

Project Title: **ESTIMATE OF  
PROBABLE COST**

Project: **Glebe Elementary School**

Project Location: **Arlington, VA**

Client: **Quinn Evans Architects**

Date: **11/07/11**

9495 SILVER KING COURT  
BUILDING #1 SUITE A  
FAIRFAX, VIRGINIA 22031-4713  
[703] 560-2200



PROGRAMMATIC COST ESTIMATE		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	1158.1	Revisions
Proj Name: Glebe E.S.		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
Project Owner: Arlington Public Schools		Suite A			Email:	Design	
Project Location: Arlington County, VA		Fairfax, VA 22031-4713			Report Date:	Reference Date Stamp	

Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Material Loaded	Lab+Equip Unit	Line Extension	Subtotals
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**BUILDING RENOVATION**

<b>A</b>	<b>SUBSTRUCTURE</b>	0.00	System Subtotal	5,200.00	GSF	0.00	0.00	
Renovation			Lower Level Assemblies					
Renovation		1.00	Concrete spread footing foundations	0.00	CY	0.00	0.00	
Renovation		2.00	Foundation drainage	0.00	LF	0.00	0.00	
Renovation		3.00	Concrete slabs on grade	0.00	SF	0.00	0.00	
<b>B</b>	<b>SHELL</b>		System Subtotal	5,200.00		0.50	2,600.00	
Renovation			Supported Floor Structure					
Renovation		1.00	Supported floor frame & columns	0.00	Tons	0.00	0.00	
Renovation		2.00	Metal deck assembly	0.00	SF	0.00	0.00	
Renovation		3.00	Slab on deck	0.00	SF	0.00	0.00	
Renovation		4.00	Fireproofing	0.00	SF	0.00	0.00	
Renovation			Roof Structure					
Renovation		1.00	Roof: Horizontal steel framing & columns	0.00	Tons	0.00	0.00	
Renovation		2.00	Roof: Metal deck incl lapping & wastage	0.00	SF	0.00	0.00	
Renovation		3.00	Fireproofing	0.00	GSF	0.00	0.00	
Renovation			Miscellaneous Metals					
Renovation		1.00	Stairs					
Renovation								
Renovation		2.00	Miscellaneous fabrications	5,200.00	SF	0.50	2,600.00	
Renovation		3.00	Expansion jts assemblies & covers	0.00	SF	0.00	0.00	
Renovation			Exterior Enclosure Assemblies					
Renovation		1.00	Demo, brace, add lintel, rework ext load		Not Used			
Renovation		2.00	bearing cafeteria wall					
Renovation		3.00	Exterior Wall System #2	0.00	Wall SF	0.00	0.00	
Renovation		4.00	Exterior Wall System #3	0.00	Wall SF	0.00	0.00	
Renovation		5.00	Modifications at Connection to Ex Bldg	0.00	EA	0.00	0.00	
Renovation								

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Renovation			Exterior Fenestration Assemblies					
Renovation		1.00	Fenestration System	0.00	SF	40.00	0.00	
Renovation			Exterior Door Assemblies					
Renovation		1.00	Exterior storefront door assemblies, double	0.00	Pair	0.00	0.00	
Renovation		2.00	Exterior storefront door assemblies, single	0.00	Leaf	0.00	0.00	
Renovation		3.00	Exterior metal door assemblies, double	0.00	Pair	0.00	0.00	
Renovation		4.00	Exterior metal door assemblies, single	0.00	Leafs	0.00	0.00	
Renovation		5.00	Interior OH Doors [large]	0.00	EA	0.00	0.00	
Renovation		6.00	Interior OH Doors [small]	0.00	EA	0.00	0.00	
Renovation			Roofing Assemblies					
Renovation		1.00	Membrane, insul., flashing, accessories	0.00	SF	0.00	0.00	
Renovation		2.00	Blocking	0.00	GSF	0.00	0.00	
Renovation		3.00	Skylight assemblies	0.00	EA	0.00	0.00	
Renovation		4.00						





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<b>E</b>	<b>EQ &amp; FURNISHINGS</b>		System Subtotal	5,200.00	SF	6.00		31,200.00	
Renovation			Special						
Renovation		1.00	Rework food service configuration	0.00	LS	150,000.00	0.00		
Renovation		2.00	Casework, millwork, etc.	5,200.00	GSF	6.00	31,200.00		
<b>F</b>	<b>SPECIAL</b>		System Subtotal				Not used		
<b>Z</b>	<b>GENERAL</b>		Subtotal A-F					250,108.67	
Renovation		1.00	Field Overhead Incl Phasing Premium				25,010.87		
Renovation		2.00	Subtotal				275,119.53		
Renovation		3.00	Main Office Overhead & Profit				27,511.95		
Renovation		4.00	Subtotal				302,631.49		
Renovation		5.00	Bonds & Insurance				4,539.47		
Renovation		6.00	<b>SUBTOTAL</b>	5,200.00	GSF			<b>307,170.96</b>	

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Uniformat  
No. Code

Descriptions and/or Specification Notes

Computed  
Quantity [US]

Unit of  
Meas

Mat+Lab+Equip  
Loaded Unit

Line Extension

Subtotals



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FORELLA GROUP, LLC

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<b>D</b>	<b>SERVICES</b>		System Subtotal	31,840.00	SF	74.61	2,375,640.00	
CR Addition			Conveying Systems					
CR Addition		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	3.00	Stops	30,000.00	90,000.00	
CR Addition			HVAC					
CR Addition		2.00	"Base Case" System: Average of 3 system types WSHP, FCU & VRF stipulated by 2RW	31,840.00	GSF	35.00	1,114,400.00	
CR Addition			Plumbing					
CR Addition		3.00	Fixtures, water, san sewer, roof drainage	31,840.00	GSF	8.00	254,720.00	
CR Addition			Fire Protection					
CR Addition		4.00	Fire protection, excl fire pump	31,840.00	GSF	3.00	95,520.00	
CR Addition		5.00						



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Cafeteria Addition		3.00	Exterior Wall System #3	0.00	Wall SF	0.00		0.00	
Cafeteria Addition		4.00	Modifications at Connection to Ex Bldg	0.00	EA	25,000.00		0.00	
Cafeteria Addition			Exterior Fenestration Assemblies						
Cafeteria Addition		1.00	Fenestration System	225.00	SF	40.00		9,000.00	
Cafeteria Addition			Exterior Door Assemblies						
Cafeteria Addition		1.00	Exterior storefront door assemblies, double	2.00	Pair	3,000.00		6,000.00	
Cafeteria Addition		2.00	Exterior storefront door assemblies, single	0.00	Leaf	1,000.00		0.00	
Cafeteria Addition		3.00	Exterior metal door assemblies, double	0.00	Pair	1,500.00		0.00	
Cafeteria Addition		4.00	Exterior metal door assemblies, single	0.00	Leafs	1,000.00		0.00	
Cafeteria Addition		5.00	Interior OH Doors	0.00	EA	0.00		0.00	
Cafeteria Addition			Roofing Assemblies						
Cafeteria Addition		1.00	Shed roofing	1,060.00	SF	15.00		15,900.00	
Cafeteria Addition		2.00	Blocking	1,060.00	GSF	0.27		281.96	
Cafeteria Addition		3.00	Skylight assemblies	0.00	EA	0.00		0.00	
Cafeteria Addition		4.00	Metal fascia assemblies	0.00	LF	30.00		0.00	
Cafeteria Addition		5.00	Exterior soffits	0.00	SF	25.00		0.00	

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<b>C</b>	<b>INTERIORS</b>		System Subtotal	1,060.00	GSF	30.66	32,500.30	
Cafeteria Addition			Partition Assemblies					
Cafeteria Addition		1.00	Interior partitions	1,049.40	WallSF	6.00	6,296.40	
Cafeteria Addition		2.00	GWB + mtl furring, int face ext walls		Excluded			
Cafeteria Addition		3.00	Interior glass	116.60	WallSF	35.00	4,081.00	
Cafeteria Addition			Door, Frame & Hardware Assemblies					
Cafeteria Addition		1.00	Door assm, single	4.00	EA	1,400.00	5,600.00	
Cafeteria Addition		2.00	Door assm, dbl	2.00	EA	2,450.00	4,900.00	
Cafeteria Addition			Finish Assemblies					
Cafeteria Addition		1.00	Floor U	1,060.00	SF	3.67	3,890.20	
Cafeteria Addition		2.00	Ceilings	1,060.00	SF	4.00	4,240.00	
Cafeteria Addition		3.00	GWB bulkheads	1.00	LS	848.00	848.00	
Cafeteria Addition		4.00	Paint, interior & exterior	1,060.00	SF	1.00	1,060.00	
Cafeteria Addition		5.00						

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Gym addition			Exterior Door Assemblies					
Gym addition			Exterior storefront door assemblies, double	2.00	Pair	3,000.00	6,000.00	
Gym addition		1.00	Exterior storefront door assemblies, single	1.00	Leaf	1,000.00	1,000.00	
Gym addition		2.00	Exterior metal door assemblies, double	4.00	Pair	1,500.00	6,000.00	
Gym addition		3.00	Exterior metal door assemblies, single	1.00	Leafs	1,000.00	1,000.00	
Gym addition		4.00	Interior OH Doors	1.00	EA	3,500.00	3,500.00	
Gym addition		5.00						
Gym addition			Roofing Assemblies					
Gym addition		1.00	Membrane, insul., flashing, accessories	5,100.00	SF	15.00	76,500.00	
Gym addition		2.00	Blocking	5,100.00	GSF	0.27	1,356.60	
Gym addition		3.00						

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<b>C</b>	<b>INTERIORS</b>		System Subtotal	5,100.00	GSF	29.30	149,423.50	
Gym addition			Partition Assemblies					
Gym addition		1.00	Interior partitions	5,049.00	WallSF	6.00	30,294.00	
Gym addition		2.00	GWB + mtl furring, int face ext walls		Excluded			
Gym addition		3.00	Interior glass	561.00	WallSF	35.00	19,635.00	
Gym addition			Door, Frame & Hardware Assemblies					
Gym addition		1.00	Door assm, single	5.00	EA	1,400.00	7,000.00	
Gym addition		2.00	Door assm, dbl	3.00	EA	2,450.00	7,350.00	
Gym addition			Finish Assemblies					
Gym addition		1.00	Flooring	5,100.00	SF	12.00	61,200.00	
Gym addition		2.00	Ceilings	5,100.00	SF	2.00	10,200.00	
Gym addition		3.00	GWB bulkheads	1.00	LS	1,020.00	1,020.00	
Gym addition		4.00	Paint, interior & exterior	5,100.00	SF	1.00	5,100.00	
Gym addition		5.00	Wallcovering allowance	1.00	LS	2,524.50	2,524.50	
Gym addition			Stairs & Railings Assemblies					
Gym addition		1.00	Basic stair, landgs, railings, simple finishes	0.00	Flts	15,000.00	0.00	
Gym addition			Miscellaneous Specialties					
Gym addition		1.00	Toil acc., entr mats & frames, signage,					
Gym addition		2.00	fire ext., jan acc., etc.	5,100.00	GSF	1.00	5,100.00	

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<b>D</b>	<b>SERVICES</b>		System Subtotal	5,100.00	SF	103.55	528,100.00	
	Gym addition		Conveying Systems					
	Gym addition	1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	3.00	Stops	30,000.00	90,000.00	
	Gym addition							
	Gym addition		HVAC					
	Gym addition	2.00						

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<b>E</b>	<b>EQ &amp; FURNISHINGS</b>		System Subtotal	5,100.00	SF	31.02		158,200.00	
	Gym addition		Special						
	Gym addition	1.00	Folding walls	2,150.00	WSF	38.00	81,700.00		
	Gym addition	2.00	Gymnasium equipment	5,100.00	GSF	12.00	61,200.00		
	Gym addition	3.00	Casework, millwork, etc.	5,100.00	GSF	3.00	15,300.00		
<b>F</b>	<b>SPECIAL</b>		System Subtotal				Not used		
<b>Z</b>	<b>GENERAL</b>		Subtotal A-F					1,418,493.93	
	Gym addition	1.00	Field Overhead Incl Phasing Premium				141,849.39		
	Gym addition	2.00	Subtotal				1,560,343.33		
	Gym addition	3.00	Main Office Overhead & Profit				156,034.33		
	Gym addition	4.00	Subtotal				1,716,377.66		
	Gym addition	5.00	Bonds & Insurance				25,745.66		
	Gym addition	6.00	<b>SUBTOTAL</b>	5,100.00	GSF			<b>1,742,123.32</b>	

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ES Sitework		9.00	6" PVC assesmly, incl excavation, backfill	200.00	LF	35.00	7,000.00		
ES Sitework	<b>RESTORATION</b>	1.00	Trench restoration, new primary utilities	2,500.00	SF	8.33	20,833.33	20,833.33	
ES Sitework	<b>MISCELLANEOUS</b>	1.00	Field engineering	1.00	LS	20,000.00	20,000.00	145,000.00	
ES Sitework		2.00	Site complexity premium, per conference call	1.00	LS	100,000.00	100,000.00		
ES Sitework		3.00	Miscellaneous sitework	1.00	LS	25,000.00	25,000.00		
ES Sitework		1.00	Subtotal					608,475.20	
ES Sitework		2.00	Field Overhead Incl Phasing Premium				60,847.52		
ES Sitework		3.00	Subtotal				669,322.72		
ES Sitework		4.00	Main Office Overhead & Profit				66,932.27		
ES Sitework		5.00	Subtotal				736,254.99		
ES Sitework		6.00	Bonds & Insurance				11,043.82		
ES Sitework		7.00	<b>SUBTOTAL</b>					<b>747,298.82</b>	