

CONCEPTUAL ESTIMATE FOR DISTRIBUTION

Report:	Conceptual Cost Estimate	Prepared by:	Downey & Scott, LLC	Status:	Master Plan	PM:	BL/TR
Project:	Sampsons Veterans Memorial Cemetery		6799 Kennedy Road, Suite F	Client:	Wendel Duchscherer(Lewis Scully Gionet)	Chckd by:	BD
Street Address:			Warrenton, Virginia 20187	Submission:	February 13, 2009, Rev 3	Job no:	28139
Location:	Seneca County, NY			Run Date:	See footer		
Plans Dated:	November 24, 2008, Rev. Phase I, Alt. A-Dec 16, 2008; Rev. 2 January 7, 2009; Rev.3, 2/13/09			Copyright	Downey & Scott LLC 2008		

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INTRODUCTORY NC

SUMMARY HARD CONSTRUCTION COSTS, INCLUDING ALTERNATES

NOTE: *Hard Construction Costs only as estimated by Downey & Scott, LLC; Permit costs assumed to be by Owner. Architectural, Engineering and other Professional Fees and Permits are added as a percentage provided by the Design Team.*

Base Bid Summary

Summary		General Conditions					\$125,763
Summary		Sitework					\$1,957,694
		Unisex HC Restroom near Firehouse					\$20,000
Summary		Committal Shelter (Renovated Brig)					\$138,066
Summary	Mark ups	Subtotal, without Alternates					\$2,241,523
Summary	Mark ups	General Contractor Overhead and Profit	10.00%				\$224,152
Summary	Mark ups	Subtotal					\$2,465,675
Summary	Mark ups	Performance and Payment Bonds	1.50%				\$36,985
Summary	Mark ups	Subtotal					\$2,502,660
Summary	Mark ups	Project Contingency	10.00%				\$250,266
Summary	Mark ups	Subtotal					\$2,752,926
Summary	Mark ups	Builders Risk and Gen Liability	0.50%				\$13,765
Summary	Mark ups	Subtotal (project in current dollars)					\$2,766,691
Summary	Mark ups	Project Base Bid total in 2009 Dollars-No Escalation Incl. -Good Through June 2009					\$2,766,691
		Compounded percentage markups	22.00%				
		Total Project Hard Construction, without Design Fees or Alternates					\$2,766,691
		Recommended A/E Design Fee Percentage	20.00%				\$553,338
		TOTAL PROJECT COSTS INCLUDING DESIGN FEES, EXCLUDING ALTERNATES					\$3,320,029

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Alternate #1 - Demolition of All Structures

							\$418,831
Summary	Mark ups		General Contractor Overhead and Profit	10.00%			\$41,883
Summary	Mark ups		Subtotal				\$460,714
Summary	Mark ups		Performance and Payment Bonds	1.50%			\$6,911
Summary	Mark ups		Subtotal				\$467,625
Summary	Mark ups		Project Contingency	10.00%			\$46,762
Summary	Mark ups		Subtotal				\$514,387
Summary	Mark ups		Builders Risk and Gen Liability	0.50%			\$2,572
Summary	Mark ups		Subtotal (project in current dollars)				\$516,959
Summary	Mark ups		Alternate Bid total in 2009 Dollars-No Escalation Incl. -Good Through June 2009				\$630,690

Alternate #2 - Entrance Feature

							\$95,312
Summary	Mark ups		General Contractor Overhead and Profit	10.00%			\$9,531
Summary	Mark ups		Subtotal				\$104,843
Summary	Mark ups		Performance and Payment Bonds	1.50%			\$1,573
Summary	Mark ups		Subtotal				\$106,416
Summary	Mark ups		Project Contingency	10.00%			\$10,642
Summary	Mark ups		Subtotal				\$117,057
Summary	Mark ups		Builders Risk and Gen Liability	0.50%			\$585
Summary	Mark ups		Subtotal (project in current dollars)				\$117,643
Summary	Mark ups		Deduct Base Bid Entrance Feature				(\$66,518)
Summary	Mark ups		Alternate Bid total in 2009 Dollars-No Escalation Incl. -Good Through June 2009				\$62,372

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Alternate #3 - Restroom/Storage in place of Guard Shack

This Alternate Omitted

Alternate #4 - Firehouse Partially Renovated-Exterior Walls/Roof, 300 SF Restroom and Carillon in Tower

\$600,500

Summary	Mark ups		General Contractor Overhead and Profit	10.00%			\$60,050
Summary	Mark ups		Subtotal				\$660,550
Summary	Mark ups		Performance and Payment Bonds	1.50%			\$9,908
Summary	Mark ups		Subtotal				\$670,458
Summary	Mark ups		Project Contingency	10.00%			\$67,046
Summary	Mark ups		Subtotal				\$737,504
Summary	Mark ups		Builders Risk and Gen Liability	0.50%			\$3,688
Summary	Mark ups		Subtotal (project in current dollars)				\$741,192
Summary	Mark ups		Deduct Base Bid Firehouse Stabilization				(\$36,729)
Summary	Mark ups		Alternate Bid total in 2009 Dollars-No Escalation Incl. -Good Through June 2009				\$859,445

Alternate #5 - Alternate for Standard Veterans Cemetery Committal Service Shelter

\$183,233

Summary	Mark ups		General Contractor Overhead and Profit	10.00%			\$18,323
Summary	Mark ups		Subtotal				\$201,556
Summary	Mark ups		Performance and Payment Bonds	1.50%			\$3,023
Summary	Mark ups		Subtotal				\$204,579
Summary	Mark ups		Project Contingency	10.00%			\$20,458
Summary	Mark ups		Subtotal				\$225,037
Summary	Mark ups		Builders Risk and Gen Liability	0.50%			\$1,125
Summary	Mark ups		Subtotal (project in current dollars)				\$226,162
Summary	Mark ups		Deduct Base Bid Committal Shelter				(\$138,066)
Summary	Mark ups		Alternate Bid total in 2008 Dollars				\$107,478

Alternate #6 - Cutom Designed Committal Shelter

\$204,251

Summary	Mark ups		General Contractor Overhead and Profit	10.00%			\$20,425
Summary	Mark ups		Subtotal				\$224,677
Summary	Mark ups		Performance and Payment Bonds	1.50%			\$3,370
Summary	Mark ups		Subtotal				\$228,047
Summary	Mark ups		Project Contingency	10.00%			\$22,805
Summary	Mark ups		Subtotal				\$250,851
Summary	Mark ups		Builders Risk and Gen Liability	0.50%			\$1,254
Summary	Mark ups		Subtotal (project in current dollars)				\$252,106
Summary	Mark ups		Deduct Base Bid Committal Shelter				(\$138,066)
Summary	Mark ups		Alternate Bid total in 2009 Dollars-No Escalation Incl. -Good Through June 2009				\$139,128

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Alternate #7 - Entire Site Development

							\$16,351,811
Summary	Mark ups		General Contractor Overhead and Profit	10.00%			\$1,635,181
Summary	Mark ups		Subtotal				\$17,986,992
Summary	Mark ups		Performance and Payment Bonds	1.50%			\$269,805
Summary	Mark ups		Subtotal				\$18,256,796
Summary	Mark ups		Project Contingency	10.00%			\$1,825,680
Summary	Mark ups		Subtotal				\$20,082,476
Summary	Mark ups		Builders Risk and Gen Liability	0.50%			\$100,412
Summary	Mark ups		Subtotal (project in current dollars)				\$20,182,888
Summary	Mark ups		Alternate Bid total in 2009 Dollars-No Escalation Incl. -Good Through June 2009				\$24,623,124

Alternate #8 - Add Altenate Road

							\$163,251
Summary	Mark ups		General Contractor Overhead and Profit	10.00%			\$16,325
Summary	Mark ups		Subtotal				\$179,577
Summary	Mark ups		Performance and Payment Bonds	1.50%			\$2,694
Summary	Mark ups		Subtotal				\$182,270
Summary	Mark ups		Project Contingency	10.00%			\$18,227
Summary	Mark ups		Subtotal				\$200,497
Summary	Mark ups		Builders Risk and Gen Liability	0.50%			\$1,002
Summary	Mark ups		Subtotal (project in current dollars)				\$201,500
Summary	Mark ups		Alternate Bid total in 2009 Dollars-No Escalation Incl. -Good Through June 2009				\$201,500

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General Conditions	01.00	General Conditions					
General Conditions		<i>Project assigned personnel</i>					
General Conditions		Project Manager		4.00	MOS	10,250.00	\$41,000
General Conditions		<i>Trailers temporary</i>					
General Conditions		Office trailer	one each	5.00	MOS	166.00	\$830
General Conditions		Storage trailers	one each	5.00	MOS	110.00	\$550
General Conditions		Delivery & set up		2.00	EA	500.00	\$1,000
General Conditions		<i>Toilets temporary</i>					
General Conditions		Porta Johns	two each	5.00	MOS	170.00	\$850
General Conditions		Delivery, set up and removals		1.00	LS	240.00	\$240
General Conditions		<i>Equipment</i>					
General Conditions		Small tools and misc. rentals		5.00	MOS	364.00	\$1,820
General Conditions		Signage temporary directional and project		1.00	LS	900.00	\$900
General Conditions		Bulletin bd and OSHA postings		1.00	LS	450.00	\$450
General Conditions		<i>Utilities & Protection temporary</i>					
General Conditions		Phone lines in office trailer	fax,/computer, two handsets	5.00	MOS	534.60	\$2,673
General Conditions		Electrical temporary service		5.00	MOS	918.00	\$4,590
General Conditions		Water temporary service		5.00	MOS	120.00	\$600
General Conditions		Heat temporary service		5.00	MOS	550.00	\$2,750
General Conditions		Winter protection		5.00	MOS	918.00	\$4,590
General Conditions		Safety equipment and safety audits		5.00	MOS	880.00	\$4,400
General Conditions		Fencing temporary porta panel rentals		500.00	LF	5.40	\$2,700
General Conditions		Road Barricades and flashing vehicle protections		3.00	MOS	1,100.00	\$3,300
General Conditions							

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General Conditions		Services by Gen Contractor					
General Conditions		Inspections & testing	Soils, Concrete & Steel	1.00	LS	15,000.00	\$15,000
General Conditions		Surveyor, Field Engineer	stake out minimal site and building	1.00	LS	20,000.00	\$20,000
General Conditions		Clean-up	& Punchlist				
General Conditions		Final punchlist	allowance	1.00	LS	4,200.00	\$4,200
General Conditions		Final clean-up interior	cleaning subcontractor	1.00	LS	1,500.00	\$1,500
General Conditions		Final clean-up exterior	laborers two each	40.00	HRS	36.00	\$1,440
General Conditions		Dumpster	delivery charge	2.00	EA	75.00	\$150
General Conditions		Dumpster	30 CY general use	10.00	PULLS	459.00	\$4,590
General Conditions		Dumpster rentals	30 CY general use	5.00	MOS	78.00	\$390
General Conditions		Permits					
General Conditions		Building, Site and Highway					Paid for by owner
General Conditions		Misc					
General Conditions		Mobilization and demobilization		1.00	LS	5,250.00	\$5,250
General Conditions		General Conditions Total					\$125,763

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Base Bid Site Work	2.00	SITWORK					
Base Bid Site Work		TREE PROTECTION					
Base Bid Site Work		Tree Protection Fence Allowance		1.00	LS	2,000.00	\$2,000
Base Bid Site Work		EROSION CONTROLS					
Base Bid Site Work		Erosion Control Allowance		13.51	AC	4,250.00	\$57,431
Base Bid Site Work		HAZMAT ABATEMENT	ALLOWANCES				
Base Bid Site Work		Lead and Asbestos Abatement - Guard Shack		225.00	SF	3.00	\$675
Base Bid Site Work		Lead and Asbestos Abatement - Gate House		4,100.00	SF	3.00	\$12,300
Base Bid Site Work		Lead, FFOS and Asbestos Abatement - Laundry Building		4,100.00	SF	3.00	\$12,300
Base Bid Site Work		SITE DEMOLITION					
Base Bid Site Work		Demolish Existing Gate House	Inc. roof, wall, slab and foundation; inc disposal	4,100.00	GSF	10.00	\$41,000
Base Bid Site Work		Laundry Building, FFOS, LBP, ACM	Inc. roof, wall, slab and foundation; inc disposal	8,500.00	GSF	10.00	\$85,000
Base Bid Site Work		Strip Guard Shack for Renovation		225.00	SF	15.00	\$3,375
Base Bid Site Work		Secure/Stabilize Fire Station	4'000 Sf, 2 Levels - LBP, ACM	1.00	LS	2,400.00	\$2,400
Base Bid Site Work		Removal of Existing Road	Remove asphalt pvmnt, off-site dspsl/recycle	17,855.11	Sy	1.20	\$21,426
Base Bid Site Work		Misc Site Demolition		1.00	Ls	3,500.00	\$3,500
Base Bid Site Work		CLEARING					
Base Bid Site Work		Clear, Grub and Dispose	Light Clearing	13.51	Ac	3,500.00	\$47,296
Base Bid Site Work		EARTHWORK					
Base Bid Site Work		Machine Mobilization		1.00	Ls	5,000.00	\$5,000
Base Bid Site Work		Rough Grading		65,404.00	Sy	0.94	\$61,480
Base Bid Site Work		Strip/Store Topsoil (6")		10,900.67	Cy	3.50	\$38,152
Base Bid Site Work		Cut to Fill - Assumed balanced site		32,702.00	CY	3.50	\$114,457
Base Bid Site Work		Fine Grading and Shaping	Includes demolished building areas	66,804.00	SY	1.67	\$111,563
Base Bid Site Work		FINISH GRADING					
Base Bid Site Work		Fine Grade Building Pads		177.78	Sy	1.88	\$334
Base Bid Site Work		Fine Grade Concrete Sidewalk		2,676.22	Sy	1.88	\$5,031
Base Bid Site Work		Fine Grade Asphalt Pavements		1,507.00	Sy	1.80	\$2,713
Base Bid Site Work		Grade Out for Concrete Curbing		1,091.00	Lf	3.13	\$3,415
Base Bid Site Work		Backfill Concrete Curbing		1,091.00	Lf	1.88	\$2,051
Base Bid Site Work		Respread Stockpiled Topsoil		10,794.67	Cy	4.38	\$47,281
Base Bid Site Work		Haul Excess tops soil to onsite stockpile		106.00	Cy	2.50	\$265
Base Bid Site Work		Fine Grade and Stonebase at Maintenance Area-base for concrete, 16,000 sf		16,000.00	SF	2.15	\$34,329
Base Bid Site Work							

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Base Bid Site Work	2.00	SITE CONCRETE					
Base Bid Site Work		4" Gravel Base		2,676.22	Sy	4.85	\$12,980
Base Bid Site Work		4" Concrete with WWF		2,676.22	Sy	35.75	\$95,670
Base Bid Site Work		Handicap Ramp, Concrete only - Allowance		3.00	Ea	350.00	\$1,050
Base Bid Site Work		8" Concrete Slab at Maintenance Area	Deleted, to remain gravel & used during construction	0.00	SF	8.35	\$0
Base Bid Site Work		ROLLED CURB					
Base Bid Site Work		Standard Rolled Curb, curb at entry inc.	All roadway paving assumed edge of pavement	1,291.00	Lf	11.00	\$14,201
Base Bid Site Work		FLOWER WATERING STATION					
Base Bid Site Work		Concrete Edge Thickening, no Rebar		7.00	Lf	15.00	\$105
Base Bid Site Work		4" Concrete Slab with WWF		3.11	Sy	44.00	\$137
Base Bid Site Work		Ironsites Receptacle w/"TRASH" Decal	Victor Stanley Model S-42	1.00	Ea	917.00	\$917
Base Bid Site Work		Ironsites Receptacle w/"FLOWER VASES	Victor Stanley Model S-424	1.00	Ea	1,241.00	\$1,241
Base Bid Site Work		Water Spigot		1.00	Ea	383.24	\$383
Base Bid Site Work						3,010.19	
Base Bid Site Work		ASPHALT ROAD					
Base Bid Site Work		Proof Roll Existing Base		16,744.00	Sy	1.00	\$16,744
Base Bid Site Work		Geotextile Fabric		16,744.00	Sy	2.47	\$41,358
Base Bid Site Work		10" Crusher Run Stone	Assumes reuse of existing aggregate + 6 inches, nev	5,581.00	Tn	28.50	\$159,059
Base Bid Site Work		3" Binder		3,014.00	Tn	108.00	\$325,512
Base Bid Site Work		1.5" Asphalt Surface		1,507.00	Tn	111.00	\$167,277
Base Bid Site Work		ENTRANCE FEATURE	<i>Sign is assumed to be two sided</i>				
Base Bid Site Work		Entry Gate, manual, 22' Each		2.00	PR	1,630.00	\$3,260
Base Bid Site Work		Ornamental Metal Fence		340.00	Lf	65.00	\$22,100
Base Bid Site Work		DVA Seal Plaque - 18" Dia.	Metallic Arts, \$475 purchase + \$30 freight + \$ 85 inst	10.00	EA	590.00	\$5,900
Base Bid Site Work		Bronze Letters - 8" Height		64.00	Ea	125.00	\$8,000
Base Bid Site Work		Brick Wall; Two Sided		308.00	SF	29.50	\$9,086
Base Bid Site Work		Masonry Piers		7.00	EA	2,596.00	\$18,172
Base Bid Site Work		Brick Pavers-in Columnbarium semi-circle					
Base Bid Site Work		Unit Pavers, with stone and sand bed	half brick pavers and half turf	2,400.00	SF	13.50	\$32,400
Base Bid Site Work							

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Base Bid Site Work		MISC. SITE IMPROVEMENTS					
Base Bid Site Work		Guard Shack Renovation		225.00	Sf	65.00	\$14,625
Base Bid Site Work		Gravesite Locator Kiosk	<i>per Veterans Cemetery Administration website</i>	1.00		25,000.00	\$25,000
Base Bid Site Work		Underground power to Guard Shack, 30-amp service,	ALLOWANCE	510.00	LF	15.00	\$7,650
Base Bid Site Work		Above Ground Fuel Tank, 500 gallon with concrete dike at maintenance area, Allowance		1	EA	15,000.00	\$15,000
Base Bid Site Work		Security 'Chain Link Fence; at Maintenance Area		577.00	Lf	21.45	\$12,377
Base Bid Site Work		Security 'Chain Link Fence	Surround Structures to be demolished later	3,473.00	Lf	21.45	\$74,496
Base Bid Site Work		Flag Pole - 40', inc. foundation		1	EA	2,103.94	\$2,104
Base Bid Site Work		Flag Pole - 30', inc foundation		3	EA	1,829.51	\$5,489
Base Bid Site Work		Striping for Parking		486	LF	1.10	\$535
Base Bid Site Work		Columbarium, 200 niches		200	EA	750.00	\$150,000
Base Bid Site Work		Columbarium, concrete foundation, incl excavation and concrete		13	CY	375.00	\$4,849
Base Bid Site Work	2.00	HYDROSEED					
Base Bid Site Work		Hydroseed, inc. mulch, good quality		45,223.11	Sy	0.91	\$41,153
Base Bid Site Work		LANDSCAPING					
Base Bid Site Work		Allowance		1.00	Ls	45,000.00	\$45,000
Base Bid Site Work		STORM SEWER	<i>Assumes swale drainage and sheet flow acceptable</i>				
Base Bid Site Work		MISC CULVERTS ALLOWANCE		1.00	Ls	20,000.00	\$20,000
Base Bid Site Work		WATER SERVICE					
Base Bid Site Work		Refurbish Existing Well; New 1 hp pump		1	Ea	\$4,500.00	\$4,500
Base Bid Site Work		2" Copper K Pipe, Excav/Bkfl; well to vase station and to unisex HC restroom near firehouse		980	Lf	\$18.00	\$17,640
Base Bid Site Work		Test and Sanitize waterline		980	Ea	\$2.50	\$2,450
Base Bid Site Work		SANITARY SEWER	Allowance				
Base Bid Site Work		Septic Tank and Drainfield for Unisex HC Restroom near Firehouse		1	Ls	10,000.00	\$10,000
Base Bid Site Work	2.00	IRRIGATION SYSTEM					
Base Bid Site Work		No Irrigation Included					

CONCEPTUAL ESTIMATE FOR DISTRIBUTION

Report: Conceptual Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Master Plan	PM: BL/TR
Project: Sampsons Veterans Memorial Cemetery	6799 Kennedy Road, Suite F	Client: Wendel Duchschere(Lewis Scully Gionet)	Chckd by: BD
Street Address:	Warrenton, Virginia 20187	Submission: February 13, 2009, Rev 3	Job no: 28139
Location: Seneca County, NY		Run Date: See footer	
Plans Dated: November 24, 2008, Rev. Phase I, Alt. A-Dec 16, 2008; Rev. 2 January 7, 2009; Rev.3, 2/13/09		Copyright Downey & Scott LLC 2008	

PARAMETRIC REFERENCE	SYSTEM NUMBER	PARAMETRIC / UNIFORMAT HEADING	SPECIFICATION DESCRIPTION	QUANTITY	UNIT MEAS	UNIT COST	EXTENSION
Base Bid Site Work	16.00	ELECTRIC					
Base Bid Site Work			Direct Buried Cable, inc. Excav/Bkfl,UG Distribution shelter, flag poles, guard shack, unisex HC	2,056.00	LF	10.69	\$21,979
Base Bid Site Work			Overhead Electric; to maintenance area ALLOWANCE	1,200.00	LF	15.00	\$18,000
Base Bid Site Work			Electrical Pole, ALLOWANCE	3.00	EA	3,500.00	\$10,500
Base Bid Site Work			Flag Light Fixtures	5.00	EA	800.00	\$4,000
Base Bid Site Work			Incoming Power Distribution Panel; grnd mounted; 100-amp service	1.00	EA	2,500.00	\$2,500
Base Bid Site Work			Electrical Connection for Pump	1.00	EA	500.00	\$500
Base Bid Site Work							
Base Bid Site Work							
Base Bid Site Work							
Base Bid Site Work			Base Bid Site Work Total				\$1,957,694
Brig Committal Shelter			BRIG TO COMMITTAL SHELTER - Assume wall and roof structure can be salvaged				
Brig Committal Shelter			Renovate Brig into Committal Shelter - Hazcom and Off-Site disposal inc.	2,000.00	GSF	65.00	\$130,000
Brig Committal Shelter			New Electrical Service; no lighting inc.	1.00	LS	8,066.00	\$8,066
Brig Committal Shelter			Subtotal				\$138,066
Unisex Restroom			New Stand Alone Unisex Handicapped Restroom Allowance				
Unisex Restroom			Provide new 8' x 10' modular Unisex Restroom, offsite manufacture, set on concrete pad	80.00	GSF	250.00	\$20,000
Unisex Restroom			Water, electrical and Sanitary provided in sitework above				
Unisex Restroom			Subtotal				\$20,000

CONCEPTUAL ESTIMATE FOR DISTRIBUTION

Report: Conceptual Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Master Plan	PM: BL/TR
Project: Sampsons Veterans Memorial Cemetery	6799 Kennedy Road, Suite F	Client: Wendel Duchscherer(Lewis Scully Gionet)	Chckd by: BD
Street Address:	Warrenton, Virginia 20187	Submission: February 13, 2009, Rev 3	Job no: 28139
Location: Seneca County, NY		Run Date: See footer	
Plans Dated: November 24, 2008, Rev. Phase I, Alt. A-Dec 16, 2008; Rev. 2 January 7, 2009; Rev.3, 2/13/09		Copyright Downey & Scott LLC 2008	

PARAMETRIC REFERENCE	SYSTEM NUMBER	PARAMETRIC / UNIFORMAT HEADING	SPECIFICATION DESCRIPTION	QUANTITY	UNIT MEAS	UNIT COST	EXTENSION
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ALTERNATES

Demo All Alter	ALT #1	DEMOLITION OF EXISTING BUILDINGS; inc. Hazcom and Off Site Disposal					
Demo All Alter		Fire House, FFOS, LBP, ACM, 2 Level	<i>To be renovated in the future.</i>	8,000.00	GSF		
Demo All Alter		Steam Plant, LBP, ACM		4,300.00	GSF	14.00	\$60,200
Demo All Alter		Morgue, FFOS, LBP, ACM, 2 Level		1,342.00	GSF	13.00	\$17,446
Demo All Alter		Out Building #1, FFOS, LBP, ACM		945.00	GSF	13.00	\$12,285
Demo All Alter		Garage, FFOS, Floor Drains, LBP, ACM		5,700.00	GSF	13.00	\$74,100
Demo All Alter		Maintenance Shop, FFOS, LBP, ACM		4,000.00	GSF	13.00	\$52,000
Demo All Alter		Laundry Building, FFOS, LBP, ACM	<i>To be demolished in Base Bid</i>	8,500.00	GSF		
Demo All Alter		Storage Building, LBP, ACM		15,600.00	GSF	13.00	\$202,800
Demo All Alter		Brig, LBP, ACM	<i>To be renovated in the future.</i>	2,000.00	GSF		
Demo All Alter		Subtotal					\$418,831

Entrance Feature Alt	ALT #2	ENTRANCE FEATURE					
Entrance Feature Alt		Entry Gate		1.00	PR	1,630.00	\$1,630
Entrance Feature Alt		Ornamental Metal Fence above Brick Wall		150.00	Sf	36.00	\$5,400
Entrance Feature Alt		Brick Wall		1,500.00	Sf	29.50	\$44,250
Entrance Feature Alt		Ornamental Metal Fence		190.00	Lf	65.00	\$12,350
Entrance Feature Alt		Bronze Letters - 8" Height		64.00	Ea	165.00	\$10,560
Entrance Feature Alt		Masonry Piers		7.00	EA	2,596.00	\$18,172
Entrance Feature Alt		DVA Seal Plaque - 18" Dia.		5.00	EA	590.00	\$2,950
Entrance Feature Alt		Subtotal					\$95,312

Restroom/Storage Alt **ALT #3** **RESTROOM /STORAGE BUILDING - This Alternate Omitted**

CONCEPTUAL ESTIMATE FOR DISTRIBUTION

Report:	Conceptual Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Master Plan	PM: BL/TR
Project:	Sampsons Veterans Memorial Cemetery	6799 Kennedy Road, Suite F	Client:	Wendel Duchschere(Lewis Scully Gionet)	Chckd by: BD
Street Address:		Warrenton, Virginia 20187	Submission:	February 13, 2009, Rev 3	Job no: 28139
Location:	Seneca County, NY		Run Date:	See footer	
Plans Dated:	November 24, 2008, Rev. Phase I, Alt. A-Dec 16, 2008; Rev. 2 January 7, 2009; Rev.3, 2/13/09		Copyright Downey & Scott LLC 2008		

PARAMETRIC REFERENCE	SYSTEM NUMBER	PARAMETRIC / UNIFORMAT HEADING	SPECIFICATION DESCRIPTION	QUANTITY	UNIT MEAS	UNIT COST	EXTENSION
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FH to Restroom Alt		ALT #4	RENOVATION OF FIREHOUSE PUBLIC RESTROOMS, BALANCE UNFINISHED - Assume wall and roof structure can be salvaged				
FH to Restroom Alt			<i>Does not Include Fire Sprinkler Service</i>				
FH to Restroom Alt			'Lead and Asbestos Abatement - Firehouse entire building, offsite disposal	8,000.00	GSF	3.00	\$24,000
FH to Restroom Alt			2" Copper K Pipe, Excav/Bkfl; well to FH; domestic only-in base bid				
FH to Restroom Alt			Drainfield for Septic in base bid				
FH to Restroom Alt			New Electrical Service, UG 400 Amp	8,000.00	GSF	9.00	\$72,000
FH to Restroom Alt			Partial renovation of Firehouse-Exterior Brick, Roof, Windows-Interior unfinished, broom clean	8,000.00	GSF	48.00	\$384,000
FH to Restroom Alt			Wall off Restroom Area and provide Male/Female Restrooms, 2 Fixtures each	300.00	Sf	135.00	\$40,500
FH to Restroom Alt			Plumbing Fixtures, rough-in WC, Urn, Lav, Htr, Floor Drains, etc.	10.00	EA	2,000.00	\$20,000
FH to Restroom Alt			Renovate Tower for Carillon Assembly, Allowance	1.00	LS	10,000.00	\$10,000
FH to Restroom Alt			Carillon Equipment @ \$40K, plus installation and power, Allowance	1.00	LS	50,000.00	\$50,000
FH to Restroom Alt			Subtotal				\$600,500

Committal Shelter Alt	ALT #5	STANDARD VETERANS CEMETARY COMMITTAL SHELTER ALTERNATE		2028	GSF		
Committal Shelter Alt							
Committal Shelter Alt	3.00	Building Concrete				Loaded unit costs	
Committal Shelter Alt		Foundations					
Committal Shelter Alt		Wall footings	includes excav, forms, rebar, concrete & backfill	4	CY	\$467.50	\$2,101
Committal Shelter Alt		Column footings	includes excav, forms, rebar, concrete & backfill, 39	8	CY	\$495.00	\$4,125
Committal Shelter Alt		Piers	includes forms, rebar, concrete, anchor bolts & plates	1	CY	\$654.50	\$873
Committal Shelter Alt		Slab on grade					
Committal Shelter Alt		4" Concrete slabs on grade	includes gravel, poly, mesh, conc & finish	2,028	SF	\$5.00	\$10,140
Committal Shelter Alt			<i>SOG volume calc</i>	34	cy	\$300.00	Calc line
Committal Shelter Alt		Thicken slabs and turndowns	includes forms, rebar & conc	11	CY	\$330.00	\$3,716
Committal Shelter Alt		Misc					
Committal Shelter Alt		Pump concrete premium costs		59	CY	\$5.80	\$343
Committal Shelter Alt		Rebar shop drawings		1	EA	\$2,000.00	\$2,000
Committal Shelter Alt		Submittals		1	LS	\$3,500.00	\$3,500
Committal Shelter Alt		Misc requirements		1	LS	\$1,500.00	\$1,500
Committal Shelter Alt							
Committal Shelter Alt		Division 3 Total					\$28,298

CONCEPTUAL ESTIMATE FOR DISTRIBUTION

Report: Conceptual Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Master Plan	PM: BL/TR
Project: Sampsons Veterans Memorial Cemetery	6799 Kennedy Road, Suite F	Client: Wendel Duchschere(Lewis Scully Gionet)	Chckd by: BD
Street Address:	Warrenton, Virginia 20187	Submission: February 13, 2009, Rev 3	Job no: 28139
Location: Seneca County, NY		Run Date: See footer	
Plans Dated: November 24, 2008, Rev. Phase I, Alt. A-Dec 16, 2008; Rev. 2 January 7, 2009; Rev.3, 2/13/09		Copyright Downey & Scott LLC 2008	

PARAMETRIC REFERENCE	SYSTEM NUMBER	PARAMETRIC / UNIFORMAT HEADING	SPECIFICATION DESCRIPTION	QUANTITY	UNIT MEAS	UNIT COST	EXTENSION
Committal Shelter Alt	4.00	Masonry				Loaded unit costs	
Committal Shelter Alt		Foundation walls					
Committal Shelter Alt		CMU foundations	12" reinf CMU incl grout	72	SF	\$18.75	\$1,357
Committal Shelter Alt		CMU foundations	8" reinf CMU incl grout	36	SF	\$15.00	\$540
Committal Shelter Alt		Exterior					
Committal Shelter Alt		Brick Masonry wall assembly	incl CMU backup, reinf, insulation	576	WSF	\$30.80	\$17,741
Committal Shelter Alt		Split Face CMU wall assembly	incl CMU backup, reinf, insulation	160	WSF	\$27.46	\$4,394
Committal Shelter Alt		Misc					
Committal Shelter Alt		Scaffolding	set and break down	2,028	SF	\$1.32	\$2,677
Committal Shelter Alt		Clean masonry		2,028	SF	\$0.24	\$491
Committal Shelter Alt		Material handling		1	LS	\$800.00	\$800
Committal Shelter Alt		Division 4 Total					\$27,999
Committal Shelter Alt	5.00	Metals					
Committal Shelter Alt		Structural steel					
Committal Shelter Alt		Columns		6	EA	\$1,971.00	\$11,826
Committal Shelter Alt		Roof frame/trusses		636	LF	\$7.90	\$5,024
Committal Shelter Alt		Moment Connections		1	LS	\$788.40	\$788
Committal Shelter Alt		Bracing and misc angles		1	LS	\$1,379.70	\$1,380
Committal Shelter Alt		Crane time		2	DAYS	\$1,150.00	\$2,300
Committal Shelter Alt		Metal Deck					
Committal Shelter Alt		Roof deck	1 1/2" 20 GA Galvanized	1,384	SF	\$1.68	\$2,325
Committal Shelter Alt		Misc Structural items					
Committal Shelter Alt		Shop drawings and submittals	structural only	1	EA	\$2,500.00	\$2,500
Committal Shelter Alt		Leveling plates and anchor bolts provided to conc subc		1	LS	\$690.00	\$690
Committal Shelter Alt		Misc Metals					
Committal Shelter Alt		Loose steel lintels, intr & extr wall supports, masonry ties, etc.		2	TONS	\$4,150.00	\$8,300
Committal Shelter Alt		Pipe bollards		0	EA	\$895.00	\$0
Committal Shelter Alt		Shop drawings and submittals	misc metals only	1	EA	\$2,500.00	\$2,500
Committal Shelter Alt		Misc anchors and hardware	allowance	1	LS	\$2,475.00	\$2,475
Committal Shelter Alt		Division 5 Total					\$40,108

CONCEPTUAL ESTIMATE FOR DISTRIBUTION

Report: Conceptual Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Master Plan
Project: Sampsons Veterans Memorial Cemetery	6799 Kennedy Road, Suite F	Client: Wendel Duchscherer(Lewis Scully Gionet)
Street Address:	Warrenton, Virginia 20187	Submission: February 13, 2009, Rev 3
Location: Seneca County, NY		Run Date: See footer
Plans Dated: November 24, 2008, Rev. Phase I, Alt. A-Dec 16, 2008; Rev. 2 January 7, 2009; Rev.3, 2/13/09		Copyright Downey & Scott LLC 2008

PM: BL/TR
Chckd by:BD
Job no: 28139

PARAMETRIC REFERENCE	SYSTEM NUMBER	PARAMETRIC / UNIFORMAT HEADING	SPECIFICATION DESCRIPTION	QUANTITY	UNIT MEAS	UNIT COST	EXTENSION
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Committal Shelter Alt6.00		Woods and Plastics					
Committal Shelter Alt		<i>Rough Carpentry</i>					
Committal Shelter Alt		Rough hardware & fastners	allowance	1	LS	\$1,000.00	\$1,000
Committal Shelter Alt		Misc Roof blocking and nailers	Pressure treated	1,384	BF	\$2.42	\$3,349
Committal Shelter Alt		Fire treated 3/4" Plywood	panel mountings	96	SF	\$2.48	\$238
Committal Shelter Alt		Division 6 total					\$4,586
Committal Shelter Alt7.00		Thermal and Moisture Protection					
Committal Shelter Alt		<i>Insulation</i>					
Committal Shelter Alt		Thermal batt insulation	misc locations	2,028	SF	\$1.04	\$2,099
Committal Shelter Alt		<i>Standing Seam Metal Roof</i>					
Committal Shelter Alt		Standing Seam Metal Roof		2,028	SF	\$6.50	\$13,182
Committal Shelter Alt		<i>Roof Specialties</i>					
Committal Shelter Alt		Ridge Vent		15	LF	\$5.80	\$87
Committal Shelter Alt		Valley & Ridge Seams		115	LF	\$3.85	\$443
Committal Shelter Alt		Gutters and downspouts		214	LF	\$8.80	\$1,883
Committal Shelter Alt		<i>Pre Finished Metal</i>					
Committal Shelter Alt		Prefinished Metal Fascia		320	SF	\$32.00	\$10,240
Committal Shelter Alt		Prefinished Metal Column Cap		6	EA	\$208.00	\$1,248
Committal Shelter Alt		<i>Fire sealants</i>					
Committal Shelter Alt		Firestopping misc penetrations allowance		1	LS	\$480.00	\$480
Committal Shelter Alt		<i>Joint sealants</i>					
Committal Shelter Alt		Caulking		1	LS	\$360.00	\$360
Committal Shelter Alt		Div 7 total					\$30,022

CONCEPTUAL ESTIMATE FOR DISTRIBUTION

Report: Conceptual Cost Estimate	Prepared by: Downey & Scott, LLC	Status: Master Plan	PM: BL/TR
Project: Sampsons Veterans Memorial Cemetery	6799 Kennedy Road, Suite F	Client: Wendel Duchscherer(Lewis Scully Gionet)	Chckd by: BD
Street Address:	Warrenton, Virginia 20187	Submission: February 13, 2009, Rev 3	Job no: 28139
Location: Seneca County, NY		Run Date: See footer	
Plans Dated: November 24, 2008, Rev. Phase I, Alt. A-Dec 16, 2008; Rev. 2 January 7, 2009; Rev.3, 2/13/09		Copyright Downey & Scott LLC 2008	

PARAMETRIC REFERENCE	SYSTEM NUMBE	PARAMETRIC / UNIFORMAT HEADING	SPECIFICATION DESCRIPTION	QUANTITY	UNIT MEAS	UNIT COST	EXTENSION
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Committal Shelter Alt	8.00	Doors and Windows					
Committal Shelter Alt		Doors					
Committal Shelter Alt		Exterior doors, hollow metal, frames		2 EA		1,725.00	3,450.00
Committal Shelter Alt		Finish Hardware					
Committal Shelter Alt		Door hardware allowance	includes aluminum, wood and HM	2 OPNGS		\$483.00	\$966
Committal Shelter Alt		Div 8 total					\$4,416
Committal Shelter Alt	9.00	Interior Finishes					
Committal Shelter Alt		Ceilings					
Committal Shelter Alt		Stained Tongue & Groove Douglas Fir		920 SF		\$10.30	\$9,476
Committal Shelter Alt		Painting/Staining					
Committal Shelter Alt		Doors and frames		2 EA		\$65.00	\$130
Committal Shelter Alt		Stain		920 SF		\$1.36	\$1,251
Committal Shelter Alt		Sealed/Painted Concrete		125 SF		\$1.38	\$172
Committal Shelter Alt		Signs					
Committal Shelter Alt		ADA Compliant room sign	allowance	6 EA		\$93.50	\$561
Committal Shelter Alt		Dimensional letters and numbers cast aluminum	allowance	18 EA		\$132.00	\$2,376
Committal Shelter Alt		Cast plaque allowance	Bronze	1 EA		\$3,850.00	\$3,850
Committal Shelter Alt		Directional signage	allowance	1 LS		\$5,500.00	\$5,500
Committal Shelter Alt		Div 9 total					\$23,316
Committal Shelter Alt							
Committal Shelter Alt							

CONCEPTUAL ESTIMATE FOR DISTRIBUTION

Report: Conceptual Cost Estimate Project: Sampsons Veterans Memorial Cemetery Street Address: Location: Seneca County, NY Plans Dated: November 24, 2008, Rev. Phase I, Alt. A-Dec 16, 2008; Rev. 2 January 7, 2009; Rev.3, 2/13/09	Prepared by: Downey & Scott, LLC 6799 Kennedy Road, Suite F Warrenton, Virginia 20187	Status: Master Plan Client: Wendel Duchscherer(Lewis Scully Gionet) Submission: February 13, 2009, Rev 3 Run Date: See footer Copyright Downey & Scott LLC 2008	PM: BL/TR Chckd by: BD Job no: 28139
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PARAMETRIC REFERENCE	SYSTEM NUMBER	PARAMETRIC / UNIFORMAT HEADING	SPECIFICATION DESCRIPTION	QUANTITY	UNIT MEAS	UNIT COST	EXTENSION
Committal Shelter Alt	16.00	ELECTRICAL					
Committal Shelter Alt		Lighting Wiring Devices		2,028	GSF	\$0.19	\$394
Committal Shelter Alt		Panel Feeder Conduit & Wiring		2,028	GSF	\$1.76	\$3,559
Committal Shelter Alt		Lighting Protection Systems		2,028	GSF	\$0.40	\$811
Committal Shelter Alt		Incoming Electrical Service		1	EA	2,640.13	2,640
Committal Shelter Alt		Electrical Panels, 225 amp		1	EA	4,343.93	4,344
Committal Shelter Alt		Disconnect, 30 amp		3	EA	165.99	498
Committal Shelter Alt		Duplex Recepticle		2	EA	\$46.71	\$93
Committal Shelter Alt		Quad Recepticle		1	EA	\$70.74	\$71
Committal Shelter Alt		GFI Recepticle, weatherproof		1	EA	\$94.20	\$94
Committal Shelter Alt		Paddle Fans with speed controllers		2	EA	\$985.00	\$1,970
Committal Shelter Alt							
Committal Shelter Alt	16.00	Interior Lighting					
Committal Shelter Alt		Type D		6	EA	\$122.00	\$732
Committal Shelter Alt		Type F		1	EA	\$158.00	\$158
Committal Shelter Alt							
Committal Shelter Alt		Lighting Home Runs Conduit		0	LF	3.46	0
Committal Shelter Alt		Lighting Home Runs Wiring		0	LF	0.43	0
Committal Shelter Alt		Lighting Branch Conduit		138	LF	2.30	317
Committal Shelter Alt		Lighting Branch Wiring		552	LF	0.43	238
Committal Shelter Alt		Lighting Branch MC		268	LF	2.54	680
Committal Shelter Alt		Lighting Branch MC Connectors		14	EA	10.84	152
Committal Shelter Alt		Lighting Branch Fixture Whips		7	EA	23.68	166
Committal Shelter Alt		Lighting Branch Utility Boxes		7	EA	25.42	178
Committal Shelter Alt		Kitchen Equipment		2	EA	102.97	206
Committal Shelter Alt		Power Home Runs Conduit		0	LF	3.46	0
Committal Shelter Alt		Power Home Runs Wiring		0	LF	0.43	0
Committal Shelter Alt		Power Branch Conduit		90	LF	2.30	207
Committal Shelter Alt		Power Branch Wiring		405	LF	0.43	175
Committal Shelter Alt		Power Branch Utility Boxes		6	EA	25.42	153
Committal Shelter Alt		Power Branch Utility Boxes, Weatherproof		1	EA	68.04	68
Committal Shelter Alt		Sound System Equipment		1	LS	2,500.00	2,500
Committal Shelter Alt		Speakers		6	EA	493.75	2,963
Committal Shelter Alt		Sound System Conduit		168	LF	3.46	581
Committal Shelter Alt		Sound System Wiring		504	LF	0.77	386
Committal Shelter Alt		Sound System Utility Boxes		6	EA	25.42	153
Committal Shelter Alt							
Committal Shelter Alt							
Committal Shelter Alt		Div 16 Total					\$24,487
Committal Shelter Alt							
Committal Shelter Alt		Shelter Total		\$90	SF		\$183,232.62

CONCEPTUAL ESTIMATE FOR DISTRIBUTION

Report:	Conceptual Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Master Plan	PM: BL/TR
Project:	Sampsons Veterans Memorial Cemetery	6799 Kennedy Road, Suite F	Client:	Wendel Duchscherer(Lewis Scully Gionet)	Chckd by: BD
Street Address:		Warrenton, Virginia 20187	Submission:	February 13, 2009, Rev 3	Job no: 28139
Location:	Seneca County, NY		Run Date:	See footer	
Plans Dated:	November 24, 2008, Rev. Phase I, Alt. A-Dec 16, 2008; Rev. 2 January 7, 2009; Rev.3, 2/13/09		Copyright Downey & Scott LLC 2008		

PARAMETRIC REFERENCE	SYSTEM NUMBER	PARAMETRIC / UNIFORMAT HEADING	SPECIFICATION DESCRIPTION	QUANTITY	UNIT MEAS	UNIT COST	EXTENSION
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Shelter Alternate	ALT #6	CUSTOM DESIGNED COMMITTAL SHELTER					
Shelter Alternate		Slab on Grade w/turn down		900.00	SF	4.65	\$4,185
Shelter Alternate		Concrete Footings		2,020.00	SF	8.00	\$16,160
Shelter Alternate		Concrete Pavers; on crushed stone base and sand bed		2,020.00	SF	15.00	\$30,300
Shelter Alternate		Glass Screen		720.00	SF	65.00	\$46,800
Shelter Alternate		Steel Structure for Shelter		1,600.00	SF	22.00	\$35,200
Shelter Alternate		Metal Seam Roof; felt over metal deck		1,600.00	SF	18.00	\$28,800
Shelter Alternate		Concrete Walls; wood like texture concrete walls		1,060.00	SF	24.00	\$25,440
Shelter Alternate		Roll-Up Canvas Shutters		620.00	SF	15.00	\$9,300
Shelter Alternate		Incoming Electrical Service; no lighting inc.		1.00	EA	2,640.13	\$2,640
Shelter Alternate		Electrical Panels, 60 amp		1.00	EA	1,180.36	\$1,180
Shelter Alternate		Disconnect, 30 amp		1.00	EA	165.99	\$166
Shelter Alternate		Duplex Recepticle		4.00	EA	145.00	\$580
Shelter Alternate		Sound System	ALLOWANCE	1.00	EA	3,500.00	\$3,500
Shelter Alternate							
Shelter Alternate							
Shelter Alternate		Shelter Total					\$204,251

Entire Site Develop	ALT #7	ENTIRE SITE DEVELOPMENT	NOTE: Demolition costs (Alternate #1) must be added to this alternate				
			Development Area	163	Ac		
Entire Site Develop		Grading		163	Ac	48,281.00	\$7,879,064
Entire Site Develop		Roads/Parking		36680	Lf	197.00	\$7,225,960
Entire Site Develop		Grass and Landscaping		163	Ac	6,649.00	\$1,083,787
Entire Site Develop		Utilities	ALLOWANCE	163	Ac	1,000.00	\$163,000
Entire Site Develop		Subtotal					\$16,351,811

ALT #8 ADD ALTERNATE ROADS

Add Alternate Roads		Removal of Existing Road	Remove asphalt pvmnt, off-site dspsl/recycle	3,744.00	Sy	1.20	\$4,493
Add Alternate Roads		ASPHALT ROAD					
Add Alternate Roads		Proof Roll Existing Base		3,744.00	Sy	1.00	\$3,744
Add Alternate Roads		Geotextile Fabric		3,744.00	Sy	2.47	\$9,248
Add Alternate Roads		10" Crusher Run Stone	Assumes reuse of existing aggregate + 6 inches	1,248.00	Tn	28.50	\$35,568
Add Alternate Roads		3" Binder		674.00	Tn	108.00	\$72,792
Add Alternate Roads		1.5" Asphalt Surface		337.00	Tn	111.00	\$37,407
Add Alternate Roads		Subtotal					\$163,251