



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021
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Conceptual Design / Feasibility Cost Estimate Report

Report Date: November 14, 2011

Prepared for:

Bowie-Gridley Architects

Taylor Elementary School





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.
- € **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 cost is not included in our analysis.
- € Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. **A 15% Design Contingency has been included.**
- € Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A **5% Construction Contingency has been included.**
- € Escalation accounts for the inflationary effects of elapsed time. **Escalation costs have been included at an average of 4% per year commencing in third quarter of FY 2012.**
- € All cost data is based on Open shop wage and burden rates.





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 changes, 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

DESIGN FEES

- €

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM c't/gs
Project:	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Grady Architects	Chkd by: bdl/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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PROJECT CONSTRUCTION COST SUMMARY

Arlington Public Schools - Taylor Elementary School

7 Z R 6 W R U \ \$ G G W L R Q Gross Square Feet
 2 Q H 6 W R U \ \$ G G L W L R Q Gross Square Feet
 5 H Q R Y D W L R Q Gross Square Feet
 7 R W D O Gross Square Feet

CONSTRUCTION COSTS

		Cost per SF
HARD COSTS	Two Story & Multi-Purpose Area Additions to Existing Building	Carried forward 232.74
HARD COSTS		
HARD COSTS	One Story Addition to Existing Building	Carried forward 242.94
HARD COSTS		
HARD COSTS	Renovations to Existing Building	Carried forward 176.57
HARD COSTS		
HARD COSTS	Sitework	Carried forward N/A
HARD COSTS		
HARD COSTS		

Report
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Location:
Documents Dated:

Feasibility Study Const Cost Estimate
Taylor Elementary School Feasibility Study
Arlington Public Schools
Nov. 4, 2011

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Warrenton, Virginia 20187
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Status:
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
TWO STORY ADDITION	00.00		BUILDING ADDITION				
TWO STORY ADDITION							
TWO STORY ADDITION	00.50	SELECT BLDG. DEMO	Misc. demo at tie-in	5.00	EA	3,800.00	19,000.00
TWO STORY ADDITION			Misc. prep/patch	1.00	LS	3,500.00	3,500.00
TWO STORY ADDITION			Misc R&R for MEP tie-ins	1.00	LS	7,500.00	7,500.00
TWO STORY ADDITION			Segregated debris disposal off site	90.00	CY	30.00	2,700.00
TWO STORY ADDITION			LEED Disposal Fee / Recycling	45.00	TNS	37.00	1,665.00
TWO STORY ADDITION			Hazmat abatement - asbestos			Costs are Excluded	
TWO STORY ADDITION			Hazmat abatement - lead			Costs are Excluded	
TWO STORY ADDITION							
TWO STORY ADDITION	01.00	FOUNDATIONS	Elevator pit, sgl, incl w.p. & drains	90.00	SF	135.00	12,150.00
TWO STORY ADDITION			Foundations	10,770.00	GSF	6.27	67,527.90
TWO STORY ADDITION							
TWO STORY ADDITION	02.00	SUBSTRUCTURE	Minor SOG repairs in ex. bldg., allowance	750.00	SF	12.00	9,000.00
TWO STORY ADDITION			SOG	10,770.00	GSF	8.30	89,391.00
TWO STORY ADDITION			Exterior stoops & slabs	600.00	SF	8.00	4,800.00
TWO STORY ADDITION							
TWO STORY ADDITION	03.00	SUPERSTRUCTURE	2nd floor framing & deck	10,770.00	SF	11.35	122,239.50
TWO STORY ADDITION			SOMD for 2nd floor	10,770.00	SF	4.00	43,080.00
TWO STORY ADDITION			Roof framing & deck	10,770.00	SF	8.45	91,006.50
TWO STORY ADDITION			Elev hoist bm & hoistway roof deck	90.00	SF	4.50	405.00
TWO STORY ADDITION			Elev hoistway SOMD	90.00	SF	8.75	787.50
TWO STORY ADDITION			Stairways	2.00	EA	12,500.00	25,000.00
TWO STORY ADDITION			Misc metals	23,600.00	GSF	2.20	51,920.00
TWO STORY ADDITION			Misc Wood Blocking	23,600.00	GSF	1.05	24,780.00
TWO STORY ADDITION							

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TWO STORY ADDITION	04.00	EXTERIOR CLOSURE	Brick/CMU composite walls	15,080.00	SF	44.00	663,520.00
TWO STORY ADDITION			Windows	23,600.00	GSF	3.60	84,960.00
TWO STORY ADDITION			Storefront entrances	23,600.00	GSF	1.25	29,500.00
TWO STORY ADDITION			Doors, frames, hardware, sidelites	23,600.00	GSF	0.60	14,160.00
TWO STORY ADDITION			Building perimeter drains in gravel bed	750.00	LF	10.50	7,875.00
TWO STORY ADDITION			Misc. w.p./caulk/fire sealants/etc. Div 7	23,600.00	GSF	1.45	34,220.00
TWO STORY ADDITION	05.00	ROOFING	Low slope membrane w/ flashing & copings	10,770.00	GSF	6.30	67,851.00
TWO STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	1,000.00	SF	25.00	25,000.00
TWO STORY ADDITION			Masonry at tie-in walls	3,750.00	SF	19.00	71,250.00
TWO STORY ADDITION			Masonry hoistway walls	1,140.00	SF	22.50	25,650.00
TWO STORY ADDITION			Masonry partitions	23,600.00	GSF	4.10	96,760.00
TWO STORY ADDITION			Mtl stud & GWB partitions, hi-impact	23,600.00	GSF	7.30	172,280.00
TWO STORY ADDITION			Elev Cab finish allowance	1.00	LS	500.00	500.00
TWO STORY ADDITION			GWB ceilings/bulkheads	23,600.00	GSF	0.15	3,540.00
TWO STORY ADDITION			Misc. batt insulation	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			Sound transmission control insulation	23,600.00	GSF	0.19	4,484.00
TWO STORY ADDITION			Interior glass at interior partition allowance	23,600.00	SF	1.50	35,400.00
TWO STORY ADDITION			Interior doors, single, incl jamba, trim & hardware	23,600.00	GSF	5.75	135,700.00
TWO STORY ADDITION			Acoustic ceiling, avg	23,600.00	GSF	2.25	53,100.00
TWO STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	4,720.00	GSF	1.10	5,192.00
TWO STORY ADDITION			Premium wall finish: main corridors & conf. rm	23,600.00	GSF	0.24	5,664.00
TWO STORY ADDITION			CT floor, base, walls in restrooms	23,600.00	GSF	0.75	17,700.00
TWO STORY ADDITION			VCT flooring/ vinly base	23,600.00	GSF	2.16	50,976.00
TWO STORY ADDITION			Carpet	23,600.00	GSF	1.11	26,196.00
TWO STORY ADDITION			Painting	23,600.00	GSF	1.80	42,480.00
TWO STORY ADDITION			Misc cut and patching	23,600.00	GSF	0.30	7,080.00

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TWO STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	23,600.00	GSF	0.82	19,352.00
TWO STORY ADDITION			Window treatment	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			General casework	23,600.00	GSF	7.25	171,100.00
TWO STORY ADDITION			General millwork	23,600.00	GSF	0.45	10,620.00
TWO STORY ADDITION			Visual display MB & TB	23,600.00	GSF	1.00	23,600.00
TWO STORY ADDITION			Smart boards	10.00	EA	6,500.00	65,000.00
TWO STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	23,600.00	GSF	1.50	35,400.00
TWO STORY ADDITION			Student desks and work stations			Refer to FF&E	
TWO STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
TWO STORY ADDITION	08.00	CONVEYING	Elevators, ADA, MRL	2.00	STOPS	45,000.00	90,000.00
TWO STORY ADDITION			Stairwells and railings	2.00	EA	12,500.00	25,000.00
TWO STORY ADDITION							

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Feasibility Study Const Cost Estimate
Taylor Elementary School Feasibility Study

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HARD CONSTRUCTION COSTS

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Cost per SF
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Cost per SF
\$242.94

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Feasibility Study Const Cost Estimate
Taylor Elementary School Feasibility Study

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PM c/figs

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ONE STORY ADDITION	06.00	INTERIOR CONST	Patch ex. masonry walls allowance	250.00	SF	25.00	6,250.00
ONE STORY ADDITION			Masonry at tie-in walls	975.00	SF	19.00	18,525.00
ONE STORY ADDITION			Masonry partitions	10,200.00	GSF	4.10	41,820.00
ONE STORY ADDITION			Mtl stud & GWB partitions, hi-impact	10,200.00	GSF	7.30	74,460.00
ONE STORY ADDITION			GWB ceilings/bulkheads	10,200.00	GSF	0.15	1,530.00
ONE STORY ADDITION			Misc. batt insulation	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			Sound transmission control insulation	10,200.00	GSF	0.19	1,938.00
ONE STORY ADDITION			Interior glass at interior partition allowance	10,200.00	SF	1.50	15,300.00
ONE STORY ADDITION			Interior doors, single, incl jams, trim & hardware	10,200.00	GSF	5.75	58,650.00
ONE STORY ADDITION			Acoustic ceiling, avg	10,200.00	GSF	2.25	22,950.00
ONE STORY ADDITION			Prem. ceilings: main corridors / mtg. rms, prem add	2,040.00	GSF	1.10	2,244.00
ONE STORY ADDITION			Premium wall finish: main corridors & conf. rm	10,200.00	GSF	0.24	2,448.00
ONE STORY ADDITION			CT floor, base, walls in restrooms	10,200.00	GSF	0.75	7,650.00
ONE STORY ADDITION			VCT flooring/ vinly base	10,200.00	GSF	2.16	22,032.00
ONE STORY ADDITION			Carpet	10,200.00	GSF	1.11	11,322.00
ONE STORY ADDITION			Painting	10,200.00	GSF	1.80	18,360.00
ONE STORY ADDITION			Misc cut and patching	10,200.00	GSF	0.30	3,060.00
ONE STORY ADDITION	07.00	SPECIAL EQUIPMENT	Toilet partitions/accessories	10,200.00	GSF	0.82	8,364.00
ONE STORY ADDITION			Window treatment	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			General casework	10,200.00	GSF	7.25	73,950.00
ONE STORY ADDITION			General millwork	10,200.00	GSF	0.45	4,590.00
ONE STORY ADDITION			Visual display MB & TB	10,200.00	GSF	1.00	10,200.00
ONE STORY ADDITION			Smart boards	6.00	EA	6,500.00	39,000.00
ONE STORY ADDITION			Misc spec. dr signs/f.e./jan shelving/etc.	10,200.00	GSF	1.50	15,300.00
ONE STORY ADDITION			Student desks and work stations			Refer to FF&E	
ONE STORY ADDITION			Office furnishings, sofas and chairs			Refer to FF&E	
ONE STORY ADDITION	08.00	CONVEYING	Section Not Used				0.00
ONE STORY ADDITION							

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BUILDING RENOVATION	00.00		BUILDING RENOVATIONS				
BUILDING RENOVATION							
BUILDING RENOVATION	00.50	SELECT BLDG. DEMO	Temp protection & cleaning	10,000.00	GSF	0.37	3,700.00
BUILDING RENOVATION	B		General architectural demo	10,000.00	GSF	3.15	31,500.00
BUILDING RENOVATION			Misc. demolition/prep/patch	10,000.00	GSF	1.05	10,500.00
BUILDING RENOVATION			Prem ad á □ 00.50	00.50	GT	BU L c	" RENO/ATIO rem ad

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BUILDING RENOVATION	06.00	INTERIOR CONST	Patch Masonry partitions allowance	10,000.00	GSF	0.65	6,500.00
BUILDING RENOVATION			Interior finishes	10,000.00	GSF	9.70	97,000.00
BUILDING RENOVATION			Prem add for restroom/kitchen finishes	3,020.00	GSF	12.40	37,448.00
BUILDING RENOVATION			Thermal insulation	10,000.00	GSF	0.45	4,500.00
BUILDING RENOVATION			Sound transmission control insulation	10,000.00	GSF	0.19	1,900.00
BUILDING RENOVATION			Interior glazing	10,000.00	GSF	2.72	27,200.00
BUILDING RENOVATION			Interior doors, single, incl jambs, trim & hardware	10,000.00	GSF	3.74	37,400.00
BUILDING RENOVATION			Misc cut and patching	10,000.00	GSF	0.30	3,000.00
BUILDING RENOVATION	07.00	SPECIAL EQUIPMENT	Div 10 specialties	10,000.00	GSF	2.22	22,200.00
BUILDING RENOVATION			Div 11 misc equipment	10,000.00	GSF	0.50	5,000.00
BUILDING RENOVATION			Div 11 kitchen equip add	2,000.00	GSF	175.00	350,000.00
BUILDING RENOVATION			Div 12 furnishings	10,000.00	GSF	2.85	28,500.00
BUILDING RENOVATION			Smart boards	8.00	EA	6,500.00	52,000.00
BUILDING RENOVATION			Kitchen / faculty lounge appliances allowance				0.00
BUILDING RENOVATION			Student desks and work stations				

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Feasibility Study Const Co

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Feasibility Study Const Cost Estimate

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Taylor Elementary School Feasibility Study

6799 Kennedy Road, Suite 207, #21569154, 0 BFL
at 10:00 AM on 07/10/2017

Status:

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Chckd by: bdl/srn
Job no: 11096

Report	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM c/f/gs
Project	Taylor Elementary School Feasibility Study	6799 Kennedy Road, Suite F	Client:	Bowle/Grady Architects	Chkd by: bdl/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submittal:	Nov. 14, 2011	Job no: 11096
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downey-scott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
HVAC ALTERNATE							
ADDITION HVAC BASE	09.00	MECHANICAL HVAC - Extension of Existing	HVAC Equipment	33,800.00	GSF	12.75	430,950.00
ADDITION HVAC BASE		Note: System will be an extension of the existing	Piping & Valves	33,800.00	GSF	4.20	141,960.00
ADDITION HVAC BASE		geothermal/water source heat pump system. There	Ductwork	33,800.00	GSF	5.85	197,730.00
ADDITION HVAC BASE		will be no replacement of existing equipment.	Air Outlets	33,800.00	GSF	0.59	19,942.00
ADDITION HVAC BASE			Ductwork Accessories	33,800.00	GSF	0.72	24,336.00
ADDITION HVAC BASE			Insulation	33,800.00	GSF	1.95	65,910.00
ADDITION HVAC BASE			Temperature Controls	33,800.00	GSF	4.10	138,580.00
ADDITION HVAC BASE			Air & Water Balance	33,800.00	GSF	0.45	15,210.00
ADDITION HVAC BASE			Coordination Drawings	33,800.00	GSF	0.22	7,436.00
ADDITION HVAC BASE			Systems Operation & Testing	33,800.00	GSF	0.25	8,450.00
ADDITION HVAC BASE			Tie into Existing HVAC System	1.00	LS	3,500.00	3,500.00
ADDITION HVAC BASE	11.00	MARK-UPS	Subtotal				1,054,004.00
ADDITION HVAC BASE			General Conditions	12.00%			126,480.48
ADDITION HVAC BASE			Subtotal				1,180,484.48
ADDITION HVAC BASE			GC OH @ 5% plus Profit @ 5%	10.00%			118,048.45
ADDITION HVAC BASE			Subtotal				1,298,532.93
ADDITION HVAC BASE			Bonds & insurance	1.25%			16,231.66
ADDITION HVAC BASE			Subtotal	33,800.00	GSF	Å 38.90	1,314,764.59
ADDITION HVAC ALT	09.00	MECHANICAL HVAC - Stand Alone System	HVAC Equipment	33,800.00	GSF	16.50	557,700.00
ADDITION HVAC ALT		Note: Average cost between 4-pipe system, water	Piping & Valves	33,800.00	GSF	5.50	185,900.00
ADDITION HVAC ALT		source heat pump systems, and variable refrigerant	Ductwork	33,800.00	GSF	6.75	228,150.00
ADDITION HVAC ALT		flow system.	Air Outlets	33,800.00	GSF	0.59	19,942.00
ADDITION HVAC ALT			Ductwork Accessories	33,800.00	GSF	0.72	24,336.00
ADDITION HVAC ALT			Insulation	33,800.00	GSF	2.15	72,670.00
ADDITION HVAC ALT			Temperature Controls	33,800.00	GSF	4.10	138,580.00
ADDITION HVAC ALT			Air & Water Balance	33,800.00	GSF	0.45	15,210.00
ADDITION HVAC ALT			Coordination Drawings	33,800.00	GSF	0.22	7,436.00
ADDITION HVAC ALT			Systems Operation & Testing	33,800.00	GSF	0.25	8,450.00
ADDITION HVAC ALT	11.00	MARK-UPS	Subtotal				1,258,374.00
ADDITION HVAC ALT			General Conditions	12.00%			151,004.88
ADDITION HVAC ALT			Subtotal				1,409,378.88
ADDITION HVAC ALT			GC OH @ 5% plus Profit @ 5%	10.00%			140,937.89
ADDITION HVAC ALT			Subtotal				1,550,316.77
ADDITION HVAC ALT			Bonds & insurance	1.25%			19,378.96
ADDITION HVAC ALT			Subtotal	33,800.00	GSF	Å 46.44	1,569,695.73