



# 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





## ***Project Budget Update***

- ▶ **Concept Design “Option 3” selected by ACRJ Board total project cost**  
**\$49,021,414**



- ▶ **Schematic Design Submission Estimate with updated project costs**  
**\$49,005,385**



- ▶ **4 month look ahead - next steps:**
  - ▶ **September 2024 Prequalification General Contractors start**  
90 – 120 days allowed for RFQ and GC Prequalification with the goal of having a list of Prequalified General Contractors (and their Subcontractors) not later than January 2025
  - ▶ **September 2024 Design Development Submission and Budget Update**
  - ▶ **October 2024 Formal Value Engineering and DD Submission to VDOC for approval**
  - ▶ **Late October thru November 2024 Construction Document start**
  - ▶ **December 2024 - 75% Construction Documents**

