





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.

SOFT 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 PERMITS 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. DESIGN CONTINGENCY

Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A CONSTRUCTION CONTINGENCY

Escalation accounts for the inflationary effects of elapsed time. ESCALATION

All cost data is based on Open shop wage and burden rates.





COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

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

- 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.

), 1 \$ 1 & , \$ /

- 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

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

- Owner's Builder's Risk Insurance
- Owner Liability Insurance
- Title Insurance
- Other Owner Insurance Policies related to the project

/(* \$ /) ((6

- Real estate purchase, land use changes, zoning compliance, proffers
- Partnerships
- Financing
- Contracts
- Leasing

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

- 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
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

' (6 , * 1) ((6

Report:
Prj006nf.5848/43/

Feasibility Study Const Cost Estimate

Prepared by: Downey & Scott, LLC

Status:

Concept Design

PM: ct/gs

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

/2 & 5 () 6 < 6 81,) 250 \$ 7 6 < 6 7 (0 6 3 (& ,) , & \$ 7 , 2 1 4 8 \$ 1 7 . 7 < 8 0 81, 7 8 2 6 8 . 2 1 (;

		BUILDING ADDITION	
7+5((6725< \$'' ,7,21	00.00		
7+5((6725< \$'' ,7,21			
7+5((6725< \$'' ,7,21	00.50	SELECT BLDG. DEMO	
7+5((6725< \$'' ,7,21		'HPR H[LVW FRQHFWRU FRUULGRU	6)
7+5((6725< \$'' ,7,21		0LVF GHPR DW WLH LQ	(\$
7+5((6725< \$'' ,7,21		0LVF SUHS SDWFK	/6
7+5((6725< \$'' ,7,21		0LVF 5 5 IRU 0(3 WLH LQV	/6
7+5((6725< \$'' ,7,21		6HJUHJDWHG GHEULV GLVSRVDO RII VLWH	&<
7+5((6725< \$'' ,7,21		/(('LVSRVDO)HH 5HF\FOLQJ	716
7+5((6725< \$'' ,7,21		+D]PDW DEDWHPHQW DVEHVWRV	&RVVW DUH ([FOXGHG
7+5((6725< \$'' ,7,21		+D]PDW DEDWHPHQW OHDG	&RVVW DUH ([FOXGHG
7+5((6725< \$'' ,7,21	01.00	FOUNDATIONS	
7+5((6725< \$'' ,7,21		)RXQGDWLRQV RFFXSLHG EOGJ # / / VW)ORRU	*6)
7+5((6725< \$'' ,7,21		)RXQGDWLRQV SUHPLXP IRU SRXUHG FRQF ZDOO IRRWLQJV	*6)
7+5((6725< \$'' ,7,21	02.00	SUBSTRUCTURE	
7+5((6725< \$'' ,7,21		0LQRU 62* UHSDLUV LQ H[EOGJ DOORZDQFH	6)
7+5((6725< \$'' ,7,21		62*	*6)
7+5((6725< \$'' ,7,21		([WHULRU VWRRSV VODEV	6)
7+5((6725< \$'' ,7,21	03.00	SUPERSTRUCTURE	
7+5((6725< \$'' ,7,21		3RXUHG FRQF IRXQGDWLRQ ZDOO	6)
7+5((6725< \$'' ,7,21		QG UG IORRU IUDPLQJ GHFN	6)
7+5((6725< \$'' ,7,21		620' IRU QG UG IORRU	6)
7+5((6725< \$'' ,7,21		5RRI IUDPLQJ GHFN	6)
7+5((6725< \$'' ,7,21		6WDLUZD\	(\$
7+5((6725< \$'' ,7,21		6WDLUZD\	(\$
7+5((6725< \$'' ,7,21		0LVF PHWDOV	*6)
7+5((6725< \$'' ,7,21		0LVF :RRG %ORFNLQJ	*6)
7+5((6725< \$'' ,7,21	04.00	EXTERIOR CLOSURE	
7+5((6725< \$'' ,7,21		%ULFN &08 FRPSRVLWH ZDOOV	6)
7+5((6725< \$'' ,7,21		%ULFN YHQHHU RYHU FRQF ZDOOV	6)
7+5((6725< \$'' ,7,21		)RXQGDWLRQ ZDOO ZDWHUSURRILQJ	6)
7+5((6725< \$'' ,7,21		:LQGRZV	*6)
7+5((6725< \$'' ,7,21		6WRUHIURQW HQWUDQFHV	*6)
7+5((6725< \$'' ,7,21		'RRUV IUDPHV KDUGZDUH VLGHOLWHV	*6)
7+5((6725< \$'' ,7,21		%XLOGLQJ SHULPHWHU GUDLQV LQ JUDYHO EHG	/)
7+5((6725< \$'' ,7,21		0LVF Z S FDXON ILUH VHDODQWV HWF 'LY	*6)
7+5((6725< \$'' ,7,21	05.00	ROOFING	
7+5((6725< \$'' ,7,21		/RZ VORSH PHPEUDQH Z IODVKLQJ FRSLQJV	*6)
7+5((6725< \$'' ,7,21	06.00	INTERIOR CONST	
7+5((6725< \$'' ,7,21		3DWFK H[PDVRQU\ ZDOOV DOORZDQFH	6)
7+5((6725< \$'' ,7,21		0DVRQU\ DW WLH LQ ZDOOV	6)
7+5((6725< \$'' ,7,21		0DVRQU\ SDUWLWLRQV	*6)
7+5((6725< \$'' ,7,21		0WO VWXG *:% SDUWLWLRQV KL LPSDFW	*6)
7+5((6725< \$'' ,7,21		*:% FHLQQLQJ EXONKHDGV	*6)
7+5((6725< \$'' ,7,21		0LVF EDWW LQVXODWLRQ	*6)
7+5((6725< \$'' ,7,21		6RXQG WUDQVPLVLRQ FRQWURO LQVXODWLRQ	*6)
7+5((6725< \$'' ,7,21		,QWHULRU JODVV DW LQWHULRU SDUWLWLRQ DOORZDQFH	6)
7+5((6725< \$'' ,7,21		,QWHULRU GRRUV VLQJOH LQFO MDPEV WULP KDUGZDUH	*6)
7+5((6725< \$'' ,7,21		\$FRXVWLF FHLQQLQJ DYJ	*6)
7+5((6725< \$'' ,7,21		3UHP FHLQQLQJ PDLQ FRUULGRUV PWJ UPV SUHP DGG	*6)
7+5((6725< \$'' ,7,21		3UHPLXP ZDOO ILQLVK PDLQ FRUULGRUV FRQI UP	*6)
7+5((6725< \$'' ,7,21		&7 IORRU EDVH ZDOOV LQ UHVWURRPV	*6)
7+5((6725< \$'' ,7,21		9&7 IORRULQJ YLQO\ EDVH	*6)
7+5((6725< \$'' ,7,21		&DUSHW	*6)
7+5((6725< \$'' ,7,21		3DLQWLQJ	*6)
7+5((6725< \$'' ,7,21		0LVF FXW DQG SDWFKLQJ	*6)

Report

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyandscott.com			
/2 & 5 ()	6 < 6	81,) 250 \$ 7 6 < 6 7 (0	6 3 (& ,) , & \$ 7 , 2 1	4 8 \$ 1 7 . 7 < 8 0	8 1 , 7 8 2 6 8 . 2 1 (;

HARD CONSTRUCTION COSTS
BASE BID IN CURRENT MARKET DOLLARS

BUILDING RENOVATION		3,500 GSF	Cost per SF <u>\$181.79</u>	636,273
SUBTOTAL	SUBTOTAL			636,273
ESCALATION TO BID	REFER TO MAIN SUMMARY	0.00%		0
SUBTOTAL	SUBTOTAL			636,273
DESIGN CONTINGENCY	REFER TO MAIN SUMMARY	0.00%		0
RENOVATION TOTAL	RENOVATION TOTAL		Cost per SF <u>\$181.79</u>	636,273

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

/2 & 5 ()	6 < 6	81,) 250 \$ 7 6 < 6 7 (0	6 3 (& ,) , & \$ 7 , 2 1	4 8 \$ 1 7 . 7 < 8 0	8 1 , 7 8 2 6 8 , 2 1	(;
------------	-------	----------------------------	----------------------------	----------------------	-----------------------	-----

% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	00.00		BUILDING RENOVATIONS	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			7HPS SURWHFWLRQ FOHDQLQJ	*6)
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	00.50	SELECT BLDG. DEMO	*HQHUDO DUFKLWHFWXUDO GHPR	*6)
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			0LVF GHPROLWLRQ SUHS SDWFK	*6)
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			3UHP DGG IRU UHVWURRP NLWFKHQ GHPR	*6)
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			)ORRU FXW SDWFK IRU SOXPQLQJ FKDQJHV	6)
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			0LVF GHPROLWLRQ SUHS SDWFK	*6)
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			5HPRYH H[LVW HOHYDWRU HTXLS	/6
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			5HPRYH H[LVW SOXPQLQJ	6HH 'LYLVLRQ
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			5HPRYH H[LVW PHFKDQLFDO	6HH 'LYLVLRQ
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			5HPRYH H[LVW OLJKWLQJ HOHFWULFDO	6HH 'LYLVLRQ
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			6HJUHJDWHG GHEULV GLVSRVDO RII VLWH	& <
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			/(('LVSRVDO)HH 5HF\FOLQJ	716
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			+D]PDW DEDWHPHQW DVEHVWRV	&RVVW DUH ([FOXGHG
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			+D]PDW DEDWHPHQW OHDG	&RVVW DUH ([FOXGHG
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	01.00	FOUNDATIONS	)RXQGDWLRQV	((LVWLQJ WR UHPDLQ
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1				
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	02.00	SUBONI	ExistM	

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

/2 & 5 ()	6 < 6	81,) 250 \$ 7 6 < 6 7 (0	6 3 (& ,) , & \$ 7 , 2 1	4 8 \$ 1 7 . 7 < 8 0	8 1 , 7 8 2 6 8 . 2 1	(;
------------	-------	----------------------------	----------------------------	----------------------	-----------------------	-----

% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	07.00	SPECIAL EQUIPMENT	'LY VSHFLDOWLHV	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			'LY PLVF HTXLSPHQW	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			'LY IXUQLVKLQJV	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			6PDUW ERDUGV		1RQH LQFOXGHG	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			.LWFKHQ IDFXOW\ ORXQJH DSSOLDQFHV	DOORZDQFH		1RQH LQFOXGHG
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			6WXGHQW GHVNV DQG ZRUN VWDWLRQV	Refer to FF&E		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			2IILFH IXUQLVKLQJV VRIDV DQG FKDLUV	Refer to FF&E		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	08.00	CONVEYING	(OHDWRUV \$'S 05/		67236	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1						
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	09.00	MECHANICAL HVAC	+9\$& (TXLSPHQW	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			3LSLQJ 9DOYHV	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			'XFWZRUN	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			\$LU 2XWOHWV	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			'XFWZRUN \$FFHVVRULHV	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			,QVXODWLRQ	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			7HPSHUDWXUH & RQWUROV	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			\$LU :DWHU %DODQFH	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			6\ VWHPV 2SHUDWLRQ 7HVWLQJ	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			+9\$& 'HROLWLRQ	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1						
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	9.20	PLUMBING	:DWHU & ORVHW	(\$		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			8ULQDO	(\$		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			\$XWRPDWLF)OXVK 9DOYH		(\$	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			/DYDWRU\ FRXQWHUWRS PRXQWHG		(\$	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			(OHFWULF :DWHU & RROHU		(\$	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			-DQLWRU 6LQN	(\$		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			,FH 0DFKLQH 5HIULJHUDWRU & RQQHFWRQ		(\$	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			)ORRU 'UDLQ	(\$		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			'RPHVWLF :DWHU 3LSLQJ	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			'9 3LSLQJ	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			6WRUP 3LSLQJ	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			3OXPELQJ ,QVXODWLRQ	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			3OXPELQJ 'HROLWLRQ	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1						
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	9.30	FIRE SPRINKLER	6SULQNOHU	* 6)		
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			)LUH 3XPS		6HH \$GGLWLRQ	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1						
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1						

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

/2 & 5 ()	6 < 6	81,) 250 \$ 7 6 < 6 7 (0	6 3 (& ,) , & \$ 7 , 2 1	4 8 \$ 1 7 . 7 < 8 0	8 1 , 7 8 2 6 8 , 2 1 (;
------------	-------	----------------------------	----------------------------	----------------------	---------------------------

% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	10.00	ELECTRICAL	6ZLWFKERDUGV		([LVWLQJ WR 5HPDLQ
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			3DQHOERDUGV		([LVWLQJ WR 5HPDLQ
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			% XV ' XFW 7UDQVIRUPHUV		([LVWLQJ WR 5HPDLQ
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			*HQHUDWRU \$XWRPDWLF 7UDQVIHU 6ZLWFKHV		([LVWLQJ WR 5HPDLQ
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			/LJKW)L[WXUHV	*6)	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			/LJKW 6ZLWFKHV	*6)	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			3RZHU 2XWOHVV	*6)	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			6DIHW \ & DELQHWV 'LVFRQQHFWV	*6)	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			3RZHU)HHGHUV		([LVWLQJ WR 5HPDLQ
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			3RZHU +RPH 5XQV	*6)	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			3RZHU %UDQFKHV	*6)	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			/LJKWLQJ +RPH 5XQV	*6)	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			/LJKWLQJ %UDQFKHV	*6)	
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			*URXQGLQJ /LJKWLQJ 3URWHFWLRQ	% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1	([LVWLQJ WR 5HPDLQ
% 8 . / ' , 1 * 5 (1 2 9 \$ 7 , 2 1			&ORFN 6\ VWHP	*6)	
3 Kp \$ 6 LV WHP	*6)	0 @ 0 K P , 1 0 * 0 p e A 0 @ 0 * A ` p e 0	3KRQH *DWD 6\ VWHP t56	&O[WP 5W(W@PH,*	*6) @ * 0 ` @ .

Report: Feasibility Study Const Cost Estimate
Project: Drew Model School Feasibility Study
Location: Arlington Public Schools

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

Status: Concept Design
Client: *Bowie/Cridley Architects*
PM: ct/gs
Chckd by: bd/sm

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gs
Project:	Drew Model School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowie/Cridley Architects	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submisn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyandscott.com			

/2 & 5 ()	6 < 6	81,) 250 \$ 7 6 < 6 7 (0	6 3 (& ,) , & \$ 7 , 2 1	4 8 \$ 1 7 . 7 < 8 0	8 1 , 7 2 6 8 . 2 1	(;
------------	-------	----------------------------	----------------------------	----------------------	---------------------	-----

6,7 (:25.						
6,7 (:25.		CABLE TV	\$VXPH EURXJKW WR PHWHU E\ XWLOLW\ FRPSDQ\			((FOXGHG
6,7 (:25.		PAVING	\$VSKDOW 3DYHPPHW % % FRXUWV		6 <	
6,7 (:25.			6WULSLQJ	/6		
6,7 (:25.		SITE CONCRETE	VLGHZDONV SDGV		6)	
6,7 (:25.			3DWFK H[LVWLQJ VLGHZDONV		8.00 6)	
6,7 (:25.		LANDSCAPING	6RG	6 <		
6,7 (:25.			*HQHUDO VHHGLQJ		6 <	
6,7 (:25.			3OD\ DUHD VHHGLQJ		6 <	
6,7 (:25.			3OD\ DUHD PXOFK		& <	
6,7 (:25.			7UHHV VKUXEV DQG RUQDPHQWDO SODQWLQJV			/6
6,7 (:25.		FUEL DISPENSING	1RW 8VHG		((FOXGHG	
6,7 (:25.	12.75	SPECIALTIES	)HQFH	/)		/6
6,7 (:25.			5HORFDWH SOD\JURXQG HTXLSPHQW			
6,7 (:25.			\$OORZDQFH	/6		
6,7 (:25.	11.00	MARK-UPS	6XEWRWDO			
6,7 (:25.			*HQHUDO &RQGLWLRQV			
6,7 (:25.			6XEWRWDO			
6,7 (:25.			* & 2+ # SOXV 3URILW #			
6,7 (:25.			6XEWRWDO			
6,7 (:25.			%RQGV LQVXUDQFH			
6,7 (:25.			Subtotal			628,980.72