

**Guilford County Schools**  
**2007 Bond Planning Worksheet - March 1, 2007**

Priority 3/1/07	Project	Estimated Budget	New Seats	General Scope
1	Jamestown MS	\$ 28,111,850	1,112	To replace funding for new school included in \$300M Bond
2	Ragsdale HS*	\$ 28,009,495	0	Combine exist. Jamestown MS with Ragsdale including Autistic facility
3	Special Ed West	\$ 7,018,515	70	Additional funding to be added to current funding of \$9,455,625
4	Southeast HS	\$ 27,919,306	360	Classrooms, Media Center & Gym
5	Summerfield ES	\$ 15,044,331	277	Classrooms, Media and Dining expansion
6	Southwest HS	\$ 26,057,553	560	Classrooms, Media Center & Gym
7	Southeast Area ES	\$ 27,936,616	748	New school in Southeast area including cost of site and Autism wing
8	Alamance ES	\$ 17,014,278	-126	Addition, demolition and renovations to convert to 700 student K-5
9	Allen MS	\$ 7,626,513	166	Classrooms and auxiliary gym
10	Northwest MS	\$ 3,322,875	25	Auxiliary gym
11	Southeast MS	\$ 9,616,825	25	Auxiliary gym, media & dining expansion
12	Dudley HS (athletics)	\$ 3,000,000	0	Funding to improve athletic facilities
13	Mobile Classrooms	\$ 2,000,000	0	Relocation costs for mobile classrooms at construction projects
14	Grimsley HS	\$ 9,846,319	100	Cafeteria addition, renovations to main gym and Jameson Stadium
15	Small ES (North GSO)	\$ 19,160,000	532	New 532 student school to help Jesse Wharton and Brightwood areas
16	Simeon Stadium	\$ 2,000,000	0	Funding to improve athletic facilities
17	Allen Jay MS	\$ 11,201,423	0	Renovation of existing facility for additional MS seats or other use
18	NWHS (athletics)	\$ 2,000,000	0	Funding to improve athletic facilities
19	Video Surveillance	\$ 2,000,000	0	Systemwide improvements
20	Tracks	\$ 2,000,000	0	Systemwide improvements
21	Dudley HS	\$ 11,722,503	300	Renovation and addition to English building for academy
22	Airport HS	\$ 66,337,000	1,200	New school in airport area including cost of site
23	Airport MS	\$ 40,899,266	878	New school in airport area including cost of site and Autism wing
24	Page HS (athletics)	\$ 2,000,000	0	Funding to improve athletic facilities
25	McIver Performing Arts	\$ 14,025,596	0	Renovations for conversion to High School Performing Arts facility
26	HVAC	\$ 7,000,000	0	Systemwide improvements
27	Tennis Courts	\$ 1,000,000	0	Systemwide improvements
28	Craven Pre-K & Autistic	\$ 13,828,168	100	Renovation and small addition to house Pre-K and Autistic program
29	Hunter ES	\$ 17,089,106	254	Renovations and addition to replace mobile classrooms
30	Technology	\$ 4,000,000	0	Systemwide improvements
31	Fire Alarm/Sprinkler	\$ 5,000,000	0	Systemwide improvements
32	HP Central	\$ 4,469,457	0	Upgrade lighting & technology and renovations to gym
33	McLeansville ES	\$ 3,443,500	126	Addition of 6 classrooms

**Total** **\$ 441,700,495**

**With Inflation** **\$ 512,372,574**

Estimated at average of 16% - will need to adjust for individual projects

\*Ragsdale would gain 610 seats from the existing Jamestown Middle School. This is not a net gain of new seats.

**Projects Removed from List**

Brooks HS Academy	\$ 9,610,884	0	Renovations to convert facility to high school academy
Small Academy HS	\$ 20,000,000	300	High school academy for approx. 300 students
Land Banking	\$ 3,000,000	0	Funds to purchase future school sites
Guilford MS	\$ 200,000	0	Demolition of elementary classroom wing and landscaping of area

**New Middle School Worksheet**

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**Area Location:** **Jamestown Middle School (On Existing New Site)**

Proposed Classroom Capacity 1112  
Proposed Core Capacity 1200  
Proposed Site Acres 35

**Construction**

			<b>Cost Estimate</b>
Building Construction	145,000	s.f. x \$135 per s.f. =	\$ 19,575,000
Site Development	35	acres x \$100,000 per acre =	\$ 3,500,000
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$0		\$ -
Other Costs	\$750,000	Public Road Improvements	\$ 750,000
<b>Total Estimated Construction Costs</b>			<b>\$ 23,825,000</b>
Contingency ( 5% of Construction Costs )			\$ 1,191,250
Design and Management Fees ( Already Funded )			\$ -
Soft Costs, Testing, Surveys, Printing, etc. ( Already Funded )			\$ -
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ 25,016,250</b>

**Furnishings/Equipment**

Furnishings and Equipment ( 6% of Construction Costs )	\$ 1,429,500
Media Center Shelving and Furniture	\$ 130,000
Media Center Books and Reference Materials ( \$300 per student )	\$ 333,600
Technology Equipment ( \$550,000 + \$4.50 per sq. ft. )	\$ 1,202,500
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 3,095,600</b>

**Land Purchase**

Site Already Purchased  acres x \$0 per acre =

<b>TOTAL CURRENT COST</b>		<b>\$ 28,111,850</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="16"/> months @ 0.75% per month =	<input type="text" value="\$ 3,230,472"/>
Anticipated Bid Date January-08	Estimate Date September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 31,342,322</b>

Area (sq. ft.) per student (classroom capacity) 130  
Construction Cost per sq. ft. (Building & Site Development) \$159  
Inflated Const. Cost per sq. ft. (Building & Site Development) \$178

<b>High School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Ragsdale High School (including autism facility)**

Existing Building(s) Sq. Ft.	283,772	Proposed Classroom Capacity	1800
New Sq. Ft.	68,500	Current Classroom Capacity	1240
Demolition Sq. Ft.	50,870	New Seats Gained	560
Proposed Total Sq. Ft.	301,402	Proposed Core Capacity	1800
Current Mobile Classrooms	18	Current Site Acres	44
06-07 10th Day Enrollment	1522	Proposed Site Acres	0

NOTE: Seats gained are exist. Jamestown MS seats

**New Construction**

			<b>Cost Estimate</b>
Building Construction	68,500	s.f. x \$145 per s.f. =	\$ 9,932,500
Site Development	15	acres x \$100,000 per acre =	\$ 1,500,000
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$178,045		\$ 178,045
Other Costs	\$750,000	Public Road Improvements	\$ 750,000
<b>Total Estimated Construction Costs</b>			<b>\$ 12,360,545</b>
Contingency ( 5% of Construction Costs )			\$ 618,027
Design and Management Fees ( 10% of Const. Costs )			\$ 1,236,055
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )			\$ 1,236,055
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ 15,450,681</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 1,236,055
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ 140,000
Technology Equipment (\$600,000 + \$5.00 per sq. ft.)	\$ 942,500
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 2,318,555</b>

**Land Purchase**

Additional Site Area		acres x	\$0 per acre =	\$ -
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**TOTAL NEW CONSTRUCTION COST (Current \$)** \$ 17,769,236

**Renovations to Existing Facility**

<b>Site Improvements</b>	Included in New Const. Costs	<b>Cost Estimate</b>
Parking & Drives		\$ -
Sidewalks & ADA Upgrades		\$ -
Grading & Drainage		\$ -
Landscaping		\$ -
Sewer System		\$ -
Water System		\$ -
Walkway Canopy		\$ -
Athletic Facilities		\$ -
Other Site Work		\$ -

<b>General Construction Renovations</b>			
Major Renovations		s.f. x \$0	per s.f. = \$ -
Moderate Renovations		s.f. x \$40	per s.f. = \$ -
Minor Renovations	90,000	s.f. x \$25	per s.f. = \$ 2,250,000
Other Needs			\$ -

<b>Plumbing, HVAC &amp; Electrical</b>			
Plumbing	90,000	s.f. x \$3	per s.f. = \$ 270,000
Heating & Air Conditioning	90,000	s.f. x \$18	per s.f. = \$ 1,620,000
Electrical Service	90,000	s.f. x \$10	per s.f. = \$ 900,000
Technology Wiring	90,000	s.f. x \$10	per s.f. = \$ 900,000
Other Mechanical Needs			\$ -

<b>Building Code &amp; Life Safety</b>		
Fire Protection	150,000	\$ 150,000
ADA Accessibility	180,000	\$ 180,000
Upfit for Daycare Standards		\$ -
Other Code & Safety Needs	150,000	\$ 150,000

<b>Miscellaneous Renovations</b>		
Other Renovations 1.		describe \$ -
Other Renovations 2.		describe \$ -
Other Renovations 3.		describe \$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 6,420,000</b>
Contingency (8% of Renovation Costs)	\$ 513,600
Design & Management Fees (13% Of Renovation Costs)	\$ 834,600
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ 642,000
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 8,410,200</b>

### **Furnishings/Equipment for Renovated Areas**

Furnishings and Equipment	\$ 642,000
Media Center Shelving and Furniture	\$ 140,000
Media Center Books for Increased Capacity ( \$300 per student )	\$ -
Technology Equipment (\$4.50 per existing sq. ft.)	\$ 1,048,059
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,830,059</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 10,240,259**

## Summary of Costs

**School: Ragsdale High School (including autism facility)**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>		<b>\$ 28,009,495</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="28"/> months @ 0.75% per month =	<b>\$ 4,815,123</b>
Anticipated Bid Date	January-09	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 32,824,618</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$167
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$202

**Special School Worksheet**

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**Area Location: Special Education Center West**

Proposed Classroom Capacity 70  
Proposed Core Capacity 70  
Proposed Site Acres 15

**Construction**

			<b>Cost Estimate</b>
Building Construction	61,320	s.f. x \$150 per s.f. =	\$ 9,198,000
Site Development	10	acres x \$100,000 per acre =	\$ 1,000,000
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$0		\$ -
Other Costs	\$500,000	Public Road Improvements	\$ 500,000
<b>Total Estimated Construction Costs</b>			<b>\$ 10,698,000</b>
Contingency ( 5% of Construction Costs )			\$ 534,900
Design and Management Fees ( 10% of Const. Costs )			\$ 1,069,800
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )			\$ 1,069,800
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ 13,372,500</b>

**Furnishings/Equipment**

Furnishings and Equipment ( 15% of Construction Costs )	\$ 1,604,700
Media Center Shelving and Furniture	\$ 50,000
Media Center Books and Reference Materials ( \$300 per student )	\$ 21,000
Technology Equipment ( \$550,000 + \$4.50 per sq. ft.)	\$ 825,940
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 2,501,640</b>

**Land Purchase**

15	acres x \$40,000 per acre =	\$ 600,000
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		<b>TOTAL CURRENT COST</b>	<b>\$ 16,474,140</b>
<b>Inflation (Const. &amp; Equip.)</b>	19	months @ 0.75% per month =	\$ 1,880,949
Anticipated Bid Date	April-08		
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>	<b>\$ 18,355,089</b>

Area (sq. ft.) per student (classroom capacity)	876
Construction Cost per sq. ft. (Building & Site Development)	\$166
Inflated Const. Cost per sq. ft. (Building & Site Development)	\$190

<b>High School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Southeast High School**

Existing Building(s) Sq. Ft.	147,143	Proposed Classroom Capacity	1400
New Sq. Ft.	97,245	Current Classroom Capacity	1040
Demolition Sq. Ft.	0	New Seats Gained	360
Proposed Total Sq. Ft.	244,388	Proposed Core Capacity	1600
Current Mobile Classrooms	10	Current Site Acres	57
06-07 10th Day Enrollment	1340	Proposed Site Acres	57

**New Construction**

			<b>Cost Estimate</b>
Building Construction	90,495	s.f. x \$145 per s.f. =	\$ 13,121,775
Site Development	12	acres x \$100,000 per acre =	\$ 1,200,000
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$0		\$ -
Other Costs	\$750,000	Public Road Improvements	\$ 750,000
<b>Total Estimated Construction Costs</b>			<b>\$ 15,071,775</b>
Contingency ( 5% of Construction Costs )			\$ 753,589
Design and Management Fees ( 10% of Const. Costs )			\$ 1,507,178
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )			\$ 1,507,178
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ 18,839,719</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 1,507,178
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ 140,000
Technology Equipment (\$600,000 + \$5.00 per sq. ft.)	\$ 1,052,475
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 2,699,653</b>

**Land Purchase**

Additional Site Area		acres x	\$0 per acre =	\$ -
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**TOTAL NEW CONSTRUCTION COST (Current \$)** \$ 21,539,371

## Renovations to Existing Facility

### Site Improvements

				<b>Cost Estimate</b>
Parking & Drives				\$ -
Sidewalks & ADA Upgrades				\$ -
Grading & Drainage				\$ -
Landscaping				\$ -
Sewer System				\$ -
Water System				\$ -
Walkway Canopy				\$ -
Athletic Facilities				\$ -
Other Site Work				\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations		s.f. x	\$0	per s.f. =	\$ -
Minor Renovations	147,143	s.f. x	\$25	per s.f. =	\$ 3,678,575
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing		s.f. x	\$0	per s.f. =	\$ -
Heating & Air Conditioning		s.f. x	\$0	per s.f. =	\$ -
Electrical Service		s.f. x	\$0	per s.f. =	\$ -
Technology Wiring		s.f. x	\$0	per s.f. =	\$ -
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	150,000				\$ 150,000
ADA Accessibility					\$ -
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs	150,000				\$ 150,000

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>					<b>\$ 3,978,575</b>
Contingency (8% of Renovation Costs)					\$ 318,286
Design & Management Fees (13% Of Renovation Costs)					\$ 517,215
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )					\$ 397,858
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>					<b>\$ 5,211,933</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment					\$ 397,858
Media Center Shelving and Furniture					\$ -
Media Center Books for Increased Capacity ( \$300 per student )					\$ 108,000
Technology Equipment (\$4.50 per existing sq. ft.)					\$ 662,144
Other Equipment					\$ -
<b>Total Furnishings and Equipment</b>					<b>\$ 1,168,001</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 6,379,934**

## Summary of Costs

**School: Southeast High School**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>	<b>\$ 27,919,306</b>
<b>Inflation (Const. &amp; Equip.)</b> <input type="text" value="27"/> months @ 0.75% per month =	<b>\$ 4,640,896</b>
Anticipated Bid Date December-08	
Estimate Date September-06	<b>TOTAL WITH INFLATION \$ 32,560,201</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$158
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$190

<b>Elementary School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Summerfield Elementary School**

Existing Building(s) Sq. Ft.	52,127	Proposed Classroom Capacity	700
New Sq. Ft.	45,939	Current Classroom Capacity	423
Demolition Sq. Ft.	0	New Seats Gained	277
Proposed Total Sq. Ft.	98,066	Proposed Core Capacity	800
Current Mobile Classrooms	14	Current Site Acres	26.639
06-07 10th Day Enrollment	752	Proposed Site Acres	26.639

**New Construction**

				<b>Cost Estimate</b>
Building Construction	45,939	s.f. x	\$140 per s.f. =	\$ 6,431,460
Site Development	15	acres x	\$90,000 per acre =	\$ 1,350,000
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$300,000	Public Road Improvements		\$ 300,000
<b>Total Estimated Construction Costs</b>				<b>\$ 8,081,460</b>
Contingency ( 5% of Construction Costs )				\$ 404,073
Design and Management Fees ( 10% of Const. Costs )				\$ 808,146
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ 808,146
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ 10,101,825</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 808,146
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ 110,000
Media Center Books and Reference Materials ( \$300 per student )	\$ 210,000
Technology Equipment ( \$350,000 + \$4.50 per sq. ft. )	\$ 556,726
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,684,872</b>

**Land Purchase**

Additional Site Area	<input type="text"/>	acres x	\$0 per acre =	<input type="text"/>
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**TOTAL NEW CONSTRUCTION COST (Current \$)**

## Renovations to Existing Facility

### Site Improvements

				<b>Cost Estimate</b>
Parking & Drives				\$ -
Sidewalks & ADA Upgrades				\$ -
Grading & Drainage				\$ -
Landscaping				\$ -
Sewer System				\$ -
Water System				\$ -
Walkway Canopy				\$ -
Athletic Facilities				\$ -
Other Site Work				\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations	52,127	s.f. x	\$40	per s.f. =	\$ 2,085,080
Minor Renovations		s.f. x	\$0	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing		s.f. x	\$0	per s.f. =	\$ -
Heating & Air Conditioning		s.f. x	\$0	per s.f. =	\$ -
Electrical Service		s.f. x	\$0	per s.f. =	\$ -
Technology Wiring		s.f. x	\$0	per s.f. =	\$ -
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection					\$ -
ADA Accessibility					\$ -
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs					\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 2,085,080</b>
Contingency (8% of Renovation Costs)	\$ 166,806
Design & Management Fees (13% Of Renovation Costs)	\$ 271,060
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ 208,508
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 2,731,455</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ 208,508
Media Center Shelving and Furniture	\$ -
Media Center Books for Increased Capacity ( \$300 per student )	\$ 83,100
Technology Equipment (\$4.50 per existing sq. ft.)	\$ 234,572
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 526,180</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 3,257,634**

## Summary of Costs

**School: Summerfield Elementary School**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>		<b>\$ 15,044,331</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="27"/> months @ 0.75% per month =	<b>\$ 2,506,462</b>
Anticipated Bid Date	December-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 17,550,793</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$169
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$204

<b>High School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Southwest High School**

Existing Building(s) Sq. Ft.	176,046	Proposed Classroom Capacity	1600
New Sq. Ft.	97,795	Current Classroom Capacity	1040
Demolition Sq. Ft.	0	New Seats Gained	560
Proposed Total Sq. Ft.	273,841	Proposed Core Capacity	1600
Current Mobile Classrooms	20	Current Site Acres	62.556
06-07 10th Day Enrollment	1408	Proposed Site Acres	62.556

**New Construction**

			<b>Cost Estimate</b>
Building Construction	97,795	s.f. x \$145 per s.f. =	\$ 14,180,275
Site Development	20	acres x \$100,000 per acre =	\$ 2,000,000
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$0		\$ -
Other Costs	\$1,500,000	Athletic Facilities	\$ 1,500,000
<b>Total Estimated Construction Costs</b>			<b>\$ 17,680,275</b>
Contingency ( 5% of Construction Costs )			\$ 884,014
Design and Management Fees ( 10% of Const. Costs )			\$ 1,768,028
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )			\$ 1,768,028
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ 22,100,344</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 1,768,028
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ 140,000
Technology Equipment (\$600,000 + \$5.00 per sq. ft.)	\$ 1,088,975
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 2,997,003</b>

**Land Purchase**

Additional Site Area		acres x	\$0 per acre =	\$ -
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**TOTAL NEW CONSTRUCTION COST (Current \$)** \$ 25,097,346

## Renovations to Existing Facility

### Site Improvements

					Cost Estimate
Parking & Drives					\$ -
Sidewalks & ADA Upgrades					\$ -
Grading & Drainage					\$ -
Landscaping					\$ -
Sewer System					\$ -
Water System					\$ -
Walkway Canopy					\$ -
Athletic Facilities					\$ -
Other Site Work					\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations		s.f. x	\$0	per s.f. =	\$ -
Minor Renovations	0	s.f. x	\$25	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing		s.f. x	\$0	per s.f. =	\$ -
Heating & Air Conditioning		s.f. x	\$0	per s.f. =	\$ -
Electrical Service		s.f. x	\$0	per s.f. =	\$ -
Technology Wiring		s.f. x	\$0	per s.f. =	\$ -
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection					\$ -
ADA Accessibility					\$ -
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs					\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	\$ -
Contingency (8% of Renovation Costs)	\$ -
Design & Management Fees (13% Of Renovation Costs)	\$ -
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ -
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ -</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ -
Media Center Shelving and Furniture	\$ -
Media Center Books for Increased Capacity ( \$300 per student )	\$ 168,000
Technology Equipment (\$4.50 per existing sq. ft.)	\$ 792,207
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 960,207</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 960,207**

## Summary of Costs

**School: Southwest High School**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>	<b>\$ 26,057,553</b>
<b>Inflation (Const. &amp; Equip.)</b> <input type="text" value="27"/> months @ 0.75% per month =	<b>\$ 4,381,591</b>
Anticipated Bid Date December-08	
Estimate Date September-06	<b>TOTAL WITH INFLATION \$ 30,439,144</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$165
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$199

## New Elementary School Worksheet

### Capital Improvement Program Preliminary Budget Study 2007 Bond Program Planning



**Area Location:** **SE Area Elementary with Autism Wing**

Proposed Classroom Capacity	700
Proposed Core Capacity	800
Proposed Site Acres	25

#### Construction

				<b>Cost Estimate</b>
Building Construction	90,000	s.f. x	\$130 per s.f. =	\$ 11,700,000
Site Development	25	acres x	\$90,000 per acre =	\$ 2,250,000
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$350,000		Public Road Improvements	\$ 350,000
<b>Total Estimated Construction Costs</b>				<b>\$ 14,300,000</b>
Contingency ( 5% of Construction Costs )				\$ 715,000
Design and Management Fees ( 10% of Const. Costs )				\$ 1,430,000
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ 1,430,000
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ 17,875,000</b>
<b>Special Needs Autism Wing</b>				<b>\$ 7,128,616</b>
<b>Total with Autism Wing</b>				<b>\$ 25,003,616</b>

#### Furnishings/Equipment

Furnishings and Equipment ( 6% of Construction Costs )	\$ 858,000
Media Center Shelving and Furniture	\$ 110,000
Media Center Books and Reference Materials ( \$300 per student )	\$ 210,000
Technology Equipment ( \$350,000 + \$4.50 per sq. ft. )	\$ 755,000
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,933,000</b>

#### Land Purchase

New Site Area	25	acres x	\$40,000 per acre =	\$ 1,000,000
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<b>TOTAL CURRENT COST</b>				<b>\$ 27,936,616</b>
<b>Inflation (Const. &amp; Equip.)</b>	27	months @	0.75% per month =	\$ 3,287,183
Anticipated Bid Date	December-08			
Estimate Date	September-06			
<b>TOTAL WITH INFLATION</b>				<b>\$ 31,223,799</b>

Area (sq. ft.) per student (classroom capacity)	129
Construction Cost per sq. ft. (Building & Site Development)	\$155

Inflated Const. Cost per sq. ft. (Building & Site Development) \$186

<b>Special School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School:           Autistic Addition to Existing School**

Existing Building(s) Sq. Ft.	0	Proposed Classroom Capacity	48
New Sq. Ft.	29,288	Current Classroom Capacity	0
Demolition Sq. Ft.	0	New Seats Gained	48
Proposed Total Sq. Ft.	29,288	Proposed Core Capacity	0
Current Mobile Classrooms	0	Current Site Acres	0.0
06-07 10th Day Enrollment	0	Proposed Site Acres	0.0

**New Construction**

				<b>Cost Estimate</b>
Building Construction	29,288	s.f. x	\$150 per s.f. =	\$ 4,393,200
Site Development	5	acres x	\$90,000 per acre =	\$ 450,000
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$0			\$ -
<b>Total Estimated Construction Costs</b>				<b>\$ 4,843,200</b>
Contingency ( 5% of Construction Costs )				\$ 242,160
Design and Management Fees ( 10% of Const. Costs )				\$ 484,320
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ 484,320
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ 6,054,000</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 484,320
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ -
Technology Equipment (\$4.50 per sq. ft.)	\$ 131,796
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 616,116</b>

**Land Purchase**

Additional Site Area	<input type="text"/>	acres x	\$0 per acre =	<input type="text"/>
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**TOTAL NEW CONSTRUCTION COST (Current \$)**

## Renovations to Existing Facility

### Site Improvements

					<b>Cost Estimate</b>
Parking & Drives	300,000				\$ 300,000
Sidewalks & ADA Upgrades	30,000				\$ 30,000
Grading & Drainage					\$ -
Landscaping	20,000				\$ 20,000
Sewer System					\$ -
Water System					\$ -
Walkway Canopy					\$ -
Athletic Facilities					\$ -
Other Site Work					\$ -

### General Construction Renovations

Major Renovations	0	s.f. x	\$60	per s.f. =	\$ -
Moderate Renovations	0	s.f. x	\$40	per s.f. =	\$ -
Minor Renovations		s.f. x	\$0	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing	0	s.f. x	\$12	per s.f. =	\$ -
Heating & Air Conditioning	0	s.f. x	\$24	per s.f. =	\$ -
Electrical Service	0	s.f. x	\$15	per s.f. =	\$ -
Technology Wiring	0	s.f. x	\$4	per s.f. =	\$ -
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	0	s.f. x	\$5	per s.f. =	\$ -
ADA Accessibility	0				\$ -
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs	0				\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 350,000</b>
Contingency (8% of Renovation Costs)	\$ 28,000
Design & Management Fees (13% Of Renovation Costs)	\$ 45,500
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ 35,000
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 458,500</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ -
Media Center Shelving and Furniture	\$ -
Media Center Books for Increased Capacity ( \$300 per student )	\$ -
Technology Equipment (\$4.50 per existing sq. ft.)	\$ -
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ -</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 458,500**

## Summary of Costs

**School:**            **Autistic Addition to Existing School**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>		<b>\$ 7,128,616</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="27"/> months @      0.75% per month =	<b>\$ 1,176,386</b>
Anticipated Bid Date	December-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 8,305,002</b>

New Construction Cost per sq. ft. (Building & Site Development)	#DIV/0!
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$199

<b>Elementary School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Alamance Elementary School**

Existing Building(s) Sq. Ft.	98,388	Proposed Classroom Capacity	700
New Sq. Ft.	58,000	Current Classroom Capacity	826
Demolition Sq. Ft.	59,117	New Seats Gained	-126
Proposed Total Sq. Ft.	97,271	Proposed Core Capacity	800
Current Mobile Classrooms	4	Current Site Acres	33.487
06-07 10th Day Enrollment	838	Proposed Site Acres	33.487

**New Construction**

			<b>Cost Estimate</b>
Building Construction	59,000	s.f. x \$135 per s.f. =	\$ 7,965,000
Site Development	15	acres x \$100,000 per acre =	\$ 1,500,000
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$177,351		\$ 177,351
Other Costs	\$500,000	Public Road Improvements	\$ 500,000
<b>Total Estimated Construction Costs</b>			<b>\$ 10,142,351</b>
Contingency ( 5% of Construction Costs )			\$ 507,118
Design and Management Fees ( 10% of Const. Costs )			\$ 1,014,235
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )			\$ 1,014,235
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ 12,677,939</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 1,014,235
Kitchen Equipment	\$ 100,000
Media Center Shelving and Furniture	\$ 110,000
Media Center Books and Reference Materials ( \$150 per student )	\$ 105,000
Technology Equipment ( \$350,000 + \$4.50 per sq. ft. )	\$ 615,500
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,944,735</b>

**Land Purchase**

Additional Site Area	<input type="text"/>	acres x	\$0 per acre =	<input type="text"/>
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**TOTAL NEW CONSTRUCTION COST (Current \$)**

## Renovations to Existing Facility

### Site Improvements

				<b>Cost Estimate</b>
Parking & Drives				\$ -
Sidewalks & ADA Upgrades				\$ -
Grading & Drainage				\$ -
Landscaping				\$ -
Sewer System				\$ -
Water System				\$ -
Walkway Canopy				\$ -
Athletic Facilities				\$ -
Other Site Work				\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations	39,271	s.f. x	\$40	per s.f. =	\$ 1,570,840
Minor Renovations		s.f. x	\$0	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing		s.f. x	\$0	per s.f. =	\$ -
Heating & Air Conditioning		s.f. x	\$0	per s.f. =	\$ -
Electrical Service		s.f. x	\$0	per s.f. =	\$ -
Technology Wiring		s.f. x	\$0	per s.f. =	\$ -
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection					\$ -
ADA Accessibility					\$ -
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs					\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 1,570,840</b>
Contingency (8% of Renovation Costs)	\$ 125,667
Design & Management Fees (13% Of Renovation Costs)	\$ 204,209
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ 157,084
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 2,057,800</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ 157,084
Media Center Shelving and Furniture	\$ -
Media Center Books for Increased Capacity ( \$300 per student )	\$ -
Technology Equipment (\$4.50 per existing sq. ft.)	\$ 176,720
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 333,804</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 2,391,604**

## Summary of Costs

**School:** Alamance Elementary School

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>		<b>\$ 17,014,278</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="27"/> months @ 0.75% per month =	<b>\$ 2,833,325</b>
Anticipated Bid Date	December-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 19,847,603</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$163
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$193

<b>Middle School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Allen Middle School**

Existing Building(s) Sq. Ft.	105,812	Proposed Classroom Capacity	878
New Sq. Ft.	28,950	Current Classroom Capacity	712
Demolition Sq. Ft.	0	New Seats Gained	166
Proposed Total Sq. Ft.	134,762	Proposed Core Capacity	900
Current Mobile Classrooms	14	Current Site Acres	18.349
06-07 10th Day Enrollment	788	Proposed Site Acres	18.349

**New Construction**

			<b>Cost Estimate</b>
Building Construction	28950	s.f. x \$145 per s.f. =	\$ 4,197,750
Site Development	10	acres x \$90,000 per acre =	\$ 900,000
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$0		\$ -
Other Costs	\$0		\$ -
<b>Total Estimated Construction Costs</b>			<b>\$ 5,097,750</b>
Contingency ( 5% of Construction Costs )			\$ 254,888
Design and Management Fees ( 10% of Const. Costs )			\$ 509,775
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )			\$ 509,775
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ 6,372,188</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 509,775
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ -
Technology Equipment (\$550,000 + \$5.00 per sq. ft.)	\$ 694,750
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,204,525</b>

**Land Purchase**

Additional Site Area	<input type="text"/>	acres x	\$0 per acre =	<input type="text"/>
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**TOTAL NEW CONSTRUCTION COST (Current \$)**

## Renovations to Existing Facility

### Site Improvements

					Cost Estimate
Parking & Drives	0				\$ -
Sidewalks & ADA Upgrades	0				\$ -
Grading & Drainage	0				\$ -
Landscaping	0				\$ -
Sewer System					\$ -
Water System					\$ -
Walkway Canopy					\$ -
Athletic Facilities					\$ -
Other Site Work					\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations	0	s.f. x	\$45	per s.f. =	\$ -
Minor Renovations		s.f. x	\$0	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing	0	s.f. x	\$10	per s.f. =	\$ -
Heating & Air Conditioning	0	s.f. x	\$24	per s.f. =	\$ -
Electrical Service	0	s.f. x	\$15	per s.f. =	\$ -
Technology Wiring	0	s.f. x	\$3	per s.f. =	\$ -
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	0	s.f. x	\$4	per s.f. =	\$ -
ADA Accessibility	0				\$ -
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs					\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	\$ -
Contingency (8% of Renovation Costs)	\$ -
Design & Management Fees (13% Of Renovation Costs)	\$ -
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ -
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ -</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ -
Media Center Shelving and Furniture	\$ -
Media Center Books for Increased Capacity ( \$300 per student )	\$ 49,800
Technology Equipment (\$550,000 plus \$5.00 per existing sq. ft.)	\$ -
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 49,800</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 49,800**

## Summary of Costs

**School:** Allen Middle School

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>	<b>\$</b>	<b>7,626,513</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="27"/> months @	0.75% per month = <b>\$</b> 1,286,295
Anticipated Bid Date	December-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b> <b>\$</b> 8,912,808

New Construction Cost per sq. ft. (Building & Site Development)	\$176
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$212

<b>Middle School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Southeast Middle School**

Existing Building(s) Sq. Ft.	110,465	Proposed Classroom Capacity	858
New Sq. Ft.	21,800	Current Classroom Capacity	858
Demolition Sq. Ft.	0	New Seats Gained	0
Proposed Total Sq. Ft.	132,265	Proposed Core Capacity	900
Current Mobile Classrooms	13	Current Site Acres	16.000
06-07 10th Day Enrollment	1033	Proposed Site Acres	16.000

**New Construction**

			<b>Cost Estimate</b>
Building Construction	32,300	s.f. x \$145 per s.f. =	\$ 4,683,500
Site Development	13	acres x \$90,000 per acre =	\$ 1,170,000
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$0		\$ -
Other Costs	\$0		\$ -
<b>Total Estimated Construction Costs</b>			<b>\$ 5,853,500</b>
Contingency ( 5% of Construction Costs )			\$ 292,675
Design and Management Fees ( 10% of Const. Costs )			\$ 585,350
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )			\$ 585,350
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ 7,316,875</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 585,350
Kitchen Equipment	\$ 120,000
Media Center Shelving and Furniture	\$ 110,000
Technology Equipment (\$5.00 per sq. ft.)	\$ 161,500
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 976,850</b>

**Land Purchase**

Additional Site Area	<input type="text"/>	acres x	\$0 per acre =	<input type="text"/>
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**TOTAL NEW CONSTRUCTION COST (Current \$)**

## Renovations to Existing Facility

### Site Improvements

					<b>Cost Estimate</b>
Parking & Drives	0				\$ -
Sidewalks & ADA Upgrades	0				\$ -
Grading & Drainage	0				\$ -
Landscaping	0				\$ -
Sewer System					\$ -
Water System					\$ -
Walkway Canopy					\$ -
Athletic Facilities					\$ -
Other Site Work					\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations	10,000	s.f. x	\$45	per s.f. =	\$ 450,000
Minor Renovations		s.f. x	\$0	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing	10,000	s.f. x	\$10	per s.f. =	\$ 100,000
Heating & Air Conditioning	10,000	s.f. x	\$24	per s.f. =	\$ 240,000
Electrical Service	10,000	s.f. x	\$15	per s.f. =	\$ 150,000
Technology Wiring	10,000	s.f. x	\$3	per s.f. =	\$ 30,000
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	10,000	s.f. x	\$4	per s.f. =	\$ 40,000
ADA Accessibility	0				\$ -
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs					\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 1,010,000</b>
Contingency (8% of Renovation Costs)	\$ 80,800
Design & Management Fees (13% Of Renovation Costs)	\$ 131,300
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 1,222,100</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ 101,000
Media Center Shelving and Furniture	\$ -
Media Center Books for Increased Capacity ( \$300 per student )	\$ -
Technology Equipment (\$550,000 plus \$5.00 per existing sq. ft.)	\$ -
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 101,000</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 1,323,100**

## Summary of Costs

**School: Southeast Middle School**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>		<b>\$ 9,616,825</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="27"/> months @ 0.75% per month =	<b>\$ 1,608,123</b>
Anticipated Bid Date	December-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 11,224,948</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$181
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$218

<b>High School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Grimsley High School**

Existing Building(s) Sq. Ft.	221,760	Proposed Classroom Capacity	1560
New Sq. Ft.	21,210	Current Classroom Capacity	1560
Demolition Sq. Ft.	0	New Seats Gained	0
Proposed Total Sq. Ft.	242,970	Proposed Core Capacity	1600
Current Mobile Classrooms	0	Current Site Acres	93.48
06-07 10th Day Enrollment	1835	Proposed Site Acres	93.48

**New Construction**

			<b>Cost Estimate</b>
Building Construction	21,210	s.f. x \$160 per s.f. =	\$ 3,393,600
Site Development	5	acres x \$125,000 per acre =	\$ 625,000
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$0		\$ -
Other Costs	\$750,000	Service Road Improvements	\$ 750,000
<b>Total Estimated Construction Costs</b>			<b>\$ 4,768,600</b>
Contingency ( 5% of Construction Costs )			\$ 238,430
Design and Management Fees ( 10% of Const. Costs )			\$ 476,860
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )			\$ 476,860
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ 5,960,750</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment	\$ 60,000
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ -
Technology Equipment	\$ 10,000
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 70,000</b>

**Land Purchase**

Additional Site Area	<input type="text"/>	acres x	\$0 per acre =	<input type="text"/>
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**TOTAL NEW CONSTRUCTION COST (Current \$)**

## Renovations to Existing Facility

Site Improvements	Included in New Const. Costs	Cost Estimate
Parking & Drives		\$ -
Sidewalks & ADA Upgrades		\$ -
Grading & Drainage		\$ -
Landscaping		\$ -
Sewer System		\$ -
Water System		\$ -
Walkway Canopy		\$ -
Athletic Facilities		\$ -
Other Site Work		\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations		s.f. x	\$40	per s.f. =	\$ -
Minor Renovations	11,600	s.f. x	\$30	per s.f. =	\$ 348,000
Main Gym Renovations	35,960	s.f. x	\$25	per s.f. =	\$ 899,000

### Plumbing, HVAC & Electrical

Plumbing	35,960	s.f. x	\$2	per s.f. =	\$ 71,920
Heating & Air Conditioning	35,960	s.f. x	\$8	per s.f. =	\$ 287,680
Electrical Service	35,960	s.f. x	\$3	per s.f. =	\$ 107,880
Technology Wiring	0	s.f. x	\$15	per s.f. =	\$ -
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	180,000				\$ 180,000
ADA Accessibility	180,000				\$ 180,000
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs	0				\$ -

### Miscellaneous Renovations

Other Renovations 1.	800,000	Jameson Stadium Renovations		\$ 800,000
Other Renovations 2.		describe		\$ -
Other Renovations 3.		describe		\$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 2,874,480</b>
Contingency (8% of Renovation Costs)	\$ 229,958
Design & Management Fees (13% Of Renovation Costs)	\$ 373,682
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ 287,448
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 3,765,569</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ 50,000
Media Center Shelving and Furniture	\$ -
Media Center Books for Increased Capacity ( \$300 per student )	\$ -
Technology Equipment (\$4.50 per existing sq. ft.)	\$ -
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 50,000</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 3,815,569**

## Summary of Costs

**School: Grimsley High School**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>		<b>\$ 9,846,319</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="22"/> months @ 1.00% per month =	<b>\$ 1,707,878</b>
Anticipated Bid Date	July-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 11,554,196</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$189
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$231

**New Elementary School Worksheet**

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**Area Location: North Greensboro Area Elementary**

Proposed Classroom Capacity 532  
Proposed Core Capacity 800  
Proposed Site Acres 25

**Construction**

				<b>Cost Estimate</b>
Building Construction	78,000	s.f. x	\$130 per s.f. =	\$ 10,140,000
Site Development	25	acres x	\$90,000 per acre =	\$ 2,250,000
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$350,000		Public Road Improvements	\$ 350,000
<b>Total Estimated Construction Costs</b>				<b>\$ 12,740,000</b>
Contingency ( 5% of Construction Costs )				\$ 637,000
Design and Management Fees ( 10% of Const. Costs )				\$ 1,274,000
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ 1,274,000
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ 15,925,000</b>

**Furnishings/Equipment**

Furnishings and Equipment ( 6% of Construction Costs )	\$ 764,400
Media Center Shelving and Furniture	\$ 110,000
Media Center Books and Reference Materials ( \$300 per student )	\$ 159,600
Technology Equipment ( \$350,000 + \$4.50 per sq. ft.)	\$ 701,000
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,735,000</b>

**Land Purchase**

New Site Area	25	acres x	\$60,000 per acre =	\$ 1,500,000
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<b>TOTAL CURRENT COST</b>				<b>\$ 19,160,000</b>
<b>Inflation (Const. &amp; Equip.)</b>	31	months @	0.75% per month =	\$ 3,365,438
Anticipated Bid Date	April-09			
Estimate Date	September-06		<b>TOTAL WITH INFLATION</b>	<b>\$ 22,525,438</b>

Area (sq. ft.) per student (classroom capacity)	147
Construction Cost per sq. ft. (Building & Site Development)	\$159
Inflated Const. Cost per sq. ft. (Building & Site Development)	\$196

<b>Middle School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Allen Jay Middle School**

Existing Building(s) Sq. Ft.	63,717	Proposed Classroom Capacity	520
New Sq. Ft.	0	Current Classroom Capacity	520
Demolition Sq. Ft.	0	New Seats Gained	0
Proposed Total Sq. Ft.	63,717	Proposed Core Capacity	600
Current Mobile Classrooms	10	Current Site Acres	18.349
06-07 10th Day Enrollment	728	Proposed Site Acres	18.349

**New Construction**

				<b>Cost Estimate</b>
Building Construction	0	s.f. x	\$0 per s.f. =	\$ -
Site Development	0	acres x	\$0 per acre =	\$ -
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$0			\$ -
<b>Total Estimated Construction Costs</b>				<b>\$ -</b>
Contingency ( 5% of Construction Costs )				\$ -
Design and Management Fees ( 10% of Const. Costs )				\$ -
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ -
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ -</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ -
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ -
Technology Equipment (\$550,000 + \$5.00 per sq. ft.)	\$ -
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ -</b>

**Land Purchase**

Additional Site Area		acres x	\$0 per acre =	\$ -
<b>TOTAL NEW CONSTRUCTION COST (Current \$)</b>				<b>\$ -</b>

## Renovations to Existing Facility

### Site Improvements

					<b>Cost Estimate</b>
Parking & Drives	400,000				\$ 400,000
Sidewalks & ADA Upgrades	50,000				\$ 50,000
Grading & Drainage	20,000				\$ 20,000
Landscaping	40,000				\$ 40,000
Sewer System					\$ -
Water System					\$ -
Walkway Canopy					\$ -
Athletic Facilities					\$ -
Other Site Work					\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations	63,717	s.f. x	\$45	per s.f. =	\$ 2,867,265
Minor Renovations		s.f. x	\$0	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing	63,717	s.f. x	\$10	per s.f. =	\$ 637,170
Heating & Air Conditioning	63,717	s.f. x	\$24	per s.f. =	\$ 1,529,208
Electrical Service	63,717	s.f. x	\$15	per s.f. =	\$ 955,755
Technology Wiring	63,717	s.f. x	\$3	per s.f. =	\$ 191,151
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	63,717	s.f. x	\$4	per s.f. =	\$ 254,868
ADA Accessibility	180,000	elevator			\$ 180,000
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs					\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 7,125,417</b>
Contingency (8% of Renovation Costs)	\$ 570,033
Design & Management Fees (13% Of Renovation Costs)	\$ 926,304
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ 712,542
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 9,334,296</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ 712,542
Media Center Shelving and Furniture	\$ 130,000
Media Center Books for Increased Capacity ( \$300 per student )	\$ 156,000
Technology Equipment (\$550,000 plus \$5.00 per existing sq. ft.)	\$ 868,585
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,867,127</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 11,201,423**

## Summary of Costs

**School:** Allen Jay Middle School

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>				<b>\$</b>	<b>11,201,423</b>			
<b>Inflation (Const. &amp; Equip.)</b>		<input type="text" value="27"/>	months @	0.75%	per month =	<b>\$</b>	<b>1,820,990</b>	
Anticipated Bid Date	December-08							
Estimate Date	September-06					<b>TOTAL WITH INFLATION</b>	<b>\$</b>	<b>13,022,413</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$0
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$0

<b>High School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Dudley Academy (English Building & Addition)**

Existing Building(s) Sq. Ft.	15,096	Proposed Classroom Capacity	300
New Sq. Ft.	35,000	Current Classroom Capacity	0
Demolition Sq. Ft.	0	New Seats Gained	300
Proposed Total Sq. Ft.	50,096	Proposed Core Capacity	300
Current Mobile Classrooms	20	Current Site Acres	52.95
06-07 10th Day Enrollment	1408	Proposed Site Acres	52.95

**New Construction**

			<b>Cost Estimate</b>
Building Construction	35,000	s.f. x \$145 per s.f. =	\$ 5,075,000
Site Development	10	acres x \$100,000 per acre =	\$ 1,000,000
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$0		\$ -
Other Costs	\$250,000	Public Road Improvements	\$ 250,000
<b>Total Estimated Construction Costs</b>			<b>\$ 6,325,000</b>
Contingency ( 5% of Construction Costs )			\$ 316,250
Design and Management Fees ( 10% of Const. Costs )			\$ 632,500
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )			\$ 632,500
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ 7,906,250</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 632,500
Kitchen Equipment	\$ 120,000
Media Center Shelving and Furniture	\$ 140,000
Technology Equipment (\$300,000 + \$5.00 per sq. ft.)	\$ 475,000
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,367,500</b>

**Land Purchase**

Additional Site Area		acres x \$0 per acre =	\$ -
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**TOTAL NEW CONSTRUCTION COST (Current \$)** **\$ 9,273,750**

## Renovations to Existing Facility

### Site Improvements

					Cost Estimate
Parking & Drives					\$ -
Sidewalks & ADA Upgrades					\$ -
Grading & Drainage					\$ -
Landscaping					\$ -
Sewer System					\$ -
Water System					\$ -
Walkway Canopy					\$ -
Athletic Facilities					\$ -
Other Site Work					\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations	15,096	s.f. x	\$50	per s.f. =	\$ 754,800
Minor Renovations	0	s.f. x	\$25	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing	15,096	s.f. x	\$8	per s.f. =	\$ 120,768
Heating & Air Conditioning	15,096	s.f. x	\$24	per s.f. =	\$ 362,304
Electrical Service	15,096	s.f. x	\$15	per s.f. =	\$ 226,440
Technology Wiring	15,096	s.f. x	\$4	per s.f. =	\$ 60,384
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	100,000				\$ 100,000
ADA Accessibility					\$ -
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs					\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>					\$ 1,624,696
Contingency (8% of Renovation Costs)					\$ 129,976
Design & Management Fees (13% Of Renovation Costs)					\$ 211,210
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )					\$ 162,470
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>					\$ 2,128,352

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment		\$	162,470
Media Center Shelving and Furniture		\$	-
Media Center Books for Increased Capacity ( \$300 per student )		\$	90,000
Technology Equipment (\$4.50 per existing sq. ft.)		\$	67,932
Other Equipment		\$	-
<b>Total Furnishings and Equipment</b>		\$	320,402

**TOTAL RENOVATION COST (Current \$)** \$ 2,448,753

## Summary of Costs

**School: Dudley Academy (English Building & Addition)**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>	<b>\$</b>	<b>11,722,503</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="27"/> months @	0.75% per month = <b>\$ 1,951,614</b>
Anticipated Bid Date	December-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b> <b>\$ 13,674,117</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$174
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$209

**New High School Worksheet**

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**Area Location: Airport Area High School**

Proposed Classroom Capacity 1200  
Proposed Core Capacity 1600  
Proposed Site Acres 70

**Construction**

				<b>Cost Estimate</b>
Building Construction	270,000	s.f. x	\$145 per s.f. =	\$ 39,150,000
Site Development	70	acres x	\$90,000 per acre =	\$ 6,300,000
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$750,000		Public Road Improvements	\$ 750,000
<b>Total Estimated Construction Costs</b>				<b>\$ 46,200,000</b>
Contingency ( 5% of Construction Costs )				\$ 2,310,000
Design and Management Fees ( 10% of Const. Costs )				\$ 4,620,000
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ 4,620,000
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ 57,750,000</b>

**Furnishings/Equipment**

Furnishings and Equipment ( 6% of Construction Costs )	\$ 2,772,000
Media Center Shelving and Furniture	\$ 140,000
Media Center Books and Reference Materials ( \$300 per student )	\$ 360,000
Technology Equipment ( \$600,000 + \$4.50 per sq. ft.)	\$ 1,815,000
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 5,087,000</b>

**Land Purchase**

New Site Area	70	acres x	\$50,000 per acre =	\$ 3,500,000
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<b>TOTAL CURRENT COST</b>				<b>\$ 66,337,000</b>
<b>Inflation (Const. &amp; Equip.)</b>	28	months @	0.75% per month =	\$ 10,770,270
Anticipated Bid Date	January-09			
Estimate Date	September-06		<b>TOTAL WITH INFLATION</b>	<b>\$ 77,107,270</b>

Area (sq. ft.) per student (classroom capacity)	225
Construction Cost per sq. ft. (Building & Site Development)	\$168
Inflated Const. Cost per sq. ft. (Building & Site Development)	\$204

**New Middle School Worksheet**

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**Area Location: Airport Area Middle School (With Autism Wing)**

Proposed Classroom Capacity 878  
Proposed Core Capacity 950  
Proposed Site Acres 35

**Construction**

				<b>Cost Estimate</b>
Building Construction	145,000	s.f. x	\$135 per s.f. =	\$ 19,575,000
Site Development	35	acres x	\$90,000 per acre =	\$ 3,150,000
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$500,000			\$ 500,000
		Public Road Improvements		\$ 500,000
<b>Total Estimated Construction Costs</b>				<b>\$ 23,225,000</b>
Contingency ( 5% of Construction Costs )				\$ 1,161,250
Design and Management Fees ( 10% of Const. Costs )				\$ 2,322,500
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ 2,322,500
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ 29,031,250</b>
<b>Special Needs Autism Wing</b>				<b>\$ 7,128,616</b>
<b>Total with Autism Wing</b>				<b>\$ 36,159,866</b>

**Furnishings/Equipment**

Furnishings and Equipment ( 6% of Construction Costs )	\$ 1,393,500
Media Center Shelving and Furniture	\$ 130,000
Media Center Books and Reference Materials ( \$300 per student )	\$ 263,400
Technology Equipment ( \$550,000 + \$4.50 per sq. ft. )	\$ 1,202,500
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 2,989,400</b>

**Land Purchase**

New Site Area  acres x \$50,000 per acre =

<b>TOTAL CURRENT COST</b>	<b>\$ 40,899,266</b>
Inflation (Const. & Equip.) <input type="text" value="28"/> months @ 0.75% per month =	\$ 5,505,024
Anticipated Bid Date January-09	
Estimate Date September-06	
<b>TOTAL WITH INFLATION</b>	<b>\$ 46,404,290</b>

Area (sq. ft.) per student (classroom capacity) 165  
Construction Cost per sq. ft. (Building & Site Development) \$157

Inflated Const. Cost per sq. ft. (Building & Site Development)      \$190

<b>Special School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Mclver Performing Arts School**

Existing Building(s) Sq. Ft.	81,630	Proposed Classroom Capacity	0
New Sq. Ft.	0	Current Classroom Capacity	0
Demolition Sq. Ft.	0	New Seats Gained	0
Proposed Total Sq. Ft.	81,630	Proposed Core Capacity	0
Current Mobile Classrooms	0	Current Site Acres	12.8
06-07 10th Day Enrollment		Proposed Site Acres	12.8

**New Construction**

				<b>Cost Estimate</b>
Building Construction	0	s.f. x	\$0 per s.f. =	\$ -
Site Development	0	acres x	\$0 per acre =	\$ -
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$0			\$ -
<b>Total Estimated Construction Costs</b>				<b>\$ -</b>
Contingency ( 5% of Construction Costs )				\$ -
Design and Management Fees ( 10% of Const. Costs )				\$ -
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ -
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ -</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ -
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ -
Technology Equipment (\$550,000 + \$4.50 per sq. ft.)	\$ -
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ -</b>

**Land Purchase**

Additional Site Area	[ ]	acres x	\$0 per acre =	\$ [ ]
<b>TOTAL NEW CONSTRUCTION COST (Current \$)</b>				<b>\$ [ ]</b>

## Renovations to Existing Facility

### Site Improvements

					<b>Cost Estimate</b>
Parking & Drives	300,000				\$ 300,000
Sidewalks & ADA Upgrades	20,000				\$ 20,000
Grading & Drainage					\$ -
Landscaping	20,000				\$ 20,000
Sewer System					\$ -
Water System					\$ -
Walkway Canopy					\$ -
Athletic Facilities					\$ -
Other Site Work					\$ -

### General Construction Renovations

Major Renovations	21,000	s.f. x	\$50	per s.f. =	\$ 1,050,000
Moderate Renovations	60,630	s.f. x	\$40	per s.f. =	\$ 2,425,200
Minor Renovations		s.f. x	\$0	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing	81,630	s.f. x	\$8	per s.f. =	\$ 653,040
Heating & Air Conditioning	81,630	s.f. x	\$24	per s.f. =	\$ 1,959,120
Electrical Service	81,630	s.f. x	\$15	per s.f. =	\$ 1,224,450
Technology Wiring	81,630	s.f. x	\$4	per s.f. =	\$ 326,520
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	81,630	s.f. x	\$5	per s.f. =	\$ 408,150
ADA Accessibility	250,000				\$ 250,000
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs	150,000				\$ 150,000

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 8,786,480</b>
Contingency (8% of Renovation Costs)	\$ 702,918
Design & Management Fees (13% Of Renovation Costs)	\$ 1,142,242
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ 878,648
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 11,510,289</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ 1,317,972
Media Center Shelving and Furniture	\$ 130,000
Media Center Books for Increased Capacity ( \$300 per student )	\$ 150,000
Technology Equipment (\$4.50 per existing sq. ft.)	\$ 917,335
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 2,515,307</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 14,025,596**

## Summary of Costs

**School: McIver Performing Arts School**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>		<b>\$ 14,025,596</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="22"/> months @ 1.00% per month =	<b>\$ 2,486,393</b>
Anticipated Bid Date	July-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 16,511,989</b>

New Construction Cost per sq. ft. (Building & Site Development) #DIV/0!  
Inflated New Const. Cost per sq. ft. (Building & Site Development) #DIV/0!

<b>Special School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Craven Pre-K School**

Existing Building(s) Sq. Ft.	33,070	Proposed Classroom Capacity	0
New Sq. Ft.	22,160	Current Classroom Capacity	0
Demolition Sq. Ft.	0	New Seats Gained	0
Proposed Total Sq. Ft.	55,230	Proposed Core Capacity	0
Current Mobile Classrooms	0	Current Site Acres	7.6
06-07 10th Day Enrollment	0	Proposed Site Acres	7.6

**New Construction**

				<b>Cost Estimate</b>
Building Construction	22,160	s.f. x	\$140 per s.f. =	\$ 3,102,400
Site Development	5	acres x	\$90,000 per acre =	\$ 450,000
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$0			\$ -
<b>Total Estimated Construction Costs</b>				<b>\$ 3,552,400</b>
Contingency ( 5% of Construction Costs )				\$ 177,620
Design and Management Fees ( 10% of Const. Costs )				\$ 355,240
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ 355,240
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ 4,440,500</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 355,240
Kitchen Equipment	\$ 120,000
Media Center Shelving and Furniture	\$ -
Technology Equipment (\$550,000 + \$4.50 per sq. ft.)	\$ 798,535
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,273,775</b>

**Land Purchase**

Additional Site Area	<input type="text"/>	acres x	\$0 per acre =	<input type="text"/>
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**TOTAL NEW CONSTRUCTION COST (Current \$)**

## Renovations to Existing Facility

### Site Improvements

					<b>Cost Estimate</b>
Parking & Drives	300,000				\$ 300,000
Sidewalks & ADA Upgrades	60,000				\$ 60,000
Grading & Drainage					\$ -
Landscaping	20,000				\$ 20,000
Sewer System					\$ -
Water System					\$ -
Walkway Canopy					\$ -
Athletic Facilities					\$ -
Other Site Work					\$ -

### General Construction Renovations

Major Renovations	33,070	s.f. x	\$60	per s.f. =	\$ 1,984,200
Moderate Renovations	0	s.f. x	\$40	per s.f. =	\$ -
Minor Renovations		s.f. x	\$0	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing	33,070	s.f. x	\$12	per s.f. =	\$ 396,840
Heating & Air Conditioning	33,070	s.f. x	\$24	per s.f. =	\$ 793,680
Electrical Service	33,070	s.f. x	\$15	per s.f. =	\$ 496,050
Technology Wiring	55,230	s.f. x	\$4	per s.f. =	\$ 220,920
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	33,070	s.f. x	\$5	per s.f. =	\$ 165,350
ADA Accessibility	150,000				\$ 150,000
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs	300,000				\$ 300,000

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 4,887,040</b>
Contingency (8% of Renovation Costs)	\$ 390,963
Design & Management Fees (13% Of Renovation Costs)	\$ 635,315
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ 488,704
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 6,402,022</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ 733,056
Media Center Shelving and Furniture	\$ 130,000
Media Center Books for Increased Capacity ( \$300 per student )	\$ 150,000
Technology Equipment (\$4.50 per existing sq. ft.)	\$ 698,815
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,711,871</b>

<b>TOTAL RENOVATION COST (Current \$)</b>	<b>\$ 8,113,893</b>
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## Summary of Costs

**School: Craven Pre-K School**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>	<b>\$ 13,828,168</b>
<b>Inflation (Const. &amp; Equip.)</b> <input type="text" value="27"/> months @ 0.75% per month =	<b>\$ 2,313,580</b>
Anticipated Bid Date December-08	
Estimate Date September-06	<b>TOTAL WITH INFLATION \$ 16,141,748</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$160
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$193

<b>Elementary School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: Hunter Elementary School**

Existing Building(s) Sq. Ft.	38,590	Proposed Classroom Capacity	500
New Sq. Ft.	39,410	Current Classroom Capacity	246
Demolition Sq. Ft.	0	New Seats Gained	254
Proposed Total Sq. Ft.	78,000	Proposed Core Capacity	700
Current Mobile Classrooms	15	Current Site Acres	29.484
06-07 10th Day Enrollment	452	Proposed Site Acres	29.484

**New Construction**

				<b>Cost Estimate</b>
Building Construction	39,410	s.f. x	\$140 per s.f. =	\$ 5,517,400
Site Development	15	acres x	\$90,000 per acre =	\$ 1,350,000
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$300,000	Public Road Improvements		\$ 300,000
<b>Total Estimated Construction Costs</b>				<b>\$ 7,167,400</b>
Contingency ( 5% of Construction Costs )				\$ 358,370
Design and Management Fees ( 10% of Const. Costs )				\$ 716,740
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ 716,740
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ 8,959,250</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 716,740
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ 110,000
Media Center Books and Reference Materials ( \$300 per student )	\$ 150,000
Technology Equipment ( \$350,000 + \$4.50 per sq. ft.)	\$ 527,345
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 1,504,085</b>

**Land Purchase**

Additional Site Area	<input type="text"/>	acres x	\$0 per acre =	<input type="text"/>
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**TOTAL NEW CONSTRUCTION COST (Current \$)**

## Renovations to Existing Facility

### Site Improvements

		<b>Cost Estimate</b>	
Parking & Drives	300,000		\$ 300,000
Sidewalks & ADA Upgrades	75,000		\$ 75,000
Grading & Drainage	50,000		\$ 50,000
Landscaping	30,000		\$ 30,000
Sewer System			\$ -
Water System			\$ -
Walkway Canopy			\$ -
Athletic Facilities			\$ -
Other Site Work			\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations	38,590	s.f. x	\$40	per s.f. =	\$ 1,543,600
Minor Renovations		s.f. x	\$0	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing	38,590	s.f. x	\$10	per s.f. =	\$ 385,900
Heating & Air Conditioning	38,590	s.f. x	\$24	per s.f. =	\$ 926,160
Electrical Service	38,590	s.f. x	\$15	per s.f. =	\$ 578,850
Technology Wiring	38,590	s.f. x	\$3	per s.f. =	\$ 115,770
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	231,540				\$ 231,540
ADA Accessibility	200,000				\$ 200,000
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs					\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 4,436,820</b>
Contingency (8% of Renovation Costs)	\$ 354,946
Design & Management Fees (13% Of Renovation Costs)	\$ 576,787
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ 443,682
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 5,812,234</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ 443,682
Media Center Shelving and Furniture	\$ 120,000
Media Center Books for Increased Capacity ( \$300 per student )	\$ 76,200
Technology Equipment (\$4.50 per existing sq. ft.)	\$ 173,655
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 813,537</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 6,625,771**

## Summary of Costs

**School:** Hunter Elementary School

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>		<b>\$ 17,089,106</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="27"/> months @ 0.75% per month =	<b>\$ 2,819,173</b>
Anticipated Bid Date	December-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 19,908,279</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$174
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$210

<b>Middle School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: High Point Central**

Existing Building(s) Sq. Ft.	248,088	Proposed Classroom Capacity	1675
New Sq. Ft.	0	Current Classroom Capacity	1675
Demolition Sq. Ft.	0	New Seats Gained	0
Proposed Total Sq. Ft.	248,088	Proposed Core Capacity	1600
Current Mobile Classrooms	0	Current Site Acres	31.348
06-07 10th Day Enrollment	1389	Proposed Site Acres	31.348

**New Construction**

			<b>Cost Estimate</b>
Building Construction	0	s.f. x \$0 per s.f. =	\$ -
Site Development	0	acres x \$70,000 per acre =	\$ -
On-Site Sewer System	\$0		\$ -
Water System (Well)	\$0		\$ -
Demolition Costs	\$0		\$ -
Other Costs	\$0	Parking & Public Road Improvements	\$ -
<b>Total Estimated Construction Costs</b>			<b>\$ -</b>
Contingency ( 5% of Construction Costs )			\$ -
Design and Management Fees ( 10% of Const. Costs )			\$ -
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )			\$ -
<b>Total Estimated Construction, Soft Costs and Fees</b>			<b>\$ -</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ -
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ -
Technology Equipment (\$550,000 + \$5.00 per sq. ft.)	\$ -
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ -</b>

**Land Purchase**

Additional Site Area	<input type="text"/>	acres x \$0 per acre =	<input type="text"/>
<b>TOTAL NEW CONSTRUCTION COST (Current \$)</b>			<b>\$ -</b>

## Renovations to Existing Facility

### Site Improvements

					Cost Estimate
Parking & Drives	0				\$ -
Sidewalks & ADA Upgrades	0				\$ -
Grading & Drainage	0				\$ -
Landscaping	0				\$ -
Sewer System					\$ -
Water System					\$ -
Walkway Canopy					\$ -
Athletic Facilities	0				\$ -
Other Site Work					\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations	34,511	s.f. x	\$25	per s.f. =	\$ 862,775
Minor Renovations	8,000	s.f. x	\$10	per s.f. =	\$ 80,000
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing	0	s.f. x	\$10	per s.f. =	\$ -
Heating & Air Conditioning	0	s.f. x	\$24	per s.f. =	\$ -
Electrical Service	205,752	s.f. x	\$10	per s.f. =	\$ 2,057,520
Technology Wiring	205,752	s.f. x	\$2	per s.f. =	\$ 411,504
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection	0	s.f. x	\$4	per s.f. =	\$ -
ADA Accessibility	0	elevator			\$ -
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs					\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>	<b>\$ 3,411,799</b>
Contingency (8% of Renovation Costs)	\$ 272,944
Design & Management Fees (13% Of Renovation Costs)	\$ 443,534
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )	\$ 341,180
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>	<b>\$ 4,469,457</b>

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment	\$ -
Media Center Shelving and Furniture	\$ -
Media Center Books for Increased Capacity ( \$300 per student )	\$ -
Technology Equipment (\$550,000 plus \$5.00 per existing sq. ft.)	\$ -
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ -</b>

**TOTAL RENOVATION COST (Current \$)** **\$ 4,469,457**

## Summary of Costs

**School: High Point Central**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>		<b>\$ 4,469,457</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="23"/> months @ 0.75% per month =	<b>\$ 588,535</b>
Anticipated Bid Date	August-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 5,057,992</b>

New Construction Cost per sq. ft. (Building & Site Development)	\$0
Inflated New Const. Cost per sq. ft. (Building & Site Development)	\$0

<b>Elementary School Worksheet</b>
<b>Renovations &amp; Additions</b>

**Capital Improvement Program  
Preliminary Budget Study  
2007 Bond Program Planning**



**School: McLeansville Elementary School**

Existing Building(s) Sq. Ft.	50,304	Proposed Classroom Capacity	534
New Sq. Ft.	11,200	Current Classroom Capacity	408
Demolition Sq. Ft.	0	New Seats Gained	126
Proposed Total Sq. Ft.	61,504	Proposed Core Capacity	500
Current Mobile Classrooms	4	Current Site Acres	11.470
06-07 10th Day Enrollment	359	Proposed Site Acres	11.470

**New Construction**

				<b>Cost Estimate</b>
Building Construction	11,200	s.f. x	\$130 per s.f. =	\$ 1,456,000
Site Development	3	acres x	\$90,000 per acre =	\$ 270,000
On-Site Sewer System	\$0			\$ -
Water System (Well)	\$0			\$ -
Demolition Costs	\$0			\$ -
Other Costs	\$300,000	Public Road Improvements		\$ 300,000
<b>Total Estimated Construction Costs</b>				<b>\$ 2,026,000</b>
Contingency ( 5% of Construction Costs )				\$ 101,300
Design and Management Fees ( 10% of Const. Costs )				\$ 202,600
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Const. Costs )				\$ 202,600
<b>Total Estimated Construction, Soft Costs and Fees</b>				<b>\$ 2,532,500</b>

**Furnishings/Equipment for New Areas**

Furnishings and Equipment ( 10% of Construction Costs )	\$ 202,600
Kitchen Equipment	\$ -
Media Center Shelving and Furniture	\$ 110,000
Media Center Books and Reference Materials ( \$300 per student )	\$ 160,200
Technology Equipment ( \$350,000 + \$4.50 per sq. ft. )	\$ 400,400
Other Equipment	\$ -
<b>Total Furnishings and Equipment</b>	<b>\$ 873,200</b>

**Land Purchase**

Additional Site Area	<input type="text"/>	acres x	\$0 per acre =	<input type="text" value="-"/>
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**TOTAL NEW CONSTRUCTION COST (Current \$)**

## Renovations to Existing Facility

### Site Improvements

					Cost Estimate
Parking & Drives					\$ -
Sidewalks & ADA Upgrades					\$ -
Grading & Drainage					\$ -
Landscaping					\$ -
Sewer System					\$ -
Water System					\$ -
Walkway Canopy					\$ -
Athletic Facilities					\$ -
Other Site Work					\$ -

### General Construction Renovations

Major Renovations		s.f. x	\$0	per s.f. =	\$ -
Moderate Renovations	0	s.f. x	\$40	per s.f. =	\$ -
Minor Renovations		s.f. x	\$0	per s.f. =	\$ -
Other Needs					\$ -

### Plumbing, HVAC & Electrical

Plumbing		s.f. x	\$0	per s.f. =	\$ -
Heating & Air Conditioning		s.f. x	\$0	per s.f. =	\$ -
Electrical Service		s.f. x	\$0	per s.f. =	\$ -
Technology Wiring		s.f. x	\$0	per s.f. =	\$ -
Other Mechanical Needs					\$ -

### Building Code & Life Safety

Fire Protection					\$ -
ADA Accessibility					\$ -
Upfit for Daycare Standards					\$ -
Other Code & Safety Needs					\$ -

### Miscellaneous Renovations

Other Renovations 1.		describe			\$ -
Other Renovations 2.		describe			\$ -
Other Renovations 3.		describe			\$ -

<b>Total Estimated Renovation Cost</b>					\$ -
Contingency (8% of Renovation Costs)					\$ -
Design & Management Fees (13% Of Renovation Costs)					\$ -
Soft Costs, Testing, Surveys, Printing, etc. ( 10% of Renov. Costs )					\$ -
<b>Total Estimated Renovation, Soft Costs &amp; Fees</b>					\$ -

## Furnishings/Equipment for Renovated Areas

Furnishings and Equipment		\$	-
Media Center Shelving and Furniture		\$	-
Media Center Books for Increased Capacity ( \$300 per student )		\$	37,800
Technology Equipment (\$4.50 per existing sq. ft.)		\$	-
Other Equipment		\$	-
<b>Total Furnishings and Equipment</b>		\$	37,800

**TOTAL RENOVATION COST (Current \$)** \$ 37,800

## Summary of Costs

**School: McLeansville Elementary School**

<b>GRAND TOTAL OF NEW CONSTRUCTION AND RENOVATION COST</b>		<b>\$ 3,443,500</b>
<b>Inflation (Const. &amp; Equip.)</b>	<input type="text" value="27"/> months @ 0.75% per month =	<b>\$ 594,743</b>
Anticipated Bid Date	December-08	
Estimate Date	September-06	<b>TOTAL WITH INFLATION</b>
		<b>\$ 4,038,243</b>

New Construction Cost per sq. ft. (Building & Site Development) #DIV/0!  
Inflated New Const. Cost per sq. ft. (Building & Site Development) \$185