GSF	0.75	48,114.00
Addition			CT wainscot hallways/restrooms	64,152.00	GSF	0.40	25,660.80
Addition			Soft flooring/ vinly base	64,152.00	GSF	2.85	182,833.20
Addition			Carpet	64,152.00	GSF	1.11	71,208.72
Addition			Painting	64,152.00	GSF	1.50	96,228.00
Addition			Misc cut and patching	64,152.00	GSF	0.30	19,245.60
Addition	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	64,152.00	GSF	0.82	52,604.64
Addition			Window treatment	64,152.00	GSF	0.45	28,868.40
Addition			General casework	64,152.00	GSF	4.35	279,061.20
Addition			General millwork	64,152.00	GSF	0.45	28,868.40
Addition			Visual display MB & TB	64,152.00	GSF	1.00	64,152.00
Addition			Smart boards			Refer to FF&E	
Addition			Faculty lounge appliances allowance	1.00	LS	3,500.00	3,500.00
Addition			Misc spec. dr signs/f.e./jan shelving/etc.	64,152.00	GSF	1.50	96,228.00
Addition			Commercial kitchen equipment	0.00	GSF	198.00	0.00
Addition			Student desks and work stations			Refer to FF&E	
Addition			Office furnishings, sofas and chairs			Refer to FF&E	
Addition	08.00	CONVEYING	Elevators	0.00	STOPS	45,000.00	0.00

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Addition							
Addition	09.00	<b>MECHANICAL HVAC</b>	HVAC Equipment	64,152.00	GSF	17.08	1,095,716.16
Addition		Note: Average cost between 4-pipe system, water	Piping & Valves	64,152.00	GSF	5.69	365,024.88
Addition		source heat pump systems, and variable refrigerant	Ductwork	64,152.00	GSF	7.43	476,649.36
Addition		flow system.	Air Outlets	64,152.00	GSF	0.59	37,849.68
Addition			Ductwork Accessories	64,152.00	GSF	0.72	46,189.44
Addition			Insulation	64,152.00	GSF	2.15	137,926.80
Addition			Temperature Controls	64,152.00	GSF	4.24	272,004.48
Addition			Air & Water Balance	64,152.00	GSF	0.33	21,170.16
Addition			Coordination Drawings	64,152.00	GSF	0.22	14,113.44
Addition			Systems Operation & Testing	64,152.00	GSF	0.25	16,038.00
Addition			Tie into Existing HVAC System	1.00	LS	8,500.00	8,500.00
Addition							
Addition	9.20	<b>PLUMBING</b>	Water Closet	8.00	EA	589.50	4,716.00
Addition			Urinal	4.00	EA	510.22	2,040.88
Addition			Lavatory, countertop mounted	12.00	EA	388.85	4,666.20
Addition			Automatic Faucet/Flush Valve	24.00	EA	228.20	5,476.80
Addition			Classroom Sink	2.00	EA	585.10	1,170.20
Addition			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
Addition			Janitor Sink	2.00	EA	733.54	1,467.08
Addition			Floor Drain	4.00	EA	213.60	854.40
Addition			Roof Drain	40.00	EA	384.50	15,380.00
Addition			Wall Hydrant	6.00	EA	252.94	1,517.64
Addition			Water Heater				Extend Existing HW System
Addition			Circulating Pump	1.00	EA	805.00	805.00
Addition			Ice Machine/Refrigerator Connection	3.00	EA	125.00	375.00
Addition			Sewer Ejector Pump	0.00	EA	12,500.00	0.00
Addition			Elevator Sump Pump, oil minder type	0.00	EA	6,550.00	0.00
Addition			Domestic Water Piping	64,152.00	GSF	2.69	172,568.88
Addition			DWV Piping	64,152.00	GSF	1.76	112,907.52
Addition			Storm Piping	64,152.00	GSF	1.48	94,944.96
Addition			Plumbing Insulation	64,152.00	GSF	0.81	51,963.12
Addition			Coordination Drawings	64,152.00	GSF	0.22	14,113.44
Addition			Tie into Existing Plumbing Systems	1.00	LS	6,500.00	6,500.00
Addition							
Addition	9.30	<b>FIRE SPRINKLER</b>	Sprinkler	64,152.00	GSF	3.50	224,532.00
Addition			Fire Pump				See Renovation
Addition							

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Addition	10.00	ELECTRICAL	Switchboards	64,152.00	GSF	1.05	67,359.60
Addition			Panelboards	64,152.00	GSF	0.80	51,321.60
Addition			Bus Duct & Transformers	64,152.00	GSF	0.40	25,660.80
Addition			Generator/ATS			See Renovation	
Addition			Light Fixtures - based on T8 florescent	64,152.00	GSF	5.01	321,401.52
Addition			Light Switches	64,152.00	GSF	0.55	35,283.60
Addition			Power Outlets	64,152.00	GSF	1.05	67,359.60
Addition			Safety Cabinets & Disconnects	64,152.00	GSF	0.55	35,283.60
Addition			Power Feeders	64,152.00	GSF	2.90	186,040.80
Addition			Power Home Runs	64,152.00	GSF	2.40	153,964.80
Addition			Power Branches	64,152.00	GSF	0.96	61,585.92
Addition			Lighting Home Runs	64,152.00	GSF	1.25	80,190.00
Addition			Lighting Branches	64,152.00	GSF	1.15	73,774.80
Addition			Grounding/Lightning Protection	64,152.00	GSF	0.33	21,170.16
Addition			Clock System	64,152.00	GSF	0.50	32,076.00
Addition			Phone/Data System	64,152.00	GSF	4.10	263,023.20
Addition			Security System	64,152.00	GSF	0.95	60,944.40
Addition			P.A. & A.V. Systems	64,152.00	GSF	1.65	105,850.80
Addition			TV System	64,152.00	GSF	0.55	35,283.60
Addition			Fire Alarm	64,152.00	GSF	2.05	131,511.60
Addition			Coordination Drawings	64,152.00	GSF	0.22	14,113.44
Addition			Tie into Existing Electrical Systems	1.00	LS	9,500.00	9,500.00
Addition	11.00	MARK-UPS	Subtotal				12,845,388.54
Addition			General Conditions	6.50%			834,950.26
Addition			Subtotal				13,680,338.80
Addition			GC OH & Profit	6.95%			950,783.55
Addition			Subtotal				14,631,122.34
Addition			Bonds & insurance	1.50%			219,466.84
Addition			<b>Subtotal</b>	64,152.00	<b>GSF</b>	<b>\$231.49</b>	<b>14,850,589.18</b>

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Renovation	00.00		<b>BUILDING RENOVATIONS</b>				
Renovation							
Renovation	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	119,014.00	GSF	0.37	44,035.18
Renovation			General architectural demo	119,014.00	GSF	2.45	291,584.30
Renovation			Building Razing/Removal	30,500.00	GSF	15.50	472,750.00
Renovation			Misc. demolition/prep/patch	119,014.00	GSF	1.05	124,964.70
Renovation			Prem add for restroom/kitchen demo	2,245.00	SF	4.90	11,000.50
Renovation			Floor cut & patch for plumbing changes	2,245.00	SF	12.00	26,940.00
Renovation			Misc. demolition/prep/patch	119,014.00	GSF	0.60	71,408.40
Renovation			Remove exist. plumbing			See Division 15	
Renovation			Remove exist. mechanical			See Division 15	
Renovation			Remove exist. lighting/electrical			See Division 16	
Renovation			Segregated debris disposal off site	4,407.93	CY	30.00	132,237.78
Renovation			Hazmat abatement, allowance	1.00	LS	40,000.00	40,000.00
Renovation							
Renovation	01.00	FOUNDATIONS	Foundations			Existing to remain	
Renovation							
Renovation	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	47,605.60	GSF	0.25	11,901.40
Renovation							
Renovation	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	47,605.60	GSF	0.12	5,831.69
Renovation			Misc metals	47,605.60	GSF	1.50	71,408.40
Renovation			Misc Wood Blocking	47,605.60	GSF	0.06	2,856.34
Renovation							
Renovation	04.00	EXTERIOR CLOSURE	Window Replacement	47,605.60	GSF	6.50	309,436.40
Renovation			Door Replacement	47,605.60	GSF	1.25	59,507.00
Renovation			Exterior wall modifications	47,605.60	GSF	0.45	21,422.52
Renovation			Exterior rake trims and fascia modifications			Existing to remain	
Renovation			Excavate perimeter of existing building			None included	
Renovation			Waterproof existing foundation			Existing to remain	
Renovation			Building perimeter drains in gravel bed			Existing to remain	
Renovation							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 26, 2014	Job no: 14043
Documents Dated:	March 24, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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Renovation	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet including demo	58,440.00	GSF	11.05	645,762.00
Renovation	06.00	INTERIOR CONST	Patch Masonry partitions allowance	47,605.60	GSF	0.65	30,943.64
Renovation			Interior finishes	119,014.00	GSF	10.50	1,249,647.00
Renovation			Corridor Ceilings	17,852.10	SF	2.25	40,167.23
Renovation			Sprung Gym Floor, including new concrete base	0.00	SF	29.50	0.00
Renovation			Prem add for restroom/kitchen finishes	6,000.00	GSF	12.40	74,400.00
Renovation			Thermal insulation	47,605.60	GSF	0.45	21,422.52
Renovation			Sound transmission control insulation	47,605.60	GSF	0.19	9,045.06
Renovation			Interior glazing	47,605.60	GSF	2.72	129,487.23
Renovation			Interior doors, single, incl jams, trim & hardware	119,014.00	GSF	3.74	445,112.36
Renovation			Misc cut and patching	119,014.00	GSF	0.30	35,704.20
Renovation	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	47,605.60	GSF	0.98	46,653.49
Renovation			Window treatment	119,014.00	GSF	0.55	65,457.70
Renovation			General casework	47,605.60	GSF	5.75	273,732.20
Renovation			General millwork	47,605.60	GSF	0.45	21,422.52
Renovation			Visual display MB & TB	119,014.00	GSF	1.00	119,014.00
Renovation			Smart boards			Refer to FF&E	
Renovation			Misc spec. dr signs/f.e./jan shelving/etc.	47,605.60	GSF	1.50	71,408.40
Renovation			Commercial kitchen equipment	3,500.00	GSF	198.00	693,000.00
Renovation			Modular Stage	400.00	SF	105.00	42,000.00
Renovation			Student desks and work stations			Refer to FF&E	
Renovation			Office furnishings, sofas and chairs			Refer to FF&E	
Renovation	08.00	CONVEYING	Section Not Used				0.00

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Renovation							
Renovation	09.00	<b>MECHANICAL HVAC</b>	HVAC Equipment	47,605.60	GSF	17.08	813,103.65
Renovation		Note: Average cost between 4-pipe system, water	Piping & Valves	47,605.60	GSF	5.69	270,875.86
Renovation		source heat pump systems, and variable refrigerant	Ductwork	47,605.60	GSF	7.43	353,709.61
Renovation		flow system.	Air Outlets	47,605.60	GSF	0.59	28,087.30
Renovation			Ductwork Accessories	47,605.60	GSF	0.72	34,276.03
Renovation			Insulation	47,605.60	GSF	2.15	102,352.04
Renovation			Temperature Controls	47,605.60	GSF	4.24	201,847.74
Renovation			Air & Water Balance	47,605.60	GSF	0.33	15,709.85
Renovation			Coordination Drawings	47,605.60	GSF	0.22	10,473.23
Renovation			Systems Operation & Testing	47,605.60	GSF	0.25	11,901.40
Renovation			HVAC Demolition	47,605.60	GSF	0.68	32,371.81
Renovation							
Renovation	9.20	<b>PLUMBING</b>	Water Closet	38.00	EA	589.50	22,401.00
Renovation			Urinal	10.00	EA	510.22	5,102.20
Renovation			Lavatory, countertop mounted	42.00	EA	388.85	16,331.70
Renovation			Automatic Faucet/Flush Valve	90.00	EA	228.20	20,538.00
Renovation			Sink	5.00	EA	585.10	2,925.50
Renovation			Electric Water Cooler	6.00	EA	1,163.50	6,981.00
Renovation			Janitor Sink	4.00	EA	733.54	2,934.16
Renovation			Shower	12.00	EA	1,353.21	16,238.52
Renovation			Ice Machine/Refrigerator Connection	2.00	EA	125.00	250.00
Renovation			Floor Drain	20.00	EA	213.60	4,272.00
Renovation			Domestic Water Piping, modify existing	47,605.60	GSF	2.69	128,059.06
Renovation			DWV Piping, modify existing	47,605.60	GSF	1.76	83,785.86
Renovation			Storm Piping	47,605.60	GSF	1.48	70,456.29
Renovation			Plumbing Insulation, new & patch existing	47,605.60	GSF	0.81	38,560.54
Renovation			Coordination Drawings	47,605.60	GSF	0.22	10,473.23
Renovation			Plumbing Demolition	47,605.60	GSF	0.65	30,943.64

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Renovation							
Renovation	9.30	FIRE SPRINKLER	Sprinkler, modify existing system	47,605.60	GSF	3.50	166,619.60
Renovation			Fire Pump	1.00	EA	55,000.00	55,000.00
Renovation	10.00	ELECTRICAL	Switchboards	47,605.60	GSF	1.05	49,985.88
Renovation			Panelboards	47,605.60	GSF	0.80	38,084.48
Renovation			Bus Duct & Transformers	47,605.60	GSF	0.40	19,042.24
Renovation			Generator/ATS	1.00	EA	115,000.00	115,000.00
Renovation			Light Fixtures - based on T8 florescent	47,605.60	GSF	5.01	238,504.06
Renovation			Light Switches	47,605.60	GSF	0.55	26,183.08
Renovation			Power Outlets	47,605.60	GSF	1.05	49,985.88
Renovation			Safety Cabinets & Disconnects	47,605.60	GSF	0.55	26,183.08
Renovation			Power Feeders	47,605.60	GSF	2.90	138,056.24
Renovation			Power Home Runs	47,605.60	GSF	2.40	114,253.44
Renovation			Power Branches	47,605.60	GSF	0.96	45,701.38
Renovation			Lighting Home Runs	47,605.60	GSF	1.25	59,507.00
Renovation			Lighting Branches	47,605.60	GSF	1.15	54,746.44
Renovation			Grounding/Lightning Protection	47,605.60	GSF	0.33	15,709.85
Renovation			Clock System	47,605.60	GSF	0.50	23,802.80
Renovation			Phone/Data System	47,605.60	GSF	4.10	195,182.96
Renovation			Security System	47,605.60	GSF	0.95	45,225.32
Renovation			P.A. & A.V. Systems	47,605.60	GSF	1.65	78,549.24
Renovation			TV System	47,605.60	GSF	0.55	26,183.08
Renovation			Fire Alarm	47,605.60	GSF	2.05	97,591.48
Renovation			Coordination Drawings	47,605.60	GSF	0.22	10,473.23
Renovation			Demolition	47,605.60	GSF	0.72	34,276.03
Renovation	11.00	MARK-UPS	Subtotal				9,770,472.16
Renovation			General Conditions	6.50%			635,080.69
Renovation			Subtotal				10,405,552.85
Renovation			GC OH & Profit	6.95%			723,185.92
Renovation			Subtotal				11,128,738.77
Renovation			Bonds & insurance	1.50%			166,931.08
Renovation			<b>Subtotal</b>	<b>119,014.00</b>	<b>GSF</b>	<b>\$94.91</b>	<b>11,295,669.85</b>

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework			<b>SITWORK</b>				
Sitework							
Sitework							
Sitework	12.00	<b>TRAFFIC CONTROLS</b>	Temporary traffic control measures	1.00	LS	7,000.00	7,000.00
Sitework							
Sitework	12.05	<b>SITE DEMO CLR/GRUB</b>	Misc site demo	2.50	AC	12,500.00	31,250.00
Sitework			Remove trees	15.00	EA	250.00	3,750.00
Sitework			Remove curb and gutter	250.00	LF	6.00	1,500.00
Sitework			Remove sidewalks 4" thick	5,000.00	SF	1.50	7,500.00
Sitework			Remove concrete pads 8" thick	1,000.00	SF	4.35	4,350.00
Sitework			Remove asphalt paving	1,388.89	SY	6.85	9,513.89
Sitework			Demo asphalt paving at VDOT ROW			Excluded	
Sitework			Remove portions of existing SWM piping			Excluded	
Sitework			Remove existing utilities			Excluded	
Sitework			Remove gas meter			Existing to Remain	
Sitework			Remove gas line			Existing to Remain	
Sitework			Remove existing fence			Excluded	
Sitework			Remove contaminated soils			Excluded	
Sitework			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
Sitework			Disposal of site elements	1,736.00	CY	25.00	43,400.00
Sitework			Removal of Existing Trailers	1.00	LS	150,000.00	150,000.00
Sitework							
Sitework	12.10	<b>ENVIRONMENTAL</b>	Siltation controls, temp seed	1.00	LS	12,500.00	12,500.00
Sitework			Tree protection allowance	1.00	LS	2,500.00	2,500.00
Sitework			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
Sitework			Inlet protection	12.00	EA	350.00	4,200.00
Sitework							
Sitework	12.20	<b>EARTHWORK</b>	Strip & store topsoil	601.85	CY	2.80	1,685.19
Sitework			Re-spread topsoil	601.85	CY	3.60	2,166.67
Sitework			Mass Excavation of site area, cut to fill	0.00	CY	8.00	0.00
Sitework			Export surplus	0.00	CY	24.00	0.00
Sitework			Import	0.00	CY	36.00	0.00
Sitework			Rough grading for building and site	64,152.00	SF	0.55	35,283.60
Sitework			Finish grading bldg. pads and pavements	8,333.33	SY	1.00	8,333.33
Sitework			Finish grading for sports fields	0.00	SY	1.35	0.00
Sitework			Ext backfill	90.00	CY	30.00	2,700.00



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Sitework							
Sitework	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
Sitework			6" water main	150.00	LF	52.00	7,800.00
Sitework			Fire hydrant new	1.00	EA	3,500.00	3,500.00
Sitework			Meter/tap fees			AWSS Fees are Excluded	
Sitework			Temp road patch	1,200.00	SY	20.00	24,000.00
Sitework			Spoil removal	11.11	CY	25.00	277.78
Sitework							
Sitework	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
Sitework			6" PVC	150.00	LF	30.00	4,500.00
Sitework			Tap fees			Tap Fees are Excluded	
Sitework			Spoil removal	11.11	CY	25.00	277.78
Sitework							
Sitework	12.35	STORM WATER MGT	SWM, allowance	1.00	LS	450,000.00	450,000.00
Sitework							
Sitework	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
Sitework			Site power and circuits	2,500.00	LF	15.00	37,500.00
Sitework			Site pole lighting, allowance	12.00	EA	3,250.00	39,000.00
Sitework							
Sitework	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.60	PAVING	Asphalt Pavement parking lot	1,611.11	SY	42.00	67,666.67
Sitework			Asphalt Pavement ROW patching	1,266.67	SY	80.00	101,333.33
Sitework			Asphalt sport court	1,333.33	SY	35.00	46,666.67
Sitework			Lot signage/symbols	1.00	LS	2,500.00	2,500.00
Sitework			Striping	1.00	LS	1,500.00	1,500.00

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Sitework							
Sitework	12.61	<b>SITE CONCRETE</b>	4" sidewalks/pads	20,100.00	SF	5.50	110,550.00
Sitework			Patch existing sidewalks	1,250.00	SF	8.00	10,000.00
Sitework			Curb & gutter	450.00	LF	22.00	9,900.00
Sitework							0.00
Sitework	12.65	<b>LANDSCAPING</b>	Sod	2,000.00	SY	3.50	7,000.00
Sitework			General seeding	3,000.00	SY	0.85	2,550.00
Sitework			Athletic Field Sodding, bermuda	0.00	SY	4.60	0.00
Sitework			Terrace allowance	0.00	SF	15.00	0.00
Sitework			Allowance	1.00	LS	125,000.00	125,000.00
Sitework							
Sitework	12.70	<b>FUEL DISPENSING</b>	Not Used			Excluded	
Sitework							
Sitework	12.75	<b>SPECIALTIES</b>	B.B. Backstop	6.00	EA	2,500.00	15,000.00
Sitework			Retaining Wall, segmented block	0.00	SF	43.70	0.00
Sitework			Allowance	1.00	LS	15,000.00	15,000.00
Sitework							
Sitework	11.00	<b>MARK-UPS</b>	Subtotal				1,420,004.90
Sitework			General Conditions	6.50%			92,300.32
Sitework			Subtotal				1,512,305.21
Sitework			GC OH & Profit	6.95%			105,105.21
Sitework			Subtotal				1,617,410.43
Sitework			Bonds & insurance	1.50%			24,261.16
Sitework			<b>Subtotal</b>				<b>1,641,671.58</b>