

## Concept -Option C Cost Estimate Report

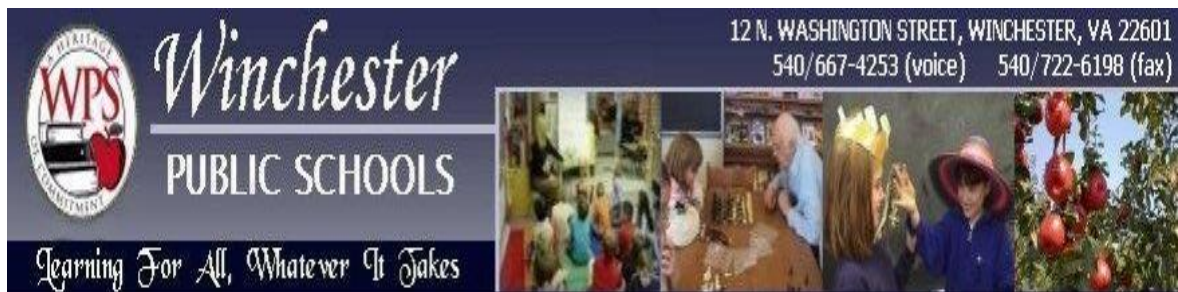
*Report Date: October 18, 2017*

*Revision Date: October 25, 2017*

*Prepared for:*

***VMDO Architects***

*Jefferson Street Center*  
**Winchester Public Schools**  
**Winchester, Virginia**





## **COST ESTIMATE CLARIFYING NOTES, ASSUMPTIONS & EXCLUSIONS**

- We have incorporated stand-alone construction costs for a single Contractor procurement via lump sum General Contract.
- Without exception, we have included hard construction costs only and all soft construction costs are excluded. Please refer to list of Owner Budget Items.
- The Limits of Construction are those indicated on the documents provided.
- We include an allowance for HAZMAT abatement costs. Actual cost will be determined by others after the testing has been conducted.
- Design Contingency accounts for the costs of yet unidentified scope requirements and engineering. Design Contingency cost has been included as indicated in the project summary.
- Construction Contingency accounts for the costs of change orders due to unforeseen conditions and / or owner generated changes. A Construction Contingency has not been included. We recommend that the owner carry an additional 3-5% Construction Contingency for unforeseen conditions.
- 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**

- Soft costs are excluded from this effort

### **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)**

### **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**

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

### **RECOMMENDED COST CONTROL PROCESS**

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion. We recommend that further construction cost estimates be performed if the project advances past the concept/feasibility study level.

### **MARKET CONDITIONS & OPINIONS OF PROBABLE COST**

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact D. Daigle, CVS, CPE – Vice President or Joe Adams – Senior Project Manager regarding this project should you have any questions or concerns.

|                              |  |                  |               |   |     |             |                  |                 |  |
|------------------------------|--|------------------|---------------|---|-----|-------------|------------------|-----------------|--|
| <b>Option C - Revision 1</b> |  |                  |               |   |     |             |                  |                 |  |
| Report:                      | Preliminary Study Cost Estimate                    |                  |               | <i>Prepared by: Downey &amp; Scott, LLC</i> |     | Status:     | Study/Concept    | PM: ja/ch       |  |
| Project:                     | Winchester Public Schools- Jefferson Street Center |                  |               | 6799 Kennedy Road, Suite F                  |     | Client:     | VMDO             | Chckd by: dd/sm |  |
| Location:                    | Winchester Virginia                                |                  |               | Warrenton, Virginia 20187                   |     | Submission: | October 18, 2017 | Job no: 17117   |  |
| Documents Received:          | 10/12/17   |                  |               | Ph 540.347.5001 Fax 540.347.5021            |     | Run Date:   | See footer       |                 |  |
|                              |  |                  |               | www.downeyscott.com                         |     | Revised:    | October 25, 2017 |                 |  |
| LOC REF                      | SYS #  | UNIFORMAT SYSTEM | SPECIFICATION | QUANTITY                                    | U/M | UNIT COST   | EXTENSION        |                 |  |

**PROJECT CONSTRUCTION COST SUMMARY'S**

**Phase 1**

|  |                               |           |                   |    |             |
|--|-------------------------------|-----------|-------------------|----|-------------|
| <b>Addition</b>                                |                               | 2,488.00  | Gross Square Feet | \$ | 1,351,161   |
| <b>Heavy Renovation</b>                        |                               | 16,055.00 | Gross Square Feet | \$ | 3,277,133   |
| <b>Subtotal Cost - Phase 1</b>                 |                               |           |                   |    | 4,628,293   |
| <b>Escalation to construction mid-point</b>    | Mid Point January 2019        | 6.00%     |                   |    | \$277,698   |
| <b>Subtotal Cost - Phase 1</b>                 |                               |           |                   |    | \$4,905,991 |
| <b>Design Contingency</b>                      | Per Winchester Public Schools | 10.00%    |                   |    | \$490,599   |
| <b>Total Hard Construction Costs - Phase 1</b> |                               |           |                   |    | \$5,396,590 |

**Phase 2**

|  |                               |           |                   |    |             |
|--|-------------------------------|-----------|-------------------|----|-------------|
| <b>Heavy Renovation</b>                        |                               | 12,076.00 | Gross Square Feet | \$ | 1,887,105   |
| <b>Subtotal Cost - Phase 2</b>                 |                               |           |                   |    | \$1,887,105 |
| <b>Escalation to construction mid-point</b>    | Mid Point January 2020        | 10.00%    |                   |    | \$188,711   |
| <b>Subtotal Cost - Phase 2</b>                 |                               |           |                   |    | \$2,075,816 |
| <b>Design Contingency</b>                      | Per Winchester Public Schools | 10.00%    |                   |    | \$207,582   |
| <b>Total Hard Construction Costs - Phase 2</b> |                               |           |                   |    | \$2,283,397 |

**Phase 3 & 4 Combined**

|  |                               |           |                   |    |             |
|--|-------------------------------|-----------|-------------------|----|-------------|
| <b>Heavy Renovation</b>                        |                               | 11,573.00 | Gross Square Feet | \$ | 2,003,409   |
| <b>Light Renovation</b>                        |                               | 8,072.00  | Gross Square Feet | \$ | 1,067,945   |
| <b>Subtotal Cost - Phase 3</b>                 |                               |           |                   |    | \$3,071,354 |
| <b>Escalation to construction mid-point</b>    | Mid Point January 2021        | 12.80%    |                   |    | \$393,133   |
| <b>Subtotal Cost - Phase 3</b>                 |                               |           |                   |    | \$3,464,488 |
| <b>Design Contingency</b>                      | Per Winchester Public Schools | 10.00%    |                   |    | \$346,449   |
| <b>Total Hard Construction Costs - Phase 3</b> |                               |           |                   |    | \$3,810,937 |

|                                 |  |            |                    |  |              |
|---------------------------------|--|------------|--------------------|--|--------------|
| <b>TOTAL PROJECT HARD COSTS</b> |  | <b>GSF</b> | <b>Cost per SF</b> |  |              |
|                                 |  | 50,264.00  | 228.61             |  | \$11,490,923 |

**Alternates**

|   |  |  |        |  |            |
|---|--|--|--------|--|------------|
| <b>Water source HVAC system in lieu of geothermal</b> |  |  | Deduct |  | -\$276,452 |
| <b>Air Source VRF system in lieu of geothermal</b>    |  |  | Deduct |  | -\$301,584 |

|  |       |  |               |   |     |                                     |           |                        |  |
|--|-------|--|---------------|---|-----|-------------------------------------|-----------|------------------------|--|
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| <b>Project:</b> Winchester Public Schools- Jefferson Street Center |       |  |               | 6799 Kennedy Road, Suite F                  |     | <b>Client:</b> VMDO                 |           | <b>Chckd by:</b> dd/sm |  |
| <b>Location:</b> Winchester Virginia                               |       |  |               | Warrenton, Virginia 20187                   |     | <b>Submission:</b> October 18, 2017 |           | <b>Job no:</b> 17117   |  |
| <b>Documents Received:</b> 10/12/17                                |       |  |               | Ph 540.347.5001 Fax 540.347.5021            |     | <b>Run Date:</b> See footer         |           |                        |  |
|  |       |  |               | www.downeyscott.com                         |     | <b>Revised:</b> October 25, 2017    |           |                        |  |
| LOC REF  | SYS # | UNIFORMAT SYSTEM                               | SPECIFICATION | QUANTITY                                    | U/M | UNIT COST                           | EXTENSION |                        |  |

**Phase 1**

**CONSTRUCTION COSTS**

|         |   |                   |   | <b>Cost per SF</b>     |               |                    |          |
|---------|---|-------------------|---|------------------------|---------------|--------------------|----------|
| Phase 1 | <b>Jefferson Street Center New Addition</b>     |                   |   | <i>Carried forward</i> | <b>543.07</b> | <b>\$1,351,161</b> |          |
| Phase 1 | <b>Jefferson Street Center Heavy Renovation</b> |                   |   | <i>Carried forward</i> | <b>204.12</b> | <b>\$3,277,133</b> |          |
| Phase 1 |   |                   |   |                        |               |                    |          |
| Phase 1 | 00.00   |                   | <b>New Addition</b>   |                        |               |                    |          |
| Phase 1 | 00.50   | SELECT BLDG. DEMO | Misc. Demo at new building tie-ins                          | 1.00 LS                | 8,750.00      | 8,750.00           |          |
| Phase 1 |   |                   | Temp Partitions   | 1.00 LS                | 6,700.00      | 6,700.00           |          |
| Phase 1 |   |                   | Temp Protections & Shoring                                  | 1.00 LS                | 9,200.00      | 9,200.00           |          |
| Phase 1 |   |                   | Hazmat abatement - asbestos                                 |                        |               |                    | By Owner |
| Phase 1 | 01.00   | FOUNDATIONS       | New foundations for addition                                | 2,488.00 GSF           | 10.25         | 25,502.00          |          |
| Phase 1 | 02.00   | SUBSTRUCTURE      | Slab on Grade   | 1,765.00 SF            | 8.20          | 14,473.00          |          |
| Phase 1 | 03.00   | SUPERSTRUCTURE    | Floor framing & metal deck                                  | 584.00 SF              | 27.65         | 16,147.60          |          |
| Phase 1 |   |                   | Roof framing & metal deck                                   | 1,765.00 SF            | 24.93         | 44,001.45          |          |
| Phase 1 |   |                   | Slab on Deck  | 584.00 SF              | 7.58          | 4,426.72           |          |
| Phase 1 |   |                   | Stairs  | 1.00 LS                | 18,500.00     | 18,500.00          |          |
| Phase 1 |   |                   | Misc metals   | 1.00 LS                | 9,800.00      | 9,800.00           |          |
| Phase 1 |   |                   | Misc Wood Blocking  | 2,488.00 SF            | 1.21          | 3,010.48           |          |
| Phase 1 | 04.00   | EXTERIOR CLOSURE  | Exterior wall system at new addition                        | 3,560.00 SF            | 48.00         | 170,880.00         |          |
| Phase 1 |   |                   | New Storefront Windows                                      | 712.00 SF              | 62.00         | 44,144.00          |          |
| Phase 1 |   |                   | Curtainwall   | 864.00 SF              | 85.00         | 73,440.00          |          |
| Phase 1 |   |                   | Misc. repairs at building tie-ins                           | 1.00 LS                | 5,800.00      | 5,800.00           |          |
| Phase 1 | 05.00   | ROOFING           | New Roofing at Addition                                     | 1,765.00 GSF           | 17.50         | 30,887.50          |          |
| Phase 1 | 06.00   | INTERIOR CONST    | Masonry partitions  | 0.00 GSF               | 18.00         | 0.00               |          |
| Phase 1 |   |                   | Mtl stud & GWB partitions                                   | 2,488.00 GSF           | 5.50          | 13,684.00          |          |
| Phase 1 |   |                   | GWB ceilings/bulkheads                                      | 2,488.00 GSF           | 0.15          | 373.20             |          |
| Phase 1 |   |                   | Misc. batt insulation                                       | 2,488.00 GSF           | 0.45          | 1,119.60           |          |
| Phase 1 |   |                   | Interior glass at interior partition new addition allowance | 2,488.00 GSF           | 1.50          | 3,732.00           |          |
| Phase 1 |   |                   | Interior doors, single, incl. jambs, trim & hardware        | 2,488.00 GSF           | 1.20          | 2,985.60           |          |
| Phase 1 |   |                   | Acoustic ceiling, avg                                       | 2,488.00 GSF           | 3.10          | 7,712.80           |          |
| Phase 1 |   |                   | Flooring  | 2,488.00 GSF           | 4.95          | 12,315.60          |          |
| Phase 1 |   |                   | Painting  | 2,488.00 GSF           | 1.80          | 4,478.40           |          |
| Phase 1 |   |                   | Misc cut and patching                                       | 2,488.00 GSF           | 0.30          | 746.40             |          |

|  |  |   |                                     |                        |
|--|--|---|-------------------------------------|------------------------|
| <b>Option C - Revision 1</b>                                       | <b>Report:</b> Preliminary Study Cost Estimate | <b>Prepared by:</b> Downey & Scott, LLC | <b>Status:</b> Study/Concept        | <b>PM:</b> ja/ch       |
| <b>Project:</b> Winchester Public Schools- Jefferson Street Center |  | 6799 Kennedy Road, Suite F              | <b>Client:</b> VMDO                 | <b>Chckd by:</b> dd/sm |
| <b>Location:</b> Winchester Virginia                               |  | Warrenton, Virginia 20187               | <b>Submission:</b> October 18, 2017 | <b>Job no:</b> 17117   |
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|  |  | www.downeyscott.com                     | <b>Revised:</b> October 25, 2017    |                        |

| LOC REF | SYS # | UNIFORMAT SYSTEM   | SPECIFICATION  | QUANTITY | U/M        | UNIT COST                 | EXTENSION           |
|---------|-------|--------------------|--|----------|------------|---------------------------|---------------------|
| Phase 1 |       |                    |  |          |            |                           |                     |
| Phase 1 | 07.00 | SPECIAL EQUIPMENT  | Toilet partitions/accessories                            | 0.00     | GSF        | 0.82                      | 0.00                |
| Phase 1 |       |                    | Window treatment Allowance                               | 2,488.00 | GSF        | 0.20                      | 497.60              |
| Phase 1 |       |                    | General casework Allowance                               | 2,488.00 | GSF        | 3.86                      | 9,603.68            |
| Phase 1 |       |                    | Misc spec. door signs/f.e./jan shelving/etc.             | 2,488.00 | GSF        | 0.45                      | 1,119.60            |
| Phase 1 | 08.00 | CONVEYING          | 2 Stop Elevator  | 1.00     | EA         | 82,000.00                 | 82,000.00           |
| Phase 1 | 09.00 | MECHANICAL HVAC    | HVAC System for Addition-Geothermal with DOAS            | 2,488.00 | GSF        | 45.50                     | 113,204.00          |
| Phase 1 | 9.20  | PLUMBING           | Plumbing System for Addition                             | 2,488.00 | GSF        | 6.60                      | 16,420.80           |
| Phase 1 |       |                    | DWV piping- replace/relocate sanitary under new addition | 1        | LS         | 2,698.00                  | 2,698.00            |
| Phase 1 | 9.30  | FIRE SPRINKLER     | Sprinkler System for Addition                            | 2,488.00 | GSF        | 3.50                      | 8,708.00            |
| Phase 1 | 10.00 | ELECTRICAL         | Electrical Systems for Addition                          | 2,488.00 | GSF        | 32.00                     | 79,616.00           |
| Phase 1 |       |                    | <b>SITWORK</b>   |          |            |                           |                     |
| Phase 1 | 11.00 | TRAFFIC CONTROLS   | Temporary traffic control measures Allowance             | 1.00     | LS         | 8,500.00                  | 8,500.00            |
| Phase 1 | 11.05 | SITE DEMO CLR/GRUB | Misc site demo Allowance                                 | 1.00     | LS         | 12,150.00                 | 12,150.00           |
| Phase 1 | 11.10 | SITWORK            | Earthwork  | 1.00     | LS         | 68,800.00                 | 68,800.00           |
| Phase 1 |       |                    | Rock excavation - allowance                              | 1        | LS         | 22,500.00                 | 22,500.00           |
| Phase 1 |       |                    | Sidewalks  | 1        | LS         | 8,500.00                  | 8,500.00            |
| Phase 1 |       |                    | Landscaping  |          |            | <b>Not Included</b>       |                     |
| Phase 1 |       |                    | Misc exterior improvements                               |          |            | <b>Not Included</b>       |                     |
| Phase 1 |       |                    | Waterline allowance                                      |          |            | <b>Existing to remain</b> |                     |
| Phase 1 |       |                    | Site lighting & electric                                 |          |            | <b>Not Included</b>       |                     |
| Phase 1 |       |                    | Sanitary sewer allowance                                 | 1        | LS         | 7,500.00                  | 7,500.00            |
| Phase 1 |       |                    | SWM allowance  | 1        | LS         | 78,000.00                 | 78,000.00           |
| Phase 1 | 12.00 | MARK-UPS           | Subtotal   |          |            |                           | 1,052,628.03        |
| Phase 1 |       |                    | General Conditions                                       | 15.00%   |            |                           | 157,894.20          |
| Phase 1 |       |                    | Subtotal   |          |            |                           | 1,210,522.23        |
| Phase 1 |       |                    | GC OH & Profit   | 8.00%    |            |                           | 96,841.78           |
| Phase 1 |       |                    | Subtotal   |          |            |                           | 1,307,364.01        |
| Phase 1 |       |                    | Costs for Phasing, Staging & Off Hours Work              | 2%       |            |                           | 26,147.28           |
| Phase 1 |       |                    | Subtotal   |          |            |                           | 1,333,511.29        |
| Phase 1 |       |                    | Bonds & insurance  | 1.35%    |            |                           | 17,649.41           |
| Phase 1 |       |                    | <b>Subtotal</b>  | 2,488.00 | <b>GSF</b> | <b>\$543.07</b>           | <b>1,351,160.71</b> |



|  |              |  |                      |   |            |                                     |                  |                        |  |
|--|--------------|--|----------------------|---|------------|-------------------------------------|------------------|------------------------|--|
| <b>Option C - Revision 1</b>                                       |              | <b>Report:</b> Preliminary Study Cost Estimate |                      | <b>Prepared by: Downey &amp; Scott, LLC</b> |            | <b>Status:</b> Study/Concept        |                  | <b>PM:</b> ja/ch       |  |
| <b>Project:</b> Winchester Public Schools- Jefferson Street Center |              |  |                      | 6799 Kennedy Road, Suite F                  |            | <b>Client:</b> VMDO                 |                  | <b>Chckd by:</b> dd/sm |  |
| <b>Location:</b> Winchester Virginia                               |              |  |                      | Warrenton, Virginia 20187                   |            | <b>Submission:</b> October 18, 2017 |                  | <b>Job no:</b> 17117   |  |
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|  |              |  |                      | www.downeyscott.com                         |            | <b>Revised:</b> October 25, 2017    |                  |                        |  |
| <b>LOC REF</b>   | <b>SYS #</b> | <b>UNIFORMAT SYSTEM</b>                        | <b>SPECIFICATION</b> | <b>QUANTITY</b>                             | <b>U/M</b> | <b>UNIT COST</b>                    | <b>EXTENSION</b> |                        |  |

**Phase 1**

**CONSTRUCTION COSTS**

| Phase 1 | SYS # | UNIFORMAT SYSTEM         | SPECIFICATION  | QUANTITY  | U/M | UNIT COST | EXTENSION  |
|---------|-------|--------------------------|--|-----------|-----|-----------|------------|
| Phase 1 |       |                          | <b>Phase I Renovation of Building</b>                |           |     |           |            |
| Phase 1 | 00.00 |                          |  |           |     |           |            |
| Phase 1 | 00.50 | <b>SELECT BLDG. DEMO</b> | Misc interior Demo of Renovated area                 | 16,055.00 | GSF | 6.50      | 104,357.50 |
| Phase 1 |       |                          | Temp Partitions                                      | 1.00      | LS  | 3,200.00  | 3,200.00   |
| Phase 1 |       |                          | Temp protections                                     | 1.00      | LS  | 5,800.00  | 5,800.00   |
| Phase 1 |       |                          | Hazmat abatement - allowance                         |           |     |           | By Owner   |
| Phase 1 | 01.00 | <b>FOUNDATIONS</b>       | New foundations for addition                         | 0.00      | GSF | 3.25      | 0.00       |
| Phase 1 | 02.00 | <b>SUBSTRUCTURE</b>      | Slab on Grade repairs                                | 16,055.00 | GSF | 0.92      | 14,770.60  |
| Phase 1 | 03.00 | <b>SUPERSTRUCTURE</b>    | Misc metals  | 16,055.00 | GSF | 1.12      | 17,981.60  |
| Phase 1 |       |                          | Misc Wood Blocking                                   | 16,055.00 | GSF | 0.88      | 14,128.40  |
| Phase 1 | 04.00 | <b>EXTERIOR CLOSURE</b>  | Window replacement - allowance                       | 618.00    | GSF | 72.00     | 44,496.00  |
| Phase 1 | 05.00 | <b>ROOFING</b>           | Patch & Repair at ne Roof Penetrations               | 16,055.00 | GSF | 0.92      | 14,770.60  |
| Phase 1 |       |                          | Solatubes  | 13.00     | EA  | 2,100.00  | 27,300.00  |
| Phase 1 | 06.00 | <b>INTERIOR CONST</b>    | Masonry partitions                                   | 16,055.00 | GSF | 2.44      | 39,134.06  |
| Phase 1 |       |                          | Mtl stud & GWB partitions                            | 16,055.00 | GSF | 3.75      | 60,206.25  |
| Phase 1 |       |                          | GWB ceilings/bulkheads                               | 16,055.00 | GSF | 0.15      | 2,408.25   |
| Phase 1 |       |                          | Misc. batt insulation                                | 16,055.00 | GSF | 0.45      | 7,224.75   |
| Phase 1 |       |                          | Interior glass at interior partition allowance       | 16,055.00 | GSF | 1.50      | 24,082.50  |
| Phase 1 |       |                          | Interior doors, single, incl. jamba, trim & hardware | 16,055.00 | GSF | 1.20      | 19,266.00  |
| Phase 1 |       |                          | Acoustic ceiling, avg                                | 16,055.00 | GSF | 3.10      | 49,770.50  |
| Phase 1 |       |                          | Flooring   | 16,055.00 | GSF | 4.95      | 79,472.25  |
| Phase 1 |       |                          | Painting   | 16,055.00 | GSF | 1.80      | 28,899.00  |
| Phase 1 |       |                          | Misc cut and patching                                | 16,055.00 | GSF | 0.30      | 4,816.50   |

|  |  |   |                                     |                        |
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|---------|--------------|--------------------------|--|-----------|------------|--------------------|---------------------|
| Phase 1 |              |                          |  |           |            |                    |                     |
| Phase 1 | <b>07.00</b> | <b>SPECIAL EQUIPMENT</b> | Window treatment Allowance                   | 16,055.00 | GSF        | 0.20               | 3,211.00            |
| Phase 1 |              |                          | General casework Allowance                   | 16,055.00 | GSF        | 3.86               | 61,972.30           |
| Phase 1 |              |                          | Misc spec. door signs/f.e./jan shelving/etc. | 16,055.00 | GSF        | 0.45               | 7,224.75            |
| Phase 1 |              |                          |  |           |            |                    |                     |
| Phase 1 | <b>09.00</b> | <b>MECHANICAL HVAC</b>   | HVAC System-Geothermal With DOAS             | 16,055.00 | GSF        | 45.50              | 730,502.50          |
| Phase 1 | <b>9.10</b>  | <b>Demolition</b>        | Mechanical Demolition                        | 16,055.00 | GSF        | 12.00              | 192,660.00          |
| Phase 1 |              |                          |  |           |            |                    |                     |
| Phase 1 | <b>9.20</b>  | <b>PLUMBING</b>          | Plumbing System                              | 16,055.00 | GSF        | 12.00              | 192,660.00          |
| Phase 1 | <b>9.25</b>  | <b>Demolition</b>        | Plumbing Demolition                          | 16,055.00 | GSF        | 9.00               | 144,495.00          |
| Phase 1 |              |                          |  |           |            |                    |                     |
| Phase 1 | <b>9.30</b>  | <b>FIRE SPRINKLER</b>    | Sprinkler-Reconfigure Existing Heads         | 16,055.00 | GSF        | 3.50               | 56,192.50           |
| Phase 1 |              |                          |  |           |            |                    |                     |
| Phase 1 | <b>10.00</b> | <b>ELECTRICAL</b>        | Electrical Systems                           | 16,055.00 | GSF        | 27.00              | 433,485.00          |
| Phase 1 | <b>10.10</b> | <b>Demolition</b>        | Electrical Demolition                        | 16,055.00 | GSF        | 10.50              | 168,577.50          |
| Phase 1 |              |                          |  |           |            |                    |                     |
| Phase 1 | <b>11.00</b> | <b>MARK-UPS</b>          | Subtotal                                     |           |            |                    | 2,553,065.31        |
| Phase 1 |              |                          | General Conditions                           | 15.00%    |            |                    | 382,959.80          |
| Phase 1 |              |                          | Subtotal                                     |           |            |                    | 2,936,025.11        |
| Phase 1 |              |                          | GC OH & Profit                               | 8.00%     |            |                    | 234,882.01          |
| Phase 1 |              |                          | Subtotal                                     |           |            |                    | 3,170,907.12        |
| Phase 1 |              |                          | Costs for Phasing, Staging & Off Hours Work  | 2%        |            |                    | 63,418.14           |
| Phase 1 |              |                          | Subtotal                                     |           |            |                    | 3,234,325.26        |
| Phase 1 |              |                          | Bonds & insurance                            | 1.35%     |            |                    | 42,807.25           |
| Phase 1 |              |                          | <b>Subtotal</b>                              | 16,055.00 | <b>GSF</b> | <b>\$204.12</b>    | <b>3,277,132.51</b> |
|         |              |                          |  |           |            | <b>Cost per SF</b> |                     |

|  |       |  |               |   |     |                                     |           |                        |  |
|--|-------|--|---------------|---|-----|-------------------------------------|-----------|------------------------|--|
| <b>Option C - Revision 1</b>                                       |       | <b>Report:</b> Preliminary Study Cost Estimate |               | <b>Prepared by: Downey &amp; Scott, LLC</b> |     | <b>Status:</b> Study/Concept        |           | <b>PM:</b> ja/ch       |  |
| <b>Project:</b> Winchester Public Schools- Jefferson Street Center |       |  |               | 6799 Kennedy Road, Suite F                  |     | <b>Client:</b> VMDO                 |           | <b>Chckd by:</b> dd/sm |  |
| <b>Location:</b> Winchester Virginia                               |       |  |               | Warrenton, Virginia 20187                   |     | <b>Submission:</b> October 18, 2017 |           | <b>Job no:</b> 17117   |  |
| <b>Documents Received:</b> 10/12/17                                |       |  |               | Ph 540.347.5001 Fax 540.347.5021            |     | <b>Run Date:</b> See footer         |           |                        |  |
|  |       |  |               | www.downeyscott.com                         |     | <b>Revised:</b> October 25, 2017    |           |                        |  |
| LOC REF  | SYS # | UNIFORMAT SYSTEM                               | SPECIFICATION | QUANTITY                                    | U/M | UNIT COST                           | EXTENSION |                        |  |

**Phase 2**

**CONSTRUCTION COSTS**

|         |   |   |  |                        |     | <b>Cost per SF</b> |                    |
|---------|---|---|--|------------------------|-----|--------------------|--------------------|
| Phase 2 | <b>Jefferson Street Center Heavy Renovation</b> |   |  | <i>Carried forward</i> |     | <b>156.27</b>      | <b>\$1,887,105</b> |
| Phase 2 |   |   |  |                        |     |                    |                    |
| Phase 2 |   |   |  |                        |     |                    |                    |
| Phase 2 | 00.00   | <b>Phase Two-Heavy Renovation of Building</b> |  |                        |     |                    |                    |
| Phase 2 | 00.50   | <b>SELECT BLDG. DEMO</b>                      | Misc interior Demo of Renovated area                 | 12,076.00              | GSF | 6.50               | 78,494.00          |
| Phase 2 |   |   | Temp Partitions                                      | 1.00                   | LS  | 1,800.00           | 1,800.00           |
| Phase 2 |   |   | Temp protections                                     | 1.00                   | LS  | 2,200.00           | 2,200.00           |
| Phase 2 |   |   | Hazmat abatement - allowance                         |                        |     |                    | By Owner           |
| Phase 2 | 01.00   | <b>FOUNDATIONS</b>                            | Section not used                                     |                        |     |                    |                    |
| Phase 2 | 02.00   | <b>SUBSTRUCTURE</b>                           | Slab on Grade repairs                                | 12,076.00              | GSF | 0.92               | 11,109.92          |
| Phase 2 | 03.00   | <b>SUPERSTRUCTURE</b>                         | Misc Wood Blocking                                   | 12,076.00              | GSF | 0.88               | 10,626.88          |
| Phase 2 | 04.00   | <b>EXTERIOR CLOSURE</b>                       | Section not used                                     |                        |     |                    |                    |
| Phase 2 | 05.00   | <b>ROOFING</b>                                | Patch & Repair at ne Roof Penetrations               | 12,076.00              | GSF | 0.92               | 11,109.92          |
| Phase 2 |   |   | Solatubes  | 6.00                   | EA  | 2,100.00           | 12,600.00          |
| Phase 2 | 06.00   | <b>INTERIOR CONST</b>                         | Masonry partitions                                   | 12,076.00              | GSF | 2.44               | 29,435.25          |
| Phase 2 |   |   | Mtl stud & GWB partitions                            | 12,076.00              | GSF | 3.75               | 45,285.00          |
| Phase 2 |   |   | GWB ceilings/bulkheads                               | 12,076.00              | GSF | 0.15               | 1,811.40           |
| Phase 2 |   |   | Misc. batt insulation                                | 12,076.00              | GSF | 0.45               | 5,434.20           |
| Phase 2 |   |   | Interior glass at interior partition allowance       | 12,076.00              | GSF | 1.50               | 18,114.00          |
| Phase 2 |   |   | Interior doors, single, incl. jambs, trim & hardware | 12,076.00              | GSF | 1.20               | 14,491.20          |
| Phase 2 |   |   | Acoustic ceiling, avg                                | 12,076.00              | GSF | 3.10               | 37,435.60          |
| Phase 2 |   |   | Flooring   | 12,076.00              | GSF | 4.95               | 59,776.20          |
| Phase 2 |   |   | Painting   | 12,076.00              | GSF | 1.80               | 21,736.80          |
| Phase 2 |   |   | Misc cut and patching                                | 12,076.00              | GSF | 0.30               | 3,622.80           |

|  |  |   |                                     |                        |
|--|--|---|-------------------------------------|------------------------|
| <b>Option C - Revision 1</b>                                       | <b>Report:</b> Preliminary Study Cost Estimate | <b>Prepared by:</b> Downey & Scott, LLC | <b>Status:</b> Study/Concept        | <b>PM:</b> ja/ch       |
| <b>Project:</b> Winchester Public Schools- Jefferson Street Center |  | 6799 Kennedy Road, Suite F              | <b>Client:</b> VMDO                 | <b>Chckd by:</b> dd/sm |
| <b>Location:</b> Winchester Virginia                               |  | Warrenton, Virginia 20187               | <b>Submission:</b> October 18, 2017 | <b>Job no:</b> 17117   |
| <b>Documents Received:</b> 10/12/17                                |  | Ph 540.347.5001 Fax 540.347.5021        | <b>Run Date:</b> See footer         |                        |
|  |  | www.downeyscott.com                     | <b>Revised:</b> October 25, 2017    |                        |

| LOC REF | SYS # | UNIFORMAT SYSTEM  | SPECIFICATION                                | QUANTITY  | U/M        | UNIT COST       | EXTENSION           |
|---------|-------|-------------------|--|-----------|------------|-----------------|---------------------|
| Phase 2 |       |                   |  |           |            |                 |                     |
| Phase 2 |       |                   |  |           |            |                 |                     |
| Phase 2 | 07.00 | SPECIAL EQUIPMENT | Window treatment Allowance                   | 12,076.00 | GSF        | 0.20            | 2,415.20            |
| Phase 2 |       |                   | General casework Allowance                   | 12,076.00 | GSF        | 3.86            | 46,613.36           |
| Phase 2 |       |                   | Misc spec. door signs/f.e./jan shelving/etc. | 12,076.00 | GSF        | 0.45            | 5,434.20            |
| Phase 2 |       |                   |  |           |            |                 |                     |
| Phase 2 | 09.00 | MECHANICAL HVAC   | HVAC System-                                 | 12,076.00 | GSF        | 45.50           | 549,458.00          |
| Phase 2 |       |                   |  |           |            |                 |                     |
| Phase 2 | 9.20  | PLUMBING          | Plumbing System                              | 12,076.00 | GSF        | 11.00           | 132,836.00          |
| Phase 2 |       |                   |  |           |            |                 |                     |
| Phase 2 | 9.30  | FIRE SPRINKLER    | Sprinkler-Reconfigure Existing Heads         | 12,076.00 | GSF        | 3.50            | 42,266.00           |
| Phase 2 |       |                   |  |           |            |                 |                     |
| Phase 2 | 10.00 | ELECTRICAL        | Electrical Systems                           | 12,076.00 | GSF        | 27.00           | 326,052.00          |
| Phase 2 |       |                   |  |           |            |                 |                     |
| Phase 2 | 11.00 | MARK-UPS          | Subtotal                                     |           |            |                 | 1,470,157.93        |
| Phase 2 |       |                   | General Conditions                           | 15.00%    |            |                 | 220,523.69          |
| Phase 2 |       |                   | Subtotal                                     |           |            |                 | 1,690,681.62        |
| Phase 2 |       |                   | GC OH & Profit                               | 8.00%     |            |                 | 135,254.53          |
| Phase 2 |       |                   | Subtotal                                     |           |            |                 | 1,825,936.15        |
| Phase 2 |       |                   | Costs for Phasing, Staging & Off Hours Work  | 2%        |            |                 | 36,518.72           |
| Phase 2 |       |                   | Subtotal                                     |           |            |                 | 1,862,454.87        |
| Phase 2 |       |                   | Bonds & insurance                            | 1.35%     |            |                 | 24,650.14           |
| Phase 2 |       |                   | <b>Subtotal</b>                              | 12,076.00 | <b>GSF</b> | <b>\$156.27</b> | <b>1,887,105.01</b> |
| Phase 2 |       |                   |  |           |            |                 |                     |
| Phase 2 |       |                   |  |           |            |                 |                     |
| Phase 2 |       |                   |  |           |            |                 |                     |

|                              |  |                  |               |   |             |                  |                 |  |  |
|------------------------------|--|------------------|---------------|---|-------------|------------------|-----------------|--|--|
| <b>Option C - Revision 1</b> |  |                  |               |   |             |                  |                 |  |  |
| Report:                      | Preliminary Study Cost Estimate                    |                  |               | Prepared by: <b>Downey &amp; Scott, LLC</b> | Status:     | Study/Concept    | PM: ja/ch       |  |  |
| Project:                     | Winchester Public Schools- Jefferson Street Center |                  |               | 6799 Kennedy Road, Suite F                  | Client:     | VMDO             | Chckd by: dd/sm |  |  |
| Location:                    | Winchester Virginia                                |                  |               | Warrenton, Virginia 20187                   | Submission: | October 18, 2017 | Job no: 17117   |  |  |
| Documents Received:          | 10/12/17   |                  |               | Ph 540.347.5001 Fax 540.347.5021            | Run Date:   | See footer       |                 |  |  |
|                              |  |                  |               | www.downeyscott.com                         | Revised:    | October 25, 2017 |                 |  |  |
| LOC REF                      | SYS #  | UNIFORMAT SYSTEM | SPECIFICATION | QUANTITY                                    | U/M         | UNIT COST        | EXTENSION       |  |  |

**Phase 3 & 4**

**CONSTRUCTION COSTS**

|             |       |   |  |           |                        | <b>Cost per SF</b> |                    |
|-------------|-------|---|--|-----------|------------------------|--------------------|--------------------|
| Phase 3 & 4 |       | <b>Jefferson Street Center Heavy Renovation</b> |  |           | <i>Carried forward</i> | <b>173.11</b>      | <b>\$2,003,409</b> |
| Phase 3 & 4 |       | <b>Jefferson Street Center Light Renovation</b> |  |           | <i>Carried forward</i> | <b>132.30</b>      | <b>\$1,067,945</b> |
| Phase 3 & 4 |       |   |  |           |                        |                    |                    |
| Phase 3 & 4 |       |   |  |           |                        |                    |                    |
| Phase 3 & 4 | 00.00 |   | <b>Phase Three-Heavy Renovation of Building</b>      |           |                        |                    |                    |
| Phase 3 & 4 | 00.50 | SELECT BLDG. DEMO                               | Misc interior Demo of Renovated area                 | 11,573.00 | GSF                    | 6.50               | 75,224.50          |
| Phase 3 & 4 |       |   | Temp Partitions                                      | 1.00      | LS                     | 3,560.00           | 3,560.00           |
| Phase 3 & 4 |       |   | Temp protections                                     | 1.00      | LS                     | 6,200.00           | 6,200.00           |
| Phase 3 & 4 |       |   | Hazmat abatement - allowance                         |           |                        |                    | By Owner           |
| Phase 3 & 4 | 01.00 | FOUNDATIONS                                     | Section not used                                     |           |                        |                    |                    |
| Phase 3 & 4 | 02.00 | SUBSTRUCTURE                                    | Slab on Grade repairs and ramps                      | 11,573.00 | GSF                    | 5.68               | 65,734.64          |
| Phase 3 & 4 | 03.00 | SUPERSTRUCTURE                                  | Misc metals  | 11,573.00 | GSF                    | 1.12               | 12,961.76          |
| Phase 3 & 4 |       |   | Misc Wood Blocking                                   | 11,573.00 | GSF                    | 0.88               | 10,184.24          |
| Phase 3 & 4 | 04.00 | EXTERIOR CLOSURE                                | Window replacement - allowance                       | 228.00    | GSF                    | 72.00              | 16,416.00          |
| Phase 3 & 4 | 05.00 | ROOFING   | Patch & Repair at ne Roof Penetrations               | 11,573.00 | GSF                    | 0.92               | 10,647.16          |
| Phase 3 & 4 |       |   | Solatubes  | 14.00     | EA                     | 2,100.00           | 29,400.00          |
| Phase 3 & 4 | 06.00 | INTERIOR CONST                                  | Masonry partitions                                   | 11,573.00 | GSF                    | 2.44               | 28,209.19          |
| Phase 3 & 4 |       |   | Mtl stud & GWB partitions                            | 11,573.00 | GSF                    | 3.75               | 43,398.75          |
| Phase 3 & 4 |       |   | GWB ceilings/bulkheads                               | 11,573.00 | GSF                    | 0.15               | 1,735.95           |
| Phase 3 & 4 |       |   | Misc. batt insulation                                | 11,573.00 | GSF                    | 0.45               | 5,207.85           |
| Phase 3 & 4 |       |   | Interior glass at interior partition allowance       | 11,573.00 | GSF                    | 1.50               | 17,359.50          |
| Phase 3 & 4 |       |   | Interior doors, single, incl. jambs, trim & hardware | 11,573.00 | GSF                    | 1.20               | 13,887.60          |
| Phase 3 & 4 |       |   | Acoustic ceiling, avg                                | 11,573.00 | GSF                    | 3.25               | 37,612.25          |
| Phase 3 & 4 |       |   | Flooring   | 11,573.00 | GSF                    | 6.35               | 73,488.55          |
| Phase 3 & 4 |       |   | Painting   | 11,573.00 | GSF                    | 1.80               | 20,831.40          |
| Phase 3 & 4 |       |   | Misc cut and patching                                | 11,573.00 | GSF                    | 0.30               | 3,471.90           |

|  |  |   |                                     |                        |
|--|--|---|-------------------------------------|------------------------|
| <b>Option C - Revision 1</b>                                       | <b>Report:</b> Preliminary Study Cost Estimate | <b>Prepared by:</b> Downey & Scott, LLC | <b>Status:</b> Study/Concept        | <b>PM:</b> ja/ch       |
| <b>Project:</b> Winchester Public Schools- Jefferson Street Center |  | 6799 Kennedy Road, Suite F              | <b>Client:</b> VMDO                 | <b>Chckd by:</b> dd/sm |
| <b>Location:</b> Winchester Virginia                               |  | Warrenton, Virginia 20187               | <b>Submission:</b> October 18, 2017 | <b>Job no:</b> 17117   |
| <b>Documents Received:</b> 10/12/17                                |  | Ph 540.347.5001 Fax 540.347.5021        | <b>Run Date:</b> See footer         |                        |
|  |  | www.downeyscott.com                     | <b>Revised:</b> October 25, 2017    |                        |

| LOC REF     | SYS # | UNIFORMAT SYSTEM  | SPECIFICATION                                | QUANTITY  | U/M        | UNIT COST       | EXTENSION           |
|-------------|-------|-------------------|--|-----------|------------|-----------------|---------------------|
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 | 07.00 | SPECIAL EQUIPMENT | Window treatment Allowance                   | 11,573.00 | GSF        | 0.20            | 2,314.60            |
| Phase 3 & 4 |       |                   | General casework Allowance                   | 11,573.00 | GSF        | 3.86            | 44,671.78           |
| Phase 3 & 4 |       |                   | Misc spec. door signs/f.e./jan shelving/etc. | 11,573.00 | GSF        | 0.45            | 5,207.85            |
| Phase 3 & 4 |       |                   | Operable Partition                           | 252.00    | SF         | 58.00           | 14,616.00           |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 | 09.00 | MECHANICAL HVAC   | HVAC System                                  | 11,573.00 | GSF        | 45.50           | 526,571.50          |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 | 9.20  | PLUMBING          | Plumbing System                              | 11,573.00 | GSF        | 12.00           | 138,876.00          |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 | 9.30  | FIRE SPRINKLER    | Sprinkler-Reconfigure Existing Heads         | 11,573.00 | GSF        | 3.50            | 40,505.50           |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 | 10.00 | ELECTRICAL        | Electrical Systems                           | 11,573.00 | GSF        | 27.00           | 312,471.00          |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |
| Phase 3 & 4 | 11.00 | MARK-UPS          | Subtotal                                     |           |            |                 | 1,560,765.47        |
| Phase 3 & 4 |       |                   | General Conditions                           | 15.00%    |            |                 | 234,114.82          |
| Phase 3 & 4 |       |                   | Subtotal                                     |           |            |                 | 1,794,880.29        |
| Phase 3 & 4 |       |                   | GC OH & Profit                               | 8.00%     |            |                 | 143,590.42          |
| Phase 3 & 4 |       |                   | Subtotal                                     |           |            |                 | 1,938,470.71        |
| Phase 3 & 4 |       |                   | Costs for Phasing, Staging & Off Hours Work  | 2%        |            |                 | 38,769.41           |
| Phase 3 & 4 |       |                   | Subtotal                                     |           |            |                 | 1,977,240.12        |
| Phase 3 & 4 |       |                   | Bonds & insurance                            | 1.35%     |            |                 | 26,169.35           |
| Phase 3 & 4 |       |                   | <b>Subtotal</b>                              | 11,573.00 | <b>GSF</b> | <b>\$173.11</b> | <b>2,003,409.48</b> |
| Phase 3 & 4 |       |                   |  |           |            |                 |                     |

| <b>Option C - Revision 1</b>                                       |       | <b>Report:</b> Preliminary Study Cost Estimate |               | <b>Prepared by: Downey &amp; Scott, LLC</b> |     | <b>Status:</b> Study/Concept        |           | <b>PM:</b> ja/ch       |  |
|--|-------|--|---------------|---|-----|-------------------------------------|-----------|------------------------|--|
| <b>Project:</b> Winchester Public Schools- Jefferson Street Center |       |  |               | 6799 Kennedy Road, Suite F                  |     | <b>Client:</b> VMDO                 |           | <b>Chckd by:</b> dd/sm |  |
| <b>Location:</b> Winchester Virginia                               |       |  |               | Warrenton, Virginia 20187                   |     | <b>Submission:</b> October 18, 2017 |           | <b>Job no:</b> 17117   |  |
| <b>Documents Received:</b> 10/12/17                                |       |  |               | Ph 540.347.5001 Fax 540.347.5021            |     | <b>Run Date:</b> See footer         |           |                        |  |
|  |       |  |               | www.downeyscott.com                         |     | <b>Revised:</b> October 25, 2017    |           |                        |  |
| LOC REF  | SYS # | UNIFORMAT SYSTEM                               | SPECIFICATION | QUANTITY                                    | U/M | UNIT COST                           | EXTENSION |                        |  |

| LOC REF     | SYS # | UNIFORMAT SYSTEM  | SPECIFICATION                                       | QUANTITY | U/M | UNIT COST | EXTENSION |  |          |
|-------------|-------|-------------------|---|----------|-----|-----------|-----------|--|----------|
| Phase 3 & 4 |       |                   | <b>Phase Three-Light Renovation of Building</b>     |          |     |           |           |  |          |
| Phase 3 & 4 | 00.50 | SELECT BLDG. DEMO | Misc interior Demo of Renovated area                | 8,072.00 | GSF | 2.25      | 18,162.00 |  |          |
| Phase 3 & 4 |       |                   | Temp Protections                                    | 1.00     | LS  | 5,600.00  | 5,600.00  |  |          |
| Phase 3 & 4 |       |                   | Hazmat abatement - asbestos                         |          |     |           |           |  | By Owner |
| Phase 3 & 4 | 01.00 | FOUNDATIONS       | New foundations for addition                        |          |     |           |           |  |          |
| Phase 3 & 4 | 02.00 | SUBSTRUCTURE      | Slab on Grade                                       |          |     |           |           |  |          |
| Phase 3 & 4 | 03.00 | SUPERSTRUCTURE    |   |          |     |           |           |  |          |
| Phase 3 & 4 | 04.00 | EXTERIOR CLOSURE  | Window replacement - allowance                      | 846.00   | GSF | 72.00     | 60,912.00 |  |          |
| Phase 3 & 4 | 05.00 | ROOFING           | Patch & Repair at ne Roof Penetrations              | 8,072.00 | GSF | 0.92      | 7,426.24  |  |          |
| Phase 3 & 4 |       |                   | Solatubes   | 6.00     | EA  | 2,100.00  | 12,600.00 |  |          |
| Phase 3 & 4 | 06.00 | INTERIOR CONST    | Mtl stud & GWB partitions                           | 8,072.00 | GSF | 1.15      | 9,282.80  |  |          |
| Phase 3 & 4 |       |                   | GWB ceilings/bulkheads                              | 8,072.00 | GSF | 0.15      | 1,210.80  |  |          |
| Phase 3 & 4 |       |                   | Misc. batt insulation                               | 8,072.00 | GSF | 0.45      | 3,632.40  |  |          |
| Phase 3 & 4 |       |                   | Interior doors, single, incl. jams, trim & hardware | 8,072.00 | GSF | 1.20      | 9,686.40  |  |          |
| Phase 3 & 4 |       |                   | Acoustic ceiling, avg                               | 8,072.00 | GSF | 3.10      | 25,023.20 |  |          |
| Phase 3 & 4 |       |                   | Flooring  | 8,072.00 | GSF | 4.95      | 39,956.40 |  |          |
| Phase 3 & 4 |       |                   | Painting  | 8,072.00 | GSF | 1.80      | 14,529.60 |  |          |
| Phase 3 & 4 |       |                   | Misc cut and patching                               | 8,072.00 | GSF | 0.30      | 2,421.60  |  |          |

|  |  |   |                                     |                        |
|--|--|---|-------------------------------------|------------------------|
| <b>Option C - Revision 1</b>                                       | <b>Report:</b> Preliminary Study Cost Estimate | <b>Prepared by:</b> Downey & Scott, LLC | <b>Status:</b> Study/Concept        | <b>PM:</b> ja/ch       |
| <b>Project:</b> Winchester Public Schools- Jefferson Street Center |  | 6799 Kennedy Road, Suite F              | <b>Client:</b> VMDO                 | <b>Chckd by:</b> dd/sm |
| <b>Location:</b> Winchester Virginia                               |  | Warrenton, Virginia 20187               | <b>Submission:</b> October 18, 2017 | <b>Job no:</b> 17117   |
| <b>Documents Received:</b> 10/12/17                                |  | Ph 540.347.5001 Fax 540.347.5021        | <b>Run Date:</b> See footer         |                        |
|  |  | www.downeyscott.com                     | <b>Revised:</b> October 25, 2017    |                        |

| LOC REF     | SYS # | UNIFORMAT SYSTEM | SPECIFICATION                               | QUANTITY | U/M        | UNIT COST          | EXTENSION           |
|-------------|-------|------------------|---|----------|------------|--------------------|---------------------|
| Phase 3 & 4 |       |                  |   |          |            |                    |                     |
| Phase 3 & 4 | 09.00 | MECHANICAL HVAC  | HVAC System                                 | 8,072.00 | GSF        | 45.50              | 367,276.00          |
| Phase 3 & 4 |       |                  |   |          |            |                    |                     |
| Phase 3 & 4 | 9.20  | PLUMBING         | Plumbing System                             | 8,072.00 | GSF        | 11.00              | 88,792.00           |
| Phase 3 & 4 |       |                  |   |          |            |                    |                     |
| Phase 3 & 4 | 9.30  | FIRE SPRINKLER   | Sprinkler-Reconfigure Existing Heads        | 8,072.00 | GSF        | 3.50               | 28,252.00           |
| Phase 3 & 4 |       |                  |   |          |            |                    |                     |
| Phase 3 & 4 | 10.00 | ELECTRICAL       | Electrical Systems                          | 8,072.00 | GSF        | 17.00              | 137,224.00          |
| Phase 3 & 4 |       |                  |   |          |            |                    |                     |
| Phase 3 & 4 | 11.00 | MARK-UPS         | Subtotal                                    |          |            |                    | 831,987.44          |
| Phase 3 & 4 |       |                  | General Conditions                          |          | 15.00%     |                    | 124,798.12          |
| Phase 3 & 4 |       |                  | Subtotal                                    |          |            |                    | 956,785.56          |
| Phase 3 & 4 |       |                  | GC OH & Profit                              |          | 8.00%      |                    | 76,542.84           |
| Phase 3 & 4 |       |                  | Subtotal                                    |          |            |                    | 1,033,328.40        |
| Phase 3 & 4 |       |                  | Costs for Phasing, Staging & Off Hours Work |          | 2%         |                    | 20,666.57           |
| Phase 3 & 4 |       |                  | Subtotal                                    |          |            |                    | 1,053,994.97        |
| Phase 3 & 4 |       |                  | Bonds & insurance                           |          | 1.35%      |                    | 13,949.93           |
| Phase 3 & 4 |       |                  | <b>Subtotal</b>                             | 8,072.00 | <b>GSF</b> | <b>\$132.30</b>    | <b>1,067,944.90</b> |
| Phase 3 & 4 |       |                  |   |          |            | <b>Cost per SF</b> |                     |