

**DDESS Facility Survey, Quantico Virginia
Russell Elementary School
Engineers' Opinion of Probable Cost**

03-8111-02
12/10/03



Cost Markups & Multipliers:	
General Contractor Overhead, Profit & Bond	25.00%
Area Multiplier	0.98
Escalation from 2002 to 2004	8.86%
Contingency	25.00%
Total Multiplier For FY 04 Costs	1.67

Ref.	Description	Quantity	Unit	Unit Price	Mult.	Total
Immediate Upgrades						
3.2.1	Stormwater Drainage Near Playground	1	ls	\$8,000.00	1.67	\$13,000
3.2.2	Repair Courtyard Drainage	10400	sf	\$3.00	1.67	\$52,000
3.2.8.1	Separate Fire Sprinkler Water Line and add Backflow Device	1	ls	\$30,000.00	1.67	\$50,000
3.2.8.4	Install Grease Trap for Kitchen Waste	1	ea	\$10,000.00	1.67	\$17,000
3.3.1	Repair Settling Foundations	80	lf wall	\$225.00	1.67	\$30,000
3.3.3.1	Masonry Vaneer Repair and Joints	2500	sf wall	\$15.00	1.67	\$63,000
3.3.4	Repair Roof Leaks and Downspouts, Replace Flashing	40000	sf	\$0.50	1.67	\$33,000
3.5.1	Provide ADA Accessible Route to Main Entrance	130	lf	\$105.00	1.67	\$23,000
3.5.2	Provide Van Access. Parking	1	ls	\$5,000.00	1.67	\$8,000
3.5.3	ADA Compliant Hardware on All Doors to Accessible Sp.	56	ea	\$475.00	1.67	\$44,000
3.5.5	Provide ADA Accessible Public Toilets	15	ea	\$5,000.00	1.67	\$125,000
3.5.6	Provide ADA Accessible Drinking Fountains	8	ea	\$1,350.00	1.67	\$18,000
3.5.9	Provide Accessible Walkways to Playsurfaces	1800	sf	\$3.25	1.67	\$10,000
3.5.9	Provide Hardscape Play Surface at Each Play Group	1	ls	\$35,000.00	1.67	\$58,000
3.6.1	Replace Exhaust Fans	1	ls	\$12,000.00	1.67	\$20,000
3.6.2.2	Replace Tank Type Water Heater & Storage Tank	1	ls	\$8,000.00	1.67	\$13,000
3.6.3	New HVAC System (FCU Style)	40000	sf	\$12.50	1.67	\$833,000
3.6.4	Update Electrical System	40000	sf	\$5.50	1.67	\$367,000
3.6.4	New Ceilings after Electrical Redo	40000	sf	\$2.50	1.67	\$167,000
3.6.4.3	New Lighting	40000	sf	\$3.50	1.67	\$233,000
3.6.4.4	Exterior Security Lighting & Parking Lot Lighting	1	ls	\$40,000.00	1.67	\$67,000
3.8.1	Fire Sprinkler at Stage	3000	sf	\$5.00	1.67	\$25,000
3.8.2	Install Visual Fire Alarm Signals	40000	sf	\$0.35	1.67	\$23,000
3.8.2.2	Replace Kitchen Hood for Life Safety Compliance	1	ea	\$58,000.00	1.67	\$97,000
3.8.2.2	Replace Kitchen Ceiling After Hood Installation	1120	sf	\$4.00	1.67	\$7,000
3.8.7	Firestop all penetrations in Separation Walls	6132	lf wall	\$4.00	1.67	\$41,000
3.8.8	Replace Exit Corridor Doors and Hardware	12	ea	\$1,500.00	1.67	\$30,000
3.8.8	Replace Fabric Window Curtains	300	sf	\$30.00	1.67	\$15,000
Subtotal Immediate Upgrades						\$2,482,000
Long-Term Maintenance Items						
3.2.4	Replace Parking Lot Surfacing	2000	sy	\$18.00	1.67	\$60,000
3.2.5	Replace Damaged Concrete Walks	2400	sf	\$3.65	1.67	\$15,000
3.3.3.4	Replace Stucco Soffits	400	sf	\$5.50	1.67	\$4,000
3.3.4	Replace Built-up Roof and Components	40000	sf	\$6.00	1.67	\$400,000
3.4.1	Replace Carpet	6000	sf	\$2.25	1.67	\$23,000
3.5.3	Provide Accessible Routes from All Entry/Exit Doors	300	lf	\$105.00	1.67	\$53,000
3.5.4	ADA Room Signage	40000	sf	\$0.35	1.67	\$23,000
3.5.8	Provide Chair Lift at Stage	1	ea	\$8,000.00	1.67	\$13,000
3.6.2.1	Replace Domestic Water Piping	40000	sf	\$2.00	1.67	\$133,000
3.6.2.3	Replace Old Plumbing Fixtures	49	fix	\$2,000.00	1.67	\$163,000
3.8.11	Asbestos Abatement	1	ls	\$66,255.00	1.67	\$110,000
Subtotal Long-Term Maintenance Items						\$997,000
Total Immediate & Long-Term Upgrades						\$3,479,000