



Main Office: 6799 Kennedy Road Unit F Warrenton, Virginia 20187 Phone: 540.347.5001 Fax: 540.347.5021

DOWNEY & SCOTT, LLC CONSTRUCTION MANAGEMENT SERVICES

Cost Management [] Value Engineering [] Construction Project Management [] Defect Inspections [] Life Cycle Analyses [] Dispute Resolution



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.



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, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER SOFT CONSTRUCTION COSTS (continued)

Cable TV company fees
State & local highway fees
Mandatory completion bonds

Report:

Feasibility Study Const Cost Estimate

Report:	Feasibility Study Const Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Concept Design	PM: ct/gc/ah
Project:	New Elementary School at Williamsburg Site	6799 Kennedy Road, Suite F	Client:	SHW Group	Chckd by: bd/sm
Location:	Arlington Public Schools	Warrenton, Virginia 20187	Submissn:	Nov. 14, 2011	Job no: 11094
Documents Dated:	Nov. 4, 2011	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com			

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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ADDITIONS HVAC BASE BID & ALTERNATE COMPARASION SUMMARY

Base Bid System - Stand Alone System	Carried forward	Cost per SF 46.44	\$4,565,121 current dollars
 Base Bid System - Geothermal System	Carried forward	58.86	\$5,786,020 current dollars

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HARD CONSTRUCTION COSTS

BASE BID IN CURRENT MARKET DOLLARS

THREE STORY BUILDING				98,300 GSF		Cost per SF <u>\$228.45</u>	22,456,401
SUBTOTAL			SUBTOTAL				22,456,401
ESCALATION TO BID			REFER TO MAIN SUMMARY	0.00%			0
SUBTOTAL			SUBTOTAL				22,456,401
DESIGN CONTINGENCY			REFER TO MAIN SUMMARY	0.00%			0
RENOVATION TOTAL			RENOVATION TOTAL				22,456,401
						Cost per SF <u>\$228.45</u>	

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6799 Kennedy Road, Suite F

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THREE STORY BUILDING							
THREE STORY BUILDING	9.30	FIRE SPRINKLER	Sprinkler	98,300.00	GSF	2.85	280,155.00
THREE STORY BUILDING			Fire Pump	1.00	LS	75,000.00	75,000.00
THREE STORY BUILDING	10.00	ELECTRICAL	Switchboards	98,300.00	GSF	0.85	83,555.00
THREE STORY BUILDING			Panelboards	98,300.00	GSF	0.65	63,895.00
THREE STORY BUILDING			Bus Duct & Transformers	98,300.00	GSF	0.40	39,320.00
THREE STORY BUILDING			Generator/Automatic Transfer Switches	1.00	LS	75,000.00	75,000.00
THREE STORY BUILDING			Light Fixtures - based on T8 fixtures	98,300.00	GSF	4.85	476,755.00
THREE STORY BUILDING			Light Switches	98,300.00	GSF	0.26	25,558.00
THREE STORY BUILDING			Power Outlets	98,300.00	GSF	0.95	93,385.00
THREE STORY BUILDING			Safety Cabinets & Disconnects	98,300.00	GSF	0.50	49,150.00
THREE STORY BUILDING			Power Feeders	98,300.00	GSF	2.50	245,750.00
THREE STORY BUILDING			Power Home Runs	98,300.00	GSF	2.20	216,260.00
THREE STORY BUILDING			Power Branches	98,300.00	GSF	0.85	83,555.00
THREE STORY BUILDING			Lighting Home Runs	98,300.00	GSF	1.15	113,045.00
THREE STORY BUILDING			Lighting Branches	98,300.00	GSF	1.05	103,215.00
THREE STORY BUILDING			Grounding/Lightning Protection	98,300.00	GSF	0.25	24,575.00
THREE STORY BUILDING			Clock System	98,300.00	GSF	0.45	44,235.00
THREE STORY BUILDING			Phone/Data System	98,300.00	GSF	2.90	285,070.00
THREE STORY BUILDING			Security System	98,300.00	GSF	0.94	92,402.00
THREE STORY BUILDING			P.A. & A.V. Systems	98,300.00	GSF	0.55	54,065.00
THREE STORY BUILDING			TV System	98,300.00	GSF	0.29	28,507.00
THREE STORY BUILDING			Fire Alarm	98,300.00	GSF	1.88	184,804.00
THREE STORY BUILDING			Coordination Drawings	98,300.00	GSF	0.22	21,626.00
THREE STORY BUILDING	11.00	MARK-UPS	Subtotal				18,002,566.02
THREE STORY BUILDING			General Conditions	12.00%			2,160,307.92
THREE STORY BUILDING			Subtotal				20,162,873.94
THREE STORY BUILDING			GC OH @ 5% plus Profit @ 5%	10.00%			2,016,287.39
THREE STORY BUILDING			Subtotal				22,179,161.34
THREE STORY BUILDING			Bonds & insurance	1.25%			277,239.52
THREE STORY BUILDING			Subtotal	98,300.00	GSF	\$228.45	22,456,400.85

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SITWORK			SITWORK				
SITWORK							
SITWORK							
SITWORK	12.00	TRAFFIC CONTROLS	Temporary traffic control measures	1.00	LS	7,500.00	7,500.00
SITWORK							
SITWORK	12.05	SITE DEMO CLR/GRUB	Misc site demo	4.36	AC	10,000.00	43,618.00
SITWORK			Remove trees	30.00	EA	175.00	5,250.00
SITWORK			Remove curb and gutter	100.00	LF	6.00	600.00
SITWORK			Remove sidewalks 4" thick	3,465.00	SF	1.50	5,197.50
SITWORK			Remove concrete pads 8" thick		SF	4.35	0.00
SITWORK			Remove asphalt paving		SY	6.85	0.00
SITWORK			Demo asphalt paving at VDOT ROW		Excluded		
SITWORK			Remove portions of existing SWM piping		Excluded		
SITWORK			Remove existing utilities		Excluded		
SITWORK			Remove existing fence		Excluded		
SITWORK			Remove contaminated soils		Excluded		
SITWORK			Remove asphalt paving for new water/sewer lines	40.00	SY	10.00	400.00
SITWORK			Disposal of site elements	1,921.61	CY	25.00	48,040.23
SITWORK							
SITWORK	12.10	ENVIRONMENTAL	Siltation controls, temp seed	1.00	LS	20,000.00	20,000.00
SITWORK			Tree protection allowance	1.00	LS	1,400.00	1,400.00
SITWORK			Inst & rem gravel construction entrances	1.00	EA	4,850.00	4,850.00
SITWORK			Inlet protection	6.00	EA	350.00	2,100.00
SITWORK							
SITWORK	12.20	EARTHWORK	Strip & store topsoil	1,759.26	CY	2.80	4,925.93
SITWORK			Re-spread topsoil	1,759.26	CY	3.60	6,333.33
SITWORK			Mass Excavation of site area, cut to fill	3,259.26	CY	8.00	26,074.07
SITWORK			Export surplus	3,259.26	CY	24.00	78,222.22
SITWORK			Rough grading for building and site	190,000.00	SF	0.55	104,500.00
SITWORK			Finish grading bldg pads and pavements	11,111.11	SY	1.00	11,111.11
SITWORK			Finish grading for sports fields	4,444.44	SY	1.35	6,000.00
SITWORK			Ext backfill	90.00	CY	30.00	2,700.00
SITWORK							
SITWORK	12.25	PRIMARY WATER	8" wet tap at exist.	1.00	EA	4,500.00	4,500.00
SITWORK			8" water main	100.00	LF	61.00	6,100.00
SITWORK			Building domestic water line	40.00	LF	40.00	1,600.00
SITWORK			Fire hydrant new	1.00	EA	3,500.00	3,500.00
SITWORK			Meter/tap fees		AWSS Fees are Excluded		
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	7.41	CY	25.00	185.19
SITWORK							

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SITWORK	12.30	SANITARY SEWER	Lateral tie into existing manhole	1.00	EA	750.00	750.00
SITWORK			8" PVC	100.00	LF	37.00	3,700.00
SITWORK			Tap fees			Tap Fees are Excluded	
SITWORK			Temp road patch	20.00	SY	20.00	400.00
SITWORK			Spoil removal	7.41	CY	25.00	185.19
SITWORK	12.35	STORM WATER MGT	Allowance	1.00	LS	225,000.00	225,000.00
SITWORK	12.40	SITE ELECTRIC	Primary Transformer fee & set by Va Power			DVP Fees are Excluded	
SITWORK			Site power and circuits	1,000.00	LF	15.00	15,000.00
SITWORK			Site pole lighting, allowance	8.00	EA	3,250.00	26,000.00
SITWORK			Ductbank and service cable into building	150.00	LF	235.00	35,250.00
SITWORK	12.45	PRIMARY TELEPHONE	Assume brought to meter by utility company			Excluded	
SITWORK	12.50	PRIMARY GAS	Assume brought to meter by utility company			Excluded	
SITWORK	12.55	CABLE TV	Assume brought to meter by utility company			Excluded	
SITWORK	12.60	PAVING	Asphalt Pavement parking lot	4,444.44	SY	35.00	155,555.56
SITWORK			Asphalt Pavement ROW patching	40.00	SY	80.00	3,200.00
SITWORK			Lot signage/symbols	1.00	LS	1,500.00	1,500.00
SITWORK			Striping	1.00	LS	2,500.00	2,500.00
SITWORK	12.61	SITE CONCRETE	4" sidewalks/pads	10,000.00	SF	5.50	55,000.00
SITWORK			8" utility pads/dumpster pavements/footings	750.00	SF	18.00	13,500.00
SITWORK			Bollards	8.00	EA	675.00	5,400.00
SITWORK			Patch existing sidewalks	500.00	SF	8.00	4,000.00
SITWORK			Curb & gutter	2,500.00	LF	14.30	35,750.00
SITWORK	12.65	LANDSCAPING	Sod	1,500.00	SY	3.50	5,250.00
SITWORK			General seeding	4,777.78	SY	0.85	4,061.11
SITWORK			Sport field seeding	4,444.44	SY	1.30	5,777.78
SITWORK			Landscape allowance	1.00	LS	125,000.00	125,000.00
SITWORK	12.70	FUEL DISPENSING	Not Used			Excluded	
SITWORK	12.75	SPECIALTIES	Dumpster enclosure walls & gates	500.00	SF	40.00	20,000.00
SITWORK			Allowance	1.00	LS	20,000.00	20,000.00
SITWORK	11.00	MARK-UPS	Subtotal				1,157,887.21
SITWORK			General Conditions	12.00%			138,946.47
SITWORK			Subtotal				1,296,833.68
SITWORK			GC OH @ 5% plus Profit @ 5%	10.00%			129,683.37
SITWORK			Subtotal				1,426,517.04
SITWORK			Bonds & insurance	1.25%			17,831.46
SITWORK			Subtotal				1,444,348.51

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Feasibility Study Const Cost Estimate