

PROGRAMMATIC COST ESTIMATE		FORELLA GROUP, LLC	Prepared By: ia,ja, cy	Job #:	11158.1	Revisions
Proj Name: NOTTINGHAM 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	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
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COST SUMMARY

Summary	BASELINE HARD COSTS	RENOVATION	6,700.00	GSF	96.88	649,090.99	
Summary		CLASS ROOM ADDITION	18,800.00	GSF	220.62	4,147,645.76	
Summary		CAFETERIA ADDITION [1]	3,200.00	GSF	360.36	1,153,147.88	
Summary		SCHOOL BUILDING SITE WORK	1.00	LS		466,248.42	
Summary		SUBTOTAL					6,416,133.05
Summary	CONTINGENCIES	DESIGN CONTINGENCY		[15%]		962,419.96	
Summary		SUBTOTAL				7,378,553.00	
Summary		CHANGE ORDER CONTINGENCY		[5%]		368,927.65	
Summary		SUBTOTAL					7,747,480.65
Summary	SOFT COSTS	COUNTY SOFT COST FACTOR		[22.5%]		1,743,183.15	
Summary		SUBTOTAL					9,490,663.80
Summary	ESCALATED TOTALS	TOTAL, 2011		Current Dollars		9,490,663.80	
Summary		TOTAL, 2012		Esc to: 06/30 at 4%		9,870,290.35	
Summary		TOTAL, 2013		Esc to: 06/30 at 4%		10,265,101.97	
Summary		TOTAL, 2014		Esc to: 06/30 at 4%		10,675,706.05	
Summary		TOTAL, 2015		Esc to: 06/30 at 4%		11,102,734.29	
Summary		TOTAL, 2016		Esc to: 06/30 at 4%		11,546,843.66	
Summary		SELECTED YEAR					11,546,843.66
Summary		[1] Small area, taller bay ht, other complexities result in higher costs per SF					
Summary							
Summary							
Summary	ALTERNATES	ADD: Geothermal HVAC System. Costs derived from 2RW narrative & well formula.	28,700.00	SF	12.16		
Summary			18,942.00	VLF	18.42	348,954.26	627,998.24

Includes GC OH&P

Incl All Contingencies, Soft Costs

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COST SUMMARY ECC

ECC Summary	ECC HARD COSTS	ECC NEW BUILDING	30,000.00	GSF	209.52	6,285,672.59	
ECC Summary		ECC SITE WORK	1.00	LS	981,564.77	981,564.77	
ECC Summary		SUBTOTAL					7,267,237.36
ECC Summary	CONTINGENCIES	DESIGN CONTINGENCY		[15%]		1,090,085.60	
ECC Summary		SUBTOTAL				8,357,322.96	
ECC Summary		CHANGE ORDER CONTINGENCY		[5%]		417,866.15	
ECC Summary		SUBTOTAL					8,775,189.11
ECC Summary	SOFT COSTS	COUNTY SOFT COST FACTOR		[22.5%]		1,974,417.55	
ECC Summary		SUBTOTAL					10,749,606.66
ECC Summary	ESCALATED TOTALS	TOTAL, 2011		Current Dollars		10,749,606.66	
ECC Summary		TOTAL, 2012		Esc to: 06/30 at 4%		11,179,590.93	
ECC Summary		TOTAL, 2013		Esc to: 06/30 at 4%		11,626,774.56	
ECC Summary		TOTAL, 2014		Esc to: 06/30 at 4%		12,091,845.55	
ECC Summary		TOTAL, 2015		Esc to: 06/30 at 4%		12,575,519.37	
ECC Summary		TOTAL, 2016		Esc to: 06/30 at 4%		13,078,540.14	
ECC Summary	PROGRAM TOTAL	SELECTED YEAR					13,078,540.14
ECC Summary		[1] Small area, taller bay ht, other complexities result in higher costs per SF					
ECC Summary	ALTERNATES	ADD: Geothermal HVAC System. Costs derived from 2RW narrative & well formula.	30,000.00	SF	12.16		
ECC Summary			19,800.00	VLF	18.42	364,760.55	656,444.16
ECC Summary							
ECC Summary							

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Renovation			Exterior Fenestration Assemblies					
Renovation		1.00	Fenestration System	0.00	SF	40.00	0.00	
Renovation								
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								
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	Metal fascia assemblies	0.00	LF	0.00	0.00	
Renovation		5.00	Exterior soffits	0.00	SF	0.00	0.00	

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FORELLA GROUP, LLC
9495 Silver King Court

Prepared By: ia,ja, cy Job #:

11158.1

Revisions

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D	SERVICES		System Subtotal	6,700.00	SF	17.75		118,925.00
Renovation			Conveying Systems					
Renovation		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	0.00	Stops	0.00	0.00	
Renovation			HVAC					
Renovation		2.00	Ref 2RW narrative	6,700.00	GSF	8.75	58,625.00	
Renovation			Plumbing					
Renovation		3.00	Ref 2RW narrative	6,700.00	GSF	2.00	13,400.00	
Renovation			Fire Protection					
Renovation		4.00	Ref 2RW narrative	6,700.00	GSF	0.75	5,025.00	
Renovation		5.00	Fire pump	0.00	LS	0.00	0.00	
Renovation			Electrical Systems					
Renovation		6.00	Ref 2RW narrative	6,700.00	GSF	6.25	41,875.00	
Renovation		7.00	Special Division 17 systems					RI included above, excludes FF&E

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E	EQ & FURNISHINGS		System Subtotal	6,700.00	SF	23.39		156,700.00
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Renovation

Special

Renovation

1.00

Rework food service configuration

1.00

LS

150,000.00

150,000.00

Renovation

2.00

Casework, millwork, etc.

6,700.00

GSF

1.00

6,700.00

F SPECIAL

System Subtotal

Not used

Z GENERAL

Subtotal A-F

528,511.17

Renovation

1.00

Field Overhead Incl Phasing Premium

52,851.12

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CLASSROOM ADDITION

A	SUBSTRUCTURE	0.00	System Subtotal	18,800.00	GSF	6.11		114,876.48
				551.00	Perim			
			Lower Level Assemblies					
	CR Addition							
	CR Addition	1.00	Concrete spread footing foundations	51.02	CY	350.00	17,856.48	
	CR Addition	2.00	Foundation drainage	651.00	LF	20.00	13,020.00	
	CR Addition	3.00	Concrete slabs on grade	12,000.00	SF	7.00	84,000.00	
B	SHELL		System Subtotal	18,800.00		66.31		1,246,541.36
	CR Addition							

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CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

CR Addition

Exterior Door Assemblies

1.00	Exterior storefront door assemblies, double	1.00	Pair	3,000.00	3,000.00
2.00	Exterior storefront door assemblies, single	0.00	Leaf	1,000.00	0.00
3.00	Exterior metal door assemblies, double	1.00	Pair	1,500.00	1,500.00
4.00	Exterior metal door assemblies, single	2.00	Leafs	1,000.00	2,000.00
5.00	Interior OH Doors	0.00	EA	0.00	0.00

Roofing Assemblies

1.00	Membrane, insul., flashing, accessories	18,800.00	SF	15.00	282,000.00
2.00	Blocking	18,800.00	GSF	0.27	5,000.80
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	440.00	LF	30.00	13,200.00

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C	INTERIORS		System Subtotal	18,800.00	GSF	25.70		483,131.33
			Partition Assemblies					
CR Addition		1.00	Interior partitions	18,612.00	WallSF	6.00	111,672.00	
CR Addition		2.00	GWB + mtl furring, int face ext walls		Excluded			
CR Addition		3.00	Interior glass	2,068.00	WallSF	35.00	72,380.00	
			Door, Frame & Hardware Assemblies					
CR Addition		1.00	Door assm, single	34.50	EA	1,400.00	48,300.00	
CR Addition		2.00	Door assm, dbl	6.00	EA	2,450.00	14,700.00	
			Finish Assemblies					
CR Addition		1.00	Flooring	18,800.00	SF	3.67	68,933.33	
CR Addition		2.00	Ceilings	18,800.00	SF	4.00	75,200.00	
CR Addition		3.00	GWB bulkheads	1.00	LS	15,040.00	15,040.00	
CR Addition		4.00	Paint, interior & exterior	18,800.00	SF	1.00	18,800.00	
CR Addition		5.00	Wallcovering allowance	1.00	LS	9,306.00	9,306.00	
			Stairs & Railings Assemblies					
CR Addition		1.00	Basic stair, landgs, railings, simple finishes	2.00	FIts	15,000.00	30,000.00	
			Miscellaneous Specialties					
CR Addition		1.00	Toil acc., entr mats & frames, signage,					
CR Addition		2.00	fire ext., jan acc., etc.	18,800.00	GSF	1.00	18,800.00	

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E	EQ & FURNISHINGS		System Subtotal	18,800.00	SF	6.00		112,800.00
			Special					
CR Addition			Folding walls	0.00	WSF	0.00	0.00	
CR Addition		1.00	Casework, millwork, etc.	18,800.00	GSF	6.00	112,800.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					3,377,149.17
CR Addition		1.00	Field Overhead Incl Phasing Premium				337,714.92	
CR Addition		2.00	Subtotal				3,714,864.09	
CR Addition		3.00	Main Office Overhead & Profit				371,486.41	
CR Addition		4.00	Subtotal				4,086,350.50	
CR Addition		5.00	Bonds & Insurance				61,295.26	
CR Addition		6.00	SUBTOTAL	18,800.00	GSF			4,147,645.76

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Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Cafeteria Addition

Exterior Door Assemblies

1.00	Exterior storefront door assemblies, double	2.00	Pair	3,000.00	6,000.00
2.00	Exterior storefront door assemblies, single	0.00	Leaf	1,000.00	0.00
3.00	Exterior metal door assemblies, double	2.00	Pair	1,500.00	3,000.00
4.00	Exterior metal door assemblies, single	1.00	Leafs	1,000.00	1,000.00
5.00	Interior OH Doors	0.00	EA	0.00	0.00

Roofing Assemblies

1.00	Membrane, insul., flashing, accessories	3,200.00	SF	15.00	48,000.00
2.00	Blocking	3,200.00	GSF	0.27	851.20
3.00	Skylight assemblies	0.00	EA	0.00	0.00
4.00	Metal fascia assemblies	340.00	LF	30.00	10,200.00
5.00	Exterior soffits	100.00	SF	25.00	2,500.00

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FORELLA GROUP, LLC

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Suite A
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E	EQ & FURNISHINGS		System Subtotal	3,200.00	SF	49.88		159,600.00
			Special					
	Cafeteria Addition	1.00	Food service	1.00	LS	150,000.00	150,000.00	
	Cafeteria Addition	2.00	Casework, millwork, etc.	3,200.00	GSF	3.00	9,600.00	
F	SPECIAL		System Subtotal				Not used	
Z	GENERAL		Subtotal A-F					938,930.82
	Cafeteria Addition	1.00	Field Overhead Incl Phasing Premium				93,893.08	
	Cafeteria Addition	2.00	Subtotal				1,032,823.90	
	Cafeteria Addition	3.00	Main Office Overhead & Profit				103,282.39	
	Cafeteria Addition	4.00	Subtotal				1,136,106.29	
	Cafeteria Addition	5.00	Bonds & Insurance				17,041.59	
	Cafeteria Addition	6.00	SUBTOTAL	3,200.00	GSF			1,153,147.88

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ELEMENTARY SCHOOL SITEWORK								
				66,000.00 LOD				
ES Sitework	EROSION CONTROLS	1.00	Erosion, sedimentary contrls, disturbed area	1.52	AC	7,500.00	11,363.64	11,363.64
ES Sitework	CLEARING, SITE DEMO	1.00	General clearing, site demolition	1.00	LS	30,000.00	30,000.00	36,750.00
ES Sitework		2.00	Demo basketball court	6,000.00	SF	1.00	6,000.00	
ES Sitework		3.00	Demo sidewalk	300.00	LF	2.50	750.00	
ES Sitework	EARTHWORK	1.00	Strip topsoil	806.67	CY	4.00	3,226.67	74,915.56
ES Sitework		2.00	Rough grading	4,888.89	CY	12.00	58,666.67	
ES Sitework		4.00	Respread topsoil	806.67	CY	4.00	3,226.67	
ES Sitework		5.00	Exterior backfill	489.78	CY	20.00	9,795.56	
ES Sitework	SITE CONCRETE	1.00	4" Concrete sidewalks	150.00	LF	22.50	3,375.00	30,175.00
ES Sitework		2.00	Curb & gutter, st'd CG-6	100.00	LF	18.00	1,800.00	
ES Sitework		3.00	Retaining walls	25.00	CY	1,000.00	25,000.00	
ES Sitework	ONSITE PAVEMENT	1.00	Asphalt paving	0.00	SY	0.00	0.00	25,700.00
ES Sitework		2.00	Parking space marking	0.00	EA	0.00	0.00	
ES Sitework		3.00	Add basketball court	5,000.00	SF	5.00	25,000.00	
ES Sitework		4.00	Handicap parking space marking	5.00	EA	30.00	150.00	
ES Sitework		5.00	Signage with metal posts	5.00	EA	110.00	550.00	
ES Sitework	LANDSCAPING	1.00	Seeding	1.00	LS	5,000.00	5,000.00	27,222.22
ES Sitework		2.00	Plant materials & labor	1.00	LS	20,000.00	20,000.00	
ES Sitework		3.00	Repair seeded fields	20,000.00	SF	0.11	2,222.22	
ES Sitework	UTILITIES: WET	1.00	Storm sewer					
ES Sitework		2.00	15" RCP assesmly, incl excavation, backfill	200.00	LF	79.00	15,800.00	15,800.00
ES Sitework		3.00	SWM structures, manholes, inlets, endwalls	4.00	LF	6,500.00	26,000.00	26,000.00
ES Sitework		4.00	Sanitary sewer					
ES Sitework		5.00	8" PVC assesmly, incl excavation, backfill	400.00	LF	42.50	17,000.00	17,000.00
ES Sitework		6.00	Sanitary sewer manholes	8.00	EA	5,500.00	44,000.00	44,000.00
ES Sitework		7.00	Water					

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Scheme and Location Ref	Uniformat System Heading	Uniformat No. Code	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
ES Sitework		8.00	6" PVC assesmly, incl excavation, backfill	250.00	LF	31.00	7,750.00	7,750.00
ES Sitework	RESTORATION	9.00	Trench restoration, new primary utilities	2,155.00	SF	8.33	17,958.33	17,958.33
ES Sitework								
ES Sitework	MISCELLANEOUS	1.00	Field engineering	1.00	LS	20,000.00	20,000.00	45,000.00
ES Sitework		2.00	Miscellaneous sitework	1.00	LS	25,000.00	25,000.00	
ES Sitework								
ES Sitework		1.00	Subtotal					379,634.75
ES Sitework		2.00	Field Overhead Incl Phasing Premium				37,963.47	
ES Sitework		3.00	Subtotal				417,598.22	
ES Sitework		4.00	Main Office Overhead & Profit				41,759.82	
ES Sitework		5.00	Subtotal				459,358.04	
ES Sitework		6.00	Bonds & Insurance				6,890.37	
ES Sitework		7.00	SUBTOTAL					466,248.42

PROGRAMMATIC COST ESTIMATE

FORELLA GROUP, LLC

PROGRAMMATIC COST ESTIMATE
Proj Name: NOTTINGHAM E.S.

FORELLA GROUP, LLC
9495 Silver King Court

Prepared By: ia,ja, cy Job #:
Approved By: pf File:

11158.1
Programmatic

Revisions

PROGRAMMATIC COST ESTIMATE

FORELLA GROUP, LLC

Prepared By: ia,ja, cy Job #:

11158.1

Revisions

PROGRAMMATIC COST ESTIMATE Proj Name: NOTTINGHAM E.S. Project Owner: Arlington Public Schools Project Location: Arlington County, VA		FORELLA GROUP, LLC	Prepared By:	ia,ja, cy	Job #:	11158.1	Revisions
		9495 Silver King Court	Approved By:	pf	File:	Programmatic	
		Suite A			Email:	Design	
		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	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
D	SERVICES		System Subtotal	30,000.00	SF	77.83		2,335,000.00
ECC			Conveying Systems					
ECC		1.00	Hydraul/1500# cap/100 FPM/2 stops/std cab	2.00	Stops	30,000.00	60,000.00	
ECC			HVAC					
ECC		2.00	"Base Case" System: Average of 3 system types WSHP, FCU & VRF stipulated by 2RW	30,000.00	GSF	35.00	1,050,000.00	
ECC			Plumbing					
ECC		3.00	Fixtures, water, san sewer, roof drainage	30,000.00	GSF	12.00	360,000.00	
ECC			Fire Protection					
ECC		4.00	Fire protection, excl fire pump	30,000.00	GSF	3.00	90,000.00	
ECC		5.00	Fire pump	1.00	LS	25,000.00	25,000.00	
ECC			Electrical Systems					
ECC		6.00	Electrical power, fixtures, wiring, special	30,000.00	GSF	25.00	750,000.00	
ECC		7.00	Special Division 17 systems					

PROGRAMMATIC COST ESTIMATE

Proj Name: NOTTINGHAM E.S.
Project Owner: Arlington Public Schools
Project Location: Arlington County, VA

FORELLA GROUP, LLC

9495 Silver King Court
Suite A
Fairfax, VA 22031-4713

Prepared By: ia,ja, cy Job #: 11158.1 Revisions
Approved By: pf File: Programmatic
Email: Design
Report Date: Reference Date Stamp

Scheme and Location Ref	Unifomat System Heading	Unifomat No. Code	Descriptions and/or Specification Notes	Computed	Unit of	Mat+Lab+Equip	Line Extension	Subtotals
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