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Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021  
1388 NW 2<sup>nd</sup> Ave., Unit 4B, Boca Raton, FL. 33432 Phone: 561.416.1240 Fax: 561.416.1248 www.downeyscott.com

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

*Report Date: March 7, 2014*

*Prepared for:*

***Bowie Gridley Architects***

**bowie | gridley | architects**

**Arlington Public Schools**  
***HB Woodlawn Middle School***  
**Arlington, Virginia**





## **COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS**

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract. It is assumed that at least 5 General Contractor bids will be received. It is assumed that the facility will be occupied during construction and the project will be phased accordingly. We include phased sequenced construction costs. We do not include relocation cost, or temporary modular classrooms for the current occupants.
- **We include hard construction and soft construction costs.** The Soft construction costs are budgeted as 22.5% of the construction hard costs. Please refer to the main project summary for the outline of all budgeted items.
- The Limits of Construction are those indicated on the documents provided.
- We exclude all **HAZMAT abatement costs for** Lead Paint, Asbestos, PCB's or Mold. Any type of HAZMAT remediation cost is not included in our analysis.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **8% Construction Contingency has been included.**
- Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included as indicated on the summary page.**
- All cost data is based on **Open shop wage and burden rates.**



### **SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS**

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

#### **FURNITURE, FIXTURE & EQUIPMENT [FF&E]**

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

#### **MOVING & STORAGE COSTS**

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

#### **TEMPORARY FACILITIES**

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

#### **REAL ESTATE**

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

#### **MANAGEMENT *Indirect* Owner Mgt Expenses**

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

**COMMON OWNER SOFT CONSTRUCTION COSTS (continued)**

**PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES**

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

**FINANCIAL**

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

**INSURANCE PREMIUMS**

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

**LEGAL FEES**

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

**JURISDICTIONAL FEES**

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



### **COMMON OWNER SOFT CONSTRUCTION COSTS (continued)**

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

### **DESIGN FEES**

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

### **RECOMMENDED COST CONTROL PROCESS**

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

### **MARKET CONDITIONS & OPINIONS OF PROBABLE COST**

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

Please contact Fred Scott – Principal or Christopher M. Taylor – Vice President regarding this project should you have any questions or concerns.

***DRAFT FOR REVIEW & COMMENT***

Report: Progress Cost Estimate	<i>Prepared by: Downey &amp; Scott, LLC</i>	Status: Concept Design	PM: ct
Project: HB Woodlawn Middle School	<i>6799 Kennedy Road, Suite F</i>	Client: Bowie Gridley	Checked by: fs/sm
Location: Arlington Public Schools	<i>Warrenton, Virginia 20187</i>	Submissn: March 7, 2014	Job no: 14016
Documents Dated: March 4, 2014	<i>Ph 540.347.5001 Fax 540.347.5021</i>	Run Date: See footer	
Note: Labor rates are based on open shop contractors.	<i>www.downeyscott.com</i>	Revised:	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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***Arlington Public Schools - HB Woodlawn Middle School***

**PROJECT CONSTRUCTION COST SUMMARY**

***Arlington Public Schools - HB Woodlawn Middle School***                                  **carried forward**                                  **\$22,416,540**

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**ADDITION CONSTRUCTION COST SUMMARY**

**Arlington Public Schools - HB Woodlawn Middle School**

Additions	52,958.00	Gross Square Feet
Renovation	4,600.00	Gross Square Feet
Total	57,558.00	Gross Square Feet

**CONSTRUCTION COSTS**

HARD COSTS	<b>Additions to Existing Building</b>		<i>Carried forward</i>	<i>Cost per SF</i> <b>225.53</b>	<b>\$11,943,711</b>
HARD COSTS					
HARD COSTS	<b>Renovations to Existing Building</b>		<i>Carried forward</i>	<b>196.28</b>	<b>\$902,868</b>
HARD COSTS					
HARD COSTS	<b>Sitework</b>		<i>Carried forward</i>	<i>N/A</i>	<b>\$798,865</b>
HARD COSTS					
HARD COSTS	<b>Subtotal</b>				<b>\$13,645,444</b>
HARD COSTS	<b>Escalation to construction mid point</b>	<b>Bid January 2016, Midpoint October 2016</b>	<b>7.98%</b>		<b>\$1,088,224</b>
HARD COSTS	<b>Subtotal</b>				<b>\$14,733,669</b>
HARD COSTS	<b>Design Contingency</b>		<b>15.00%</b>		<b>\$2,210,050</b>
HARD COSTS	<b>Subtotal</b>				<b>\$16,943,719</b>
HARD COSTS	<b>Construction Contingency</b>		<b>8.00%</b>		<b>\$1,355,498</b>
HARD COSTS				<i>Cost per SF</i>	
HARD COSTS	<b>Total Hard Construction Costs Base Bid</b>			<b><u>\$317.93</u></b>	<b><u>\$18,299,216</u></b>
SOFT COSTS	<b>Project Soft Cost - CM Fees, A/E Fees, F.F.&amp;E., Owner Staffing, Owner Costs</b>		<b>22.50%</b>		<b>\$4,117,324</b>
TOTAL COSTS	<b>Total Hard Construction Costs Base Bid &amp; Soft Cost</b>			<i>Cost per SF</i> <b><u>\$389.46</u></b>	<b><u>\$22,416,540</u></b>

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Addition	00.00		<b>BUILDING ADDITIONS</b>				
Addition	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	LS	45,000.00	45,000.00
Addition			Misc. prep/patch	1.00	LS	12,500.00	12,500.00
Addition			Misc R&R for MEP tie-ins	1.00	LS	9,500.00	9,500.00
Addition			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
Addition	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	0.00	SF	135.00	0.00
Addition			Foundations	52,958.00	GSF	5.90	312,452.20
Addition	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	3,500.00	SF	12.00	42,000.00
Addition			SOG	17,350.00	GSF	8.75	151,812.50
Addition			Exterior stoops & slabs	600.00	SF	8.25	4,950.00
Addition	03.00	SUPERSTRUCTURE	2nd/3rd floor framing & deck	35,608.00	SF	11.85	421,954.80
Addition			SOMD for 2nd & 3rd floor	35,608.00	SF	5.00	178,040.00
Addition			Roof framing & deck	17,350.00	SF	8.75	151,812.50
Addition			Elev hoist bm & hoistway roof deck	0.00	SF	4.50	0.00
Addition			Elev hoistway SOMD	0.00	SF	8.75	0.00
Addition			Stairways	2.00	EA	31,250.00	62,500.00
Addition			Misc metals	52,958.00	GSF	1.55	82,084.90
Addition			Misc Wood Blocking	52,958.00	GSF	0.40	21,183.20
Addition	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	28,640.00	SF	52.00	1,489,280.00
Addition			Foundation wall waterproofing	2,362.50	SF	6.50	15,356.25
Addition			Exterior wall vapor barrier	28,640.00	SF	3.75	107,400.00
Addition			Windows	10,883.20	SF	45.00	489,744.00
Addition			Storefront entrances	52,958.00	GSF	1.05	55,605.90
Addition			Doors, frames, hardware, sidelites	52,958.00	GSF	0.45	23,831.10
Addition			Building perimeter drains in gravel bed	675.00	LF	10.50	7,087.50
Addition			Canopy	600.00	SF	35.00	21,000.00
Addition			Misc. w.p./caulk/fire sealants/etc. Div. 7	52,958.00	GSF	0.74	39,188.92
Addition	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet	17,350.00	GSF	10.02	173,847.00



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Addition							
Addition	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	3,500.00	SF	25.00	87,500.00
Addition			Masonry at tie-in walls	10,875.00	SF	19.00	206,625.00
Addition			Masonry hoistway walls	0.00	SF	22.50	0.00
Addition			Masonry partitions	52,958.00	GSF	4.72	249,961.76
Addition			Mtl stud & GWB partitions, hi-impact	52,958.00	GSF	5.60	296,564.80
Addition			Elev Cab finish allowance	0.00	LS	8,500.00	0.00
Addition			GWB ceilings/bulkheads	52,958.00	GSF	0.15	7,943.70
Addition			Misc. batt insulation	52,958.00	GSF	0.45	23,831.10
Addition			Sound transmission control insulation	52,958.00	GSF	0.19	10,062.02
Addition			Interior glass at interior partition allowance	52,958.00	GSF	0.38	20,124.04
Addition			Interior doors, single, incl jambs, trim & hardware	52,958.00	GSF	4.75	251,550.50
Addition			Acoustic ceiling, avg	52,958.00	GSF	2.25	119,155.50
Addition			Prem. ceilings: main corridors / mtg. rms, prem add	10,591.60	GSF	1.10	11,650.76
Addition			Premium wall finish: main corridors & conf. rm	52,958.00	GSF	0.24	12,709.92
Addition			Prem add for restroom/kitchen finishes	500.00	GSF	12.40	6,200.00
Addition			CT floor, base, walls in restrooms	52,958.00	GSF	0.75	39,718.50
Addition			CT wainscot hallways/restrooms	52,958.00	GSF	0.40	21,183.20
Addition			Soft flooring/ vinly base	52,958.00	GSF	2.85	150,930.30
Addition			Carpet	52,958.00	GSF	1.11	58,783.38
Addition			Painting	52,958.00	GSF	1.50	79,437.00
Addition			Misc cut and patching	52,958.00	GSF	0.30	15,887.40
Addition							
Addition	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	52,958.00	GSF	0.82	43,425.56
Addition			Window treatment	52,958.00	GSF	0.45	23,831.10
Addition			General casework	52,958.00	GSF	4.35	230,367.30
Addition			General millwork	52,958.00	GSF	0.45	23,831.10
Addition			Visual display MB & TB	52,958.00	GSF	1.00	52,958.00
Addition			Smart boards			<i>Refer to FF&amp;E</i>	
Addition			Faculty lounge appliances allowance	1.00	LS	3,500.00	3,500.00
Addition			Misc spec. dr signs/f.e./jan shelving/etc.	52,958.00	GSF	1.50	79,437.00
Addition			Commercial kitchen equipment	0.00	GSF	198.00	0.00
Addition			Student desks and work stations			<i>Refer to FF&amp;E</i>	
Addition			Office furnishings, sofas and chairs			<i>Refer to FF&amp;E</i>	
Addition							
Addition	08.00	CONVEYING	Elevators	0.00	STOPS	45,000.00	0.00
Addition							
Addition	09.00	MECHANICAL HVAC	HVAC Equipment	52,958.00	GSF	17.08	904,522.64
Addition		Note: Average cost between 4-pipe system, water	Piping & Valves	52,958.00	GSF	5.69	301,331.02
Addition		source heat pump systems, and variable refrigerant	Ductwork	52,958.00	GSF	7.43	393,477.94
Addition		flow system.	Air Outlets	52,958.00	GSF	0.59	31,245.22
Addition			Ductwork Accessories	52,958.00	GSF	0.72	38,129.76
Addition			Insulation	52,958.00	GSF	2.15	113,859.70
Addition			Temperature Controls	52,958.00	GSF	4.24	224,541.92
Addition			Air & Water Balance	52,958.00	GSF	0.33	17,476.14
Addition			Coordination Drawings	52,958.00	GSF	0.22	11,650.76
Addition			Systems Operation & Testing	52,958.00	GSF	0.25	13,239.50
Addition			Tie into Existing HVAC System	1.00	LS	8,500.00	8,500.00

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Addition							
Addition	9.20	PLUMBING	Plumbing Fixtures	52,958.00	GSF	2.85	150,930.30
Addition			Domestic Water Piping	52,958.00	GSF	2.69	142,457.02
Addition			DWV Piping	52,958.00	GSF	1.76	93,206.08
Addition			Storm Piping	52,958.00	GSF	1.48	78,377.84
Addition			Plumbing Insulation	52,958.00	GSF	0.81	42,895.98
Addition			Coordination Drawings	52,958.00	GSF	0.22	11,650.76
Addition			Tie into Existing Plumbing Systems	1.00	LS	6,500.00	6,500.00
Addition	9.30	FIRE SPRINKLER	Sprinkler	52,958.00	GSF	3.50	185,353.00
Addition			Fire Pump			See Renovation	
Addition	10.00	ELECTRICAL	Switchboards	52,958.00	GSF	1.05	55,605.90
Addition			Panelboards	52,958.00	GSF	0.80	42,366.40
Addition			Bus Duct & Transformers	52,958.00	GSF	0.40	21,183.20
Addition			Generator/ATS			See Renovation	
Addition			Light Fixtures - based on T8 florescent	52,958.00	GSF	5.01	265,319.58
Addition			Light Switches	52,958.00	GSF	0.55	29,126.90
Addition			Power Outlets	52,958.00	GSF	1.05	55,605.90
Addition			Safety Cabinets & Disconnects	52,958.00	GSF	0.55	29,126.90
Addition			Power Feeders	52,958.00	GSF	2.90	153,578.20
Addition			Power Home Runs	52,958.00	GSF	2.40	127,099.20
Addition			Power Branches	52,958.00	GSF	0.96	50,839.68
Addition			Lighting Home Runs	52,958.00	GSF	1.25	66,197.50
Addition			Lighting Branches	52,958.00	GSF	1.15	60,901.70
Addition			Grounding/Lightning Protection	52,958.00	GSF	0.33	17,476.14
Addition			Clock System	52,958.00	GSF	0.50	26,479.00
Addition			Phone/Data System	52,958.00	GSF	4.10	217,127.80
Addition			Security System	52,958.00	GSF	0.95	50,310.10
Addition			P.A. & A.V. Systems	52,958.00	GSF	1.65	87,380.70
Addition			TV System	52,958.00	GSF	0.55	29,126.90
Addition			Fire Alarm	52,958.00	GSF	2.05	108,563.90
Addition			Coordination Drawings	52,958.00	GSF	0.22	11,650.76
Addition			Tie into Existing Electrical Systems	1.00	LS	9,500.00	9,500.00
Addition	11.00	MARK-UPS	Subtotal				10,331,011.65
Addition			General Conditions	6.50%			671,515.76
Addition			Subtotal				11,002,527.41
Addition			GC OH & Profit	6.95%			764,675.65
Addition			Subtotal				11,767,203.06
Addition			Bonds & insurance	1.50%			176,508.05
Addition			<b>Subtotal</b>	52,958.00	<b>GSF</b>	<b>\$225.53</b>	<b>11,943,711.11</b>

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Renovation	00.00		<b>BUILDING RENOVATIONS</b>				
Renovation	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	4,600.00	GSF	0.37	1,702.00
Renovation			General architectural demo	4,600.00	GSF	2.45	11,270.00
Renovation			Misc. demolition/prep/patch	4,600.00	GSF	1.05	4,830.00
Renovation			Prem add for restroom/kitchen demo	0.00	SF	4.90	0.00
Renovation			Floor cut & patch for plumbing changes	0.00	SF	12.00	0.00
Renovation			Misc. demolition/prep/patch	4,600.00	GSF	0.60	2,760.00
Renovation			Remove exist. plumbing			See Division 15	
Renovation			Remove exist. mechanical			See Division 15	
Renovation			Remove exist. lighting/electrical			See Division 16	
Renovation			Segregated debris disposal off site	170.37	CY	30.00	5,111.11
Renovation			Hazmat abatement, allowance			None included	
Renovation	01.00	FOUNDATIONS	Foundations			Existing to remain	
Renovation	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	4,600.00	GSF	0.25	1,150.00
Renovation	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	4,600.00	GSF	0.12	563.50
Renovation			Misc metals	4,600.00	GSF	1.50	6,900.00
Renovation			Misc Wood Blocking	4,600.00	GSF	0.06	276.00
Renovation	04.00	EXTERIOR CLOSURE	Window Replacement	4,600.00	GSF	6.50	29,900.00
Renovation			Door Replacement	4,600.00	GSF	1.25	5,750.00
Renovation			Exterior wall modifications	4,600.00	GSF	0.45	2,070.00
Renovation			Exterior rake trims and fascia modifications			Existing to remain	
Renovation			Excavate perimeter of existing building			None included	
Renovation			Waterproof existing foundation			Existing to remain	
Renovation			Building perimeter drains in gravel bed			Existing to remain	
Renovation	05.00	ROOFING	Built Up Roof, 4 ply with cap sheet including demo	4,600.00	GSF	11.05	50,830.00

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Renovation	06.00	INTERIOR CONST	Patch Masonry partitions allowance	4,600.00	GSF	0.65	2,990.00
Renovation			Interior finishes	4,600.00	GSF	10.50	48,300.00
Renovation			Corridor Ceilings	4,600.00	SF	2.25	10,350.00
Renovation			Sprung Gym Floor, including new concrete base	4,600.00	SF	29.50	135,700.00
Renovation			Prem add for restroom/kitchen finishes	0.00	GSF	12.40	0.00
Renovation			Thermal insulation	4,600.00	GSF	0.45	2,070.00
Renovation			Sound transmission control insulation	4,600.00	GSF	0.19	874.00
Renovation			Interior glazing	4,600.00	GSF	2.72	12,512.00
Renovation			Interior doors, single, incl jambs, trim & hardware	4,600.00	GSF	3.74	17,204.00
Renovation			Misc cut and patching	4,600.00	GSF	0.30	1,380.00
Renovation	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	4,600.00	GSF	0.98	4,508.00
Renovation			Window treatment	4,600.00	GSF	0.55	2,530.00
Renovation			General casework	4,600.00	GSF	5.75	26,450.00
Renovation			General millwork	4,600.00	GSF	0.45	2,070.00
Renovation			Visual display MB & TB	4,600.00	GSF	1.00	4,600.00
Renovation			Smart boards			Refer to FF&E	
Renovation			Misc spec. dr signs/f.e./jan shelving/etc.	4,600.00	GSF	1.50	6,900.00
Renovation			Commercial kitchen equipment	0.00	GSF	198.00	0.00
Renovation			Modular Stage	0.00	SF	105.00	0.00
Renovation			Student desks and work stations			Refer to FF&E	
Renovation			Office furnishings, sofas and chairs			Refer to FF&E	
Renovation	08.00	CONVEYING	Section Not Used				0.00
Renovation	09.00	MECHANICAL HVAC	HVAC Equipment	4,600.00	GSF	17.08	78,568.00
Renovation		Note: Average cost between 4-pipe system, water	Piping & Valves	4,600.00	GSF	5.69	26,174.00
Renovation		source heat pump systems, and variable refrigerant	Ductwork	4,600.00	GSF	7.43	34,178.00
Renovation		flow system.	Air Outlets	4,600.00	GSF	0.59	2,714.00
Renovation			Ductwork Accessories	4,600.00	GSF	0.72	3,312.00
Renovation			Insulation	4,600.00	GSF	2.15	9,890.00
Renovation			Temperature Controls	4,600.00	GSF	4.24	19,504.00
Renovation			Air & Water Balance	4,600.00	GSF	0.33	1,518.00
Renovation			Coordination Drawings	4,600.00	GSF	0.22	1,012.00
Renovation			Systems Operation & Testing	4,600.00	GSF	0.25	1,150.00
Renovation			HVAC Demolition	4,600.00	GSF	0.68	3,128.00
Renovation	9.20	PLUMBING	Plumbing Fixtures	4,600.00	GSF	2.85	13,110.00
Renovation			Domestic Water Piping, modify existing	4,600.00	GSF	2.69	12,374.00
Renovation			DWV Piping, modify existing	4,600.00	GSF	1.76	8,096.00
Renovation			Storm Piping	4,600.00	GSF	1.48	6,808.00
Renovation			Plumbing Insulation, new & patch existing	4,600.00	GSF	0.81	3,726.00
Renovation			Coordination Drawings	4,600.00	GSF	0.22	1,012.00
Renovation			Plumbing Demolition	4,600.00	GSF	0.65	2,990.00
Renovation	9.30	FIRE SPRINKLER	Sprinkler, modify existing system	4,600.00	GSF	3.50	16,100.00
Renovation			Fire Pump			Not Included	

**DRAFT FOR REVIEW & COMMENT**

Report: Progress Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Concept Design	PM: ct
Project: HB Woodlawn Middle School	6799 Kennedy Road, Suite F	Client: Bowie Gridley	Checked by: fs/sm
Location: Arlington Public Schools	Warrenton, Virginia 20187	Submissn: March 7, 2014	Job no: 14016
Documents Dated: March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date: See footer	
Note: Labor rates are based on open shop contractors.	www.downeyscott.com	Revised:	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Renovation							
Renovation	10.00	ELECTRICAL	Switchboards	4,600.00	GSF	1.05	4,830.00
Renovation			Panelboards	4,600.00	GSF	0.80	3,680.00
Renovation			Bus Duct & Transformers	4,600.00	GSF	0.40	1,840.00
Renovation			Generator/ATS			Not Included	
Renovation			Light Fixtures - based on T8 florescent	4,600.00	GSF	5.01	23,046.00
Renovation			Light Switches	4,600.00	GSF	0.55	2,530.00
Renovation			Power Outlets	4,600.00	GSF	1.05	4,830.00
Renovation			Safety Cabinets & Disconnects	4,600.00	GSF	0.55	2,530.00
Renovation			Power Feeders	4,600.00	GSF	2.90	13,340.00
Renovation			Power Home Runs	4,600.00	GSF	2.40	11,040.00
Renovation			Power Branches	4,600.00	GSF	0.96	4,416.00
Renovation			Lighting Home Runs	4,600.00	GSF	1.25	5,750.00
Renovation			Lighting Branches	4,600.00	GSF	1.15	5,290.00
Renovation			Grounding/Lightning Protection	4,600.00	GSF	0.33	1,518.00
Renovation			Clock System	4,600.00	GSF	0.50	2,300.00
Renovation			Phone/Data System	4,600.00	GSF	4.10	18,860.00
Renovation			Security System	4,600.00	GSF	0.95	4,370.00
Renovation			P.A. & A.V. Systems	4,600.00	GSF	1.65	7,590.00
Renovation			TV System	4,600.00	GSF	0.55	2,530.00
Renovation			Fire Alarm	4,600.00	GSF	2.05	9,430.00
Renovation			Coordination Drawings	4,600.00	GSF	0.22	1,012.00
Renovation			Demolition	4,600.00	GSF	0.72	3,312.00
Renovation							
Renovation	11.00	MARK-UPS	Subtotal				780,958.61
Renovation			General Conditions		6.50%		50,762.31
Renovation			Subtotal				831,720.92
Renovation			GC OH & Profit		6.95%		57,804.60
Renovation			Subtotal				889,525.52
Renovation			Bonds & insurance		1.50%		13,342.88
Renovation			<b>Subtotal</b>	<b>4,600.00</b>	<b>GSF</b>	<b>\$196.28</b>	<b>902,868.41</b>

**DRAFT FOR REVIEW & COMMENT**

Report:	Progress Cost Estimate	Prepared by: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	HB Woodlawn Middle School	6799 Kennedy Road, Suite F	Client:	Bowie Gridley	Checked by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 7, 2014	Job no: 14016
Documents Dated:	March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
Note:	Labor rates are based on open shop contractors.		Revised:		
		<a href="http://www.downeyscott.com">www.downeyscott.com</a>			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework			<b>SITWORK</b>				
Sitework							
Sitework							
Sitework	12.00	<b>TRAFFIC CONTROLS</b>	Temporary traffic control measures	1.00	LS	7,000.00	7,000.00
Sitework							
Sitework	12.05	<b>SITE DEMO CLR/GRUB</b>	Misc site demo	2.50	AC	12,500.00	31,250.00
Sitework			Remove trees	12.00	EA	250.00	3,000.00
Sitework			Remove curb and gutter	100.00	LF	6.00	600.00
Sitework			Remove sidewalks 4" thick	1,500.00	SF	1.50	2,250.00
Sitework			Remove concrete pads 8" thick	0.00	SF	4.35	0.00
Sitework			Remove asphalt paving	1,388.89	SY	6.85	9,513.89
Sitework			Demo asphalt paving at VDOT ROW			Excluded	
Sitework			Remove portions of existing SWM piping			Excluded	
Sitework			Remove existing utilities			Excluded	
Sitework			Remove gas meter			Existing to Remain	
Sitework			Remove gas line			Existing to Remain	
Sitework			Remove existing fence			Excluded	
Sitework			Remove contaminated soils			Excluded	
Sitework			Remove asphalt paving for new water line	0.00	SY	10.00	0.00
Sitework			Disposal of site elements	1,608.78	CY	25.00	40,219.44
Sitework							
Sitework	12.10	<b>ENVIRONMENTAL</b>	Siltation controls, temp seed	1.00	LS	12,500.00	12,500.00
Sitework			Tree protection allowance	1.00	LS	2,500.00	2,500.00
Sitework			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
Sitework			Inlet protection	8.00	EA	350.00	2,800.00
Sitework							
Sitework	12.20	<b>EARTHWORK</b>	Strip & store topsoil	324.07	CY	2.80	907.41
Sitework			Re-spread topsoil	324.07	CY	3.60	1,166.67
Sitework			Mass Excavation of site area, cut to fill	0.00	CY	8.00	0.00
Sitework			Export surplus	0.00	CY	24.00	0.00
Sitework			Import	0.00	CY	36.00	0.00
Sitework			Rough grading for building and site	52,958.00	SF	0.55	29,126.90
Sitework			Finish grading bldg. pads and pavements	2,777.78	SY	1.00	2,777.78
Sitework			Finish grading for sports fields	0.00	SY	1.35	0.00
Sitework			Ext backfill	90.00	CY	30.00	2,700.00
Sitework							
Sitework	12.25	<b>PRIMARY WATER</b>	6" wet tap at exist.	0.00	EA	4,000.00	0.00
Sitework			6" water main	0.00	LF	52.00	0.00
Sitework			Fire hydrant new	0.00	EA	3,500.00	0.00
Sitework			Meter/tap fees			AWSS Fees are Excluded	
Sitework			Temp road patch	0.00	SY	20.00	0.00
Sitework			Spoil removal	0.00	CY	25.00	0.00
Sitework							
Sitework	12.30	<b>SANITARY SEWER</b>	Lateral tie into existing manhole	1.00	EA	500.00	500.00
Sitework			6" PVC	150.00	LF	30.00	4,500.00
Sitework			Tap fees			Tap Fees are Excluded	
Sitework			Spoil removal	11.11	CY	25.00	277.78
Sitework							

**DRAFT FOR REVIEW & COMMENT**

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 7, 2014	Job no: 14016
Documents Dated:	March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
Note: Labor rates are based on open shop contractors.		www.downeyscott.com	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework	12.35	STORM WATER MGT	SWM, allowance	1.00	LS	250,000.00	250,000.00
Sitework							
Sitework	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
Sitework			Site power and circuits	750.00	LF	15.00	11,250.00
Sitework			Site pole lighting, allowance	5.00	EA	3,250.00	16,250.00
Sitework							
Sitework	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.60	PAVING	Asphalt Pavement parking lot	2,500.00	SY	42.00	105,000.00
Sitework			Asphalt Pavement ROW patching	66.67	SY	80.00	5,333.33
Sitework			Asphalt sport court	0.00	SY	35.00	0.00
Sitework			Lot signage/symbols	1.00	LS	2,500.00	2,500.00
Sitework			Striping	1.00	LS	1,500.00	1,500.00
Sitework							
Sitework	12.61	SITE CONCRETE	4" sidewalks/pads	12,500.00	SF	5.50	68,750.00
Sitework			Patch existing sidewalks	500.00	SF	8.00	4,000.00
Sitework			Curb & gutter	600.00	LF	22.00	13,200.00
Sitework							0.00
Sitework	12.65	LANDSCAPING	Sod	1,000.00	SY	3.50	3,500.00
Sitework			General seeding	1,500.00	SY	0.85	1,275.00
Sitework			Athletic Field Sodding, bermuda	0.00	SY	4.60	0.00
Sitework			Terrace allowance	0.00	SF	15.00	0.00
Sitework			Allowance	1.00	LS	35,000.00	35,000.00
Sitework							
Sitework	12.70	FUEL DISPENSING	Not Used			Excluded	
Sitework							
Sitework	12.75	SPECIALTIES	B.B. Backstop	0.00	EA	2,500.00	0.00
Sitework			Retaining Wall, segmented block	0.00	SF	43.70	0.00
Sitework			Allowance	1.00	LS	15,000.00	15,000.00
Sitework							
Sitework	11.00	MARK-UPS	Subtotal				690,998.20
Sitework			General Conditions	6.50%			44,914.88
Sitework			Subtotal				735,913.08
Sitework			GC OH & Profit	6.95%			51,145.96
Sitework			Subtotal				787,059.04
Sitework			Bonds & insurance	1.50%			11,805.89
Sitework			<b>Subtotal</b>				<b>798,864.92</b>