

**CORBETT SCHOOL DISTRICT
PRELIMINARY BOND BUDGET**

September 21, 2020

Category and Item	Preliminary Budget
Hard Construction Costs	
Woodard Campus Improvements	
Renovate Existing Buildings	\$ 1,220,000
Construct Multi-Purpose Room & Admin/Restrooms	
Multi-Purpose Room	\$ 980,000
Admin/Restrooms/Circulation, etc.	\$ 1,400,000
Site Improvements	
Sidewalks & Misc Sitework	\$ 33,000
Paving & Parking	\$ 450,000
Sitework, Water Quality & Retention	\$ 114,000
Septic System	\$ 75,000
Landscaping (by District)	\$ -
Demolition (at Woodard site)	\$ 112,000
Off-Site Improvements (or Systems Development Charges)	\$ 70,000
Total Hard Cost - Woodard Campus Improvements	\$ 4,454,000
Main Campus Improvements	
Decommission Existing Middle School Building	\$ 60,000
Grade School Roof Repairs	\$ 350,000
Renovation of High School Facilities (CTE, ADA, Title IX)	
CTE	\$ 60,000
(Advanced Manufacturing - 3D printer, laser cutter; Construction - hand tools)	
ADA & Title IX (gender equity) (locker rooms remodel & elevator)	\$ 320,000
Main Campus Multi-Purpose Building Improvements	
Seismic Retrofit	\$ 273,000
Electrical, Fire Alarm, Lighting	\$ 50,000
Total Hard Cost - Main Campus Improvements	\$ 1,113,000
Total Hard Construction Costs (both campuses)	\$ 5,567,000

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September 21, 2020

Category and Item	Preliminary Budget
Soft Costs	
Woodard Soft Costs Allowances	
Design Fees	\$ 423,000
District's consultants - Geotech, Traffic Study, other reports	\$ 40,000
Escalation	\$ 134,000
Permits and Fees	\$ 80,000
Total Woodard Soft Costs Allowances	\$ 677,000
Main Campus Soft Costs Allowances	
Design Fees	\$ 106,000
District's consultants - Geotech, other reports	\$ 10,000
Escalation	\$ 55,000
Permits and Fees	\$ 20,000
Total Main Campus Soft Costs Allowances	\$ 191,000
Total Woodard + Main Campus Soft Costs	\$ 868,000
Other Furnishing, Equipping and Improvements	
Furniture, Fixtures & Equipment (at Woodard)	\$ 100,000
Technology (Wiring, switches, wifi, etc at Woodard)	\$ 40,000
Landscaping plants for Woodard (Fund from other source?)	\$ -
Payoff Loan for Purchase of Woodard Site*	\$ 500,000
*(if there are remaining funds at conclusion of projects)	
Total Soft Costs	\$ 1,508,000
Contingency and Bond Issuance Costs	
District's Contingency	\$ 704,000
Bond Issuance	\$ 100,000
Total Contingency and Bond Issuance	\$ 804,000
Total Project Estimated Cost	\$ 7,879,000
Bond and Grant Funds Available (\$4M Bond + \$3.8~M Grant)	\$ 7,879,000
Amount Over (Under) Budget	\$ -