

North St. Paul - Maplewood - Oakdale Public School District

Historical Adjusted Average Daily Membership (ADM)

Grade	Actual 19-20	Actual 20-21	Actual 21-22	Actual 22-23	Actual 23-24	Budget 24-25	Projected 25-26	Projected 26-27	Projected 27-28	Projected 28-29	Projected 29-30
ECSE	155.99	133.73	141.95	169.04	215.88	207.86	216.80	218.01	219.22	220.43	221.63
PKG	108.34	94.31	121.09	157.50	150.72	156.36	157.85	158.73	159.61	160.49	161.37
Kgt Hdp	119.32	105.67	107.14	126.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00
KDG	623.02	562.22	564.73	581.16	755.88	698.94	722.66	726.69	730.72	734.75	738.78
1	760.89	716.88	688.24	693.37	714.72	755.59	730.11	737.09	741.20	745.31	749.42
2	728.56	724.88	728.47	679.85	696.32	709.62	758.43	730.91	737.90	742.01	746.13
3	679.72	714.38	731.83	725.97	674.06	704.74	712.94	759.83	732.26	739.26	743.38
4	689.40	662.36	718.12	719.60	732.58	698.71	712.25	719.52	766.84	739.01	746.08
5	753.47	675.53	696.63	722.05	716.21	747.31	708.80	724.61	732.00	780.14	751.83
6	753.97	718.23	653.20	687.68	705.88	700.85	730.95	693.27	708.74	715.96	763.05
7	795.75	758.37	721.87	657.91	693.77	720.16	712.65	740.07	701.93	717.59	724.90
8	770.31	782.98	775.41	709.15	667.75	707.55	728.57	719.97	747.67	709.14	724.96
9	855.48	862.27	866.60	887.02	874.25	830.95	838.95	861.44	851.27	884.02	838.46
10	912.64	850.74	889.31	900.48	918.87	901.45	862.77	868.99	892.28	881.74	915.67
11	854.09	882.12	843.47	885.80	915.41	920.36	906.00	863.28	869.49	892.79	882.25
12	1001.66	1060.74	1015.09	952.09	1030.63	950.00	900.00	915.53	866.70	873.80	900.44
	10,562.61	10,305.41	10,263.15	10,254.85	10,462.93	10,410.46	10,399.74	10,437.93	10,457.81	10,536.45	10,608.35

622 Enrollment Report as of 11/30/25

SCHOOL	KDGN.	ONE	TWO	THREE	FOUR	FIVE		3 YO	4 YO	EC		TOTAL
Beaver Lake								103	29			132
Gladstone VPK									27			27
Carver	118	141	140	135	136	145			72			887
Castle	127	109	131	119	96	95			41			718
Cowern	59	63	67	59	64	57			24			393
Eagle Point	119	116	131	126	129	128			69			818
Justice Alan Page	102	125	128	118	132	108			67			780
Richardson	100	99	102	96	82	104			40			623
Weaver	68	73	73	66	54	76			36			446
ELEM. TOTALS	693	726	772	719	693	713		103	405	0		4,824

SCHOOL	SIX	SEVEN	EIGHT	NINE	TEN	ELEVEN	TWELVE	SUB.TOTALS	Non.Pub.			BLDG TOTAL
John Glenn	373	350	381					1104				1,104
Skyview Middle	347	365	332					1044				1,044
North				417	385	396	400	1598				1,598
Tartan				412	437	459	395	1703				1,703
SEC. TOTALS	720	0	715	0	713	0	829	822	855	795		5,449

	ECSE 0-2	Centerbased ECSE/3-5	PRGM TOTAL
Gladstone/ECSE	182	247	429

	KDGN.	ONE	TWO	THREE	FOUR	FIVE					
Webster K-12 Programs	1		3	5	4	3				2	18
PraireCare		1	2	2	2						7
622 Online											0
TEC											0
Fairview											0

	SIX	SEVEN	EIGHT	NINE	TEN	ELEVEN	TWELVE	SUB.TOTALS			
622 Online					9	23	31	63			63
622 Alternative					4	18	47	69			69
TEC	1	4	4	2	2	1		14			14
Fairview Chem Dep	1	5	8	4	7	7	4	36			36
Webster K-12 Programs	7	4	5	6	2	5	3	32			32
Next Step								83			83
Phoenix Academy								0			0
PraireCare	2	10	6	3	1	4	3	29			29
Program Totals											219

TOTAL 11,053

CHANGE from previous month						CHANGE IN LAST 12 MONTHS					
Grades	10/31/25	11/30/2025	Enrollment Change	Percent Change		Grades	11/30/2024	11/30/2025	Enrollment Change from Last Year	Percent Change from Last Year	
K-5	4,306	4,316	10	0.23%		K-5	4,376	4,316	(60)	-1.37%	
6-8	2,136	2,148	12	0.56%		6-8	2,126	2,148	22	1.03%	
9-12	3,328	3,301	(27)	-0.81%		9-12	3,293	3,301	8	0.24%	
622 Online	64	63	(1)	-1.56%		622 Online	83	63	(20)	-24.10%	
ALC HS	60	69	9	15.00%		ALC	45	69	24		
Programs	211	219	8	3.79%		Programs	196	219	23	11.73%	
K-12 Total	10,105	10,116	11	0.11%		K-12 Total	10,119	10,116	(3)	-0.03%	
PreK	506	508	2	0.40%		PreK	561	508	(53)	-9.45%	
ECSE	403	429	26	0.06%		ECSE	451	429	(22)	-4.88%	
Total DW	11,014	11,053	39	0.35%		Total DW	11,131	11,053	(78)	-0.70%	



July 11, 2024

Joshua Anderson, District Business Manager
North St. Paul-Maplewood-Oakdale Public School District No. 622
2520 Twelfth Avenue East
North Saint Paul, MN 55109-2420

Dear Mr. Anderson:

Minnesota Statutes 2021, section 123B.595, subdivision 4(a) requires a district qualifying for Long-Term Facilities Maintenance (LTFM) Revenue to submit a ten-year facility plan for Commissioner approval. This plan includes costs for:

- 1) deferred capital expenditures and maintenance projects necessary to prevent further erosion of facilities;
- 2) increasing accessibility of school facilities; and
- 3) health and safety capital projects under Minnesota Statutes, section 123B.57.

The Minnesota Department of Education (MDE) has received the ten-year facility plan from your district. The plan has been reviewed by MDE staff and is approved for fiscal 2026 revenue.

The ISD #622 deferred maintenance projects are approved for a bond issue up to \$21,730,000. A separate bond schedule is required to be submitted for VPK remodeling, H&S projects over \$100,000, and other LTFM bonding.

When you receive the final bond repayment schedules, please e-mail a copy to Lonn.Moe@state.mn.us.

Thank you for working with us to improve school facilities for Minnesota students.

Sincerely,

A handwritten signature in blue ink that reads 'Patty Hand'.

Patty Hand
Chief Operating Officer



To: Sara Guyette, Independent School District #622

From: Sean Kelly | SK

Date: July 1, 2025

Comm. No: 9999

Subject: Independent School District #622
FY26, FY27, and FY28 LTFM Narrative – Cowern Elementary School Renovations

Cowern Elementary School - Renovations:

Per submission requirements for projects over \$2 million per site, per year.

Removal and replacement of existing components throughout the building and site.

- **Building Envelope:** Exterior envelope infills are required as part of the mechanical systems replacement work. The existing exterior rain screen systems will need repair and patching to accommodate the removal and replacement of the existing HVAC systems.
- **Building Hardware and Equipment:** Several of the existing building interior doors and frames are deteriorated and in need of replacement. The existing gymnasium operable partition wall is beyond its useful life and in need of replacement. The existing Clocks, Public Address and Fire Alarm systems need significant repairs, head-end equipment replacements and device replacement. The existing kitchen equipment is beyond its useful life and in need of replacement. Modernization of the existing two elevator systems is required. The existing elevators are difficult to repair and maintain and are beyond their useful life.
- **Electrical:** Several of the existing electrical distribution panels are 50+ years old and must be replaced with new equipment. The building circuitry frequently overloads, and new wiring and distribution is required. The existing lighting systems consist primarily of surface mounted T8 light fixtures and are aged beyond their useful life. New LED fixtures will replace the aging and inefficient light fixtures. Exterior lighting is limited and consists of metal halide or high-pressure sodium wall packs on the building envelope and must be replaced with LED fixtures. The existing building lighting controls systems are not dimmable and are in poor or failing condition. Lighting controls will be updated along with the light fixtures.
- **Interior Surfaces:** The existing casework throughout the building is original to the building and well beyond its useful life. The casework surfaces and hardware are beyond repair in most cases and need to be completely replaced. The existing acoustic ceiling tile systems are aging, damaged, sagging, stained and beyond their useful life. Replacement with new systems is necessary. Approximately 70% of the interior carpet flooring systems are beyond their useful life and no longer warranted. The carpet flooring requires replacement. Interior wood doors throughout the entire lower level and in several other areas of the building are delaminating, chipped, aged, and severely damaged beyond repair. Replacement is required.

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**




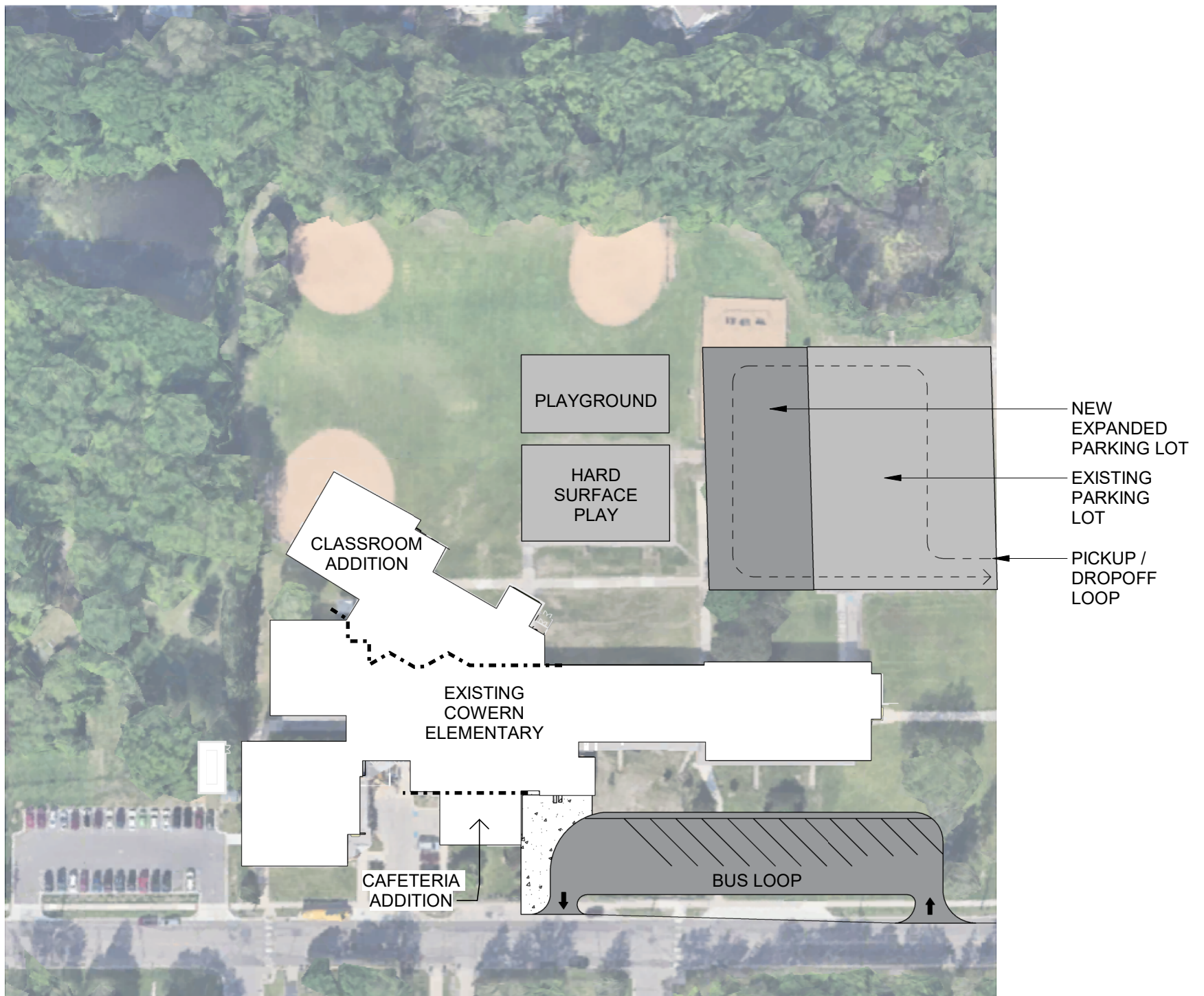
- **Mechanical Systems:** The mechanical systems of the existing building are all showing signs of deterioration, including broken parts, rust, difficulty servicing, and parts being unavailable. The systems are at or past the anticipated life and are in need of replacement. This includes the air handlers, unit ventilators, pumps, dehumidification systems, exhaust fans, controls, the boiler plant, and associated ductwork.
- **Plumbing:** There are eroded sinks, water closets, and sanitary lines. These components are exhibiting signs of deterioration, excessive wear and tear, and damage. There is also galvanized piping throughout the building being replaced to improve water quality.
- **Professional Services:** The design fees to design, procure, and do construction administration services for this scope of work.
- **Roofing Systems:** Not applicable.
- **Site Projects:** The existing concrete sidewalks are in poor condition and need to be replaced.

All of the items above are beyond their life expectancy and have reached a point where repairs are no longer feasible. Utilizing LTFM revenue to replace these eroded items will prevent any further deterioration. It is anticipated that future replacement of these items will not be needed until the end of their respective industry life cycles.

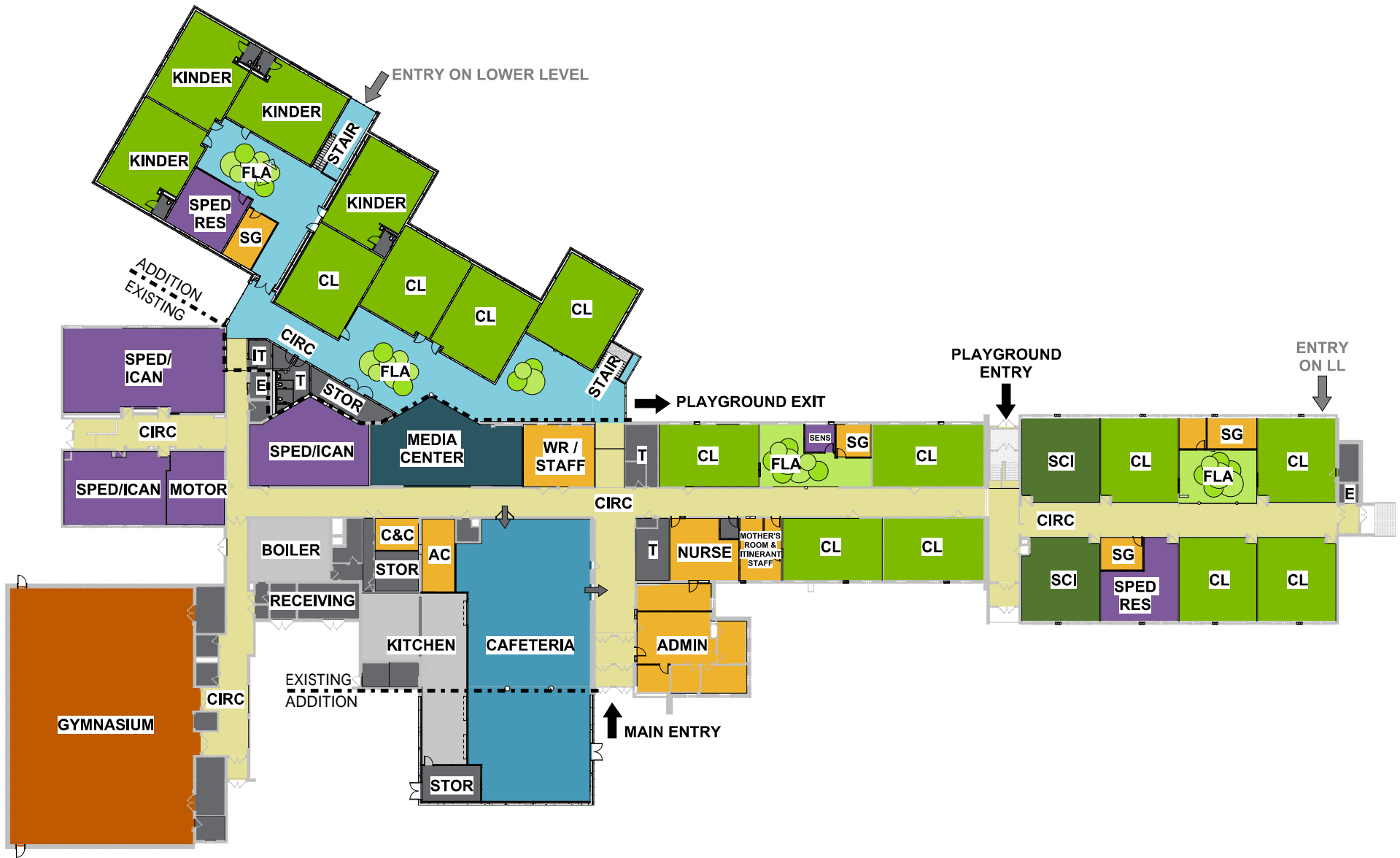
Approximate Total Cost: **\$20,298,850** over three fiscal years, see breakdown below.

<u>COWERN ELEMENTARY</u>	<u>FY 26</u>	<u>FY 27</u>	<u>FY 28</u>
Building Envelope	\$ 20,820	\$ 183,910	\$ 183,910
Building Hardware / Equipment	\$ 83,280	\$ 735,640	\$ 735,640
Electrical	\$ 104,100	\$ 919,550	\$ 919,550
Interior Surfaces	\$ 135,330	\$ 1,195,415	\$ 1,195,415
Mechanical Systems	\$ 520,500	\$ 4,597,750	\$ 4,597,750
Plumbing	\$ 104,100	\$ 919,550	\$ 919,550
Professional Services	\$ 348,450	\$ 259,200	\$ 259,200
Roofing Systems	\$ 20,820	\$ 183,910	\$ 183,910
Site Projects	\$ 52,050	\$ 459,775	\$ 459,775
Total	\$ 1,389,450	\$ 9,195,500	\$ 9,195,500

		Division of School Finance 400 NE Stinson Blvd Minneapolis, MN 55413		Long-Term Facility Maintenance Ten-Year Expenditure Application (LTFM) - Fund 01 and Fund 06 Projects Only								ED - 02478-11		
Instructions: Enter estimated, allowable LTFM expenditures (Fund 01 and/or Fund 06 only) under Minnesota Statutes 2024, section 123B.595, subd. 10. Enter by Uniform Financial and Accounting Reporting Standards (UFARS) finance code and by fiscal year in the cells provided.														
District Info.		(REQUIRED) Enter Information		District Info.		(REQUIRED) Enter Information								
District Name:		North St. Paul-Maplewood-Oakdale		Date:		7/24/2025								
District Number:		622		Email:		sguyette@isd622.org								
District Contact Name:		Sara Guyette												
Contact Phone #		651-748-7511												
Expenditure Categories				Fiscal Year (FY) Ending June 30										
				2025 (base year)	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Health and Safety - this section excludes project costs in Category 2 of \$100,000 or more for which additional revenue is requested for Finance Codes 358, 363 and 366.														
Finance Code	Category (1)													
347	Physical Hazards			\$90,698	\$99,900	\$97,200	\$114,715	\$110,800	\$106,100	\$104,500	\$101,800	\$105,200	\$96,715	\$99,900
349	Other Hazardous Materials			\$49,420	\$15,000	\$17,393	\$57,493	\$17,543	\$17,593	\$17,643	\$17,693	\$58,743	\$17,793	\$18,000
352	Environmental Health and Safety Management			\$193,333	\$236,000	\$209,000	\$211,000	\$194,500	\$201,000	\$194,500	\$201,000	\$194,500	\$201,000	\$195,000
358	Asbestos Removal and Encapsulation			\$90,939	\$100,000	\$140,000	\$190,000	\$95,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$35,000
363	Fire Safety			\$102,111	\$102,245	\$84,245	\$84,245	\$102,245	\$84,245	\$84,245	\$102,245	\$84,245	\$84,245	\$104,000
366	Indoor Air Quality			\$0	\$30,000	\$10,000	\$10,000	\$10,000	\$10,000	\$35,000	\$10,000	\$10,000	\$10,000	\$12,000
Total Health and Safety Capital Projects - Category (1)				\$526,501	\$583,145	\$557,838	\$667,453	\$530,088	\$463,938	\$480,888	\$477,738	\$497,688	\$454,753	\$463,900
Health and Safety - Projects Costing \$100,000 or more per Project/Site/Year - Additional Revenue														
Finance Code	Category (2)													
358	Asbestos Removal and Encapsulation			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
363	Fire Safety			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
366	Indoor Air Quality			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Health and Safety Capital Projects \$100,000 or More - Category (2)				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remodeling for Approved Voluntary Pre-K under Minnesota Statutes, section 124D.151														
Finance Code	Category 3 (a)													
355	Remodeling for prekindergarten (Pre-K) instruction approved by the commissioner.			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Remodeling for Approved Voluntary Pre-K Projects - Category 3(a)				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remodeling for Gender-Neutral Single-User Restrooms														
Finance/Course Codes	Category 3 (b) LTFM REVENUE EFFECTIVE FY 2025													
Finance Code 384 and Course Code 684 MUST USE BOTH	Remodeling for gender-neutral single user restroom per site.			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Remodeling for Gender-Neutral Single User Projects - Category 3(b)				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessibility														
Finance Code	Category (4)													
367	Accessibility			\$222,360	\$143,938	\$36,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Accessibility Projects - Category (4)				\$222,360	\$143,938	\$36,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deferred Capital Expenditures and Maintenance Projects														
Finance Code	Category (5)													
368	Building Envelope			\$1,427,678	\$1,159,314	\$301,910	\$1,648,910	\$1,700,000	\$1,700,000	\$1,000,000	\$775,000	\$750,000	\$750,000	\$750,000
369	Building Hardware and Equipment			\$984,990	\$1,023,886	\$1,767,640	\$750,640	\$500,000	\$425,000	\$400,000	\$650,000	\$650,000	\$650,000	\$650,000
370	Electrical			\$1,179,382	\$934,776	\$2,242,350	\$929,550	\$2,000,000	\$2,500,000	\$2,425,000	\$1,500,000	\$1,250,000	\$1,250,000	\$1,250,000
379	Interior Surfaces			\$1,822,138	\$1,144,870	\$1,383,415	\$1,220,415	\$600,000	\$800,000	\$600,000	\$750,000	\$750,000	\$750,000	\$750,000
380	Mechanical Systems			\$6,158,414	\$4,246,402	\$5,113,750	\$6,967,750	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000
381	Plumbing			\$935,356	\$1,857,761	\$1,048,750	\$929,550	\$400,000	\$300,000	\$300,000	\$300,000	\$450,000	\$450,000	\$450,000
382	Professional Services and Salary			\$1,325,824	\$1,562,150	\$827,200	\$674,200	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000
383	Roof Systems (normally below \$100,000 unless the school chooses not to receive additional revenue for \$100K or more roofing project/site/year - pending 2025 Legislation)			\$612,666	\$490,797	\$288,910	\$1,708,910	\$1,525,000	\$1,000,000	\$1,000,000	\$750,000	\$750,000	\$750,000	\$750,000
384	Site Projects			\$1,201,620	\$5,516,836	\$2,547,775	\$544,775	\$500,000	\$500,000	\$500,000	\$500,000	\$625,000	\$625,000	\$625,000
Total Deferred Capital Expenditures and Maintenance Projects - Category (5)				\$15,648,068	\$17,936,792	\$15,521,700	\$15,374,700	\$12,800,000	\$12,800,000	\$11,800,000	\$10,800,000	\$10,800,000	\$10,800,000	\$10,800,000
Deferred Capital Expenditures for Roofing Projects - Additional Revenue for \$100,000 or more project/site/year														
Finance Code	Category (6)													
383	Roofing Systems -pending 2025 Legislation and if passed effective FY 2027			PENDING CHANGES IN THE 2025 LEGISLATIVE SESSION										
Total Deferred Capital Expense and Maintenance - Category (6)				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual 10-Year Plan Expenditures				\$16,396,929	\$18,663,875	\$16,115,538	\$16,042,153	\$13,330,088	\$13,263,938	\$12,280,888	\$11,277,738	\$11,297,688	\$11,254,753	\$11,263,900
Fund Balance Section														
	Fund 01	FY 25 and 26 Revenue Projection Model Revenue		FY 27 Revenue Projection Model Ten-Year Spreadsheet										
		Beginning Fund Balance 01-467-XX		\$0	-\$690,895	-\$291,626	-\$291,626	-\$291,626	-\$291,626	-\$291,626	-\$291,626	-\$291,626	-\$291,626	-\$291,626
		LTFM Fiscal Year Revenue - Levy		\$6,375,563	\$5,923,524	\$5,781,640	\$6,358,255	\$5,196,190	\$6,030,040	\$4,846,990	\$6,843,840	\$6,863,790	\$9,320,855	\$7,330,002



COWERN ELEMENTARY SCHOOL ADDITIONS AND RENOVATION



COWERN ELEMENTARY SCHOOL ADDITIONS AND RENOVATION





COWERN ELEMENTARY SCHOOL ADDITIONS AND RENOVATION



October 20, 2025

Richard Hudson
Wold Architects and Engineers
50 South 6th Street, Suite 2250
Minneapolis, Minnesota 55402

Re: Cowern Elementary School Additions & Renovations

Dear Richard Hudson:

Rockwise Strategies is pleased to present an estimate of probable costs for the Cowern Elementary School Additions & Renovations project. Our estimate is based on a Construction Documents set of documents received by Rockwise Strategies on September 19, 2025 from Wold Architects and Engineers.

Project Description:

School Addition & Renovations

Base Estimate of Probable Cost:

\$27,132,604

Contingencies:

Due to the current level of design (Construction Documents), we are including a (3.00%) Estimate Contingency in our base estimate.

Escalation:

The current schedule of phased work is between Spring 2026 and Spring 2028. We are including an escalation factor to mid-point of construction in Spring 2027.

Scope of Work Exclusions:

- Special Inspections & Testing
- Contaminated Material Testing, Abatement
- Deferred Maintenance of Existing Structures
- Design Fees and All Non-Construction Related Fees
- Div. 01 General Requirements
- Project Management and Supervision



Please review the attached Probable Cost Recap and Probable Cost Detail and contact me with any questions.

Sincerely,

Talon DeWitz | Senior Consultant

cc: Dylan Sullivan | Wold Architects and Engineers
Sean Kelly | Wold Architects and Engineers
Sal Bagley | Wold Architects and Engineers
Katelyn Chambers | Wold Architects and Engineers
Munieswar Avula | Rockwise Strategies
Aditya Kuware | Rockwise Strategies

Attachments:

Probable Cost Recap – Base Estimate
Probable Cost Detail – Base Estimate

ROCKWISE STRATEGIES

Project Name: Cowern Elementary School Additions & Renovations
Project Location: 2131 Margaret St. N. St.Paul, MN 55109
Description: School Addition & Renovations
Owner: Independent School District #622
Architect: Wold Architects and Engineers
Date: Monday, October 20, 2025
Project Lead: Talon DeWitz
Project Team: Munieswar Avula



Escalation: 7.00%
Design Level: CD
Print Date: 9/19/2025
Delivery Method: CMa
Reviewed By: TD

Building Area / Total Cost per SF:	82,950	\$327.10
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SECTION	DESCRIPTION	TOTAL	SQ. FT. COST
02 40 00	Demolition and Structure Moving	\$342,802	\$4.13
03 30 00	Cast-in-Place Concrete	\$927,974	\$11.19
03 40 00	Precast Concrete	\$868,618	\$10.47
04 20 00	Unit Masonry	\$1,176,962	\$14.19
04 50 00	Refractory Masonry	\$47,438	\$0.57
05 10 00	Structural Metal Framing	\$542,670	\$6.54
05 20 00	Metal Joists	\$79,638	\$0.96
05 30 00	Metal Decking	\$53,935	\$0.65
05 40 00	Cold-Formed Metal Framing	\$8,384	\$0.10
05 50 00	Metal Fabrications	\$200,259	\$2.41
06 10 00	Rough Carpentry	\$101,141	\$1.22
06 20 00	Finish Carpentry	\$534,482	\$6.44
06 40 00	Architectural Woodwork	\$717,365	\$8.65
06 60 00	Plastic Fabrications	\$70,103	\$0.85
07 10 00	Dampproofing and Waterproofing	\$44,476	\$0.54
07 20 00	Thermal Protection	\$158,399	\$1.91
07 40 00	Roofing and Siding Panels	\$50,025	\$0.60
07 50 00	Membrane Roofing	\$572,298	\$6.90
07 60 00	Flashing and Sheet Metal	\$137,766	\$1.66
07 90 00	Joint Protection	\$95,217	\$1.15
08 10 00	Doors and Frames	\$123,136	\$1.48
08 30 00	Specialty Doors and Frames	\$64,740	\$0.78
08 40 00	Entrances, Storefronts, and Curtain Walls	\$285,488	\$3.44
08 50 00	Windows	\$114,138	\$1.38
08 70 00	Hardware	\$111,435	\$1.34
08 80 00	Glazing	\$322,863	\$3.89
08 90 00	Louvers and Vents	\$20,125	\$0.24
09 20 00	Plaster and Gypsum Board	\$689,089	\$8.31
09 30 00	Tiling	\$481,908	\$5.81
09 50 00	Ceilings	\$545,859	\$6.58
09 60 00	Flooring	\$524,204	\$6.32
09 70 00	Wall Finishes	\$2,576	\$0.03
09 80 00	Acoustic Treatment	\$28,060	\$0.34
09 90 00	Painting and Coating	\$230,326	\$2.78
10 10 00	Information Specialties	\$131,560	\$1.59
10 20 00	Interior Specialties	\$69,000	\$0.83
12 20 00	Window Treatments	\$13,800	\$0.17
12 90 00	Other Furnishings	By Others \$0	\$0.00
14 20 00	Elevators	By Others \$0	\$0.00
23 00 00	Mechanical	Wold Estimate \$8,500,000	\$102.47
26 00 00	Electrical	Wold Estimate \$3,400,000	\$40.99
32 00 00	Civil	Wold Estimate \$2,230,750	\$26.89

	SUBTOTAL COST	\$24,619,004	\$296.79
	Estimate Contingency	3.00% \$738,570	\$8.90
	Escalation to Mid-Point of Construction	7.00% \$1,775,030	\$21.40
	TOTAL AMOUNT	\$27,132,604	\$327.10

Exclusions:

1 All estimates above are based off "Hard" Costs only and do not include any General Contractor or Construction Manager General
2 No work or costs are included for a Building Permit, Special Inspections, Material Testing, Etc.
3 No work or costs are included for CM Scope Allowances
4 No work or costs are included for Special Inspections & Testing
5 No work or costs are included for Hazardous Material Abatement
6 No work or costs are included for Design Fees and All Non-Construction Related Fees
7 No work or costs are included for SAC/WAC Fees
8 No work or costs are included for Owner Soft Costs
9 No work or costs are included for Tariff Related Premiums

				22-Oct-25 09:45																																
Activity Name	Dur	Start	Finish	2026												2027												2028								
				Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr			
Cowern Elementary School - Bid Schedule	596	20-Oct-25	29-Feb-28																																	29-Feb-28
PROJECT MANAGEMENT	596	20-Oct-25	29-Feb-28																																	29-Feb-28
PROJECT MILESTONES	596	20-Oct-25	29-Feb-28																																	29-Feb-28
CD's Complete	34	20-Oct-25	08-Dec-25																																	
Phase 1 Area D Addition	360	01-Apr-26*	31-Aug-27																																	
Building Permit	1	01-Apr-26*	01-Apr-26																																	
Phase 2 Area B Addition	314	05-Jun-26*	31-Aug-27																																	
Phase 3 Area B Kitchen	107	01-Apr-27*	31-Aug-27																																	
Phase 4 Area A&B Renovation	65	01-Jun-27*	31-Aug-27																																	
Phase 5 Area B&C Renovation	189	01-Jun-27*	29-Feb-28																																	
Summer 2027	1	01-Jun-27*	01-Jun-27																																	
Final Completion	0		29-Feb-28*																																	
Procuremnt	5	20-Oct-25	24-Oct-25	24-Oct-25, Procuremnt																																
Electrical equipment	5	20-Oct-25	24-Oct-25	Electrical equipment																																
Mechanical equipment	5	20-Oct-25	24-Oct-25	Mechanical equipment																																
CONSTRUCTION ACTIVITIES	338	02-Apr-26	02-Aug-27	02-Aug-27, CONSTRUCTION ACTIVITIES																																
Storm Shelter (Grid DA to DB) - Phase 1 Area D	234	02-Apr-26	05-Mar-27	05-Mar-27, Storm Shelter (Grid DA to DB) - Phase 1 Area D																																
Foundations	97	02-Apr-26	18-Aug-26	18-Aug-26, Foundations																																
Footing Excavation	10	02-Apr-26	15-Apr-26																																	
SWPP	2	16-Apr-26	17-Apr-26																																	
Footings/Pads	20	20-Apr-26	15-May-26																																	
Walll	20	18-May-26	15-Jun-26																																	
Back fill	5	16-Jun-26	22-Jun-26																																	
Under slap MEPs	10	29-Jul-26	11-Aug-26																																	
Fine grade	5	12-Aug-26	18-Aug-26																																	
Structure	51	23-Jun-26	02-Sep-26	02-Sep-26, Structure																																
Structural Steel	20	23-Jun-26	21-Jul-26																																	
Set ML Precast	5	22-Jul-26	28-Jul-26																																	
Set roof plank	5	29-Jul-26	04-Aug-26																																	
Precast panels	10	05-Aug-26	18-Aug-26																																	
Pour SOG	3	19-Aug-26	21-Aug-26																																	
Pour roof structure	3	24-Aug-26	26-Aug-26																																	
Pour ML deck	5	27-Aug-26	02-Sep-26																																	
Building Envelope	22	27-Aug-26	28-Sep-26	28-Sep-26, Building Envelope																																
Phase 1 Area D Roofing	10	27-Aug-26	10-Sep-26																																	
Phase 1 Area D Windows	5	11-Sep-26	17-Sep-26																																	
Coped Cap	7	18-Sep-26	28-Sep-26																																	
LL Area D - Interior Finishes	82	29-Sep-26	27-Jan-27	27-Jan-27, LL Area D - Interior Finishes																																
Interior Rough-In Activities	46	29-Sep-26	03-Dec-26	03-Dec-26, Interior Rough-In Activities																																
LL Interior Wall Framing	15	29-Sep-26	19-Oct-26																																	
LL Elec - electrical RI's	20	20-Oct-26	16-Nov-26																																	
LL HVAC & vent RI's	20	22-Oct-26	18-Nov-26																																	
LL Mech - fire sprinkler RI's	20	26-Oct-26	20-Nov-26																																	
LL Plumb - plumbing RI's	20	28-Oct-26	24-Nov-26																																	
Rough Inspections	5	25-Nov-26	03-Dec-26																																	
Interior Finishes	36	04-Dec-26	27-Jan-27	27-Jan-27, Interior Finishes																																
LL Soffits/Ceilings	10	04-Dec-26	17-Dec-26																																	

Actual Work

Remaining Work

Critical Remaining Work

Milestone



Summary

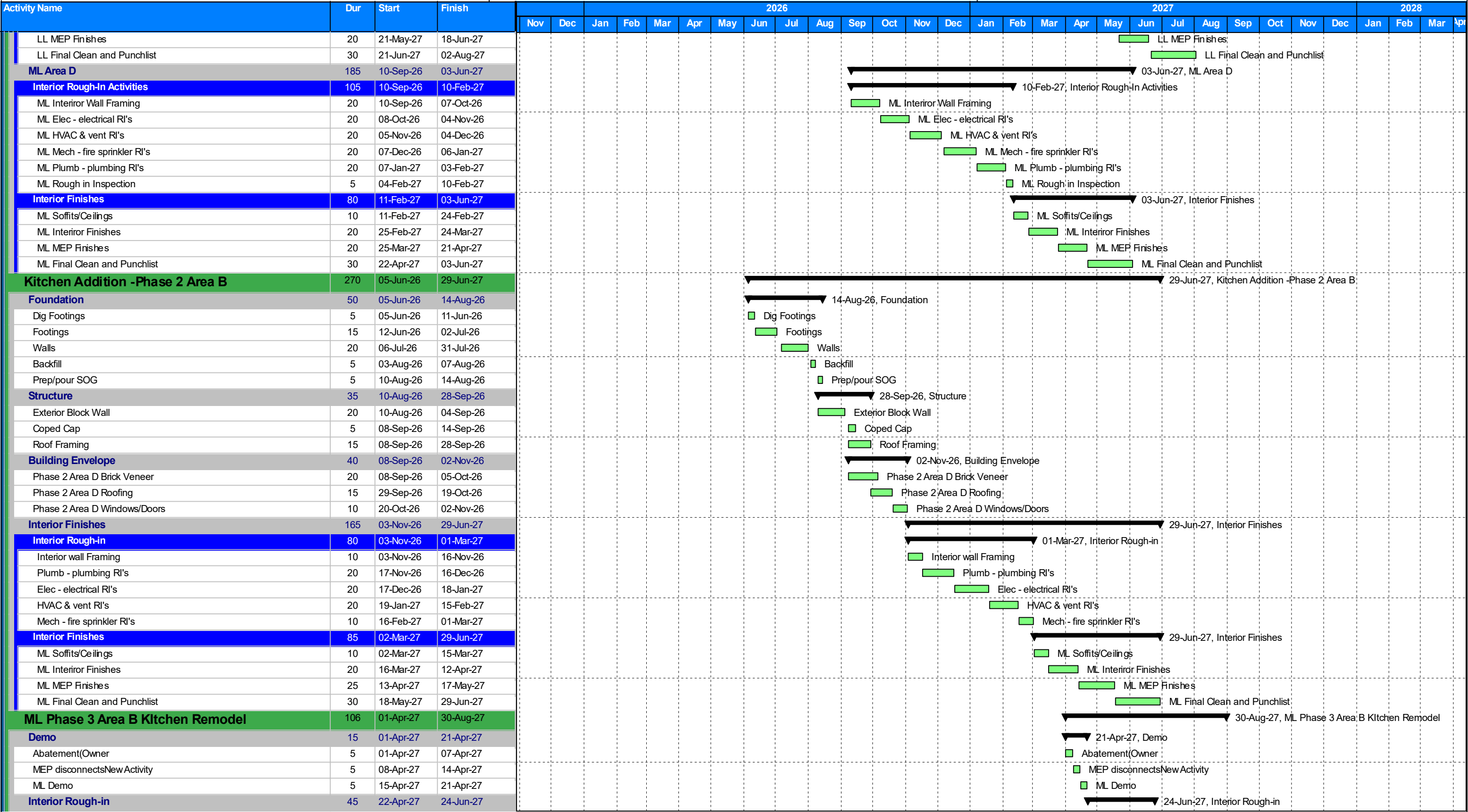
Cowern Elementary School - Bid Schedule

ap

Adolfson & Peterson Construction

[illegible]

	<h2>Cowern Elementary School - Bid Schedule</h2>	
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Cowern Elementary School - Bid Schedule



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Activity Name	Dur	Start	Finish	2026												2027												2028				
				Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Interior wall Framing	5	22-Apr-27	28-Apr-27																													
Plumb - plumbing RI's	10	29-Apr-27	12-May-27																													
Mech - fire sprinkler RI's	10	13-May-27	26-May-27																													
HVAC & vent RI's	10	27-May-27	10-Jun-27																													
Elec - electrical RI's	10	11-Jun-27	24-Jun-27																													
Interior Finishes	66	27-May-27	30-Aug-27																													
ML Area B Soffits/Ceilings	10	27-May-27	10-Jun-27																													
ML Area B Interior finishes	21	11-Jun-27	12-Jul-27																													
ML Area B MEP finishes	15	13-Jul-27	02-Aug-27																													
ML Area B Final Clean and Punchlist	20	03-Aug-27	30-Aug-27																													
Area A & B Renovation - Phase 4	72	01-Jun-27	10-Sep-27																													
Demo	24	01-Jun-27	02-Jul-27																													
Abatement(Owner	5	01-Jun-27	07-Jun-27																													
MEP disconnectsNew Activity	5	08-Jun-27	14-Jun-27																													
ML Demo	7	15-Jun-27	23-Jun-27																													
LL Demo	7	24-Jun-27	02-Jul-27																													
ML Phase 4 Area A&B Renovation	48	24-Jun-27	31-Aug-27																													
Interior Rough-in	25	24-Jun-27	29-Jul-27																													
Interior wall Framing	5	24-Jun-27	30-Jun-27																													
Plumb - plumbing RI's	5	01-Jul-27	08-Jul-27																													
Elec - electrical RI's	5	09-Jul-27	15-Jul-27																													
HVAC & vent RI's	5	16-Jul-27	22-Jul-27																													
Mech - fire sprinkler RI's	5	23-Jul-27	29-Jul-27																													
Interior Finishes	23	30-Jul-27	31-Aug-27																													
ML Area B Soffits/Ceilings	5	30-Jul-27	05-Aug-27																													
ML Area B Interior finishes	5	06-Aug-27	12-Aug-27																													
ML Area B MEP finishes	3	13-Aug-27	17-Aug-27																													
ML Area B Final Clean and Punchlist	10	18-Aug-27	31-Aug-27																													
LL Phase 4 Area A&B Renovation	48	06-Jul-27	10-Sep-27																													
Interior Rough-in	25	06-Jul-27	09-Aug-27																													
Interior wall Framing	5	06-Jul-27	12-Jul-27																													
HVAC & vent RI's	5	13-Jul-27	19-Jul-27																													
Plumb - plumbing RI's	5	20-Jul-27	26-Jul-27																													
Elec - electrical RI's	5	27-Jul-27	02-Aug-27																													

