

Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

SHW Group

Arlington Public Schools ***Ashlawn Elementary School*** **Additions and Interior Renovations** **Arlington, Virginia**

COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS

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

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
-

Rep Feasibility Study
Ppct Abbotsford
Local Public Sch
Date: No 4, 2011

Prepared by: Downey & Scott, LLC
6799 Kennedy Road, Suite F
Warrenton, Virginia 20187
Ph 540.347.5001 Fax 540.347.5021
www.downeyscott.com

Site Co-Design
Client SHW Group
Status No 10, 2011
Revised: See for
No 14, 2011

PM: ctg/sh
Checked by: bd/m
Job 011094

Rep	City of Ashland	Prepared by: Downey & Scott, LLC	Site	Design	PM: cjb/ah
Pjct	Abilene Sch Feasibility Study	6799 Kennedy Road, Suite F	Client	SHW Group	Checked by: bd/m
Local	Atg Public Sch	Warrenton, Virginia 20187	Start	Nov 10, 2011	Job # 11094
Date:	Nov 14, 2011	Ph 540.347.5001 Fax 540.347.5021	Release	See for	
		www.downeyscott.com	Release	Nov 14, 2011	

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

THREE STORY BUILDING ADDITION				37,800	GSF	<u>\$219.76</u>	8,306,897
						Cost per SF	
SUBTOTAL		SUBTOTAL					8,306,897
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					8,306,897
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL					8,306,897
						Cost per SF	
						<u>\$219.76</u>	

Rep
Ppct
Lcald

Feasibility Study
Abbeville Sch
Alto Public Sch

Prepared by: Downey & Scott, LLC
6799 Kennedy Road, Suite F
Warrenton, Virginia 20187

Site
Client
Site

Co-Design
SHW Group
No. 10,9 g

PM: ctg/sh

Chck by/bd/m

Feasibility Study, Abbeville Sch, Alto Public Sch, 99.291.8120004, 01d:billc:0291.8120004

Rep	Feasibility Study	Prepared by: Downey & Scott, LLC	Sale	Design	PM: cjb/ah		
Pjct	Abilene Sch Feasibility	6799 Kennedy Road, Suite F	Client	SHW Group	Checked by: bd/m		
Local	Atg Public Sch	Warrenton, Virginia 20187	Start	Nov 10, 2011	Job # 11094		
Doc#	104, 2011	Ph 540.347.5001 Fax 540.347.5021	Revised	See for			
		www.downeyscott.com	Revised	Nov 14, 2011			
LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

ONE STORY BUILDING ADDITION				4,650 GSF		Cost per SF <u>\$221.90</u>	1,031,829
SUBTOTAL		SUBTOTAL					1,031,829
ESCALATION TO BID		REFER TO MAIN SUMMARY		0.00%			0
SUBTOTAL		SUBTOTAL					1,031,829
DESIGN CONTINGENCY		REFER TO MAIN SUMMARY		0.00%			0
RENOVATION TOTAL		RENOVATION TOTAL					1,031,829
						Cost per SF <u>\$221.90</u>	

Rep	Feasibility Study	Prepared by: Downey & Scott, LLC	Site	Code	PM: ctb/ah
Pjct	Abatement of Ashlawn ES Addition	6799 Kennedy Road, Suite F	Client	SHW Group	Checked by: bdl/m
Local	Alameda Public Schools	Warrenton, Virginia 20187	Start	Nov 10, 2011	Job # 011094
Date:	Nov 14, 2011	Ph 540.347.5001 Fax 540.347.5021	Release	See for	
		www.downeyandscott.com	Release	Nov 14, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	00.00		BUILDING ADDITION				
ONE STORY ADDITION							
ONE STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	3.00	EA	3,800.00	11,400.00
ONE STORY ADDITION			Misc. prep/patch	1.00	LS	1,500.00	1,500.00
ONE STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	2,500.00	2,500.00
ONE STORY ADDITION			Segregated debris disposal off site	60.00	CY	30.00	1,800.00
ONE STORY ADDITION			LEED Disposal Fee / Recycling	30.00	TNS	37.00	1,110.00
ONE STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
ONE STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
ONE STORY ADDITION							
ONE STORY ADDITION	01.00	FOUNDATIONS	Foundations	4,650.00	GSF	5.90	27,435.00
ONE STORY ADDITION							
ONE STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	250.00	SF	12.00	3,000.00
ONE STORY ADDITION			SOG	4,650.00	GSF	8.30	38,595.00
ONE STORY ADDITION			Exterior stoops & slabs	200.00	SF	8.00	1,600.00
ONE STORY ADDITION							
ONE STORY ADDITION	03.00	SUPERSTRUCTURE	Roof framing & deck	4,650.00	SF	8.45	39,292.50
ONE STORY ADDITION			Misc metals	4,650.00	GSF	2.20	10,230.00
ONE STORY ADDITION			Misc Wood Blocking	4,650.00	GSF	1.05	4,882.50
ONE STORY ADDITION							
ONE STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick veneer at conc foundation wall	95.04	SF	18.50	1,758.24
ONE STORY ADDITION			Lt. gage exterior wall framing & sheathing	2,304.00	SF	9.50	21,888.00
ONE STORY ADDITION			Brick veneer at lt. gage wall framing	1,152.00	SF	18.50	21,312.00
ONE STORY ADDITION			Ground face CMU veneer at lt. gage wall framing	576.00	SF	16.00	9,216.00
ONE STORY ADDITION			Metal panels wall covering at lt. gage wall framing	576.00	SF	22.00	12,672.00
ONE STORY ADDITION			Exterior wall vapor barrier	2,304.00	SF	3.75	8,640.00
ONE STORY ADDITION			Windows	4,650.00	GSF	7.20	33,480.00
ONE STORY ADDITION			Storefront entrances	4,650.00	GSF	1.25	5,812.50
ONE STORY ADDITION			Doors, frames, hardware, sidelites	4,650.00	GSF	0.60	2,790.00
ONE STORY ADDITION			Building perimeter drains in gravel bed	225.00	LF	10.50	2,362.50
ONE STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	4,650.00	GSF	1.45	6,742.50
ONE STORY ADDITION							
ONE STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	4,650.00	GSF	6.30	29,295.00
ONE STORY ADDITION							

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Ppct	Abbeville Sch Feasibility	6799 Kennedy Road, Suite F	Client	SHW Group	Chck by/bd/m
Local	Atg Public Sch	Warrenton, Virginia 20187	Start	Nov 10, 2011	Job 011094
Doc Date:	Nov 14, 2011	Ph 540.347.5001 Fax 540.347.5021	Revised:	See for	
		www.downey-scott.com	Revised:	Nov 14, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
ONE STORY ADDITION			Masonry at tie-in walls	975.00	SF	19.00	18,525.00
ONE STORY ADDITION			Masonry partitions	4,650.00	GSF	4.10	19,065.00
ONE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	4,650.00	GSF	7.30	33,945.00
ONE STORY ADDITION			GWB ceilings/bulkheads	4,650.00	GSF	0.15	697.50
ONE STORY ADDITION			Misc. batt insulation	4,650.00	GSF	0.45	2,092.50
ONE STORY ADDITION			Sound transmission control insulation	4,650.00	GSF	0.19	883.50
ONE STORY ADDITION			Interior glass at interior partition allowance	4,650.00	SF	1.50	6,975.00
ONE STORY ADDITION			Interior doors, single, incl jambs, trim & hardware	4,650.00	GSF	5.75	26,737.50
ONE STORY ADDITION			Acoustic ceiling, avg	4,650.00	GSF	2.25	10,462.50
ONE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	930.00	GSF	1.10	1,023.00
ONE STORY ADDITION			Premium wall finish: main corridors & conf. rm	4,650.00	GSF	0.24	1,116.00
ONE STORY ADDITION			CT floor, base, walls in restrooms	4,650.00	GSF	0.75	3,487.50
ONE STORY ADDITION			CT wainscot hallways/restrooms	4,650.00	GSF	0.40	1,860.00
ONE STORY ADDITION			Soft flooring/ vinly base	4,650.00	GSF	2.64	12,253.68
ONE STORY ADDITION			Carpet	4,650.00	GSF	1.11	5,161.50
ONE STORY ADDITION			Painting	4,650.00	GSF	1.80	8,370.00
ONE STORY ADDITION			Misc cut and patching	4,650.00	GSF	0.30	1,395.00
ONE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	4,650.00	GSF	0.82	3,813.00
ONE STORY ADDITION			Window treatment	4,650.00	GSF	0.45	2,092.50
ONE STORY ADDITION			General casework	4,650.00	GSF	7.25	33,712.50
ONE STORY ADDITION			General millwork	4,650.00	GSF	0.45	2,092.50
ONE STORY ADDITION			Visual display MB & TB	4,650.00	GSF	1.00	4,650.00
ONE STORY ADDITION			Smart boards	1.00	EA	6,500.00	6,500.00
ONE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	4,650.00	GSF	1.50	6,975.00
ONE STORY ADDITION			Student desks and work stations			Refer to FF&E	
ONE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
ONE STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
ONE STORY ADDITION	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	4,650.00	GSF	12.75	59,287.50
ONE STORY ADDITION		Note: System will be an extension of the existing	Piping & Valves	4,650.00	GSF	4.20	19,530.00
ONE STORY ADDITION		water source heat pump system. There will be	Ductwork	4,650.00	GSF	5.85	27,202.50
ONE STORY ADDITION		some replacement of existing equipment. See	Air Outlets	4,650.00	GSF	0.59	2,743.50
ONE STORY ADDITION		renovations for that cost	Ductwork Accessories	4,650.00	GSF	0.72	3,348.00
ONE STORY ADDITION			Insulation	4,650.00	GSF	1.95	9,067.50
ONE STORY ADDITION			Temperature Controls	4,650.00	GSF	4.10	19,065.00
ONE STORY ADDITION			Air & Water Balance	4,650.00	GSF	0.45	2,092.50
ONE STORY ADDITION			Coordination Drawings	4,650.00	GSF	0.22	1,023.00
ONE STORY ADDITION			Systems Operation & Testing	4,650.00	GSF	0.25	1,162.50
ONE STORY ADDITION			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00

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Ppct	Abbeville School Feasibility Study	6799 Kennedy Road, Suite F	Client	SHW Group	Chck by/bd/m
Local	Atg Public Schb	Warrenton, Virginia 20187	Start	Nov 10, 2011	Jb 011094
Doc Date:	Nov 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Rel Date:	See for	
		www.downey-scott.com	Rel Date:	Nov 14, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ONE STORY ADDITION	9.20	PLUMBING	Water Closet	1.00	EA	464.50	464.50
ONE STORY ADDITION			Urinal	0.00	EA	385.22	0.00
ONE STORY ADDITION			Automatic Flush Valve	1.00	EA	163.20	163.20
ONE STORY ADDITION			Lavatory, countertop mounted	1.00	EA	313.85	313.85
ONE STORY ADDITION			Electric Water Cooler	1.00	EA	1,163.50	1,163.50
ONE STORY ADDITION			Janitor Sink	1.00	EA	733.54	733.54
ONE STORY ADDITION			Floor Drain	1.00	EA	168.60	168.60
ONE STORY ADDITION			Roof Drain	6.00	EA	384.50	2,307.00
ONE STORY ADDITION			Wall Hydrant	1.00	EA	252.94	252.94
ONE STORY ADDITION			Ice Machine/Refrigerator Connection	1.00	EA	125.00	125.00
ONE STORY ADDITION			Domestic Water Piping	4,650.00	GSF	2.69	12,508.50
ONE STORY ADDITION			DWV Piping	4,650.00	GSF	1.76	8,184.00
ONE STORY ADDITION			Storm Piping	4,650.00	GSF	1.48	6,882.00
ONE STORY ADDITION			Plumbing Insulation	4,650.00	GSF	0.81	3,766.50
ONE STORY ADDITION			Coordination Drawings	4,650.00	GSF	0.22	1,023.00
ONE STORY ADDITION	9.30	FIRE SPRINKLER	Sprinkler	4,650.00	GSF	2.85	13,252.50
ONE STORY ADDITION			Fire Pump			See Three Story Addition	
ONE STORY ADDITION	10.00	ELECTRICAL	Switchboards - modify existing	4,650.00	GSF	0.15	697.50
ONE STORY ADDITION			Panelboards	4,650.00	GSF	0.65	3,022.50
ONE STORY ADDITION			Bus Duct & Transformers	4,650.00	GSF	0.40	1,860.00
ONE STORY ADDITION			Generator/ATS - for addition & fire pump			See Three Story Addition	
ONE STORY ADDITION			Light Fixtures - based on T8 fixtures	4,650.00	GSF	4.85	22,552.50
ONE STORY ADDITION			Light Switches	4,650.00	GSF	0.26	1,209.00
ONE STORY ADDITION			Power Outlets	4,650.00	GSF	0.95	4,417.50
ONE STORY ADDITION			Safety Cabinets & Disconnects	4,650.00	GSF	0.50	2,325.00
ONE STORY ADDITION			Power Feeders	4,650.00	GSF	2.50	11,625.00
ONE STORY ADDITION			Power Home Runs	4,650.00	GSF	2.20	10,230.00
ONE STORY ADDITION			Power Branches	4,650.00	GSF	0.85	3,952.50
ONE STORY ADDITION			Lighting Home Runs	4,650.00	GSF	1.15	5,347.50
ONE STORY ADDITION			Lighting Branches	4,650.00	GSF	1.05	4,882.50
ONE STORY ADDITION			Grounding/Lightning Protection	4,650.00	GSF	0.25	1,162.50
ONE STORY ADDITION			Clock System	4,650.00	GSF	0.45	2,092.50
ONE STORY ADDITION			Phone/Data System	4,650.00	GSF	2.90	13,485.00
ONE STORY ADDITION			Security System	4,650.00	GSF	0.94	4,371.00
ONE STORY ADDITION			P.A. & A.V. Systems	4,650.00	GSF	0.55	2,557.50
ONE STORY ADDITION			TV System	4,650.00	GSF	0.29	1,348.50
ONE STORY ADDITION			Fire Alarm	4,650.00	GSF	1.88	8,742.00
ONE STORY ADDITION			Coordination Drawings	4,650.00	GSF	0.22	1,023.00
ONE STORY ADDITION			Tie into Existing Electrical Systems	1.00	LS	1,500.00	1,500.00
ONE STORY ADDITION	11.00	MARK-UPS	Subtotal				827,183.55
ONE STORY ADDITION			General Conditions	12.00%			99,262.03
ONE STORY ADDITION			Subtotal				926,445.58
ONE STORY ADDITION			GC OH @ 5% plus Profit @ 5%	10.00%			92,644.56
ONE STORY ADDITION			Subtotal				1,019,090.13
ONE STORY ADDITION			Bonds & insurance	1.25%			12,738.63
ONE STORY ADDITION			Subtotal	4,650.00	GSF	\$221.90	1,031,828.76

Rep

Feasibility Study

Prepared by: Downey & Scott, LLC

S&B

Co-Design

PM: ctg/sh

Rep Ppct Local Date:	Feasibility Study Abbeville Sch Feasibility Study Atg Public Sch No 4, 2011	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187 Ph 540.347.5001 Fax 540.347.5021 www.downeyandscott.com	Site Client Sponsor Rtdat: Reled:	Co-Design SHW Group No 10, 2011 See for No 14, 2011	PM: cjt/ah Chck by/bd/m Jb o11094
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	10,700.00	GSF	0.37	3,959.00
BUILDING RENOVATION			General architectural demo	10,700.00	GSF	3.15	33,705.00
BUILDING RENOVATION			Misc. demolition/prep/patch	10,700.00	GSF	1.05	11,235.00
BUILDING RENOVATION			Prem add for restroom/kitchen demo	2,700.00	GSF	4.90	13,230.00
BUILDING RENOVATION			Floor cut & patch for plumbing changes	2,700.00	SF	12.00	32,400.00
BUILDING RENOVATION			Misc. demolition/prep/patch	10,700.00	GSF	0.60	6,420.00
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	198.15	CY	30.00	5,944.44
BUILDING RENOVATION			LEED Disposal Fee / Recycling	99.07	TNS	37.00	3,665.74
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	10,700.00	GSF	0.11	1,177.00
BUILDING RENOVATION	03.00	SUPERSTRUCTURE	Roof framing for Mech penetrations	10,700.00	GSF	0.35	3,745.00
BUILDING RENOVATION			Misc metals	10,700.00	GSF	0.62	6,634.00
BUILDING RENOVATION			Misc Wood Blocking	10,700.00	GSF	0.06	642.00
BUILDING RENOVATION	04.00	EXTERIOR CLOSURE	Window modifications			Existing to remain	
BUILDING RENOVATION			Door modifications			Existing to remain	
BUILDING RENOVATION			Exterior wall modifications	10,700.00	GSF	0.30	3,210.00
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	05.00	ROOFING	Misc. patching for mechanical penetrations	10,700.00	GSF	0.33	3,531.00
BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	10,700.00	GSF	0.65	6,955.00
BUILDING RENOVATION			Interior finishes	10,700.00	GSF	9.70	103,790.00
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	2,700.00	GSF	12.40	33,480.00
BUILDING RENOVATION			Thermal insulation	10,700.00	GSF	0.45	4,815.00
BUILDING RENOVATION			Sound transmission control insulation	10,700.00	GSF	0.19	2,033.00
BUILDING RENOVATION			Interior glazing	10,700.00	GSF	2.72	29,104.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	10,700.00	GSF	3.74	40,018.00
BUILDING RENOVATION			Misc cut and patching	10,700.00	GSF	0.30	3,210.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	10,700.00	GSF	2.22	23,754.00
BUILDING RENOVATION			Div 11 misc equipment	10,700.00	GSF	0.50	5,350.00
BUILDING RENOVATION			Div 12 furnishings	10,700.00	GSF	2.85	30,495.00
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	

Rep Feability Study
Ppct Abilene Sch Feability Study
Lcalo Abilene Sch Feability Study
Doc Date: Nov, 2011

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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L u946

Rep

Feasibility Study

Prepared by: *Downey & Scott, LLC*

S&B

Co-Design

PM: ctg/ah

Rep	Feasibility Study	City of Ashland	Prepared by: Downey & Scott, LLC	Sales	Co-Design	PM: cty/sh	
Ppct	Abilities	School Feasibility Study	6799 Kennedy Road, Suite F	Client	SHW Group	Checked by: bd/m	
Local	Atty	Public Schools	Warrenton, Virginia 20187	Start	Nov 10, 2011	Job # 1094	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

SITWORK							956,183
SUBTOTAL			SUBTOTAL				956,183
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				956,183
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				956,183

Rep	Feasibility Study	Prepared by: Downey & Scott, LLC	Site	CoDesign	PM: cjb/ah
Pjct	Abbeville Sch Feasibility Study	6799 Kennedy Road, Suite F	Client	SHW Group	Chck by/bd/m
Local	Atg Public Sch	Warrenton, Virginia 20187	Start	Nov 10, 2011	Job 011094
Doc Date:	Nov 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Revised:	See for	
		www.downey-scott.com	Revised:	Nov 14, 2011	

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	2,500.00	2,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	2.07	AC	10,000.00	20,661.16
SITWORK			Remove trees	12.00	EA	175.00	2,100.00
SITWORK			Remove curb and gutter	700.00	LF	6.00	4,200.00
SITWORK			Remove sidewalks 4" thick	8,000.00	SF	1.50	12,000.00
SITWORK			Remove concrete pads 8" thick	1,500.00	SF	4.35	6,525.00
SITWORK			Remove asphalt paving	1,388.89	SY	6.85	9,513.89
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove gas meter		Existing to Remain		
SITWORK			Remove gas line		Existing to Remain		
SITWORK			Remove existing fence		Excluded		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove asphalt paving for new water line	150.00	SY	10.00	1,500.00
SITWORK			Disposal of site elements	1,583.89	CY	25.00	39,597.22
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	9,500.00	9,500.00
SITWORK			Tree protection allowance	1.00	LS	875.00	875.00
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	601.85	CY	2.80	1,685.19
SITWORK			Re-spread topsoil	601.85	CY	3.60	2,166.67
SITWORK			Mass Excavation of site area, cut to fill	1,407.41	CY	8.00	11,259.26
SITWORK			Export surplus	1,407.41	CY	24.00	33,777.78
SITWORK			Rough grading for building and site	65,000.00	SF	0.55	35,750.00
SITWORK			Finish grading bldg pads and pavements	5,864.11	SY	1.00	5,864.11
SITWORK			Finish grading for sports fields	2,777.78	SY	1.35	3,750.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	6" wet tap at exist.	1.00	EA	4,000.00	4,000.00
SITWORK			6" water main	80.00	LF	52.00	4,160.00
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	26.67	SY	20.00	533.33
SITWORK			Spoil removal	5.93	CY	25.00	148.15
SITWORK							
SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	500.00	500.00
SITWORK			6" PVC	150.00	LF	30.00	4,500.00
SITWORK			Tap fees		Tap Fees are Excluded		
SITWORK			Spoil removal	11.11	CY	25.00	277.78
SITWORK							
SITWORK	12.35	STORM WATER MGT	Underground detention	4,400.00	CF	7.00	30,800.00
SITWORK			15" RCP	100.00	LF	42.00	4,200.00
SITWORK			Storm structures	5.00	EA	2,500.00	12,500.00
SITWORK			BMP impact allowance	1.00	LS	52,000.00	52,000.00
SITWORK			Roof drain piping	200.00	LF	25.00	5,000.00
SITWORK			Mods & conn to existing	1.00	LS	5,000.00	5,000.00
SITWORK			Spoil removal	190.37	CY	25.00	4,759.26

Rep	Feasibility Study	Prepared by: Downey & Scott, LLC	Site	Design	PM: cty/sh
Ppct	Abbeville Sch Feasibility Study	6799 Kennedy Road, Suite F	Client	SHW Group	Checked by: bd/m
Local	Atg Public Sch	Warrenton, Virginia 20187	Start	Nov 10, 2011	Job # 11094
Date:	Nov 14, 2011	Ph 540.347.5001 Fax 540.347.5021	Revised:	See for	
		www.downeyandscott.com	Revised:	Nov 14, 2011	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
SITWORK							
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	700.00	LF	15.00	10,500.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building			Existing to Remain	
SITWORK	12.45	PRIMARY TELEPHONE					

Rep
Ppct

Feasibility Study
Abbeville Parish Feasibility Study

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

Site
Plan

Co-Design

PM: ctg/ah