
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.downescott.com

Conceptual Design / Feasibility Cost Estimate Report

Report Date: March 7, 2014

Prepared for:

Bowie Gridley Architects

Arlington Public Schools
HB Woodlawn Middle School
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 sequential construction costs. We do not include relocation cost for 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 costs is not included in our analysis.

Design Contingency accounts for the cost of unidentified scope requirements and engineering. A 15% Design Contingency has been included.

Construction Contingency accounts for the cost of change orders due to unforeseen conditions and / or owner generated changes. 8% Construction Contingency has been included.

Escalation accounts for the inflationary effects of elapsed time. Escalation costs have been included as indicated on the summary page.

All cost data is based on open shop wage and burden rates

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]

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

MOVING & STORAGE COSTS

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

TEMPORARY FACILITIES

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

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT Indirect Owner Mgt Expenses

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facilities expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.

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

DRAFT FOR REVIEW & COMMENT

Report: **Progress Cost Estimate**

Prepared by: Downey & Scott, LLC

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Report: **Progress Cost Estimate**
Project: **HB Woodlawn Middle School**
Location: **Arlington Public Schools**

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

Status: **Concept Design**
Client: **Bowie Gridley**

PM: **ct**
Checked by: **fs/sm**

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Status: **Concept Design** PM: **ct**

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Project:	HB Woodlawn Middle School	6799 Kennedy Road, Suite F	Client:	Bowie Gridley	Checked by: fs/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submitssn:	March 7, 2014	Job no: 14016
Documents Dated:	March 4, 2014	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
Note: Labor rates are based on open shop contractors.		www.downeyscott.com	Revised:		

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Addition							
Addition	9.20	PLUMBING	Plumbing Fixtures	52,958.00	GSF	2.85	150,930.30
Addition			Domestic Water Piping	52,958.00	GSF	2.69	142,457.02
Addition			DWV Piping	52,958.00	GSF	1.76	93,206.08
Addition			Storm Piping	52,958.00	GSF	1.48	78,377.84
Addition			Plumbing Insulation	52,958.00	GSF	0.81	42,895.98
Addition			Coordination Drawings	52,958.00	GSF	0.22	11,650.76
Addition			Tie into Existing Plumbing Systems	1.00	LS	6,500.00	6,500.00
Addition	9.30	FIRE SPRINKLER	Sprinkler	52,958.00	GSF	3.50	185,353.00
Addition			Fire Pump			See Renovation	
Addition	10.00	ELECTRICAL	Switchboards	52,958.00	GSF	1.05	55,605.90
Addition			Panelboards	52,958.00	GSF	0.80	42,366.40
Addition			Bus Duct & Transformers	52,958.00	GSF	0.40	21,183.20
Addition			Generator/ATS			See Renovation	
Addition			Light Fixtures - based on T8 florescent	52,958.00	GSF	5.01	265,319.58
Addition			Light Switches	52,958.00	GSF	0.55	29,126.90
Addition			Power Outlets	52,958.00	GSF	1.05	55,605.90
Addition			Safety Cabinets & Disconnects	52,958.00	GSF	0.55	29,126.90
Addition			Power Feeders	52,958.00	GSF	2.90	153,578.20
Addition			Power Home Runs	52,958.00	GSF	2.40	127,099.20
Addition			Power Branches	52,958.00	GSF	0.96	50,839.68
Addition			Lighting Home Runs	52,958.00	GSF	1.25	66,197.50
Addition			Lighting Branches	52,958.00	GSF	1.15	60,901.70
Addition			Grounding/Lightning Protection	52,958.00	GSF	0.33	17,476.14
Addition			Clock System	52,958.00	GSF	0.50	26,479.00
Addition			Phone/Data System	52,958.00	GSF	4.10	217,127.80
Addition			Security System	52,958.00	GSF	0.95	50,310.10
Addition			P.A. & A.V. Systems	52,958.00	GSF	1.65	87,380.70
Addition			TV System	52,958.00	GSF	0.55	29,126.90
Addition			Fire Alarm	52,958.00	GSF	2.05	108,563.90
Addition			Coordination Drawings	52,958.00	GSF	0.22	11,650.76
Addition			Tie into Existing Electrical Systems	1.00	LS	9,500.00	9,500.00
Addition	11.00	MARK-UPS	Subtotal				10,331,011.65
Addition			General Conditions	6.50%			671,515.76
Addition			Subtotal				11,002,527.41
Addition			GC OH & Profit	6.95%			764,675.65
Addition			Subtotal				11,767,203.06
Addition			Bonds & insurance	1.50%			176,508.05
Addition			Subtotal	52,958.00	GSF	\$225.53	11,943,711.11

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Renovation	00.00		BUILDING RENOVATIONS				
Renovation							
Renovation	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	4,600.00	GSF	0.37	1,702.00
Renovation			General architectural demo	4,600.00	GSF	2.45	11,270.00
Renovation			Misc. demolition/prep/patch	4,600.00	GSF	1.05	4,830.00
Renovation			Prem add for restroom/kitchen demo	0.00	SF	4.90	0.00
Renovation			Floor cut & patch for plumbing changes	0.00	SF	12.00	0.00
Renovation			Misc. demolition/prep/patch	4,600.00	GSF	0.60	2,760.00
Renovation			Remove exist. plumbing			See Division 15	
Renovation			Remove exist. mechanical			See Division 15	
Renovation							

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Renovation	06.00	INTERIOR CONST	Patch Masonry partitions allowance	4,600.00	GSF	0.65	2,990.00
Renovation			Interior finishes	4,600.00	GSF	10.50	48,300.00
Renovation			Corridor Ceilings	4,600.00	SF	2.25	10,350.00
Renovation			Sprung Gym Floor, including new concrete base	4,600.00	SF	29.50	135,700.00
Renovation			Prem add for restroom/kitchen finishes	0.00	GSF	12.40	0.00
Renovation			Thermal insulation	4,600.00	GSF	0.45	2,070.00
Renovation			Sound transmission control insulation	4,600.00	GSF	0.19	874.00
Renovation			Interior glazing	4,600.00	GSF	2.72	12,512.00
Renovation			Interior doors, single, incl jambs, trim & hardware	4,600.00	GSF	3.74	17,204.00
Renovation			Misc cut and patching	4,600.00	GSF	0.30	1,380.00
Renovation	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	4,600.00	GSF	0.98	4,508.00
Renovation			Window treatment	4,600.00	GSF	0.55	2,530.00
Renovation			General casework	4,600.00	GSF	5.75	26,450.00
Renovation			General millwork	4,600.00	GSF	0.45	2,070.00
Renovation			Visual display MB & TB	4,600.00	GSF	1.00	4,600.00
Renovation			Smart boards			Refer to FF&E	
Renovation			Misc spec. dr signs/f.e./jan shelving/etc.	4,600.00	GSF	1.50	6,900.00
Renovation			Commercial kitchen equipment	0.00	GSF	198.00	0.00
Renovation			Modular Stage	0.00	SF	105.00	0.00
Renovation			Student desks and work stations			Refer to FF&E	
Renovation			Office furnishings, sofas and chairs			Refer to FF&E	
Renovation	08.00	CONVEYING	Section Not Used				0.00
Renovation							
Renovation							

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Renovation							
Renovation	10.00	ELECTRICAL	Switchboards	4,600.00	GSF	1.05	4,830.00
Renovation			Panelboards	4,600.00	GSF	0.80	3,680.00
Renovation			Bus Duct & Transformers	4,600.00	GSF	0.40	1,840.00
Renovation			Generator/ATS			Not Included	
Renovation			Light Fixtures - based on T8 florescent	4,600.00	GSF	5.01	23,046.00
Renovation			Light Switches	4,600.00	GSF	0.55	2,530.00
Renovation			Power Outlets	4,600.00	GSF	1.05	4,830.00
Renovation			Safety Cabinets & Disconnects	4,600.00	GSF	0.55	2,530.00
Renovation			Power Feeders	4,600.00	GSF	2.90	13,340.00
Renovation			Power Home Runs	4,600.00	GSF	2.40	11,040.00
Renovation			Power Branches	4,600.00	GSF	0.96	4,416.00
Renovation			Lighting Home Runs	4,600.00	GSF	1.25	5,750.00
Renovation			Lighting Branches	4,600.00	GSF	1.15	5,290.00
Renovation			Grounding/Lightning Protection	4,600.00	GSF	0.33	1,518.00
Renovation			Clock System	4,600.00	GSF	0.50	2,300.00
Renovation			Phone/Data System	4,600.00	GSF	4.10	18,860.00
Renovation			Security System	4,600.00	GSF	0.95	4,370.00
Renovation			P.A. & A.V. Systems	4,600.00	GSF	1.65	7,590.00
Renovation			TV System	4,600.00	GSF	0.55	2,530.00
Renovation			Fire Alarm	4,600.00	GSF	2.05	9,430.00
Renovation			Coordination Drawings	4,600.00	GSF	0.22	1,012.00
Renovation			Demolition	4,600.00	GSF	0.72	3,312.00
Renovation							
Renovation	11.00	MARK-UPS	Subtotal				780,958.61
Renovation			General Conditions		6.50%		50,762.31
Renovation			Subtotal				831,720.92
Renovation			GC OH & Profit		6.95%		57,804.60
Renovation			Subtotal				889,525.52
Renovation			Bonds & insurance		1.50%		13,342.88
Renovation			Subtotal	4,600.00	GSF	\$196.28	902,868.41

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Sitework			SITWORK				
Sitework							
Sitework							
Sitework	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,000.00	7,000.00
Sitework							
Sitework	12.05	SITE DEMO CLR/GRUB	Misc site demo	2.50	AC	12,500.00	31,250.00
Sitework			Remove trees	12.00	EA	250.00	3,000.00
Sitework			Remove curb and gutter	100.00	LF	6.00	600.00
Sitework			Remove sidewalks 4" thick	1,500.00	SF	1.50	2,250.00
Sitework			Remove concrete pads 8" thick	0.00	SF	4.35	0.00
Sitework			Remove asphalt paving	1,388.89	SY	6.85	9,513.89
Sitework			Demo asphalt paving at VDOT ROW			Excluded	
Sitework			Remove portions of existing SWM piping			Excluded	
Sitework			Remove existing utilities			Excluded	
Sitework			Remove gas meter			Existing to Remain	
Sitework			Remove gas line			Existing to Remain	
Sitework			Remove existing fence			Excluded	
Sitework			Remove contaminated soils			Excluded	
Sitework			Remove asphalt paving for new water line	0.00	SY	10.00	0.00
Sitework			Disposal of site elements	1,608.78	CY	25.00	40,219.44
Sitework							
Sitework	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	12,500.00	12,500.00
Sitework			Tree protection allowance	1.00	LS	2,500.00	2,500.00
Sitework			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
Sitework			Inlet protection	8.00	EA	350.00	2,800.00
Sitework							
Sitework	12.20	EARTHWORK	Strip & store topsoil	324.07	CY	2.80	907.41
Sitework			Re-spread topsoil	324.07	CY	3.60	1,166.67
Sitework			Mass Excavation of site area, cut to fill	0.00	CY	8.00	0.00
Sitework			Export surplus	0.00	CY	24.00	0.00
Sitework			Import	0.00	CY	36.00	0.00
Sitework			Rough grading for building and site	52,958.00	SF	0.55	29,126.90
Sitework			Finish grading bldg. pads and pavements	2,777.78	SY	1.00	2,777.78
Sitework			Finish grading for sports fields	0.00	SY	1.35	0.00
Sitework			Ext backfill	90.00	CY	30.00	2,700.00
Sitework							
Sitework	12.25	PRIMARY WATER	6" wet tap at exist.	0.00	EA	4,000.00	0.00
Sitework			6" water main	0.00	LF	52.00	0.00
Sitework			Fire hydrant new	0.00	EA	3,500.00	0.00
Sitework			Meter/tap fees			AWSS Fees are Excluded	
Sitework			Temp road patch0 471FA24 0 492.59966Y)6685.2(0.00)8282ar3ch0A.6E94.2 -4.2 0 492.5999 105.36 Tm.199 g(SiteworkTjents)1410 2 -3YM S 9 g(SitOding and				

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Sitework	12.35	STORM WATER MGT	SWM, allowance	1.00	LS	250,000.00	250,000.00
Sitework							
Sitework	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
Sitework			Site power and circuits	750.00	LF	15.00	11,250.00
Sitework			Site pole lighting, allowance	5.00	EA	3,250.00	16,250.00
Sitework							
Sitework	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
Sitework							
Sitework	12.60	PAVING	Asphalt Pavement parking lot	2,500.00	SY	42.00	105,000.00
4.2			Asphalt Pavement ROW patching	66.67	SY	80.00	5,333.33
Sitework			Asphalt sport court	0.00	SY	35.00	0.00
Sitework			Lot signage/symbols	1.00	LS	2,500.00	2,500.00
Sitework			Striping	1.00	LS	1,500.00	1,500.00
Sitework							
Sitework	12.61	SITE CONCRETE	4" sidewalks/pads	12,500.00	SF	5.50	68,750.00
Sitework			Patch existing sidewalks	500.00	SF	8.00	4,000.00
Sitework			Curb & gps	18.00	6342c gn4.2 -4.2 0 259.8 105.36m5s	4.76 .48001 561418.4Tm 1PRu2 -4.2 0 284.64i3dTm 4.2 -4.2 0 284.64.2 -4.270E4kw 6Yj6682 -4.6 Dp	