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## **Conceptual Design / Feasibility Cost Estimate Report**

*Report Date: November 14, 2011*

*Prepared for:*

***Bowie-Gridley Architects***

### **Arlington Public Schools** ***Williamsburg Middle 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:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Gridley 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
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## PROJECT CONSTRUCTION COST SUMMARY

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

Classroom Additions	47,500.00	Gross Square Feet
Gym/Café Additions	7,400.00	Gross Square Feet
Renovation	17,500.00	Gross Square Feet
<b>Total</b>	<b>72,400.00</b>	<b>Gross Square Feet</b>

### CONSTRUCTION COSTS

			Cost per SF	
HARD COSTS	Classroom Additions to Existing Building	Carried forward	235.79	\$11,199,845
HARD COSTS	Gym/Café Addition to Existing Building	Carried forward	307.43	\$2,274,988
HARD COSTS	Renovations to Existing Building	Carried forward	149.83	\$2,621,943
HARD COSTS	Sitework	Carried forward	N/A	\$436,975
HARD COSTS	<b>Subtotal</b>			<b>\$16,533,750</b>
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	<b>Subtotal</b>			<b>\$16,533,750</b>
HARD COSTS	Design Contingency	15.00%		\$2,480,063
HARD COSTS	<b>Subtotal</b>			<b>\$19,013,813</b>
HARD COSTS	Construction Contingency	5.00%		\$950,691
HARD COSTS	<b>Total Hard Construction Costs Base Bid</b>		<b>Cost per SF</b>	<b>\$275.75</b>
HARD COSTS				<b>\$19,964,504</b>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$4,492,013
TOTAL COSTS	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost in Current Dollars, Third Quarter 2011</b>		<b>Cost per SF</b>	<b>\$337.80</b>
				<b>\$24,456,517</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>\$25,434,778</b>
<u>2013</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS</b>	<b>\$26,452,169</b>
<u>2014</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS</b>	<b>\$27,510,255</b>
<u>2015</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS</b>	<b>\$28,610,666</b>
<u>2016</u>	<b>TOTAL PROJECT HARD &amp; SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS</b>	<b>\$29,755,092</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

**Base Bid System - Stand Alone System** *Carried forward*

*Cost per SF*  
 46.44 **\$2,549,595**  
*current dollars*

**Alternate System - Geothermal System** *Carried forward*

 58.42 **\$3,207,305**  
*current dollars*

*Note: These costs include the HVAC cost, general conditions, and general contractor mark-ups.  
 Design contingency, construction contingency, escalation or soft cost are not included*

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**HARD CONSTRUCTION COSTS**  
**BASE BID IN CURRENT MARKET DOLLARS**

<b>CLASSROOM ADDITION</b>				<b>47,500</b>	<b>GSF</b>	<b><u>Cost per SF</u></b> <b><u>\$235.79</u></b>	<b>11,199,845</b>
<b>SUBTOTAL</b>							<b>11,199,845</b>
<b>ESCALATION TO BID</b>				<b>0.00%</b>			<b>0</b>
<b>SUBTOTAL</b>							<b>11,199,845</b>
<b>DESIGN CONTINGENCY</b>				<b>0.00%</b>			<b>0</b>
<b>RENOVATION TOTAL</b>						<b><u>Cost per SF</u></b> <b><u>\$235.79</u></b>	<b>11,199,845</b>



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CLASSROOM ADDITION	00.00		<b>BUILDING ADDITION</b>				
CLASSROOM ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	4.00	EA	3,800.00	15,200.00
CLASSROOM ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
CLASSROOM ADDITION			Misc R&R for MEP tie-ins	1.00	LS	10,000.00	10,000.00
CLASSROOM ADDITION			Rem. ex. roofing, mtl deck, & misc for 2nd flr additio	7,500.00	SF	9.80	73,500.00
CLASSROOM ADDITION			Segregated debris disposal off site	181.67	CY	30.00	5,450.00
CLASSROOM ADDITION			LEED Disposal Fee / Recycling	90.83	TNS	37.00	3,360.83
CLASSROOM ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
CLASSROOM ADDITION			Hazmat abatement - lead			Costs are Excluded	
CLASSROOM ADDITION	01.00	FOUNDATIONS	Foundations	20,000.00	GSF	6.27	125,400.00
CLASSROOM ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	1,500.00	SF	12.00	18,000.00
CLASSROOM ADDITION			SOG	20,000.00	GSF	8.30	166,000.00
CLASSROOM ADDITION			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
CLASSROOM ADDITION	03.00	SUPERSTRUCTURE	2nd floor framing & deck, new area	20,000.00	SF	11.35	227,000.00
CLASSROOM ADDITION			2nd floor framing & deck, exist. area	7,500.00	SF	19.40	145,500.00
CLASSROOM ADDITION			SOMD for 2nd floor	27,500.00	SF	4.00	110,000.00
CLASSROOM ADDITION			Roof framing & deck	27,500.00	SF	8.45	232,375.00
CLASSROOM ADDITION			Stairways	3.00	EA	12,500.00	37,500.00
CLASSROOM ADDITION			Misc metals	47,500.00	GSF	2.20	104,500.00
CLASSROOM ADDITION			Misc Wood Blocking	47,500.00	GSF	1.05	49,875.00
CLASSROOM ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	28,850.00	SF	44.00	1,269,400.00
CLASSROOM ADDITION			Windows	47,500.00	GSF	3.60	171,000.00
CLASSROOM ADDITION			Storefront entrances	47,500.00	GSF	1.25	59,375.00
CLASSROOM ADDITION			Doors, frames, hardware, sidelites	47,500.00	GSF	0.60	28,500.00
CLASSROOM ADDITION			Building perimeter drains in gravel bed	850.00	LF	10.50	8,925.00
CLASSROOM ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	47,500.00	GSF	1.45	68,875.00
CLASSROOM ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	27,500.00	GSF	6.30	173,250.00
CLASSROOM ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	2,000.00	SF	25.00	50,000.00
CLASSROOM ADDITION			Masonry at tie-in walls	3,750.00	SF	19.00	71,250.00
CLASSROOM ADDITION			Masonry partitions	47,500.00	GSF	4.10	194,750.00
CLASSROOM ADDITION			Mtl stud & GWB partitions, hi-impact	47,500.00	GSF	7.30	346,750.00
CLASSROOM ADDITION			GWB ceilings/bulkheads	47,500.00	GSF	0.15	7,125.00
CLASSROOM ADDITION			Misc. batt insulation	47,500.00	GSF	0.45	21,375.00
CLASSROOM ADDITION			Sound transmission control insulation	47,500.00	GSF	0.19	9,025.00
CLASSROOM ADDITION			Interior glass at interior partition allowance	47,500.00	SF	1.50	71,250.00
CLASSROOM ADDITION			Interior doors, single, incl jambs, trim & hardware	47,500.00	GSF	5.75	273,125.00
CLASSROOM ADDITION			Acoustic ceiling, avg	47,500.00	GSF	2.25	106,875.00
CLASSROOM ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	9,500.00	GSF	1.10	10,450.00
CLASSROOM ADDITION			Premium wall finish: main corridors & conf. rm	47,500.00	GSF	0.24	11,400.00
CLASSROOM ADDITION			Prem add for restroom finishes	3,200.00	GSF	12.40	39,680.00
CLASSROOM ADDITION			CT floor, base, walls in restrooms	47,500.00	GSF	0.75	35,625.00
CLASSROOM ADDITION			VCT flooring/ vinly base	47,500.00	GSF	2.16	102,600.00
CLASSROOM ADDITION			Carpet	47,500.00	GSF	1.11	52,725.00
CLASSROOM ADDITION			Painting	47,500.00	GSF	1.80	85,500.00
CLASSROOM ADDITION			Misc cut and patching	47,500.00	GSF	0.30	14,250.00

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CLASSROOM ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	47,500.00	GSF	0.82	38,950.00
CLASSROOM ADDITION			Window treatment	47,500.00	GSF	0.45	21,375.00
CLASSROOM ADDITION			General casework	47,500.00	GSF	7.25	344,375.00
CLASSROOM ADDITION			General millwork	47,500.00	GSF	0.45	21,375.00
CLASSROOM ADDITION			Visual display MB & TB	47,500.00	GSF	1.00	47,500.00
CLASSROOM ADDITION			Smart boards	40.00	EA	6,500.00	260,000.00
CLASSROOM ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	47,500.00	GSF	1.50	71,250.00
CLASSROOM ADDITION			Student desks and work stations			Refer to FF&E	
CLASSROOM ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
CLASSROOM ADDITION	08.00	CONVEYING	Section Not Used				0.00
CLASSROOM ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	47,500.00	GSF	16.50	783,750.00
CLASSROOM ADDITION		Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	Piping & Valves	47,500.00	GSF	5.50	261,250.00
CLASSROOM ADDITION			Ductwork	47,500.00	GSF	6.75	320,625.00
CLASSROOM ADDITION			Air Outlets	47,500.00	GSF	0.59	28,025.00
CLASSROOM ADDITION			Ductwork Accessories	47,500.00	GSF	0.72	34,200.00
CLASSROOM ADDITION			Insulation	47,500.00	GSF	2.15	102,125.00
CLASSROOM ADDITION			Temperature Controls	47,500.00	GSF	4.10	194,750.00
CLASSROOM ADDITION			Air & Water Balance	47,500.00	GSF	0.45	21,375.00
CLASSROOM ADDITION			Coordination Drawings	47,500.00	GSF	0.22	10,450.00
CLASSROOM ADDITION			Systems Operation & Testing	47,500.00	GSF	0.25	11,875.00
CLASSROOM ADDITION	9.20	PLUMBING	Water Closet	8.00	EA	464.50	3,716.00
CLASSROOM ADDITION			Urinal	4.00	EA	385.22	1,540.88
CLASSROOM ADDITION			Automatic Flush Valve	12.00	EA	163.20	1,958.40
CLASSROOM ADDITION			Lavatory, countertop mounted	16.00	EA	313.85	5,021.60
CLASSROOM ADDITION			Science Room Sink	32.00	EA	850.00	27,200.00
CLASSROOM ADDITION			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
CLASSROOM ADDITION			Janitor Sink	2.00	EA	733.54	1,467.08
CLASSROOM ADDITION			Floor Drain	6.00	EA	168.60	1,011.60
CLASSROOM ADDITION			Roof Drain	20.00	EA	384.50	7,690.00
CLASSROOM ADDITION			Wall Hydrant	2.00	EA	252.94	505.88
CLASSROOM ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
CLASSROOM ADDITION			Circulating Pump	1.00	EA	725.00	725.00
CLASSROOM ADDITION			Ice Machine/Refrigerator Connection	8.00	EA	125.00	1,000.00
CLASSROOM ADDITION			Domestic Water Piping	47,500.00	GSF	3.24	153,900.00
CLASSROOM ADDITION			DWV Piping	47,500.00	GSF	2.16	102,600.00
CLASSROOM ADDITION			Storm Piping	47,500.00	GSF	1.48	70,300.00
CLASSROOM ADDITION			Plumbing Insulation	47,500.00	GSF	0.81	38,475.00
CLASSROOM ADDITION			Coordination Drawings	47,500.00	GSF	0.22	10,450.00
CLASSROOM ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
CLASSROOM ADDITION							

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CLASSROOM ADDITION	9.30	FIRE SPRINKLER	Sprinkler	47,500.00	GSF	2.85	135,375.00
CLASSROOM ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
CLASSROOM ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	47,500.00	GSF	0.15	7,125.00
CLASSROOM ADDITION			Panelboards	47,500.00	GSF	0.65	30,875.00
CLASSROOM ADDITION			Bus Duct & Transformers	47,500.00	GSF	0.40	19,000.00
CLASSROOM ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
CLASSROOM ADDITION			Light Fixtures - based on T8 fixtures	47,500.00	GSF	4.85	230,375.00
CLASSROOM ADDITION			Light Switches	47,500.00	GSF	0.26	12,350.00
CLASSROOM ADDITION			Power Outlets	47,500.00	GSF	0.95	45,125.00
CLASSROOM ADDITION			Safety Cabinets & Disconnects	47,500.00	GSF	0.50	23,750.00
CLASSROOM ADDITION			Power Feeders	47,500.00	GSF	2.50	118,750.00
CLASSROOM ADDITION			Power Home Runs	47,500.00	GSF	2.20	104,500.00
CLASSROOM ADDITION			Power Branches	47,500.00	GSF	0.85	40,375.00
CLASSROOM ADDITION			Lighting Home Runs	47,500.00	GSF	1.15	54,625.00
CLASSROOM ADDITION			Lighting Branches	47,500.00	GSF	1.05	49,875.00
CLASSROOM ADDITION			Grounding/Lightning Protection	47,500.00	GSF	0.25	11,875.00
CLASSROOM ADDITION			Clock System	47,500.00	GSF	0.45	21,375.00
CLASSROOM ADDITION			Phone/Data System	47,500.00	GSF	2.90	137,750.00
CLASSROOM ADDITION			Security System	47,500.00	GSF	0.94	44,650.00
CLASSROOM ADDITION			P.A. & A.V. Systems	47,500.00	GSF	0.55	26,125.00
CLASSROOM ADDITION			TV System	47,500.00	GSF	0.29	13,775.00
CLASSROOM ADDITION			Fire Alarm	47,500.00	GSF	1.88	89,300.00
CLASSROOM ADDITION			Coordination Drawings	47,500.00	GSF	0.22	10,450.00
CLASSROOM ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
CLASSROOM ADDITION	11.00	MARK-UPS	Subtotal				8,978,551.27
CLASSROOM ADDITION			General Conditions	12.00%			1,077,426.15
CLASSROOM ADDITION			Subtotal				10,055,977.43
CLASSROOM ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			1,005,597.74
CLASSROOM ADDITION			Subtotal				11,061,575.17
CLASSROOM ADDITION			Bonds & insurance	1.25%			138,269.69
CLASSROOM ADDITION			<b>Subtotal</b>	<b>47,500.00</b>	<b>GSF</b>	<b>\$235.79</b>	<b>11,199,844.86</b>

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Gridley 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	
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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>GYM/CAFÉ ADDITION</b>						<b>7,400 GSF</b>	<b><u>Cost per SF</u></b> <b><u>\$307.43</u></b>	<b>2,274,988</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>					<b>2,274,988</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>2,274,988</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>2,274,988</b>
							<b><u>Cost per SF</u></b> <b><u>\$307.43</u></b>	

<b>Report:</b>	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
<b>Project:</b>	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Gridley Architects	Chckd by: bd/sm
<b>Location:</b>	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
<b>Documents Dated:</b>	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		<a href="http://www.downeyandscott.com">www.downeyandscott.com</a>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
			<b>BUILDING ADDITION</b>				
GYM/CAFÉ ADDITION	00.00						
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	EA	3,800.00	3,800.00
GYM/CAFÉ ADDITION			Misc. prep/patch	1.00	LS	1,500.00	1,500.00
GYM/CAFÉ ADDITION			Misc R&R for MEP tie-ins	1.00	LS	1,250.00	1,250.00
GYM/CAFÉ ADDITION			Segregated debris disposal off site	30.00	CY	30.00	900.00
GYM/CAFÉ ADDITION			LEED Disposal Fee / Recycling	15.00	TNS	37.00	555.00
GYM/CAFÉ ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
GYM/CAFÉ ADDITION			Hazmat abatement - lead			Costs are Excluded	
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	01.00	FOUNDATIONS	Foundations	7,400.00	GSF	6.27	46,398.00
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
GYM/CAFÉ ADDITION			SOG	7,400.00	GSF	8.30	61,420.00
GYM/CAFÉ ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck	7,400.00	GSF	8.45	62,530.00
GYM/CAFÉ ADDITION			Misc metals	7,400.00	GSF	2.20	16,280.00
GYM/CAFÉ ADDITION			Misc Wood Blocking	7,400.00	GSF	1.05	7,770.00
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	5,920.00	SF	44.00	260,480.00
GYM/CAFÉ ADDITION			Windows	7,400.00	GSF	3.60	26,640.00
GYM/CAFÉ ADDITION			Storefront entrances	7,400.00	GSF	1.25	9,250.00
GYM/CAFÉ ADDITION			Doors, frames, hardware, sidelites	7,400.00	GSF	0.60	4,440.00
GYM/CAFÉ ADDITION			Building perimeter drains in gravel bed	425.00	LF	10.50	4,462.50
GYM/CAFÉ ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	7,400.00	GSF	1.45	10,730.00
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	7,400.00	GSF	6.30	46,620.00
GYM/CAFÉ ADDITION							
GYM/CAFÉ ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
GYM/CAFÉ ADDITION			Masonry at tie-in walls	975.00	SF	19.00	18,525.00
GYM/CAFÉ ADDITION			Masonry partitions	7,400.00	GSF	4.10	30,340.00
GYM/CAFÉ ADDITION			Mtl stud & GWB partitions, hi-impact	7,400.00	GSF	7.30	54,020.00
GYM/CAFÉ ADDITION			GWB ceilings/bulkheads	7,400.00	GSF	0.15	1,110.00
GYM/CAFÉ ADDITION			Misc. batt insulation	7,400.00	GSF	0.45	3,330.00
GYM/CAFÉ ADDITION			Sound transmission control insulation	7,400.00	GSF	0.19	1,406.00
GYM/CAFÉ ADDITION			Interior glass at interior partition allowance	7,400.00	SF	1.50	11,100.00
GYM/CAFÉ ADDITION			Interior doors, single, incl jams, trim & hardware	7,400.00	GSF	5.75	42,550.00
GYM/CAFÉ ADDITION			Acoustic ceiling, avg	7,400.00	GSF	2.25	16,650.00
GYM/CAFÉ ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	1,480.00	GSF	1.10	1,628.00
GYM/CAFÉ ADDITION			Premium wall finish: main corridors & conf. rm	7,400.00	GSF	0.24	1,776.00
GYM/CAFÉ ADDITION			Prem add for locker room/kitchen finishes	3,500.00	GSF	12.40	43,400.00
GYM/CAFÉ ADDITION			CT floor, base, walls in restrooms	7,400.00	GSF	0.75	5,550.00
GYM/CAFÉ ADDITION			VCT flooring/ vinly base	7,400.00	GSF	2.16	15,984.00
GYM/CAFÉ ADDITION			Carpet	7,400.00	GSF	1.11	8,214.00
GYM/CAFÉ ADDITION			Painting	7,400.00	GSF	1.80	13,320.00
GYM/CAFÉ ADDITION			Misc cut and patching	7,400.00	GSF	0.30	2,220.00
GYM/CAFÉ ADDITION							

<b>Report:</b>	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
<b>Project:</b>	Williamsburg Middle School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Bowle/Griddle Architects</i>	Chckd by: bd/sm
<b>Location:</b>	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submisn:	Nov. 14, 2011	Job no: 11096
<b>Documents Dated:</b>	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
GYM/CAFÉ ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	7,400.00	GSF	0.82	6,068.00
GYM/CAFÉ ADDITION			Window treatment	7,400.00	GSF	0.45	3,330.00
GYM/CAFÉ ADDITION			General casework	7,400.00	GSF	7.25	53,650.00
GYM/CAFÉ ADDITION			General millwork	7,400.00	GSF	0.45	3,330.00
GYM/CAFÉ ADDITION			Visual display MB & TB	7,400.00	GSF	1.00	7,400.00
GYM/CAFÉ ADDITION			Smart boards		EA	6,500.00	0.00
GYM/CAFÉ ADDITION			Div 11 kitchen equip add	2,000.00	GSF	175.00	350,000.00
GYM/CAFÉ ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	7,400.00	GSF	1.50	11,100.00
GYM/CAFÉ ADDITION			Student desks and work stations			Refer to FF&E	
GYM/CAFÉ ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
GYM/CAFÉ ADDITION	08.00	CONVEYING	Section Not Used				0.00
GYM/CAFÉ ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	7,400.00	GSF	16.50	122,100.00
GYM/CAFÉ ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	7,400.00	GSF	5.50	40,700.00
GYM/CAFÉ ADDITION		source heat pump systems, and variable refrigerant	Ductwork	7,400.00	GSF	6.75	49,950.00
GYM/CAFÉ ADDITION		flow system.	Air Outlets	7,400.00	GSF	0.59	4,366.00
GYM/CAFÉ ADDITION			Ductwork Accessories	7,400.00	GSF	0.72	5,328.00
GYM/CAFÉ ADDITION			Insulation	7,400.00	GSF	2.15	15,910.00
GYM/CAFÉ ADDITION			Temperature Controls	7,400.00	GSF	4.10	30,340.00
GYM/CAFÉ ADDITION			Air & Water Balance	7,400.00	GSF	0.45	3,330.00
GYM/CAFÉ ADDITION			Coordination Drawings	7,400.00	GSF	0.22	1,628.00
GYM/CAFÉ ADDITION			Systems Operation & Testing	7,400.00	GSF	0.25	1,850.00
GYM/CAFÉ ADDITION	9.20	PLUMBING	Water Closet	8.00	EA	464.50	3,716.00
GYM/CAFÉ ADDITION			Urinal	2.00	EA	385.22	770.44
GYM/CAFÉ ADDITION			Automatic Flush Valve	10.00	EA	163.20	1,632.00
GYM/CAFÉ ADDITION			Lavatory, countertop mounted	10.00	EA	313.85	3,138.50
GYM/CAFÉ ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
GYM/CAFÉ ADDITION			Janitor Sink	1.00	EA	733.54	733.54
GYM/CAFÉ ADDITION			Floor Drain	4.00	EA	168.60	674.40
GYM/CAFÉ ADDITION			Roof Drain	8.00	EA	384.50	3,076.00
GYM/CAFÉ ADDITION			Wall Hydrant	2.00	EA	252.94	505.88
GYM/CAFÉ ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
GYM/CAFÉ ADDITION			Domestic Water Piping	7,400.00	GSF	2.69	19,906.00
GYM/CAFÉ ADDITION			DWW Piping	7,400.00	GSF	1.76	13,024.00
GYM/CAFÉ ADDITION			Storm Piping	7,400.00	GSF	1.48	10,952.00
GYM/CAFÉ ADDITION			Plumbing Insulation	7,400.00	GSF	0.81	5,994.00
GYM/CAFÉ ADDITION			Coordination Drawings	7,400.00	GSF	0.22	1,628.00
GYM/CAFÉ ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
GYM/CAFÉ ADDITION	9.30	FIRE SPRINKLER	Sprinkler	7,400.00	GSF	2.85	21,090.00
GYM/CAFÉ ADDITION			Fire Pump			See Classroom Addition	
GYM/CAFÉ ADDITION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Griddle 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	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
GYM/CAFÉ ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	7,400.00	GSF	0.15	1,110.00
GYM/CAFÉ ADDITION			Panelboards	7,400.00	GSF	0.65	4,810.00
GYM/CAFÉ ADDITION			Bus Duct & Transformers	7,400.00	GSF	0.40	2,960.00
GYM/CAFÉ ADDITION			Generator/ATS - for addition & fire pump			See Classroom Addition	
GYM/CAFÉ ADDITION			Light Fixtures - based on T8 fixtures	7,400.00	GSF	4.85	35,890.00
GYM/CAFÉ ADDITION			Light Switches	7,400.00	GSF	0.26	1,924.00
GYM/CAFÉ ADDITION			Power Outlets	7,400.00	GSF	0.95	7,030.00
GYM/CAFÉ ADDITION			Safety Cabinets & Disconnects	7,400.00	GSF	0.50	3,700.00
GYM/CAFÉ ADDITION			Power Feeders	7,400.00	GSF	2.50	18,500.00
GYM/CAFÉ ADDITION			Power Home Runs	7,400.00	GSF	2.20	16,280.00
GYM/CAFÉ ADDITION			Power Branches	7,400.00	GSF	0.85	6,290.00
GYM/CAFÉ ADDITION			Lighting Home Runs	7,400.00	GSF	1.15	8,510.00
GYM/CAFÉ ADDITION			Lighting Branches	7,400.00	GSF	1.05	7,770.00
GYM/CAFÉ ADDITION			Grounding/Lightning Protection	7,400.00	GSF	0.25	1,850.00
GYM/CAFÉ ADDITION			Clock System	7,400.00	GSF	0.45	3,330.00
GYM/CAFÉ ADDITION			Phone/Data System	7,400.00	GSF	2.90	21,460.00
GYM/CAFÉ ADDITION			Security System	7,400.00	GSF	0.94	6,956.00
GYM/CAFÉ ADDITION			P.A. & A.V. Systems	7,400.00	GSF	0.55	4,070.00
GYM/CAFÉ ADDITION			TV System	7,400.00	GSF	0.29	2,146.00
GYM/CAFÉ ADDITION			Fire Alarm	7,400.00	GSF	1.88	13,912.00
GYM/CAFÉ ADDITION			Coordination Drawings	7,400.00	GSF	0.22	1,628.00
GYM/CAFÉ ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
GYM/CAFÉ ADDITION	11.00	MARK-UPS	Subtotal				1,823,783.76
GYM/CAFÉ ADDITION			General Conditions	12.00%			218,854.05
GYM/CAFÉ ADDITION			Subtotal				2,042,637.81
GYM/CAFÉ ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			204,263.78
GYM/CAFÉ ADDITION			Subtotal				2,246,901.59
GYM/CAFÉ ADDITION			Bonds & insurance	1.25%			28,086.27
GYM/CAFÉ ADDITION			<b>Subtotal</b>	<b>7,400.00</b>	<b>GSF</b>	<b>\$307.43</b>	<b>2,274,987.86</b>

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Gridley Architects	Chckd by: bd/sm
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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>BUILDING RENOVATION</b>				<b>17,500 GSF</b>	<b><u>Cost per SF</u></b>	<b><u>\$149.83</u></b>	<b>2,621,943</b>
<b>SUBTOTAL</b>		<b>SUBTOTAL</b>					<b>2,621,943</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>2,621,943</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><u>Cost per SF</u></b>	<b><u>\$149.83</u></b>	<b>2,621,943</b>



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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		<b>BUILDING RENOVATIONS</b>				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	17,500.00	GSF	0.37	6,475.00
BUILDING RENOVATION			General architectural demo	17,500.00	GSF	3.15	55,125.00
BUILDING RENOVATION			Misc. demolition/prep/patch	17,500.00	GSF	1.05	18,375.00
BUILDING RENOVATION			Prem add for locker room/kitchen demo	4,800.00	GSF	4.90	23,520.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,000.00	SF	12.00	24,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	17,500.00	GSF	0.60	10,500.00
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	324.07	CY	30.00	9,722.22
BUILDING RENOVATION			LEED Disposal Fee / Recycling	162.04	TNS	37.00	5,995.37
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	17,500.00	GSF	0.11	1,925.00
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	17,500.00	GSF	0.35	6,125.00
BUILDING RENOVATION			Misc metals	17,500.00	GSF	0.62	10,850.00
BUILDING RENOVATION			Misc Wood Blocking	17,500.00	GSF	0.06	1,050.00
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	17,500.00	GSF	0.30	5,250.00
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	17,500.00	GSF	0.33	5,775.00
BUILDING RENOVATION							
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	17,500.00	GSF	0.65	11,375.00
BUILDING RENOVATION			Interior finishes	17,500.00	GSF	9.70	169,750.00
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	4,800.00	GSF	12.40	59,520.00
BUILDING RENOVATION			Thermal insulation	17,500.00	GSF	0.45	7,875.00
BUILDING RENOVATION			Sound transmission control insulation	17,500.00	GSF	0.19	3,325.00
BUILDING RENOVATION			Interior glazing	17,500.00	GSF	2.72	47,600.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	17,500.00	GSF	3.74	65,450.00
BUILDING RENOVATION			Misc cut and patching	17,500.00	GSF	0.30	5,250.00
BUILDING RENOVATION							
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	17,500.00	GSF	2.22	38,850.00
BUILDING RENOVATION			Div 11 misc equipment	17,500.00	GSF	0.50	8,750.00
BUILDING RENOVATION			Div 11 kitchen equip add	2,000.00	GSF	175.00	350,000.00
BUILDING RENOVATION			Div 12 furnishings	17,500.00	GSF	2.85	49,875.00
BUILDING RENOVATION			Smart boards		EA	6,500.00	0.00
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	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
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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
BUILDING RENOVATION							
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION							
BUILDING RENOVATION	09.00	MECHANICAL HVAC	HVAC Equipment	17,500.00	GSF	12.20	213,500.00
BUILDING RENOVATION			Piping & Valves	17,500.00	GSF	4.20	73,500.00
BUILDING RENOVATION			Ductwork	17,500.00	GSF	5.85	102,375.00
BUILDING RENOVATION			Air Outlets	17,500.00	GSF	0.59	10,325.00
BUILDING RENOVATION			Ductwork Accessories	17,500.00	GSF	0.72	12,600.00
BUILDING RENOVATION			Insulation	17,500.00	GSF	1.95	34,125.00
BUILDING RENOVATION			Temperature Controls	17,500.00	GSF	4.10	71,750.00
BUILDING RENOVATION			Air & Water Balance	17,500.00	GSF	0.45	7,875.00
BUILDING RENOVATION			Systems Operation & Testing	17,500.00	GSF	0.25	4,375.00
BUILDING RENOVATION			HVAC Demolition	17,500.00	GSF	0.97	16,975.00
BUILDING RENOVATION							
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	12.00	EA	464.50	5,574.00
BUILDING RENOVATION			Urinal	4.00	EA	385.22	1,540.88
BUILDING RENOVATION			Automatic Flush Valve	16.00	EA	163.20	2,611.20
BUILDING RENOVATION			Lavatory, countertop mounted	16.00	EA	313.85	5,021.60
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	8.00	EA	168.60	1,348.80
BUILDING RENOVATION			Domestic Water Piping	17,500.00	GSF	2.69	47,075.00
BUILDING RENOVATION			DWV Piping	17,500.00	GSF	1.76	30,800.00
BUILDING RENOVATION			Storm Piping	17,500.00	GSF	1.48	25,900.00
BUILDING RENOVATION			Plumbing Insulation	17,500.00	GSF	0.81	14,175.00
BUILDING RENOVATION			Plumbing Demolition	17,500.00	GSF	0.95	16,625.00
BUILDING RENOVATION							
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	17,500.00	GSF	2.85	49,875.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							
BUILDING RENOVATION							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc
Project:	Williamsburg Middle School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Gridley 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	
		<a href="http://www.downeyandscott.com">www.downeyandscott.com</a>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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	17,500.00	GSF	4.85	84,875.00
BUILDING RENOVATION			Light Switches	17,500.00	GSF	0.26	4,550.00
BUILDING RENOVATION			Power Outlets	17,500.00	GSF	0.95	16,625.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	17,500.00	GSF	0.72	12,600.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	17,500.00	GSF	2.20	38,500.00
BUILDING RENOVATION			Power Branches	17,500.00	GSF	0.85	14,875.00
BUILDING RENOVATION			Lighting Home Runs	17,500.00	GSF	1.15	20,125.00
BUILDING RENOVATION			Lighting Branches	17,500.00	GSF	1.05	18,375.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	17,500.00	GSF	0.45	7,875.00
BUILDING RENOVATION			Phone/Data System	17,500.00	GSF	2.90	50,750.00
BUILDING RENOVATION			Security System	17,500.00	GSF	0.94	16,450.00
BUILDING RENOVATION			P.A. & A.V. Systems	17,500.00	GSF	0.55	9,625.00
BUILDING RENOVATION			TV System	17,500.00	GSF	0.29	5,075.00
BUILDING RENOVATION			Fire Alarm	17,500.00	GSF	1.88	32,900.00
BUILDING RENOVATION			Demolition	17,500.00	GSF	0.94	16,450.00
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				2,101,926.11
BUILDING RENOVATION			General Conditions	12.00%			252,231.13
BUILDING RENOVATION			Subtotal				2,354,157.25
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			235,415.72
BUILDING RENOVATION			Subtotal				2,589,572.97
BUILDING RENOVATION			Bonds & insurance	1.25%			32,369.66
BUILDING RENOVATION			<b>Subtotal</b>	<b>17,500.00</b>	<b>GSF</b>	<b>\$149.83</b>	<b>2,621,942.63</b>

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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>436,975</b>
<b>SUBTOTAL</b>			<b>SUBTOTAL</b>				<b>436,975</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>436,975</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>436,975</b>

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SITWORK			<b>SITWORK</b>				
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	1.38	AC	10,000.00	13,774.10
SITWORK			Remove trees	8.00	EA	175.00	1,400.00
SITWORK			Remove curb and gutter	450.00	LF	6.00	2,700.00
SITWORK			Remove sidewalks 4" thick	8,500.00	SF	1.50	12,750.00
SITWORK			Remove concrete pads 8" thick	150.00	SF	4.35	652.50
SITWORK			Remove asphalt paving	388.89	SY	6.85	2,663.89
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	60.00	LF	5.00	300.00
SITWORK			Remove contaminated soils			Excluded	
SITWORK			Remove/relocation of temp classrooms			Excluded	
SITWORK			Disposal of site elements	1,013.67	CY	25.00	25,341.67
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	3,500.00	3,500.00
SITWORK			Tree protection allowance	1.00	LS	1,750.00	1,750.00
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	277.78	CY	2.80	777.78
SITWORK			Re-spread topsoil	277.78	CY	3.60	1,000.00
SITWORK			Mass Excavation of site area, cut to fill	1,000.00	CY	8.00	8,000.00
SITWORK			Export surplus	1,000.00	CY	24.00	24,000.00
SITWORK			Rough grading for building and site	60,000.00	SF	0.55	33,000.00
SITWORK			Finish grading bldg pads and pavements	3,888.89	SY	1.00	3,888.89
SITWORK			Finish grading for lawn areas	2,222.22	SY	1.15	2,555.56
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	Tie to existing bldg.			Excluded	
SITWORK							
SITWORK	12.30	SANITARY SEWER	Tie to existing bldg.			Excluded	
SITWORK							

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SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	100,000.00	100,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	900.00	LF	15.00	13,500.00
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	Misc. patching at existing paving, incl striping	277.78	SY	50.00	13,888.89
SITWORK			Striping	1.00	LS	1,500.00	1,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	500.00	SF	5.50	2,750.00
SITWORK			8" utility pads	150.00	SF	12.00	1,800.00
SITWORK			Patch existing sidewalks	1,500.00	SF	8.00	12,000.00
SITWORK			Curb & gutter, repairs	60.00	LF	18.59	1,115.40
SITWORK							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
SITWORK			General seeding	3,000.00	SY	0.85	2,550.00
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	Genset fencing	60.00	LF	25.00	1,500.00
SITWORK			Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				350,308.67
SITWORK			General Conditions	12.00%			42,037.04
SITWORK			Subtotal				392,345.71
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			39,234.57
SITWORK			Subtotal				431,580.28
SITWORK			Bonds & insurance	1.25%			5,394.75
SITWORK			<b>Subtotal</b>				<b>436,975.04</b>

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### HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system.	HVAC Equipment	54,900.00	GSF	16.50	905,850.00		
ADDITION HVAC BASE			Piping & Valves	54,900.00	GSF	5.50	301,950.00		
ADDITION HVAC BASE			Ductwork	54,900.00	GSF	6.75	370,575.00		
ADDITION HVAC BASE			Air Outlets	54,900.00	GSF	0.59	32,391.00		
ADDITION HVAC BASE			Ductwork Accessories	54,900.00	GSF	0.72	39,528.00		
ADDITION HVAC BASE			Insulation	54,900.00	GSF	2.15	118,035.00		
ADDITION HVAC BASE			Temperature Controls	54,900.00	GSF	4.10	225,090.00		
ADDITION HVAC BASE			Air & Water Balance	54,900.00	GSF	0.45	24,705.00		
ADDITION HVAC BASE			Coordination Drawings	54,900.00	GSF	0.22	12,078.00		
ADDITION HVAC BASE			Systems Operation & Testing	54,900.00	GSF	0.25	13,725.00		
ADDITION HVAC BASE			11.00	MARK-UPS	Subtotal				2,043,927.00
ADDITION HVAC BASE					General Conditions	12.00%			245,271.24
ADDITION HVAC BASE					Subtotal				2,289,198.24
ADDITION HVAC BASE					GC OH @ 5% plus Profit @ 5%	10.00%			228,919.82
ADDITION HVAC BASE	Subtotal						2,518,118.06		
ADDITION HVAC BASE			Bonds & insurance	1.25%		31,476.48			
ADDITION HVAC BASE			<b>Subtotal</b>	<b>54,900.00</b>	<b>GSF</b>	<b>\$46.44</b>	<b>2,549,594.54</b>		

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	54,900.00	GSF	13.75	754,875.00		
ADDITION HVAC ALT			Piping & Valves	54,900.00	GSF	4.20	230,580.00		
ADDITION HVAC ALT			Geothermal Bore, 60 bores at 600' depth	36,000.00	LF	22.50	810,000.00		
ADDITION HVAC ALT			Ductwork	54,900.00	GSF	5.85	321,165.00		
ADDITION HVAC ALT			Air Outlets	54,900.00	GSF	0.59	32,391.00		
ADDITION HVAC ALT			Ductwork Accessories	54,900.00	GSF	0.72	39,528.00		
ADDITION HVAC ALT			Insulation	54,900.00	GSF	1.95	107,055.00		
ADDITION HVAC ALT			Temperature Controls	54,900.00	GSF	4.10	225,090.00		
ADDITION HVAC ALT			Air & Water Balance	54,900.00	GSF	0.45	24,705.00		
ADDITION HVAC ALT			Coordination Drawings	54,900.00	GSF	0.22	12,078.00		
ADDITION HVAC ALT			Systems Operation & Testing	54,900.00	GSF	0.25	13,725.00		
ADDITION HVAC ALT			11.00	MARK-UPS	Subtotal				2,571,192.00
ADDITION HVAC ALT					General Conditions	12.00%			308,543.04
ADDITION HVAC ALT					Subtotal				2,879,735.04
ADDITION HVAC ALT	GC OH @ 5% plus Profit @ 5%	10.00%					287,973.50		
ADDITION HVAC ALT	Subtotal						3,167,708.54		
ADDITION HVAC ALT			Bonds & insurance	1.25%		39,596.36			
ADDITION HVAC ALT			<b>Subtotal</b>	<b>54,900.00</b>	<b>GSF</b>	<b>\$58.42</b>	<b>3,207,304.90</b>		