

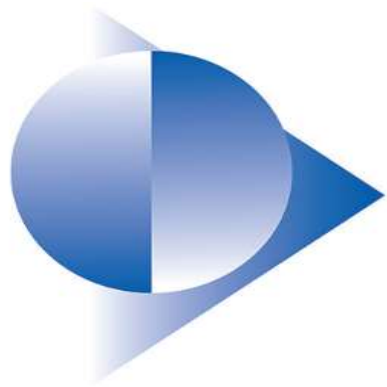


DOWNEY & SCOTT, LLC  
CONSTRUCTION MANAGEMENT SERVICES



**Fauquier County Public Schools  
Facility Conditions Assessment and CIP Update**

**School Board Summit  
Wednesday January 12, 2022**



# DOWNEY & SCOTT, LLC

## Construction Management Services



- Cost Estimating & Cost Control
- Value Engineering & Life Cycle Cost Analysis
- Constructability Reviews
- Commissioning / Inspections
- Procurement & Bidding Management
- Scheduling
- Utility Coordination Services
- Project / Program Management
- Owner Representation & Documentation

**[www.downeyscott.com](http://www.downeyscott.com)**  
Warrenton, VA





**DOWNEY & SCOTT, LLC**  
**CONSTRUCTION MANAGEMENT SERVICES**

**DOWNEY & SCOTT, LLC**

**~ established 1984 ~**

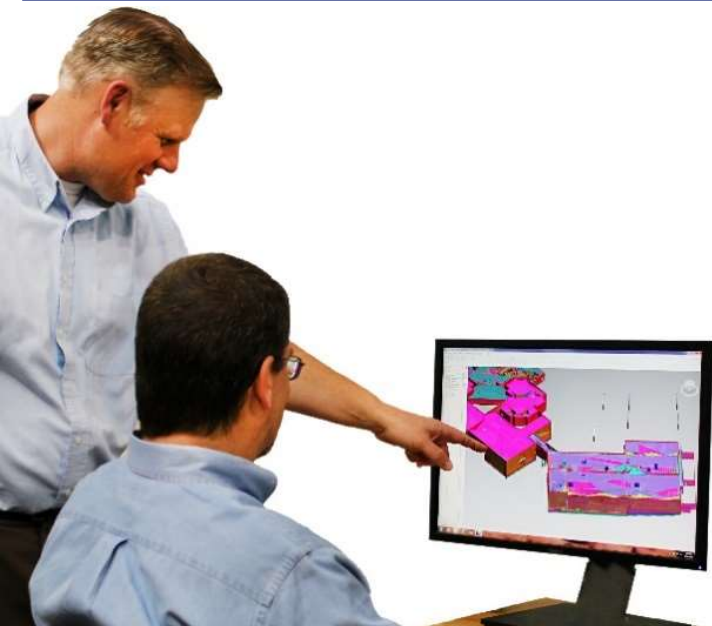
**Warrenton, Virginia**

- ◆ **37 years experience**
- ◆ **23 full-time professionals**
- ◆ **Project Experience:**
  - ✓ **2000+ Local government**
  - ✓ **300+ Public School Facilities in past 5 years**

**CORE SERVICE OFFERINGS:**

- **Cost Estimating & Cost Control**
- **Value Engineering & Life Cycle Cost**
- **Project / Program Management**
- **Scheduling**
- **Constructability Reviews**
- **Commissioning / Inspections**
- **Procurement & Bidding Management**
- **Utility Coordination Services**
- **Owner Representation & Documentation**

*~ Providing services for over \$2 billion in construction annually ~*







**DOWNEY & SCOTT, LLC**  
**CONSTRUCTION MANAGEMENT SERVICES**

**TEAM MEMBERS**



**BILL DOWNEY**

Principal, Construction  
Executive, Quality Control

**39 years experience**

**Project Executive**



**KEVIN FALLIN,**  
*P.E., CEM, PMP,*

Senior PM, Clerk of the  
Works, MEP Specialist

**27 years experience**

**Project Manager**



**DONALD DAIGLE,**  
*CPE, CVS*

Certified Professional  
Estimator, Certified Value  
Specialist

**38 years experience**

**Exteriors & Interiors**



**DOWNEY & SCOTT, LLC**  
**CONSTRUCTION MANAGEMENT SERVICES**

**TEAM MEMBERS**



**LAWRENCE TRESSLER**

Senior PM, Clerk of the Works

**34 years experience**

**Life-Safety, Security,  
& Fire Protection**



**CHRIS HANKINS, BCxP**

Senior Project Manager

**35 years experience**

**Mechanical, Electrical,  
& Plumbing**



**JOSEPH ADAMS**

Senior Cost Estimator

**27 years experience**

**Site & Interiors**



**DOWNEY & SCOTT, LLC**  
**CONSTRUCTION MANAGEMENT SERVICES**

**INCLUDED**

**LABOR & PARTS**

**ESCALATION – 4% / YEAR**

**WORK PERFORMED BY  
SUB-CONTRACTORS (NO  
GENERAL CONTRACTOR)**

**NOT-INCLUDED**

**NEW FACILITIES**

**BUILDING ADDITIONS**

**BUILDING RENOVATIONS**

**KITCHEN UPGRADES**

**ADA COMPLIANCE/UPGRADES**

**Due to planned renovations, the  
following surveys were limited:  
Warrenton MS – Exterior Only  
Taylor MS – Site/Fields Only  
Cedar Lee MS – Exterior Only**



## **METHODOLOGY**

- **Surveyed each School with Team of Cost Estimators and Construction Managers (8 days, 4 Team Members)**
  - **2,055,000 square feet of building space**
  - **712 acres of sites**
- **Developed listing of findings**
- **Prepare cost estimates of findings**
- **Placed costs into CIP Spreadsheet and assigned year of expenditure**

## **RESOURCES UTILIZED**

- **CTSI – Security & Fire Alarm**
- **Garland – Roofing**
- **Benfield Electric – Electrical Systems**
- **ABM – HVAC (ESCO Report)**
- **FCPS Area Building Managers**



# DOWNEY & SCOTT, LLC

## CONSTRUCTION MANAGEMENT SERVICES

### EXECUTIVE SUMMARY

Building	Exterior	Interior	Roof	Site	Elevator	M/E/P	Life-Safety	Fields/Courts	Total
Auburn MS	\$85,018.00	\$66,681.00	\$0.00	\$4,855.00	\$0.00	\$1,213,070.00	\$355,075.00	\$1,277,760.90	<b>\$3,002,459.90</b>
Bradley ES	\$41,149.00	\$2,358.00	\$874,800.00	\$307,397.00	\$0.00	\$1,410,410.00	\$238,908.00	\$1,277,760.90	<b>\$4,152,782.90</b>
Brumfield ES	\$8,889.00	\$10,917.00	\$780,986.00	\$105,808.00	\$0.00	\$818,446.00	\$260,280.00	\$1,277,760.90	<b>\$3,263,086.90</b>
Cedar Lee MS	\$51,875.00	\$141,891.00	N/A	N/A	N/A	\$6,031.00	N/A	\$1,277,760.90	<b>\$1,477,557.90</b>
Claude Thompson ES	\$143,058.00	\$481.00	\$739,273.00	\$230,950.00	\$0.00	\$878,553.00	\$301,300.00	\$1,277,760.90	<b>\$3,571,375.90</b>
Coleman ES	\$464,080.00	\$18,093.00	\$423,660.00	\$283,349.00	\$0.00	\$1,275,851.00	\$242,280.00	\$1,277,760.90	<b>\$3,985,073.90</b>
Fauquier HS	\$282,894.00	\$24,896.00	\$1,209,640.00	\$1,809,257.00	\$108,321.00	\$10,674,404.00	\$881,600.00	\$1,277,760.90	<b>\$16,268,772.90</b>
Grace Miler ES	\$14,368.00	\$42,499.00	\$1,185,600.00	\$30,055.00	\$0.00	\$457,804.00	\$249,086.00	\$1,277,760.90	<b>\$3,257,172.90</b>
Greenville ES	\$6,684.00	\$7,840.00	\$94,121.00	\$865,207.00	\$0.00	\$142,094.00	\$291,184.00	\$1,277,760.90	<b>\$2,684,890.90</b>
Hunter Ritchie ES	\$11,806.00	\$34,672.00	\$516,143.00	\$237,451.00	\$0.00	\$481,156.00	\$239,326.00	\$1,277,760.90	<b>\$2,798,314.90</b>
Kettle Run HS	\$53,340.00	\$11,618.00	\$0.00	\$42,488.00	\$0.00	\$510,562.00	\$437,800.00	\$1,277,760.90	<b>\$2,333,568.90</b>
Liberty HS	\$72,369.00	\$89,459.00	\$699,224.00	\$39,278.00	\$0.00	\$3,316,750.00	\$443,360.00	\$1,277,760.90	<b>\$5,938,200.90</b>
Marshall ES	\$30,598.00	\$6,491.00	\$804,033.00	\$18,990.00	\$0.00	\$894,778.00	\$276,296.00	\$1,277,760.90	<b>\$3,308,946.90</b>
Mary Walter ES	\$116,318.00	\$33,311.00	\$1,064,858.00	\$122,946.00	\$0.00	\$487,798.00	\$215,132.00	\$1,277,760.90	<b>\$3,318,123.90</b>
MM Pierce ES	\$21,478.00	\$3,272.00	\$802,114.00	\$20,808.00	\$0.00	\$1,122,778.00	\$345,200.00	\$1,277,760.90	<b>\$3,593,410.90</b>
PB Smith	\$70,499.00	\$335.00	\$395,637.00	\$52,850.00	\$0.00	\$1,399,036.00	\$238,380.00	\$1,277,760.90	<b>\$3,434,497.90</b>
Pearson ES	\$38,175.00	\$9,171.00	\$869,272.00	\$238,946.00	\$0.00	\$1,584,356.00	\$198,940.00	\$1,277,760.90	<b>\$4,216,620.90</b>
Southeastern Alt.	\$3,500.00	\$43,572.00	\$416,518.00	\$129,630.00	N/A	\$1,770,496.00	\$118,900.00	\$1,277,760.90	<b>\$3,760,376.90</b>
Taylor MS	N/A	N/A	N/A	\$167,628.00	N/A	N/A	N/A	\$1,277,760.90	<b>\$1,445,388.90</b>
Warrenton MS	\$102,966.00	\$0.00	N/A	\$121,633.00	N/A	\$9,384.00	N/A	\$1,277,760.90	<b>\$1,511,743.90</b>
Totals	\$1,619,064.00	\$547,557.00	\$10,875,879.00	\$4,829,526.00	\$108,321.00	\$28,453,757.00	\$5,333,047.00	\$25,555,218.00	<b>\$77,322,369.00</b>

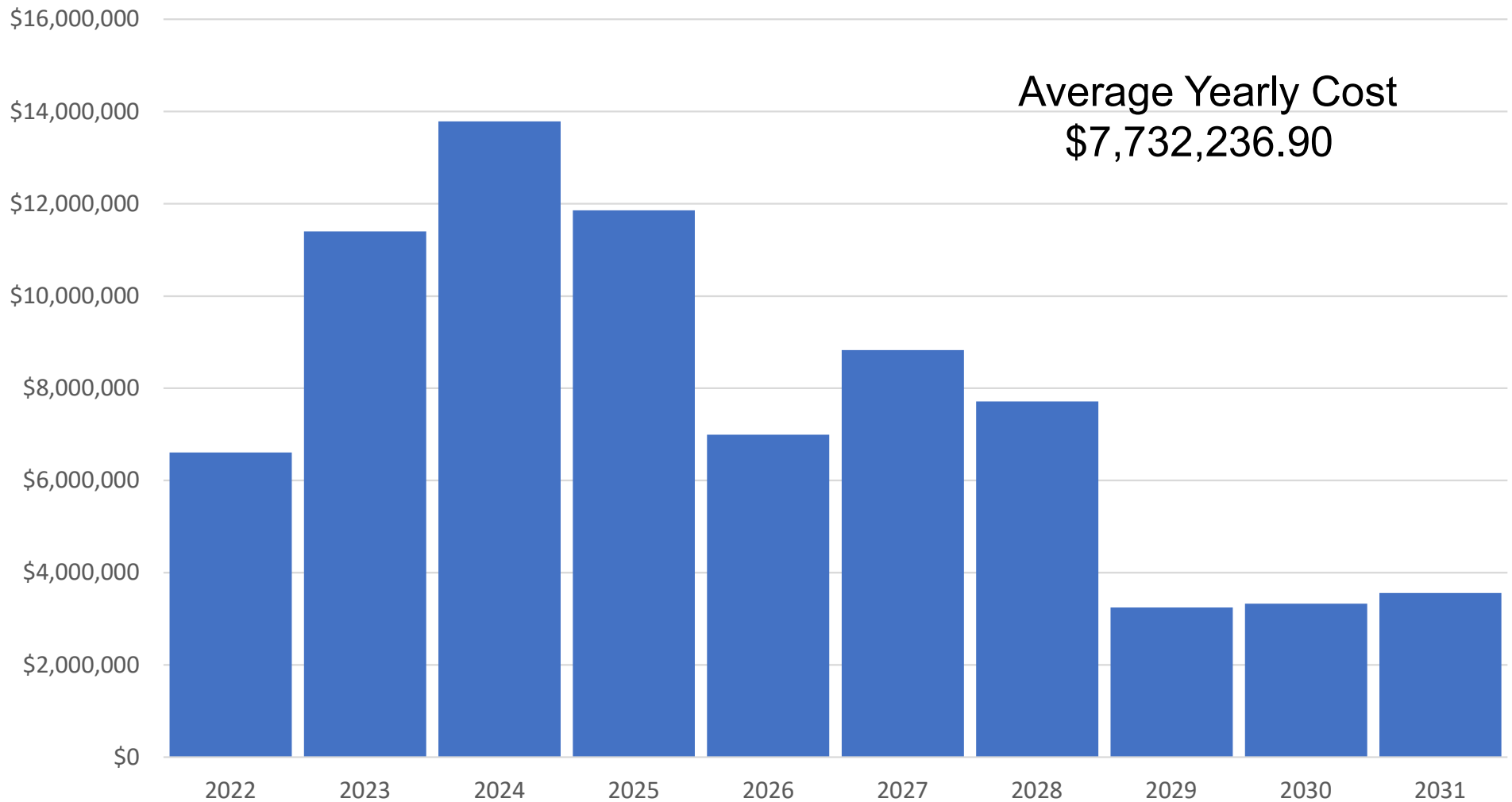




**DOWNEY & SCOTT, LLC**  
**CONSTRUCTION MANAGEMENT SERVICES**

**BREAK-DOWN BY YEAR**

Yearly Cost

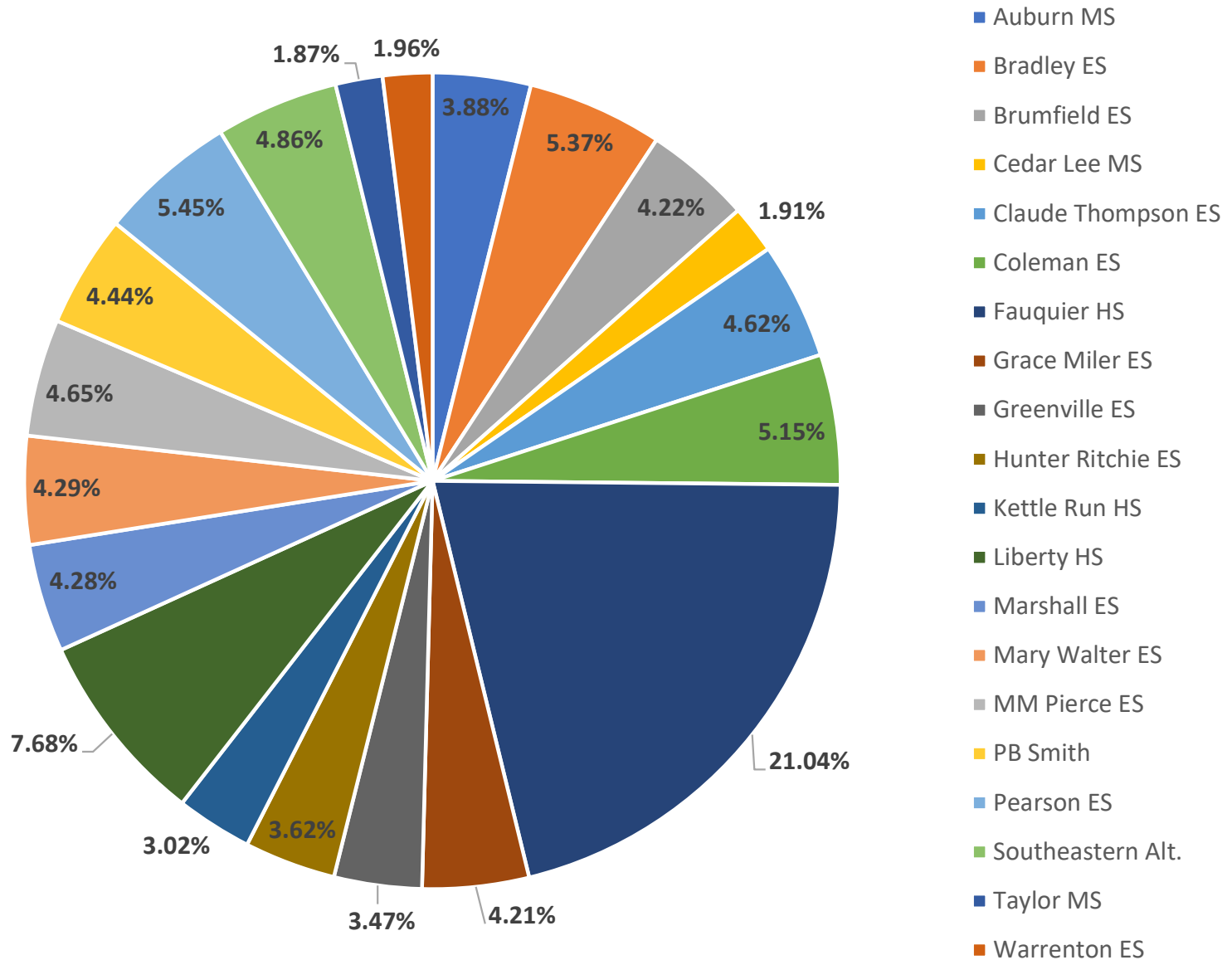




# DOWNEY & SCOTT, LLC

## CONSTRUCTION MANAGEMENT SERVICES

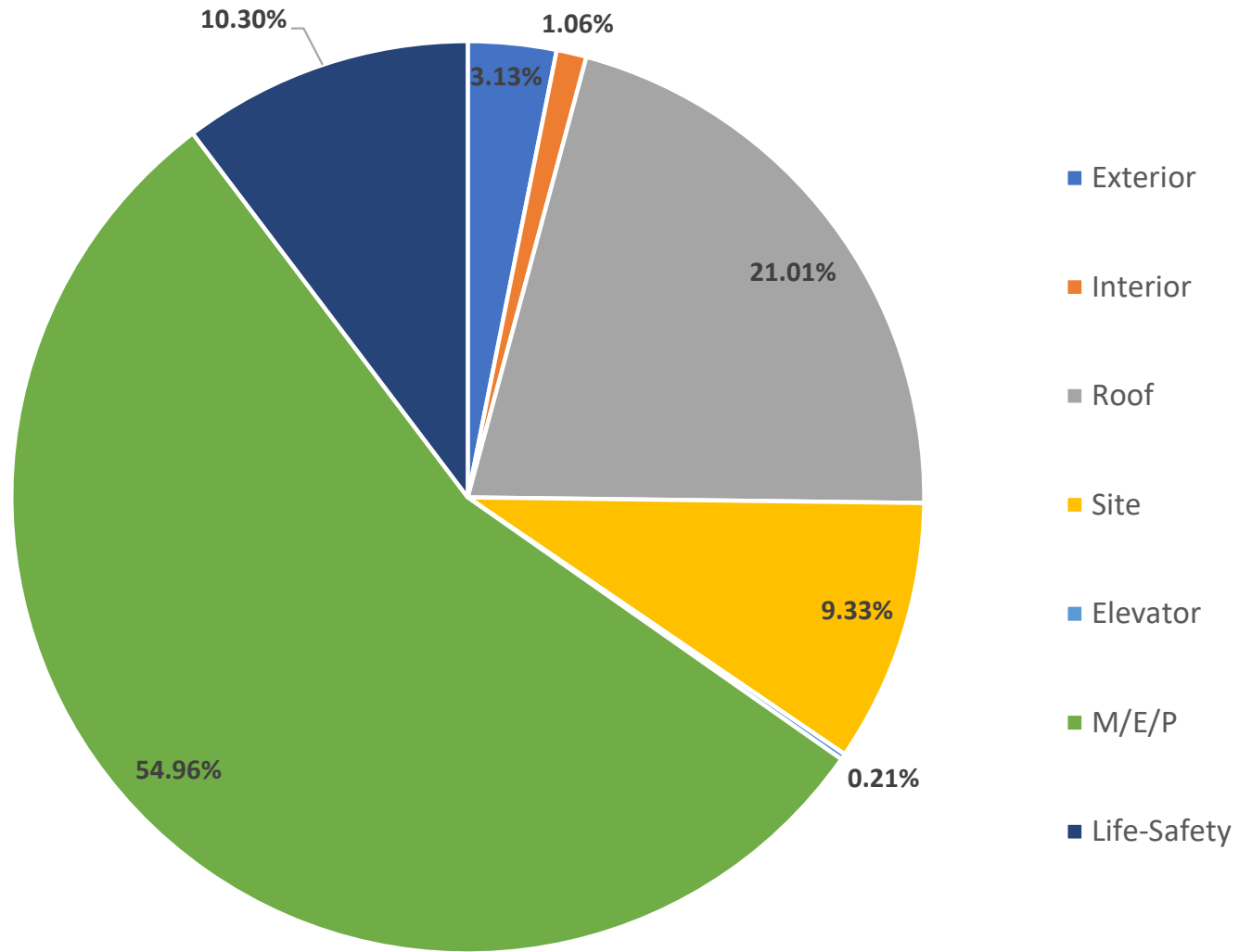
### BREAK-DOWN BY SCHOOL





**DOWNEY & SCOTT, LLC**  
**CONSTRUCTION MANAGEMENT SERVICES**

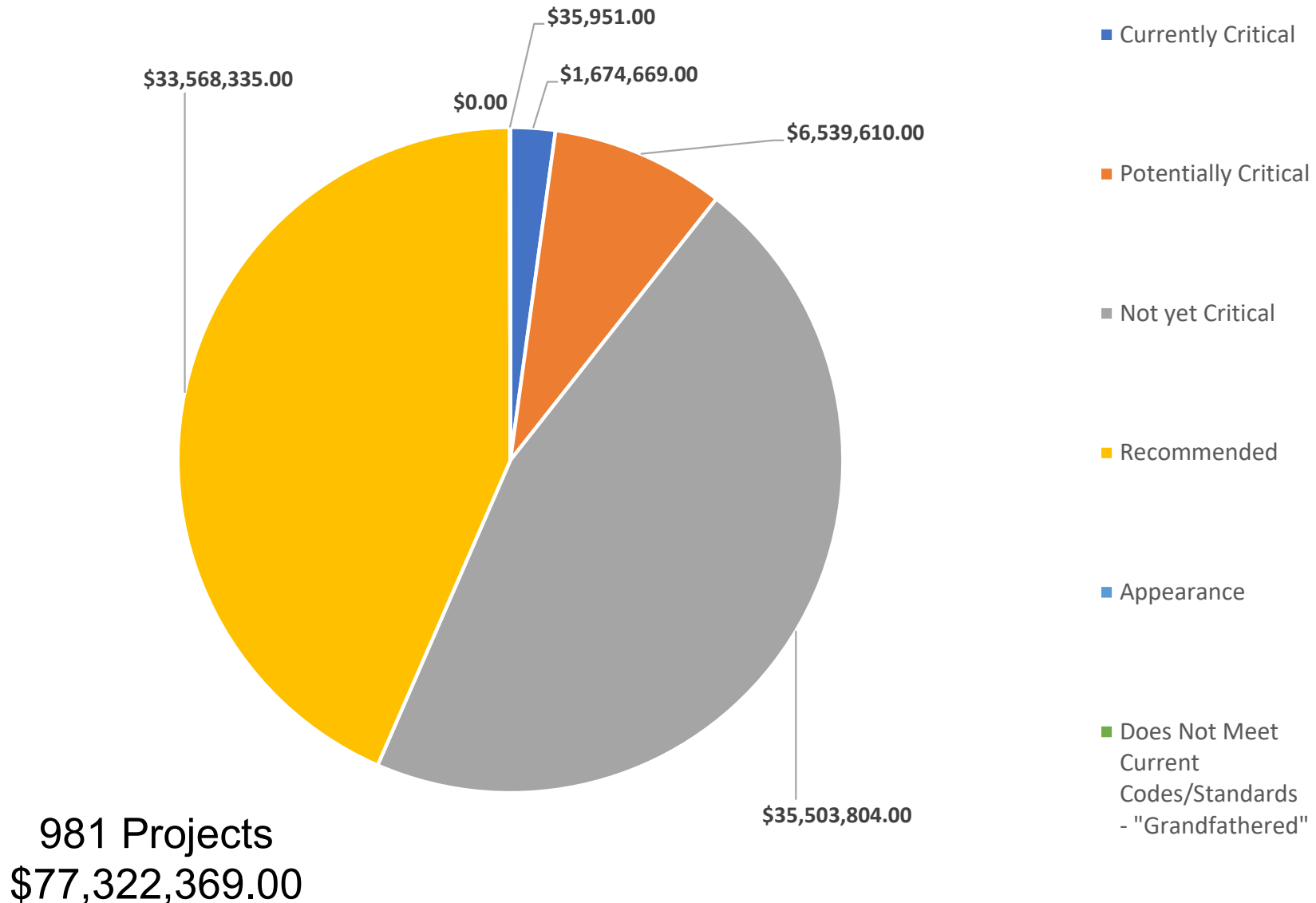
**BREAK-DOWN BY SUB-SYSTEM**





**DOWNEY & SCOTT, LLC**  
**CONSTRUCTION MANAGEMENT SERVICES**

**BREAK-DOWN BY PRIORITY**

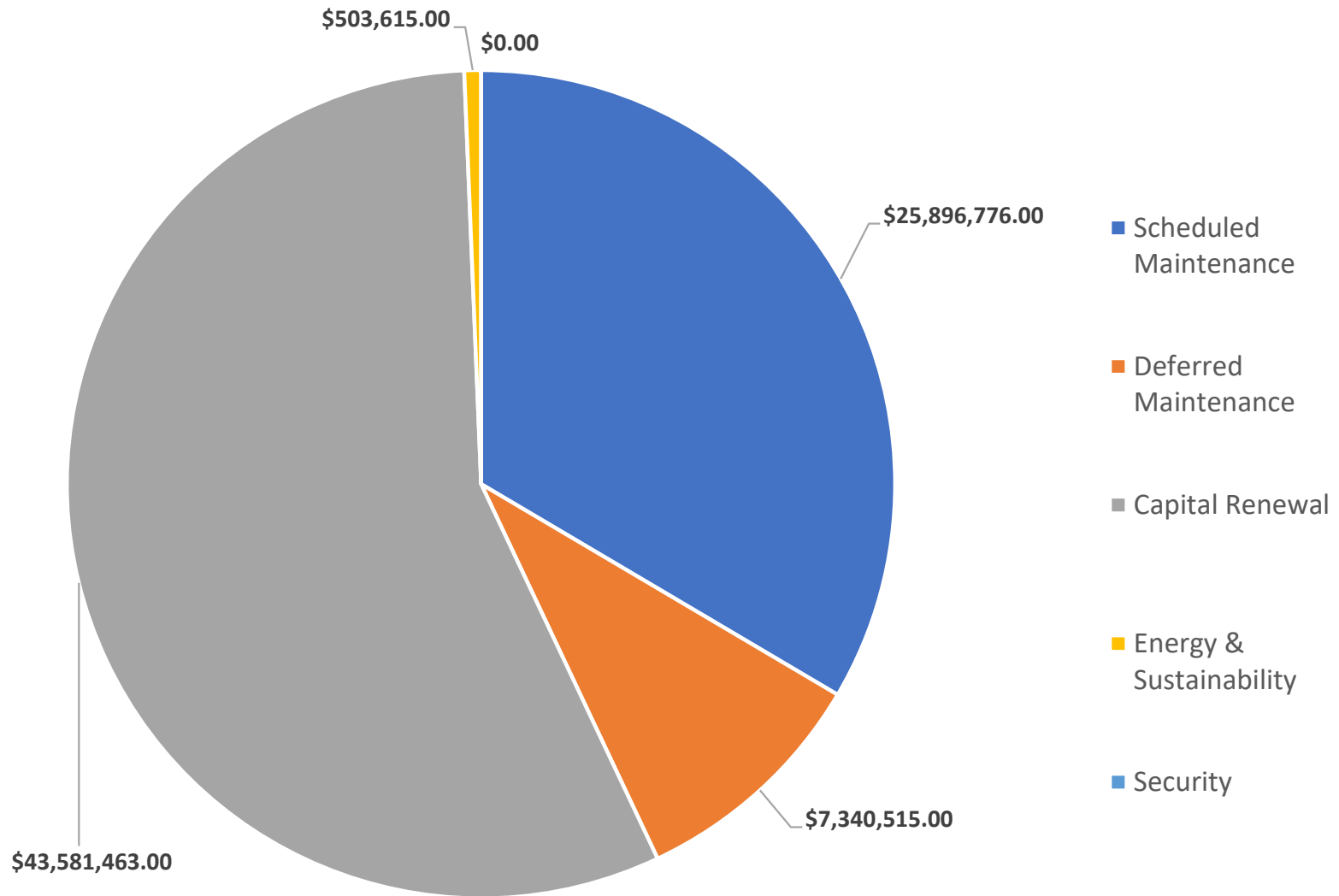






**DOWNEY & SCOTT, LLC**  
**CONSTRUCTION MANAGEMENT SERVICES**

**BREAK-DOWN BY CATEGORY**



**981 Projects**  
**\$77,322,369.00**



DOWNEY & SCOTT, LLC  
CONSTRUCTION MANAGEMENT SERVICES

A large, stylized graphic of a blue and white arrow pointing to the right, with a circular center. The word "QUESTIONS" is written in a dark blue, serif font across the center of the circle.

QUESTIONS