



PRELIMINARY DRAFT FOR DISCUSSION
COSTS SUBJECT TO CHANGE

Potential Funding Sources		Total
1	General Obligation (GO) Bonds (Assume 2026 Project Bidding)	\$ 161,769,381
2	Developer Fees	\$ 1,200,000
3	State Funding Program - Modernization (\$19M Minimum to \$26M Maximum Eligibility)	\$ 19,000,000
4	State Funding Program - New Construction (8 Elementary Classrooms & 1 SDC Eligible - TBD)	\$ 5,000,000
5	Deferred Maintenance	\$ 2,400,000
6	Energy Grants - EV Chargers (PGE and PCE)	\$ 1,800,000
7	Energy Grants - Electric HVAC and Appliances (HVAC TBD)	\$ 140,000
8	Inflation Reduction Act - Tax Credit Direct Pay Monetization (~25.5% of Solar Cost)	\$ 2,314,654
9	eRate	\$ 91,638
Totals (Assume 2026 Project Bidding)		\$ 193,715,673

		Encinal	Oak Knoll	Laurel Lower	Laurel Upper	Hillview MS	TERC	District Office	2024 Total	2026 Total	2028 Total
Safety and Security											
1	Secure Campus Upgrades (Priority Fencing)	\$ 120,000	\$ 160,000	\$ 180,000	\$ 40,000	\$ 40,000	N/A	N/A	\$ 540,000	\$ 594,000	\$ 653,400
2	Fire Alarm System Upgrades	\$ 240,000	\$ 240,000	\$ 150,000	\$ 150,000	\$ 350,000	\$ 60,000	\$ 60,000	\$ 1,250,000	\$ 1,375,000	\$ 1,512,500
3	Alarm and Security Camera System Upgrades	\$ 120,000	\$ 120,000	\$ 125,000	\$ 85,000	\$ 145,000	Included	Included	\$ 595,000	\$ 654,500	\$ 719,950
4	Electrified Door Access, Card Keys - Districtwide	\$ 511,078	\$ 400,000	\$ 400,000	\$ 400,000	\$ 567,835	Included	Included	\$ 2,278,913	\$ 2,506,804	\$ 2,757,485
Totals		\$ 991,078	\$ 920,000	\$ 855,000	\$ 675,000	\$ 1,102,835	\$ 60,000	\$ 60,000	\$ 4,663,913	\$ 5,130,304	\$ 5,643,335
Classroom Buildings and Facilities											
5	New Buildings and Additions (Encinal - 2 TK/K; Laurel Lower - A, B, C, G, ELC, MUB; Hillview - 3 Classrooms; All Sites - Play Structure)	\$ 2,216,056	\$ 200,000	\$ 32,929,200	\$ 200,000	\$ 2,950,000	N/A	N/A	\$ 38,495,256	\$ 42,344,782	\$ 46,579,260
6	Modernization (Older Buildings)	\$ 6,412,046	\$ 6,657,000	N/A	N/A	\$ 2,580,000	N/A	\$ 691,500	\$ 16,340,546	\$ 17,974,601	\$ 19,772,061
7	Modernization (Newer Buildings)	\$ 3,309,300	\$ 4,122,000	\$ 2,015,300	\$ 2,898,400	\$ 4,450,465	\$ 1,175,000	N/A	\$ 17,970,465	\$ 19,767,512	\$ 21,744,263
8	Shade Structures	\$ 366,280	\$ 366,280	\$ 366,280	\$ 366,280	\$ 366,280	N/A	N/A	\$ 1,831,400	\$ 2,014,540	\$ 2,215,994
9	Asphalt Upgrades	\$ 876,850	\$ 750,312	\$ 562,587	\$ 150,000	\$ 819,826	\$ 160,554	Included	\$ 3,320,129	\$ 3,652,142	\$ 4,017,356
10	Exterior Painting	\$ 421,722	\$ 321,336	\$ 267,316	\$ 200,000	\$ 535,213	\$ 89,375	\$ 70,000	\$ 1,904,962	\$ 2,095,458	\$ 2,305,004
Totals		\$ 13,602,254	\$ 12,416,928	\$ 36,140,683	\$ 3,814,680	\$ 11,701,784	\$ 1,424,929	\$ 761,500	\$ 79,862,758	\$ 87,849,034	\$ 96,633,937
Classroom Technology and IT Infrastructure											
11	Fiber (Backbone), Copper (Data) Wiring Upgrades and Additions	\$ 377,734	\$ 344,866	\$ 244,575	\$ 76,568	\$ 383,226	Included	Included	\$ 1,426,969	\$ 1,569,666	\$ 1,726,632
12	Audio Visual, Classroom Notification, and Room Control System Upgrades	\$ 408,000	\$ 391,000	\$ 255,000	\$ 170,000	\$ 476,000	N/A	N/A	\$ 1,700,000	\$ 1,870,000	\$ 2,057,000
13	Flatscreens	\$ 220,800	\$ 211,600	\$ 138,000	\$ 92,000	\$ 257,600	N/A	N/A	\$ 920,000	\$ 1,012,000	\$ 1,113,200
Totals		\$ 1,006,534	\$ 947,466	\$ 637,575	\$ 338,568	\$ 1,116,826	\$ -	\$ -	\$ 4,046,969	\$ 4,451,666	\$ 4,896,832
Energy and Efficiency											
14/15	HVAC - Districtwide Electric Air Conditioning and Ventilation Upgrades	\$ 5,118,839	\$ 4,374,107	\$ 4,362,071	\$ 2,761,397	\$ 3,265,824	\$ 706,162	Included	\$ 20,588,400	\$ 22,647,240	\$ 24,911,964
16	Electrical Service Infrastructure Upgrades (Required for Air Conditioning)	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	Included	Included	\$ 2,750,000	\$ 3,025,000	\$ 3,327,500
17	Solar Expansion	\$ 2,778,848	\$ 1,338,160	\$ 1,416,717	\$ 1,239,348	\$ 2,304,000	Included	Included	\$ 9,077,074	\$ 9,984,781	\$ 10,983,259
18	Battery Energy Storage System (BESS) - Districtwide + UPS Upgrades for IDF/MDF	\$ 1,625,630	\$ 1,079,031	\$ 1,079,031	\$ 966,101	\$ 1,478,000	Included	Included	\$ 6,227,792	\$ 6,850,572	\$ 7,535,629
19	Energy Management Systems Upgrades	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ 600,000	\$ 660,000	\$ 726,000
20	EV Charging Stations	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 450,000	\$ 150,000	Included	\$ 1,800,000	\$ 1,980,000	\$ 2,178,000
21	Transfer Switches for Backup Generators (Assume Using Smaller Generators Owned)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 350,000	\$ 385,000	\$ 423,500
Totals		\$ 10,523,317	\$ 7,791,298	\$ 7,857,819	\$ 5,966,846	\$ 8,197,824	\$ 956,162	\$ 100,000	\$ 41,393,266	\$ 45,532,592	\$ 50,085,851
Grand Total of All "Buckets"		\$ 26,123,183	\$ 22,075,692	\$ 45,491,077	\$ 10,795,094	\$ 22,119,269	\$ 2,441,091	\$ 921,500	\$ 129,966,906	\$ 142,963,596	\$ 157,259,956

	2024 Total	2026 Total	2028 Total
Soft Costs (25%)	\$ 32,491,726	\$ 35,740,899	\$ 39,314,989
Design (DSA) Contingency (5%)	\$ 6,498,345	\$ 7,148,180	\$ 7,862,998
Escalation & Market Conditions (3.5%)	\$ 4,548,842	\$ 5,003,726	\$ 5,504,098
District & Board Reserve (2%)	\$ 2,599,338	\$ 2,859,338	\$ 3,145,199
Grand Total	\$ 176,105,157	\$ 193,715,673	\$ 213,087,240

5% COST INCREASE PER YEAR FROM 2024 to 2028