Option 4 - Renovate Existing Freeport Area High School
Freeport Area School District

TIMELINE

6/11/2025	Board Approval to Proceed
8/10/2026	Complete Drawings and Specifications
8/19/2026	First Day of Advertisement
9/23/2026	Bid Opening
10/14/2026	Award Bids (2nd Wednesday of the month)
11/11/2026	Start on-site demolition and construction
1/9/2029	Complete on-site construction

Notes:

1. The School shall vacate (7) classrooms during the school year.
2. The Auditorium and Stage would be converted to (4) temporary classrooms.
3. The timeline above includes the sewer line replacements.

Cost Estimate (2025-06-04)	Total Amount
Structure Costs	
General	$ 20,549,500
HVAC	$ 12,882,000
Plumbing	$ 2,922,000
Electrical	$ 8,236,800
Data/Cabling Technology	$ 1,037,000
Asbestos Removal	$ 117,000
OCIP	$ 2,000,000
Builder's Risk Insurance	$ 132,000
Subtotal	$ 47,876,300
Construction Related Costs	
Design Fee (5.9%)	$ 2,824,700
Printing Costs	$ 6,000
Asbestos Removal Specs	$ 10,000
Asbestos Removal CA Monitoring. $575.00 per day x 100 Days	$ 58,000
CM Fee	$ 487,000
Topographic & Utility Survey	$ 14,000
Building Permit Fee	$ 525,000
CX & TAB	$ 163,000
Movable Fixtures & Equip. Allowance	$ 1,225,000
Contingency - (Adjust to accommodate financing cost estimate)	$ 1,187,290
Financing Cost	$ 875,000
Subtotal	$ 7,374,990
Total	$ 55,251,290
Cost Estimate (2025-06-04)	$ 55,251,290