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Conceptual Design / Feasibility Cost Estimate Report

Report Date: March 4, 2014

Prepared for:

Arlington Public Schools Abingdon Elementary School Additions and Interior Renovations Arlington, Virginia







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



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

Artwork and reproduction of advertising, brochures, hand-outs.

Advertising 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

| | | | | | |
|------------------|----------------------------------------------|---------------------------------------------|-----------|--------------------------|-----------------|
| Report: | Feasibility Study Const Cost Estimate | <i>Prepared by: Downey & Scott, LLC</i> | Status: | Concept Design | PM: ct |
| Project: | Abingdon Elementary School Feasibility Study | <i>6799 Kennedy Road, Suite F</i> | Client: | Arlington Public Schools | Chckd by: bd/sm |
| Location: | Arlington Public Schools | <i>Warrenton, Virginia 20187</i> | Submissn: | March 4, 2014 | Job no: 14032 |
| 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

| | | | | | | | |
|---------------------------|--|--|------------------------------|------------------------------------------------------|---------------------------|------------------------|------------------|
| CLASSROOM ADDITION | | | | 17,100 GSF | <u>Cost per SF</u> | <u>\$316.99</u> | 5,420,505 |
| SUBTOTAL | | | SUBTOTAL | | | | 5,420,505 |
| ESCALATION TO BID | | | REFER TO MAIN SUMMARY | 0.00% | | | 0 |
| SUBTOTAL | | | SUBTOTAL | | | | 5,420,505 |
| DESIGN CONTINGENCY | | | REFER TO MAIN SUMMARY | 0.00% | | | 0 |
| RENOVATION TOTAL | | | RENOVATION TOTAL | SC5E11O BD- (SC6TAL)28itne Tf9Tm.199 o6,/Rc17 | | | |

| | | | | | |
|------------------|----------------------------------------------|--------------------------------------------------------------|-----------|--------------------------|-----------------|
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|--------------------|-------|-------------------|-------------------------------------------|-----------|-----|--------------------|------------|
| CLASSROOM ADDITION | 00.00 | | BUILDING ADDITION | | | | |
| CLASSROOM ADDITION | | | | | | | |
| CLASSROOM ADDITION | 00.50 | SELECT BLDG. DEMO | Misc. demo at tie-in | 1.00 | EA | 7,500.00 | 7,500.00 |
| CLASSROOM ADDITION | | | Misc. prep/patch | 1.00 | LS | 5,000.00 | 5,000.00 |
| CLASSROOM ADDITION | | | Misc R&R for MEP tie-ins | 1.00 | LS | 10,000.00 | 10,000.00 |
| CLASSROOM ADDITION | | | Segregated debris disposal off site | 150.00 | CY | 30.00 | 4,500.00 |
| CLASSROOM ADDITION | | | LEED Disposal Fee / Recycling | 75.00 | TNS | 37.00 | 2,775.00 |
| CLASSROOM ADDITION | | | Hazmat abatement - asbestos | | | Costs are Excluded | |
| CLASSROOM ADDITION | | | Hazmat abatement - lead | | | Costs are Excluded | |
| CLASSROOM ADDITION | | | | | | | |
| CLASSROOM ADDITION | 01.00 | FOUNDATIONS | Elevator pit, sgl, incl w.p. & drains | 0.00 | SF | 135.00 | 0.00 |
| CLASSROOM ADDITION | | | Foundations, normal SOG | 17,100.00 | GSF | 6.27 | 107,217.00 |
| CLASSROOM ADDITION | | | | | | | |
| CLASSROOM ADDITION | 02.00 | SUBSTRUCTURE | Minor SOG repairs in ex. bldg., allowance | 1,500.00 | SF | 12.00 | 18,000.00 |
| CLASSROOM ADDITION | | | SOG | 17,100.00 | GSF | 8.75 | 149,625.00 |
| CLASSROOM ADDITION | | | Exterior stoops & slabs | 1,200.00 | SF | 8.25 | 9,900.00 |
| CLASSROOM ADDITION | | | | | | | |
| CLASSROOM ADDITION | 03.00 | SUPERSTRUCTURE | 2nd & 3rd floor framing & deck | 17,100.00 | GSF | 11.85 | 202,635.00 |
| CLASSROOM ADDITION | | | SOMD for 3rd floor | 17,100.00 | GSF | 5.00 | 85,500.00 |
| CLASSROOM ADDITION | | | Roof framing & deck | 17,100.00 | GSF | 8.75 | 149,625.00 |
| CLASSROOM ADDITION | | | Elev hoist bm & hoistway roof deck | 90.00 | SF | 4.50 | 405.00 |
| CLASSROOM ADDITION | | | Elev hoistway SOMD | 90.00 | SF | 8.75 | 787.50 |
| CLASSROOM ADDITION | | | Stairways | 1.00 | EA | 31,250.00 | 31,250.00 |
| CLASSROOM ADDITION | | | Misc metals | 17,100.00 | GSF | 2.20 | 37,620.00 |
| CLASSROOM ADDITION | | | Misc Wood Blocking | 17,100.00 | GSF | 0.40 | 6,840.00 |
| CLASSROOM ADDITION | | | | | | | |
| CLASSROOM ADDITION | 04.00 | EXTERIOR CLOSURE | Brick/CMU composite walls | 11,808.00 | SF | 52.00 | 614,016.00 |
| CLASSROOM ADDITION | | | Fenestration System | 3,936.00 | SF | 40.00 | 157,440.00 |
| CLASSROOM ADDITION | | | Foundation wall waterproofing | 5,100.00 | SF | 6.50 | 33,150.00 |
| CLASSROOM ADDITION | | | Windows | 17,100.00 | GSF | 3.96 | 67,716.00 |
| CLASSROOM ADDITION | | | Storefront entrances | 17,100.00 | GSF | 1.05 | 17,955.00 |
| CLASSROOM ADDITION | | | Doors, frames, hardware, sidelites | 17,100.00 | GSF | 0.45 | 7,695.00 |
| CLASSROOM ADDITION | | | Overhead door | 1.00 | EA | 4,500.00 | 4,500.00 |
| CLASSROOM ADDITION | | | Building perimeter drains in gravel bed | 1,630.00 | LF | 10.50 | 17,115.00 |
| CLASSROOM ADDITION | | | Misc. w.p./caulk/fire sealants/etc. Div 7 | 17,100.00 | GSF | 0.74 | 12,654.00 |
| CLASSROOM ADDITION | | | Repairs to exist exterior masonry walls | 1.00 | LS | 110,000.00 | 110,000.00 |

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| Project: | Abingdon Elementary School Feasibility Study | 6799 Kennedy Road, Suite F | Client: | Arlington Public Schools | Chckd by: bd/sm |
| Location: | Arlington Public Schools | Warrenton, Virginia 20187 | Submissn: | March 4, 2014 | Job no: 14032 |
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| LOC REF | SYS # | UNIFORMAT SYSTEM | SPECIFICATION | QUANTITY | U/M | UNIT COST | EXTENSION |
|-----------------------|-------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------|-------|--------------------------|------------|
| CLASSROOM ADDITION | | | | | | | |
| CLASSROOM ADDITION | 05.00 | ROOFING | Low slope membrane w/ flashing & copings | 17,100.00 | GSF | 8.75 | 149,625.00 |
| CLASSROOM ADDITION | 06.00 | INTERIOR CONST | | | | | |
| CLASSROOM ADDITION | | | Patch ex. masonry walls allowance | 3,200.00 | SF | 25.00 | 80,000.00 |
| CLASSROOM ADDITION | | | Masonry at tie-in walls | 3,738.00 | SF | 19.00 | 71,022.00 |
| CLASSROOM ADDITION | | | Masonry hoistway walls | 0.00 | SF | 22.50 | 0.00 |
| CLASSROOM ADDITION | | | Masonry partitions | 17,100.00 | GSF | 4.72 | 80,712.00 |
| CLASSROOM ADDITION | | | Mtl stud & GWB partitions, hi-impact | 17,100.00 | GSF | 7.30 | 124,830.00 |
| CLASSROOM ADDITION | | | GWB ceilings/bulkheads | 17,100.00 | GSF | 0.15 | 2,565.00 |
| CLASSROOM ADDITION | | | Misc. batt insulation | 17,100.00 | GSF | 0.45 | 7,695.00 |
| CLASSROOM ADDITION | | | Sound transmission control insulation | 17,100.00 | GSF | 0.19 | 3,249.00 |
| CLASSROOM ADDITION | | | Interior glass at interior partition allowance | 17,100.00 | GSF | 0.38 | 6,498.00 |
| CLASSROOM ADDITION | | | Interior doors, single, incl jambs, trim & hardware | 17,100.00 | GSF | 4.75 | 81,225.00 |
| CLASSROOM ADDITION | | | Acoustic ceiling, avg | 17,100.00 | GSF | 2.25 | 38,475.00 |
| CLASSROOM ADDITION | | | Prem. ceilings: main corridors / mtg. rms, prem add | 3,420.00 | GSF | 1.10 | 3,762.00 |
| CLASSROOM ADDITION | | | Premium wall finish: main corridors & conf. rm | 17,100.00 | GSF | 0.24 | 4,104.00 |
| CLASSROOM ADDITION | | | Prem add for kitchen/restroom finishes | 1,560.00 | GSF | 12.40 | 19,344.00 |
| CLASSROOM ADDITION | | | CT floor, base, walls in restrooms | 17,100.00 | GSF | 0.75 | 12,825.00 |
| CLASSROOM ADDITION | | | Soft flooring/ vinly base | 17,100.00 | GSF | 2.85 | 48,735.00 |
| CLASSROOM ADDITION | | | Carpet | 17,100.00 | GSF | 1.11 | 18,981.00 |
| CLASSROOM ADDITION | | | Painting | 17,100.00 | GSF | 1.50 | 25,650.00 |
| CLASSROOM ADDITION | | | Misc cut and patching | 17,100.00 | GSF | 0.30 | 5,130.00 |
| CLASSROOM ADDITION | 07.00 | SPECIAL EQUIPMENT | | | | | |
| CLASSROOM ADDITION | | | Toilet partitions/accessories | 17,100.00 | GSF | 0.82 | 14,022.00 |
| CLASSROOM ADDITION | | | Window treatment | 17,100.00 | GSF | 0.45 | 7,695.00 |
| CLASSROOM ADDITION | | | General casework | 17,100.00 | GSF | 4.35 | 74,385.00 |
| CLASSROOM ADDITION | | | General millwork | 17,100.00 | GSF | 0.45 | 7,695.00 |
| MEDIA CENTER ADDITION | | | General casework | 17,100.00 | GSF | 4.35 | 74,385.00 |
| CLASSROOM ADDITION | | | Visual display MB & TB | 17,100.00 | GSF | 1.00 | 17,100.00 |
| CLASSROOM ADDITION | | | Smart boards | | | <i>Refer to FF&E</i> | |
| CLASSROOM ADDITION | | | Kitchen / faculty lounge appliances allowance | 1.00 | LS | 12,500.00 | 12,500.00 |
| CLASSROOM ADDITION | | | Div 11 kitchen equip add | 0.00 | GSF | 175.00 | 0.00 |
| CLASSROOM ADDITION | | | Misc spec. dr signs/f.e./jan shelving/etc. | 17,100.00 | GSF | 1.50 | 25,650.00 |
| CLASSROOM ADDITION | | | Student desks and work stations | | | <i>Refer to FF&E</i> | |
| CLASSROOM ADDITION | | | Office furnishings, sofas and chairs | | | <i>Refer to FF&E</i> | |
| CLASSROOM ADDITION | 08.00 | CONVEYING | Elevator | 0.00 | STOPS | 45,000.00 | 0.00 |
| CLASSROOM ADDITION | 09.00 | MECHANICAL HVAC - Stand Alone System | | | | | |
| CLASSROOM ADDITION | | Note: Average cost between 4-pipe system, water source heat pump systems, and variable refrigerant flow system. | HVAC Equipment | 17,100.00 | GSF | 17.08 | 292,068.00 |
| CLASSROOM ADDITION | | | Piping & Valves | 17,100.00 | GSF | 5.69 | 97,299.00 |
| CLASSROOM ADDITION | | | Ductwork | 17,100.00 | GSF | 7.43 | 127,053.00 |
| CLASSROOM ADDITION | | | Air Outlets | 17,100.00 | GSF | 0.59 | 10,089.00 |
| CLASSROOM ADDITION | | | Ductwork Accessories | 17,100.00 | GSF | 0.72 | 12,312.00 |
| CLASSROOM ADDITION | | | Insulation | 17,100.00 | GSF | 2.15 | 36,765.00 |
| CLASSROOM ADDITION | | | Temperature Controls | 17,100.00 | GSF | 4.24 | 72,504.00 |
| CLASSROOM ADDITION | | | Air & Water Balance | 17,100.00 | GSF | 0.33 | 5,643.00 |
| CLASSROOM ADDITION | | | Coordination Drawings | 17,100.00 | GSF | 0.22 | 3,762.00 |
| CLASSROOM ADDITION | | | Systems Operation & Testing | 17,100.00 | GSF | 0.25 | 4,275.00 |

| | | | | | |
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| LOC REF | SYS # | UNIFORMAT SYSTEM | SPECIFICATION | QUANTITY | U/M | UNIT COST | EXTENSION |
|--------------------|-------|------------------|------------------------------------------|-----------|------------|-----------------|---------------------|
| CLASSROOM ADDITION | | | | | | | |
| CLASSROOM ADDITION | 9.20 | PLUMBING | Plumbing Fixtures | 17,100.00 | GSF | 2.85 | 48,735.00 |
| CLASSROOM ADDITION | | | Domestic Water Piping | 17,100.00 | GSF | 2.69 | 45,999.00 |
| CLASSROOM ADDITION | | | DWW Piping | 17,100.00 | GSF | 1.76 | 30,096.00 |
| CLASSROOM ADDITION | | | Storm Piping | 17,100.00 | GSF | 1.48 | 25,308.00 |
| CLASSROOM ADDITION | | | Plumbing Insulation | 17,100.00 | GSF | 0.81 | 13,851.00 |
| CLASSROOM ADDITION | | | Coordination Drawings | 17,100.00 | GSF | 0.22 | 3,762.00 |
| CLASSROOM ADDITION | | | Tie into Existing Plumbing Systems | 1.00 | LS | 3,520.00 | 3,520.00 |
| CLASSROOM ADDITION | 9.30 | FIRE SPRINKLER | Sprinkler | 17,100.00 | GSF | 3.50 | 59,850.00 |
| CLASSROOM ADDITION | | | Fire Pump | 1.00 | LS | 71,500.00 | 71,500.00 |
| CLASSROOM ADDITION | 10.00 | ELECTRICAL | Switchboards - upgrade existing | 17,100.00 | GSF | 0.95 | 16,245.00 |
| CLASSROOM ADDITION | | | Panelboards | 17,100.00 | GSF | 0.80 | 13,680.00 |
| CLASSROOM ADDITION | | | Bus Duct & Transformers | 17,100.00 | GSF | 0.40 | 6,840.00 |
| CLASSROOM ADDITION | | | Generator/ATS - for addition & fire pump | 0.00 | EA | 62,500.00 | 0.00 |
| CLASSROOM ADDITION | | | Light Fixtures - based on T8 fixtures | 17,100.00 | GSF | 5.01 | 85,671.00 |
| CLASSROOM ADDITION | | | Light Switches | 17,100.00 | GSF | 0.55 | 9,405.00 |
| CLASSROOM ADDITION | | | Power Outlets | 17,100.00 | GSF | 1.05 | 17,955.00 |
| CLASSROOM ADDITION | | | Safety Cabinets & Disconnects | 17,100.00 | GSF | 0.55 | 9,405.00 |
| CLASSROOM ADDITION | | | Power Feeders | 17,100.00 | GSF | 2.90 | 49,590.00 |
| CLASSROOM ADDITION | | | Power Home Runs | 17,100.00 | GSF | 2.40 | 41,040.00 |
| CLASSROOM ADDITION | | | Power Branches | 17,100.00 | GSF | 0.96 | 16,416.00 |
| CLASSROOM ADDITION | | | Lighting Home Runs | 17,100.00 | GSF | 1.25 | 21,375.00 |
| CLASSROOM ADDITION | | | Lighting Branches | 17,100.00 | GSF | 1.15 | 19,665.00 |
| CLASSROOM ADDITION | | | Grounding/Lightning Protection | 17,100.00 | GSF | 0.33 | 5,643.00 |
| CLASSROOM ADDITION | | | Clock System | 17,100.00 | GSF | 0.50 | 8,550.00 |
| CLASSROOM ADDITION | | | Phone/Data System | 17,100.00 | GSF | 4.10 | 70,110.00 |
| CLASSROOM ADDITION | | | Security System | 17,100.00 | GSF | 0.95 | 16,245.00 |
| CLASSROOM ADDITION | | | P.A. & A.V. Systems | 17,100.00 | GSF | 1.65 | 28,215.00 |
| CLASSROOM ADDITION | | | TV System | 17,100.00 | GSF | 0.55 | 9,405.00 |
| CLASSROOM ADDITION | | | Fire Alarm | 17,100.00 | GSF | 2.05 | 35,055.00 |
| CLASSROOM ADDITION | | | Coordination Drawings | 17,100.00 | GSF | 0.22 | 3,762.00 |
| CLASSROOM ADDITION | | | Tie into Existing Electrical Systems | 1.00 | LS | 7,500.00 | 7,500.00 |
| CLASSROOM ADDITION | 11.00 | MARK-UPS | Subtotal | | | | 4,345,442.50 |
| CLASSROOM ADDITION | | | General Conditions | 12.00% | | | 521,453.10 |
| CLASSROOM ADDITION | | | Subtotal | | | | 4,866,895.60 |
| CLASSROOM ADDITION | | | GC OH @ 5% plus Profit @ 5% | 10.00% | | | 486,689.56 |
| CLASSROOM ADDITION | | | Subtotal | | | | 5,353,585.16 |
| CLASSROOM ADDITION | | | Bonds & insurance | 1.25% | | | 66,919.81 |
| CLASSROOM ADDITION | | | Subtotal | 17,100.00 | GSF | \$316.99 | 5,420,504.97 |

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|-----------------------|-------|-------------------|-----------------------------------------------------|----------|-----|--------------------|------------|
| MEDIA CENTER ADDITION | 00.00 | | BUILDING ADDITION | | | | |
| MEDIA CENTER ADDITION | | | | | | | |
| MEDIA CENTER ADDITION | 00.50 | SELECT BLDG. DEMO | Misc. demo at tie-in | 2.50 | EA | 3,800.00 | 9,500.00 |
| MEDIA CENTER ADDITION | | | Misc. prep/patch | 1.00 | LS | 2,500.00 | 2,500.00 |
| MEDIA CENTER ADDITION | | | Misc R&R for MEP tie-ins | 1.00 | LS | 200.00 | 200.00 |
| MEDIA CENTER ADDITION | | | Segregated debris disposal off site | 60.00 | CY | 30.00 | 1,800.00 |
| MEDIA CENTER ADDITION | | | LEED Disposal Fee / Recycling | 30.00 | TNS | 37.00 | 1,110.00 |
| MEDIA CENTER ADDITION | | | Hazmat abatement - asbestos | | | Costs are Excluded | |
| MEDIA CENTER ADDITION | | | Hazmat abatement - lead | | | Costs are Excluded | |
| MEDIA CENTER ADDITION | | | | | | | |
| MEDIA CENTER ADDITION | 01.00 | FOUNDATIONS | Foundations | 3,900.00 | GSF | 6.90 | 26,910.00 |
| MEDIA CENTER ADDITION | | | | | | | |
| MEDIA CENTER ADDITION | 02.00 | SUBSTRUCTURE | Minor SOG repairs in ex. bldg., allowance | 250.00 | SF | 12.00 | 3,000.00 |
| MEDIA CENTER ADDITION | | | SOG | 3,900.00 | GSF | 8.75 | 34,125.00 |
| MEDIA CENTER ADDITION | | | Exterior stoops & slabs | 200.00 | SF | 8.00 | 1,600.00 |
| MEDIA CENTER ADDITION | | | | | | | |
| MEDIA CENTER ADDITION | 03.00 | SUPERSTRUCTURE | Roof framing | 3,900.00 | GSF | 11.85 | 46,215.00 |
| MEDIA CENTER ADDITION | | | Misc metals | 3,900.00 | GSF | 2.20 | 8,580.00 |
| MEDIA CENTER ADDITION | | | Misc Wood Blocking | 3,900.00 | GSF | 0.40 | 1,560.00 |
| MEDIA CENTER ADDITION | | | | | | | |
| MEDIA CENTER ADDITION | 04.00 | EXTERIOR CLOSURE | Brick/CMU composite walls | 4,980.00 | SF | 52.00 | 258,960.00 |
| MEDIA CENTER ADDITION | | | Fenestration System | 2,336.00 | SF | 40.00 | 93,440.00 |
| MEDIA CENTER ADDITION | | | Windows | 3,900.00 | GSF | 3.96 | 15,444.00 |
| MEDIA CENTER ADDITION | | | Storefront entrances | 3,900.00 | GSF | 1.05 | 4,095.00 |
| MEDIA CENTER ADDITION | | | Doors, frames, hardware, sidelites | 3,900.00 | GSF | 0.45 | 1,755.00 |
| MEDIA CENTER ADDITION | | | Building perimeter drains in gravel bed | 225.00 | LF | 10.50 | 2,362.50 |
| MEDIA CENTER ADDITION | | | Misc. w.p./caulk/fire sealants/etc. Div 7 | 3,900.00 | GSF | 0.74 | 2,886.00 |
| MEDIA CENTER ADDITION | | | Repairs to exist exterior masonry walls | 1.00 | LS | 22,000.00 | 22,000.00 |
| MEDIA CENTER ADDITION | | | | | | | |
| MEDIA CENTER ADDITION | 05.00 | ROOFING | Low slope membrane w/ flashing & copings | 3,900.00 | GSF | 8.75 | 34,125.00 |
| MEDIA CENTER ADDITION | | | | | | | |
| MEDIA CENTER ADDITION | 06.00 | INTERIOR CONST | Patch ex. masonry walls allowance | 250.00 | SF | 25.00 | 6,250.00 |
| MEDIA CENTER ADDITION | | | Masonry at tie-in walls | 2,158.00 | SF | 19.00 | 41,002.00 |
| MEDIA CENTER ADDITION | | | Masonry partitions | 3,900.00 | GSF | 4.72 | 18,408.00 |
| MEDIA CENTER ADDITION | | | Mtl stud & GWB partitions, hi-impact | 3,900.00 | GSF | 7.30 | 28,470.00 |
| MEDIA CENTER ADDITION | | | GWB ceilings/bulkheads | 3,900.00 | GSF | 0.15 | 585.00 |
| MEDIA CENTER ADDITION | | | Misc. batt insulation | 3,900.00 | GSF | 0.45 | 1,755.00 |
| MEDIA CENTER ADDITION | | | Sound transmission control insulation | 3,900.00 | GSF | 0.19 | 741.00 |
| MEDIA CENTER ADDITION | | | Interior glass at interior partition allowance | 3,900.00 | GSF | 0.38 | 1,482.00 |
| MEDIA CENTER ADDITION | | | Interior doors, single, incl jambs, trim & hardware | 3,900.00 | GSF | 4.75 | 18,525.00 |
| MEDIA CENTER ADDITION | | | Acoustic ceiling, avg | 3,900.00 | GSF | 2.25 | 8,775.00 |

| | | | | | |
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| Project: | Abingdon Elementary School Feasibility Study | <i>6799 Kennedy Road, Suite F</i> | Client: | Arlington Public Schools | Chckd by: bd/sm |
| Location: | Arlington Public Schools | <i>Warrenton, Virginia 20187</i> | Submissn: | March 4, 2014 | Job no: 14032 |
| 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 |
|-----------------------|-------|------------------|---------------------------------|----------|-----|------------------------|-----------|
| MEDIA CENTER ADDITION | 9.30 | FIRE SPRINKLER | Sprinkler | 3,900.00 | GSF | 3.50 | 13,650.00 |
| MEDIA CENTER ADDITION | | | Fire Pump | | | See Classroom Addition | |
| MEDIA CENTER ADDITION | 10.00 | ELECTRICAL | Switchboards - upgrade existing | 3,900.00 | GSF | 0.95 | 3,705.00 |
| MEDIA CENTER ADDITION | | | Panelboards | 3,900.00 | GSF | 0.80 | 3,120.00 |
| MEDIA CENTER ADDITION | | | | | | | |

| | | | | | |
|------------------|----------------------------------------------|---------------------------------------------|-----------|--------------------------|-----------------|
| Report: | Feasibility Study Const Cost Estimate | <i>Prepared by: Downey & Scott, LLC</i> | Status: | Concept Design | PM: ct |
| Project: | Abingdon Elementary School Feasibility Study | <i>6799 Kennedy Road, Suite F</i> | Client: | Arlington Public Schools | Chckd by: bd/sm |
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|---------|-------|------------------|---------------|----------|-----|-----------|-----------|
|---------|-------|------------------|---------------|----------|-----|-----------|-----------|

HARD CONSTRUCTION COSTS

| | | | | | | | |
|----------------------------|--|------------------------------|--|-------------------|--|-----------------------------------------------------|------------------|
| BUILDING RENOVATION | | | | 52,000 GSF | | <i>Cost per SF</i> <u>\$144.88</u> | 7,533,916 |
| SUBTOTAL | | SUBTOTAL | | | | | 7,533,916 |
| ESCALATION TO BID | | REFER TO MAIN SUMMARY | | 0.00% | | | 0 |
| SUBTOTAL | | SUBTOTAL | | | | | 7,533,916 |
| DESIGN CONTINGENCY | | REFER TO MAIN SUMMARY | | 0.00% | | | 0 |
| RENOVATION TOTAL | | RENOVATION TOTAL | | | | | 7,533,916 |
| | | | | | | <i>Cost per SF</i> <u>\$144.88</u> | |

| | | | | | |
|------------------|----------------------------------------------|---------------------------------------------|-----------|--------------------------|-----------------|
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|---------------------|-------|-------------------|----------------------------------------------|-----------|-----|--------------------|------------|
| BUILDING RENOVATION | 00.00 | | BUILDING RENOVATIONS | | | | |
| BUILDING RENOVATION | 00.50 | SELECT BLDG. DEMO | Temp protection & cleaning | 52,000.00 | GSF | 0.37 | 19,240.00 |
| BUILDING RENOVATION | | | General architectural demo | 52,000.00 | GSF | 3.15 | 163,800.00 |
| BUILDING RENOVATION | | | Misc. demolition/prep/patch | 52,000.00 | GSF | 1.05 | 54,600.00 |
| BUILDING RENOVATION | | | Floor cut & patch for plumbing changes | 2,000.00 | SF | 12.00 | 24,000.00 |
| BUILDING RENOVATION | | | Misc. demolition/prep/patch | 52,000.00 | GSF | 0.60 | 31,200.00 |
| 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 | 962.96 | CY | 30.00 | 28,888.89 |
| BUILDING RENOVATION | | | LEED Disposal Fee / Recycling | 481.48 | TNS | 37.00 | 17,814.81 |
| BUILDING RENOVATION | | | Hazmat abatement - asbestos | | | Costs are Excluded | |
| BUILDING RENOVATION | | | Hazmat abatement - lead | | | Costs are Excluded | |
| BUILDING RENOVATION | 01.00 | FOUNDATIONS | Foundations | | | Existing to remain | |
| BUILDING RENOVATION | 02.00 | SUBSTRUCTURE | Minor SOG repairs allowance | 52,000.00 | GSF | 0.25 | 13,000.00 |
| BUILDING RENOVATION | 03.00 | SUPERSTRUCTURE | Roof framing for Mech penetrations | 52,000.00 | GSF | 0.12 | 6,240.00 |
| BUILDING RENOVATION | | | Misc metals | 52,000.00 | GSF | 1.50 | 78,000.00 |
| BUILDING RENOVATION | | | Misc Wood Blocking | 52,000.00 | GSF | 0.06 | 3,120.00 |
| BUILDING RENOVATION | 04.00 | EXTERIOR CLOSURE | Door modifications | | | Existing to remain | |
| BUILDING RENOVATION | | | Exterior wall modifications | 52,000.00 | GSF | 0.45 | 23,400.00 |
| 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 | | | Fenestration System Improvements | 7,920.00 | SF | 40.00 | 316,800.00 |
| BUILDING RENOVATION | 05.00 | ROOFING | Misc. patching for mechanical penetrations | 52,000.00 | GSF | 0.38 | 19,760.00 |

Report:

Feasibility Study Const Cost Estimate

Prepared by: Downey & Scott, LLC

Status:

Concept Design

PM: ct

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|---------|-------|------------------|---------------|----------|-----|-----------|-----------|
|---------|-------|------------------|---------------|----------|-----|-----------|-----------|

HARD CONSTRUCTION COSTS

| | | | | | | | |
|---------------------------|--|--|------------------------------|--------------|--|--|------------------|
| SITWORK | | | | | | | 1,392,124 |
| SUBTOTAL | | | SUBTOTAL | | | | 1,392,124 |
| ESCALATION TO BID | | | REFER TO MAIN SUMMARY | 0.00% | | | 0 |
| SUBTOTAL | | | SUBTOTAL | | | | 1,392,124 |
| DESIGN CONTINGENCY | | | REFER TO MAIN SUMMARY | 0.00% | | | 0 |
| RENOVATION TOTAL | | | RENOVATION TOTAL | | | | 1,392,124 |

| | | | | | |
|------------------|----------------------------------------------|--------------------------------------------------------------|-----------|--------------------------|-----------------|
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|---------|-------|--------------------|------------------------------------------|----------|-----|-----------------------|-----------|
| SITWORK | | | SITWORK | | | | |
| SITWORK | | | | | | | |
| SITWORK | | | | | | | |
| SITWORK | 12.00 | TRAFFIC CONTROLS | Temporary traffic control measures | 1.00 | LS | 7,500.00 | 7,500.00 |
| SITWORK | 12.05 | SITE DEMO CLR/GRUB | Misc site demo | 1.00 | LS | 40,000.00 | 40,000.00 |
| SITWORK | 12.10 | ENVIRONMENTAL | Siltation controls, temp seed | 1.00 | LS | 12,000.00 | 12,000.00 |
| SITWORK | | | Tree protection allowance | 1.00 | LS | 2,887.50 | 2,887.50 |
| SITWORK | | | Inst & rem gravel construction entrances | 1.00 | EA | 4,850.00 | 4,850.00 |
| SITWORK | | | Inlet protection | 6.00 | EA | 350.00 | 2,100.00 |
| SITWORK | 12.20 | EARTHWORK | Earthwork | 1.00 | LS | 78,500.00 | 78,500.00 |
| SITWORK | 12.25 | PRIMARY WATER | Tie to existing bldg. | | | Excluded | |
| SITWORK | 12.30 | SANITARY SEWER | Lateral tie into existing manhole | 1.00 | EA | 750.00 | 750.00 |
| SITWORK | | | 8" PVC | 1,000.00 | LF | 37.00 | 37,000.00 |
| SITWORK | | | Manhole Structure | 20.00 | EA | 4,500.00 | 90,000.00 |
| SITWORK | | | Tap fees | | | Tap Fees are Excluded | |
| SITWORK | | | Temp road patch | 1,100.00 | SY | 20.00 | 22,000.00 |
| SITWORK | | | Spoil removal | 74.07 | CY | 25.00 | 1,851.85 |
| SITWORK | | | | | | | |

| | | | | | |
|------------------|----------------------------------------------|--------------------------------------------------------------|-----------|--------------------------|-----------------|
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|---------|-------|-------------------|--------------------------------------------|----------|---------|-----------------------|---------------------|
| SITWORK | 12.35 | STORM WATER MGT | Allowance | | 1.00 LS | 206,250.00 | 206,250.00 |
| SITWORK | | | | | | | |
| 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 | 10.00 | EA | 3,250.00 | 32,500.00 |
| SITWORK | | | Ductbank and service cable into building | | | Existing to Remain | |
| SITWORK | | | | | | | |
| SITWORK | 12.45 | PRIMARY TELEPHONE | Assume brought to meter by utility company | | | Excluded | |
| SITWORK | | | | | | | |
| SITWORK | 12.50 | PRIMARY GAS | Assume brought to meter by utility company | | | Excluded | |
| SITWORK | | | | | | | |
| SITWORK | 12.55 | CABLE TV | Assume brought to meter by utility company | | | Excluded | |
| SITWORK | | | | | | | |
| SITWORK | 12.60 | PAVING | Asphalt Pavement parking lot | 6,800.00 | SY | 42.00 | 285,600.00 |
| SITWORK | | | Asphalt Pavement ROW patching | 1,144.44 | SY | 80.00 | 91,555.56 |
| SITWORK | | | Lot signage/symbols | 1.00 | LS | 3,500.00 | 3,500.00 |
| SITWORK | | | Striping | 1.00 | LS | 3,000.00 | 3,000.00 |
| SITWORK | | | | | | | |
| SITWORK | 12.61 | SITE CONCRETE | 4" sidewalks/pads | 3,500.00 | SF | 5.50 | 19,250.00 |
| SITWORK | | | Sidewalk steps, per LF of riser | 120.00 | LF | 25.00 | 3,000.00 |
| SITWORK | | | 8" utility pads | 150.00 | SF | 12.00 | 1,800.00 |
| SITWORK | | | Bollards | 8.00 | EA | 675.00 | 5,400.00 |
| SITWORK | | | HC ramp wall footings | 25.00 | LF | 32.00 | 800.00 |
| SITWORK | | | Patch existing sidewalks | 500.00 | SF | 8.00 | 4,000.00 |
| SITWORK | | | Curb & gutter | 100.00 | LF | 14.30 | 1,430.00 |
| SITWORK | | | | | | | 0.00 |
| SITWORK | 12.65 | LANDSCAPING | Sod | 3,000.00 | SY | 3.50 | 10,500.00 |
| SITWORK | | | General seeding | 2,500.00 | SY | 0.85 | 2,125.00 |
| SITWORK | | | Sport field seeding | 2,222.22 | SY | 1.30 | 2,888.89 |
| SITWORK | | | Play area mulch | 148.15 | CY | 43.75 | 6,481.48 |
| SITWORK | | | Trees, shrubs and ornamental plantings | 1.00 | LS | 50,000.00 | 50,000.00 |
| SITWORK | | | | | | | |
| SITWORK | 12.70 | FUEL DISPENSING | Not Used | | | Excluded | |
| SITWORK | | | | | | | |
| SITWORK | 12.75 | SPECIALTIES | Athletic Fields | 1.00 | LS | 45,000.00 | 45,000.00 |
| SITWORK | | | Playground fence | 360.00 | LF | 25.00 | 9,000.00 |
| SITWORK | | | Allowance | 1.00 | LS | 10,000.00 | 10,000.00 |
| SITWORK | | | | | | | |
| SITWORK | 11.00 | MARK-UPS | Subtotal | | | | 1,116,020.28 |
| SITWORK | | | General Conditions | 12.00% | | | 133,922.43 |
| SITWORK | | | Subtotal | | | | 1,249,942.71 |
| SITWORK | | | GC OH @ 5% plus Profit @ 5% | 10.00% | | | 124,994.27 |
| SITWORK | | | Subtotal | | | | 1,374,936.98 |
| SITWORK | | | Bonds & insurance | 1.25% | | | 17,186.71 |
| SITWORK | | | Subtotal | | | | 1,392,123.69 |