



0DLQ 2IILFH .HQQHG\ 5RDG 8QLW ) :D\$KRNQWRQ 9LUJLQLD[  
1: °G\$YH 8QLW % %RFD 5DWRQ )/ 3KRQH ZZZ GRZQ[HIVFRWW FRP

& R Q F H S W X D O ' H V L J Q ) H D V L E L O L W

*Report Date: March 26, 2014*

*Prepared for:*

***VMDO Architects***

Arlington Public Schools  
Barcroft Elementary School  
Arlington, Virginia







**SOFT COSTS INCLUDED IN OUR COSTS ANALYSIS**

:H DUH XWLOLJLQJ D & RQVWUW KW LSROR MRHFWW & ERX/GW HPX O V  
WKDW WKH 6RIWLOROVWQP Q Q H SVOKIHURZORZLQJ LWHPV

)851,785( ),;785( (48,30(17 >)) (@  
x /RRVH XQDWWDFKHG V\ VWHP IXUQLWXUH WUDGLWLRQI  
x 6SHFLDO IL[WXUHV UHOHYDQW WVR VXEMHFW IDFLOLW\ F  
x &RPPXQLFDWLRQV HTXLSPHQW VXFK QLF DVWURQV VFDW B  
LQVWUXPHQWV DFFHVVRULHV  
x 9HQGLQJ HTXLSPHQW SXUFKDVHV DQG RU OHDVHV HWF  
x ([WHULRU HTXLSPHQW VXFK DV H[HUFLVH HTXLSPHQW

029,1\* 6725\$\*( &2676xWKDG RU OHDVHV HWF



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

352027,21 5(6321',1\* 72 38%/,& 0('\$ ,148,5,(6

- x \$UWZRUN DQG UHSURGXFWLRQ RI DGYHUWLVLQJ EURFH
- x \$GYHUWLVLQJ IHHV
- x 3RVWDJH
- x 6LJQDJH
- x 3KRWRJUDSK\
- x 5HQGHULQJV
- x 3XEOLF DQG RU SURPRWLRQDO HWHWV VXFK DV KHDO

),1\$1&,\$/

- x \$FFRXQWLQJ >LQ KR XVH@
- x \$FFRXQWLQJ >&3\$@
- x ,QWHULP ILQDQFLQJ >ORDQ ERQG RQKHU@RWLJLQDW
- x 3HUPDQHQW ILQDQFLQJ >ORDQ ERQG RQKHU@RWLJLQDW
- x \$SSUDLVDO IHHV
- x :RUNLQJ FDSLWDO VWDUW XS
- x 3HUIRUPDQFH >2ZQHU QRW WR EH FRQIXVHG ZLWK FRQ

,1685\$1&( 35(0,806

- x 2ZQHU V %XLOGHU V 5LVN ,QVXUDQFH
- x 2ZQHU /LDELOLW\ ,QVXUDQFH
- x 7LWOH ,QVXUDQFH
- x 2WKHU 2ZQHU ,QVXUDQFH 3ROLFLHV UHODWHG WR WKH

/(\*\$/ )((6

- x 5HDO HVWDWH SXUFKDVH ODQG XHWFKDQJHV ]RQLQJ
- x 3DUWQHUVKLSV
- x )LQDQFLQJ
- x &RQWUDFWV
- x /HDVLQJ

-85,6',&7,21\$/ )((6

- x =RQLQJ VLWH DQG JHQHUDO EXLOM@J\$RUF@LWQHDVHU



*COMMON OWNER SOFT CONSTRUCTION COSTS (continued)*

***DRAFT FOR REVIEW & COMMENT***

Report: **Progress Cost Estimate**  
Project: Barcroft Elementary School  
Location: Arlington Public Schools  
Documents Dated: March 24, 2014

*Prepared by: Downey & Scott, LLC  
6789 Kennedy Road, Suite F  
Warrenton, Virginia 20187  
Ph 540.347.5001 Fax 540.347.5021*

Status: Concept Design  
Client: VMDO  
Submissn: March 26, 2014  
Run Date: S f

PW: ct  
Checked by: fs/sm  
Job no: 14042

**DRAFT FOR REVIEW & COMMENT**

Report:	<b>Progress Cost Estimate</b>	Prepared by: <i>Downey &amp; Scott, LLC</i>	Status:	Concept Design	PM: ct
Project:	Barcroft Elementary School	6789 Kennedy Road, Suite F	Client:	VMDO	Checked by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	March 26, 2014	Job no: 14042
Documents Dated:	March 24, 2014	Ph 540.347.5001 Fax: 540.347.5021	Run Date:	See footer	
		<a href="http://www.downeyandscott.com">www.downeyandscott.com</a>	Revised:		

**ADDITION CONSTRUCTION COST SUMMARY**

Arlington Public Schools - Barcroft Elementary School

\$ G G L W L R Q V      Gross Square Feet  
 5 H Q R Y D W L R Q    K H D Y \    Gross Square Feet  
 5 H Q R Y D W L R Q    O L J K W    Gross Square Feet  
 7 R W D O                      Gross Square Feet

**CONSTRUCTION COSTS**

+\$5' & 2676	\$ G G L W L R Q V W R ([LVWLQJ %XLOGLQJ	Carried forward	Cost per SF 251.54
+\$5' & 2676	5 H Q R Y D W L R Q V W R ([LVWLQJ %XLOGLQJ	Carried forward	97.66
+\$5' & 2676	6 L W H Z R U N	Carried forward	N/A
+\$5' & 2676	Subtotal		
+\$5' & 2676	(VFDODWLRQ WR FRQVWUXFWLRQ RI QW S R L Q W S R L Q W O D U F K		





***DRAFT FOR REVIEW & COMMENT***

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Project: Barcroft Elementart,

*Prepared by: Downey & Scott, LLC*

Status: Concept Design PM ct

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Project:	Barcroft Elementary School	6789 Kennedy Road, Suite F	Client:	VMDO	Checked by: fs/sm
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		www.downeyandscott.com	Revised:		

/ 2 & 5 ( )	6 < 6	81. ) 250 \$ 7 6 < 6 7 ( 0	63 ( & . ) & \$ 7. 2 1	48 \$ 17. 7 <	8 0	81. 7 & 2 6 0. 2 1	( ;
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SGGLWLRQ			+9\$& (TXLSPHQW			*6)	
SGGLWLRQ		0 (& + \$ 1. & \$ / + 9 \$ &	3LSLQJZD9DOYHV			*6)	
SGGLWLRQ		1RWH \$YHUDJH FRVW EHWZHHO SLSH	'XFWZRUN \$FFHVVRULHV			*6)	
SGGLWLRQ		VRXUFH KHDW SXPS VIVWHPV DQG YDUL'	\$LU 2XWOHWV			*6)	
SGGLWLRQ		IORZ VIVWHP	'XFWZRUN \$FFHVVRULHV			*6)	
SGGLWLRQ			,QVXODWLRQ			*6)	
SGGLWLRQ			7HPSHUDWXUH & RQWUROV			*6)	
SGGLWLRQ			\$LU :DWHU %DODQFH			*6)	
SGGLWLRQ			\$RROHU DQDW #B@75\$E LQ"pE `B@obH A5t ,, SV p A \ A A @ p4PR Q#6)			*6)	
SGGLWLRQ			6\ VWHPV 2SHUDWLRQ 7HVWLQJ			*6)	
SGGLWLRQ			7LH LQWR ([LVWLQJ +9\$& 6\ VWHP			/6)	
SGGLWLRQ							
SGGLWLRQ	3/80%, 1*		:DWHU & ORVHV			(\$	
SGGLWLRQ			8ULQDO			(\$	
SGGLWLRQ			/DYDWRU\ FRXQWHUWRS PRXQWHG			(\$	
SGGLWLRQ			\$XWRPDWLF )DXFWH )OXVK 9DOYH			(\$	
SGGLWLRQ			& ODVVURRP 6LQN			(\$	
SGGLWLRQ			(OHFWULF :DWHU & RROHU			(\$	
SGGLWLRQ			-DQLWR 6LQN			(\$	
SGGLWLRQ			)ORRU 'UDLQ			(\$	
SGGLWLRQ			5RRI 'UDLQ			(\$	
SGGLWLRQ			:DOO +\GUDQW			(\$	
SGGLWLRQ			:DWHU +HDWHU			(\$	
SGGLWLRQ			& LUFXODWLQJ 3XPS			(\$	
SGGLWLRQ			,FH 0DFKLQH 5HIULJHUDWRU & RQQHFWRQ			(\$	
SGGLWLRQ			6HZHU (MHFWRU 3XPS			(\$	
SGGLWLRQ			(OHYDWRU 6XPS 3XPS RLO PLQGHU W\SH			(\$	
SGGLWLRQ			'RPHVWLF :DWHU 3LSLQJ			*6)	
SGGLWLRQ			' : 9 3LSLQJ			*6)	
SGGLWLRQ			6WRUP 3LSLQJ			*6)	
SGGLWLRQ			3OXPELQJ ,QVXODWLRQ	6)		p A d e A	

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5HQRYDWLRQ                                % 8 , / ' , 1 * 5 ( 1 2 9 $ 7 , 2 1 6
5HQRYDWLRQ                                7HPS SURWHFWLRQ FOHDQLQJ                                *6)
5HQRYDWLRQ                                *HQHUDO DUFKLWHFWXUDO GHPR                                *6)
5HQRYDWLRQ                                %XLOGLQJ 5D]LQJ 5HPRYDO                                *6)
5HQRYDWLRQ                                0LVF GHPROLWLRQ SUHS SDWFK                                *6)
5HQRYDWLRQ                                3UHP DGG IRU UHVWURRP NLWFKHQ GHPR                                6)
5HQRYDWLRQ                                )ORRU FXW SDWFK IRU SOXPQLQJ FKDQJHV                                6)
5HQRYDWLRQ                                0LVF GHPROLWLRQ SUHS SDWFK                                *6)
5HQRYDWLRQ                                5HPRYH H[LVW SOXPQLQJ                                6HH 'LYLVLRQ
5HQRYDWLRQ                                5HPRYH H[LVW PHFKDQLFDO                                6HH 'LYLVLRQ
5HQRYDWLRQ                                5HPRYH H[LVW OLJKWLQJ HOHFWULFDO                                6HH 'LYLVLRQ
5HQRYDWLRQ                                6HJUHDJWHG GHEULV GLVSRVDO RII VLWH                                & <
5HQRYDWLRQ                                +D]PDW DEDWHPHQW DOORZDQFH                                /6
5HQRYDWLRQ                                ) 281 ' $ 7 , 2 1 6                                )RXQGDWLRQV                                ([LVWLQJ WR UHPDLQ
5HQRYDWLRQ                                68 % 6 7 5 8 & 7 8 5 (                                0LQRU 62 * UHSDLUV DOORZDQFH                                *6)
5HQRYDWLRQ                                683 ( 5 6 7 5 8 & 7 8 5 (                                5RRI IUDPLQJ IRU OHFK SHQHWUDWLRQV                                *6)
5HQRYDWLRQ                                0LVF PHWDOV                                *6)
5HQRYDWLRQ                                0LVF :RRG %ORFNLQJ                                *6)
5HQRYDWLRQ                                (; 7 ( 5 , 2 5 & / 2 6 8 5 (                                :LQGRZ 5HSODFHPHQW                                *6)
5HQRYDWLRQ                                ([WHULRU ZDOO PRGLLFDWLRQV                                *6)
5HQRYDWLRQ                                ([WHULRU UDNH WULPV DQG IDVFLD PRGLLFDWLRQV Q                                *6)
5HQRYDWLRQ                                ([FDYDWH SHULPHWHU RI H[LVWLQJ EXLOGLQJ                                ([LVWLQJ WR UHPDL
5HQRYDWLRQ                                :DWHUSURRI H[LVWLQJ IRXQGDWLRQ                                1RQH LQFOXGHG
5HQRYDWLRQ                                %XLOGLQJ SHULPHWHU GUDLQV LQ JUDYHO EHG                                ([LVWLQJ WR UHPDLQ
5HQRYDWLRQ                                522 ) , 1 *                                %XLOW 8S 5RRI SO\ ZLWK FDS VKHHW LQFOXGLQJ GHPR                                *6)
5HQRYDWLRQ

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		www.downeyandscott.com	Revised:		

1/2 & 5()	6<6	81.)250\$7 6<67(0	63(&.) &\$7.21	48\$17.7<	8 0	81.7 &260.21	(;
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SHQRYDWLRQ	,17(5,25 &2167	3DWFK 0DVRQU\ SDUWLWLRQV DOORZDQFH	*6)
SHQRYDWLRQ		,QWHULRU ILQLVKHV	6)
SHQRYDWLRQ		&RUULGRU &HLOLQJV	6)
SHQRYDWLRQ		6SUXQJ *\P )ORRU LQFOXGLQJ QHZ FRQFUHWH EDVH	6)
SHQRYDWLRQ		3UHP DGG IRU UHVWURRP NLWFKHQ ILQLVKHV	*6)
SHQRYDWLRQ		7KHUPDO LQVXODWLRQ	*6)
SHQRYDWLRQ		6RXQG WUDQVPLVLRQ FRQWURO LQVXODWLRQ	*6)
SHQRYDWLRQ		,QWHULRU JOD]LQJ	*6)
SHQRYDWLRQ		,QWHULRU GRRUV VLQJOH LQFO MDPEV WULP KDUGZDUH	*6)
SHQRYDWLRQ		OLVF FXW DQG SDWFKLQJ	*6)
SHQRYDWLRQ	63(&,\$/ (48,30(17	7RLOHW SDUWLWLRQV DFFHVVRULHV	*6)
SHQRYDWLRQ		:LQGRZ WUHDWPHQW	*6)
SHQRYDWLRQ		*HQHUDO FDVHZRUN	*6)

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SHQRYDWLRQ
SHQRYDWLRQ      3/80%,1*
SHQRYDWLRQ      :DWHU &ORVHW          ($)
SHQRYDWLRQ      8ULQDO          ($)
SHQRYDWLRQ      /DYDWRU\ FRXQWHUWRS PRXQWHG          ($)
SHQRYDWLRQ      $XWRPDWLF )DXFWH )OXVK 9DOYH          ($)
SHQRYDWLRQ      6LQN          ($)
SHQRYDWLRQ      (OHFWULF :DWHU &RROHU          ($)
SHQRYDWLRQ      -DQLWRU 6LQN          ($)
SHQRYDWLRQ      6KRZHU          ($)
SHQRYDWLRQ      ,FH 0DFKLQH 5HIULJHUDWRU &RQQHFWRQR          ($)
SHQRYDWLRQ      )ORRU 'UDLQ          ($)
SHQRYDWLRQ      'RPHVWLF :DWHU 3LSLQJ PRGLI\ H[LVWLQJ          *6)
SHQRYDWLRQ      ':9 3LSLQJ PRGLI\ H[LVWLQJ          *6)
SHQRYDWLRQ      6WRUP 3LSLQJ          *6)
SHQRYDWLRQ      3OXPELQJ ,QVXODWLRQ QHZ SDWFK H[LVWLQJ          *6)
SHQRYDWLRQ      &RRUGLQDWLRQ 'UDZLQJV          *6)
SHQRYDWLRQ      3OXPELQJ 'HPRWLWRQ          *6)
SHQRYDWLRQ      ),5( 635,1./(5
SHQRYDWLRQ      6SULQNOHU PRGLI\ H[LVWLQJ V\VWHP          *6)
SHQRYDWLRQ      )LUH 3XPS          ($)
    
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5HQRYDWLRQ		6ZLWFKERDUGV	*6)
5HQRYDWLRQ	(( & 75 , & \$ /	3DQHOERDUGV	*6)
5HQRYDWLRQ		%XV 'XFW 7UDQQVIRUPHUV	*6)
5HQRYDWLRQ		*HQHUDWRU \$76	(\$
5HQRYDWLRQ		/LJKW )L[WXUHV EDVHG RQ 7 IORUHVVFHQW	*6)
5HQRYDWLRQ		/LJKW 6ZLWFKHV	*6)
5HQRYDWLRQ		3RZHU 2XWOHHV	*6)
5HQRYDWLRQ		6DIHW\ & DELQHWV 'LVFRQQHFWV	*6)
5HQRYDWLRQ		3RZHU )HHGHUV	*6)
5HQRYDWLRQ		3RZHU +RPH 5XQV	*6)
5HQRYDWLRQ		3RZHU %UDQFKHV	*6)
5HQRYDWLRQ		/LJKWLQJ +RPH 5XQV	*6)
5HQRYDWLRQ		/LJKWLQJ %UDQFKHV	*6)
5HQRYDWLRQ		*URXQGLQJ /LJKWLQJ 3URWHFWLRQ	*6)
5HQRYDWLRQ		&ORFN 6\ VWHP	*6)
5HQRYDWLRQ		3KRQH 'DWD 6\ VWHP	*6)
5HQRYDWLRQ		6HFXULW\ 6\ VWHP	*6)
5HQRYDWLRQ		3 \$ \$ 9 6\ VWHPV	*6)
5HQRYDWLRQ		79 6\ VWHP	*6)
5HQRYDWLRQ		)LUH \$ODUP	*6)
5HQRYDWLRQ		&RRUGLQDWLRQ 'UDZLQJV	*6)
5HQRYDWLRQ		'HPRWLWRQ	*6)
5HQRYDWLRQ	0 \$ 5 . 836	6XEWRWDO	
5HQRYDWLRQ		*HQHUDO &RQGLWLRQV	
5HQRYDWLRQ		6XEWRWDO	
5HQRYDWLRQ		* & 2+ 3URILW	
5HQRYDWLRQ		6XEWRWDO	
5HQRYDWLRQ		%RQGV LQVXUDQFH	
5HQRYDWLRQ		6XEWRWDO	*6)

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1/2 & 5 ( ) 6 < 6 81 ( ) 250 \$ 7 6 < 6 7 ( 0 63 ( & . ) & \$ 7 . 21 48 \$ 17 . 7 < 8 0 81 . 7 & 2 6 7 . 21 ( ;

6LWHZRUN 6,7 (:25.  
6LWHZRUN  
6LWHZRUN 75\$)), & 21752/6 7HPSRUDU\ WUDIILF FRQWURO PHDVXUHV /6  
6LWHZRUN 6,7( '(02 &/5 \*58% 0LVF VLWH GHPR \$ &  
6LWHZRUN 5HPRYH WUHHV (\$  
6LWHZRUN 5HPRYH FXUE DQG JXWWHU /)  
6LWHZRUN 5HPRYH VLGHZDONV WKLFN 6)  
6LWHZRUN 5HPRYH FRQFUHWH SDGV WKLFN 6)  
6LWHZRUN 5HPRYH DVSKDOW SDYLQJ 6 <  
6LWHZRUN 'HPR DVSKDOW SDYLQJ DW 9'27 52: ([FOXGHG  
6LWHZRUN 5HPRYH SRUWLRQV RI H[LVWLQJ 6:0 SLSLQJ ([FOXGHG  
6LWHZRUN 5HPRYH H[LVWLQJ XWLWLQJ 5HPRYH JDV PHWHU ([FOXGHG  
6LWHZRUN 5HPRYH JDV OLQH ([LVWLQJ WR 5HPDLQ  
6LWHZRUN 5HPRYH H[LVWLQJ IHQFH ([FOXGHG  
6LWHZRUN 5HPRYH FRQWDPDQDWHG VRLOV ([FOXGHG  
6LWHZRUN 5HPRYH DVSKDOW SDYLQJ IRU QHZ ZDWHU OLQH 6 <  
6LWHZRUN 'LVSrvDO RI VLWH HOHPHQWV & <  
6LWHZRUN 5HPRYDO RI ([LVWLQJ 7UDLOHUV /6  
6LWHZRUN (19,5210(17\$/ 6LOWDWLRQ FRQWUROV WHPS VHHG /6  
6LWHZRUN 7UHH SURWHFWLRQ DOORZDQFH /6  
6LWHZRUN ,QVW UHP JUDYHO FRQVWUXFWLRQ HQWUDQFHV (\$ (\$  
6LWHZRUN ,QOHW SURWHFWLRQ (\$  
6LWHZRUN (\$57+:25. 6WULS VWRUH WRSVRLO & <  
6LWHZRUN 5H VSUHDG WRSVRLO & <  
6LWHZRUN 0DVV ([FDYDWLRQ RI VLWH DUHD FXW WR ILOO & <  
6LWHZRUN ([SRUW VXUSOXV & <  
6LWHZRUN ,PSRUW & <  
6LWHZRUN 5RXJK JUDGLQJ IRU EXLOGLQJ DQG VLWH 6)  
6LWHZRUN )LQLVK JUDGLQJ EOGJ SDGV DQG SDYHPHQWV 6 <  
6LWHZRUN )LQLVK JUDGLQJ IRU VSRUWV ILHOGV 6 <  
6LWHZRUN ([W EDFNIILOO & <  
6LWHZRUN 35,0\$5< :\$7(5 ZHW WDS DW H[LVW (\$  
6LWHZRUN ZDWHU PDLQ /)  
6LWHZRUN )LUH KIGUDQW QHZ (\$  
6LWHZRUN 0HWHU WDS IHHV \$:66 )HHV DUH ([FOXGHG  
6LWHZRUN 7HPS URDG SDWFK 6 <  
6LWHZRUN 6SRLO UHPRYDO & <



*DRAFT FOR REVIEW & COMMENT*

Report: **Progress Cost Estimate**

*Prepared by: Downey & Scott,*

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/ 2 & 5 ( )	6 < 6	8 1 . ) 2 5 0 \$ 7 6 < 6 7 ( 0	6 3 ( & . ) . & \$ 7 . 2 1	4 8 \$ 1 7 . 7 <	8 0	8 1 . 7 & 2 6 0 . 2 1	( ;

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) 8 ( / ' , 6 3 ( 1 6 , 1 \*  
6 3 ( & , \$ / 7 , ( 6

1 R W 8 V H G

(( F O X G H G