

Carrabec High School Renovations Frequently Asked Questions

Q: Why are these renovations needed?

These are renovations needed to correct long standing problems of the high school to provide a safe, healthy, efficient and functional school for the future. The school which is now 34 years old has several design problems and deficiencies that can only be corrected through major renovations. These renovations will address these issues and allow the school to continue to serve the community for many years to come.

Q: Why are these being proposed now and why all together?

Initially the School Board had been considering attacking the needed renovations in chunks completing a piece each year beginning with the gym roof. However when the QZAB program provided the opportunity to carry out comprehensive renovations with large cost savings to the local taxpayers they directed the superintendent to pursue this option.

Q: What is QZAB and how does it work?

QZAB stands for qualified zone academy bonds. These are similar to regular school renovation bonds in that they are issued on approval of the citizens to complete needed school renovations approved by local school boards. However unlike typical renovation bonds QZABs interest is subsidized. This produces significant savings over the life of the bond repayment. A good way to think about this is that it would be similar to getting a no interest mortgage when buying a house.

Q: Is this part of a plan to close the Garrett Schenck School?

No. There has been quite a bit of informal discussion about the future of GSS recently. Much of this has been prompted by the low enrollment levels at the school compared to its capacity and also due to the need for the town of Anson to respond to the problems in the Town Hall building. Those discussions are completely separate from the renovations at CHS which are needed regardless of the future of the GSS School.

Q: How much will these renovations cost?

The total cost of all renovations that were initially identified for this project was around two and a half million dollars unfortunately we received a QZAB allocation of only two million sixty five thousand two hundred sixty three dollars. The School Board reviewed the original plan, prioritizing the needs and reducing the overall project to fit within this lower amount.

Q: How much do we save by doing the renovations through QZAB?

The QZAB bond will be financed over a fifteen year period with the interest subsidized throughout that time. This will result in savings to the local taxpayers of more than \$477,000 over the life of the bond.

Q: What happens if the costs are more or less than the estimated costs?

If the final bid costs are greater than the approved allocation then the School Board will review the bids and determine which items can be deferred to stay within the approved bond amount.

if the bids come in lower than the bond allocation then the School Board will decide whether any of the second priority items can be added or to spend less than the full amount of the bond allocation.

Q: Are there alternatives to doing these renovations?

if the QZAB bond is not approved the School Board could return to the plan to compete these renovations piecemeal, Unfortunately this would result in much higher costs since there would be interest on the borrowing for each of these smaller projects and the bidding and process costs would occur over and over for each separate piece.

Another alternative would be to carry out no major renovations and continue with only annual maintenance while plans are develop to replace CHS with a new facility. This approach would reduce costs slightly for a few years but then produce much higher costs in the future.

Q: Can the amount of the bond be amended?

The bond referendum is a straightforward yes or no question. If approved then the renovations can proceed if not then the subsidized bond allocation lapses and will be awarded to other school districts that had competed with us for these funds.

Q: What is the anticipated timeline for completing the renovations?

If approved by the citizens on May 13th the next step would be selecting an engineering firm to develop detailed plans and oversee the project. This would occur between May and September. The bond would be placed and then issued between October and December. The actual renovation work would be completed between January 2015 and October 2015 with the bulk of the work done during the summer.

Q: what impact will the renovations have on holding school next spring and fall?

Carrying out some of the renovations while school is in session will require some flexibility. A detailed work schedule plan will be developed with the engineer to reduce the impact and necessary work will be accommodated through flexible room scheduling.

By setting up renovation areas that are removed from use as classrooms on a rotating schedule disruption will be minimized. Once a classroom area is completed classes would be reassigned their making new areas available to be renovated.

Q: Will there be a final floor plan for the school before renovations begin?

While these renovations are not primarily about changing the layout of classrooms, the nature and extent of the renovations will provide the opportunity to improve the efficiency and usefulness of the school. During the May to September design time any revisions in classroom layout will be developed with input from the faculty and review and final approval by the School Board before any renovations begin in January.



STATE OF MAINE
DEPARTMENT OF EDUCATION
23 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0023

PAUL R. LEPAGE
GOVERNOR

JAMES E. RIER, JR.
COMMISSIONER

March 19, 2014

Kenneth Coville
Superintendent of Schools
RSU 74/SAD 74
P.O. Box 219
North Anson, Maine 04958-0219

Dear Superintendent Coville:

This letter is to confirm State Board of Education approval of your application to make use of Qualified Zone Academy Bond (QZAB) financing for Carrabec High School in an amount not to exceed \$2,065,263. Your award is being made from Maine's 2012 and 2013 Federal QZAB allocations.

School administrative units are responsible for meeting all Federal requirements under this program including establishing a qualified academy, using QZAB proceeds for eligible expenditures, obtaining a qualified private 10% matching grant, adhering to expenditure timelines, adhering to Davis-Bacon wage rate requirements, and complying with arbitrage and reporting requirements. Your QZAB must be issued by December 31, 2014.

Please contact Joseph Ostwald, Division Director, Bureau of General Services, at 624-7353 regarding procurement of professional services and the competitive bidding process.

I wish you good luck with your project and hope this financing mechanism will be of assistance to you. If you have any questions about the QZAB program please contact Ann Pinnette at 624-6885 or ann.pinnette@maine.gov.

Sincerely,

James E. Rier, Jr.
Commissioner of Education

MCLINEY AND COMPANY

INVESTMENT BANKING

MUNICIPAL BONDS

*2800 MCGEE TRAFFICWAY
KANSAS CITY, MISSOURI 64108*

(816) 221-4042
(800) 432-4042
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\$2,065,263
Taxable General Obligation
(Qualified Zone Academy Bonds)
Regional School Unit No. 74
Somerset County, Town of North Anson, Maine
Series 2014

Comparing the benefits of a 12 year QZAB issue, at zero percent interest, with that of a 15 year Tax Exempt issue having an average interest rate of 2.74%. The two issues have approximately the same principal and interest payment.

Average Tax Exempt Annual Principal & Interest Payment – 15 years:	\$169,530
Average QZAB Annual Principal Payment – 12 years:	172,105

Total Principal & Interest on Tax Exempt Bond Issue:	\$2,542,951
Total Principal & Interest on the QZAB:	<u>2,065,263</u>
Total Interest Savings to Taxpayers:	\$477,688

Additional Note:

- With QZABs the school district receives money up front but, pays back dollars of less value.

CHS Renovations description

Issue	Response
Failing Gym Roof	Replace shingle roofing with continuous EPDM
Non Secure and energy inefficient classroom door outside exit systems	Replace exit systems to energy efficient secure units, reduce number of exits through alternate evacuation strategy
Rear entry design and roof runoff create significant next to building walkway issues/deterioration	Extend rear entry roof to correct runoff ice buildup issue. Repair next to building paving to eliminate undermining.
Deteriorating wooden school sign	Replace with new digital sign
Sound transfer between classrooms, deteriorating formerly rodent infested demountable walls (impacts air quality), Inadequate electrical capacity, Obsolete non standard deteriorating ceiling systems, classroom doors that twist and Fail, some door hardware non ADA, door locks insecure, etc	Remove and replace all demountable walls with fixed wall system with sound dampening, replace all obsolete ceiling systems. Upgrade/correct HVAC to address temp/ventilation balance and comfort issues, upgrade electrical to provide adequate classroom capacity, replace lighting with efficient more natural like lighting, replace door systems
Inadequate bathroom ventilation, bathroom stalls and fixtures aging and deteriorating	Replace fixtures and upgrade ventilation
Locker rooms not title IX compliant metal shower stalls rusting.	Replace/refurbish fixtures install shower stalls in male and improve ventilation
Lockers obsolete, deteriorating, non functional	Replace lockers with modern double width lockers
Gym bleachers not safety code compliant on railings, non accessible for limited mobility	Install proper railings for code, provide accessibility option for one section.
Gym backboard lift systems aging and in danger of future catastrophic failure	Replace lift systems
Cafeteria/Kitchen inefficiencies and Workers comp risks caused by serving from mobile carts. Cafeteria is Cramped by serving in room.	Provide through the wall service in Cafeteria North Wall, Upgrade storage in Art room to offset loss of space

Science Labs obsolete furnishings/layout

I.A. building. Lack of separation of labs
Ventilation systems inadequate, door
systems obsolete, electrical capacity issues

Classroom Instructional Technology is
inconsistent through the building

Gym acoustics severe flutter echo
compromises use

Other costs associated with correcting the
issues listed above.

General condition, construction
contingency, bid climate allowances

Bid/contract prep, legal fees, bond
placement fees, owner representation costs

Priority Two items

Parking and driveway repaving
Site improvements for additional lighting
Upgrade Security surveillance system

These would be addressed on an as possible
basis.

QZAB approved allocation \$2,035,263
Loan period of 12 years (may be 15 if
possible)

Estimate for all above is 2.7 million
Estimate of priority items is 2 million

QZAB interest savings estimate \$477,688

Renovate furnishings and infrastructure

Renovate for safety and adequacy of
infrastructure capacity

Provide consistent updated classroom
instructional technology throughout

Install sound baffle system to cure acoustics
problem

CHS renovations tax impact

District valuation \$475,700,000

Annual debt service at 12 years
\$172,105 beginning in 2015-16

Mill rate for debt service
.31 mills

\$31 per year on \$100,000 true valuation
property.

The increase over the 2014-15 year would only
be \$118,000 because the \$54,000 budgeted for
legal, bond placement and design costs would
be one time only. Or around \$21 per \$100,000
property.

REGIONAL SCHOOL UNIT NO. 74, MAINE

\$2,065,263 Tax Exempt

Dated Date = 06/15/2014 Delivery Date = 06/15/2014

Series 2014

Dates	Term Bond Maturities	Bond Redemptions	Proceeds	Coupon Rate	Yield	Price	Interest Amount	Total Debt Service	Fiscal Year Debt Service
12/15/2014	-	-	-	-	-	-	22,860.26	22,860.26	22,860.26
06/15/2015	-	115,263.00	115,263.00	0.200	0.200000	100.000000	22,860.26	138,123.26	-
12/15/2015	-	-	-	-	-	-	22,745.00	22,745.00	160,868.26
06/15/2016	-	120,000.00	120,000.00	0.450	0.450000	100.000000	22,745.00	142,745.00	-
12/15/2016	-	-	-	-	-	-	22,475.00	22,475.00	165,220.00
06/15/2017	-	125,000.00	125,000.00	0.750	0.750000	100.000000	22,475.00	147,475.00	-
12/15/2017	-	-	-	-	-	-	22,006.25	22,006.25	169,481.25
06/15/2018	-	125,000.00	125,000.00	1.150	1.150000	100.000000	22,006.25	147,006.25	-
12/15/2018	-	-	-	-	-	-	21,287.50	21,287.50	168,293.75
06/15/2019	-	130,000.00	130,000.00	1.500	1.500000	100.000000	21,287.50	151,287.50	-
12/15/2019	-	-	-	-	-	-	20,312.50	20,312.50	171,600.00
06/15/2020	-	130,000.00	130,000.00	1.750	1.750000	100.000000	20,312.50	150,312.50	-
12/15/2020	-	-	-	-	-	-	19,175.00	19,175.00	169,487.50
06/15/2021	-	130,000.00	130,000.00	2.100	2.100000	100.000000	19,175.00	149,175.00	-
12/15/2021	-	-	-	-	-	-	17,810.00	17,810.00	166,985.00
06/15/2022	-	135,000.00	135,000.00	2.300	2.300000	100.000000	17,810.00	152,810.00	-
12/15/2022	-	-	-	-	-	-	16,257.50	16,257.50	169,067.50
06/15/2023	-	140,000.00	140,000.00	2.500	2.500000	100.000000	16,257.50	156,257.50	-
12/15/2023	-	-	-	-	-	-	14,507.50	14,507.50	170,765.00
06/15/2024	-	140,000.00	140,000.00	2.750	2.750000	100.000000	14,507.50	154,507.50	-
12/15/2024	-	-	-	-	-	-	12,582.50	12,582.50	167,090.00
06/15/2025	-	145,000.00	145,000.00	3.000	3.000000	100.000000	12,582.50	157,582.50	-
12/15/2025	-	-	-	-	-	-	10,407.50	10,407.50	167,990.00
06/15/2026	-	150,000.00	150,000.00	3.150	3.150000	100.000000	10,407.50	160,407.50	-
12/15/2026	-	-	-	-	-	-	8,045.00	8,045.00	168,452.50
06/15/2027	-	155,000.00	155,000.00	3.250	3.250000	100.000000	8,045.00	163,045.00	-
12/15/2027	-	-	-	-	-	-	5,526.25	5,526.25	168,571.25
06/15/2028	-	160,000.00	160,000.00	3.350	3.350000	100.000000	5,526.25	165,526.25	-
12/15/2028	-	-	-	-	-	-	2,846.25	2,846.25	168,372.50
06/15/2029	-	165,000.00	165,000.00	3.450	3.450000	100.000000	2,846.25	167,846.25	-
Total		2,065,263.00	2,065,263.00				477,688.02	2,542,951.02	2,542,951.02
Acc Int									
Grand Ttl		2,065,263.00	2,065,263.00				477,688.02	2,542,951.02	2,542,951.02
TIC (incl. all expenses) 2.70479286% Average Coupon 2.73978098%									
TIC (Arbitrage TIC) 2.70479286% Average Life (yrs) ... 8.44									
Bond Years 17.435.26 WAM (yrs) 8.442151									
IRS Form 8038-G NIC = 2.739781% (with Adjstmt of \$0.00). NIC = 2.739781% (with Adjstmt of \$0.00).									

RSU74: NEW14TE

Prepared by: McLinney And Company

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REGIONAL SCHOOL UNIT NO. 74, MAINE

\$2,065,263 QZAB

Dated Date = 06/15/2014 Delivery Date = 06/15/2014
Taxable General Obligation Bonds

Series 2014

Dates	Term Bond Maturities	Bond Redemptions	Proceeds	Coupon Rate	Yield	Price	Interest Amount	Total Debt Service	Fiscal Year Debt Service
09/15/2014	-	-	-	-	-	-	-	-	-
12/15/2014	-	-	-	-	-	-	-	-	-
03/15/2015	-	-	-	-	-	-	-	-	-
06/15/2015	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2015	-	-	-	-	-	-	-	-	-
12/15/2015	-	-	-	-	-	-	-	-	-
03/15/2016	-	-	-	-	-	-	-	-	172,105.25
06/15/2016	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2016	-	-	-	-	-	-	-	-	-
12/15/2016	-	-	-	-	-	-	-	-	172,105.25
03/15/2017	-	-	-	-	-	-	-	-	-
06/15/2017	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2017	-	-	-	-	-	-	-	-	-
12/15/2017	-	-	-	-	-	-	-	-	-
03/15/2018	-	-	-	-	-	-	-	-	172,105.25
06/15/2018	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2018	-	-	-	-	-	-	-	-	-
12/15/2018	-	-	-	-	-	-	-	-	-
03/15/2019	-	-	-	-	-	-	-	-	172,105.25
06/15/2019	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2019	-	-	-	-	-	-	-	-	-
12/15/2019	-	-	-	-	-	-	-	-	-
03/15/2020	-	-	-	-	-	-	-	-	172,105.25
06/15/2020	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2020	-	-	-	-	-	-	-	-	-
12/15/2020	-	-	-	-	-	-	-	-	-
03/15/2021	-	-	-	-	-	-	-	-	-
06/15/2021	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2021	-	-	-	-	-	-	-	-	-
12/15/2021	-	-	-	-	-	-	-	-	172,105.25
03/15/2022	-	-	-	-	-	-	-	-	-
06/15/2022	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2022	-	-	-	-	-	-	-	-	-
12/15/2022	-	-	-	-	-	-	-	-	-
03/15/2023	-	-	-	-	-	-	-	-	172,105.25
06/15/2023	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2023	-	-	-	-	-	-	-	-	-
12/15/2023	-	-	-	-	-	-	-	-	-
03/15/2024	-	-	-	-	-	-	-	-	172,105.25
06/15/2024	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2024	-	-	-	-	-	-	-	-	-
12/15/2024	-	-	-	-	-	-	-	-	-
03/15/2025	-	-	-	-	-	-	-	-	172,105.25
06/15/2025	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-
09/15/2025	-	-	-	-	-	-	-	-	-
12/15/2025	-	-	-	-	-	-	-	-	-
03/15/2026	-	-	-	-	-	-	-	-	172,105.25
06/15/2026	-	172,105.25	172,105.25	-	-	100.000000	-	172,105.25	-

Term Bond		Bond		Coupon		Interest		Total		Fiscal Year	
Dates	Maturities	Redemptions	Proceeds	Rate	Yield	Price	Amount	Debt Service	Debt Service	Debt Service	Debt Service
Total	-	2,065,263.00	2,065,263.00				-	2,065,263.00	-	2,065,263.00	
Acc Int	-	-	-				-	-	-	-	
Grand Totls	-	2,065,263.00	2,065,263.00				-	2,065,263.00	-	2,065,263.00	
TIC (incl. all expenses) 0.000000000% Average Coupon 0.000000000%											
TIC (Arbitrage TIC) 0.000000000% Average Life (yrs) ... 6.50											
Bond Years 13,424.21 WAM (yrs) 6.5000000											
IRS Form 8038-G NIC = 0.000000% (with Adjstmnt of \$0.00).											
NIC = 0.000000% (with Adjstmnt of \$0.00).											

CHS QZAB Project Description

Carrabec High School was completed in 1980 and has had no significant facility renovations or updates during its 33 years of operation. While routine and preventive maintenance have been good the facility infra-structure is inadequate to support current needs. Also some capital renewal projects are in need of completion.

In specific:

Gymnasium roof is in the process of failing. The lower section of this dome roof is currently surfaced with architectural shingles which are visibly failing on the SE, S and SW faces of the roof. Leaking has begun and is not able to be isolated due to the nature of the roof surface and structure. This project would replace the failing roofing with a new continuous membrane roofing such as EPDM.

Driveways and Parking areas are beginning to fail being 33 years old with only spot resurfacing. Also the Parking capacity and driving lane width on the North side of the building are inadequate to needs and safety. This project would repave all existing driving and parking areas and expand the parking area on the North side of the building relieving the driving lane of parallel parking. In addition supplemental lighting of the front parking/driveway area would be provided and existing lighting would be upgraded to long life high efficiency lighting.

Classroom exits present both security and energy inefficiency problems for the facility. The aluminum and glass door/window units are highly susceptible to forced intrusion and to excessive heat loss in winter and on to solar gain on the south facing side of the building in spring and fall. This project would provide energy efficient and physically secure replacements for all classroom exit units. In addition other non classroom entrance/exits from the facility would be upgraded as needed for security and energy efficiency. In addition this project would provide an updated security surveillance system for the school.

Energy conservation was the focus of a recent boiler conversion project at the high school. While this project reduced facility heating costs by around 30% and electrical costs by around 7% much more could be accomplished. This project would provide roof top hybrid PVT technology along with Transpiring Solar Air preheating of ventilation air to reduce facility heating and electrical costs.

School sign is over 15 years old and in need of replacement. This project would provide a modern digital replacement

The interior arrangement of the school is composed primarily of demountable temporary walls. This thirty year old economy solution to an original unworkable "open space" design barely provides minimal separation of classroom space. Further since it was a modification of the original "open space" design the HVAC systems design and adequacy has been significantly compromised. This project would remove all existing demountable walls and obsolete ceiling systems to be replaced with new integrated wall, ceiling and lighting systems that incorporate modern efficiency, sound separation, electrical and communication wiring and instructional technology. In addition the HVAC

will be modified and upgraded to efficiently and effectively support the new floor plan. As part of these renovations all electrical supply/capacity/code issues would be resolved, all bathroom facilities upgraded, all lockers replaced, all ADA issues resolved, all title IX issues resolved, emergency lighting upgraded, fire/security alarm system replaced, and science and technology labs and library media center upgraded. As part of this project the school gymnasium bleachers and backboards systems would be overhauled and renovated with updated safety features in addition a solution for the acoustic issues of the gym space would be completed. As part of this project renovations including the installation of a foldable wall in the gymnasium side stage presidium and the conversion of certain door systems from swing to lockable crash bar doors will provide for compartmentalization of the facility into four isolatable zones. As part of this project renovations would be completed to the kitchen/cafetorium space to enhance the use of the space for performances and to improve the efficiency of meal service.

PRELIMINARY OPINION OF PROBABLE COST

Carrabec High School - MSDA #74
 Anson, Maine

Date: December 11, 2013

(Uniformat - Estimate is based on footprint square foot area and includes some exceptions)

<u>GYM ROOFING</u>					
Thermal and Moisture Protection:					
Demolition/Removal of existing roofing materials, gutters and downspouts	19,600	sf	\$ 0.78	\$ 15,288.00	\$ 19,874.40
Ice/Water Shield Membrane	19,600	sf	\$ 1.05	\$ 20,580.00	\$ 26,754.00
EPDM Roofing Membrane	19,600	sf	\$ 4.40	\$ 86,240.00	\$ 112,112.00
Insulation	19,600	sf	\$ 1.75	\$ 34,300.00	\$ 44,590.00
Flashing	19,600	sf	\$ 1.44	\$ 28,224.00	\$ 36,691.20
Gutters & Downspouts	19,600	sf	\$ 1.25	\$ 24,500.00	\$ 31,850.00
Misc. Hardware, Caulking and Sealant	19,600	sf	\$ 0.28	\$ 5,488.00	\$ 7,134.40
Temporary Protection	19,600	sf	\$ 0.18	\$ 3,528.00	\$ 4,586.40
Structural Roof Reinforcement as required	19,600	sf	\$ 3.25	\$ 63,700.00	\$ 82,810.00
<u>PAVING DRIVEWAYS AND PARKING AREAS</u>					
Exterior Improvements					
Prep existing paved areas	9,000	sy	\$ 2.50	\$ 22,500.00	\$ 29,250.00
Repave existing driveways and parking areas	9,000	sy	\$ 12.40	\$ 111,600.00	\$ 145,080.00
Expand new parking areas North East driveway to increase parking spaces and widen the traffic path, Subgrade, Base, Compaction and Grading	3,200	sy	\$ 22.40	\$ 71,680.00	\$ 93,184.00
Pavement markings	1,000	lf	\$ 0.67	\$ 670.00	\$ 871.00
Testing allowance	1	allow	\$ 2,800.00	\$ 2,800.00	\$ 3,640.00
Paving Subtotal:				\$ 209,250.00	\$ 272,025.00
<u>ENTRANCE SYSTEMS</u>					
Openings					
Demolition/Removal of existing doors, frames, hardware and surrounds	37,000	sf	\$ 0.34	\$ 12,580.00	\$ 16,354.00
New doors, frames, hardware and surrounds	37,000	sf	\$ 1.65	\$ 61,050.00	\$ 79,365.00
Other vertical or horizontal openings and appurtenance	37,000	sf	\$ 1.15	\$ 42,550.00	\$ 55,315.00
<u>SCHOOL SIGNAGE</u>					
New Signage					
Remove existing signage	1	ea	\$ 875.00	\$ 875.00	\$ 1,137.50
New Signage to include digital signage	1	ea	\$ 7,850.00	\$ 7,850.00	\$ 10,205.00
All required earthwork and bases	1	allow	\$ 1,800.00	\$ 1,800.00	\$ 2,340.00
<u>SECURITY SURVEILLANCE SYSTEM</u>					
Security Systems					
Upgrade Exterior Security Camera System	1	al	\$ 10,000.00	\$ 10,000.00	\$ 13,000.00
<u>SITE IMPROVEMENTS</u>					
Electrical, Communications and Misc.					
Electrical Site Improvements (Exterior Lighting)	6	ex	\$ 4,250.00	\$ 25,500.00	\$ 33,150.00
Total Exterior Improvements/Upgrades:				\$ 653,303.00	\$ 849,293.00

<u>INTERIOR RENOVATIONS</u>					
Library and Center Core renovations	5,100	sf	\$ 55.00	\$ 280,500.00	\$ 364,650.00
Demountable Wall to Drywall Upgrades	4,500	sf	\$ 8.00	\$ 36,000.00	\$ 46,800.00
Classroom Doors (Internal Connector Doors)	7	ea	\$ 1,800.00	\$ 12,600.00	\$ 16,380.00
Classroom Doors (new)	22	ea	\$ 1,800.00	\$ 39,600.00	\$ 51,480.00
Exterior Classroom Door Exits	5	ea	\$ 4,200.00	\$ 21,000.00	\$ 27,300.00
Exterior Classroom Door Removal	5	ea	\$ 3,800.00	\$ 19,000.00	\$ 24,700.00
Electrical Wiring Upgrades	20,130	sf	\$ 6.00	\$ 120,780.00	\$ 157,014.00
Electrical Lighting Fixtures	276	ea	\$ 180.00	\$ 49,680.00	\$ 64,584.00
Emergency Lighting	37,000	sf	\$ 0.80	\$ 29,600.00	\$ 38,480.00
Communications Wiring Upgrades	37,000	sf	\$ 1.35	\$ 49,950.00	\$ 64,935.00
Fire Alarm Upgrades	1	al	\$ 16,500.00	\$ 16,500.00	\$ 21,450.00
HVAC Modifications for Areas impacted	20,130	sf	\$ 5.20	\$ 104,676.00	\$ 136,078.80
HVAC System Balancing	1	al	\$ 22,500.00	\$ 22,500.00	\$ 29,250.00
Water Fountain Upgrades	4	ea	\$ 1,800.00	\$ 7,200.00	\$ 9,360.00
ADA Door Hardware Upgrades	25	ea	\$ 250.00	\$ 6,250.00	\$ 8,125.00
Solar Tube Skylights	12	ea	\$ 650.00	\$ 7,800.00	\$ 10,140.00
Subtotal:				\$ 823,636.00	\$ 1,070,726.80
<u>BATHROOM RENOVATIONS (Core Area)</u>					
	942	sf	\$ 30.00	\$ 28,260.00	\$ 36,738.00
<u>MALE LOCKER ROOM UPGRADE</u>					
Shower Stall Title IX Compliance	6	ea	\$ 3,880.00	\$ 23,280.00	\$ 30,264.00
Bathroom Stall Upgrades	2	ea	\$ 3,250.00	\$ 6,500.00	\$ 8,450.00
Bathroom Sink Upgrades	2	ea	\$ 1,150.00	\$ 2,300.00	\$ 2,990.00
Subtotal:				\$ 32,080.00	\$ 41,704.00
<u>FEMALE LOCKER ROOM REFURBISHMENT</u>					
Shower Stall Refurbishment	6	ea	\$ 2,000.00	\$ 12,000.00	\$ 15,600.00
Bathroom Stall Upgrades	2	ea	\$ 3,250.00	\$ 6,500.00	\$ 8,450.00
Bathroom Sink Upgrades	2	ea	\$ 1,150.00	\$ 2,300.00	\$ 2,990.00
Subtotal:				\$ 20,800.00	\$ 27,040.00
<u>BUILDING COMPARTMENTALIZATION</u>					
Door Securitization (Gym to Café/Café-Corridor/Classrooms to Corridor)	9	ea	\$ 4,500.00	\$ 40,500.00	\$ 52,650.00
Stage Wall and Door Security	1,280	sf	\$ 16.50	\$ 21,120.00	\$ 27,456.00
Stage Area Door Security	2	ea	\$ 3,850.00	\$ 7,700.00	\$ 10,010.00
Subtotal:				\$ 69,320.00	\$ 90,116.00
<u>LOCKER REPLACEMENT</u>					
Student Hallway Lockers (Doubles)	125	ea	\$ 600.00	\$ 75,000.00	\$ 97,500.00
<u>GYM ACOUSTICS</u>					
Suspended Baffles	64	ea	\$ 520.00	\$ 33,280.00	\$ 43,264.00
<u>GYM BLEACHERS & SEATING</u>					
Refurbish Existing Bleachers	320	ea	\$ 120.00	\$ 38,400.00	\$ 49,920.00
<u>GYMNASIUM BACKBOARD SYSTEM UPGRADES</u>					
Structural Upgrades	1	ea	\$ 2,800.00	\$ 2,800.00	\$ 3,640.00
Harness and Operator equipment	1	ea	\$ 15,840.00	\$ 15,840.00	\$ 20,592.00
Subtotal:				\$ 18,640.00	\$ 24,232.00

<u>KITCHEN CAFETORIUM RENOVATIONS</u>	540	sf	\$ 85.00	\$ 45,900.00	\$ 59,670.00
<u>SCIENCE TECHNOLOGY LABS</u>	1	al	\$ 25,000.00	\$ 25,000.00	\$ 32,500.00
<u>I.A. AREA RENOVATIONS</u>	1	al	\$ 40,000.00	\$ 40,000.00	\$ 52,000.00
<u>INSTRUCTIONAL TECHNOLOGY UPGRADES</u>	1	al	\$ 25,000.00	\$ 25,000.00	\$ 32,500.00
				\$1,147,531.60	\$1,165,749.10

Total Base Cost for Exterior and Interior Elements:

\$1,928,161.90 \$ 2,507,201.70

MARK-UPS

General Conditions	5%	\$ 96,430.95	\$ 125,360.24
Construction Contingency	10%	\$ 192,861.90	\$ 250,720.47
Bid Climate Adjustments	2%	\$ 38,572.38	\$ 50,144.09
Bid/Contract Preparation		\$ 12,800.00	\$ 18,500.00
Owner Representation Costs (Estimated 6-Months):		\$ 17,280.00	\$ 23,040.00
Total Mark-Up Cost:		\$ 357,945.23	\$ 467,764.80

Total Cost:

\$2,286,107.13 \$ 2,974,966.50

Assumptions

Quantities are based on drawings and field observations.

Construction Costs are based on current market conditions.

Construction Costs are based on current market conditions.

Prime delivery is considered to be competitive and.

Access to work areas is considered non-restrictive and can be performed during regular business hours in all areas.

No costs for environmental consideration (i.e. asbestos removal) are included.

Quantities are approximate and based upon available drawings and field observations.