



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

Conceptual Design / Feasibility Cost Estimate Report

Report Date: March 4, 2014

Prepared for:

Arlington Public Schools The Reed 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]

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

MOVING & STORAGE COSTS

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

TEMPORARY FACILITIES

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

REAL ESTATE

- x



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- x Artwork and reproduction of advertising, brochures, hand-outs.
- x Advertising fees.
- x



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

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

DESIGN FEES

- x

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 4, 2014	Job no: 14032
Documents Dated:	Feb. 3, 2012	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
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Project: Reed School Feasibility Study
Location: Arlington Public Schools

Prepared by: Downey & Scott, LLC
6799 Kennedy Road, Suite F

Status: Concept Design PM: ct
Client: Arlington Public Schools Chckd by: fs/sm

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ADDITIONS	00.00		BUILDING ADDITION				
ADDITIONS							
ADDITIONS	00.50	SELECT BLDG. DEMO	Misc. demo at tie-ins	1.00	LS	20,000.00	20,000.00
ADDITIONS			Misc. prep/patch	1.00	LS	5,000.00	5,000.00
ADDITIONS			Misc R&R for MEP tie-ins	1.00	LS	15,000.00	15,000.00
ADDITIONS			Rem. exist. roofing & copings	32,265.00	GSF	4.50	145,192.50
ADDITIONS			Segregated debris disposal off site	454.35	CY	30.00	13,630.50
ADDITIONS			LEED Disposal Fee / Recycling	227.18	TNS	37.00	8,405.48
ADDITIONS			Hazmat abatement - asbestos			Costs are Excluded	
ADDITIONS			Hazmat abatement - lead			Costs are Excluded	
ADDITIONS							
ADDITIONS	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
ADDITIONS			Foundations	16,912.00	GSF	7.87	133,097.44
ADDITIONS							
ADDITIONS	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	1,000.00	SF	12.00	12,000.00
ADDITIONS			SOG	16,912.00	GSF	8.75	147,980.00
ADDITIONS			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
ADDITIONS							
ADDITIONS	03.00	SUPERSTRUCTURE	Mods to exist. 2nd floor framing & deck	32,265.00	GSF	5.00	161,325.00
ADDITIONS			SOMD for 2nd floor	32,265.00	GSF	5.00	161,325.00
ADDITIONS			Roof framing & deck	42,000.00	GSF	10.30	432,600.00
ADDITIONS			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
ADDITIONS			Elev hoistway SOMD	90.00	SF	8.75	787.50
ADDITIONS							

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ADDITIONS	9.20	PLUMBING	Water Closet	18.00	EA	589.20	10,605.60
ADDITIONS			Urinal	6.00	EA	510.22	3,061.32
ADDITIONS			Automatic Faucet/Flush Valve	44.00	EA	228.20	10,040.80
ADDITIONS			Lavatory, countertop mounted	20.00	EA	388.85	7,777.00
ADDITIONS			Classroom Sink	12.00	EA	627.50	7,530.00
ADDITIONS			Electric Water Cooler	2.00	EA	1,163.50	2,327.00
ADDITIONS			Janitor Sink	2.00	EA	733.54	1,467.08
ADDITIONS			Floor Drain	8.00	EA	213.60	1,708.80
ADDITIONS			Roof Drain	52.00	EA	384.50	19,994.00
ADDITIONS			Wall Hydrant	2.00	EA	252.94	505.88
ADDITIONS			Water Heater	1.00	EA	8,500.00	8,500.00
ADDITIONS			Circulating Pump	1.00	EA	725.00	725.00
ADDITIONS			Sewer Ejector Pump	1.00	EA	12,500.00	12,500.00
ADDITIONS			Elevator Sump Pump, oil minder type	1.00	EA	6,550.00	6,550.00
ADDITIONS			Domestic Water Piping	50,720.00	GSF	2.69	136,436.80
ADDITIONS			DWV Piping	50,720.00	GSF	1.76	89,267.20
ADDITIONS			Storm Piping	50,720.00	GSF	1.48	75,065.60
ADDITIONS			Plumbing Insulation	50,720.00	GSF	0.81	41,083.20
ADDITIONS			Coordination Drawings	50,720.00	GSF	0.22	11,158.40
ADDITIONS			Tie into Existing Plumbing Systems	1.00	LS	3,520.00	3,520.00
ADDITIONS	9.30	FIRE SPRINKLER	Sprinkler	50,720.00	GSF	3.50	177,520.00
ADDITIONS			Fire Pump	1.00	LS	71,500.00	71,500.00
ADDITIONS	10.00	ELECTRICAL	Switchboards - modify existing	50,720.00	GSF	0.50	25,360.00
ADDITIONS			Panelboards	50,720.00	GSF	0.80	40,576.00
ADDITIONS			Bus Duct & Transformers	50,720.00	GSF	0.40	20,288.00
ADDITIONS			Generator/ATS - for addition & fire pump	1.00	EA	60,500.00	60,500.00
ADDITIONS			Light Fixtures - based on T8 fixtures	50,720.00	GSF	5.01	254,107.20
ADDITIONS			Light Switches	50,720.00	GSF	0.55	27,896.00
ADDITIONS			Power Outlets	50,720.00	GSF	1.05	53,256.00
ADDITIONS			Safety Cabinets & Disconnects	50,720.00	GSF	0.55	27,896.00
ADDITIONS			Power Feeders	50,720.00	GSF	2.90	147,088.00
ADDITIONS			Power Home Runs	50,720.00	GSF	2.40	121,728.00
ADDITIONS			Power Branches	50,720.00	GSF	0.96	48,691.20
ADDITIONS			Lighting Home Runs	50,720.00	GSF	1.25	63,400.00
ADDITIONS			Lighting Branches	50,720.00	GSF	1.15	58,328.00
ADDITIONS			Grounding/Lightning Protection	50,720.00	GSF	0.33	16,737.60
ADDITIONS			Clock System	50,720.00	GSF	0.50	25,360.00
ADDITIONS			Phone/Data System	50,720.00	GSF	4.10	207,952.00
ADDITIONS			Security System	50,720.00	GSF	0.95	48,184.00
ADDITIONS			P.A. & A.V. Systems	50,720.00	GSF	1.65	83,688.00
ADDITIONS			TV System	50,720.00	GSF	0.55	27,896.00
ADDITIONS			Fire Alarm	50,720.00	GSF	2.05	103,976.00
ADDITIONS			Coordination Drawings	50,720.00	GSF	0.22	11,158.40
ADDITIONS			Tie into Existing Electrical Systems	1.00	LS	7,500.00	7,500.00
ADDITIONS	11.00	MARK-UPS	Subtotal				9,438,411.85
ADDITIONS			General Conditions	12.00%			1,132,609.42
ADDITIONS			Subtotal				10,571,021.27
ADDITIONS			GC OH @ 5% plus Profit @ 5%	10.00%			1,057,102.13
ADDITIONS			Subtotal				11,628,123.39
ADDITIONS			Bonds & insurance	1.25%			145,351.54
ADDITIONS			Subtotal	50,720.00	GSF	\$232.13	11,773,474.94

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HARD CONSTRUCTION COSTS

BUILDING RENOVATION				18,880 GSF		<u>Cost per SF</u> <u>\$139.56</u>	2,634,924
SUBTOTAL			SUBTOTAL				2,634,924
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				2,634,924
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				2,634,924
						<u>Cost per SF</u> <u>\$139.56</u>	

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BUILDING RENOVATION

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BUILDING RENOVATION	05.00	ROOFING	Misc. patching for mechanical penetrations	18,880.00	GSF	0.38	7,174.40
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	18,880.00	GSF	0.65	12,272.00
BUILDING RENOVATION			Interior finishes	18,880.00	GSF	10.50	198,240.00
BUILDING RENOVATION			Prem add for restroom finishes	1,800.00	GSF	12.40	22,320.00
BUILDING RENOVATION			Thermal insulation	18,880.00	GSF	0.45	8,496.00
BUILDING RENOVATION			Sound transmission control insulation	18,880.00	GSF	0.19	3,587.20
BUILDING RENOVATION			Interior glazing	18,880.00	GSF	2.72	51,353.60
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	18,880.00	GSF	3.74	70,611.20
BUILDING RENOVATION			Misc cut and patching	18,880.00	GSF	0.30	5,664.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	18,880.00	GSF	2.55	48,144.00
BUILDING RENOVATION			Div 11 misc equipment	18,880.00	GSF	0.58	10,950.40
BUILDING RENOVATION			Div 12 furnishings	18,880.00	GSF	3.28	61,926.40
BUILDING RENOVATION			Smart boards			None included	
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	Relocate Existing HVAC Equipment	18,880.00	GSF	4.69	88,500.00
BUILDING RENOVATION			Modify Existing Ductwork	18,880.00	GSF	6.38	120,454.40
BUILDING RENOVATION			Equipment	18,880.00	GSF	13.50	254,880.00
BUILDING RENOVATION			Piping & Valves - renovation	0.00	GSF	4.20	0.00
BUILDING RENOVATION			Ductwork	18,880.00	GSF	7.23	136,502.40
BUILDING RENOVATION			Air Outlets	18,880.00	GSF	0.59	11,139.20
BUILDING RENOVATION			Ductwork Accessories	18,880.00	GSF	0.72	13,593.60
BUILDING RENOVATION			Insulation	18,880.00	GSF	2.15	40,592.00
BUILDING RENOVATION			Temperature Controls	18,880.00	GSF	4.24	80,051.20
BUILDING RENOVATION			Air & Water Balance	18,880.00	GSF	0.33	6,230.40
BUILDING RENOVATION			Systems Operation & Testing	18,880.00	GSF	0.25	4,720.00
BUILDING RENOVATION			HVAC Demolition	18,880.00	GSF	0.97	18,313.60
BUILDING RENOVATION	9.20	PLUMBING	Water Closet	9.00	EA	589.20	5,302.80
BUILDING RENOVATION			Urinal	3.00	EA	510.22	1,530.66
BUILDING RENOVATION			Automatic Faucet/Flush Valve	22.00	EA	228.20	5,020.40
BUILDING RENOVATION			Lavatory, countertop mounted	10.00	EA	388.25	3,882.50
BUILDING RENOVATION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
BUILDING RENOVATION			Janitor Sink	1.00	EA	733.54	733.54
BUILDING RENOVATION			Ice Machine/Refrigerator Connection	0.00	EA	125.00	0.00
BUILDING RENOVATION			Floor Drain	4.00	EA	213.60	854.40
BUILDING RENOVATION			Domestic Water Piping	18,880.00	GSF	2.15	40,592.00
BUILDING RENOVATION			DWV Piping	18,880.00	GSF	1.75	33,040.00
BUILDING RENOVATION			Storm Piping	18,880.00	GSF	1.44	27,187.20
BUILDING RENOVATION			Plumbing Insulation	18,880.00	GSF	0.65	12,272.00
BUILDING RENOVATION			Plumbing Demolition	18,880.00	GSF	0.95	17,936.00

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BUILDING RENOVATION							
BUILDING RENOVATION	9.30	FIRE SPRINKLER	Sprinkler	18,880.00	GSF	3.50	66,080.00
BUILDING RENOVATION			Fire Pump			See Addition	
BUILDING RENOVATION							
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	18,880.00	GSF	5.01	94,588.80
BUILDING RENOVATION			Light Switches	18,880.00	GSF	0.55	10,384.00
BUILDING RENOVATION			Power Outlets	18,880.00	GSF	1.05	19,824.00
BUILDING RENOVATION			Safety Cabinets & Disconnects	18,880.00	GSF	0.55	10,384.00
BUILDING RENOVATION			Power Feeders			Existing to Remain	
BUILDING RENOVATION			Power Home Runs	18,880.00	GSF	2.40	45,312.00
BUILDING RENOVATION			Power Branches	18,880.00	GSF	0.96	18,124.80
BUILDING RENOVATION			Lighting Home Runs	18,880.00	GSF	1.25	23,600.00
BUILDING RENOVATION			Lighting Branches	18,880.00	GSF	1.15	21,712.00
BUILDING RENOVATION			Grounding/Lightning Protection			Existing to Remain	
BUILDING RENOVATION			Clock System	18,880.00	GSF	0.50	9,440.00
BUILDING RENOVATION			Phone/Data System	18,880.00	GSF	4.10	77,408.00
BUILDING RENOVATION			Security System	18,880.00	GSF	0.95	17,936.00
BUILDING RENOVATION			P.A. & A.V. Systems	18,880.00	GSF	1.65	31,152.00
BUILDING RENOVATION			TV System	18,880.00	GSF	0.55	10,384.00
BUILDING RENOVATION			Fire Alarm	18,880.00	GSF	2.05	38,704.00
BUILDING RENOVATION			Demolition	18,880.00	GSF	0.94	17,747.20
BUILDING RENOVATION							
BUILDING RENOVATION	11.00	MARK-UPS	Subtotal				2,112,332.84
BUILDING RENOVATION			General Conditions	12.00%			253,479.94
BUILDING RENOVATION			Subtotal				2,365,812.78
BUILDING RENOVATION			GC OH @ 5% plus Profit @ 5%	10.00%			236,581.28
BUILDING RENOVATION			Subtotal				2,602,394.06
BUILDING RENOVATION			Bonds & insurance	1.25%			32,529.93
BUILDING RENOVATION			Subtotal	18,880.00	GSF	\$139.56	2,634,923.98

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HARD CONSTRUCTION COSTS

SITWORK							1,042,611
SUBTOTAL			SUBTOTAL				1,042,611
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				1,042,611
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				1,042,611

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SITWORK	12.35	STORM WATER MGT	Underground detention	5,000.00	CF	8.75	43,750.00
SITWORK			12" RCP	400.00	LF	45.00	18,000.00
SITWORK			Storm structures	6.00	EA	3,125.00	18,750.00
SITWORK			BMP impact allowance	1.00	LS	80,500.00	80,500.00
SITWORK			Roof drain piping	75.00	LF	31.25	2,343.75
SITWORK			Mods & conn to existing	1.00	LS	7,500.00	7,500.00
SITWORK			Spoil removal	248.15	CY	25.00	6,203.70
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Ductban6 0 154.2 109.08 Tm (tbantpservice cable iTj build3.7(L52480.6 Stu2tio26 St402io26E)-373.7(1.0Rem75.00.16 109.08 Tm .199 g8 0 1EWORK)Tj 0 6 -6 0 200.				

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HVAC ALTERNATE

ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	50,720.00	GSF	13.75	697,400.00
ADDITION HVAC BASE		Note: Based on RTU equipment & VAV boxes with	Piping & Valves	0.00	GSF	5.50	0.00
ADDITION HVAC BASE		electric heat.	Ductwork	50,720.00	GSF	7.43	376,849.60
ADDITION HVAC BASE			Air Outlets	50,720.00	GSF	0.59	29,924.80
ADDITION HVAC BASE			Ductwork Accessories	50,720.00	GSF	0.72	36,518.40
ADDITION HVAC BASE			Insulation	50,720.00	GSF	2.15	109,048.00
ADDITION HVAC BASE			Temperature Controls	50,720.00	GSF	4.24	215,052.80
ADDITION HVAC BASE			Air & Water Balance	50,720.00	GSF	0.33	16,737.60
ADDITION HVAC BASE			Coordination Drawings	50,720.00	GSF	0.22	11,158.40
ADDITION HVAC BASE			Systems Operation & Testing	50,720.00	GSF	0.25	12,680.00

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct
Project:	Reed School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Arlington Public Schools	Chckd by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 4, 2014	Job no: 14032
Documents Dated:	Feb. 3, 2012	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
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ADDITION HVAC ALT