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Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Bowie-Gridley Architects

Arlington Public Schools *New Elementary School at 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/ah
Project:	New Elementary School at Williamsburg Site	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - New Elementary School at Williamsburg Site Three Story Building 98,300.00 Gross Square Feet

Total 98,300.00 Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Three Story Building	Carried forward	Cost per SF 228.45	\$22,456,401
HARD COSTS	Sitework	Carried forward	N/A	\$1,444,349
HARD COSTS	Subtotal			\$23,900,749
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$23,900,749
HARD COSTS	Design Contingency	15.00%		\$3,585,112
HARD COSTS	Subtotal			\$27,485,862
HARD COSTS	Construction Contingency	5.00%		\$1,374,293
HARD COSTS	Total Hard Construction Costs Base Bid		Cost per SF <u>\$293.59</u>	<u>\$28,860,155</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$6,493,535
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF <u>\$359.65</u>	<u>\$35,353,690</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>\$36,767,837</u>
<u>2013</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS</u>	<u>\$38,238,551</u>
<u>2014</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS</u>	<u>\$39,768,093</u>
<u>2015</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS</u>	<u>\$41,358,817</u>
<u>2016</u>	<u>TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS</u>	<u>\$43,013,169</u>

Notes:

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

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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF 46.44	\$4,565,121 current dollars
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Base Bid System - Geothermal System	<i>Carried forward</i>	58.86	\$5,786,020 current dollars
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*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

THREE STORY BUILDING				98,300 GSF		<u>Cost per SF</u> \$228.45	22,456,401
SUBTOTAL			SUBTOTAL				22,456,401
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				22,456,401
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				22,456,401
						<u>Cost per SF</u> \$228.45	

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	00.00		BUILDING ADDITION				
THREE STORY BUILDING							
THREE STORY BUILDING	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
THREE STORY BUILDING							
THREE STORY BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
THREE STORY BUILDING			Foundations	47,100.00	GSF	6.27	295,317.00
THREE STORY BUILDING							
THREE STORY BUILDING	02.00	SUBSTRUCTURE	SOG	47,100.00	GSF	8.30	390,930.00
THREE STORY BUILDING			Exterior stoops & slabs	1,500.00	SF	8.00	12,000.00
THREE STORY BUILDING							
THREE STORY BUILDING	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	51,200.00	GSF	11.35	581,120.00
THREE STORY BUILDING			SOMD for 2nd & 3rd floor	51,200.00	GSF	4.00	204,800.00
THREE STORY BUILDING			Roof framing & deck	47,100.00	GSF	8.45	397,995.00
THREE STORY BUILDING			Elev hoist bm & hoistway roof deck	90.00	GSF	4.50	405.00
THREE STORY BUILDING			Elev hoistway SOMD	90.00	GSF	8.75	787.50
THREE STORY BUILDING			Stairways- 3 story	3.00	EA	18,750.00	56,250.00
THREE STORY BUILDING			Misc metals	98,300.00	GSF	2.20	216,260.00
THREE STORY BUILDING			Misc Wood Blocking	98,300.00	GSF	1.05	103,215.00
THREE STORY BUILDING							
THREE STORY BUILDING	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls- 8 inch	46,235.00	SF	44.00	2,034,340.00
THREE STORY BUILDING			Brick/CMU composite walls- 12 inch	5,310.00	SF	47.75	253,552.50
THREE STORY BUILDING			Windows	98,300.00	GSF	3.60	353,880.00
THREE STORY BUILDING			Storefront entrances	98,300.00	GSF	1.25	122,875.00
THREE STORY BUILDING			Doors, frames, hardware, sidelites	98,300.00	GSF	0.60	58,980.00
THREE STORY BUILDING			Building perimeter drains in gravel bed	1,650.00	LF	10.50	17,325.00
THREE STORY BUILDING			Misc. w.p./caulk/fire sealants/etc. Div 7	98,300.00	GSF	1.45	142,535.00
THREE STORY BUILDING							
THREE STORY BUILDING	05.00	ROOFING	Low slope membrane w/ flashing & copings	47,100.00	GSF	6.30	296,730.00
THREE STORY BUILDING							

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THREE STORY BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
THREE STORY BUILDING			Masonry partitions	98,300.00	GSF	4.72	463,484.50
THREE STORY BUILDING			Mtl stud & GWB partions, hi-impact	98,300.00	GSF	7.30	717,590.00
THREE STORY BUILDING			Elev Cab finish allowance	1.00	LS	500.00	500.00
THREE STORY BUILDING			GWB ceilings/bulkheads	98,300.00	GSF	0.15	14,745.00
THREE STORY BUILDING			Misc. batt insulation	98,300.00	GSF	0.45	44,235.00
THREE STORY BUILDING			Sound transmission control insulation	98,300.00	GSF	0.19	18,677.00
THREE STORY BUILDING			Interior glass at interior partition allowance	98,300.00	SF	1.50	147,450.00
THREE STORY BUILDING			Interior doors, single, incl jamba, trim & hardware	98,300.00	GSF	5.75	565,225.00
THREE STORY BUILDING			Acoustic ceiling, avg	98,300.00	GSF	2.25	221,175.00
THREE STORY BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	19,660.00	GSF	1.10	21,626.00
THREE STORY BUILDING			Premium wall finish: main corridors & conf. rm	98,300.00	GSF	0.24	23,592.00
THREE STORY BUILDING			Prem add for restroom/kitchen finishes	5,400.00	GSF	12.40	66,960.00
THREE STORY BUILDING			CT floor, base, walls in restrooms	98,300.00	GSF	0.75	73,725.00
THREE STORY ADDITION			CT wainscot hallways/restrooms	98,300.00	GSF	0.40	39,320.00
THREE STORY BUILDING			Bio-flooring/vinly base	93,400.00	GSF	3.35	312,703.20
THREE STORY BUILDING			Carpet	93,400.00	GSF	1.11	103,674.00
THREE STORY BUILDING			Wood flooring	4,900.00	SF	16.50	80,850.00
THREE STORY BUILDING			Painting	98,300.00	GSF	1.80	176,940.00
THREE STORY BUILDING			Misc cut and patching	98,300.00	GSF	0.30	29,490.00
THREE STORY BUILDING	07.00	SPECIAL EQUIPMENT	Toilet partions/accessories	98,300.00	GSF	0.82	80,606.00
THREE STORY BUILDING			Window treatment	98,300.00	GSF	0.45	44,235.00
THREE STORY BUILDING			General casework	98,300.00	GSF	7.25	712,675.00
THREE STORY BUILDING			General millwork	98,300.00	GSF	0.45	44,235.00
THREE STORY BUILDING			Visual display MB & TB	98,300.00	GSF	1.00	98,300.00
THREE STORY BUILDING			Smart boards	43.00	EA	6,500.00	279,500.00
THREE STORY BUILDING			Kitchen / faculty lounge appliances allowance	1.00	LS	10,000.00	10,000.00
THREE STORY BUILDING			Commercial kitchen equipment	2,700.00	SF	175.00	472,500.00
THREE STORY BUILDING			Gym equipment allowance	4,900.00	GSF	6.75	33,075.00
THREE STORY BUILDING			Misc spec. dr signs/f.e./jan shelving/etc.	98,300.00	GSF	1.50	147,450.00
THREE STORY BUILDING			Student desks and work stations			Refer to FF&E	
THREE STORY BUILDING			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY BUILDING	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
THREE STORY BUILDING							

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THREE STORY BUILDING	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	98,300.00	GSF	16.50	1,621,950.00
THREE STORY BUILDING		Note: Average cost between 4-pipe system, water	Piping & Valves	98,300.00	GSF	5.50	540,650.00
THREE STORY BUILDING		source heat pump systems, and variable refrigerant	Ductwork	98,300.00	GSF	6.75	663,525.00
THREE STORY BUILDING		flow system.	Air Outlets	98,300.00	GSF	0.59	57,997.00
THREE STORY BUILDING			Ductwork Accessories	98,300.00	GSF	0.72	70,776.00
THREE STORY BUILDING			Insulation	98,300.00	GSF	2.15	211,345.00
THREE STORY BUILDING			Temperature Controls	98,300.00	GSF	4.10	403,030.00
THREE STORY BUILDING			Air & Water Balance	98,300.00	GSF	0.45	44,235.00
THREE STORY BUILDING			Coordination Drawings	98,300.00	GSF	0.22	21,626.00
THREE STORY BUILDING			Systems Operation & Testing	98,300.00	GSF	0.25	24,575.00
THREE STORY BUILDING	9.20	PLUMBING	Water Closet	62.00	EA	464.50	28,799.00
THREE STORY BUILDING			Urinal	8.00	EA	385.22	3,081.76
THREE STORY BUILDING			Automatic Flush Valve	70.00	EA	163.20	11,424.00
THREE STORY BUILDING			Lavatory, countertop mounted	62.00	EA	313.85	19,458.70
THREE STORY BUILDING			Classroom Sink	30.00	EA	485.10	14,553.00
THREE STORY BUILDING			Electric Water Cooler	6.00	EA	1,163.50	6,981.00
THREE STORY BUILDING			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY BUILDING			Floor Drain	16.00	EA	168.60	2,697.60
THREE STORY BUILDING			Roof Drain	60.00	EA	384.50	23,070.00
THREE STORY BUILDING			Wall Hydrant	6.00	EA	252.94	1,517.64
THREE STORY BUILDING			Water Heater	2.00	EA	4,822.00	9,644.00
THREE STORY BUILDING			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY BUILDING			Ice Machine/Refrigerator Connection	4.00	EA	125.00	500.00
THREE STORY BUILDING			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY BUILDING			Domestic Water Piping	98,300.00	GSF	2.69	264,427.00
THREE STORY BUILDING			DWV Piping	98,300.00	GSF	1.76	173,008.00
THREE STORY BUILDING			Storm Piping	98,300.00	GSF	1.48	145,484.00
THREE STORY BUILDING			Plumbing Insulation	98,300.00	GSF	0.81	79,623.00
THREE STORY BUILDING			Coordination Drawings	98,300.00	GSF	0.22	21,626.00

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THREE STORY BUILDING							
THREE STORY BUILDING	9.30	FIRE SPRINKLER	Sprinkler	98,300.00	GSF	2.85	280,155.00
THREE STORY BUILDING			Fire Pump	1.00	LS	75,000.00	75,000.00
THREE STORY BUILDING	10.00	ELECTRICAL	Switchboards	98,300.00	GSF	0.85	83,555.00
THREE STORY BUILDING			Panelboards	98,300.00	GSF	0.65	63,895.00
THREE STORY BUILDING			Bus Duct & Transformers	98,300.00	GSF	0.40	39,320.00
THREE STORY BUILDING			Generator/Automatic Transfer Switches	1.00	LS	75,000.00	75,000.00
THREE STORY BUILDING			Light Fixtures - based on T8 fixtures	98,300.00	GSF	4.85	476,755.00
THREE STORY BUILDING			Light Switches	98,300.00	GSF	0.26	25,558.00
THREE STORY BUILDING			Power Outlets	98,300.00	GSF	0.95	93,385.00
THREE STORY BUILDING			Safety Cabinets & Disconnects	98,300.00	GSF	0.50	49,150.00
THREE STORY BUILDING			Power Feeders	98,300.00	GSF	2.50	245,750.00
THREE STORY BUILDING			Power Home Runs	98,300.00	GSF	2.20	216,260.00
THREE STORY BUILDING			Power Branches	98,300.00	GSF	0.85	83,555.00
THREE STORY BUILDING			Lighting Home Runs	98,300.00	GSF	1.15	113,045.00
THREE STORY BUILDING			Lighting Branches	98,300.00	GSF	1.05	103,215.00
THREE STORY BUILDING			Grounding/Lightning Protection	98,300.00	GSF	0.25	24,575.00
THREE STORY BUILDING			Clock System	98,300.00	GSF	0.45	44,235.00
THREE STORY BUILDING			Phone/Data System	98,300.00	GSF	2.90	285,070.00
THREE STORY BUILDING			Security System	98,300.00	GSF	0.94	92,402.00
THREE STORY BUILDING			P.A. & A.V. Systems	98,300.00	GSF	0.55	54,065.00
THREE STORY BUILDING			TV System	98,300.00	GSF	0.29	28,507.00
THREE STORY BUILDING			Fire Alarm	98,300.00	GSF	1.88	184,804.00
THREE STORY BUILDING			Coordination Drawings	98,300.00	GSF	0.22	21,626.00
THREE STORY BUILDING	11.00	MARK-UPS	Subtotal				18,002,566.02
THREE STORY BUILDING			General Conditions	12.00%			2,160,307.92
THREE STORY BUILDING			Subtotal				20,162,873.94
THREE STORY BUILDING			GC OH @ 5% plus Profit @ 5%	10.00%			2,016,287.39
THREE STORY BUILDING			Subtotal				22,179,161.34
THREE STORY BUILDING			Bonds & insurance	1.25%			277,239.52
THREE STORY BUILDING			Subtotal	98,300.00	GSF	\$228.45	22,456,400.85

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Project:	New Elementary School at Williamsburg Site	<i>6799 Kennedy Road, Suite F</i>	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn:	Nov. 14, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer	
		<i>www.downeyscott.com</i>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							1,444,349
SUBTOTAL			SUBTOTAL				1,444,349
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,444,349
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,444,349

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,500.00	7,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	4.36	AC	10,000.00	43,618.00
SITWORK			Remove trees	30.00	EA	175.00	5,250.00
SITWORK			Remove curb and gutter	100.00	LF	6.00	600.00
SITWORK			Remove sidewalks 4" thick	3,465.00	SF	1.50	5,197.50
SITWORK			Remove concrete pads 8" thick		SF	4.35	0.00
SITWORK			Remove asphalt paving		SY	6.85	0.00
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove existing fence		Excluded		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove asphalt paving for new water/sewer lines	40.00	SY	10.00	400.00
SITWORK			Disposal of site elements	1,921.61	CY	25.00	48,040.23
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	20,000.00	20,000.00
SITWORK			Tree protection allowance	1.00	LS	1,400.00	1,400.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	1,759.26	CY	2.80	4,925.93
SITWORK			Re-spread topsoil	1,759.26	CY	3.60	6,333.33
SITWORK			Mass Excavation of site area, cut to fill	3,259.26	CY	8.00	26,074.07
SITWORK			Export surplus	3,259.26	CY	24.00	78,222.22
SITWORK			Rough grading for building and site	190,000.00	SF	0.55	104,500.00
SITWORK			Finish grading bldg pads and pavements	11,111.11	SY	1.00	11,111.11
SITWORK			Finish grading for sports fields	4,444.44	SY	1.35	6,000.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK			8" water main	100.00	LF	61.00	6,100.00
SITWORK			Building domestic water line	40.00	LF	40.00	1,600.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees		AWSS Fees are Excluded		
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	7.41	CY	25.00	185.19
SITWORK							

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SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	100.00	LF	37.00	3,700.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	7.41	CY	25.00	185.19
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	225,000.00	225,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	1,000.00	LF	15.00	15,000.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building	150.00	LF	235.00	35,250.00
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	4,444.44	SY	35.00	155,555.56
SITWORK			Asphalt Pavement ROW patching	40.00	SY	80.00	3,200.00
SITWORK			Lot signage/symbols	1.00	LS	1,500.00	1,500.00
SITWORK			Striping	1.00	LS	2,500.00	2,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	10,000.00	SF	5.50	55,000.00
SITWORK			8" utility pads/dumpster pavements/footings	750.00	SF	18.00	13,500.00
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	2,500.00	LF	14.30	35,750.00
SITWORK	12.65	LANDSCAPING	Sod	1,500.00	SY	3.50	5,250.00
SITWORK			General seeding	4,777.78	SY	0.85	4,061.11
SITWORK			Sport field seeding	4,444.44	SY	1.30	5,777.78
SITWORK			Landscape allowance	1.00	LS	125,000.00	125,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Dumpster enclosure walls & gates	500.00	SF	40.00	20,000.00
SITWORK			Allowance	1.00	LS	20,000.00	20,000.00
SITWORK	11.00	MARK-UPS	Subtotal				1,157,887.21
SITWORK			General Conditions	12.00%			138,946.47
SITWORK			Subtotal				1,296,833.68
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			129,683.37
SITWORK			Subtotal				1,426,517.04
SITWORK			Bonds & insurance	1.25%			17,831.46
SITWORK			Subtotal				1,444,348.51

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HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	98,300.00	GSF	16.50	1,621,950.00
ADDITION HVAC BASE		Note: Average cost between 4-pipe system, water	Piping & Valves	98,300.00	GSF	5.50	540,650.00
ADDITION HVAC BASE		source heat pump systems, and variable refrigerant	Ductwork	98,300.00	GSF	6.75	663,525.00
ADDITION HVAC BASE		flow system.	Air Outlets	98,300.00	GSF	0.59	57,997.00
ADDITION HVAC BASE			Ductwork Accessories	98,300.00	GSF	0.72	70,776.00
ADDITION HVAC BASE			Insulation	98,300.00	GSF	2.15	211,345.00
ADDITION HVAC BASE			Temperature Controls	98,300.00	GSF	4.10	403,030.00
ADDITION HVAC BASE			Air & Water Balance	98,300.00	GSF	0.45	44,235.00
ADDITION HVAC BASE			Coordination Drawings	98,300.00	GSF	0.22	21,626.00
ADDITION HVAC BASE			Systems Operation & Testing	98,300.00	GSF	0.25	24,575.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				3,659,709.00
ADDITION HVAC BASE			General Conditions	12.00%			439,165.08
ADDITION HVAC BASE			Subtotal				4,098,874.08
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			409,887.41
ADDITION HVAC BASE			Subtotal				4,508,761.49
ADDITION HVAC BASE			Bonds & insurance	1.25%			56,359.52
ADDITION HVAC BASE			Subtotal	98,300.00	GSF	\$46.44	4,565,121.01

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	98,300.00	GSF	13.75	1,351,625.00
ADDITION HVAC ALT			Piping & Valves	98,300.00	GSF	4.20	412,860.00
ADDITION HVAC ALT			Geothermal Bore, 110 bores at 600' depth	66,000.00	LF	22.50	1,485,000.00
ADDITION HVAC ALT			Ductwork	98,300.00	GSF	5.85	575,055.00
ADDITION HVAC ALT			Air Outlets	98,300.00	GSF	0.59	57,997.00
ADDITION HVAC ALT			Ductwork Accessories	98,300.00	GSF	0.72	70,776.00
ADDITION HVAC ALT			Insulation	98,300.00	GSF	1.95	191,685.00
ADDITION HVAC ALT			Temperature Controls	98,300.00	GSF	4.10	403,030.00
ADDITION HVAC ALT			Air & Water Balance	98,300.00	GSF	0.45	44,235.00
ADDITION HVAC ALT			Coordination Drawings	98,300.00	GSF	0.22	21,626.00
ADDITION HVAC ALT			Systems Operation & Testing	98,300.00	GSF	0.25	24,575.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				4,638,464.00
ADDITION HVAC ALT			General Conditions	12.00%			556,615.68
ADDITION HVAC ALT			Subtotal				5,195,079.68
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			519,507.97
ADDITION HVAC ALT			Subtotal				5,714,587.65
ADDITION HVAC ALT			Bonds & insurance	1.25%			71,432.35
ADDITION HVAC ALT			Subtotal	98,300.00	GSF	\$58.86	5,786,019.99