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1388 NW 2nd Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Perkins Eastman

Arlington Public Schools *New Elementary School at Drew Elementary School* Additions and Interior Renovations Arlington, Virginia





COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- All cost data is based on Open shop wage and burden rates.



SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS

We are utilizing a 22.5 % Construction Soft Cost multiplier for the project budget. It is assumed that the Soft Cost multiplier will include the following items:

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect Owner Mgt Expenses*

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

LEGAL FEES

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas company fees
- Power company fees
- Telephone company fees



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact William G. (Bill) Downey, Managing Principal or Fred Scott, Principal regarding this project should you have any questions or concerns.

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gsh		
Project:	Drew Model School - New Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Perkins Eastman	Chckd by: bd/sm		
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	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

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Drew Model School New Elementary School

4 Sty Bldg (Occ. Sp)	91,910.00	Gross Square Feet
Parking Garage	34,250.00	Gross Square Feet
Total	126,160.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Four Story Building	Carried forward	Cost per SF 288.11	\$26,479,861
HARD COSTS				
HARD COSTS	Sitework	Carried forward	N/A	\$2,435,959
HARD COSTS				
HARD COSTS	Subtotal			\$28,915,820
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$28,915,820
HARD COSTS	Design Contingency	15.00%		\$4,337,373
HARD COSTS	Subtotal			\$33,253,193
HARD COSTS	Construction Contingency	5.00%		\$1,662,660
HARD COSTS			Cost per SF	
HARD COSTS	Total Hard Construction Costs Base Bid		<u>\$276.76</u>	<u>\$34,915,853</u>
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$7,856,067
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF <u>\$339.03</u>	<u>\$42,771,920</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>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2012 DOLLARS	<u>\$44,482,796</u>
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS	<u>\$46,262,108</u>
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS	<u>\$48,112,593</u>
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS	<u>\$50,037,096</u>
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS	<u>\$52,038,580</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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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

FOUR STORY BUILDING				91,910 GSF		<u>Cost per SF</u> <u>\$288.11</u>	26,479,861
SUBTOTAL							26,479,861
ESCALATION TO BID				0.00%			0
SUBTOTAL							26,479,861
DESIGN CONTINGENCY				0.00%			0
RENOVATION TOTAL							26,479,861
						<u>Cost per SF</u> <u>\$288.11</u>	

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FOUR STORY BUILDING	00.00		BUILDING ADDITION				
FOUR STORY BUILDING							
FOUR STORY BUILDING	00.50	SELECT BLDG. DEMO	Section not used - new construction				0.00
FOUR STORY BUILDING							
FOUR STORY BUILDING	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
FOUR STORY BUILDING			Foundations, occupied bldg. @ L.L. & 1st Floor	21,710.00	GSF	6.27	136,121.70
FOUR STORY BUILDING			Foundations, garage	34,250.00	GSF	7.87	269,547.50
FOUR STORY BUILDING			Foundations, premium for poured conc wall footings	47,510.00	GSF	0.90	42,777.78
FOUR STORY BUILDING							
FOUR STORY BUILDING	02.00	SUBSTRUCTURE	SOG, occupied spaces	21,710.00	GSF	8.30	180,193.00
FOUR STORY BUILDING			SOG, garage	34,250.00	GSF	8.30	284,275.00
FOUR STORY BUILDING			Garage sidewalk/curbs	2,100.00	SF	6.50	13,650.00
FOUR STORY BUILDING			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
FOUR STORY BUILDING							
FOUR STORY BUILDING	03.00	SUPERSTRUCTURE	Poured conc foundation wall	15,003.00	SF	38.00	570,114.00
FOUR STORY BUILDING			Poured conc garage ceiling/first floor slab	34,250.00	SF	18.28	626,158.50
FOUR STORY BUILDING			1st floor framing & deck	5,027.00	GSF	11.35	57,056.45
FOUR STORY BUILDING			2nd & 3rd floor framing & deck	58,820.00	GSF	11.35	667,607.00
FOUR STORY BUILDING			Topping slab for garage roof	23,385.00	GSF	4.00	93,540.00
FOUR STORY BUILDING			SOMD for 1st, 2nd & 3rd floor	51,765.00	GSF	4.00	207,060.00
FOUR STORY BUILDING			SOMD for green roof	10,880.00	SF	4.00	43,520.00
FOUR STORY BUILDING			Roof framing & deck	33,250.00	GSF	8.45	280,962.50
FOUR STORY BUILDING			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
FOUR STORY BUILDING			Elev hoistway SOMD	90.00	SF	8.75	787.50
FOUR STORY BUILDING			Stairways	2.00	EA	25,000.00	50,000.00
FOUR STORY BUILDING			1 sty lobby stairway	1.00	EA	35,000.00	35,000.00
FOUR STORY BUILDING			Misc metals	126,160.00	GSF	2.20	277,552.00
FOUR STORY BUILDING			Misc Wood Blocking	126,160.00	GSF	1.05	132,468.00
FOUR STORY BUILDING							
FOUR STORY BUILDING	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	46,968.00	SF	44.00	2,066,592.00
FOUR STORY BUILDING			Brick veneer over conc walls	8,958.00	SF	21.90	196,180.20
FOUR STORY BUILDING			Foundation wall waterproofing	8,703.00	SF	6.50	56,569.50
FOUR STORY BUILDING			Windows	91,910.00	GSF	3.60	330,876.00
FOUR STORY BUILDING			Storefront entrances	91,910.00	GSF	1.25	114,887.50
FOUR STORY BUILDING			Doors, frames, hardware, sidelites	126,160.00	GSF	0.60	75,696.00
FOUR STORY BUILDING			O.H. coiling door, elec. op. w/card reader/controls	1.00	EA	12,000.00	12,000.00
FOUR STORY BUILDING			Building perimeter drains in gravel bed	1,300.00	LF	10.50	13,650.00
FOUR STORY BUILDING			Misc. w.p./caulk/fire sealants/etc. Div 7	126,160.00	GSF	1.45	182,932.00
FOUR STORY BUILDING							
FOUR STORY BUILDING	05.00	ROOFING	Low slope membrane w/ flashing & copings	56,295.00	GSF	6.30	354,658.50
FOUR STORY BUILDING			Rfg & W.P. at gar. rf not covered by bldg. or gn roof	720.00	SF	9.80	7,056.00
FOUR STORY BUILDING			Green roof system	27,620.00	SF	28.00	773,360.00
FOUR STORY BUILDING			Green roof system irrigation	27,620.00	SF	8.00	220,960.00
FOUR STORY BUILDING			Green roof slip sheet	27,620.00	SF	1.55	42,811.00
FOUR STORY BUILDING			Green roof system flashings & edge details	27,620.00	GSF	0.90	24,858.00
FOUR STORY BUILDING							

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FOUR STORY BUILDING	06.00	INTERIOR CONST	Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
FOUR STORY BUILDING			Masonry partitions	126,160.00	GSF	4.10	517,256.00
FOUR STORY BUILDING			Mtl stud & GWB partitions, hi-impact	126,160.00	GSF	7.30	920,968.00
FOUR STORY BUILDING			Elev Cab finish allowance	1.00	LS	500.00	500.00
FOUR STORY BUILDING			GWB ceilings/bulkheads	126,160.00	GSF	0.15	18,924.00
FOUR STORY BUILDING			Misc. batt insulation	126,160.00	GSF	0.45	56,772.00
FOUR STORY BUILDING			Sound transmission control insulation	126,160.00	GSF	0.19	23,970.40
FOUR STORY BUILDING			Interior glass at interior partition allowance	91,910.00	GSF	1.50	137,865.00
FOUR STORY BUILDING			Interior doors, single, incl jams, trim & hardware	91,910.00	GSF	5.75	528,482.50
FOUR STORY BUILDING			Acoustic ceiling, avg	91,910.00	GSF	2.25	206,797.50
FOUR STORY BUILDING			Prem. ceilings: main corridors / mtg. rms, prem add	18,382.00	GSF	1.10	20,220.20
FOUR STORY BUILDING			Premium wall finish: main corridors & conf. rm	91,910.00	GSF	0.24	22,058.40
FOUR STORY BUILDING			Prem add for restroom/kitchen finishes	4,160.00	GSF	12.40	51,584.00
FOUR STORY BUILDING			Prem add for locker room finishes	2,100.00	GSF	12.40	26,040.00
FOUR STORY BUILDING			CT floor, base, walls in restrooms	91,910.00	GSF	0.75	68,932.50
FOUR STORY BUILDING			CT wainscot hallways/restrooms	91,910.00	GSF	0.40	36,764.00
FOUR STORY BUILDING			Soft flooring/ vinly base	82,010.00	GSF	2.64	216,112.75
FOUR STORY BUILDING			Carpet	82,010.00	GSF	1.11	91,031.10
FOUR STORY BUILDING			Wood flooring	9,900.00	SF	16.50	163,350.00
FOUR STORY BUILDING			Seal coating garage floor	36,500.00	SF	0.75	27,375.00
FOUR STORY BUILDING			Seal coating/fire coating garage ceiling	36,500.00	SF	3.90	142,350.00
FOUR STORY BUILDING			Painting	126,160.00	GSF	1.80	227,088.00
FOUR STORY BUILDING			Misc cut and patching	126,160.00	GSF	0.30	37,848.00
FOUR STORY BUILDING	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	91,910.00	GSF	0.82	75,366.20
FOUR STORY BUILDING			Window treatment	91,910.00	GSF	0.45	41,359.50
FOUR STORY BUILDING			General casework	91,910.00	GSF	7.25	666,347.50
FOUR STORY BUILDING			General millwork	91,910.00	GSF	0.45	41,359.50
FOUR STORY BUILDING			Visual display MB & TB	91,910.00	GSF	1.00	91,910.00
FOUR STORY BUILDING			Smart boards	34.00	EA	6,500.00	221,000.00
FOUR STORY BUILDING			Kitchen / faculty lounge appliances allowance	1.00	LS	7,000.00	7,000.00
FOUR STORY BUILDING			Div 11 kitchen equip add	2,400.00	GSF	175.00	420,000.00
FOUR STORY BUILDING			Gym equipment allowance	9,900.00	GSF	6.75	66,825.00
FOUR STORY BUILDING			Misc spec. dr signs/f.e./jan shelving/etc.	91,910.00	GSF	1.50	137,865.00
FOUR STORY BUILDING			Student desks and work stations			Refer to FF&E	
FOUR STORY BUILDING			Office furnishings, sofas and chairs			Refer to FF&E	
FOUR STORY BUILDING	08.00	CONVEYING	Elevators, ADA, MRL	4.00	STOPS	45,000.00	180,000.00
FOUR STORY BUILDING	09.00	MECHANICAL HVAC - Chilled Beam & Geothermal	HVAC Equipment	91,910.00	GSF	13.75	1,263,762.50
FOUR STORY BUILDING			Piping & Valves	91,910.00	GSF	4.20	386,022.00
FOUR STORY BUILDING			Geothermal Bore, 120 bores at 450' depth	54,000.00	LF	22.50	1,215,000.00
FOUR STORY BUILDING			Ductwork	91,910.00	GSF	3.95	363,044.50
FOUR STORY BUILDING			Air Outlets	91,910.00	GSF	0.20	18,382.00
FOUR STORY BUILDING			Ductwork Accessories	91,910.00	GSF	0.45	41,359.50
FOUR STORY BUILDING			Insulation	91,910.00	GSF	1.95	179,224.50
FOUR STORY BUILDING			Temperature Controls	91,910.00	GSF	4.10	376,831.00
FOUR STORY BUILDING			Air & Water Balance	91,910.00	GSF	0.45	41,359.50
FOUR STORY BUILDING			Coordination Drawings	91,910.00	GSF	0.22	20,220.20
FOUR STORY BUILDING			Systems Operation & Testing	91,910.00	GSF	0.25	22,977.50
FOUR STORY BUILDING							

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FOUR STORY BUILDING	9.20	PLUMBING	Water Closet	52.00	EA	464.50	24,154.00
FOUR STORY BUILDING			Urinal	8.00	EA	385.22	3,081.76
FOUR STORY BUILDING			Automatic Flush Valve	60.00	EA	163.20	9,792.00
FOUR STORY BUILDING			Lavatory, countertop mounted	52.00	EA	313.85	16,320.20
FOUR STORY BUILDING			Classroom Sink	34.00	EA	485.10	16,493.40
FOUR STORY BUILDING			Electric Water Cooler	6.00	EA	1,163.50	6,981.00
FOUR STORY BUILDING			Janitor Sink	4.00	EA	733.54	2,934.16
FOUR STORY BUILDING			Floor Drain	20.00	EA	168.60	3,372.00
FOUR STORY BUILDING			Roof Drain	30.00	EA	384.50	11,535.00
FOUR STORY BUILDING			Wall Hydrant	6.00	EA	252.94	1,517.64
FOUR STORY BUILDING			Water Heater	2.00	EA	4,822.00	9,644.00
FOUR STORY BUILDING			Circulating Pump	1.00	EA	725.00	725.00
FOUR STORY BUILDING			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
FOUR STORY BUILDING			Domestic Water Piping	91,910.00	GSF	2.69	247,237.90
FOUR STORY BUILDING			DWV Piping	91,910.00	GSF	1.76	161,761.60
FOUR STORY BUILDING			Storm Piping	91,910.00	GSF	1.48	136,026.80
FOUR STORY BUILDING			Plumbing Insulation	91,910.00	GSF	0.81	74,447.10
FOUR STORY BUILDING			Coordination Drawings	91,910.00	GSF	0.22	20,220.20
FOUR STORY BUILDING	9.30	FIRE SPRINKLER	Sprinkler	91,910.00	GSF	2.85	261,943.50
FOUR STORY BUILDING			Fire Pump	1.00	LS	65,000.00	65,000.00
FOUR STORY BUILDING	10.00	ELECTRICAL	Switchboards	91,910.00	GSF	0.85	78,123.50
FOUR STORY BUILDING			Panelboards	91,910.00	GSF	0.65	59,741.50
FOUR STORY BUILDING			Bus Duct & Transformers	91,910.00	GSF	0.40	36,764.00
FOUR STORY BUILDING			Generator/ATS	1.00	EA	55,000.00	55,000.00
FOUR STORY BUILDING			Light Fixtures - based on T8 fixtures	91,910.00	GSF	4.85	445,763.50
FOUR STORY BUILDING			Light Switches	91,910.00	GSF	0.26	23,896.60
FOUR STORY BUILDING			Power Outlets	91,910.00	GSF	0.95	87,314.50
FOUR STORY BUILDING			Safety Cabinets & Disconnects	91,910.00	GSF	0.50	45,955.00
FOUR STORY BUILDING			Power Feeders	91,910.00	GSF	2.50	229,775.00
FOUR STORY BUILDING			Power Home Runs	91,910.00	GSF	2.20	202,202.00
FOUR STORY BUILDING			Power Branches	91,910.00	GSF	0.85	78,123.50
FOUR STORY BUILDING			Lighting Home Runs	91,910.00	GSF	1.15	105,696.50
FOUR STORY BUILDING			Lighting Branches	91,910.00	GSF	1.05	96,505.50
FOUR STORY BUILDING			Grounding/Lightning Protection	91,910.00	GSF	0.25	22,977.50
FOUR STORY BUILDING			Clock System	91,910.00	GSF	0.45	41,359.50
FOUR STORY BUILDING			Phone/Data System	91,910.00	GSF	2.90	266,539.00
FOUR STORY BUILDING			Security System	91,910.00	GSF	0.94	86,395.40
FOUR STORY BUILDING			P.A. & A.V. Systems	91,910.00	GSF	0.55	50,550.50
FOUR STORY BUILDING			TV System	91,910.00	GSF	0.29	26,653.90
FOUR STORY BUILDING			Fire Alarm	91,910.00	GSF	1.88	172,790.80
FOUR STORY BUILDING			Coordination Drawings	91,910.00	GSF	0.22	20,220.20
FOUR STORY BUILDING	11.00	MARK-UPS	Subtotal				21,228,043.04
FOUR STORY BUILDING			General Conditions	12.00%			2,547,365.16
FOUR STORY BUILDING			Subtotal				23,775,408.20
FOUR STORY BUILDING			GC OH @ 5% plus Profit @ 5%	10.00%			2,377,540.82
FOUR STORY BUILDING			Subtotal				26,152,949.03
FOUR STORY BUILDING			Bonds & insurance	1.25%			326,911.86
FOUR STORY BUILDING			Subtotal	91,910.00	GSF	\$288.11	26,479,860.89

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: ct/gs/ah		
Project:	Drew Model School - New Elementary School Feasibility Study	<i>6799 Kennedy Road, Suite F</i>	Client:	<i>Perkins Eastman</i>	Chckd by: bd/sm		
Location:	Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submisn:	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

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							2,435,959
SUBTOTAL			SUBTOTAL				2,435,959
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				2,435,959
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				2,435,959

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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	12,000.00	12,000.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	4.22	AC	15,000.00	63,360.88
SITWORK			Remove trees	20.00	EA	175.00	3,500.00
SITWORK			Remove curb and gutter	1,000.00	LF	6.00	6,000.00
SITWORK			Remove sidewalks 4" thick	6,000.00	SF	1.50	9,000.00
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	2,502.22	CY	25.00	62,555.56
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	40,000.00	40,000.00
SITWORK			Tree protection allowance	1.00	LS	3,500.00	3,500.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	8.00	EA	350.00	2,800.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	879.63	CY	2.80	2,462.96
SITWORK			Re-spread topsoil	879.63	CY	3.60	3,166.67
SITWORK			Mass Excavation of site area, cut to fill	4,481.48	CY	8.00	35,851.85
SITWORK			Export surplus	4,481.48	CY	24.00	107,555.56
SITWORK			Excavation for Ground Floor bldg. addition	13,333.33	CY	4.50	60,000.00
SITWORK			Layback & fill for found. walls for Grd. Flr. bldg. addi	2,649.17	CY	9.70	25,696.92
SITWORK			Export surplus from Ground Floor bldg. addtion	13,333.33	CY	24.00	320,000.00
SITWORK			Rough grading for building and site	184,000.00	SF	0.55	101,200.00
SITWORK			Finish grading bldg pads and pavements	11,777.78	SY	1.00	11,777.78
SITWORK			Finish grading for lawns	7,666.67	SY	0.90	6,900.00
SITWORK			Finish grading for sports fields	1,000.00	SY	1.35	1,350.00
SITWORK			Ext backfill	100.00	CY	30.00	3,000.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK			8" water main	130.00	LF	61.00	7,930.00
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	9.63	CY	25.00	240.74
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	130.00	LF	37.00	4,810.00
SITWORK			Tap fees		Tap Fees are Excluded		
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	9.63	CY	25.00	240.74
SITWORK							
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	350,000.00	350,000.00
SITWORK							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	950.00	LF	15.00	14,250.00
SITWORK			Site pole lighting, allowance	16.00	EA	3,250.00	52,000.00
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	6,000.00	SY	35.00	210,000.00
SITWORK			Asphalt Pavement ROW patching	90.00	SY	80.00	7,200.00
SITWORK			Lot signage/symbols	1.00	LS	3,000.00	3,000.00
SITWORK			Striping	1.00	LS	5,500.00	5,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	10,000.00	SF	5.50	55,000.00
SITWORK			8" utility pads/dumpster pavements/footers	500.00	SF	18.00	9,000.00
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	2,000.00	SY	3.50	7,000.00
SITWORK			General seeding	4,444.44	SY	0.85	3,777.78
SITWORK			Sport field seeding	1,000.00	SY	1.30	1,300.00
SITWORK			Play area mulch	185.19	CY	43.75	8,101.85
SITWORK			Landscape allowance	1.00	LS	150,000.00	150,000.00
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			Play area equip allowance	1.00	LS	20,000.00	20,000.00
SITWORK			Allowance	1.00	LS	45,000.00	45,000.00
SITWORK	11.00	MARK-UPS	Subtotal				1,952,829.28
SITWORK			General Conditions	12.00%			234,339.51
SITWORK			Subtotal				2,187,168.79
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			218,716.88
SITWORK			Subtotal				2,405,885.67
SITWORK			Bonds & insurance	1.25%			30,073.57
SITWORK			Subtotal				2,435,959.24