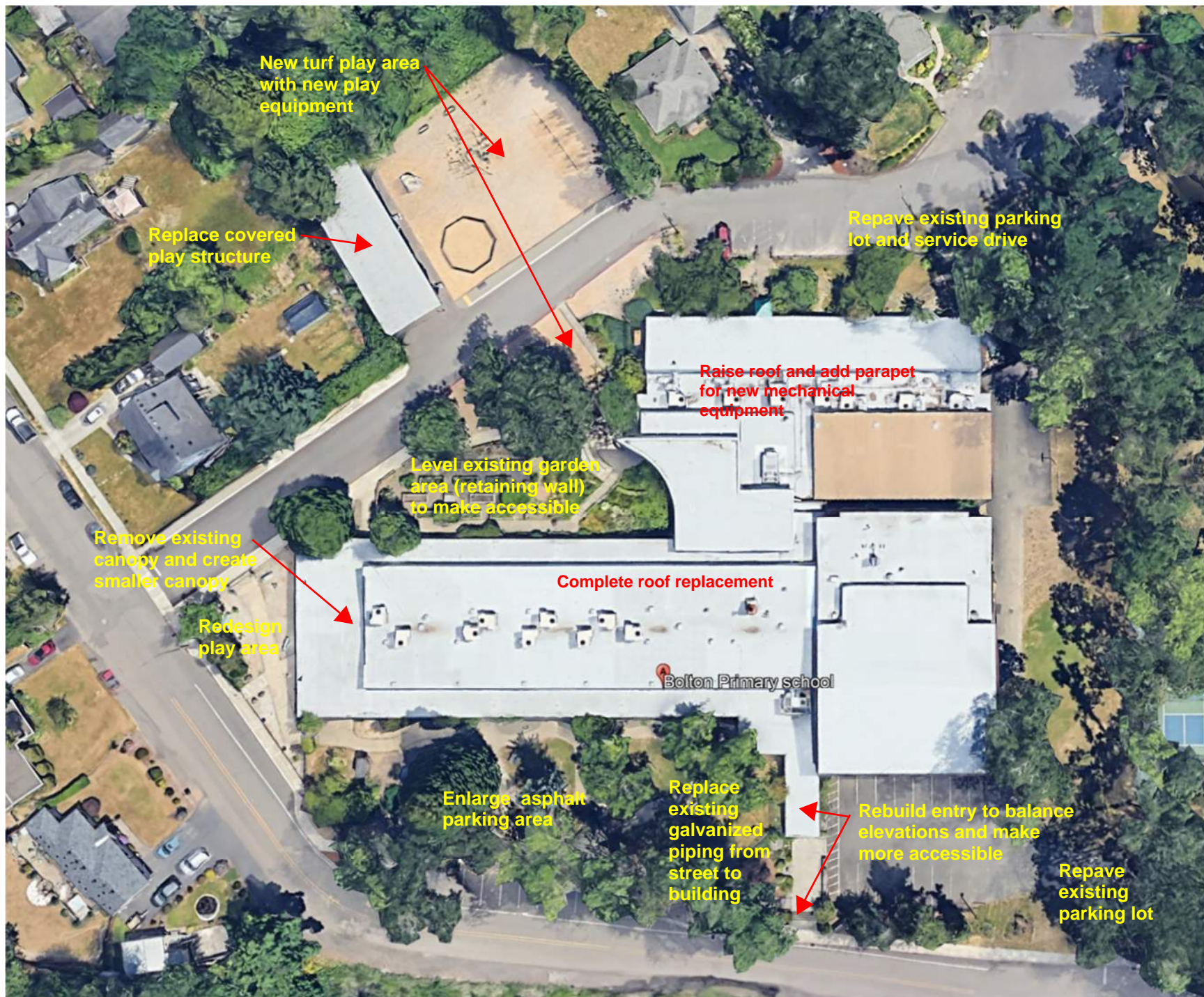


Bolton Primary School - Conceptual Master Plan

Item		Description	Estimated Cost	
Site	1	Demo and replace turf play area	\$ 260,000.00	
	2	Demo and replace playground equipment	\$ 250,000.00	
	3	Demo and replace covered play structure (2,500sf)	\$ 300,000.00	
	4	Level existing garden area	\$ 250,000.00	
	5	Rebuild entry for improved accessible access (new entry plaza)	\$ 150,000.00	
	6	Enlarge asphalt parking area	\$ 750,000.00	
	7	Repave parking lots	\$ 250,000.00	
	8	Replace existing galvanized domestic water piping from street to building	\$ 70,000.00	Site Total \$ 2,280,000.00
Exterior	9	Complete roof replacement	\$ 1,350,000.00	
	10	Remove existing canopy and create smaller canopy	\$ 150,000.00	
	11	Raise roof and add parapet for new mechanical equipment at lower level	\$ 850,000.00	
	12	Replace brick veneer with new veneer	\$ 1,120,000.00	
	13	Replace all exterior windows (w/security glazing per WLWV standard)	\$ 500,000.00	
Interior	14	New HVAC system throughout / replace undersized hydronics	\$ 2,500,000.00	
	15	Technology recable throughout	\$ 600,000.00	
	16	New lighting throughout	\$ 1,045,000.00	
	17	New fire alarm throughout	\$ 220,000.00	
	18	Create porch and associated spaces in upper level classroom wing	\$ 3,640,000.00	
	19	Complete renovation of existing toilet rooms in upper level classroom wing	\$ 273,000.00	
	20	Renovate existing corridor walls/floors finishes	\$ 351,750.00	
	21	Reconfigure upper south classrooms/corridor/stage area	\$ 1,365,000.00	
	22	Replace existing gym floor (new concrete floor with urethane finish)	\$ 1,200,000.00	
	23	Add windows to gym	\$ 45,000.00	
	24	Create porch and associated spaces in lower level classroom wing	\$ 2,835,000.00	
	25	Complete renovation of existing toilet rooms in lower level classroom wing	\$ 329,700.00	
	26	Enlarge boiler room	\$ 600,000.00	
	27	Enlarge/remodel toilet rooms next to boiler room	\$ 157,500.00	
	28	Create multipurpose room from existing art and music spaces	\$ 797,500.00	
	29	Remodel kitchen (new equipment and all new finishes)	\$ 546,000.00	
	30	Refinish makerspace	\$ 437,500.00	
	31	Acoustic separate from gym floor above staff room	\$ 81,000.00	Bldg Total \$ 20,993,950.00
Total Estimated Construction Cost 2024			\$ 23,273,950.00	
Soft Costs			\$ 5,818,487.50	25%
CMGC			\$ 5,500,000.00	\$100/sf
			\$ 34,592,437.50	
Escalation			\$ 2,767,395.00	8%
Total Estimated Project Cost (2025)			\$ 37,359,832.50	
Escalation			\$ 2,988,786.60	8%
Total Estimated Project Cost (2026)			\$ 40,348,619.10	
Escalation			\$ 3,227,889.53	8%
Total Estimated Project Cost (2027)			\$ 43,576,508.63	
Escalation			\$ 3,486,120.69	8%
Total Estimated Project Cost (2028)			\$ 47,062,629.32	

Building approx. 55,000sf



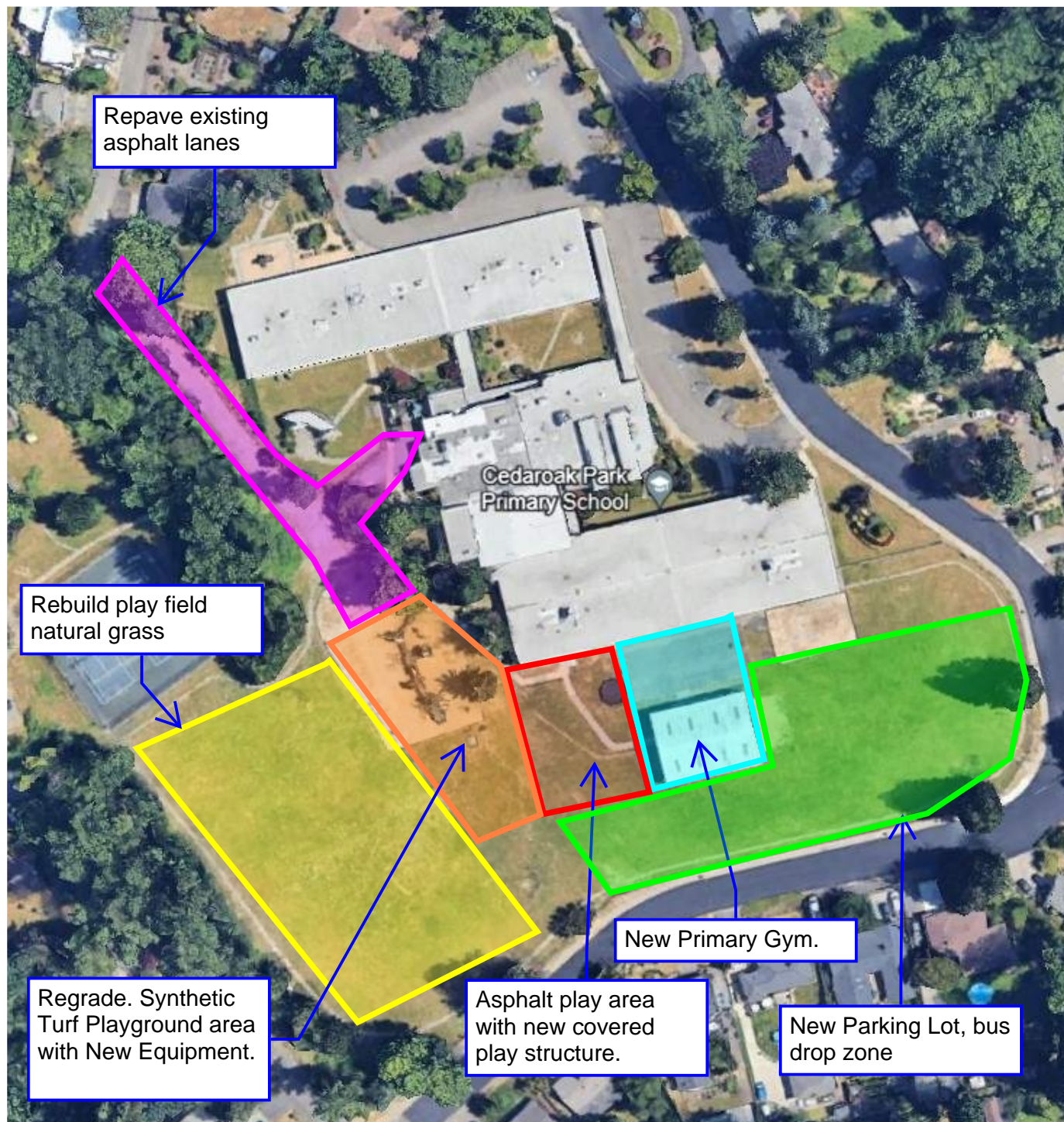
Conceptual Master Plan of Bolton Primary School Site

Cedaroak Park Primary School - Conceptual Master Plan

Item		Description	Estimated Cost	
Site	1	Repave existing asphalt lanes	\$ 500,000.00	
	2	Rebuild play field natural grass	\$ 500,000.00	
	3	Regrade and install synthetic turf playground area	\$ 300,000.00	
	4	New playground equipment	\$ 250,000.00	
	5	New covered play area with asphalt	\$ 300,000.00	
	6	New parking lot / bus drop off zone	\$ 400,000.00	
	7	Add kinder play in courtyard	\$ 250,000.00	Site Total \$ 2,500,000.00
Exterior	8	Replace exterior windows (classroom wings / office)	\$ 43,000.00	
	9	Expand windows on north side of classrooms 1 through 10	\$ 85,000.00	
	10	Repaint building exterior	\$ 50,000.00	
	11	Replace 10,000sf built-up roof	\$ 300,000.00	
Interior	12	Demo all classrooms to studs / remove ceilings	\$ 1,000,000.00	
	13	Demo remnants of all unused systems throughout building	\$ 200,000.00	
	14	New ceiling / lights / ducts / finishes in classrooms	\$ 1,200,000.00	
	15	Upgrade HVAC controls	\$ 1,000,000.00	
	16	Replace 500lf of 4" water mains in accessible tunnels under building	\$ 1,200,000.00	
	17	Replace office HVAC unit	\$ 400,000.00	
	18	Replace cafeteria HVAC unit	\$ 400,000.00	
	19	Replace all network cabling	\$ 600,000.00	
	20	Add storage room to north classroom wing	\$ 150,000.00	
	21	Enclose exterior walkway on north classroom wing	\$ 1,950,000.00	
	22	Construct new conference room, small group rooms, IDF room	\$ 600,000.00	
	23	Construct new restrooms (large ADA, staff restroom, student restrooms)	\$ 500,000.00	
	24	Enclose exterior walkway to make new interior corridor (with firewall)	\$ 350,000.00	
	25	Expand administration offices	\$ 130,000.00	
	26	Relocate and reconfigure staff room and restrooms	\$ 200,000.00	
	27	Renovate into carpeted multipurpose room	\$ 120,000.00	
	28	Create new firewall	\$ 200,000.00	
	29	Enclose exterior walkways on south wing to create interior corridors	\$ 630,000.00	
	30	Construct new restrooms	\$ 350,000.00	
	31	Enclose south wing breezeway to create corridor, small group, IDF, and storage	\$ 875,000.00	
	32	Renovate existing classroom area to create new porch (SE classrooms)	\$ 875,000.00	
	33	Renovate existing classroom area to create new porch (SW classrooms)	\$ 875,000.00	
	34	Construct new primary gym	\$ 2,250,000.00	Bldg Total \$ 16,533,000.00

Total Estimated Construction Cost 2024	\$ 19,033,000.00	
Soft Costs	\$ 4,758,250.00	25%
CMGC	\$ 4,800,000.00	\$100/sf
	\$ 28,591,250.00	
Escalation	\$ 2,287,300.00	8%
Total Estimated Project Cost (2025)	\$ 30,878,550.00	
Escalation	\$ 2,470,284.00	8%
Total Estimated Project Cost (2026)	\$ 33,348,834.00	
Escalation	\$ 2,667,906.72	8%
Total Estimated Project Cost (2027)	\$ 36,016,740.72	
Escalation	\$ 2,881,339.26	8%
Total Estimated Project Cost (2028)	\$ 38,898,079.98	

Building approx. 48,000sf

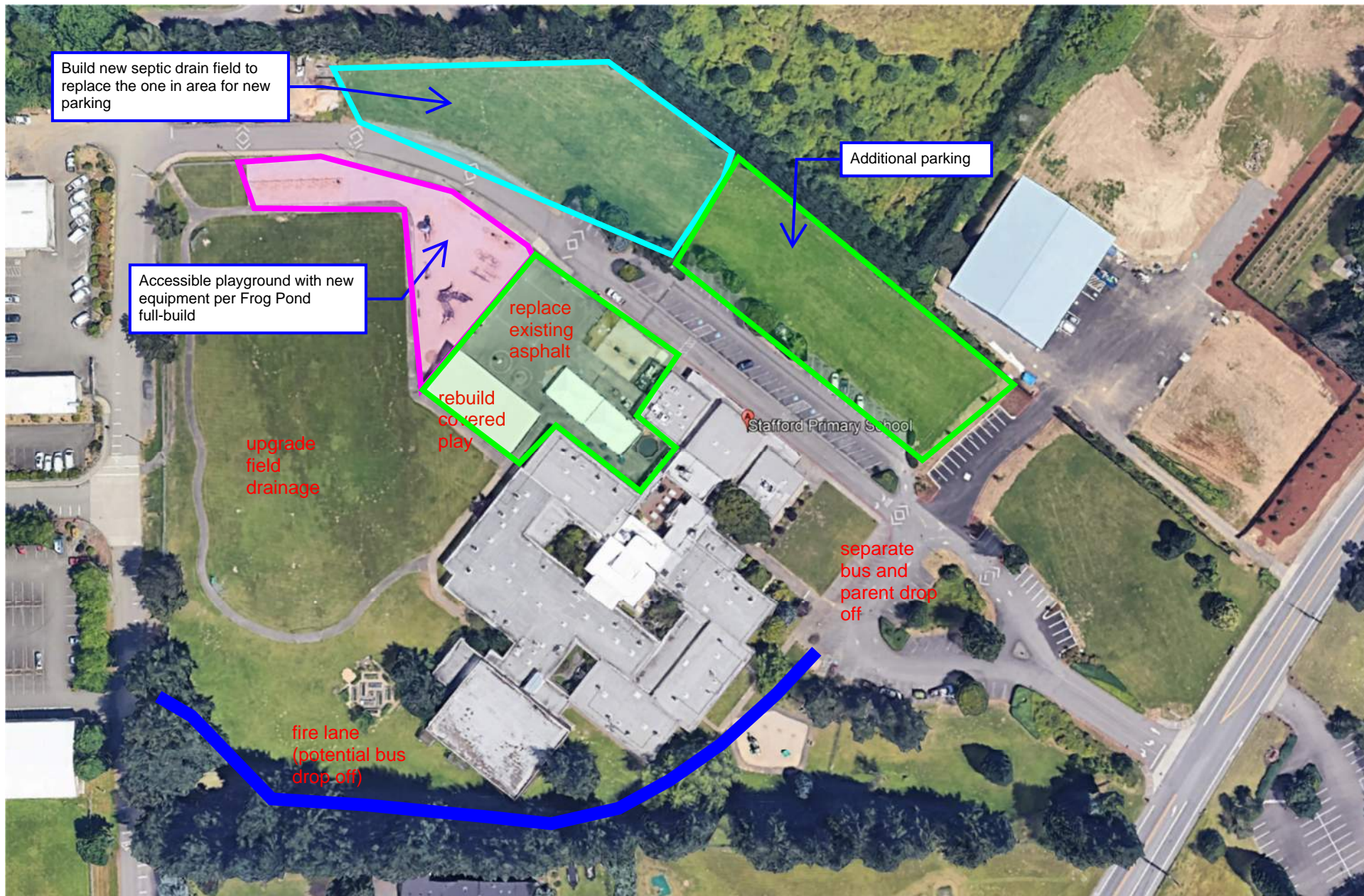


Conceptual Master Plan of CedarOak Park Primary School Site

Stafford Primary School - Conceptual Master Plan

	Item	Description	Estimated Cost	
Site	1	Construct new septic drain field	\$ 500,000.00	
	2	Add parking area	\$ 900,000.00	
	3	Renovate existing playground for accessibility / new playground equipment	\$ 500,000.00	
	4	Replace asphalt between building and playground	\$ 250,000.00	
	5	Rebuild covered play structure	\$ 300,000.00	
	6	Upgrade play field drainage	\$ 500,000.00	
	7	Separate bus and parent drop off / create fire lane on south side of building	\$ 1,000,000.00	Site Total \$ 3,950,000.00
Ext.	8	Replace 30,000sf roof	\$ 900,000.00	
	9	Replace exterior windows with security glazing per District standard	\$ 80,000.00	
	10	Repaint exterior walls (10,000sf)	\$ 50,000.00	
Interior	11	Replace fire alarm system	\$ 295,000.00	
	12	Replace fire pump system	\$ 350,000.00	
	13	Multipurpose Room: Replace all finishes, acoustics, sound system, add windows	\$ 350,000.00	
	14	Construct new conference and support office space	\$ 240,000.00	
	15	Enlarge existing corridor	\$ 450,000.00	
	16	Enclose existing courtyard / renovate/remodel reception, offices, health room	\$ 2,100,000.00	
	17	Expand MDF/IT storage	\$ 60,000.00	
	18	Demo existing classrooms to create 3 new per west side layout (NW)	\$ 1,800,000.00	
	19	Demo existing classrooms to create 3 new per west side layout (NE)	\$ 1,800,000.00	
	20	Demo existing classrooms to create 3 new per west side layout (SE)	\$ 1,800,000.00	
	21	Renovate (e) interior areas to create porches, restrooms, and small groups (west)	\$ 2,700,000.00	
	22	Renovate (e) interior areas to create porches, restrooms, and small groups (east)	\$ 2,700,000.00	
	23	Update existing classrooms to remain with new finishes/casework	\$ 250,000.00	
	24	Renovate existing toilet rooms	\$ 180,000.00	
	25	Enclose existing courtyard to create new staff room and storage	\$ 550,000.00	
	26	Construct new firewalls	\$ 500,000.00	
	27	Demo existing restrooms to construct storage, office, and restroom	\$ 337,500.00	Bldg Total \$ 17,492,500.00
Total Estimated Construction Cost 2024			\$ 21,442,500.00	
Soft Costs			\$ 5,360,625.00	25%
CMGC			\$ 7,354,900.00	\$100/sf
			\$ 34,158,025.00	
Escalation			\$ 2,732,642.00	8%
Total Estimated Project Cost (2025)			\$ 36,890,667.00	
Escalation			\$ 2,951,253.36	8%
Total Estimated Project Cost (2026)			\$ 39,841,920.36	
Escalation			\$ 3,187,353.63	8%
Total Estimated Project Cost (2027)			\$ 43,029,273.99	
Escalation			\$ 3,442,341.92	8%
Total Estimated Project Cost (2028)			\$ 46,471,615.91	

Building approx. 73,549sf



Conceptual Master Plan of Stafford Primary School Site