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Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 16, 2011

Prepared for:

VMDO Architects

Arlington Public Schools
Scheme B – New School at
Carlin Springs Elementary School &
Kenmore 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:	Scheme B at New School at Carlin Springs/Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095		
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

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Scheme B at Carlin Springs/Kenmore Site

New School, 3 Story

90,000.00 Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	New School, 3 Story	Carried forward	Cost per SF 225.62	\$20,305,417
HARD COSTS				
HARD COSTS	Scheme B Sitework	Carried forward	N/A	\$4,870,227
HARD COSTS				
HARD COSTS	Subtotal			\$25,175,643
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$25,175,643
HARD COSTS	Design Contingency	15.00%		\$3,776,347
HARD COSTS	Subtotal			\$28,951,990
HARD COSTS	Construction Contingency	5.00%		\$1,447,600
HARD COSTS			Cost per SF	
HARD COSTS	Total Hard Construction Costs Base Bid		\$337.77	\$30,399,590
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$6,839,908
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF \$413.77	\$37,239,497

Cost Escalation Scenarios * All based upon 4% average annual rate of inflation

	<i>Hard Construction Costs and Soft Construction Costs are escalated</i>	Escalation	4.00%	Per year
<u>2012</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS			\$38,729,077
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS			\$40,278,240
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS			\$41,889,370
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS			\$43,564,945
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS			\$45,307,542

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

New School Base Bid System - Stand Alone System	<i>Carried forward</i>	Cost per SF 45.32	\$4,078,624 current dollars
New School Alternate System - Geothermal System	<i>Carried forward</i>	58.54	\$5,268,643 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

THREE STORY BUILDING				90,000 GSF		<u>\$225.62</u>	20,305,417
SUBTOTAL		SUBTOTAL					20,305,417
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					20,305,417
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL					20,305,417
						<u>\$225.62</u>	

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			NEW BUILDING				
THREE STORY BUILDING	00.00						
THREE STORY BUILDING	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
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, occupied bldg. @ L.L. & 1st Floor	43,400.00 GSF		6.27	272,118.00
THREE STORY BUILDING	02.00	SUBSTRUCTURE	SOG	43,400.00 GSF		8.30	360,220.00
THREE STORY BUILDING			SOG, canopies	1,035.00 GSF		8.30	8,590.50
THREE STORY BUILDING			Exterior stoops & slabs	600.00 SF		8.00	4,800.00
THREE STORY BUILDING	03.00	SUPERSTRUCTURE	2nd & 3rd floor framing & deck	46,600.00 GSF		11.35	528,910.00
THREE STORY BUILDING			SOMD 2nd & 3rd floor	46,600.00 GSF		4.00	186,400.00
THREE STORY BUILDING			Roof framing & deck	43,400.00 GSF		8.45	366,730.00
THREE STORY BUILDING			Canopy & canopy roof framing & deck	1,035.00 SF		14.50	15,007.50
THREE STORY BUILDING			Elev hoist bm & hoistway roof deck	90.00 SF		4.50	405.00
THREE STORY BUILDING			Elev hoistway SOMD	90.00 SF		8.75	787.50
THREE STORY BUILDING			Stairways, 2 story	2.00 EA		12,500.00	25,000.00
THREE STORY BUILDING			Stairways, 2 story, circulator	1.00 EA		25,000.00	25,000.00
THREE STORY BUILDING			Stairways, 3 story	2.00 EA		18,750.00	37,500.00
THREE STORY BUILDING			Misc metals	90,000.00 GSF		2.20	198,000.00
THREE STORY BUILDING			Misc Wood Blocking	90,000.00 GSF		1.05	94,500.00
THREE STORY BUILDING	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	50,684.00 SF		9.50	481,498.00
THREE STORY BUILDING			Brick veneer at lt. gage wall framing, 2 color	38,013.00 SF		22.00	836,286.00
THREE STORY BUILDING			Metal panels wall covering at lt. gage wall framing	12,671.00 SF		22.00	278,762.00
THREE STORY BUILDING			Exterior wall vapor barrier	50,684.00 SF		3.75	190,065.00
THREE STORY BUILDING			Windows	90,000.00 GSF		3.60	324,000.00
THREE STORY BUILDING			Storefront entrances	90,000.00 GSF		1.25	112,500.00
THREE STORY BUILDING			Prem add for ext. mostly full glass wall	1,700.00 SF		35.00	59,500.00
THREE STORY BUILDING			Exterior sun shades	800.00 SF		62.00	49,600.00
THREE STORY BUILDING			Doors, frames, hardware, sidelites	90,000.00 GSF		0.60	54,000.00
THREE STORY BUILDING			Building perimeter drains in gravel bed	1,500.00 LF		10.50	15,750.00
THREE STORY BUILDING			Misc. w.p./caulk/fire sealants/etc. Div 7	90,000.00 GSF		1.45	130,500.00
THREE STORY BUILDING	05.00	ROOFING	Low slope membrane w/ flashing & copings	44,435.00 GSF		6.30	279,940.50
THREE STORY BUILDING			Prem add for roof condition over commons	3,500.00 SF		15.00	52,500.00

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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	90,000.00	GSF	4.10	369,000.00
THREE STORY BUILDING			Mtl stud & GWB partitions, hi-impact	90,000.00	GSF	7.30	657,000.00
THREE STORY BUILDING			Elev Cab finish allowance	1.00	LS	500.00	500.00
THREE STORY BUILDING			GWB ceilings/bulkheads	90,000.00	GSF	0.15	13,500.00
THREE STORY BUILDING			Misc. batt insulation	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			Sound transmission control insulation	90,000.00	GSF	0.19	17,100.00
THREE STORY BUILDING			Interior glass at interior partition allowance	90,000.00	GSF	1.50	135,000.00
THREE STORY BUILDING			Interior doors, single, incl jamba, trim & hardware	90,000.00	GSF	5.75	517,500.00
THREE STORY BUILDING			Acoustic ceiling, avg	90,000.00	GSF	2.25	202,500.00
THREE STORY BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	18,000.00	GSF	1.10	19,800.00
THREE STORY BUILDING			Premium wall finish: main corridors & conf. rm	90,000.00	GSF	0.24	21,600.00
THREE STORY BUILDING			Prem add for restroom/kitchen finishes	5,360.00	GSF	12.40	66,464.00
THREE STORY BUILDING			Prem add for locker room finishes	2,000.00	GSF	12.40	24,800.00
THREE STORY BUILDING			CT floor, base, walls in restrooms	90,000.00	GSF	0.75	67,500.00
THREE STORY BUILDING			CT wainscot hallways/restrooms	90,000.00	GSF	0.40	36,000.00
THREE STORY BUILDING			Soft flooring/ vinly base	85,000.00	GSF	2.64	223,992.00
THREE STORY BUILDING			Carpet	85,000.00	GSF	1.11	94,350.00
THREE STORY BUILDING			Wood flooring	5,000.00	SF	16.50	82,500.00
THREE STORY BUILDING			Painting	90,000.00	GSF	1.80	162,000.00
THREE STORY BUILDING			Misc cut and patching	90,000.00	GSF	0.30	27,000.00
THREE STORY BUILDING	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	90,000.00	GSF	0.82	73,800.00
THREE STORY BUILDING			Window treatment	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			General casework	90,000.00	GSF	7.25	652,500.00
THREE STORY BUILDING			General millwork	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			Visual display MB & TB	90,000.00	GSF	1.00	90,000.00
THREE STORY BUILDING			Smart boards	45.00	EA	6,500.00	292,500.00
THREE STORY BUILDING			Kitchen / faculty lounge appliances allowance	1.00	LS	7,000.00	7,000.00
THREE STORY BUILDING			Div 11 kitchen equip add	2,400.00	GSF	175.00	420,000.00
THREE STORY BUILDING			Gym equipment allowance	5,000.00	GSF	6.75	33,750.00
THREE STORY BUILDING			Misc spec. dr signs/f.e./jan shelving/etc.	90,000.00	GSF	1.50	135,000.00
THREE STORY BUILDING			Student desks and work stations			Refer to FF&E	
THREE STORY BUILDING			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY BUILDING	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
THREE STORY BUILDING	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	90,000.00	GSF	16.50	1,485,000.00
THREE STORY ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	90,000.00	GSF	5.50	495,000.00
THREE STORY ADDITION		source heat pump systems, and variable refrigerant	Ductwork	90,000.00	GSF	5.85	526,500.00
THREE STORY ADDITION		flow system.	Air Outlets	90,000.00	GSF	0.59	53,100.00
THREE STORY ADDITION			Ductwork Accessories	90,000.00	GSF	0.72	64,800.00
THREE STORY ADDITION			Insulation	90,000.00	GSF	2.15	193,500.00
THREE STORY ADDITION			Temperature Controls	90,000.00	GSF	4.10	369,000.00
THREE STORY ADDITION			Air & Water Balance	90,000.00	GSF	0.45	40,500.00
THREE STORY ADDITION			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
THREE STORY ADDITION			Systems Operation & Testing	90,000.00	GSF	0.25	22,500.00
THREE STORY BUILDING							

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THREE STORY BUILDING	9.20	PLUMBING	Water Closet	57.00	EA	464.50	26,476.50
THREE STORY BUILDING			Urinal	10.00	EA	385.22	3,852.20
THREE STORY BUILDING			Automatic Flush Valve	67.00	EA	163.20	10,934.40
THREE STORY BUILDING			Lavatory, countertop mounted	57.00	EA	313.85	17,889.45
THREE STORY BUILDING			Classroom Sink	45.00	EA	485.10	21,829.50
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	30.00	EA	168.60	5,058.00
THREE STORY BUILDING			Roof Drain	56.00	EA	384.50	21,532.00
THREE STORY BUILDING			Wall Hydrant	8.00	EA	252.94	2,023.52
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			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY BUILDING			Domestic Water Piping	90,000.00	GSF	2.69	242,100.00
THREE STORY BUILDING			DWV Piping	90,000.00	GSF	1.76	158,400.00
THREE STORY BUILDING			Storm Piping	90,000.00	GSF	1.48	133,200.00
THREE STORY BUILDING			Plumbing Insulation	90,000.00	GSF	0.81	72,900.00
THREE STORY BUILDING			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
THREE STORY BUILDING	9.30	FIRE SPRINKLER	Sprinkler	90,000.00	GSF	2.85	256,500.00
THREE STORY BUILDING			Fire Pump	1.00	LS	65,000.00	65,000.00
THREE STORY BUILDING	10.00	ELECTRICAL	Switchboards	90,000.00	GSF	0.85	76,500.00
THREE STORY BUILDING			Panelboards	90,000.00	GSF	0.65	58,500.00
THREE STORY BUILDING			Bus Duct & Transformers	90,000.00	GSF	0.40	36,000.00
THREE STORY BUILDING			Generator/ATS	1.00	EA	55,000.00	55,000.00
THREE STORY BUILDING			Light Fixtures - based on T8 fixtures	90,000.00	GSF	4.85	436,500.00
THREE STORY BUILDING			Light Switches	90,000.00	GSF	0.26	23,400.00
THREE STORY BUILDING			Power Outlets	90,000.00	GSF	0.95	85,500.00
THREE STORY BUILDING			Safety Cabinets & Disconnects	90,000.00	GSF	0.50	45,000.00
THREE STORY BUILDING			Power Feeders	90,000.00	GSF	2.50	225,000.00
THREE STORY BUILDING			Power Home Runs	90,000.00	GSF	2.20	198,000.00
THREE STORY BUILDING			Power Branches	90,000.00	GSF	0.85	76,500.00
THREE STORY BUILDING			Lighting Home Runs	90,000.00	GSF	1.15	103,500.00
THREE STORY BUILDING			Lighting Branches	90,000.00	GSF	1.05	94,500.00
THREE STORY BUILDING			Grounding/Lightning Protection	90,000.00	GSF	0.25	22,500.00
THREE STORY BUILDING			Clock System	90,000.00	GSF	0.45	40,500.00
THREE STORY BUILDING			Phone/Data System	90,000.00	GSF	2.90	261,000.00
THREE STORY BUILDING			Security System	90,000.00	GSF	0.94	84,600.00
THREE STORY BUILDING			P.A. & A.V. Systems	90,000.00	GSF	0.55	49,500.00
THREE STORY BUILDING			TV System	90,000.00	GSF	0.29	26,100.00
THREE STORY BUILDING			Fire Alarm	90,000.00	GSF	1.88	169,200.00
THREE STORY BUILDING			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
THREE STORY BUILDING	11.00	MARK-UPS	Subtotal				16,278,192.19
THREE STORY BUILDING			General Conditions	12.00%			1,953,383.06
THREE STORY BUILDING			Subtotal				18,231,575.25
THREE STORY BUILDING			GC OH @ 5% plus Profit @ 5%	10.00%			1,823,157.53
THREE STORY BUILDING			Subtotal				20,054,732.78
THREE STORY BUILDING			Bonds & insurance	1.25%			250,684.16
THREE STORY BUILDING			Subtotal	90,000.00	GSF	\$225.62	20,305,416.94

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gc		
Project:	Scheme B at New School at Carlin Springs/Kenmore Site Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>VMDO Architects</i>	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submisn:	Nov. 14, 2011	Job no: 11095		
Documents Dated:	Nov. 4, 2011	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date:	See footer			
		<i>www.downeyscott.com</i>	Revision:	Nov. 16, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SCHEME B SITEWORK							4,870,227
SUBTOTAL			SUBTOTAL				4,870,227
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				4,870,227
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				4,870,227

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Scheme B at New School at Carlin Springs/Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
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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SITWORK - SCHEME B							
SITWORK SCHEME B							
SITWORK SCHEME B							
SITWORK SCHEME B							
SITWORK SCHEME B	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	15,000.00	15,000.00
SITWORK SCHEME B	12.05	SITE DEMO CLR/GRUB	Misc site demo	15.84	AC	15,000.00	237,603.31
SITWORK SCHEME B			Remove trees	15.00	EA	175.00	2,625.00
SITWORK SCHEME B			Remove curb and gutter	250.00	LF	6.00	1,500.00
SITWORK SCHEME B			Remove sidewalks 4" thick	10,800.00	SF	1.50	16,200.00
SITWORK SCHEME B			Remove concrete pads 8" thick		SF	4.35	0.00
SITWORK SCHEME B			Remove asphalt paving	111.11	SY	6.85	761.11
SITWORK SCHEME B			Remove tennis courts, fencing, etc	30,000.00	SF	0.55	16,500.00
SITWORK SCHEME B			Remove large field lights	9.00	EA	1,500.00	13,500.00
SITWORK SCHEME B			Remove parking lot lights	3.00	EA	175.00	525.00
SITWORK SCHEME B			Remove walkway site lights	20.00	EA	135.00	2,700.00
SITWORK SCHEME B			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK SCHEME B			Remove portions of existing SWM piping		Excluded		
SITWORK SCHEME B			Remove existing utilities		Excluded		
SITWORK SCHEME B			Remove existing fence		Excluded		
SITWORK SCHEME B			Remove contaminated soils		Excluded		
SITWORK SCHEME B			Remove asphalt paving for new water/sewer lines	40.00	SY	10.00	400.00
SITWORK SCHEME B			Disposal of site elements	9,074.22	CY	25.00	226,855.56
SITWORK SCHEME B	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	60,000.00	60,000.00
SITWORK SCHEME B			Tree protection allowance	1.00	LS	5,250.00	5,250.00
SITWORK SCHEME B			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK SCHEME B			Inlet protection	12.00	EA	350.00	4,200.00
SITWORK SCHEME B	12.20	EARTHWORK	Strip & store topsoil	5,555.56	CY	2.80	15,555.56
SITWORK SCHEME B			Re-spread topsoil	5,555.56	CY	3.60	20,000.00
SITWORK SCHEME B			Mass Excavation of site area, cut to fill	1,950.00	CY	8.00	15,600.00
SITWORK SCHEME B			Mass Excavation of site area, cut to export	8,888.89	CY	4.90	43,555.56
SITWORK SCHEME B			Excavation for Ground Floor bldg. addition	1,629.63	CY	4.50	7,333.33
SITWORK SCHEME B			Excavation for pavements	4,814.81	CY	4.50	21,666.67
SITWORK SCHEME B			Export surplus	15,333.33	SY	25.00	383,333.33
SITWORK SCHEME B			Rough grading for building and site	550,000.00	SF	0.35	192,500.00
SITWORK SCHEME B			Finish grading bldg pads and pavements	22,666.67	SY	1.00	22,666.67
SITWORK SCHEME B			Finish grading for lawns	2,222.22	SY	0.90	2,000.00
SITWORK SCHEME B			Finish grading for sports fields	36,666.67	SY	1.35	49,500.00
SITWORK SCHEME B			Infield mix	407.41	CY	45.17	18,402.59
SITWORK SCHEME B			Spoil removal	407.41	SY	25.00	10,185.19
SITWORK SCHEME B			Ext backfill	184.50	CY	30.00	5,535.00
SITWORK SCHEME B							

Report:	Feasibility Study Const Cost Estimate	Prepared by: <i>Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs
Project:	Scheme B at New School at Carlin Springs/Kenmore Site Feasibility Study	6799 Kennedy Road, Suite F	Client:	VMDO Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11095
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
SITWORK SCHEME B	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK SCHEME B			8" water main	175.00	LF	61.00	10,675.00
SITWORK SCHEME B			Building domestic water line	40.00	LF	40.00	1,600.00
SITWORK SCHEME B			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK SCHEME B			Meter/tap fees			AWSS Fees are Excluded	
SITWORK SCHEME B			Temp road patch	20.00	SY	20.00	400.00
SITWORK SCHEME B			Spoil removal	12.96	CY	25.00	324.07
SITWORK SCHEME B	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK SCHEME B			8" PVC	175.00	LF	37.00	6,475.00
SITWORK SCHEME B			Tap fees			Tap Fees are Excluded	
SITWORK SCHEME B			Temp road patch	20.00	SY	20.00	400.00
SITWORK SCHEME B			Spoil removal	12.96	CY	25.00	324.07
SITWORK SCHEME B	12.35	STORM WATER MGT	Allowance	1.00	LS	600,000.00	600,000.00
SITWORK SCHEME B	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK SCHEME B			Site power and circuits	4,500.00	LF	15.00	67,500.00
SITWORK SCHEME B			Re-install field pole lighting	9.00	EA	6,500.00	58,500.00
SITWORK SCHEME B			Re-install site pole lighting	3.00	EA	950.00	2,850.00
SITWORK SCHEME B			Re-install walkway site lights	20.00	EA	950.00	19,000.00
SITWORK SCHEME B			Site pole lighting, allowance	15.00	EA	3,250.00	48,750.00
SITWORK SCHEME B			Ductbank and service cable into building	175.00	LF	235.00	41,125.00
SITWORK SCHEME B	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK SCHEME B	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK SCHEME B	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK SCHEME B	12.60	PAVING	Asphalt Pavement parking lot	8,888.89	SY	35.00	311,111.11
SITWORK SCHEME B			Asphalt Pavement bus loop	2,777.78	SY	52.00	144,444.44
SITWORK SCHEME B			Asphalt Pavement sport court	2,733.33	SY	29.00	79,266.67
SITWORK SCHEME B			Asphalt Tennis courts	2,933.33	SY	22.00	64,533.33
SITWORK SCHEME B			Tennis court color surfacing & striping	26,400.00	SF	1.40	36,960.00
SITWORK SCHEME B			Asphalt Pavement ROW patching	56.67	SY	80.00	4,533.33
SITWORK SCHEME B			Lot signage/symbols	1.00	LS	4,500.00	4,500.00
SITWORK SCHEME B			Striping	1.00	LS	7,500.00	7,500.00
SITWORK SCHEME B	12.61	SITE CONCRETE	4" sidewalks/pads	44,200.00	SF	5.50	243,100.00
SITWORK SCHEME B			Amphitheater seating, per LF of riser	850.00	LF	25.00	21,250.00
SITWORK SCHEME B			Concrete risers w/ turf infill, per LF of riser	855.00	LF	32.00	27,360.00
SITWORK SCHEME B			8" utility pads/dumpster pavements/footers	500.00	SF	18.00	9,000.00
SITWORK SCHEME B			Bollards	8.00	EA	675.00	5,400.00
SITWORK SCHEME B			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK SCHEME B			Curb & gutter	3,900.00	LF	14.30	55,770.00

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
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SITWORK SCHEME B	12.65	LANDSCAPING	Sod	1,111.11	SY	3.50	3,888.89
SITWORK SCHEME B			General seeding	1,111.11	SY	0.85	944.44
SITWORK SCHEME B			Sport field seeding	36,666.67	SY	1.30	47,666.67
SITWORK SCHEME B			Play area mulch	129.63	CY	43.75	5,671.30
SITWORK SCHEME B			Landscape allowance	1.00	LS	200,000.00	200,000.00
SITWORK SCHEME B	12.70	FUEL DISPENSING	Not Used		Excluded		
SITWORK SCHEME B	12.75	SPECIALTIES	Covered connecting passage incl foundations	2,600.00	SF	50.00	130,000.00
SITWORK SCHEME B			Backstop	2.00	EA	7,500.00	15,000.00
SITWORK SCHEME B			Tennis court fencing	665.00	LF	45.00	29,925.00
SITWORK SCHEME B			Dumpster enclosure walls & gates	800.00	SF	40.00	32,000.00
SITWORK SCHEME B			Play area restoration allowance	7,000.00	SF	2.50	17,500.00
SITWORK SCHEME B			Play area equip allowance	1.00	LS	20,000.00	20,000.00
SITWORK SCHEME B			Allowance	1.00	LS	100,000.00	100,000.00
SITWORK SCHEME B	11.00	MARK-UPS	Subtotal				3,904,302.19
SITWORK SCHEME B			General Conditions	12.00%			468,516.26
SITWORK SCHEME B			Subtotal				4,372,818.46
SITWORK SCHEME B			GC OH @ 5% plus Profit @ 5%	10.00%			437,281.85
SITWORK SCHEME B			Subtotal				4,810,100.30
SITWORK SCHEME B			Bonds & insurance	1.25%			60,126.25
SITWORK SCHEME B			Subtotal				4,870,226.56

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HVAC ALTERNATE

NEW SCHOOL ADDITION BASE BID HVAC

NEW SCHOOL BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	90,000.00	GSF	16.50	1,485,000.00
NEW SCHOOL BASE		Note: Average cost between 4-pipe system, water	Piping & Valves	90,000.00	GSF	5.50	495,000.00
NEW SCHOOL BASE		source heat pump systems, and variable refrigerant	Ductwork	90,000.00	GSF	5.85	526,500.00
NEW SCHOOL BASE		flow system.	Air Outlets	90,000.00	GSF	0.59	53,100.00
NEW SCHOOL BASE			Ductwork Accessories	90,000.00	GSF	0.72	64,800.00
NEW SCHOOL BASE			Insulation	90,000.00	GSF	2.15	193,500.00
NEW SCHOOL BASE			Temperature Controls	90,000.00	GSF	4.10	369,000.00
NEW SCHOOL BASE			Air & Water Balance	90,000.00	GSF	0.45	40,500.00
NEW SCHOOL BASE			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
NEW SCHOOL BASE			Systems Operation & Testing	90,000.00	GSF	0.25	22,500.00
NEW SCHOOL BASE	11.00	MARK-UPS	Subtotal				3,269,700.00
NEW SCHOOL BASE			General Conditions	12.00%			392,364.00
NEW SCHOOL BASE			Subtotal				3,662,064.00
NEW SCHOOL BASE			GC OH @ 5% plus Profit @ 5%	10.00%			366,206.40
NEW SCHOOL BASE			Subtotal				4,028,270.40
NEW SCHOOL BASE			Bonds & insurance	1.25%			50,353.38
NEW SCHOOL BASE			Subtotal	90,000.00	GSF	\$45.32	4,078,623.78
NEW SCHOOL ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	90,000.00	GSF	13.75	1,237,500.00
NEW SCHOOL ALT			Piping & Valves	90,000.00	GSF	4.20	378,000.00
NEW SCHOOL ALT			Geothermal Bore, 99 bores at 600' depth	59,400.00	LF	22.50	1,336,500.00
NEW SCHOOL ALT			Ductwork	90,000.00	GSF	5.85	526,500.00
NEW SCHOOL ALT			Air Outlets	90,000.00	GSF	0.59	53,100.00
NEW SCHOOL ALT			Ductwork Accessories	90,000.00	GSF	0.72	64,800.00
NEW SCHOOL ALT			Insulation	90,000.00	GSF	1.95	175,500.00
NEW SCHOOL ALT			Temperature Controls	90,000.00	GSF	4.10	369,000.00
NEW SCHOOL ALT			Air & Water Balance	90,000.00	GSF	0.45	40,500.00
NEW SCHOOL ALT			Coordination Drawings	90,000.00	GSF	0.22	19,800.00
NEW SCHOOL ALT			Systems Operation & Testing	90,000.00	GSF	0.25	22,500.00
NEW SCHOOL ALT	11.00	MARK-UPS	Subtotal				4,223,700.00
NEW SCHOOL ALT			General Conditions	12.00%			506,844.00
NEW SCHOOL ALT			Subtotal				4,730,544.00
NEW SCHOOL ALT			GC OH @ 5% plus Profit @ 5%	10.00%			473,054.40
NEW SCHOOL ALT			Subtotal				5,203,598.40
NEW SCHOOL ALT			Bonds & insurance	1.25%			65,044.98
NEW SCHOOL ALT			Subtotal	90,000.00	GSF	\$58.54	5,268,643.38