

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc/ah		
Project:	McKinley Elementary School 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

PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - McKinley Elementary School

Three Story Addition	40,590.00	Gross Square Feet
One Story Additions	3,925.00	Gross Square Feet
Renovation	3,145.00	Gross Square Feet
Total	47,660.00	Gross Square Feet

CONSTRUCTION COSTS

HARD COSTS	Three Story Additions to Existing Building	Carried forward	Cost per SF 231.47	\$9,395,349
HARD COSTS	One Story Addition to Existing Building	Carried forward	253.74	\$995,931
HARD COSTS	Renovations to Existing Building	Carried forward	372.20	\$1,170,581
HARD COSTS	Sitework	Carried forward	N/A	\$1,863,155
HARD COSTS	Subtotal			\$13,425,015
HARD COSTS	Escalation to construction mid point - see table below	0.00%		\$0
HARD COSTS	Subtotal			\$13,425,015
HARD COSTS	Design Contingency	15.00%		\$2,013,752
HARD COSTS	Subtotal			\$15,438,768
HARD COSTS	Construction Contingency	5.00%		\$771,938
HARD COSTS	Total Hard Construction Costs Base Bid		Cost per SF \$340.13	\$16,210,706
SOFT COSTS	Project Soft Cost - A/E Fees, F.F.&E., Owner Staffing, Owner Costs	22.50%		\$3,647,409
TOTAL COSTS	Total Hard Construction Costs Base Bid & Soft Cost in Current Dollars, Third Quarter 2011		Cost per SF \$416.66	\$19,858,115

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			\$20,652,439
<u>2013</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2013 DOLLARS			\$21,478,537
<u>2014</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2014 DOLLARS			\$22,337,678
<u>2015</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2015 DOLLARS			\$23,231,186
<u>2016</u>	TOTAL PROJECT HARD & SOFT CONSTRUCTION COSTS PROJECTED IN THIRD QUARTER 2016 DOLLARS			\$24,160,433

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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HVAC ALTERNATES

Base Bid System - Stand Alone System	<i>Carried forward</i>	<i>Cost per SF</i> 46.23	\$2,058,020 <i>current dollars</i>
Alternate System - Geothermal System	<i>Carried forward</i>	58.75	\$2,615,330 <i>current dollars</i>
Renovation Alternate Equipment Replacement	<i>Carried forward</i>		\$1,045,838 <i>current dollars</i>

*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 ADDITION		40,590 GSF	<i>Cost per SF</i>	<u>\$231.47</u>	9,395,349
SUBTOTAL	SUBTOTAL				9,395,349
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL	SUBTOTAL				9,395,349
DESIGN CONTINGENCY	REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL	RENOVATION TOTAL				9,395,349
			<i>Cost per SF</i>	<u>\$231.47</u>	

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THREE STORY ADDITION	00.00		BUILDING ADDITION				
THREE STORY ADDITION							
THREE STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	1.00	EA	3,800.00	3,800.00
THREE STORY ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
THREE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	5,000.00	5,000.00
THREE STORY ADDITION			Segregated debris disposal off site	90.00	CY	30.00	2,700.00
THREE STORY ADDITION			LEED Disposal Fee / Recycling	45.00	TNS	37.00	1,665.00
THREE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
THREE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
THREE STORY ADDITION							
THREE STORY ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
THREE STORY ADDITION			Foundations	14,850.00	GSF	5.90	87,615.00
THREE STORY ADDITION			Foundations, premium for poured conc wall footings	14,850.00	GSF	2.88	42,777.78
THREE STORY ADDITION							
THREE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	1,000.00	SF	12.00	12,000.00
THREE STORY ADDITION			SOG	15,667.00	GSF	8.30	130,036.10
THREE STORY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
THREE STORY ADDITION							
THREE STORY ADDITION	03.00	SUPERSTRUCTURE	Poured conc foundation wall	3,862.50	SF	38.00	146,775.00
THREE STORY ADDITION			2nd & 3rd floor framing & deck	23,216.00	SF	11.35	263,501.60
THREE STORY ADDITION			SOMD for 2nd & 3rd floor	23,216.00	SF	4.00	92,864.00
THREE STORY ADDITION			Roof framing & deck	15,575.00	SF	8.45	131,608.75
THREE STORY ADDITION			Elev hoist brn & hoistway roof deck	90.00	SF	4.50	405.00
THREE STORY ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
THREE STORY ADDITION			Stairways, 3 stys	2.00	EA	18,750.00	37,500.00
THREE STORY ADDITION			Stairways, poured concrete, per LF of riser	276.00	LF	25.00	6,900.00
THREE STORY ADDITION			Misc metals	40,590.00	GSF	2.20	89,298.00
THREE STORY ADDITION			Misc Wood Blocking	40,590.00	GSF	1.05	42,619.50
THREE STORY ADDITION							
THREE STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick veneer at conc foundation wall	915.00	SF	18.50	16,927.50
THREE STORY ADDITION			Lt. gage exterior wall framing & sheathing	14,860.00	SF	9.50	141,170.00
THREE STORY ADDITION			Brick veneer at lt. gage wall framing	7,430.00	SF	18.50	137,455.00
THREE STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	3,715.00	SF	16.00	59,440.00
THREE STORY ADDITION			Metal panels wall covering at lt. gage wall framing	3,715.00	SF	22.00	81,730.00
THREE STORY ADDITION			Foundation wall waterproofing	3,862.50	SF	6.50	25,106.25
THREE STORY ADDITION			Exterior wall vapor barrier	14,860.00	SF	3.75	55,725.00
THREE STORY ADDITION			Windows	40,590.00	GSF	7.20	292,248.00
THREE STORY ADDITION			Storefront entrances	40,590.00	GSF	1.25	50,737.50
THREE STORY ADDITION			Prem add for ext. atrium wall	2,765.00	SF	35.00	96,775.00
THREE STORY ADDITION			Exterior sun shades	1,000.00	SF	62.00	62,000.00
THREE STORY ADDITION			Doors, frames, hardware, sidelites	40,590.00	GSF	0.60	24,354.00
THREE STORY ADDITION			Building perimeter drains in gravel bed	650.00	LF	10.50	6,825.00
THREE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	40,590.00	GSF	1.45	58,855.50
THREE STORY ADDITION							

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THREE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	15,575.00	GSF	6.30	98,122.50
THREE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	1,500.00	SF	25.00	37,500.00
THREE STORY ADDITION			Masonry at tie-in walls	5,982.00	SF	19.00	113,658.00
THREE STORY ADDITION			Masonry hoistway walls	1,672.00	SF	22.50	37,620.00
THREE STORY ADDITION			Masonry partitions	40,590.00	GSF	4.10	166,419.00
THREE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	40,590.00	GSF	7.30	296,307.00
THREE STORY ADDITION			Elev Cab finish allowance	1.00	LS	500.00	500.00
THREE STORY ADDITION			GWB ceilings/bulkheads	40,590.00	GSF	0.15	6,088.50
THREE STORY ADDITION			Misc. batt insulation	40,590.00	GSF	0.45	18,265.50
THREE STORY ADDITION			Sound transmission control insulation	40,590.00	GSF	0.19	7,712.10
THREE STORY ADDITION			Interior glass at interior partition allowance	40,590.00	GSF	1.50	60,885.00
THREE STORY ADDITION			Interior doors, single, incl jams, trim & hardware	40,590.00	GSF	5.75	233,392.50
THREE STORY ADDITION			Acoustic ceiling, avg	40,590.00	GSF	2.25	91,327.50
THREE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	8,118.00	GSF	1.10	8,929.80
THREE STORY ADDITION			Prem. add for atrium railings	170.00	LF	125.00	21,250.00
THREE STORY ADDITION			Premium wall finish: main corridors & conf. rm	40,590.00	GSF	0.24	9,741.60
FOUR STORY BUILDING			Prem add for restroom finishes	1,260.00	GSF	12.40	15,624.00
THREE STORY ADDITION			CT floor, base, walls in restrooms	40,590.00	GSF	0.75	30,442.50
THREE STORY ADDITION			CT wainscot hallways/restrooms	40,590.00	GSF	0.40	16,236.00
THREE STORY ADDITION			Soft flooring/ vinly base	40,590.00	GSF	2.64	106,962.77
THREE STORY ADDITION			Carpet	40,590.00	GSF	1.11	45,054.90
THREE STORY ADDITION			Painting	40,590.00	GSF	1.80	73,062.00
THREE STORY ADDITION			Misc cut and patching	40,590.00	GSF	0.30	12,177.00
THREE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	40,590.00	GSF	0.82	33,283.80
THREE STORY ADDITION			Window treatment	40,590.00	GSF	0.45	18,265.50
THREE STORY ADDITION			General casework	40,590.00	GSF	7.25	294,277.50
THREE STORY ADDITION			General millwork	40,590.00	GSF	0.45	18,265.50
THREE STORY ADDITION			Visual display MB & TB	40,590.00	GSF	1.00	40,590.00
THREE STORY ADDITION			Smart boards	20.00	EA	6,500.00	130,000.00
THREE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	40,590.00	GSF	1.50	60,885.00
THREE STORY ADDITION			Student desks and work stations			Refer to FF&E	
THREE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
THREE STORY ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	3.00	STOPS	45,000.00	135,000.00
THREE STORY ADDITION	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	40,590.00	GSF	16.50	669,735.00
THREE STORY ADDITION		Note: Average cost between 4-pipe system, water	Piping & Valves	40,590.00	GSF	5.50	223,245.00
THREE STORY ADDITION		source heat pump systems, and variable refrigerant	Ductwork	40,590.00	GSF	6.75	273,982.50
THREE STORY ADDITION		flow system.	Air Outlets	40,590.00	GSF	0.59	23,948.10
THREE STORY ADDITION			Ductwork Accessories	40,590.00	GSF	0.72	29,224.80
THREE STORY ADDITION			Insulation	40,590.00	GSF	2.15	87,268.50
THREE STORY ADDITION			Temperature Controls	40,590.00	GSF	4.10	166,419.00
THREE STORY ADDITION			Air & Water Balance	40,590.00	GSF	0.45	18,265.50
THREE STORY ADDITION			Coordination Drawings	40,590.00	GSF	0.22	8,929.80
THREE STORY ADDITION			Systems Operation & Testing	40,590.00	GSF	0.25	10,147.50

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THREE STORY ADDITION	9.20	PLUMBING	Water Closet	30.00	EA	464.50	13,935.00
THREE STORY ADDITION			Urinal	4.00	EA	385.22	1,540.88
THREE STORY ADDITION			Automatic Flush Valve	34.00	EA	163.20	5,548.80
THREE STORY ADDITION			Lavatory, countertop mounted	36.00	EA	313.85	11,298.60
THREE STORY ADDITION			Classroom Sink	24.00	EA	485.10	11,642.40
THREE STORY ADDITION			Electric Water Cooler	3.00	EA	1,163.50	3,490.50
THREE STORY ADDITION			Janitor Sink	3.00	EA	733.54	2,200.62
THREE STORY ADDITION			Floor Drain	6.00	EA	168.60	1,011.60
THREE STORY ADDITION			Roof Drain	18.00	EA	384.50	6,921.00
THREE STORY ADDITION			Wall Hydrant	2.00	EA	252.94	505.88
THREE STORY ADDITION			Water Heater	1.00	EA	4,822.00	4,822.00
THREE STORY ADDITION			Circulating Pump	1.00	EA	725.00	725.00
THREE STORY ADDITION			Ice Machine/Refrigerator Connection	3.00	EA	125.00	375.00
THREE STORY ADDITION			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
THREE STORY ADDITION			Domestic Water Piping	40,590.00	GSF	2.69	109,187.10
THREE STORY ADDITION			DWV Piping	40,590.00	GSF	1.76	71,438.40
THREE STORY ADDITION			Storm Piping	40,590.00	GSF	1.48	60,073.20
THREE STORY ADDITION			Plumbing Insulation	40,590.00	GSF	0.81	32,877.90
THREE STORY ADDITION			Coordination Drawings	40,590.00	GSF	0.22	8,929.80
THREE STORY ADDITION			Tie into Existing Plumbing Systems	1.00	LS	2,650.00	2,650.00
THREE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	40,590.00	GSF	2.85	115,681.50
THREE STORY ADDITION			Fire Pump	1.00	LS	65,000.00	65,000.00
THREE STORY ADDITION	10.00	ELECTRICAL	Switchboards - upgrade existing	40,590.00	GSF	0.85	34,501.50
THREE STORY ADDITION			Panelboards	40,590.00	GSF	0.65	26,383.50
THREE STORY ADDITION			Bus Duct & Transformers	40,590.00	GSF	0.40	16,236.00
THREE STORY ADDITION			Generator/ATS - for addition & fire pump	1.00	EA	55,000.00	55,000.00
THREE STORY ADDITION			Light Fixtures - based on T8 fixtures	40,590.00	GSF	4.85	196,861.50
THREE STORY ADDITION			Light Switches	40,590.00	GSF	0.26	10,553.40
THREE STORY ADDITION			Power Outlets	40,590.00	GSF	0.95	38,560.50
THREE STORY ADDITION			Safety Cabinets & Disconnects	40,590.00	GSF	0.50	20,295.00
THREE STORY ADDITION			Power Feeders	40,590.00	GSF	2.50	101,475.00
THREE STORY ADDITION			Power Home Runs	40,590.00	GSF	2.20	89,298.00
THREE STORY ADDITION			Power Branches	40,590.00	GSF	0.85	34,501.50
THREE STORY ADDITION			Lighting Home Runs	40,590.00	GSF	1.15	46,678.50
THREE STORY ADDITION			Lighting Branches	40,590.00	GSF	1.05	42,619.50
THREE STORY ADDITION			Grounding/Lightning Protection	40,590.00	GSF	0.25	10,147.50
THREE STORY ADDITION			Clock System	40,590.00	GSF	0.45	18,265.50
THREE STORY ADDITION			Phone/Data System	40,590.00	GSF	2.90	117,711.00
THREE STORY ADDITION			Security System	40,590.00	GSF	0.94	38,154.60
THREE STORY ADDITION			P.A. & A.V. Systems	40,590.00	GSF	0.55	22,324.50
THREE STORY ADDITION			TV System	40,590.00	GSF	0.29	11,771.10
THREE STORY ADDITION			Fire Alarm	40,590.00	GSF	1.88	76,309.20
THREE STORY ADDITION			Coordination Drawings	40,590.00	GSF	0.22	8,929.80
THREE STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	5,500.00	5,500.00
THREE STORY ADDITION	11.00	MARK-UPS	Subtotal				7,531,945.43
THREE STORY ADDITION			General Conditions	12.00%			903,833.45
THREE STORY ADDITION			Subtotal				8,435,778.88
THREE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			843,577.89
THREE STORY ADDITION			Subtotal				9,279,356.76
THREE STORY ADDITION			Bonds & insurance	1.25%			115,991.96
THREE STORY ADDITION			Subtotal	40,590.00	GSF	\$231.47	9,395,348.72

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HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

ONE STORY BUILDING ADDITION						<i>Cost per SF</i>	
				3,925	GSF	<u>\$253.74</u>	995,931
SUBTOTAL			SUBTOTAL				995,931
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				995,931
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				995,931
						<i>Cost per SF</i>	
						<u>\$253.74</u>	

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ONE STORY ADDITIONS	00.00		BUILDING ADDITION				
ONE STORY ADDITIONS	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	2.00	EA	3,800.00	7,600.00
ONE STORY ADDITIONS			Misc. prep/patch	1.00	LS	5,000.00	5,000.00
ONE STORY ADDITIONS			Misc R&R for MEP tie-ins	1.00	LS	1,000.00	1,000.00
ONE STORY ADDITIONS			Demo exist. ext. cafeterial wall	1,012.00	SF	11.00	11,132.00
ONE STORY ADDITIONS			Demo exist. ext. lobby wall	1,140.00	SF	11.00	12,540.00
ONE STORY ADDITIONS			General architectural demo	1.00	LS	1,500.00	1,500.00
ONE STORY ADDITIONS			Temp shoring	104.00	LF	170.00	17,680.00
ONE STORY ADDITIONS			Temp dust partitions & cleaning	1.00	LS	2,500.00	2,500.00
ONE STORY ADDITIONS			Temp waterproofing	1.00	LS	1,500.00	1,500.00
ONE STORY ADDITIONS			Segregated debris disposal off site	159.63	CY	30.00	4,788.89
ONE STORY ADDITIONS			LEED Disposal Fee / Recycling	79.81	TNS	37.00	2,953.15
ONE STORY ADDITIONS			Hazmat abatement - asbestos			Costs are Excluded	
ONE STORY ADDITIONS			Hazmat abatement - lead			Costs are Excluded	
ONE STORY ADDITIONS	01.00	FOUNDATIONS	Foundations	3,925.00	GSF	6.27	24,609.75
ONE STORY ADDITIONS	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
ONE STORY ADDITIONS			SOG	3,925.00	GSF	8.30	32,577.50
ONE STORY ADDITIONS	03.00	SUPERSTRUCTURE	Roof framing & deck	3,725.00	SF	8.45	31,476.25
ONE STORY ADDITIONS			Canopy & canopy roof framing & deck	200.00	SF	14.50	2,900.00
ONE STORY ADDITIONS			Mods to exist. roof framing for add ons	1.00	LS	15,000.00	15,000.00
ONE STORY ADDITIONS			Misc metals	3,925.00	GSF	2.20	8,635.00
ONE STORY ADDITIONS			Misc Wood Blocking	3,925.00	GSF	1.05	4,121.25
ONE STORY ADDITIONS	04.00	EXTERIOR CLOSURE	Lt. gage exterior wall framing & sheathing	3,043.00	SF	9.50	28,908.50
ONE STORY ADDITIONS			Brick veneer at lt. gage wall framing	1,152.00	SF	18.50	21,312.00
ONE STORY ADDITIONS			Ground face CMU veneer at lt. gage wall framing	576.00	SF	16.00	9,216.00
ONE STORY ADDITIONS			Metal panels wall covering at lt. gage wall framing	576.00	SF	22.00	12,672.00
ONE STORY ADDITIONS			Exterior wall vapor barrier	3,043.00	SF	3.75	11,411.25
ONE STORY ADDITIONS			Windows	3,725.00	GSF	7.20	26,820.00
ONE STORY ADDITIONS			Storefront entrances	3,725.00	GSF	1.25	4,656.25
ONE STORY ADDITIONS			Doors, frames, hardware, sidelites	3,725.00	GSF	0.60	2,235.00
ONE STORY ADDITIONS			Building perimeter drains in gravel bed	200.00	LF	10.50	2,100.00
ONE STORY ADDITIONS			Misc. w.p./caulk/fire sealants/etc. Div 7	3,925.00	GSF	1.45	5,691.25
ONE STORY ADDITIONS	05.00	ROOFING	Low slope membrane w/ flashing & copings	3,925.00	GSF	6.30	24,727.50

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs/ah
Project:	McKinley Elementary School 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	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITIONS	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
ONE STORY ADDITIONS			Masonry at tie-in walls	2,419.00	SF	19.00	45,961.00
ONE STORY ADDITIONS			Masonry partitions	3,725.00	GSF	4.10	15,272.50
ONE STORY ADDITIONS			Mtl stud & GWB partitions, hi-impact	3,725.00	GSF	7.30	27,192.50
ONE STORY ADDITIONS			GWB ceilings/bulkheads	3,725.00	GSF	0.15	558.75
ONE STORY ADDITIONS			Misc. batt insulation	3,725.00	GSF	0.45	1,676.25
ONE STORY ADDITIONS			Sound transmission control insulation	3,725.00	GSF	0.19	707.75
ONE STORY ADDITIONS			Interior glass at interior partition allowance	3,725.00	SF	1.50	5,587.50
ONE STORY ADDITIONS			Interior doors, single, incl jams, trim & hardware	3,725.00	GSF	5.75	21,418.75
ONE STORY ADDITIONS			Acoustic ceiling, avg	3,725.00	GSF	2.25	8,381.25
ONE STORY ADDITIONS			Prem. ceilings: main corridors / mtg. rms, prem add	745.00	GSF	1.10	819.50
ONE STORY ADDITIONS			Premium wall finish: main corridors & conf. rm	3,925.00	GSF	0.24	942.00
ONE STORY ADDITIONS			CT floor, base, walls in restrooms	3,925.00	GSF	0.75	2,943.75
ONE STORY ADDITIONS			CT wainscot hallways/restrooms	3,925.00	GSF	0.40	1,570.00
ONE STORY ADDITIONS			Soft flooring/ vinly base	3,925.00	GSF	2.64	10,343.16
ONE STORY ADDITIONS			Carpet	3,925.00	GSF	1.11	4,356.75
ONE STORY ADDITIONS			Painting	3,925.00	GSF	1.80	7,065.00
ONE STORY ADDITIONS			Misc cut and patching	3,925.00	GSF	0.30	1,177.50
ONE STORY ADDITIONS	07.00	SPECIAL EQUIPMENT	Window treatment	3,725.00	GSF	0.45	1,676.25
ONE STORY ADDITIONS			General casework	3,725.00	GSF	7.25	27,006.25
ONE STORY ADDITIONS			General millwork	3,725.00	GSF	0.45	1,676.25
ONE STORY ADDITIONS			Visual display MB & TB	3,725.00	GSF	1.00	3,725.00
ONE STORY ADDITIONS			Smart boards		EA	6,500.00	0.00
ONE STORY ADDITIONS			Misc spec. dr signs/f.e./jan shelving/etc.	3,725.00	GSF	1.50	5,587.50
ONE STORY ADDITIONS			Student desks and work stations			Refer to FF&E	
ONE STORY ADDITIONS			Office furnishings, sofas and chairs			Refer to FF&E	
ONE STORY ADDITIONS	08.00	CONVEYING	Section Not Used				0.00
ONE STORY ADDITIONS	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	3,725.00	GSF	12.50	46,562.50
ONE STORY ADDITIONS		Note: single zone RTU & HW heating.	Piping & Valves	3,725.00	GSF	5.50	20,487.50
ONE STORY ADDITIONS			Ductwork	3,725.00	GSF	6.75	25,143.75
ONE STORY ADDITIONS			Air Outlets	3,725.00	GSF	0.59	2,197.75
ONE STORY ADDITIONS			Ductwork Accessories	3,725.00	GSF	0.72	2,682.00
ONE STORY ADDITIONS			Insulation	3,725.00	GSF	2.15	8,008.75
ONE STORY ADDITIONS			Temperature Controls	3,725.00	GSF	4.10	15,272.50
ONE STORY ADDITIONS			Air & Water Balance	3,725.00	GSF	0.45	1,676.25
ONE STORY ADDITIONS			Coordination Drawings	3,725.00	GSF	0.22	819.50
ONE STORY ADDITIONS			Systems Operation & Testing	3,725.00	GSF	0.25	931.25
ONE STORY ADDITIONS							

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs/ah
Project:	McKinley Elementary School 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
ONE STORY ADDITIONS	9.20	PLUMBING	Water Closet	1.00	EA	464.50	464.50
ONE STORY ADDITIONS			Urinal	0.00	EA	385.22	0.00
ONE STORY ADDITIONS			Automatic Flush Valve	1.00	EA	163.20	163.20
ONE STORY ADDITIONS			Lavatory, countertop mounted	1.00	EA	313.85	313.85
ONE STORY ADDITIONS			Classroom Sink	1.00	EA	485.10	485.10
ONE STORY ADDITIONS			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
ONE STORY ADDITIONS			Janitor Sink	1.00	EA	733.54	733.54
ONE STORY ADDITIONS			Floor Drain	1.00	EA	168.60	168.60
ONE STORY ADDITIONS			Roof Drain	6.00	EA	384.50	2,307.00
ONE STORY ADDITIONS			Wall Hydrant	1.00	EA	252.94	252.94
ONE STORY ADDITIONS			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
ONE STORY ADDITIONS			Domestic Water Piping	3,725.00	GSF	2.69	10,020.25
ONE STORY ADDITIONS			DWV Piping	3,725.00	GSF	1.76	6,556.00
ONE STORY ADDITIONS			Storm Piping	3,725.00	GSF	1.48	5,513.00
ONE STORY ADDITIONS			Plumbing Insulation	3,725.00	GSF	0.81	3,017.25
ONE STORY ADDITIONS			Coordination Drawings	3,725.00	GSF	0.22	819.50
ONE STORY ADDITIONS	9.30	FIRE SPRINKLER	Sprinkler	3,725.00	GSF	2.85	10,616.25
ONE STORY ADDITIONS			Fire Pump			See Three Story Addition	
ONE STORY ADDITIONS	10.00	ELECTRICAL	Switchboards - upgrade existing	3,725.00	GSF	0.85	3,166.25
ONE STORY ADDITIONS			Panelboards	3,725.00	GSF	0.65	2,421.25
ONE STORY ADDITIONS			Bus Duct & Transformers	3,725.00	GSF	0.40	1,490.00
ONE STORY ADDITIONS			Generator/ATS - for addition & fire pump			See Three Story Addition	
ONE STORY ADDITIONS			Light Fixtures - based on T8 fixtures	3,725.00	GSF	4.85	18,066.25
ONE STORY ADDITIONS			Light Switches	3,725.00	GSF	0.26	968.50
ONE STORY ADDITIONS			Power Outlets	3,725.00	GSF	0.95	3,538.75
ONE STORY ADDITIONS			Safety Cabinets & Disconnects	3,725.00	GSF	0.50	1,862.50
ONE STORY ADDITIONS			Power Feeders	3,725.00	GSF	2.50	9,312.50
ONE STORY ADDITIONS			Power Home Runs	3,725.00	GSF	2.20	8,195.00
ONE STORY ADDITIONS			Power Branches	3,725.00	GSF	0.85	3,166.25
ONE STORY ADDITIONS			Lighting Home Runs	3,725.00	GSF	1.15	4,283.75
ONE STORY ADDITIONS			Lighting Branches	3,725.00	GSF	1.05	3,911.25
ONE STORY ADDITIONS			Grounding/Lightning Protection	3,725.00	GSF	0.25	931.25
ONE STORY ADDITIONS			Clock System	3,725.00	GSF	0.45	1,676.25
ONE STORY ADDITIONS			Phone/Data System	3,725.00	GSF	2.90	10,802.50
ONE STORY ADDITIONS			Security System	3,725.00	GSF	0.94	3,501.50
ONE STORY ADDITIONS			P.A. & A.V. Systems	3,725.00	GSF	0.55	2,048.75
ONE STORY ADDITIONS			TV System	3,725.00	GSF	0.29	1,080.25
ONE STORY ADDITIONS			Fire Alarm	3,725.00	GSF	1.88	7,003.00
ONE STORY ADDITIONS			Coordination Drawings	3,725.00	GSF	0.22	819.50
ONE STORY ADDITIONS			Tie into Existing Electrical Systems	1.00	LS	1,500.00	1,500.00
ONE STORY ADDITIONS	11.00	MARK-UPS	Subtotal				798,405.18
ONE STORY ADDITIONS			General Conditions	12.00%			95,808.62
ONE STORY ADDITIONS			Subtotal				894,213.80
ONE STORY ADDITIONS			GC OH @ 5% plus Profit @ 5%	10.00%			89,421.38
ONE STORY ADDITIONS			Subtotal				983,635.18
ONE STORY ADDITIONS			Bonds & insurance	1.25%			12,295.44
ONE STORY ADDITIONS			Subtotal	3,925.00	GSF	\$253.74	995,930.62

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/gs/ah
Project:	McKinley Elementary School 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>	Submissn:	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>			

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

BUILDING RENOVATION				3,145 GSF		<u>\$372.20</u>	1,170,581
SUBTOTAL			SUBTOTAL				1,170,581
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,170,581
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,170,581
						<u>Cost per SF</u>	
						<u>\$372.20</u>	

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
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BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	3,145.00	GSF	0.37	1,163.65
BUILDING RENOVATION			General architectural demo	3,145.00	GSF	3.15	9,906.75
BUILDING RENOVATION			Misc. demolition/prep/patch	3,145.00	GSF	1.05	3,302.25
BUILDING RENOVATION			Floor cut & patch for plumbing changes	750.00	SF	12.00	9,000.00
BUILDING RENOVATION			Misc. demolition/prep/patch	3,145.00	GSF	0.60	1,887.00
BUILDING RENOVATION			Demo exist. roof area & temp w.p. for new skylite	5,100.00	SF	4.70	23,970.00
BUILDING RENOVATION			Remove exist. plumbing			See Division 15	
BUILDING RENOVATION			Remove exist. mechanical			See Division 15	
BUILDING RENOVATION			Remove exist. lighting/electrical			See Division 16	
BUILDING RENOVATION			Segregated debris disposal off site	182.69	CY	30.00	5,480.56
BUILDING RENOVATION			LEED Disposal Fee / Recycling	91.34	TNS	37.00	3,379.68
BUILDING RENOVATION			Hazmat abatement - asbestos			Costs are Excluded	
BUILDING RENOVATION			Hazmat abatement - lead			Costs are Excluded	
BUILDING RENOVATION							
BUILDING RENOVATION	01.00	FOUNDATIONS	Foundations			Existing to remain	
BUILDING RENOVATION							
BUILDING RENOVATION	02.00	SUBSTRUCTURE	Minor SOG repairs allowance	3,145.00	GSF	0.11	345.95
BUILDING RENOVATION							
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	3,145.00	GSF	0.35	1,100.75
BUILDING RENOVATION			Structural mods for new skylite	5,100.00	SF	8.00	40,800.00
BUILDING RENOVATION			Misc metals	3,145.00	GSF	0.62	1,949.90
BUILDING RENOVATION			Misc Wood Blocking	3,145.00	GSF	0.06	188.70
BUILDING RENOVATION							
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Skylite curb	300.00	LF	12.10	3,630.00
BUILDING RENOVATION			Skylite & curb	5,100.00	SF	65.00	331,500.00
BUILDING RENOVATION			Exterior wall modifications	3,145.00	GSF	0.30	943.50
BUILDING RENOVATION			Exterior rake trims and fascia modifications			Existing to remain	
BUILDING RENOVATION			Excavate perimeter of existing building			None included	
BUILDING RENOVATION			Waterproof existing foundation			Existing to remain	
BUILDING RENOVATION			Building perimeter drains in gravel bed			Existing to remain	
BUILDING RENOVATION							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	3,145.00	GSF	0.33	1,037.85
BUILDING RENOVATION			Patching for new skylite curb	1,500.00	SF	7.40	11,100.00
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	3,145.00	GSF	0.65	2,044.25
BUILDING RENOVATION			Interior finishes	3,145.00	GSF	9.70	30,506.50
BUILDING RENOVATION			Premium wall finish: main corridors & conf. rm	3,145.00	GSF	0.24	754.80
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	945.00	GSF	12.40	11,718.00
BUILDING RENOVATION			Thermal insulation	3,145.00	GSF	0.45	1,415.25
BUILDING RENOVATION			Sound transmission control insulation	3,145.00	GSF	0.19	597.55
BUILDING RENOVATION			Interior glazing	3,145.00	GSF	2.72	8,554.40
BUILDING RENOVATION			Interior doors, single, incl jams, trim & hardware	3,145.00	GSF	3.74	11,762.30
BUILDING RENOVATION			GWB skylite shaft & bulkhead	300.00	LF	30.00	9,000.00
BUILDING RENOVATION			Misc ceiling R&R for skylite w/ some new	3,400.00	GSF	2.20	7,480.00
BUILDING RENOVATION			Misc cut and patching	3,145.00	GSF	0.30	943.50
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	3,145.00	GSF	2.22	6,981.90
BUILDING RENOVATION			Div 11 misc equipment	3,145.00	GSF	0.50	1,572.50
FOUR STORY BUILDING			Div 11 kitchen equip add	945.00	GSF	175.00	165,375.00
BUILDING RENOVATION			Div 12 furnishings	3,145.00	GSF	2.85	8,963.25
BUILDING RENOVATION			Div 12 Library furnishings	1,600.00	GSF	12.00	19,200.00
BUILDING RENOVATION			Smart boards	1.00	EA	6,500.00	6,500.00
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
BUILDING RENOVATION			Student desks and work stations			Refer to FF&E	
BUILDING RENOVATION			Office furnishings, sofas and chairs			Refer to FF&E	
BUILDING RENOVATION	08.00	CONVEYING	Section Not Used				0.00
BUILDING RENOVATION	09.00	MECHANICAL HVAC	Equipment	3,145.00	GSF	12.20	38,369.00
BUILDING RENOVATION			Piping & Valves - renovation	3,145.00	GSF	4.20	13,209.00
BUILDING RENOVATION			Ductwork	3,145.00	GSF	5.85	18,398.25
BUILDING RENOVATION			Air Outlets	3,145.00	GSF	0.59	1,855.55
BUILDING RENOVATION			Ductwork Accessories	3,145.00	GSF	0.72	2,264.40
BUILDING RENOVATION			Insulation	3,145.00	GSF	1.95	6,132.75
BUILDING RENOVATION			Temperature Controls	3,145.00	GSF	4.10	12,894.50
BUILDING RENOVATION			Air & Water Balance	3,145.00	GSF	0.45	1,415.25
BUILDING RENOVATION			Systems Operation & Testing	3,145.00	GSF	0.25	786.25
BUILDING RENOVATION			HVAC Demolition	3,145.00	GSF	0.97	3,050.65
BUILDING RENOVATION	9.20	PLUMBING	Domestic Water Piping	3,145.00	GSF	2.69	8,460.05
BUILDING RENOVATION			DWV Piping	3,145.00	GSF	1.76	5,535.20
BUILDING RENOVATION			Storm Piping	3,145.00	GSF	1.48	4,654.60
BUILDING RENOVATION			Plumbing Insulation	3,145.00	GSF	0.81	2,547.45
BUILDING RENOVATION			Plumbing Demolition	3,145.00	GSF	0.95	2,987.75
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	3,145.00	GSF	2.85	8,963.25
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11095
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	10.00	ELECTRICAL	Switchboards			Existing to Remain	
BUILDING RENOVATION			Panelboards			Existing to Remain	
BUILDING RENOVATION			Bus Duct & Transformers			Existing to Remain	
BUILDING RENOVATION			Generator/Automatic Transfer Switches			Existing to Remain	
BUILDING RENOVATION			Light Fixtures	3,145.00	GSF	4.85	15,253.25
BUILDING RENOVATION			Light Switches	3,145.00	GSF	0.26	817.70
BUILDING RENOVATION			Power Outlets	3,145.00	GSF	0.95	2,987.75
BUILDING RENOVATION			Safety Cabinets & Disconnects	3,145.00	GSF	0.72	2,264.40
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	3,145.00	GSF	2.20	6,919.00
BUILDING RENOVATION			Power Branches	3,145.00	GSF	0.85	2,673.25
BUILDING RENOVATION			Lighting Home Runs	3,145.00	GSF	1.15	3,616.75
BUILDING RENOVATION			Lighting Branches	3,145.00	GSF	1.05	3,302.25
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	3,145.00	GSF	0.45	1,415.25
BUILDING RENOVATION			Phone/Data System	3,145.00	GSF	2.90	9,120.50
BUILDING RENOVATION			Security System	3,145.00	GSF	0.94	2,956.30
BUILDING RENOVATION			P.A. & A.V. Systems	3,145.00	GSF	0.55	1,729.75
BUILDING RENOVATION			TV System	3,145.00	GSF	0.29	912.05
BUILDING RENOVATION			Fire Alarm	3,145.00	GSF	1.88	5,912.60
BUILDING RENOVATION			Demolition	3,145.00	GSF	0.94	2,956.30
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				938,416.73
BUILDING RENOVATION			General Conditions	12.00%			112,610.01
BUILDING RENOVATION			Subtotal				1,051,026.74
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			105,102.67
BUILDING RENOVATION			Subtotal				1,156,129.41
BUILDING RENOVATION			Bonds & insurance	1.25%			14,451.62
BUILDING RENOVATION			Subtotal	3,145.00	GSF	\$372.20	1,170,581.03

Report:	Feasibility Study Const Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>	Status:	Concept Design	PM: cl/g/ah
Project:	McKinley Elementary School 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>	Submissn:	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>			

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							1,863,155
SUBTOTAL			SUBTOTAL				1,863,155
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,863,155
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,863,155

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs/ah
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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisssn:	Nov. 14, 2011	Job no: 11095
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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	12,500.00	12,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	3.08	AC	10,000.00	30,762.17
SITWORK			Remove trees	40.00	EA	175.00	7,000.00
SITWORK			Remove curb and gutter	1,800.00	LF	6.00	10,800.00
SITWORK			Remove sidewalks 4" thick	12,000.00	SF	1.50	18,000.00
SITWORK			Remove concrete pads 8" thick	250.00	SF	4.35	1,087.50
SITWORK			Remove asphalt paving	4,166.67	SY	6.85	28,541.67
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping	300.00	LF	45.00	13,500.00
SITWORK			Remove SWM structures	2.00	EA	350.00	700.00
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove gas meter		Existing to Remain		
SITWORK			Remove gas line		Existing to Remain		
SITWORK			Remove existing fence	400.00	LF	5.00	2,000.00
SITWORK			Remove existing backstop	1.00	EA	275.00	275.00
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove asphalt paving for new water line	40.00	SY	10.00	400.00
SITWORK			Disposal of site elements	2,482.22	CY	25.00	62,055.56
SITWORK							
SITWORK	12.06	DEMO OF EXIST. BLDG. STRUCTURES	Demo of 'Pentagon'	4,800.00	GSF	8.00	38,400.00
SITWORK			Demo of 'Pentagon' connecting corridor	900.00	GSF	8.00	7,200.00
SITWORK			Demo of entrance canopy & elements	250.00	GSF	4.50	1,125.00
SITWORK			Segregated debris disposal off site	550.93	CY	30.00	16,527.78
SITWORK			LEED Disposal Fee / Recycling	275.46	TNS	37.00	10,192.13
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	30,000.00	30,000.00
SITWORK			Tree protection allowance	1.00	LS	4,200.00	4,200.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	4.00	EA	350.00	1,400.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	509.26	CY	2.80	1,425.93
SITWORK			Re-spread topsoil	509.26	CY	3.60	1,833.33
SITWORK			Mass Excavation of site area, cut to fill	2,814.81	CY	8.00	22,518.52
SITWORK			Export surplus	2,814.81	CY	24.00	67,555.56
SITWORK			Excavation for Ground Floor bldg. addition	2,140.74	CY	4.50	9,633.33
SITWORK			Layback & fill for found. walls for Grd. Flr. bldg. addi	787.04	CY	9.70	7,634.26
SITWORK			Export surplus from Ground Floor bldg. addition	2,140.74	CY	24.00	51,377.78
SITWORK							
SITWORK			Rough grading for building and site	134,000.00	SF	0.55	73,700.00
SITWORK			Finish grading bldg pads and pavements	8,144.44	SY	1.00	8,144.44
SITWORK			Finish grading for sports fields	4,000.00	SY	1.35	5,400.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							

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Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11095
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SITWORK	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
SITWORK			6" water main	125.00	LF	52.00	6,500.00
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	40.00	SY	20.00	800.00
SITWORK			Spoil removal	9.26	CY	25.00	231.48
SITWORK	12.30	SANITARY SEWER	Tie into exist. bldg.			Existing to Remain	
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	300,000.00	300,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	1,500.00	LF	15.00	22,500.00
SITWORK			Site pole lighting, allowance	12.00	EA	3,250.00	39,000.00
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	4,166.67	SY	35.00	145,833.33
SITWORK			Asphalt Pavement bus loop	555.56	SY	52.00	28,888.89
SITWORK			Asphalt Pavement ROW patching	140.00	SY	80.00	11,200.00
SITWORK			Lot signage/symbols	1.00	LS	2,000.00	2,000.00
SITWORK			Striping	1.00	LS	3,100.00	3,100.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	15,600.00	SF	5.50	85,800.00
SITWORK			Sidewalk steps, per LF riser	322.00	LF	25.00	8,050.00
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							0.00
SITWORK	12.65	LANDSCAPING	Sod	1,666.67	SY	3.50	5,833.33
SITWORK			General seeding	1,000.00	SY	0.85	850.00
SITWORK			Sport field seeding	4,000.00	SY	1.30	5,200.00
SITWORK			Play area mulch	370.37	CY	43.75	16,203.70
SITWORK			Rain gardens	3,300.00	SF	15.00	49,500.00
SITWORK			Trees, shrubs and ornamental plantings	1.00	LS	75,000.00	75,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Backstop	1.00	EA	6,000.00	6,000.00
SITWORK			Fence	300.00	LF	25.00	7,500.00
SITWORK			Handrails for site walks	220.00	LF	35.00	7,700.00
SITWORK			Added playground area	1.00	LS	25,000.00	25,000.00
SITWORK			Allowance	1.00	LS	5,000.00	5,000.00
SITWORK	11.00	MARK-UPS	Subtotal				1,493,630.69
SITWORK			General Conditions	12.00%			179,235.68
SITWORK			Subtotal				1,672,866.37
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			167,286.64
SITWORK			Subtotal				1,840,153.00
SITWORK			Bonds & insurance	1.25%			23,001.91
SITWORK			Subtotal				1,863,154.92

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HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	44,315.00	GSF	16.50	731,197.50
ADDITION HVAC BASE		Note: Average cost between 4-pipe system, water	Piping & Valves	44,315.00	GSF	5.50	243,732.50
ADDITION HVAC BASE		source heat pump systems, and variable refrigerant	Ductwork	44,315.00	GSF	6.75	299,126.25
ADDITION HVAC BASE		flow system.	Air Outlets	44,315.00	GSF	0.59	26,145.85
ADDITION HVAC BASE			Ductwork Accessories	44,315.00	GSF	0.72	31,906.80
ADDITION HVAC BASE			Insulation	44,315.00	GSF	2.15	95,277.25
ADDITION HVAC BASE			Temperature Controls	44,315.00	GSF	4.10	181,691.50
ADDITION HVAC BASE			Air & Water Balance	44,315.00	GSF	0.45	19,941.75
ADDITION HVAC BASE			Coordination Drawings	44,315.00	GSF	0.22	9,749.30
ADDITION HVAC BASE			Systems Operation & Testing	44,315.00	GSF	0.25	11,078.75
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				1,649,847.45
ADDITION HVAC BASE			General Conditions	12.00%			197,981.69
ADDITION HVAC BASE			Subtotal				1,847,829.14
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			184,782.91
ADDITION HVAC BASE			Subtotal				2,032,612.06
ADDITION HVAC BASE			Bonds & insurance	1.25%			25,407.65
ADDITION HVAC BASE			Subtotal	44,515.00	GSF	\$46.23	2,058,019.71

ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Geothermal	HVAC Equipment	44,315.00	GSF	13.75	609,331.25
ADDITION HVAC ALT			Piping & Valves	44,315.00	GSF	4.20	186,123.00
ADDITION HVAC ALT			Geothermal Bore, 50 bores at 600' depth	30,000.00	LF	22.50	675,000.00
ADDITION HVAC ALT			Ductwork	44,315.00	GSF	5.85	259,242.75
ADDITION HVAC ALT			Air Outlets	44,315.00	GSF	0.59	26,145.85
ADDITION HVAC ALT			Ductwork Accessories	44,315.00	GSF	0.72	31,906.80
ADDITION HVAC ALT			Insulation	44,315.00	GSF	1.95	86,414.25
ADDITION HVAC ALT			Temperature Controls	44,315.00	GSF	4.10	181,691.50
ADDITION HVAC ALT			Air & Water Balance	44,315.00	GSF	0.45	19,941.75
ADDITION HVAC ALT			Coordination Drawings	44,315.00	GSF	0.22	9,749.30
ADDITION HVAC ALT			Systems Operation & Testing	44,315.00	GSF	0.25	11,078.75
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				2,096,625.20
ADDITION HVAC ALT			General Conditions	12.00%			251,595.02
ADDITION HVAC ALT			Subtotal				2,348,220.22
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			234,822.02
ADDITION HVAC ALT			Subtotal				2,583,042.25
ADDITION HVAC ALT			Bonds & insurance	1.25%			32,288.03
ADDITION HVAC ALT			Subtotal	44,515.00	GSF	\$58.75	2,615,330.27

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RENOVATION ALTERNATE

RENOVATION ALTERNATE	09.00	MECHANICAL HVAC	Boiler Replacement	1.00	EA	22,500.00	22,500.00
RENOVATION ALTERNATE			Hot Water Pump Replacement	2.00	EA	6,850.00	13,700.00
RENOVATION ALTERNATE			Piping/Valves for Pumps & Boilers	1.00	LS	7,964.00	7,964.00
RENOVATION ALTERNATE			Multi-Zone RTU Replacement	4.00	EA	127,500.00	510,000.00
RENOVATION ALTERNATE			VAV Air Handling Unit Replacemnt	4.00	EA	52,500.00	210,000.00
RENOVATION ALTERNATE			VAV Box Replacement, allowance	45.00	EA	1,650.00	74,250.00
RENOVATION ALTERNATE	11.00	MARK-UPS	Subtotal				838,414.00
RENOVATION ALTERNATE			General Conditions	12.00%			100,609.68
RENOVATION ALTERNATE			Subtotal				939,023.68
RENOVATION ALTERNATE			GC OH @ 5% plus Profit @ 5%	10.00%			93,902.37
RENOVATION ALTERNATE			Subtotal				1,032,926.05
RENOVATION ALTERNATE			Bonds & insurance	1.25%			12,911.58
RENOVATION ALTERNATE			Subtotal	44,515.00	Gsf	\$23.49	1,045,837.62