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Project Cost Estimate Breakdown

For the proposed work at the:

CAPITAL IMPROVEMENT PLAN FOR THE MONTGOMERY TOWNSHIP BOARD OF EDUCATION

PSA Project Number: **10184**

December 03-2025

Client Name

Projects Cost Breakdown

#	Scope Of Work	Construction	Market Escalation	Infrastructure Subtotal	Required Contingencies Subtotal	Hard Costs Subtotal	CMF + CA Fees	Soft Cost Subtotal	Grand Total
CAPITAL IMPROVEMENT PLANS AT MONTGOMERY HIGH SCHOOL									
1	Water Service	$ 335,000.00	$ 13,400.00	$ 348,400.00	$ 52,400.00	$ 400,800.00	$ -	$ 46,400.00	$ 447,200.00
2	New Turf Field	$ 3,000,000.00	$ 120,000.00	$ 3,120,000.00	$ 468,000.00	$ 3,588,000.00	$ -	$ 1,073,400.00	$ 4,661,400.00
3	Stair Renovations	$ 60,000.00	$ 2,400.00	$ 62,400.00	$ 9,500.00	$ 71,900.00	$ -	$ 8,500.00	$ -
4	Sanitary Replacements	$ 180,000.00	$ 7,200.00	$ 187,200.00	$ 28,200.00	$ 215,400.00	$ -	$ 25,100.00	$ 240,500.00
5	Band Room Renovation	$ 1,330,000.00	$ 53,200.00	$ 1,383,200.00	$ 207,600.00	$ 1,590,800.00	$ -	$ 183,500.00	$ 1,774,300.00
6	Boiler Replacement	$ 4,500,000.00	$ 180,000.00	$ 4,680,000.00	$ 702,000.00	$ 5,382,000.00	$ -	$ 620,100.00	$ 6,002,100.00
7	Choral Room Renovation	$ 1,085,000.00	$ 43,400.00	$ 1,128,400.00	$ 169,400.00	$ 1,297,800.00	$ -	$ 149,700.00	$ 1,447,500.00
8	New Bottle Fillers	$ 144,000.00	$ 5,800.00	$ 149,800.00	$ 22,500.00	$ 172,300.00	$ -	$ 20,000.00	$ 192,300.00
9	Security Upgrades	$ 16,000.00	$ 700.00	$ 16,700.00	$ 2,600.00	$ 19,300.00	$ -	$ 2,500.00	$ 21,800.00
10	Loading Dock	$ 522,000.00	$ 20,900.00	$ 542,900.00	$ 81,500.00	$ 624,400.00	$ -	$ 72,100.00	$ 696,500.00
11	Field Lighting Installation	$ 1,300,000.00	$ 52,000.00	$ 1,352,000.00	$ 202,800.00	$ 1,554,800.00	$ -	$ 189,400.00	$ 1,744,200.00
12	Concession Stand	$ 2,200,000.00	$ 88,000.00	$ 2,288,000.00	$ 343,200.00	$ 2,631,200.00	$ -	$ 323,300.00	$ 2,954,500.00
13	Auxiliary Gym Floor	$ 247,500.00	$ 9,900.00	$ 257,400.00	$ 38,700.00	$ 296,100.00	$ -	$ 34,400.00	$ 330,500.00
14	Football Bleachers Replacement	$ 2,000,000.00	$ 80,000.00	$ 2,080,000.00	$ 312,000.00	$ 2,392,000.00	$ -	$ 290,700.00	$ 2,682,700.00
15	Repaving & Striping	$ 4,480,000.00	$ 179,200.00	$ 4,659,200.00	$ 699,000.00	$ 5,358,200.00	$ -	$ 617,400.00	$ 5,975,600.00
16	Roof Replacement	$ 20,275,000.00	$ 811,000.00	$ 21,086,000.00	$ 3,162,900.00	$ 24,248,900.00	$ -	$ 2,793,600.00	$ 27,042,500.00
17	RTU Replacement	$ 12,000,000.00	$ 480,000.00	$ 12,480,000.00	$ 1,872,000.00	$ 14,352,000.00	$ -	$ 1,653,500.00	$ 16,005,500.00
18	Wood Shop Renovations	$ 1,242,000.00	$ 49,700.00	$ 1,291,700.00	$ 193,800.00	$ 1,485,500.00	$ -	$ 171,300.00	$ 1,656,800.00
19	New Wrestling Gym	$ 4,300,000.00	$ 172,000.00	$ 4,472,000.00	$ 670,800.00	$ 5,142,800.00	$ -	$ 622,600.00	$ 5,765,400.00
20	Media Center Carpet	$ 218,000.00	$ 8,800.00	$ 226,800.00	$ 34,100.00	$ 260,900.00	$ -	$ 30,300.00	$ 291,200.00
21	Office Carpet Replacement	$ 230,000.00	$ 9,200.00	$ 239,200.00	$ 36,000.00	$ 275,200.00	$ -	$ 31,900.00	$ 307,100.00
22	Building Wide Re-Keying	$ 906,000.00	$ 36,300.00	$ 942,300.00	$ 141,500.00	$ 1,083,800.00	$ -	$ 125,000.00	$ 1,208,800.00
23	Stage Flooring Replacement	$ 133,000.00	$ 5,400.00	$ 138,400.00	$ 20,900.00	$ 159,300.00	$ -	$ 18,500.00	$ 177,800.00
24	Orchestra Pit - Automatic	$ 180,500.00	$ 7,300.00	$ 187,800.00	$ 28,200.00	$ 216,000.00	$ -	$ 25,200.00	$ 241,200.00
25	Orchestra Pit (Manual)	$ 31,400.00	$ 1,300.00	$ 32,700.00	$ 5,000.00	$ 37,700.00	$ -	$ 4,500.00	$ 42,200.00
26	Gym Bleacher Replacement	$ 290,000.00	$ 11,600.00	$ 301,600.00	$ 45,300.00	$ 346,900.00	$ -	$ 40,200.00	$ 387,100.00
27	Smoke Door Installation	$ 108,000.00	$ 4,400.00	$ 112,400.00	$ 17,000.00	$ 129,400.00	$ -	$ 15,000.00	$ 144,400.00
28	Pool Roof Leaks	$ 325,200.00	$ 13,100.00	$ 338,300.00	$ 50,900.00	$ 389,200.00	$ -	$ 45,100.00	$ 434,300.00
29	Gym Renovation	$ 2,032,300.00	$ 81,300.00	$ 2,113,600.00	$ 317,100.00	$ 2,430,700.00	$ -	$ 280,300.00	$ 2,711,000.00
30	Locker Room Plumbing	$ 300,000.00	$ 12,000.00	$ 312,000.00	$ 46,800.00	$ 358,800.00	$ -	$ 41,500.00	$ 400,300.00
31	Swimming Pool Renovations	$ 410,600.00	$ 16,500.00	$ 427,100.00	$ 64,200.00	$ 491,300.00	$ -	$ 56,800.00	$ 548,100.00
32	Weight Room Renovations	$ 487,500.00	$ 19,500.00	$ 507,000.00	$ 76,100.00	$ 583,100.00	$ -	$ 67,400.00	$ 650,500.00
33	Science Room Repairs	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ -	$ 55,300.00	$ 533,700.00
34	Science Room Renovations	$ 6,752,500.00	$ 270,100.00	$ 7,022,600.00	$ 1,053,500.00	$ 8,076,100.00	$ -	$ 930,500.00	$ 9,006,600.00
35	New Driveway	$ 6,250,000.00	$ 250,000.00	$ 6,500,000.00	$ 975,000.00	$ 7,475,000.00	$ -	$ 886,300.00	$ 8,361,300.00
36	Exhaust Fan Replacement	$ 600,000.00	$ 24,000.00	$ 624,000.00	$ 93,600.00	$ 717,600.00	$ -	$ 82,800.00	$ 800,400.00
37	Courtyard Window Repairs	$ 73,700.00	$ 3,000.00	$ 76,700.00	$ 11,600.00	$ 88,300.00	$ -	$ 10,300.00	$ 98,600.00
38	Library Roof Repair	$ 412,300.00	$ 16,500.00	$ 428,800.00	$ 64,400.00	$ 493,200.00	$ -	$ 57,000.00	$ 550,200.00
39	Lecture Hall Renovations	$ 1,009,500.00	$ 40,400.00	$ 1,049,900.00	$ 157,500.00	$ 1,207,400.00	$ -	$ 139,300.00	$ 1,346,700.00
40	Lobby Repairs	$ 252,400.00	$ 10,100.00	$ 262,500.00	$ 39,500.00	$ 302,000.00	$ -	$ 34,900.00	$ 336,900.00
	Sub Total:	$ 80,619,400.00	$ 3,225,600.00	$ 83,845,000.00	$ 12,579,500.00	$ 96,424,500.00	$ -	$ 11,875,600.00	$ 108,219,700.00

Client Name

Projects Cost Breakdown

#	Scope Of Work	Construction	Market Escalation	Infrastructure Subtotal	Required Contingencies Subtotal	Hard Costs Subtotal	CMF + CA Fees	Soft Cost Subtotal	Grand Total
CAPITAL IMPROVEMENT PLAN AT MONTGOMERY UPPER MIDDLE SCHOOL									
1	Security Vestibule Hardware	$ -	$ 500.00	$ 12,500.00	$ 2,000.00	$ 14,500.00	$ -	$ 2,900.00	$ 17,400.00
2	Water Filtration	$ 200,000.00	$ 8,000.00	$ 208,000.00	$ 31,200.00	$ 239,200.00	$ -	$ 27,700.00	$ 266,900.00
3	Parking Lot	$ 2,850,000.00	$ 114,000.00	$ 2,964,000.00	$ 444,600.00	$ 3,408,600.00	$ -	$ 392,900.00	$ 3,801,500.00
4	Entrance Canopy	$ 210,000.00	$ 8,400.00	$ 218,400.00	$ 32,900.00	$ 251,300.00	$ -	$ 29,100.00	$ 280,400.00
5	Rooftop Chiller	$ 2,500,000.00	$ 100,000.00	$ 2,600,000.00	$ 390,000.00	$ 2,990,000.00	$ -	$ 344,600.00	$ 3,334,600.00
6	Water Fountains	$ 50,000.00	$ 2,000.00	$ 52,000.00	$ 7,800.00	$ 59,800.00	$ -	$ 7,000.00	$ 66,800.00
7	Roof Replacement	$ 5,884,000.00	$ 235,400.00	$ 6,119,400.00	$ 918,000.00	$ 7,037,400.00	$ -	$ 810,800.00	$ 7,848,200.00
8	Shingle Roof Replacement	$ 130,000.00	$ 5,200.00	$ 135,200.00	$ 20,400.00	$ 155,600.00	$ -	$ 18,100.00	$ 173,700.00
9	Auditorium Renovation	$ 1,875,000.00	$ 75,000.00	$ 1,950,000.00	$ 292,500.00	$ 2,242,500.00	$ -	$ 258,600.00	$ 2,501,100.00
10	Auditorium Carpet	$ 225,000.00	$ 9,000.00	$ 234,000.00	$ 35,100.00	$ 269,100.00	$ -	$ 31,200.00	$ 300,300.00
11	Security Cameras	$ 416,100.00	$ 16,700.00	$ 432,800.00	$ 65,000.00	$ 497,800.00	$ -	$ 57,500.00	$ 555,300.00
12	Staff Restroom	$ 240,000.00	$ 9,600.00	$ 249,600.00	$ 37,500.00	$ 287,100.00	$ -	$ 33,200.00	$ 320,300.00
13	Classroom Doors	$ 176,000.00	$ 7,100.00	$ 183,100.00	$ 27,600.00	$ 210,700.00	$ -	$ 24,500.00	$ 235,200.00
14	Replace Door Hardware	$ 40,000.00	$ 1,600.00	$ 41,600.00	$ 6,300.00	$ 47,900.00	$ -	$ 5,700.00	$ 53,600.00
15	Renovate Maintenance Garage	$ 1,299,400.00	$ 52,000.00	$ 1,351,400.00	$ 202,800.00	$ 1,554,200.00	$ -	$ 179,300.00	$ 1,733,500.00
16	Maintenance Building	$ 1,800,000.00	$ 72,000.00	$ 1,872,000.00	$ 280,800.00	$ 2,152,800.00	$ -	$ 263,200.00	$ 2,416,000.00
17	Art Room Renovations	$ 460,300.00	$ 18,500.00	$ 478,800.00	$ 71,900.00	$ 550,700.00	$ -	$ 63,700.00	$ 614,400.00
18	Band Room HVAC	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ -	$ 55,300.00	$ 533,700.00
19	Band Room Renovation	$ 630,000.00	$ 25,200.00	$ 655,200.00	$ 98,400.00	$ 753,600.00	$ -	$ 87,000.00	$ 840,600.00
20	Hallway Lighting Replacement	$ 864,800.00	$ 34,600.00	$ 899,400.00	$ 135,000.00	$ 1,034,400.00	$ -	$ 119,300.00	$ 1,153,700.00
21	Ceiling Replacement By Gym	$ 82,500.00	$ 3,300.00	$ 85,800.00	$ 12,900.00	$ 98,700.00	$ -	$ 11,600.00	$ 110,300.00
22	Replace Hallway Ceilings	$ 470,000.00	$ 18,800.00	$ 488,800.00	$ 73,400.00	$ 562,200.00	$ -	$ 65,000.00	$ 627,200.00
23	Cafeteria Kitchen Renovations	$ 1,383,300.00	$ 55,400.00	$ 1,438,700.00	$ 215,900.00	$ 1,654,600.00	$ -	$ 195,800.00	$ 1,850,400.00
24	Locker Room Renovations	$ 3,622,500.00	$ 144,900.00	$ 3,767,400.00	$ 565,200.00	$ 4,332,600.00	$ -	$ 499,200.00	$ 4,831,800.00
25	Enlarge-Add Storage in Hall	$ 20,000.00	$ 800.00	$ 20,800.00	$ 3,200.00	$ 24,000.00	$ -	$ 2,900.00	$ 26,900.00
26	Weight Room Floor	$ 126,600.00	$ 5,100.00	$ 131,700.00	$ 19,800.00	$ 151,500.00	$ -	$ 17,600.00	$ 169,100.00
27	Convert Divider Wall to Solid	$ 59,400.00	$ 2,400.00	$ 61,800.00	$ 9,300.00	$ 71,100.00	$ -	$ 8,400.00	$ 79,500.00
28	Wood Shop HVAC	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ -	$ 55,300.00	$ 533,700.00
29	Boiler Replacement	$ 1,800,000.00	$ 72,000.00	$ 1,872,000.00	$ 280,800.00	$ 2,152,800.00	$ -	$ 253,200.00	$ 2,406,000.00
30	Infill Classroom Door Sidelight	$ 45,000.00	$ 1,800.00	$ 46,800.00	$ 7,100.00	$ 53,900.00	$ -	$ 6,500.00	$ 60,400.00
31	Remove Hallway Glass	$ 20,000.00	$ 800.00	$ 20,800.00	$ 3,200.00	$ 24,000.00	$ -	$ 2,900.00	$ 26,900.00
32	Generator Replacement	$ 500,000.00	$ 20,000.00	$ 520,000.00	$ 78,000.00	$ 598,000.00	$ -	$ 82,800.00	$ 680,800.00
33	Acid Tank Replacement	$ 50,000.00	$ 2,000.00	$ 52,000.00	$ 7,800.00	$ 59,800.00	$ -	$ 7,000.00	$ 66,800.00
34	Main Office AHU	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ -	$ 55,300.00	$ 533,700.00
	Sub Total:	$ 29,229,900.00	$ 1,170,100.00	$ 30,412,000.00	$ 4,563,600.00	$ 34,975,600.00	$ -	$ 4,075,100.00	$ 39,050,700.00
CAPITAL IMPROVEMENT PLANS AT MONTGOMERY LOWER MIDDLE SCHOOL									
1	Security Upgrades	$ 15,000.00	$ 600.00	$ 15,600.00	$ 2,400.00	$ 18,000.00	$ -	$ 2,400.00	$ 20,400.00
2	Asphalt Replacement	$ 2,550,000.00	$ 102,000.00	$ 2,652,000.00	$ 397,800.00	$ 3,049,800.00	$ -	$ 361,500.00	$ 3,411,300.00
3	Concrete Sidewalk	$ 528,000.00	$ 21,200.00	$ 549,200.00	$ 82,500.00	$ 631,700.00	$ -	$ 83,100.00	$ 714,800.00
4	Playground Installation	$ 299,200.00	$ 12,000.00	$ 311,200.00	$ 46,800.00	$ 358,000.00	$ -	$ 56,500.00	$ 414,500.00
5	Entrance Canopy	$ 45,000.00	$ 1,800.00	$ 46,800.00	$ 7,100.00	$ 53,900.00	$ -	$ 6,500.00	$ 60,400.00
6	Brick Repointing	$ 200,000.00	$ 8,000.00	$ 208,000.00	$ 31,200.00	$ 239,200.00	$ -	$ 27,700.00	$ 266,900.00
7	Chiller Replacement	$ 500,000.00	$ 20,000.00	$ 520,000.00	$ 78,000.00	$ 598,000.00	$ -	$ 41,500.00	$ 639,500.00
8	Boiler Replacement	$ 1,200,000.00	$ 48,000.00	$ 1,248,000.00	$ 187,200.00	$ 1,435,200.00	$ -	$ 167,500.00	$ 1,602,700.00
9	Generator Replacement	$ 500,000.00	$ 20,000.00	$ 520,000.00	$ 78,000.00	$ 598,000.00	$ -	$ 69,000.00	$ 667,000.00
10	Stage Door Replacement	$ 12,000.00	$ 500.00	$ 12,500.00	$ 2,000.00	$ 14,500.00	$ -	$ 1,800.00	$ 16,300.00
11	B&C Pod Carpet	$ 274,000.00	$ 11,000.00	$ 285,000.00	$ 42,800.00	$ 327,800.00	$ -	$ 38,000.00	$ 365,800.00
12	Ceiling Tile Replacement	$ 1,125,000.00	$ 45,000.00	$ 1,170,000.00	$ 175,500.00	$ 1,345,500.00	$ -	$ 155,200.00	$ 1,500,700.00
13	Wood Shop Conversion	$ 630,000.00	$ 25,200.00	$ 655,200.00	$ 98,400.00	$ 753,600.00	$ -	$ 87,000.00	$ 840,600.00
14	Home Economics	$ 32,500.00	$ 1,300.00	$ 33,800.00	$ 5,100.00	$ 38,900.00	$ -	$ 6,600.00	$ 45,500.00
15	Gym Bleacher	$ 300,000.00	$ 12,000.00	$ 312,000.00	$ 46,800.00	$ 358,800.00	$ -	$ 165,500.00	$ 524,300.00
16	Band and Choral Carpet	$ 44,500.00	$ 1,800.00	$ 46,300.00	$ 7,100.00	$ 53,400.00	$ -	$ 6,400.00	$ 59,800.00
17	Clock & PA System	$ 529,200.00	$ 21,200.00	$ 550,400.00	$ 82,700.00	$ 633,100.00	$ -	$ 73,200.00	$ 706,300.00
18	Door Hardware	$ 474,000.00	$ 19,000.00	$ 493,000.00	$ 74,000.00	$ 567,000.00	$ -	$ 65,500.00	$ 632,500.00
19	Restroom Renovations	$ 1,310,000.00	$ 52,400.00	$ 1,902,400.00	$ 285,500.00	$ 2,187,900.00	$ -	$ 252,300.00	$ 2,440,200.00
20	Gym Renovations	$ 2,543,800.00	$ 101,800.00	$ 2,645,600.00	$ 396,900.00	$ 3,042,500.00	$ -	$ 350,700.00	$ 3,393,200.00
21	Locker Room Renovations	$ 1,096,700.00	$ 43,900.00	$ 1,140,600.00	$ 171,200.00	$ 1,311,800.00	$ -	$ 151,400.00	$ 1,463,200.00
22	New security camera system	$ 395,600.00	$ 15,900.00	$ 411,500.00	$ 61,800.00	$ 473,300.00	$ -	$ 54,700.00	$ 528,000.00
23	Restroom exhaust fans	$ 280,000.00	$ 11,200.00	$ 291,200.00	$ 43,800.00	$ 335,000.00	$ -	$ 38,800.00	$ 373,800.00

Client Name

Projects Cost Breakdown

#	Scope Of Work	Construction	Market Escalation	Infrastructure Subtotal	Required Contingencies Subtotal	Hard Costs Subtotal	CMF + CA Fees	Soft Cost Subtotal	Grand Total
24	Driveway Lighting	$ 255,000.00	$ 10,200.00	$ 265,200.00	$ 39,900.00	$ 305,100.00	$ -	$ 35,200.00	$ 340,300.00
25	Asphalt Repair at Solar Columns	$ 135,000.00	$ 5,400.00	$ 140,400.00	$ 21,200.00	$ 161,600.00	$ -	$ 18,900.00	$ 180,500.00
26	Courtyard Concrete	$ 260,000.00	$ 10,400.00	$ 270,400.00	$ 40,700.00	$ 311,100.00	$ -	$ 36,100.00	$ 347,200.00
27	Locker Replacement	$ 837,000.00	$ 33,500.00	$ 870,500.00	$ 130,700.00	$ 1,001,200.00	$ -	$ 115,600.00	$ 1,116,800.00
28	Classroom Flooring	$ 89,500.00	$ 3,600.00	$ 93,100.00	$ 14,100.00	$ 107,200.00	$ -	$ 12,500.00	$ 119,700.00
29	Main Office and CST Renovations	$ 994,800.00	$ 39,800.00	$ 1,034,600.00	$ 155,300.00	$ 1,189,900.00	$ -	$ 137,300.00	$ 1,327,200.00
30	New Lockers in main hallway	$ 90,000.00	$ 3,600.00	$ 93,600.00	$ 14,100.00	$ 107,700.00	$ -	$ 12,700.00	$ 120,400.00
	Sub Total:	$ 17,545,800.00	$ 702,300.00	$ 18,788,100.00	$ 2,820,600.00	$ 21,608,700.00	$ -	$ 2,631,100.00	$ 24,239,800.00
CAPITAL IMPROVMENTS PLAN FOR ORCHARD HILL ELEMENTARY SCHOOL									
1	Sanitary Line	$ 150,000.00	$ 6,000.00	$ 156,000.00	$ 23,400.00	$ 179,400.00	$ -	$ 20,900.00	$ 200,300.00
2	East Gym Stage Into Storage	$ 115,000.00	$ 4,600.00	$ 119,600.00	$ 18,000.00	$ 137,600.00	$ -	$ 16,000.00	$ 153,600.00
3	New Restrooms	$ 270,000.00	$ 10,800.00	$ 280,800.00	$ 42,200.00	$ 323,000.00	$ -	$ 37,400.00	$ 360,400.00
4	Child Study Team HVAC	$ 350,000.00	$ 14,000.00	$ 364,000.00	$ 54,600.00	$ 418,600.00	$ -	$ 48,400.00	$ 467,000.00
5	Floor Finish in Rooms 138 & 139	$ 26,200.00	$ 1,100.00	$ 27,300.00	$ 4,200.00	$ 31,500.00	$ -	$ 3,800.00	$ 35,300.00
6	EPDM Roof Installation	$ 429,000.00	$ 17,200.00	$ 446,200.00	$ 67,100.00	$ 513,300.00	$ -	$ 59,300.00	$ 572,600.00
7	Art Room Restrooms	$ 90,000.00	$ 3,600.00	$ 93,600.00	$ 14,100.00	$ 107,700.00	$ -	$ 12,700.00	$ 120,400.00
8	East Gym Wall Pads & Backboards	$ 386,700.00	$ 15,500.00	$ 402,200.00	$ 60,500.00	$ 462,700.00	$ -	$ 53,500.00	$ 516,200.00
9	Card Swipes On Exit Doors	$ 26,000.00	$ 1,100.00	$ 27,100.00	$ 4,200.00	$ 31,300.00	$ -	$ 3,800.00	$ 35,100.00
10	Kindergarten Milwork	$ 355,000.00	$ 14,200.00	$ 369,200.00	$ 55,500.00	$ 424,700.00	$ -	$ 49,100.00	$ 473,800.00
11	Asbestos Tile Replacement	$ 11,200.00	$ 500.00	$ 11,700.00	$ 1,800.00	$ 13,500.00	$ -	$ 6,700.00	$ 20,200.00
12	Entrance Exterior Ceiling	$ 160,000.00	$ 6,400.00	$ 166,400.00	$ 25,100.00	$ 191,500.00	$ -	$ 22,200.00	$ 213,700.00
13	Door and Hardware Replacement	$ 296,000.00	$ 11,900.00	$ 307,900.00	$ 46,200.00	$ 354,100.00	$ -	$ 41,000.00	$ 395,100.00
14	Replace Sidewalks	$ 1,520,000.00	$ 60,800.00	$ 1,580,800.00	$ 237,200.00	$ 1,818,000.00	$ -	$ 224,700.00	$ 2,042,700.00
15	Water Filtration	$ 60,000.00	$ 2,400.00	$ 62,400.00	$ 9,500.00	$ 71,900.00	$ -	$ 8,500.00	$ 80,400.00
16	Asphalt Resurfacing	$ 1,080,400.00	$ 43,300.00	$ 1,123,700.00	$ 168,600.00	$ 1,292,300.00	$ -	$ 149,000.00	$ 1,441,300.00
17	Replace Exterior Doors	$ 272,000.00	$ 10,900.00	$ 282,900.00	$ 42,500.00	$ 325,400.00	$ -	$ 37,800.00	$ 363,200.00
18	Replace Carpet Tile	$ 89,600.00	$ 3,600.00	$ 93,200.00	$ 14,100.00	$ 107,300.00	$ -	$ 12,500.00	$ 119,800.00
19	Playground Mulch	$ 128,000.00	$ 5,200.00	$ 133,200.00	$ 20,100.00	$ 153,300.00	$ -	$ 17,800.00	$ 171,100.00
20	Security Camera System	$ 405,000.00	$ 16,200.00	$ 421,200.00	$ 63,300.00	$ 484,500.00	$ -	$ 56,000.00	$ 540,500.00
21	Boiler East and West Wings	$ 2,000,000.00	$ 80,000.00	$ 2,080,000.00	$ 312,000.00	$ 2,392,000.00	$ -	$ 275,700.00	$ 2,667,700.00
22	Replace Exterior Lights	$ 100,000.00	$ 4,000.00	$ 104,000.00	$ 15,600.00	$ 119,600.00	$ -	$ 13,900.00	$ 133,500.00
23	Classroom Millwork	$ 356,000.00	$ 14,300.00	$ 370,300.00	$ 55,700.00	$ 426,000.00	$ -	$ 59,200.00	$ 485,200.00
24	Art Room Millwork	$ 60,000.00	$ 2,400.00	$ 62,400.00	$ 9,500.00	$ 71,900.00	$ -	$ 18,500.00	$ 90,400.00
25	Roof Ladders	$ 75,000.00	$ 3,000.00	$ 78,000.00	$ 11,700.00	$ 89,700.00	$ -	$ 10,500.00	$ 100,200.00
26	Burglar Alarm	$ 405,000.00	$ 16,200.00	$ 421,200.00	$ 63,300.00	$ 484,500.00	$ -	$ 56,000.00	$ 540,500.00
27	Clock and PA System	$ 607,500.00	$ 24,300.00	$ 631,800.00	$ 94,800.00	$ 726,600.00	$ -	$ 83,900.00	$ 810,500.00
28	Drainage	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ -	$ 65,300.00	$ 543,700.00
29	Replace Playgrounds	$ 1,200,000.00	$ 48,000.00	$ 1,248,000.00	$ 187,200.00	$ 1,435,200.00	$ -	$ 175,500.00	$ 1,610,700.00
30	Infrared Scans	$ 405,000.00	$ 16,200.00	$ 421,200.00	$ 63,300.00	$ 484,500.00	$ -	$ 56,000.00	$ 540,500.00
31	Interior Lighting	$ 405,000.00	$ 16,200.00	$ 421,200.00	$ 63,300.00	$ 484,500.00	$ -	$ 56,000.00	$ 540,500.00
32	Water Fountains	$ 115,000.00	$ 4,600.00	$ 119,600.00	$ 18,000.00	$ 137,600.00	$ -	$ 16,000.00	$ 153,600.00
33	Brick Repointing	$ 300,000.00	$ 12,000.00	$ 312,000.00	$ 46,800.00	$ 358,800.00	$ -	$ 41,500.00	$ 400,300.00
34	Roof Railings	$ 58,500.00	$ 2,400.00	$ 60,900.00	$ 9,200.00	$ 70,100.00	$ -	$ 8,300.00	$ 78,400.00
35	RTUs and AHUs	$ 1,800,000.00	$ 72,000.00	$ 1,872,000.00	$ 280,800.00	$ 2,152,800.00	$ -	$ 248,200.00	$ 2,401,000.00
	Sub Total:	$ 14,507,100.00	$ 580,900.00	$ 15,088,000.00	$ 2,265,800.00	$ 17,353,800.00	$ -	$ 2,065,600.00	$ 19,419,400.00

Client Name

Projects Cost Breakdown

#	Scope Of Work	Construction	Market Escalation	Infrastructure Subtotal	Required Contingencies Subtotal	Hard Costs Subtotal	CMF + CA Fees	Soft Cost Subtotal	Grand Total
CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY VILLAGE ELEMENTARY SCHOOL									
1	Water filtration	$ 100,000.00	$ 4,000.00	$ 104,000.00	$ 15,600.00	$ 119,600.00	$ -	$ 13,900.00	$ 133,500.00
2	Site improvements	$ 700,000.00	$ 28,000.00	$ 728,000.00	$ 109,200.00	$ 837,200.00	$ -	$ 111,600.00	$ 948,800.00
3	Shingle Roof Replacement	$ 760,000.00	$ 30,400.00	$ 790,400.00	$ 118,700.00	$ 909,100.00	$ -	$ 105,000.00	$ 1,014,100.00
4	Exterior Doors	$ 30,000.00	$ 1,200.00	$ 31,200.00	$ 4,800.00	$ 36,000.00	$ -	$ 4,400.00	$ 40,400.00
5	Gym RTU Replacement	$ 800,000.00	$ 32,000.00	$ 832,000.00	$ 124,800.00	$ 956,800.00	$ -	$ 110,400.00	$ 1,067,200.00
6	Boiler Replacement	$ 800,000.00	$ 32,000.00	$ 832,000.00	$ 26,600.00	$ 858,600.00	$ -	$ 23,700.00	$ 882,300.00
7	Ramp Flooring	$ 14,100.00	$ 600.00	$ 14,700.00	$ 2,300.00	$ 17,000.00	$ -	$ 2,300.00	$ 19,300.00
8	Media Center	$ 1,840,000.00	$ 73,600.00	$ 1,913,600.00	$ 287,100.00	$ 2,200,700.00	$ -	$ 253,700.00	$ 2,454,400.00
9	Hallway Flooring	$ 203,000.00	$ 8,200.00	$ 211,200.00	$ 31,800.00	$ 243,000.00	$ -	$ 28,200.00	$ 271,200.00
10	Gym Renovation	$ 2,625,000.00	$ 105,000.00	$ 2,767,500.00	$ 415,200.00	$ 3,182,700.00	$ -	$ 366,800.00	$ 3,549,500.00
11	Burglar Alarm Replacement	$ 277,800.00	$ 11,200.00	$ 752,000.00	$ 112,800.00	$ 864,800.00	$ -	$ 99,800.00	$ 964,600.00
12	Stage Chairlift	$ 120,000.00	$ 4,800.00	$ 124,800.00	$ 18,800.00	$ 143,600.00	$ -	$ 400.00	$ 144,000.00
13	B9 & C13 Door Replacement	$ 6,000.00	$ 300.00	$ 6,300.00	$ 1,100.00	$ 7,400.00	$ -	$ 1,100.00	$ 8,500.00
14	Sidewalk Replacement	$ 272,000.00	$ 10,900.00	$ 282,900.00	$ 42,500.00	$ 325,400.00	$ -	$ 37,800.00	$ 363,200.00
	Sub Total:	$ 8,547,900.00	$ 342,200.00	$ 9,390,600.00	$ 1,311,300.00	$ 10,701,900.00	$ -	$ 1,159,100.00	$ 11,861,000.00
CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY EARLY CHILDHOOD CENTER									
1	Siding & Waterproofing	$ 202,500.00	$ 8,100.00	$ 210,600.00	$ 31,700.00	$ 242,300.00	$ -	$ 29,253.00	$ 271,553.00
2	Window Replacement	$ 78,600.00	$ 3,200.00	$ 81,800.00	$ 12,300.00	$ 94,100.00	$ -	$ 11,100.00	$ 105,200.00
3	Roof Replacement	$ 206,800.00	$ 8,300.00	$ 215,100.00	$ 32,400.00	$ 247,500.00	$ -	$ 28,800.00	$ 276,300.00
4	Ladder Access	$ 70,000.00	$ 2,800.00	$ 72,800.00	$ 11,000.00	$ 83,800.00	$ -	$ 9,900.00	$ 93,700.00
5	Replace Mulch	$ 40,000.00	$ 1,600.00	$ 41,600.00	$ 6,300.00	$ 47,900.00	$ -	$ 5,700.00	$ 53,600.00
6	Site Improvements	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ -	$ 62,300.00	$ 540,700.00
7	Tear Down & Replace Building	$ 8,823,200.00	$ 353,000.00	$ 9,176,200.00	$ 1,376,600.00	$ 10,552,800.00	$ -	$ 1,241,340.50	$ 11,794,140.50
8	HVAC Upgrades	$ 1,898,200.00	$ 76,000.00	$ 1,974,200.00	$ 296,300.00	$ 2,270,500.00	$ -	$ 266,800.00	$ 2,537,300.00
	Sub Total:	$ 11,719,300.00	$ 469,000.00	$ 12,188,300.00	$ 1,829,000.00	$ 14,017,300.00	$ -	$ 1,655,193.50	$ 15,672,493.50
DISTRICT TOTAL		$ 153,621,500.00	$ 6,147,900.00	$ 160,321,400.00	$ 24,058,500.00	$ 184,379,900.00	$ -	$ 22,302,593.50	$ 206,602,093.50

Parette Somjen Architects, LLC
Rockaway, NJ 07866
Phone: (973) 586 2400
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Project Cost Estimate Breakdown

For the proposed work at the:

CAPITAL IMPROVEMENT PLANS AT MONTGOMERY HIGH SCHOOL

PSA Project Number: **10184**

For the

MONTGOMERY TOWNSHIP BOARD OF EDUCATION

December 3-2025

Issuance PSA: 10184 MONTGOMERY TOWNSHIP BOE Projects Cost Breakdown

#	Scope Of Work	Construction	Market Escalation	Infrastructure Subtotal	Required Contingencies Subtotal	Hard Costs Subtotal	Soft Cost Subtotal	Grand Total
CAPITAL IMPROVEMENT PLANS AT MONTGOMERY HIGH SCHOOL								
1	Water Service	$ 335,000.00	$ 13,400.00	$ 348,400.00	$ 52,400.00	$ 400,800.00	$ 46,400.00	$ 447,200.00
2	New Turf Field	$ 3,000,000.00	$ 120,000.00	$ 3,120,000.00	$ 468,000.00	$ 3,588,000.00	$ 1,073,400.00	$ 4,661,400.00
3	Stair Renovations	$ 60,000.00	$ 2,400.00	$ 62,400.00	$ 9,500.00	$ 71,900.00	$ 8,500.00	$ -
4	Sanitary Replacements	$ 180,000.00	$ 7,200.00	$ 187,200.00	$ 28,200.00	$ 215,400.00	$ 25,100.00	$ 240,500.00
5	Band Room Renovation	$ 1,330,000.00	$ 53,200.00	$ 1,383,200.00	$ 207,600.00	$ 1,590,800.00	$ 183,500.00	$ 1,774,300.00
6	Boiler Replacement	$ 4,500,000.00	$ 180,000.00	$ 4,680,000.00	$ 702,000.00	$ 5,382,000.00	$ 620,100.00	$ 6,002,100.00
7	Choral Room Renovation	$ 1,085,000.00	$ 43,400.00	$ 1,128,400.00	$ 169,400.00	$ 1,297,800.00	$ 149,700.00	$ 1,447,500.00
8	New Bottle Fillers	$ 144,000.00	$ 5,800.00	$ 149,800.00	$ 22,500.00	$ 172,300.00	$ 20,000.00	$ 192,300.00
9	Security Upgrades	$ 16,000.00	$ 700.00	$ 16,700.00	$ 2,600.00	$ 19,300.00	$ 2,500.00	$ 21,800.00
10	Loading Dock	$ 522,000.00	$ 20,900.00	$ 542,900.00	$ 81,500.00	$ 624,400.00	$ 72,100.00	$ 696,500.00
11	Field Lighting Installation	$ 1,300,000.00	$ 52,000.00	$ 1,352,000.00	$ 202,800.00	$ 1,554,800.00	$ 189,400.00	$ 1,744,200.00
12	Concession Stand	$ 2,200,000.00	$ 88,000.00	$ 2,288,000.00	$ 343,200.00	$ 2,631,200.00	$ 323,300.00	$ 2,954,500.00
13	Auxiliary Gym Floor	$ 247,500.00	$ 9,900.00	$ 257,400.00	$ 38,700.00	$ 296,100.00	$ 34,400.00	$ 330,500.00
14	Football Bleachers Replacement	$ 2,000,000.00	$ 80,000.00	$ 2,080,000.00	$ 312,000.00	$ 2,392,000.00	$ 290,700.00	$ 2,682,700.00
15	Repaving & Striping	$ 4,480,000.00	$ 179,200.00	$ 4,659,200.00	$ 699,000.00	$ 5,358,200.00	$ 617,400.00	$ 5,975,600.00
16	Roof Replacement	$ 20,275,000.00	$ 811,000.00	$ 21,086,000.00	$ 3,162,900.00	$ 24,248,900.00	$ 2,793,600.00	$ 27,042,500.00
17	RTU Replacement	$ 12,000,000.00	$ 480,000.00	$ 12,480,000.00	$ 1,872,000.00	$ 14,352,000.00	$ 1,653,500.00	$ 16,005,500.00
18	Wood Shop Renovations	$ 1,242,000.00	$ 49,700.00	$ 1,291,700.00	$ 193,800.00	$ 1,485,500.00	$ 171,300.00	$ 1,656,800.00
19	New Wrestling Gym	$ 4,300,000.00	$ 172,000.00	$ 4,472,000.00	$ 670,800.00	$ 5,142,800.00	$ 622,600.00	$ 5,765,400.00
20	Media Center Carpet	$ 218,000.00	$ 8,800.00	$ 226,800.00	$ 34,100.00	$ 260,900.00	$ 30,300.00	$ 291,200.00
21	Office Carpet Replacement	$ 230,000.00	$ 9,200.00	$ 239,200.00	$ 36,000.00	$ 275,200.00	$ 31,900.00	$ 307,100.00
22	Building Wide Re-Keying	$ 906,000.00	$ 36,300.00	$ 942,300.00	$ 141,500.00	$ 1,083,800.00	$ 125,000.00	$ 1,208,800.00
23	Stage Flooring Replacement	$ 133,000.00	$ 5,400.00	$ 138,400.00	$ 20,900.00	$ 159,300.00	$ 18,500.00	$ 177,800.00
24	Orchestra Pit - Automatic	$ 180,500.00	$ 7,300.00	$ 187,800.00	$ 28,200.00	$ 216,000.00	$ 25,200.00	$ 241,200.00
25	Orchestra Pit (Manual)	$ 31,400.00	$ 1,300.00	$ 32,700.00	$ 5,000.00	$ 37,700.00	$ 4,500.00	$ 42,200.00
26	Gym Bleacher Replacement	$ 290,000.00	$ 11,600.00	$ 301,600.00	$ 45,300.00	$ 346,900.00	$ 40,200.00	$ 387,100.00
27	Smoke Door Installation	$ 108,000.00	$ 4,400.00	$ 112,400.00	$ 17,000.00	$ 129,400.00	$ 15,000.00	$ 144,400.00
28	Pool Roof Leaks	$ 325,200.00	$ 13,100.00	$ 338,300.00	$ 50,900.00	$ 389,200.00	$ 45,100.00	$ 434,300.00
29	Gym Renovation	$ 2,032,300.00	$ 81,300.00	$ 2,113,600.00	$ 317,100.00	$ 2,430,700.00	$ 280,300.00	$ 2,711,000.00
30	Locker Room Plumbing	$ 300,000.00	$ 12,000.00	$ 312,000.00	$ 46,800.00	$ 358,800.00	$ 41,500.00	$ 400,300.00
31	Swimming Pool Renovations	$ 410,600.00	$ 16,500.00	$ 427,100.00	$ 64,200.00	$ 491,300.00	$ 56,800.00	$ 548,100.00
32	Weight Room Renovations	$ 487,500.00	$ 19,500.00	$ 507,000.00	$ 76,100.00	$ 583,100.00	$ 67,400.00	$ 650,500.00
33	Science Room Repairs	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ 55,300.00	$ 533,700.00
34	Science Room Renovations	$ 6,752,500.00	$ 270,100.00	$ 7,022,600.00	$ 1,053,500.00	$ 8,076,100.00	$ 930,500.00	$ 9,006,600.00
35	New Driveway	$ 6,250,000.00	$ 250,000.00	$ 6,500,000.00	$ 975,000.00	$ 7,475,000.00	$ 886,300.00	$ 8,361,300.00
36	Exhaust Fan Replacement	$ 600,000.00	$ 24,000.00	$ 624,000.00	$ 93,600.00	$ 717,600.00	$ 82,800.00	$ 800,400.00
37	Courtyard Window Repairs	$ 73,700.00	$ 3,000.00	$ 76,700.00	$ 11,600.00	$ 88,300.00	$ 10,300.00	$ 98,600.00
38	Library Roof Repair	$ 412,300.00	$ 16,500.00	$ 428,800.00	$ 64,400.00	$ 493,200.00	$ 57,000.00	$ 550,200.00
39	Lecture Hall Renovations	$ 1,009,500.00	$ 40,400.00	$ 1,049,900.00	$ 157,500.00	$ 1,207,400.00	$ 139,300.00	$ 1,346,700.00
40	Lobby Repairs	$ 252,400.00	$ 10,100.00	$ 262,500.00	$ 39,500.00	$ 302,000.00	$ 34,900.00	$ 336,900.00
	Sub Total:	$ 80,619,400.00	$ 3,225,600.00	$ 83,845,000.00	$ 12,579,500.00	$ 96,424,500.00	$ 11,875,600.00	$ 108,219,700.00

MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Water Service
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the replacement of the water service lines at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: WATER SERVICE LINES REPLACEMENT

Estimate Type: Preliminary

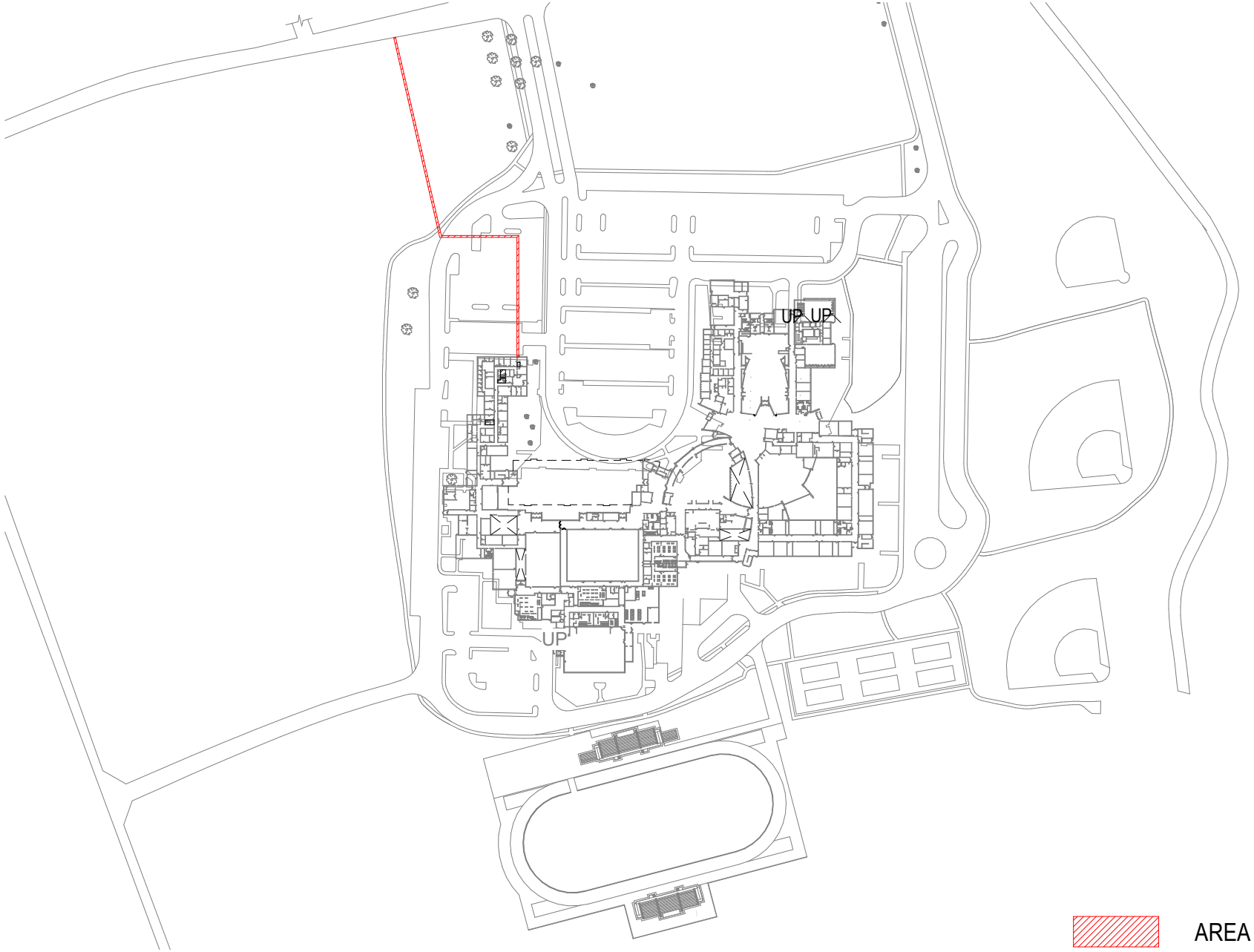
Estimate Date: 10/30/25

Scope Document / Design: SK1.01

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Water Service					2026
Water Service Lines Replacement	3,350	$268,000.00		$335,000.00	
Market Escalations		$10,800.00		$13,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$278,800.00**		**$348,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$14,000.00		$17,500.00	
Construction Contingency		$27,900.00		$34,900.00	
CONTINGENCIES SUBTOTAL		**$41,900.00**		**$52,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$38,100.00		
Bonding / Legal Fees			$3,100.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,700.00		
Reimbursables			$2,500.00		
SOFT COSTS SUBTOTAL			**$46,400.00**		
GROSS BUDGET GRAND TOTAL		**$367,100.00**		**$447,200.00**	

NOTE: This cost estimate is preliminary and for budgeting purposes only; it is based on limited information available at the time of development. Neither PSA nor the Owner control unforeseen conditions or market conditions. For this reason, the estimate includes contingencies to address such eventualities. It reflects our professional opinions and is based on our experience.



AREA OF WORK

Parette Somjen Architects
A LIMITED LIABILITY CORPORATION
CERT. NO. 21AC00039800

439 Route 46 East
Rockaway, NJ 07866
Tel. 973.586.2400
fax. 973.586.2401
www.planetPSA.com

CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Water Service

SCALE: 1" = 300'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.01 MHS
2025 RELEASE DATE		
WR PROJECT MANAGER	HC DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
New Turf Field
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the new turf field at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: SECOND SYNTHETIC TURF FIELD (BASEBALL)

Estimate Type: Preliminary

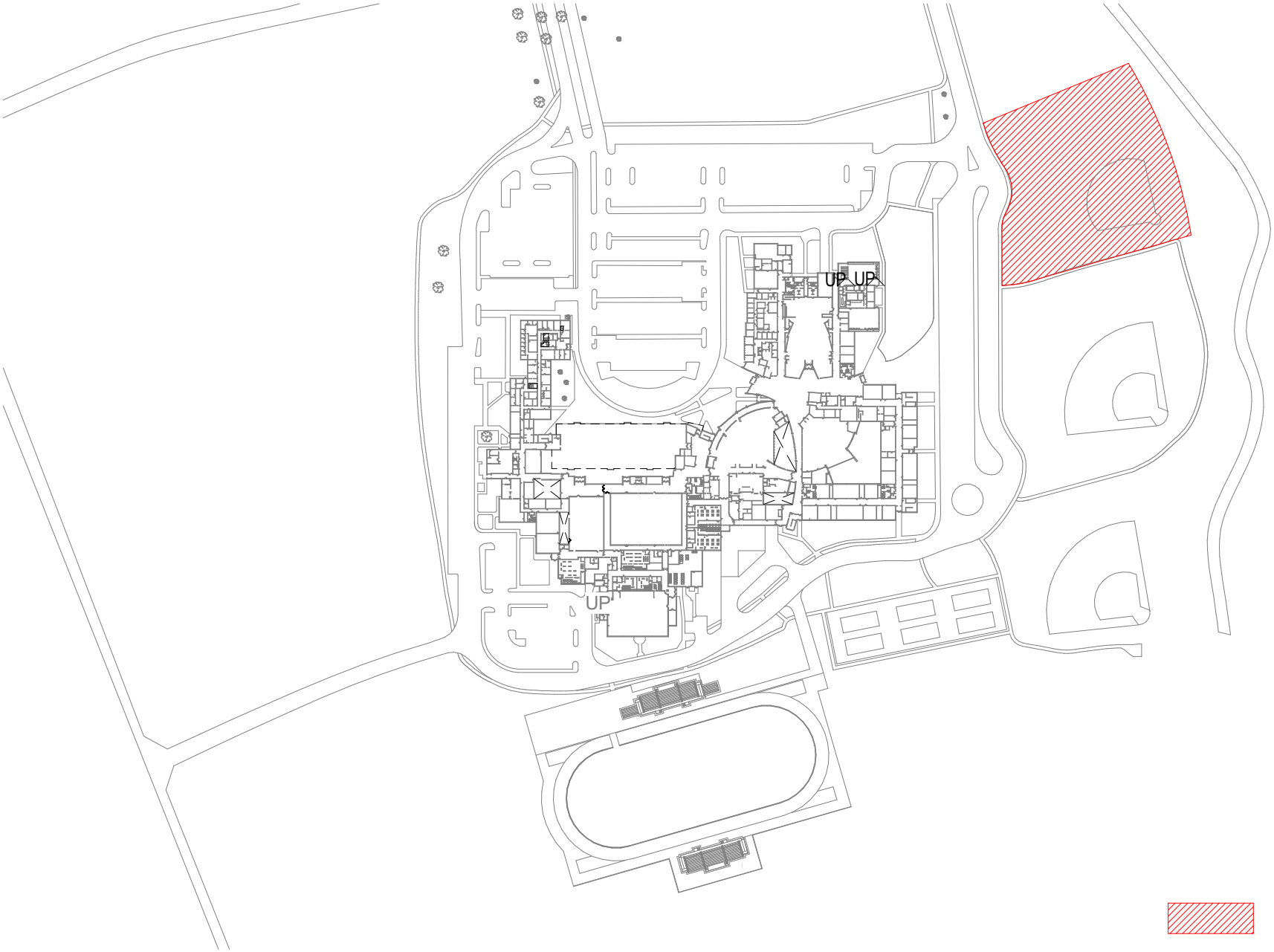
Estimate Date: 10/30/25

Scope Document / Design: SK1.02

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
New Turf Field					2026
New Turf Field **Site Grading** **Stormwater Management**	75,000	$2,000,000.00		$3,000,000.00	
Market Escalations		$80,000.00		$120,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$2,080,000.00**		**$3,120,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$104,000.00		$156,000.00	
Construction Contingency		$208,000.00		$312,000.00	
CONTINGENCIES SUBTOTAL		**$312,000.00**		**$468,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$852,200.00		
Bonding / Legal Fees			$67,300.00		
Environmental Consultant Fees *(Abatement, Wetlands, Soils, etc.)*			$10,000.00		
Boundary Survey / Topography			$20,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$58,500.00		
Reimbursables			$55,400.00		
SOFT COSTS SUBTOTAL			**$1,073,400.00**		
GROSS BUDGET GRAND TOTAL		**$3,465,400.00**		**$4,661,400.00**	

NOTE: This cost estimate is preliminary and for budgeting purposes only; it is based on limited information available at the time of development. Neither PSA nor the Owner control unforeseen conditions or market conditions. For this reason, the estimate includes contingencies to address such eventualities. It reflects our professional opinions and is based on our experience.



AREA OF WORK

Parette Somjen Architects
A LIMITED LIABILITY CORPORATION
CERT. NO. 21AC00039800

439 Route 46 East
Rockaway, NJ 07866
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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

New Turf Field

SCALE: 1" = 300'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.02 MHS
2025 RELEASE DATE		
WR PROJECT MANAGER	HC DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Stair Renovations
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, renovations of stairs and ramp at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: STAIR RENOVATIONS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.03

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Stair Renovations					2026
Replace existing exterior stairs	50	$30,000.00		$60,000.00	
Market Escalations		$1,200.00		$2,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$31,200.00**		**$62,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,600.00		$3,200.00	
Construction Contingency		$3,200.00		$6,300.00	
CONTINGENCIES SUBTOTAL		**$4,800.00**		**$9,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$6,900.00		
Bonding / Legal Fees			$600.00		
Permit Fees *(Local Agency Review, if applicable)*			$500.00		
Reimbursables			$500.00		
SOFT COSTS SUBTOTAL			**$8,500.00**		
GROSS BUDGET GRAND TOTAL		**$44,500.00**		**$0.00**	

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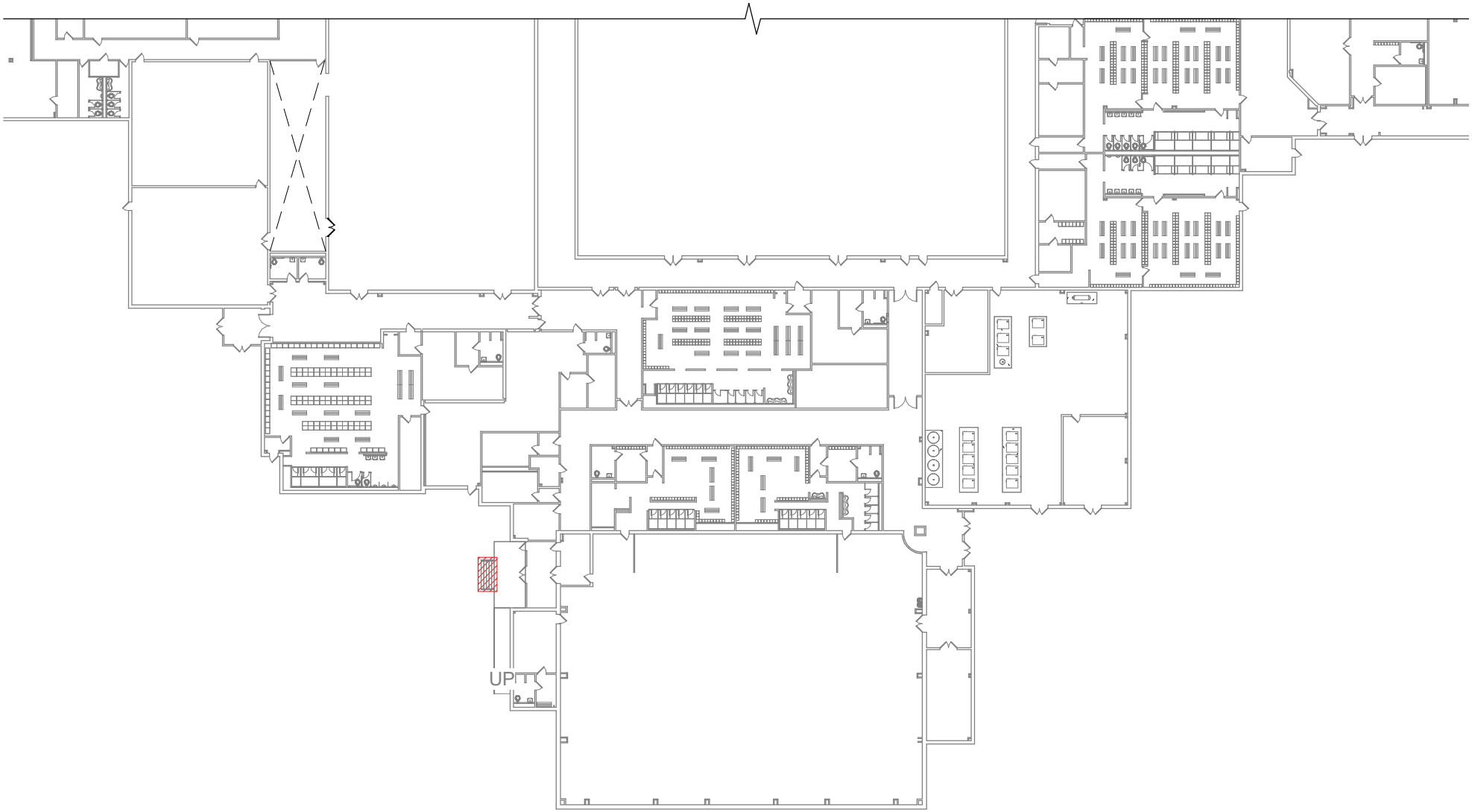

AREA OF WORK

Parette Somjen Architects
A LIMITED LIABILITY CORPORATION
CERT. NO. 21AC00039800

439 Route 46 East
Rockaway, NJ 07866
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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Stair Renovation

SCALE: 1" = 50'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.03 MHS
2025 RELEASE DATE		
WR PROJECT MANAGER	HC DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Sanitary Replacements
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, B Wing Sanitary Line replacements at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: SANITARY LINE

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.04

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Sanitary Replacements					2026
Remove and replace existing sanitary line **New flooring**	3,600	$108,000.00		$180,000.00	
Market Escalations		$4,400.00		$7,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$112,400.00**		**$187,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$5,700.00		$9,400.00	
Construction Contingency		$11,300.00		$18,800.00	
CONTINGENCIES SUBTOTAL		**$17,000.00**		**$28,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$20,500.00		
Bonding / Legal Fees			$1,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,500.00		
Reimbursables			$1,400.00		
SOFT COSTS SUBTOTAL			**$25,100.00**		
GROSS BUDGET GRAND TOTAL		**$154,500.00**		**$240,500.00**	

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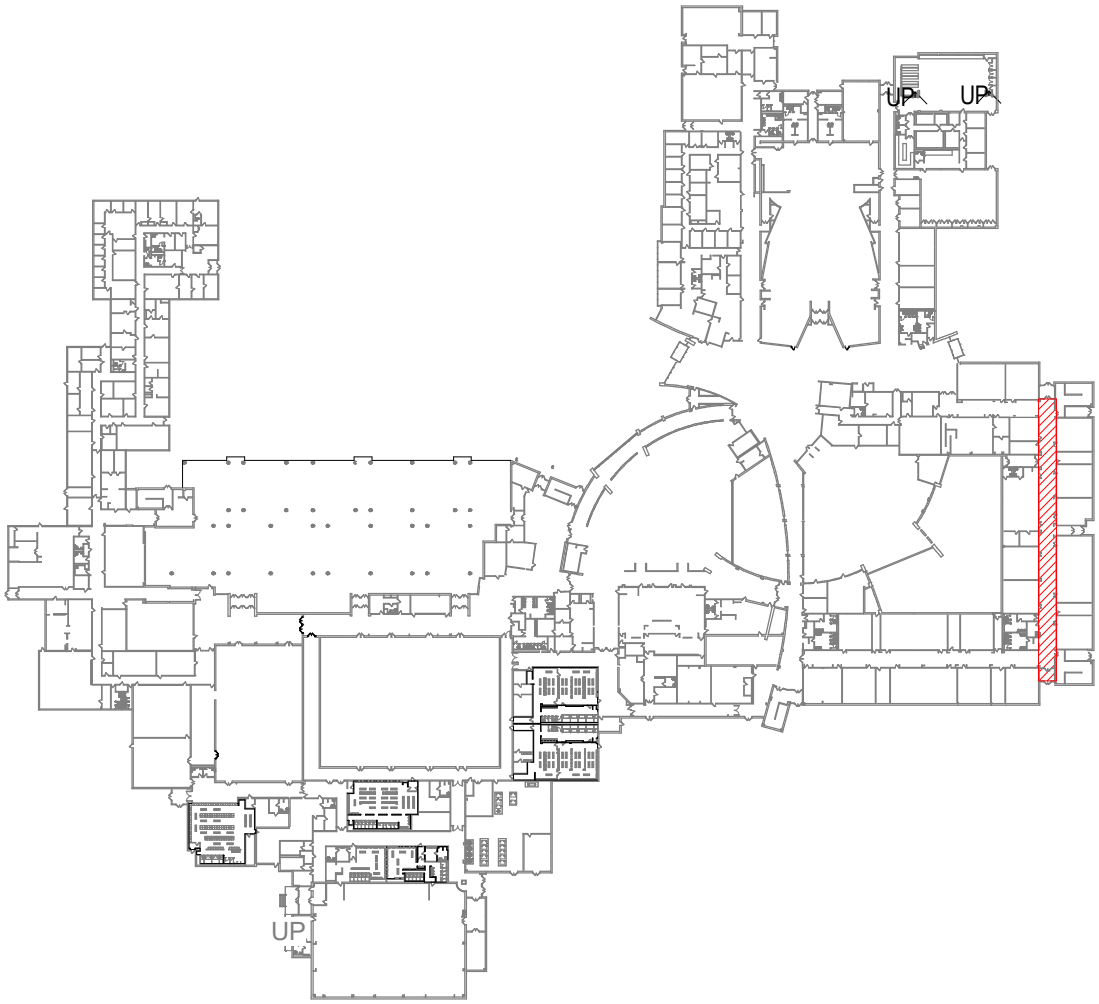

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Sanitary Line Replacement

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.04 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Band Room Renovation
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the renovation of the existing band room at Montgomery High School

ORDER OF MAGNITUDE BUDGET: BAND ROOM RENOVATION

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.05

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Band Room Renovation					2026
New Finished Walls Acoustic Ceilings Carpet flooring Acoustic Wall Panels and Lighting Fixtures Remove Lockers	3,800	$1,140,000.00		$1,330,000.00	
Market Escalations		$45,600.00		$53,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,185,600.00**		**$1,383,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$59,300.00		$69,200.00	
Construction Contingency		$118,600.00		$138,400.00	
CONTINGENCIES SUBTOTAL		**$177,900.00**		**$207,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$151,200.00		
Bonding / Legal Fees			$12,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$10,400.00		
Reimbursables			$9,900.00		
SOFT COSTS SUBTOTAL			**$183,500.00**		
GROSS BUDGET GRAND TOTAL		**$1,547,000.00**		**$1,774,300.00**	

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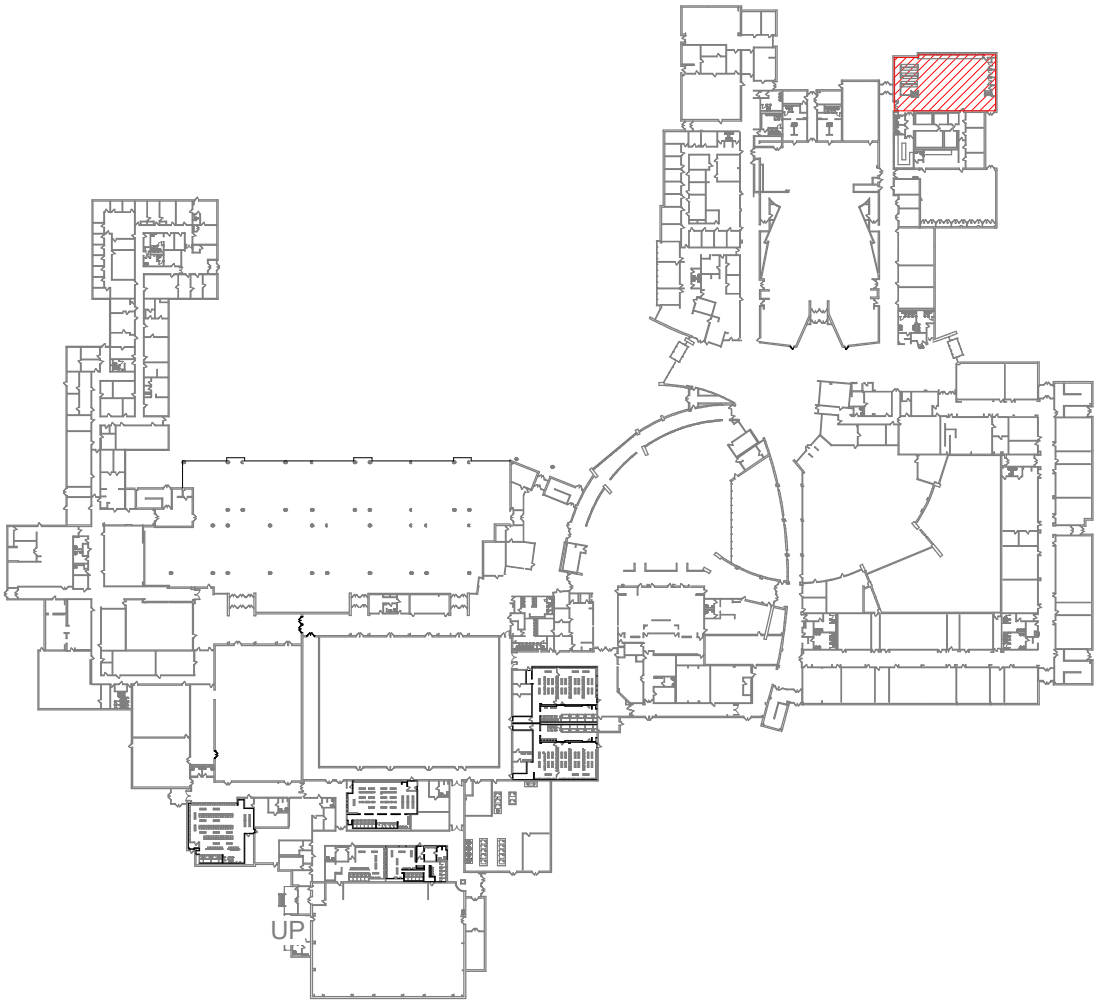

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Band Room Renovations

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.05 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Boiler Replacement
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, Boiler replacement at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: BOILER REPLACEMENT

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.06

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Boiler Replacement					2026
Replace 15 Boilers in Main Plant	15	$3,000,000.00		$4,500,000.00	
Market Escalations		$120,000.00		$180,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$3,120,000.00**		**$4,680,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$156,000.00		$234,000.00	
Construction Contingency		$312,000.00		$468,000.00	
CONTINGENCIES SUBTOTAL		**$468,000.00**		**$702,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$511,300.00		
Bonding / Legal Fees			$40,400.00		
Permit Fees *(Local Agency Review, if applicable)*			$35,100.00		
Reimbursables			$33,300.00		
SOFT COSTS SUBTOTAL			**$620,100.00**		
GROSS BUDGET GRAND TOTAL		**$4,208,100.00**		**$6,002,100.00**	

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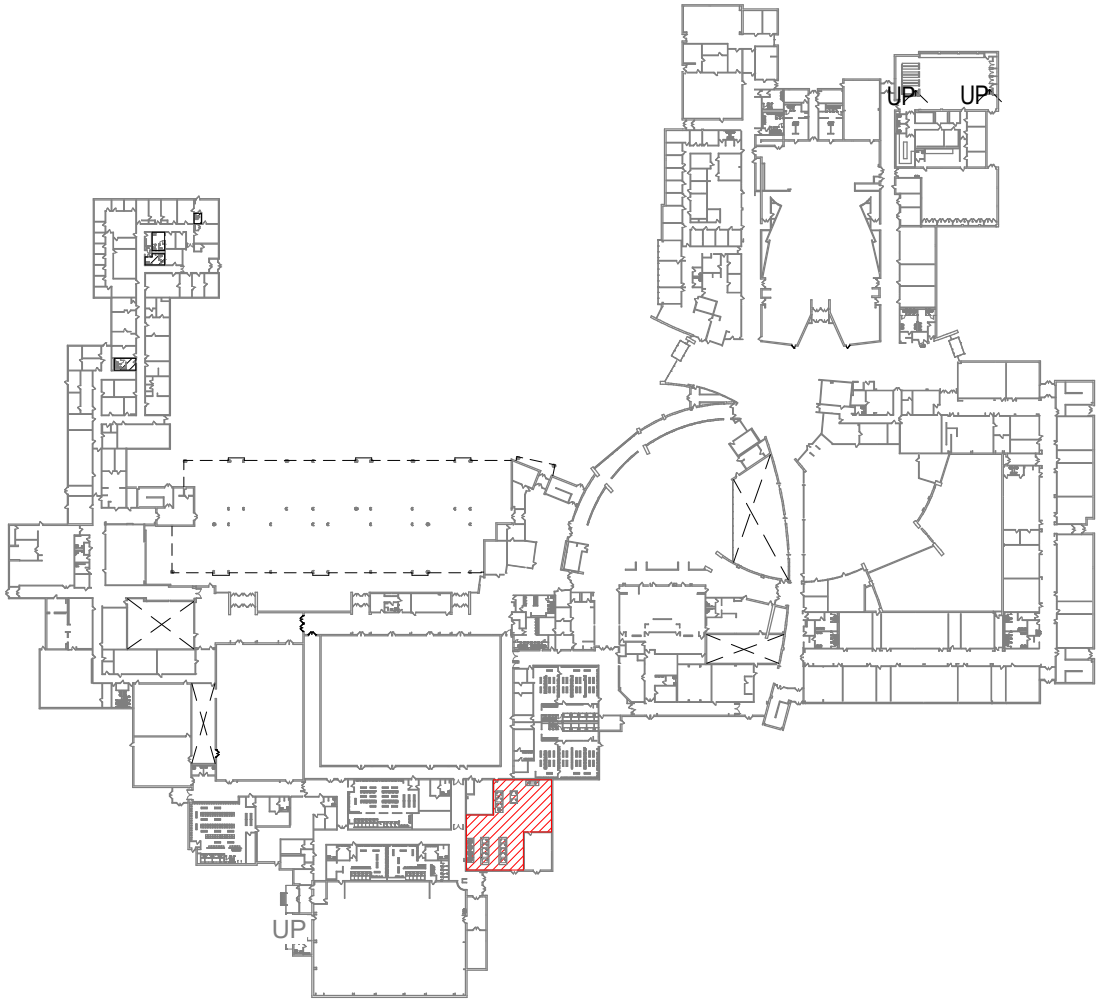

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Boiler Replacement

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.06 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Choral Room Renovation
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the renovation of the existing choral room at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: CHORAL ROOM RENOVATIONS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.07

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Choral Room Renovation					2026
New Wall Finishes **Acoustic Ceilings** **Carpet Flooring** **Acoustic Wall Panels** **Lighting Fixtures**	3,100	$930,000.00		$1,085,000.00	
Market Escalations		$37,200.00		$43,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$967,200.00**		**$1,128,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$48,400.00		$56,500.00	
Construction Contingency		$96,800.00		$112,900.00	
CONTINGENCIES SUBTOTAL		**$145,200.00**		**$169,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$123,300.00		
Bonding / Legal Fees			$9,800.00		
Permit Fees *(Local Agency Review, if applicable)*			$8,500.00		
Reimbursables			$8,100.00		
SOFT COSTS SUBTOTAL			**$149,700.00**		
GROSS BUDGET GRAND TOTAL		**$1,262,100.00**		**$1,447,500.00**	

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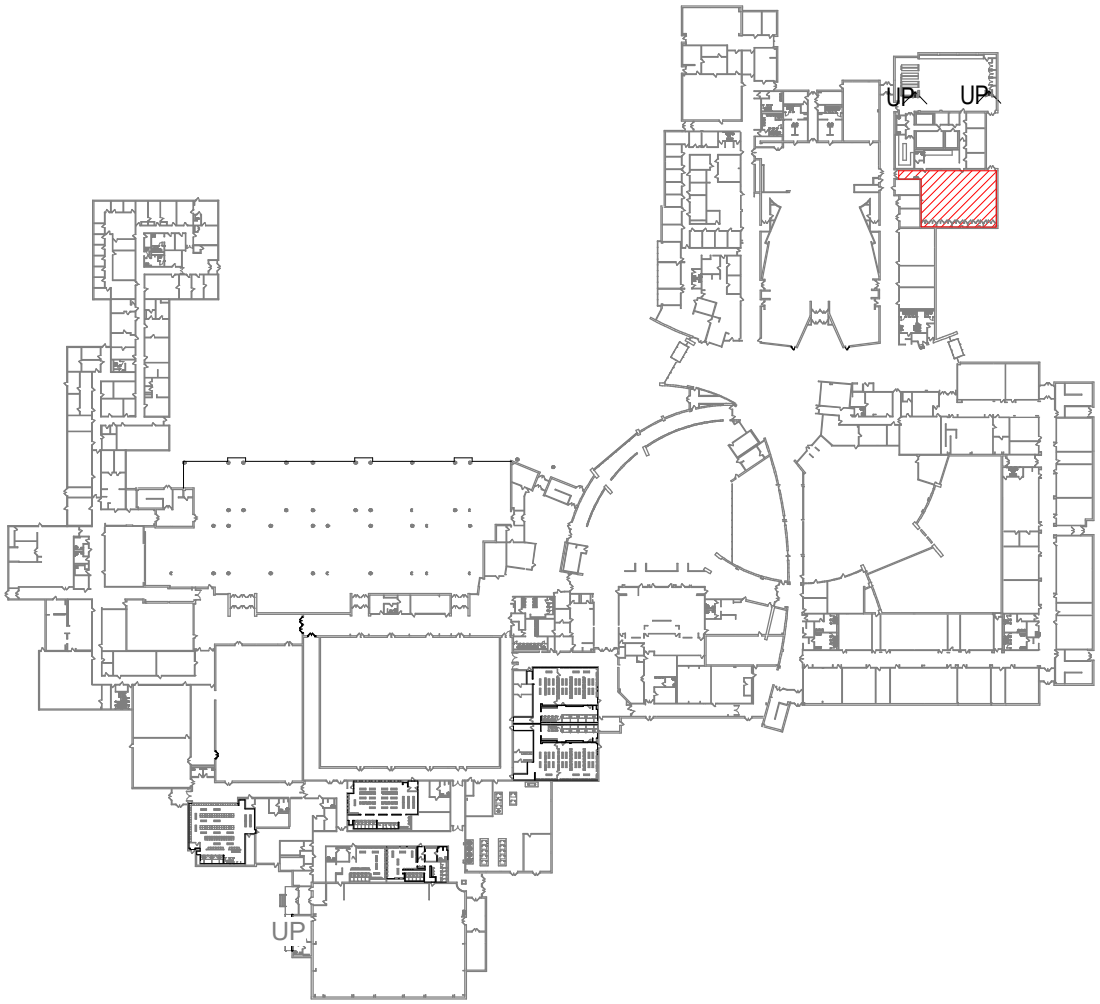

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Choral Room Renovations

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.07 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
New Bottle Fillers
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, replacing bottle fillers at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: BOTTLE FILLER REPLACEMENT

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.08

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
New Bottle Fillers					2026
New Bottle Fillers	18	$90,000.00		$144,000.00	
Market Escalations		$3,600.00		$5,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$93,600.00**		**$149,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$4,700.00		$7,500.00	
Construction Contingency		$9,400.00		$15,000.00	
CONTINGENCIES SUBTOTAL		**$14,100.00**		**$22,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$16,400.00		
Bonding / Legal Fees			$1,300.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,200.00		
Reimbursables			$1,100.00		
SOFT COSTS SUBTOTAL			**$20,000.00**		
GROSS BUDGET GRAND TOTAL		**$127,700.00**		**$192,300.00**	

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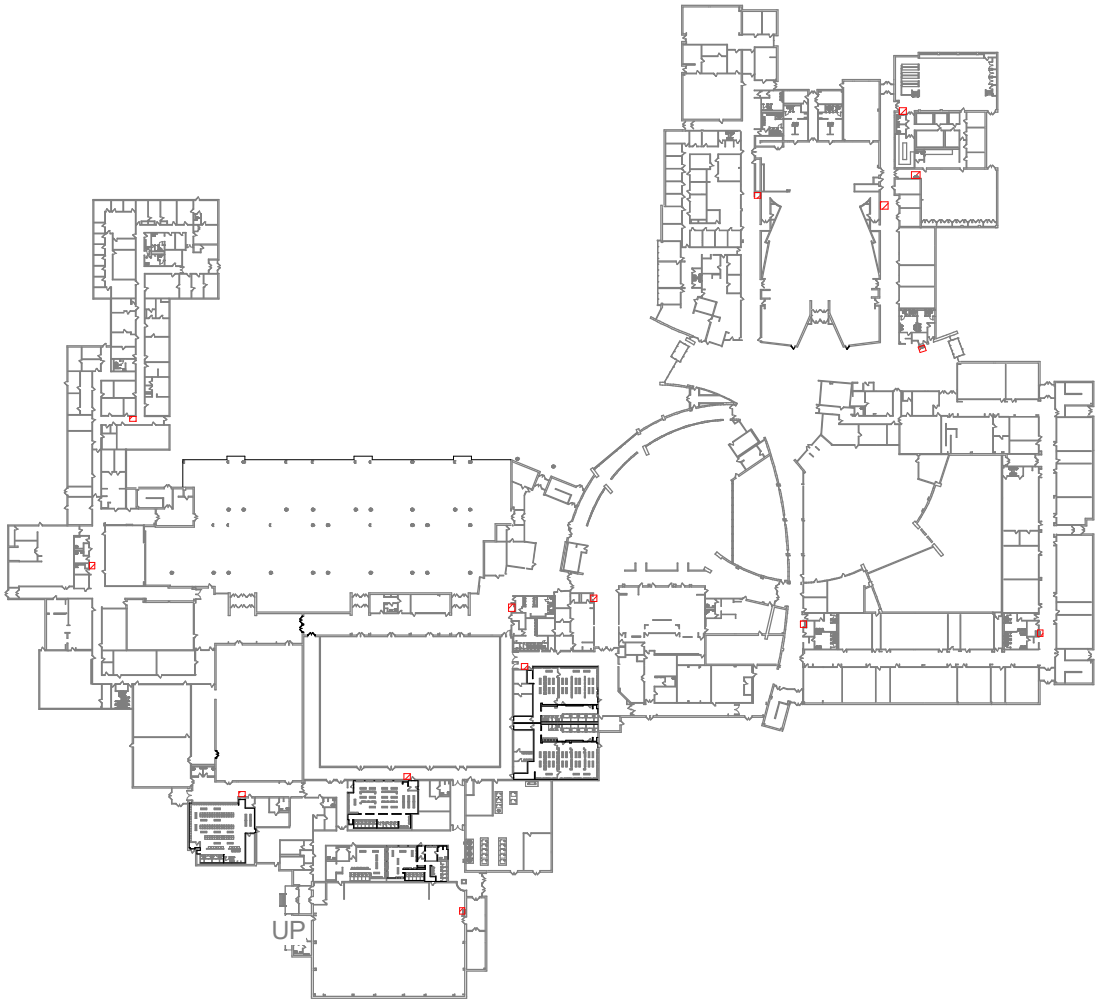

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Bottle Fillers Floor 1

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.08 MHS
2025 RELEASE DATE		
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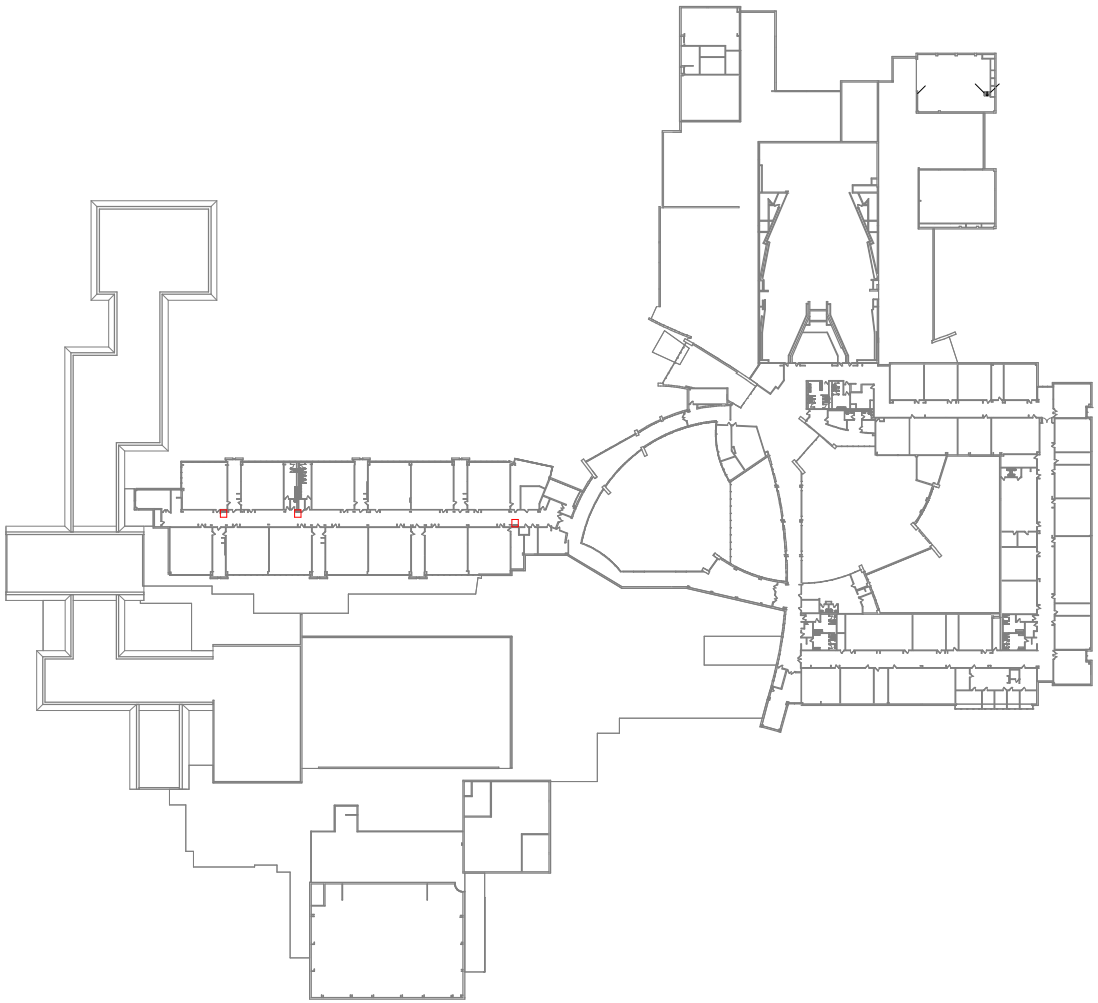

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Bottle Fillers Floor 2

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.081
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Security Upgrades
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, a security vestibule at the entrance of Montgomery High School.

ORDER OF MAGNITUDE BUDGET: SECURITY VESTIBULE IMPROVEMENTS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.09

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Security Upgrades					2026
New Door Hardware	4	$8,000.00		$16,000.00	
Market Escalations		$400.00		$700.00	2026
INFRASTRUCTURE SUBTOTAL		**$8,400.00**		**$16,700.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$500.00		$900.00	
Construction Contingency		$900.00		$1,700.00	
CONTINGENCIES SUBTOTAL		**$1,400.00**		**$2,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$1,900.00		
Bonding / Legal Fees			$200.00		
Permit Fees *(Local Agency Review, if applicable)*			$200.00		
Reimbursables			$200.00		
SOFT COSTS SUBTOTAL			**$2,500.00**		
GROSS BUDGET GRAND TOTAL		**$12,300.00**		**$21,800.00**	

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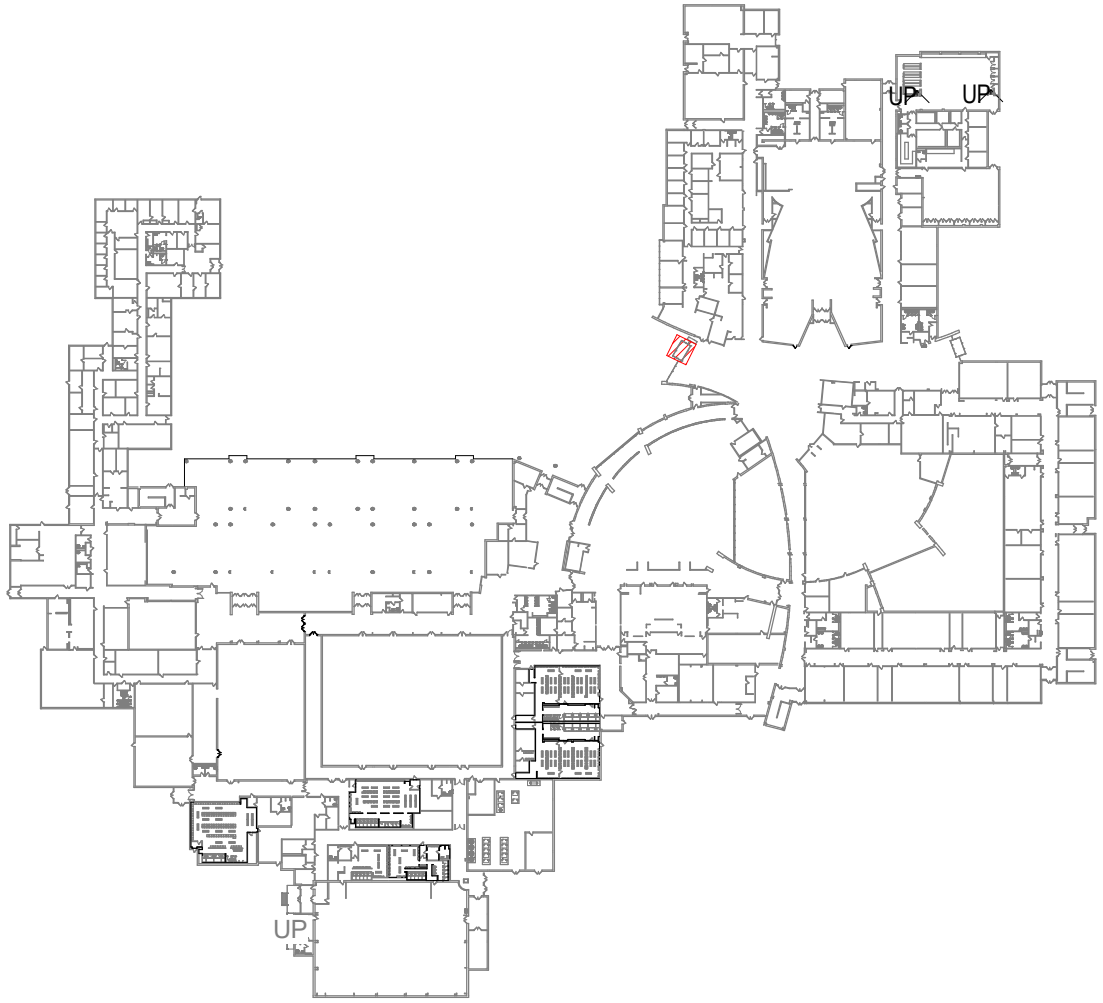

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Security Up rades

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.09 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Loading Dock
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, loading docks at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: ENCLOSED LOADING DOCK

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.10

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Loading Dock					2026
Exterior Walls and Doors **Lighting** **Modify The Finishes As Required**	2,610	$391,500.00		$522,000.00	
Rehabilitation Total	2,610	$391,500.00		$522,000.00	
Total	2,610	$391,500.00		$522,000.00	
Market Escalations		$15,700.00		$20,900.00	2026
INFRASTRUCTURE SUBTOTAL		**$407,200.00**		**$542,900.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$20,400.00		$27,200.00	
Construction Contingency		$40,800.00		$54,300.00	
CONTINGENCIES SUBTOTAL		**$61,200.00**		**$81,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$59,400.00		
Bonding / Legal Fees			$4,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$4,100.00		
Reimbursables			$3,900.00		
SOFT COSTS SUBTOTAL			**$72,100.00**		
GROSS BUDGET GRAND TOTAL		**$540,500.00**		**$696,500.00**	

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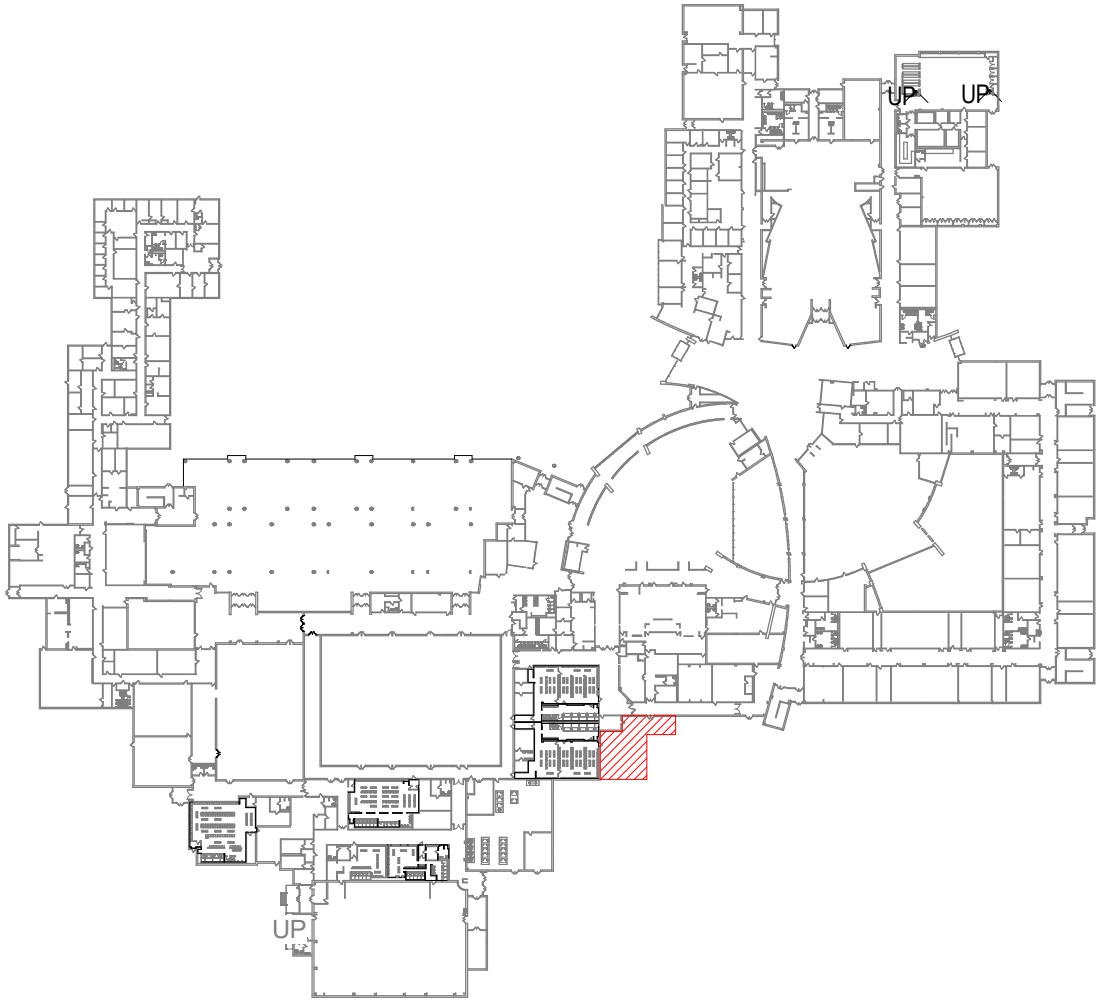

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Loadin Dock

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.10 MHS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Field Lighting Installation
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the installation of new field lighting.

ORDER OF MAGNITUDE BUDGET: BASEBALL FIELD LIGHTING

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.11

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Field Lighting Installation					2026
New Field Lighting System **Underground Electric** **New Electric Service**	172,000	$1,000,000.00		$1,300,000.00	
Market Escalations		$40,000.00		$52,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,040,000.00**		**$1,352,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$52,000.00		$67,600.00	
Construction Contingency		$104,000.00		$135,200.00	
CONTINGENCIES SUBTOTAL		**$156,000.00**		**$202,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$147,800.00		
Bonding / Legal Fees			$11,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$10,200.00		
Environmental Consultant Fees (Abatement, Wetlands, Soils, etc.)			$10,000.00		
Reimbursables			$9,700.00		
SOFT COSTS SUBTOTAL			**$189,400.00**		
GROSS BUDGET GRAND TOTAL		**$1,385,400.00**		**$1,744,200.00**	

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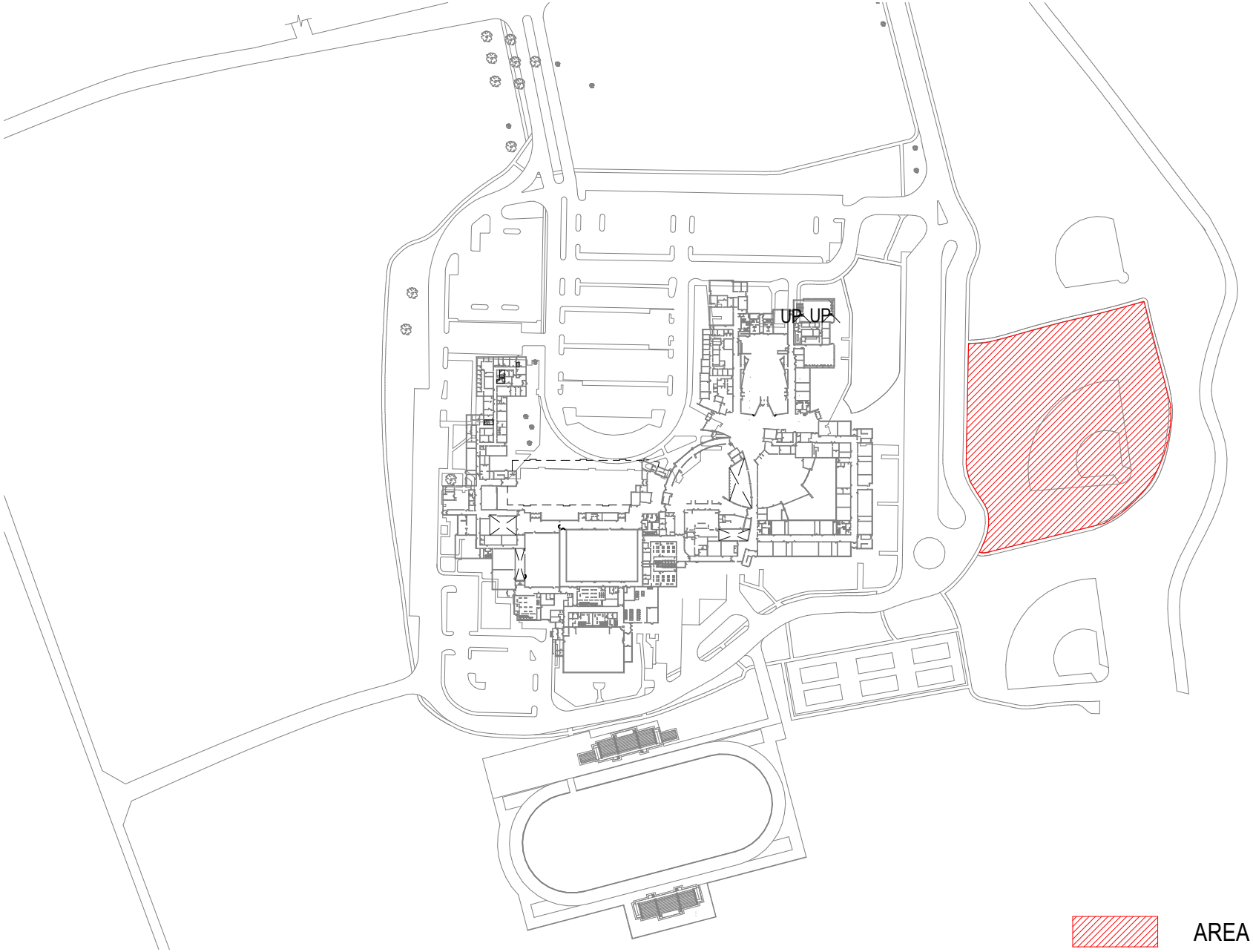

AREA OF WORK

Parette Somjen Architects
A LIMITED LIABILITY CORPORATION
CERT. NO. 21AC00039800

439 Route 46 East
Rockaway, NJ 07866
Tel. 973.586.2400
fax. 973.586.2401
www.planetPSA.com

CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Field Li htin

SCALE: 1" = 300'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.11 MHS
2025 RELEASE DATE		
WR PROJECT MANAGER	HC DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Concession Stand
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the installation of concession stands at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: NEW FOOTBALL FIELD CONCESSION STAND

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.12

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Concession Stand					2026
New Concession Stand Building **Electric** **Plumbing**	2,200	$1,760,000.00		$2,200,000.00	
Market Escalations		$70,400.00		$88,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,830,400.00**		**$2,288,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$91,600.00		$114,400.00	
Construction Contingency		$183,100.00		$228,800.00	
CONTINGENCIES SUBTOTAL		**$274,700.00**		**$343,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$250,000.00		
Bonding / Legal Fees			$19,800.00		
Permit Fees *(Local Agency Review, if applicable)*			$17,200.00		
Environmental Consultant Fees (Abatement, Wetlands, Soils, etc.)			$10,000.00		
Field Survey / Topo			$10,000.00		
Reimbursables			$16,300.00		
SOFT COSTS SUBTOTAL			**$323,300.00**		
GROSS BUDGET GRAND TOTAL		**$2,428,400.00**		**$2,954,500.00**	

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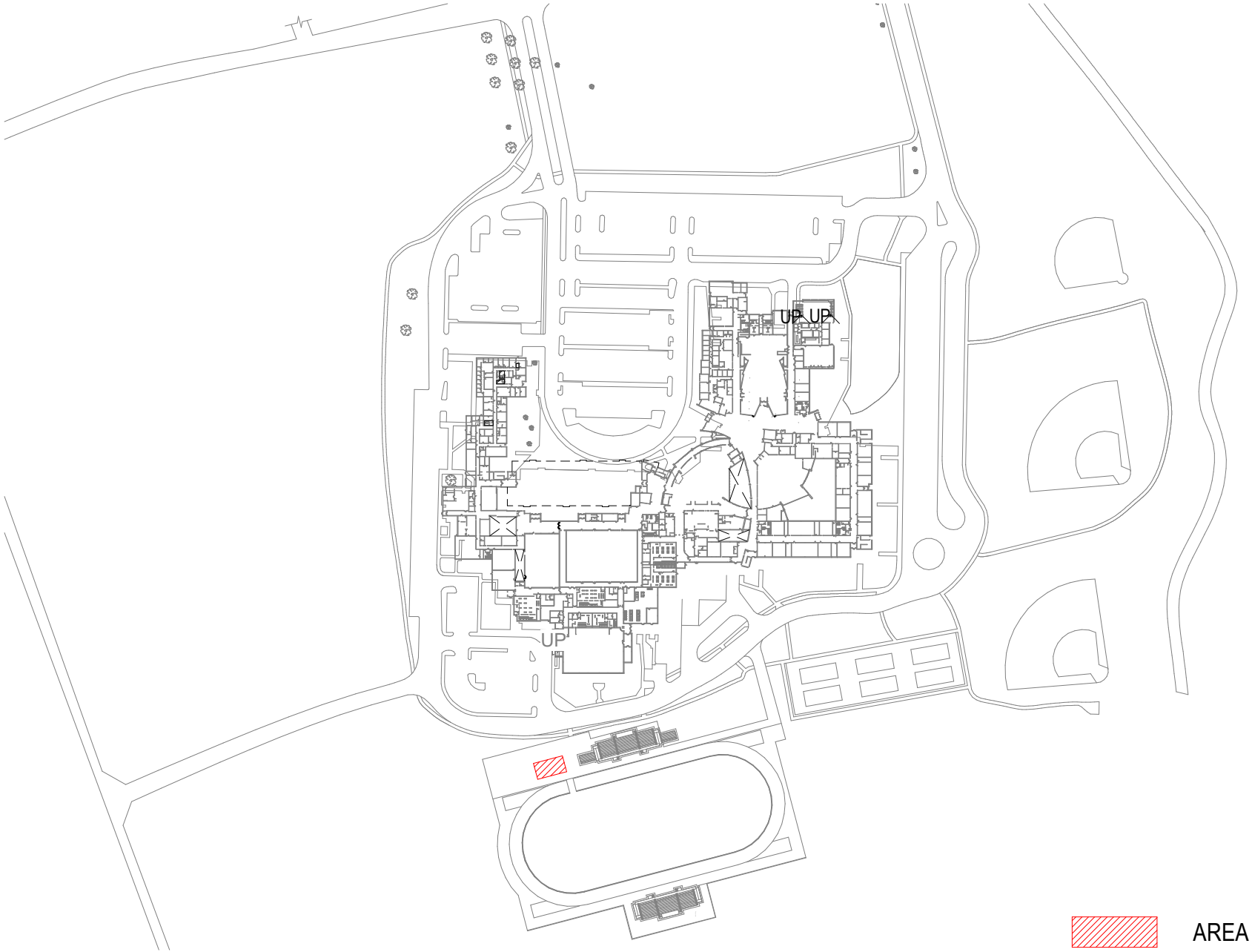

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Concession Stand

SCALE: 1" = 300'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.12 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Auxiliary Gym Floor
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, refinish the floor of the Aux Gym at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: AUX GYM FLOOR

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.13

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Auxiliary Gym Floor					2026
Refinish Floor for Aux Gym	8,250	$165,000.00		$247,500.00	
Market Escalations		$6,600.00		$9,900.00	2026
INFRASTRUCTURE SUBTOTAL		**$171,600.00**		**$257,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$8,600.00		$12,900.00	
Construction Contingency		$17,200.00		$25,800.00	
CONTINGENCIES SUBTOTAL		**$25,800.00**		**$38,700.00**	
SOFT COSTS					
Architectural / Engineering Fees			$28,200.00		
Bonding / Legal Fees			$2,300.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,000.00		
Reimbursables			$1,900.00		
SOFT COSTS SUBTOTAL			**$34,400.00**		
GROSS BUDGET GRAND TOTAL		**$231,800.00**		**$330,500.00**	

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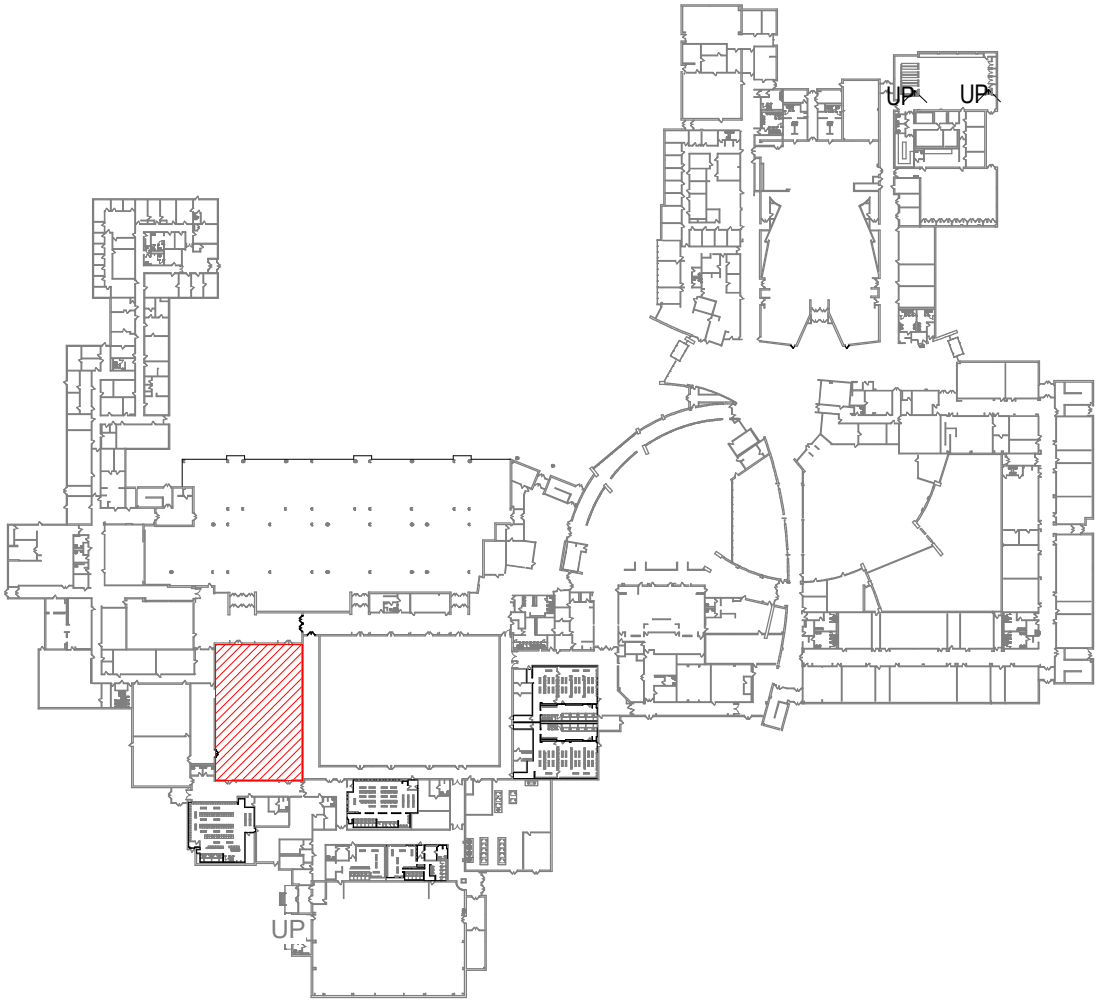

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Auxiliary Gym Floor

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.13 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Football Bleachers Replacement
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing football field bleachers and press box at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: FOOTBALL FIELD BLEACHER AND PRESS BOX REPLACEMENT

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.14

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Football Bleachers Replacement					2025
Bleacher and Press Box Replacement	5,000	$1,500,000.00		$2,000,000.00	
Market Escalations		$60,000.00		$80,000.00	2025
INFRASTRUCTURE SUBTOTAL		**$1,560,000.00**		**$2,080,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$78,000.00		$104,000.00	
Construction Contingency		$156,000.00		$208,000.00	
CONTINGENCIES SUBTOTAL		**$234,000.00**		**$312,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$227,300.00		
Bonding / Legal Fees			$18,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$15,600.00		
Environmental Consultant Fees (Abatement, Wetlands, Soils, etc.)			$5,000.00		
Site Survey / Topography			$10,000.00		
Reimbursables			$14,800.00		
SOFT COSTS SUBTOTAL			**$290,700.00**		
GROSS BUDGET GRAND TOTAL		**$2,084,700.00**		**$2,682,700.00**	

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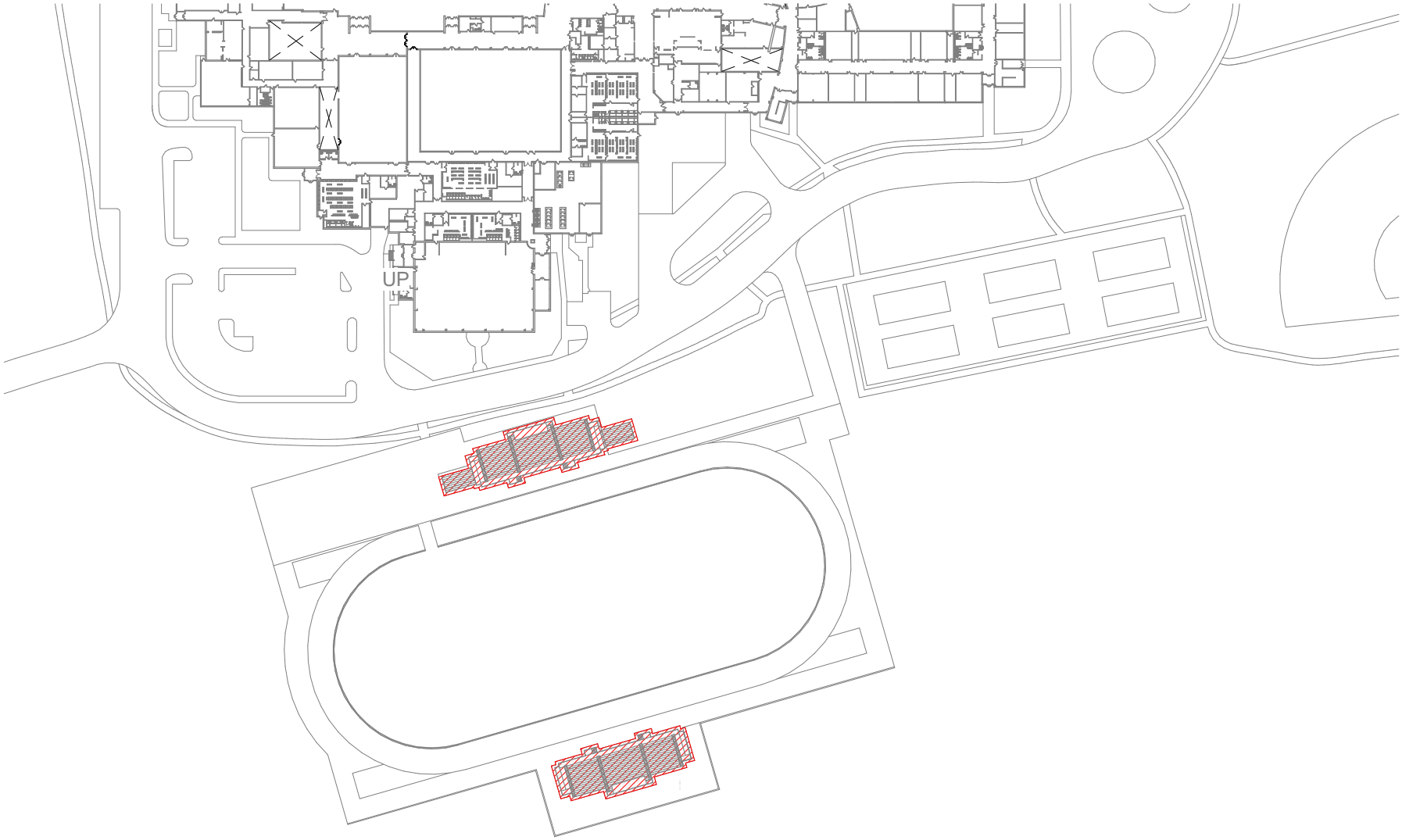

AREA OF WORK

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Foot all Bleachers Replacement

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.14 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Parking lot paving
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the repaving and striping of the existing parking lot at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: PARKING LOT ASPHALT RESURFACING

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.15

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Repaving & Striping					2026
Full Depth Asphalt Replacement New Parking Lot Striping	224,000	$3,360,000.00		$4,480,000.00	
Market Escalations		$134,400.00		$179,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$3,494,400.00**		**$4,659,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$174,800.00		$233,000.00	
Construction Contingency		$349,500.00		$466,000.00	
CONTINGENCIES SUBTOTAL		**$524,300.00**		**$699,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$509,100.00		
Bonding / Legal Fees			$40,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$35,000.00		
Reimbursables			$33,100.00		
SOFT COSTS SUBTOTAL			**$617,400.00**		
GROSS BUDGET GRAND TOTAL		**$4,636,100.00**		**$5,975,600.00**	

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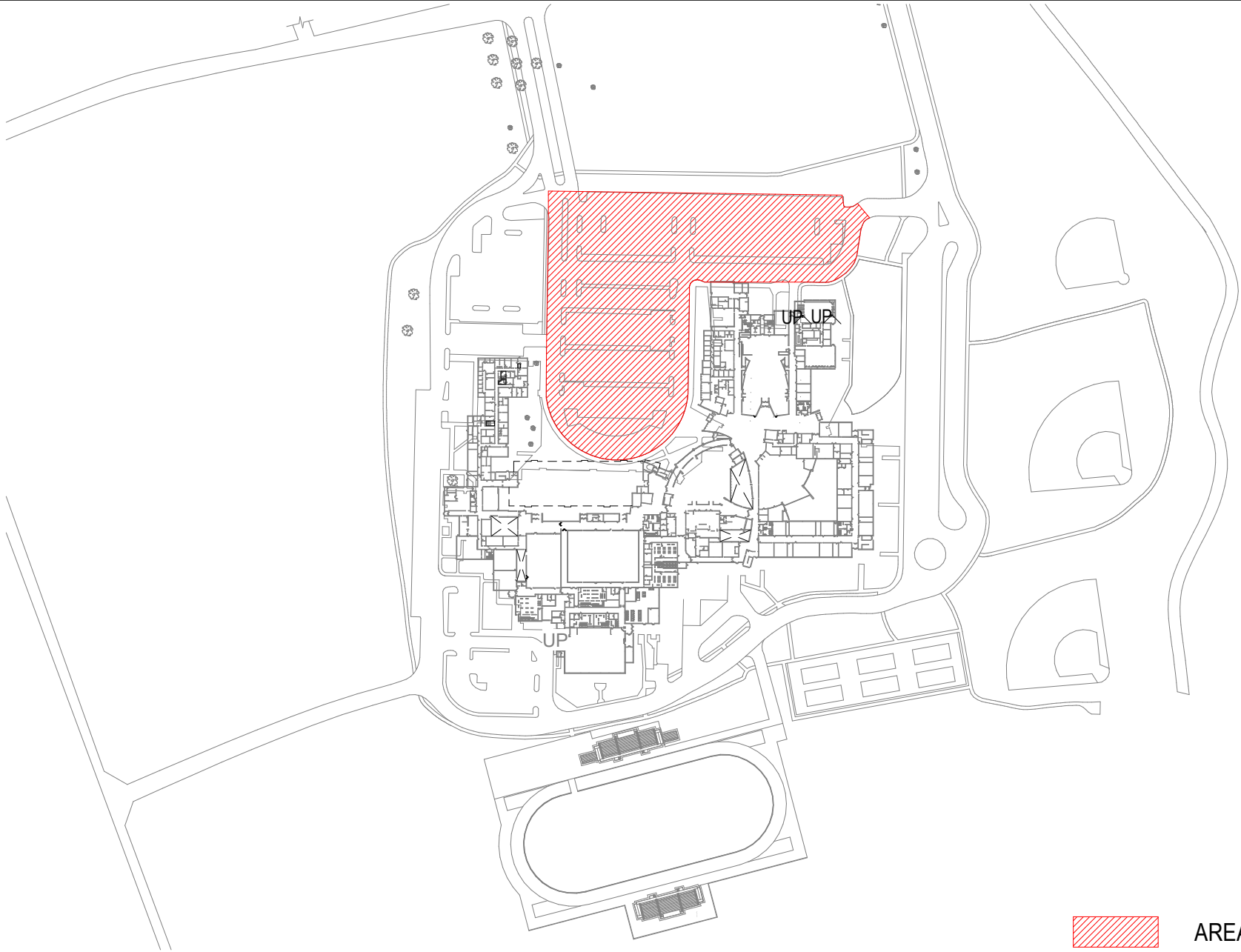

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Parkin lot repavin and stripin

SCALE: 1" = 300'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.15 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Roof Replacement
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but not limited to the partial roof replacement at Montgomery High School

ORDER OF MAGNITUDE BUDGET: ROOF REPLACEMENT

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.16

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Roof Replacement					2026
Built Up Roof Replacement	285,000	$15,675,000.00		$18,525,000.00	
Shingle Roof Replacement	50,000	$1,250,000.00		$1,750,000.00	
Total	335,000	$16,925,000.00		$20,275,000.00	
Market Escalations		$677,000.00		$811,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$17,602,000.00**		**$21,086,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$880,100.00		$1,054,300.00	
Construction Contingency		$1,760,200.00		$2,108,600.00	
CONTINGENCIES SUBTOTAL		**$2,640,300.00**		**$3,162,900.00**	
SOFT COSTS					
Architectural / Engineering Fees			$2,303,700.00		
Bonding / Legal Fees			$181,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$158,200.00		
Reimbursables			$149,800.00		
SOFT COSTS SUBTOTAL			**$2,793,600.00**		
GROSS BUDGET GRAND TOTAL		**$23,035,900.00**		**$27,042,500.00**	

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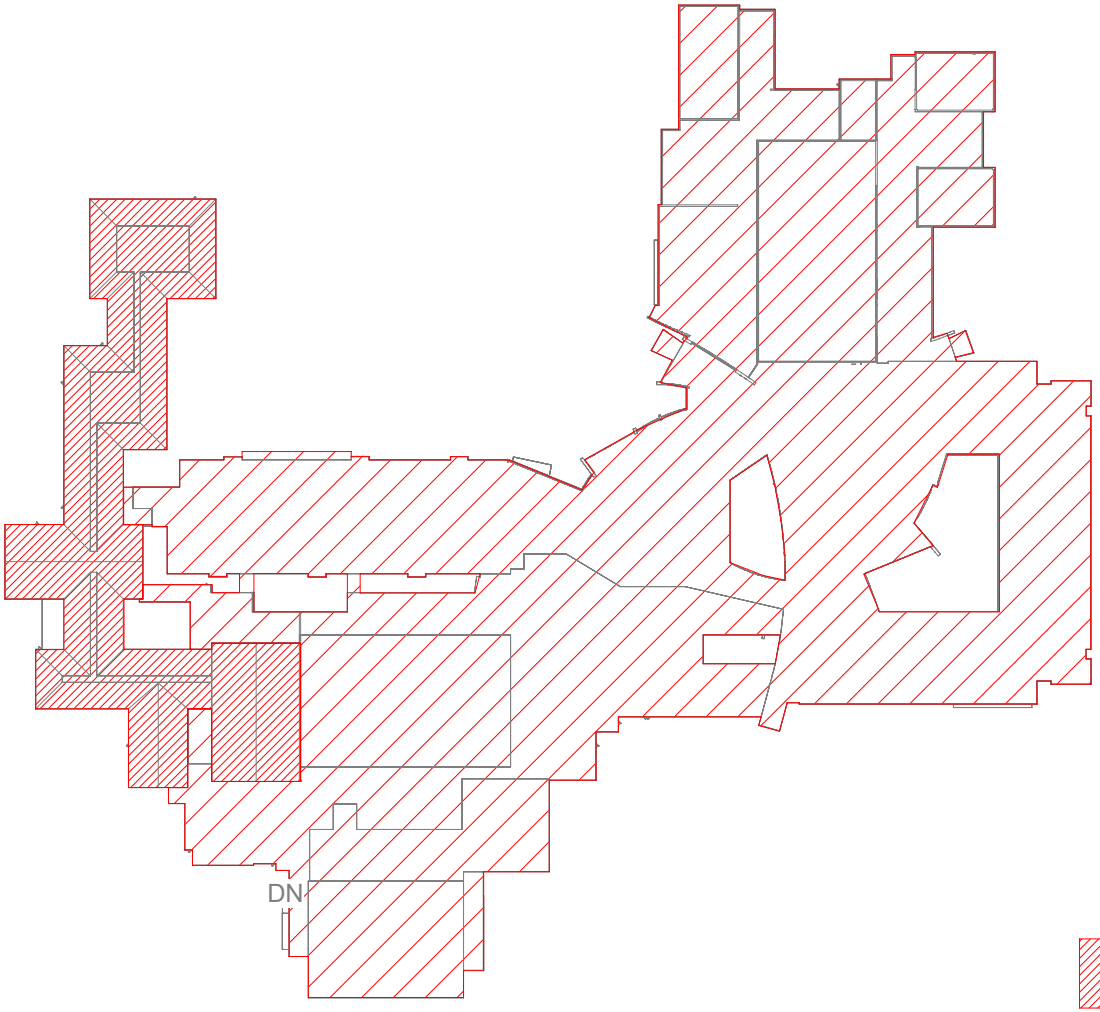

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Roof Replacement

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.16 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
RTU Replacement
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of existing rooftop units with new at Montgomery High School

ORDER OF MAGNITUDE BUDGET: ROOF TOP UNIT REPLACEMENT

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.17

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
RTU Replacement					2026
New RTU for heating and cooling **Existing ductwork to remain**	24	$8,400,000.00		$12,000,000.00	
Market Escalations		$336,000.00		$480,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$8,736,000.00**		**$12,480,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$436,800.00		$624,000.00	
Construction Contingency		$873,600.00		$1,248,000.00	
CONTINGENCIES SUBTOTAL		**$1,310,400.00**		**$1,872,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$1,363,500.00		
Bonding / Legal Fees			$107,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$93,600.00		
Reimbursables			$88,700.00		
SOFT COSTS SUBTOTAL			**$1,653,500.00**		
GROSS BUDGET GRAND TOTAL		**$11,699,900.00**		**$16,005,500.00**	

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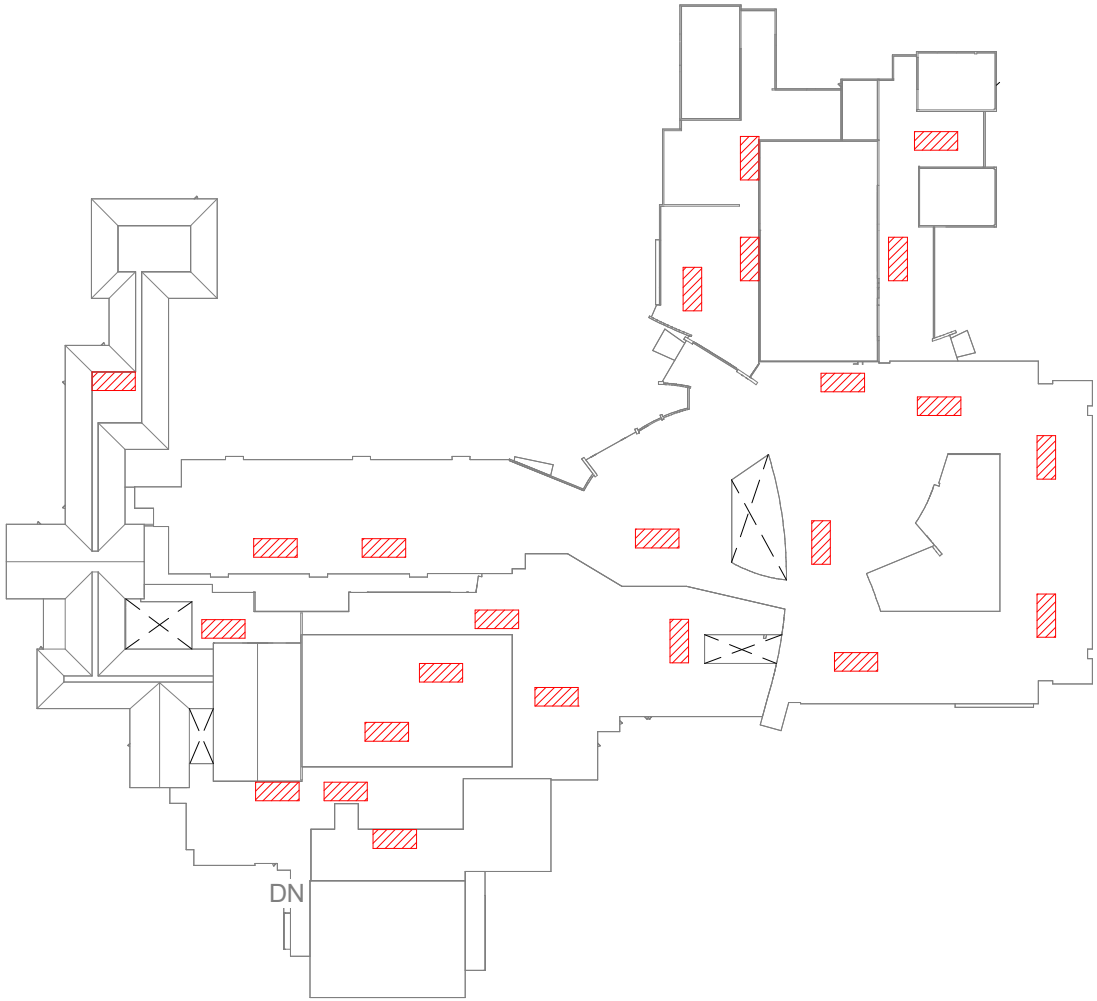

AREA OF WORK

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

RTU Replacement

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.17 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Wood Shop Renovations
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the renovations of the existing wood shop at Montgomery High School

ORDER OF MAGNITUDE BUDGET: WOOD SHOP RENOVATIONS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.18

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Wood Shop Renovations					2026
New Finishes **New Furniture** **New Dust Collection** **New Electric**	2,760	$966,000.00		$1,242,000.00	
Market Escalations		$38,700.00		$49,700.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,004,700.00**		**$1,291,700.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$50,300.00		$64,600.00	
Construction Contingency		$100,500.00		$129,200.00	
CONTINGENCIES SUBTOTAL		**$150,800.00**		**$193,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$141,200.00		
Bonding / Legal Fees			$11,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$9,700.00		
Reimbursables			$9,200.00		
SOFT COSTS SUBTOTAL			**$171,300.00**		
GROSS BUDGET GRAND TOTAL		**$1,326,800.00**		**$1,656,800.00**	

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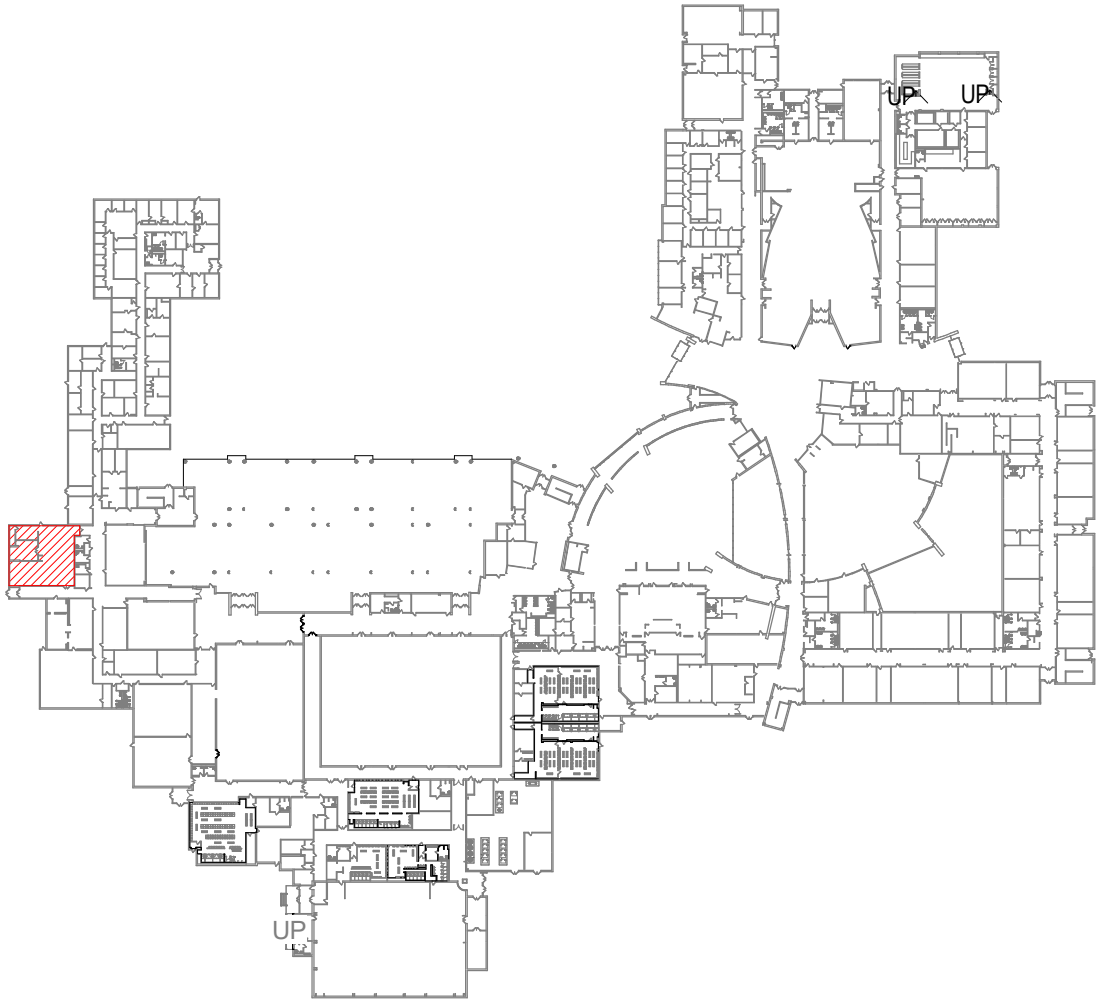

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
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1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Wood Shop Renovations

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.18 MHS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
New Wrestling Gym
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the building addition of a new wrestling room at Montgomery High School

ORDER OF MAGNITUDE BUDGET: WRESTLING ROOM ADDITION

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.19

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
New Wrestling Gym					2026
New wrestling gym New RTU for heating and cooling Wrestling mats Scoreboards	4,300	$3,225,000.00		$4,300,000.00	
Market Escalations		$129,000.00		$172,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$3,354,000.00**		**$4,472,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$167,700.00		$223,600.00	
Construction Contingency		$335,400.00		$447,200.00	
CONTINGENCIES SUBTOTAL		**$503,100.00**		**$670,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$488,600.00		
Bonding / Legal Fees			$38,600.00		
Site Survey / Topography			$20,000.00		
Environmental Consultant Fees (Abatement, Wetlands, Soils, etc.)			$10,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$33,600.00		
Reimbursables			$31,800.00		
SOFT COSTS SUBTOTAL			**$622,600.00**		
GROSS BUDGET GRAND TOTAL		**$4,479,700.00**		**$5,765,400.00**	

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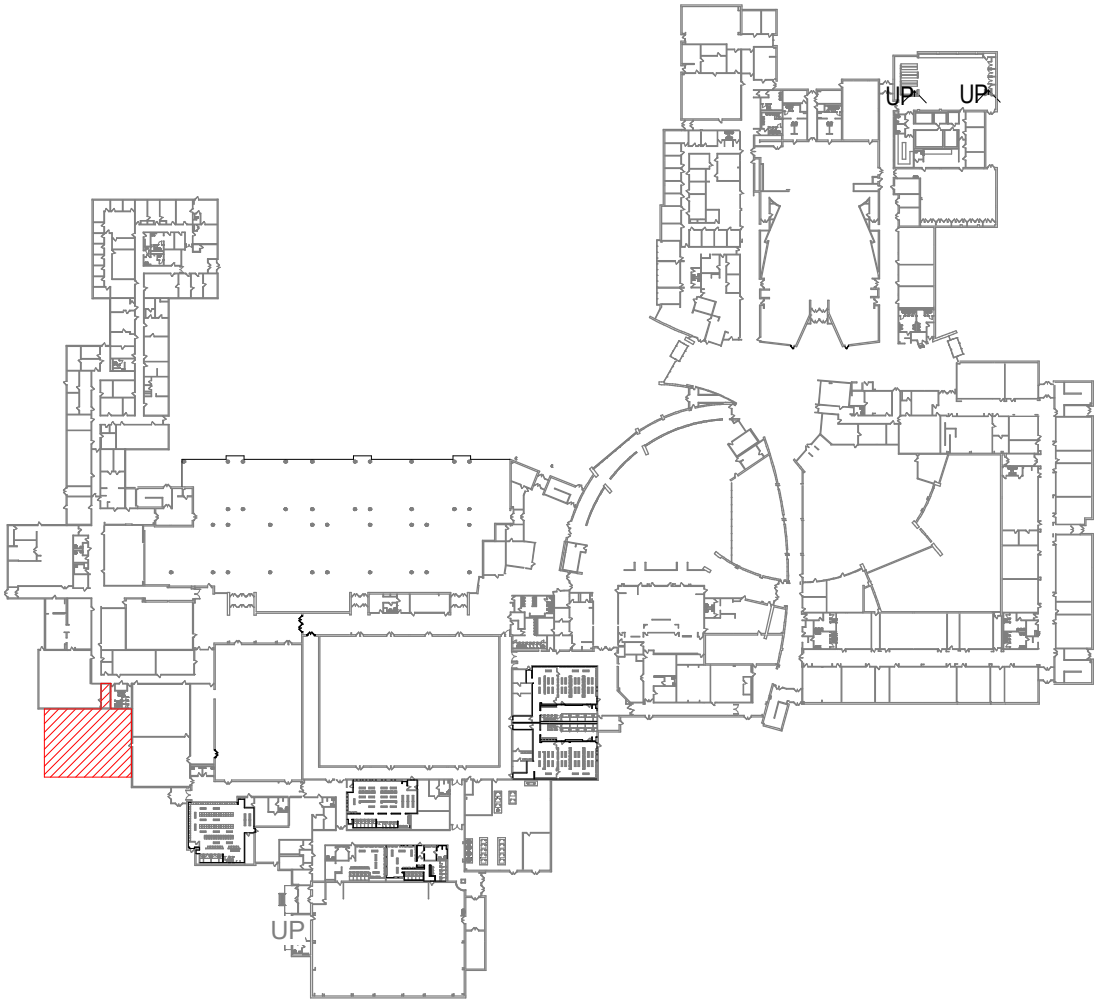

AREA OF WORK

Parette Somjen Architects
A LIMITED LIABILITY CORPORATION
CERT. NO. 21AC00039800

439 Route 46 East
Rockaway, NJ 07866
Tel. 973.586.2400
fax. 973.586.2401
www.planetPSA.com

CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

New Wrestlin Gym

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.19 MHS
2025 RELEASE DATE		
WR PROJECT MANAGER	HC DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Media Center Carpet
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing media center carpet at Montgomery High School

ORDER OF MAGNITUDE BUDGET: MEDIA CENTER CARPET REPLACEMENT

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.20

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Media Center Carpet					2026
Media Center Carpet Replacement	10,900	$163,500.00		$218,000.00	
Market Escalations		$6,600.00		$8,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$170,100.00**		**$226,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$8,600.00		$11,400.00	
Construction Contingency		$17,100.00		$22,700.00	
CONTINGENCIES SUBTOTAL		**$25,700.00**		**$34,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$24,800.00		
Bonding / Legal Fees			$2,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,800.00		
Reimbursables			$1,700.00		
SOFT COSTS SUBTOTAL			**$30,300.00**		
GROSS BUDGET GRAND TOTAL		**$226,100.00**		**$291,200.00**	

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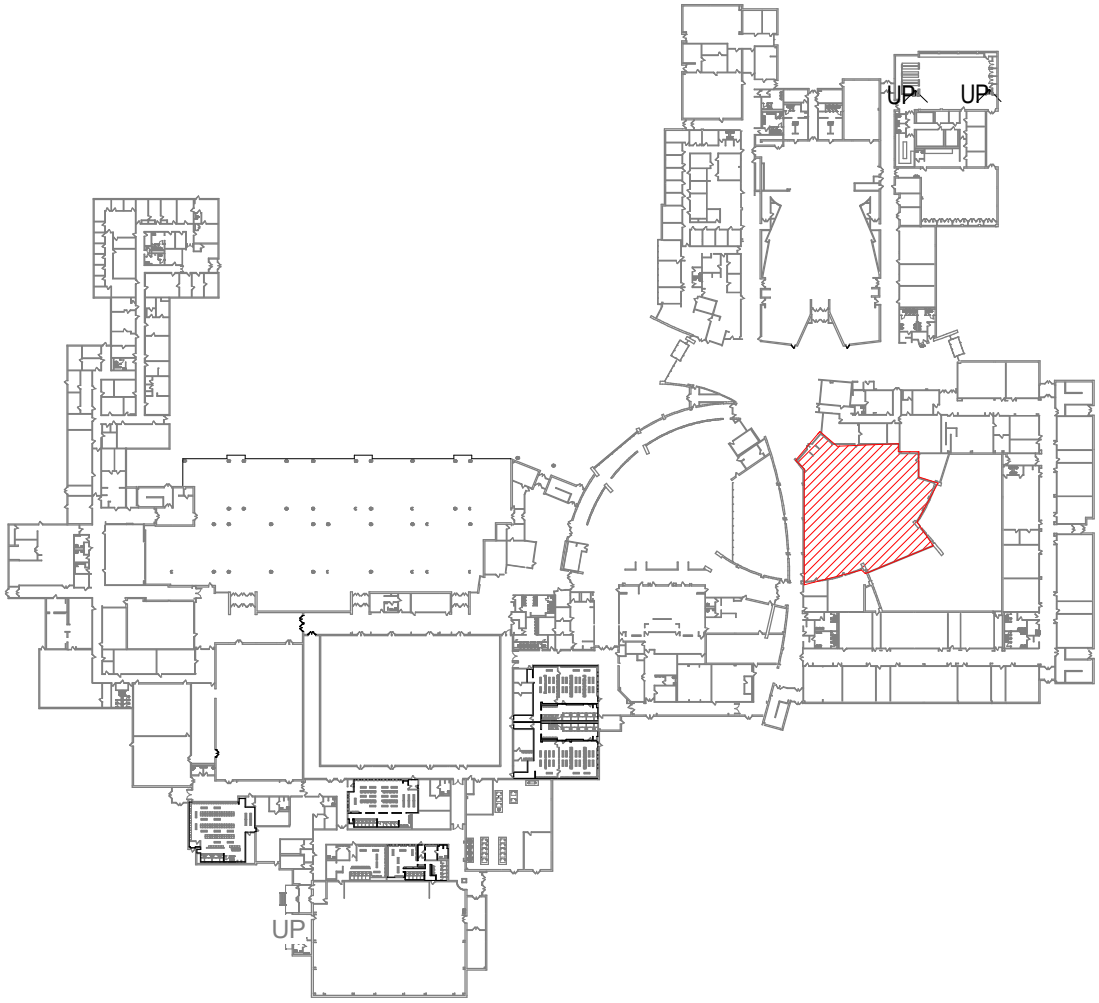

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Media Center Carpet

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.20 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Office Carpet Replacement
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing main office and guidance office carpet at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: MAIN OFFICE & GUIDANCE CARPET REPLACEMENT

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.21

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Office Carpet Replacement					2026
Carpet Replacement	11,500	$172,500.00		$230,000.00	
Market Escalations		$6,900.00		$9,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$179,400.00**		**$239,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$9,000.00		$12,000.00	
Construction Contingency		$18,000.00		$24,000.00	
CONTINGENCIES SUBTOTAL		**$27,000.00**		**$36,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$26,200.00		
Bonding / Legal Fees			$2,100.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,800.00		
Reimbursables			$1,800.00		
SOFT COSTS SUBTOTAL			**$31,900.00**		
GROSS BUDGET GRAND TOTAL		**$238,300.00**		**$307,100.00**	

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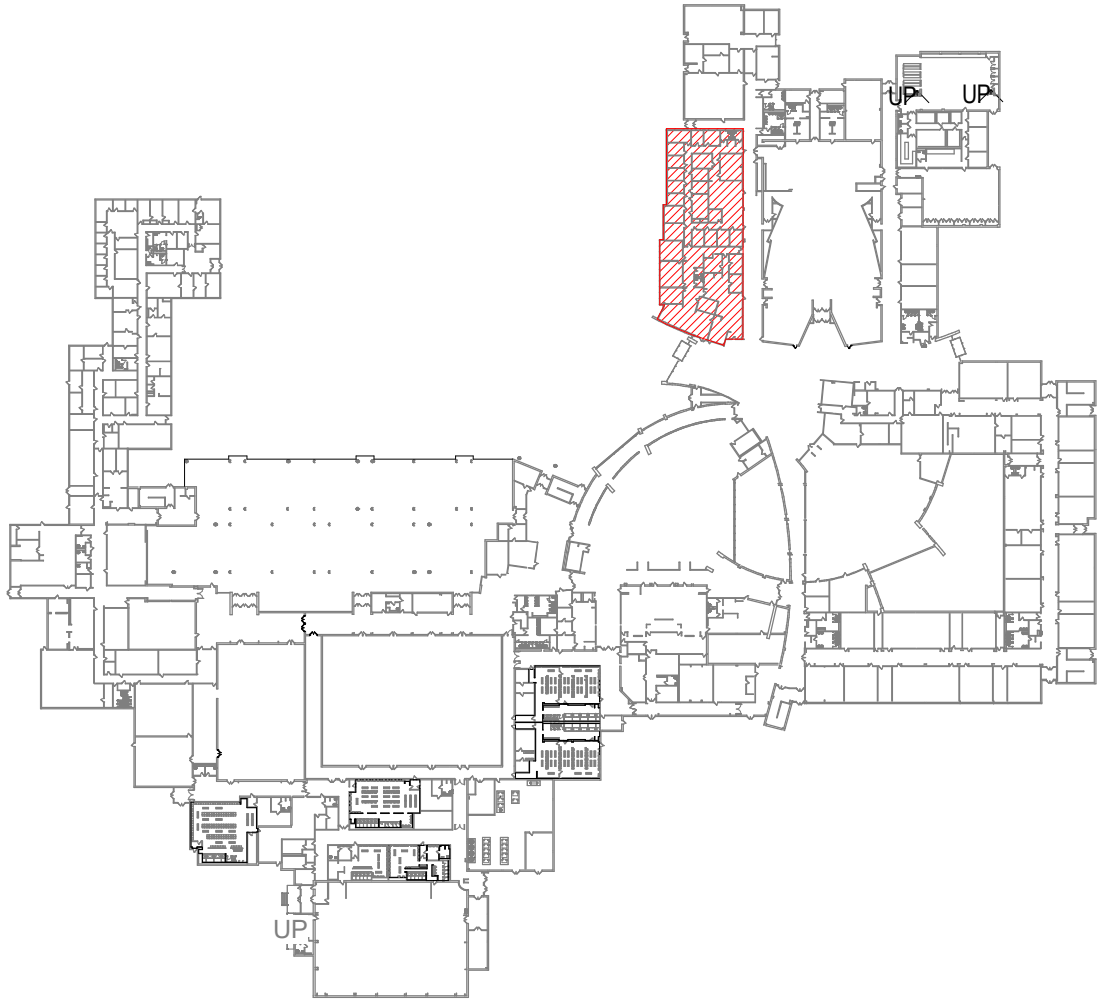

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Office Carpet Replacement

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.21 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Building Wide Re-Keying
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the re-keying of the existing door hardware at Montgomery High School

ORDER OF MAGNITUDE BUDGET: BUILDING WIDE RE-KEYING

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.22

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Building Wide Re-Keying					2026
Building Re-keying	453,000	$453,000.00		$906,000.00	
Market Escalations		$18,200.00		$36,300.00	2026
INFRASTRUCTURE SUBTOTAL		**$471,200.00**		**$942,300.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$23,600.00		$47,200.00	
Construction Contingency		$47,200.00		$94,300.00	
CONTINGENCIES SUBTOTAL		**$70,800.00**		**$141,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$103,000.00		
Bonding / Legal Fees			$8,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$7,100.00		
Reimbursables			$6,700.00		
SOFT COSTS SUBTOTAL			**$125,000.00**		
GROSS BUDGET GRAND TOTAL		**$667,000.00**		**$1,208,800.00**	

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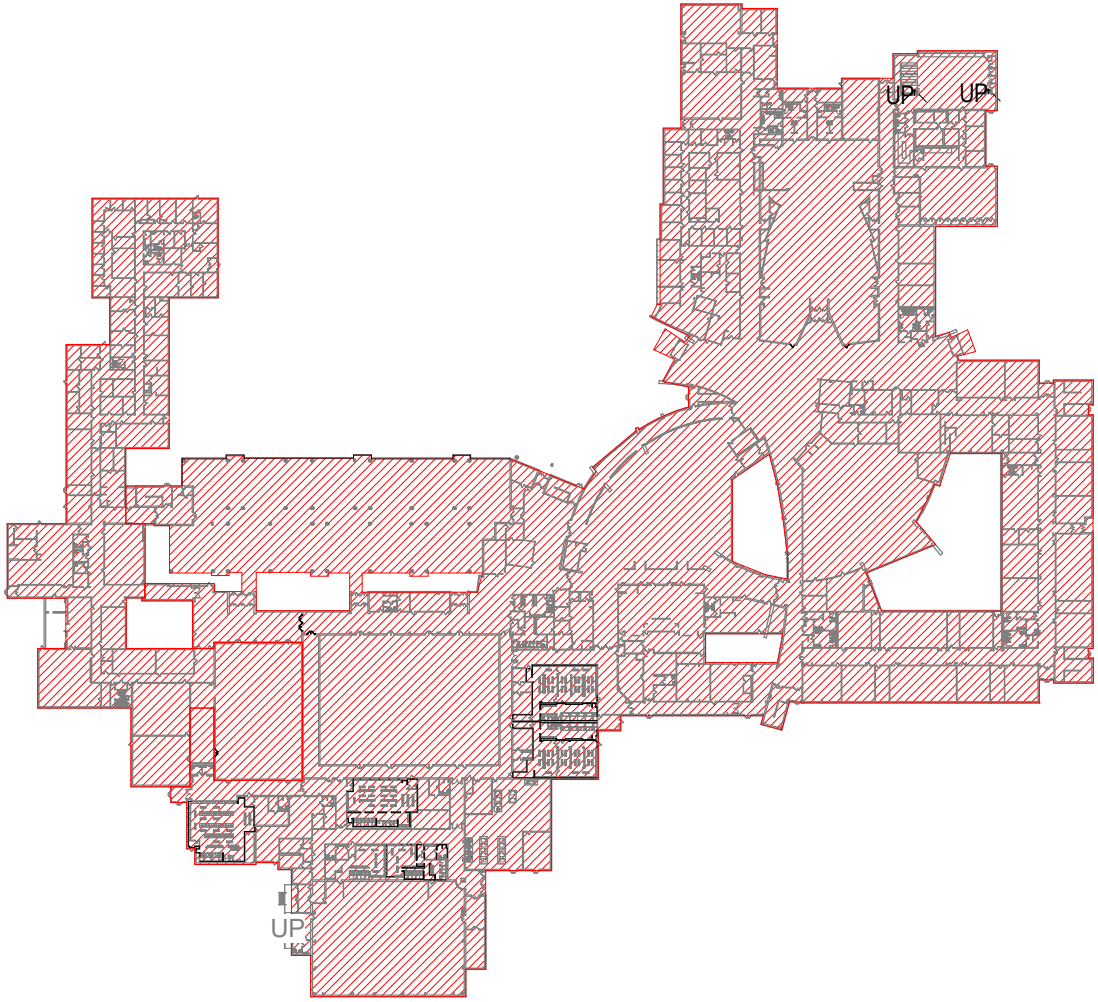

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Re-Keyin First Floor

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.22 MHS
2025 RELEASE DATE		
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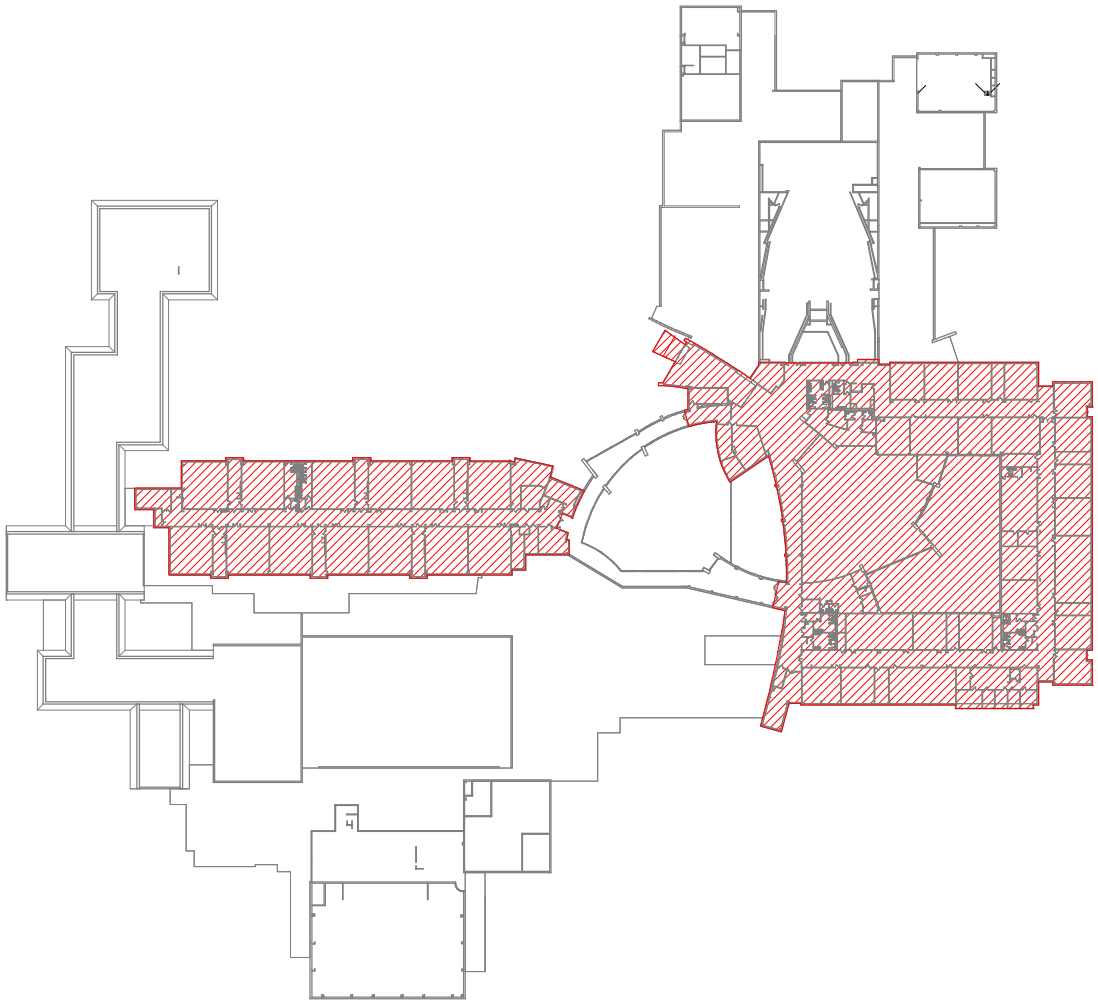

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Re-Keyin Second Floor

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.23 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Stage Flooring Replacement
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing auditorium stage flooring with new at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: AUDITORIUM STAGE FLOORING REPLACEMENT

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.24

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Stage Flooring Replacement					2026
New Stained Wood Stage Floor	3,800	$95,000.00		$133,000.00	
Market Escalations		$3,800.00		$5,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$98,800.00**		**$138,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$5,000.00		$7,000.00	
Construction Contingency		$9,900.00		$13,900.00	
CONTINGENCIES SUBTOTAL		**$14,900.00**		**$20,900.00**	
SOFT COSTS					
Architectural / Engineering Fees			$15,200.00		
Bonding / Legal Fees			$1,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,100.00		
Reimbursables			$1,000.00		
SOFT COSTS SUBTOTAL			**$18,500.00**		
GROSS BUDGET GRAND TOTAL		**$132,200.00**		**$177,800.00**	

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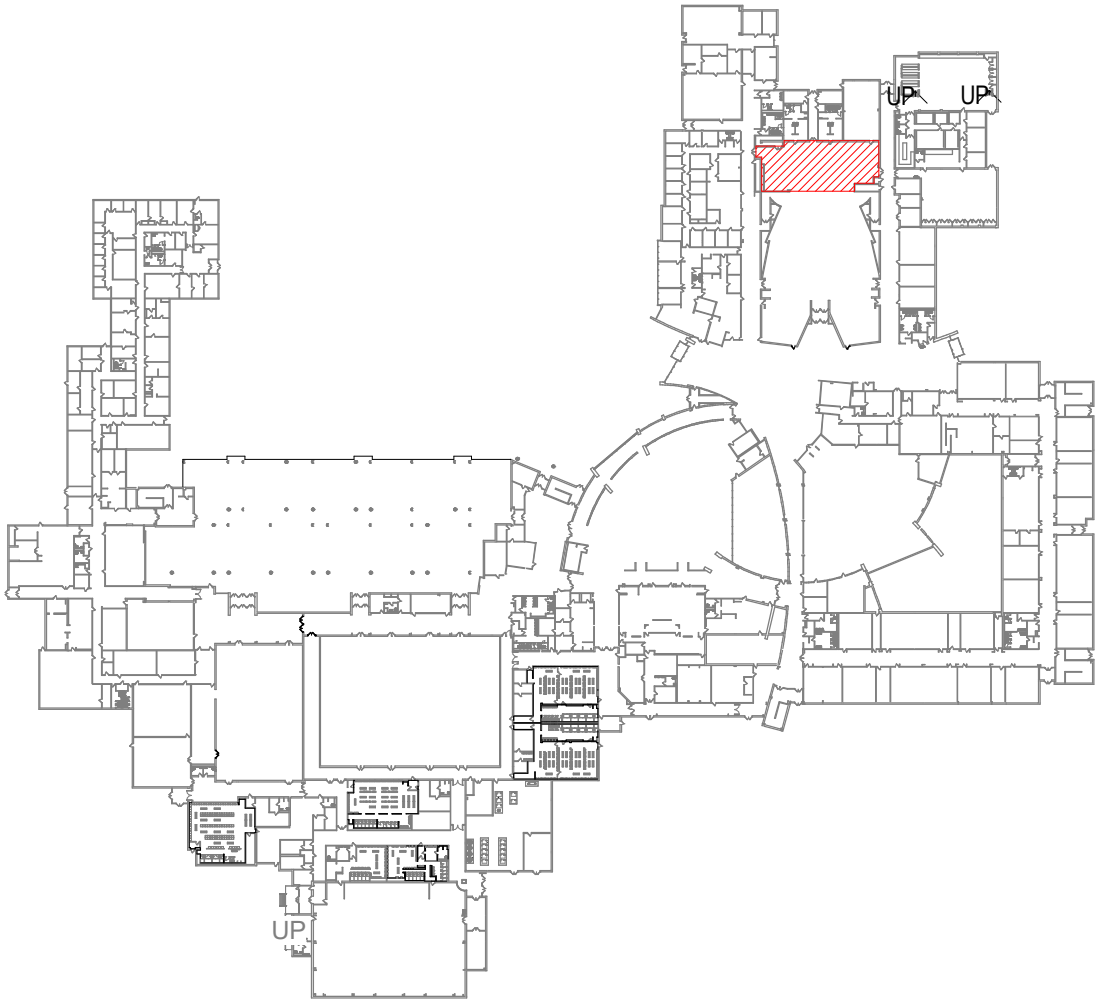

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Sta e Floorin Replacement

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.24 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Orchestra Pit - Automatic
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing orchestra pit with a new automatic system.

ORDER OF MAGNITUDE BUDGET: AUDITORIUM ORCHESTRA PIT REPLACEMENT (AUTOMATIC SYSTEM)

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.25

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Orchestra Pit - Automatic					2026
New Automatic Orchestra Pit + electrical receptacles	950	$161,500.00		$180,500.00	
Market Escalations		$6,500.00		$7,300.00	2026
INFRASTRUCTURE SUBTOTAL		**$168,000.00**		**$187,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$8,400.00		$9,400.00	
Construction Contingency		$16,800.00		$18,800.00	
CONTINGENCIES SUBTOTAL		**$25,200.00**		**$28,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$20,600.00		
Bonding / Legal Fees			$1,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,500.00		
Reimbursables			$1,400.00		
SOFT COSTS SUBTOTAL			**$25,200.00**		
GROSS BUDGET GRAND TOTAL		**$218,400.00**		**$241,200.00**	

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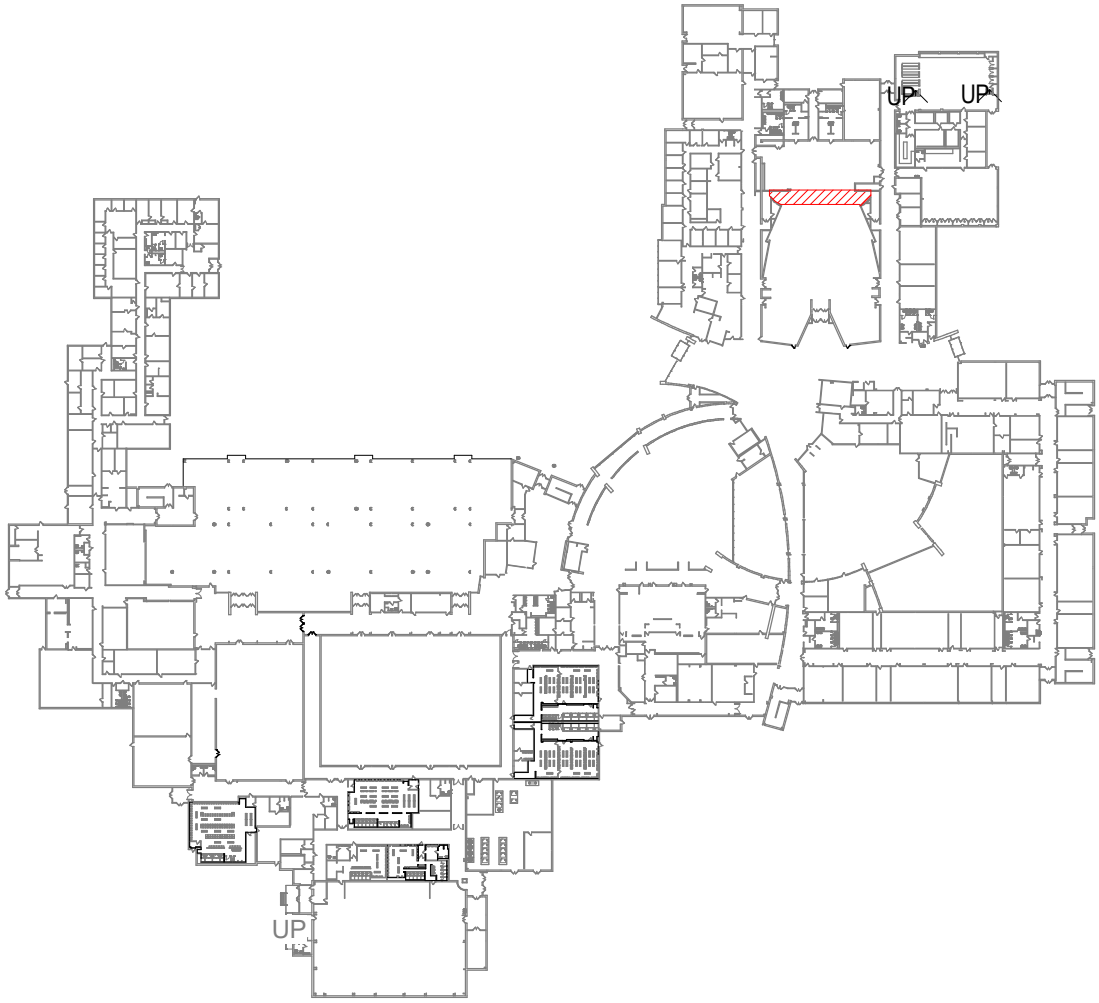

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Orchestra Pit Auto

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.25 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Orchestra Pit (Manual)
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing orchestra pit with a new manual system at Montgomery High School

ORDER OF MAGNITUDE BUDGET: AUDITORIUM ORCHESTRA PIT REPLACEMENT (MANUAL SYSTEM)

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.26

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Orchestra Pit (Manual)					2026
New manual orchestra pit	950	$28,100.00		$31,400.00	
Market Escalations		$1,200.00		$1,300.00	2026
INFRASTRUCTURE SUBTOTAL		**$29,300.00**		**$32,700.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,500.00		$1,700.00	
Construction Contingency		$3,000.00		$3,300.00	
CONTINGENCIES SUBTOTAL		**$4,500.00**		**$5,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$3,600.00		
Bonding / Legal Fees			$300.00		
Permit Fees *(Local Agency Review, if applicable)*			$300.00		
Reimbursables			$300.00		
SOFT COSTS SUBTOTAL			**$4,500.00**		
GROSS BUDGET GRAND TOTAL		**$38,300.00**		**$42,200.00**	

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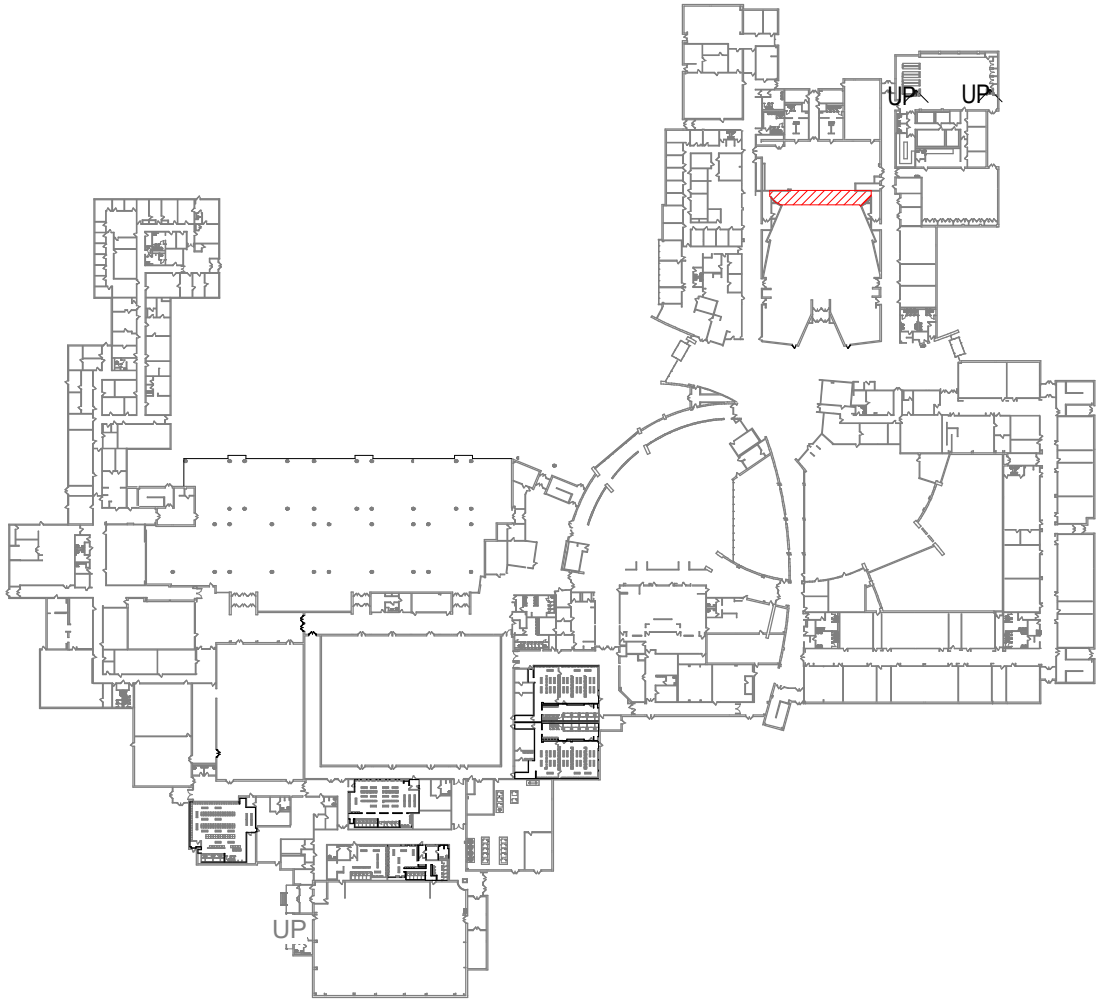

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Orchestra Pit Manual

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.26 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Gym Bleacher Replacement
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing bleachers with new at Montgomery High School

ORDER OF MAGNITUDE BUDGET: GYM BLEACHER REPLACEMENT

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.27

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Gym Bleacher Replacement					2026
New Powered Gym Bleachers	2,900	$232,000.00		$290,000.00	
Market Escalations		$9,300.00		$11,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$241,300.00**		**$301,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$12,100.00		$15,100.00	
Construction Contingency		$24,200.00		$30,200.00	
CONTINGENCIES SUBTOTAL		**$36,300.00**		**$45,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$33,000.00		
Bonding / Legal Fees			$2,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,300.00		
Reimbursables			$2,200.00		
SOFT COSTS SUBTOTAL			**$40,200.00**		
GROSS BUDGET GRAND TOTAL		**$317,800.00**		**$387,100.00**	

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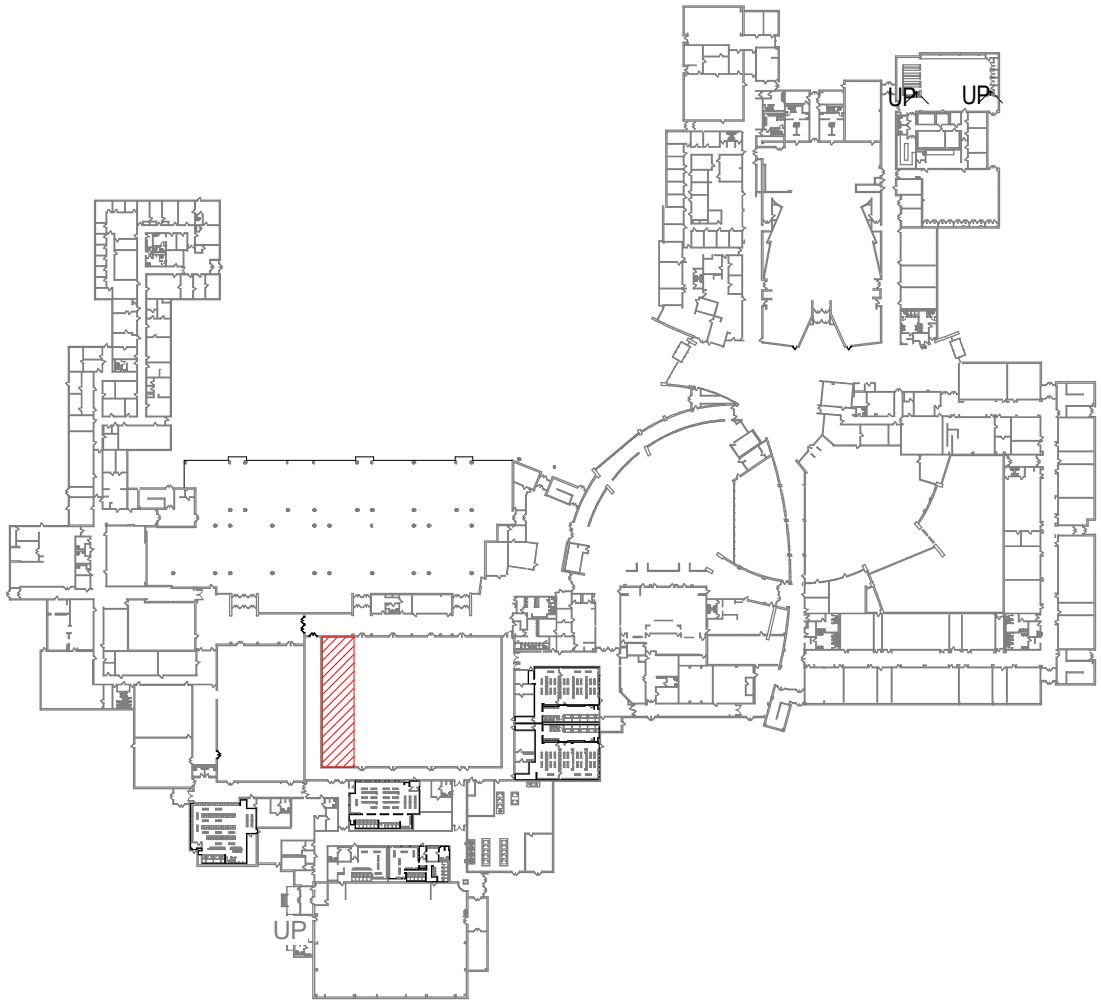

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Gym Bleacher Replacement

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.27 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Smoke Door Installation
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the installation of new doors and door hardware at Montgomery High School

ORDER OF MAGNITUDE BUDGET: SMOKE DOORS INSTALLATION

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.28

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Smoke Door Installation					2026
Smoke Doors	27	$54,000.00		$108,000.00	
Market Escalations		$2,200.00		$4,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$56,200.00**		**$112,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,900.00		$5,700.00	
Construction Contingency		$5,700.00		$11,300.00	
CONTINGENCIES SUBTOTAL		**$8,600.00**		**$17,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$12,300.00		
Bonding / Legal Fees			$1,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$900.00		
Reimbursables			$800.00		
SOFT COSTS SUBTOTAL			**$15,000.00**		
GROSS BUDGET GRAND TOTAL		**$79,800.00**		**$144,400.00**	

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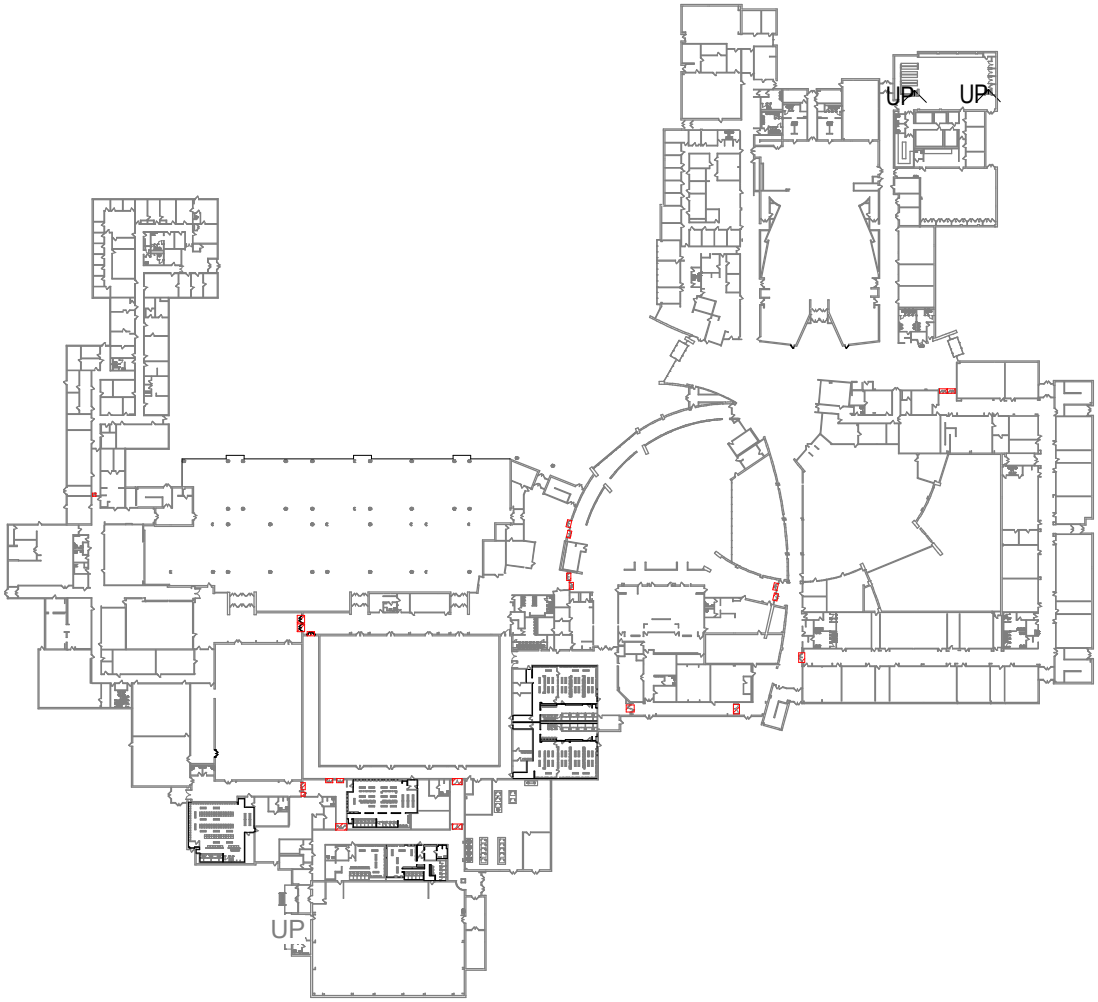

AREA OF WORK

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Smoke Door Installation Floor 1

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.28 MHS
2025 RELEASE DATE		
WR PROJECT MANAGER	HC DRAWN BY	Checker CHECKED BY

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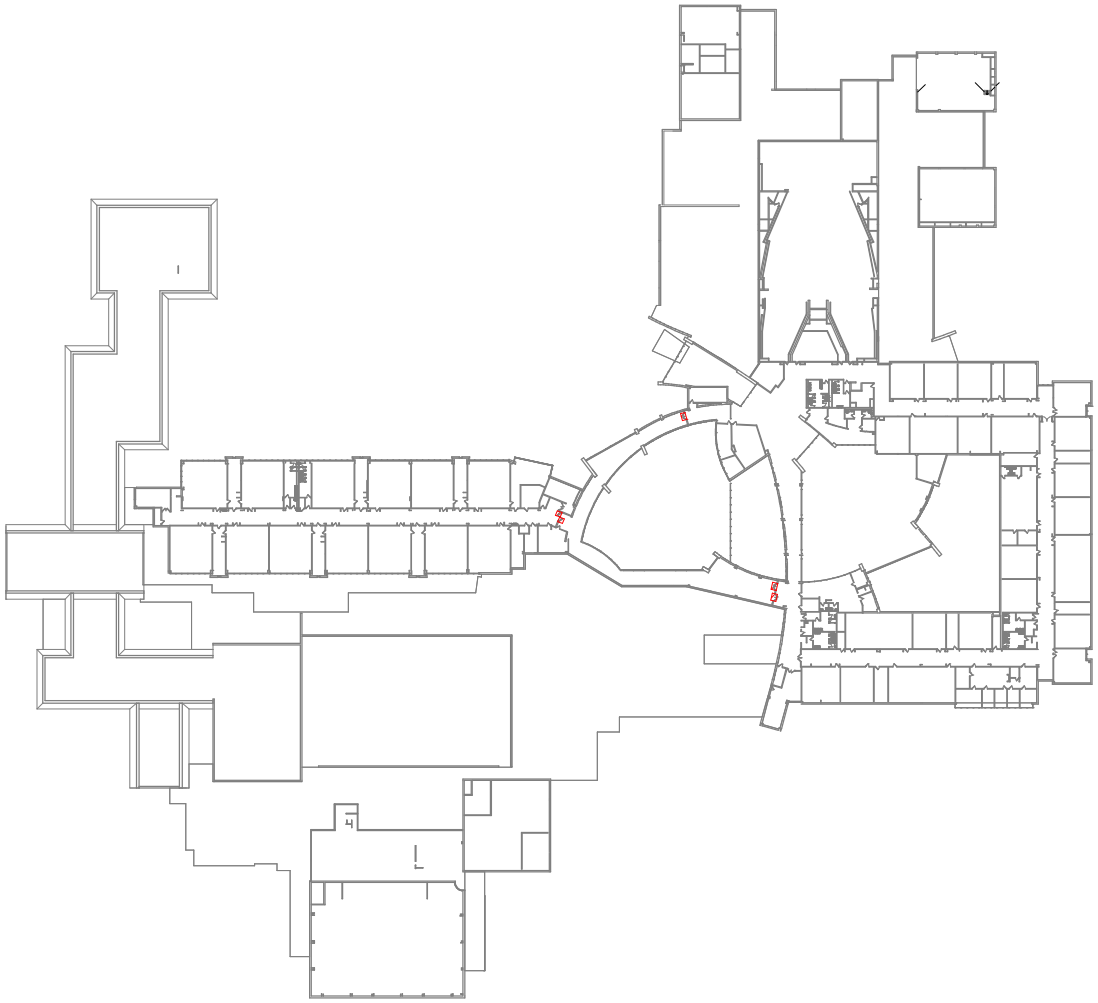

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Smoke Door Installation Floor 2

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.281
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Pool Roof Leaks
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, repair / replacement of the lower pool roof.

ORDER OF MAGNITUDE BUDGET: SWIMMING POOL ROOF LEAKS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.29

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Pool Roof Leaks					2026
Repair Existing Roof	8,129	$243,900.00		$325,200.00	
Market Escalations		$9,800.00		$13,100.00	2026
INFRASTRUCTURE SUBTOTAL		**$253,700.00**		**$338,300.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$12,700.00		$17,000.00	
Construction Contingency		$25,400.00		$33,900.00	
CONTINGENCIES SUBTOTAL		**$38,100.00**		**$50,900.00**	
SOFT COSTS					
Architectural / Engineering Fees			$37,000.00		
Bonding / Legal Fees			$3,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,600.00		
Reimbursables			$2,500.00		
SOFT COSTS SUBTOTAL			**$45,100.00**		
GROSS BUDGET GRAND TOTAL		**$336,900.00**		**$434,300.00**	

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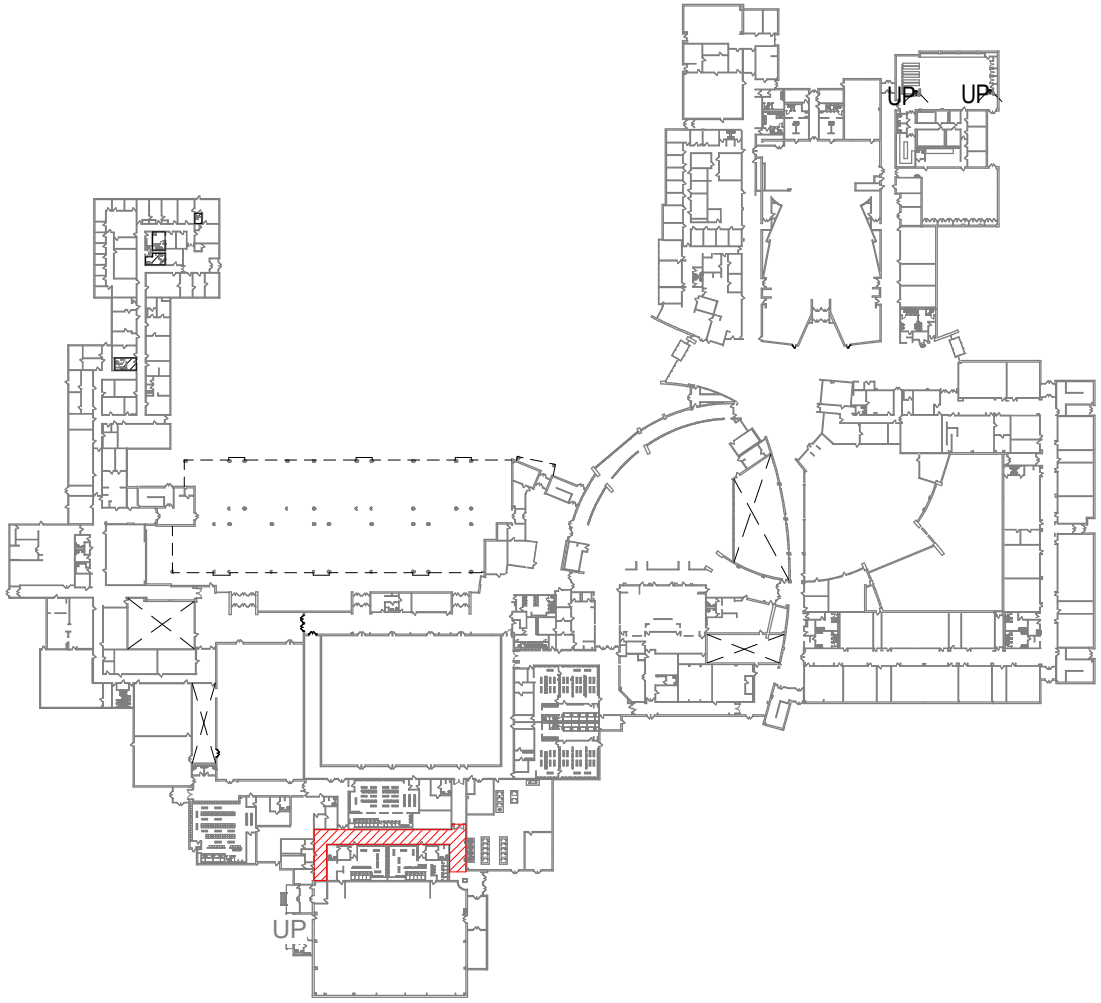

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Pool Roof Leaks

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.29 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Gym Renovation
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, repair / replacement of the lower pool roof.

ORDER OF MAGNITUDE BUDGET: GYM RENOVATION

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.30

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Gym Renovation					2026
New Gym Floor **New Wall Pads** **New Gym Equipment** **New Lighting**	8,129	$1,625,800.00		$2,032,300.00	
Market Escalations		$65,100.00		$81,300.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,690,900.00**		**$2,113,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$84,600.00		$105,700.00	
Construction Contingency		$169,100.00		$211,400.00	
CONTINGENCIES SUBTOTAL		**$253,700.00**		**$317,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$231,000.00		
Bonding / Legal Fees			$18,300.00		
Permit Fees *(Local Agency Review, if applicable)*			$15,900.00		
Reimbursables			$15,100.00		
SOFT COSTS SUBTOTAL			**$280,300.00**		
GROSS BUDGET GRAND TOTAL		**$2,224,900.00**		**$2,711,000.00**	

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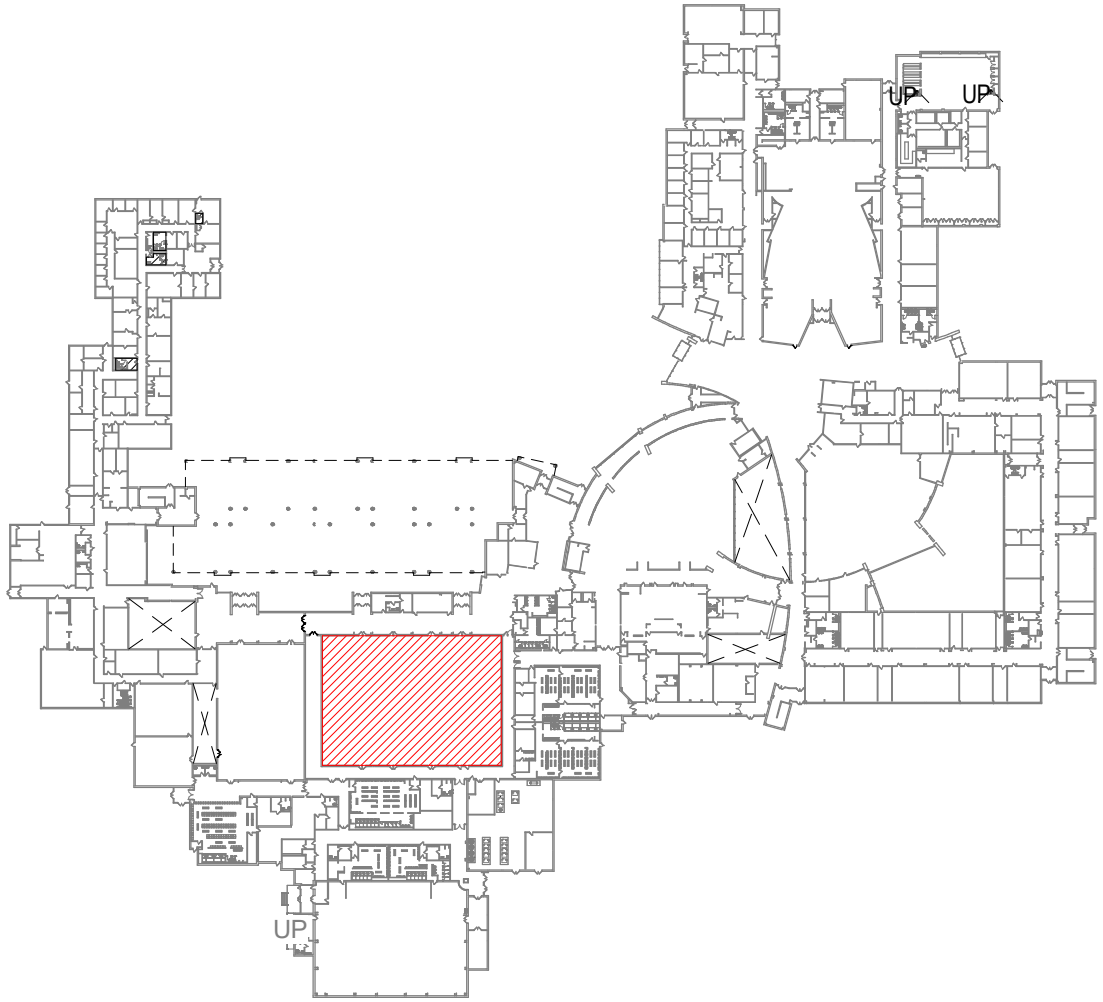

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Gym Renovation

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.30 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Locker Room Plumbing
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the replacement of locker room showers and sinks.

ORDER OF MAGNITUDE BUDGET: SHOWERS & SINKS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.31

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Locker Room Plumbing					2026
Locker Room Showers and Sinks	15,900	$150,000.00		$300,000.00	
Market Escalations		$6,000.00		$12,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$156,000.00**		**$312,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$7,800.00		$15,600.00	
Construction Contingency		$15,600.00		$31,200.00	
CONTINGENCIES SUBTOTAL		**$23,400.00**		**$46,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$34,100.00		
Bonding / Legal Fees			$2,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,400.00		
Reimbursables			$2,300.00		
SOFT COSTS SUBTOTAL			**$41,500.00**		
GROSS BUDGET GRAND TOTAL		**$220,900.00**		**$400,300.00**	

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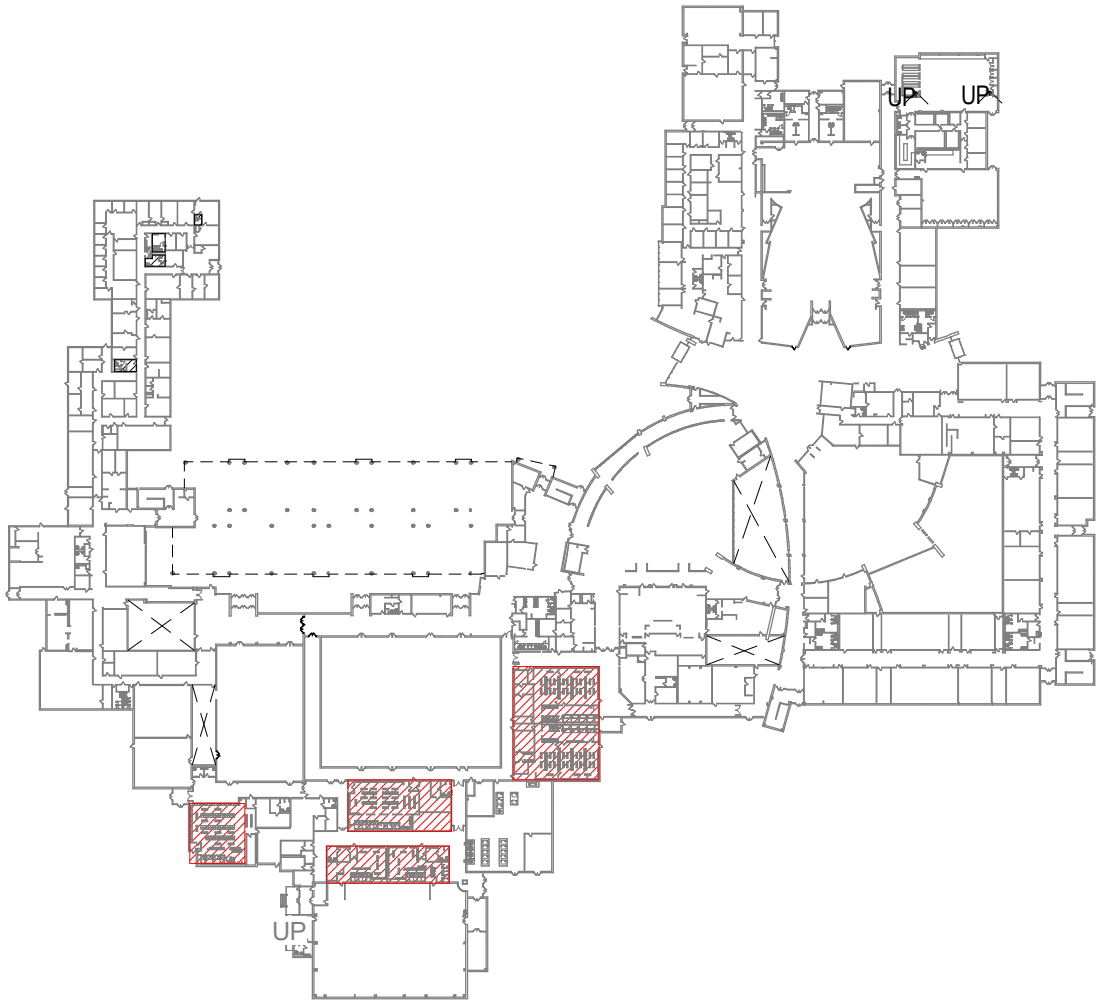

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Room Plum in

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.31 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Swimming Pool Renovations
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the replacement of locker room showers and sinks.

ORDER OF MAGNITUDE BUDGET: SHOWERS & SINKS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.32

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Swimming Pool Renovations					2026
New Tile	11,729	$293,300.00		$410,600.00	
New RTU	11,729	$500,000.00		$750,000.00	
New Lighting	11,729	$117,300.00		$176,000.00	
New Pool Controls and Filter	11,729	$351,900.00		$469,200.00	
Market Escalations		$11,800.00		$16,500.00	2026
INFRASTRUCTURE SUBTOTAL		**$305,100.00**		**$427,100.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$15,300.00		$21,400.00	
Construction Contingency		$30,600.00		$42,800.00	
CONTINGENCIES SUBTOTAL		**$45,900.00**		**$64,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$46,700.00		
Bonding / Legal Fees			$3,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,300.00		
Reimbursables			$3,100.00		
SOFT COSTS SUBTOTAL			**$56,800.00**		
GROSS BUDGET GRAND TOTAL		**$407,800.00**		**$548,100.00**	

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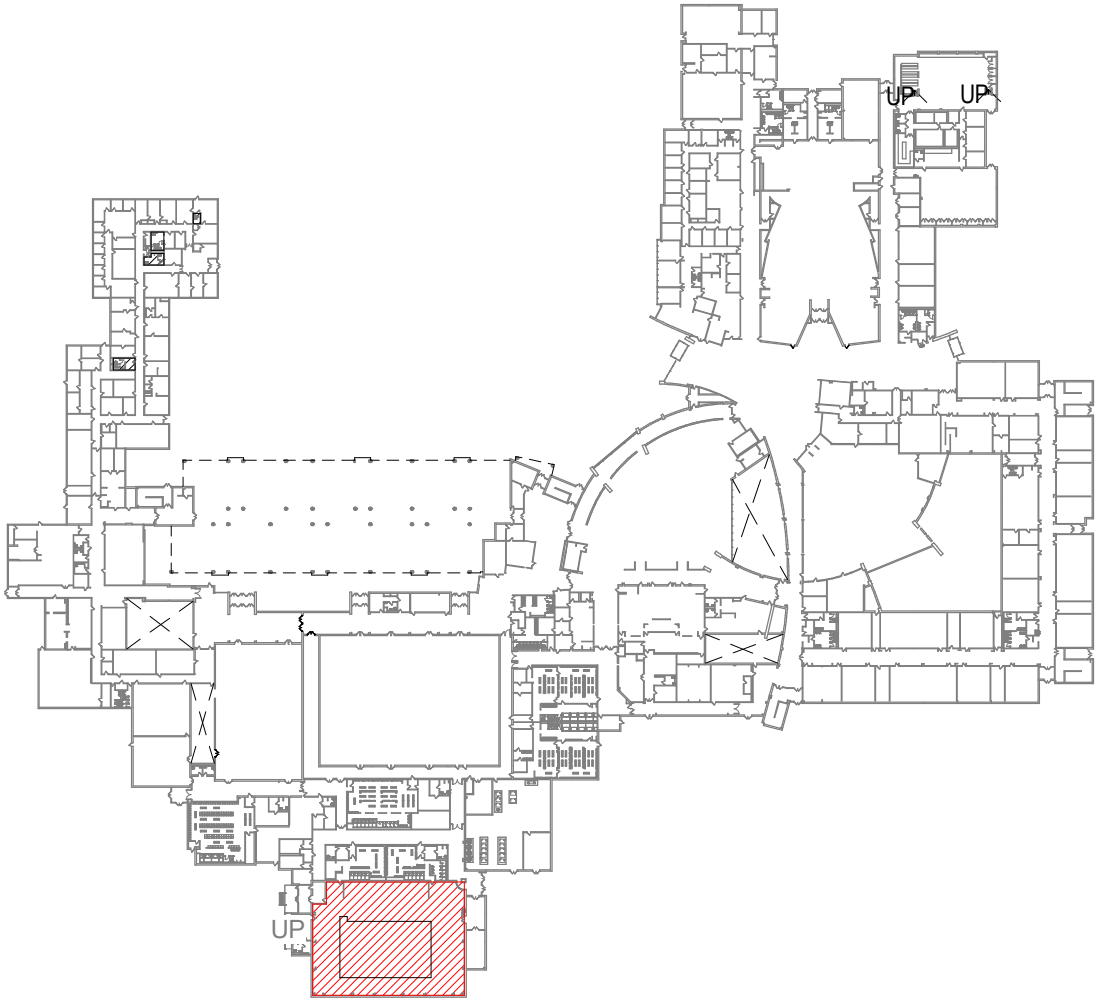

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Swimmin Pool Renovations

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.32 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Weight Room Renovations
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the renovations of the existing weight rooms at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: WEIGHT ROOM RENOVATIONS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.33

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Weight Room Renovations					2026
Weight Room **New Sports Flooring** **New Wall Finishes** **New Lighting**	1,950	$390,000.00		$487,500.00	
Market Escalations		$15,600.00		$19,500.00	2026
INFRASTRUCTURE SUBTOTAL		**$405,600.00**		**$507,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$20,300.00		$25,400.00	
Construction Contingency		$40,600.00		$50,700.00	
CONTINGENCIES SUBTOTAL		**$60,900.00**		**$76,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$55,400.00		
Bonding / Legal Fees			$4,400.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,900.00		
Reimbursables			$3,700.00		
SOFT COSTS SUBTOTAL			**$67,400.00**		
GROSS BUDGET GRAND TOTAL		**$533,900.00**		**$650,500.00**	

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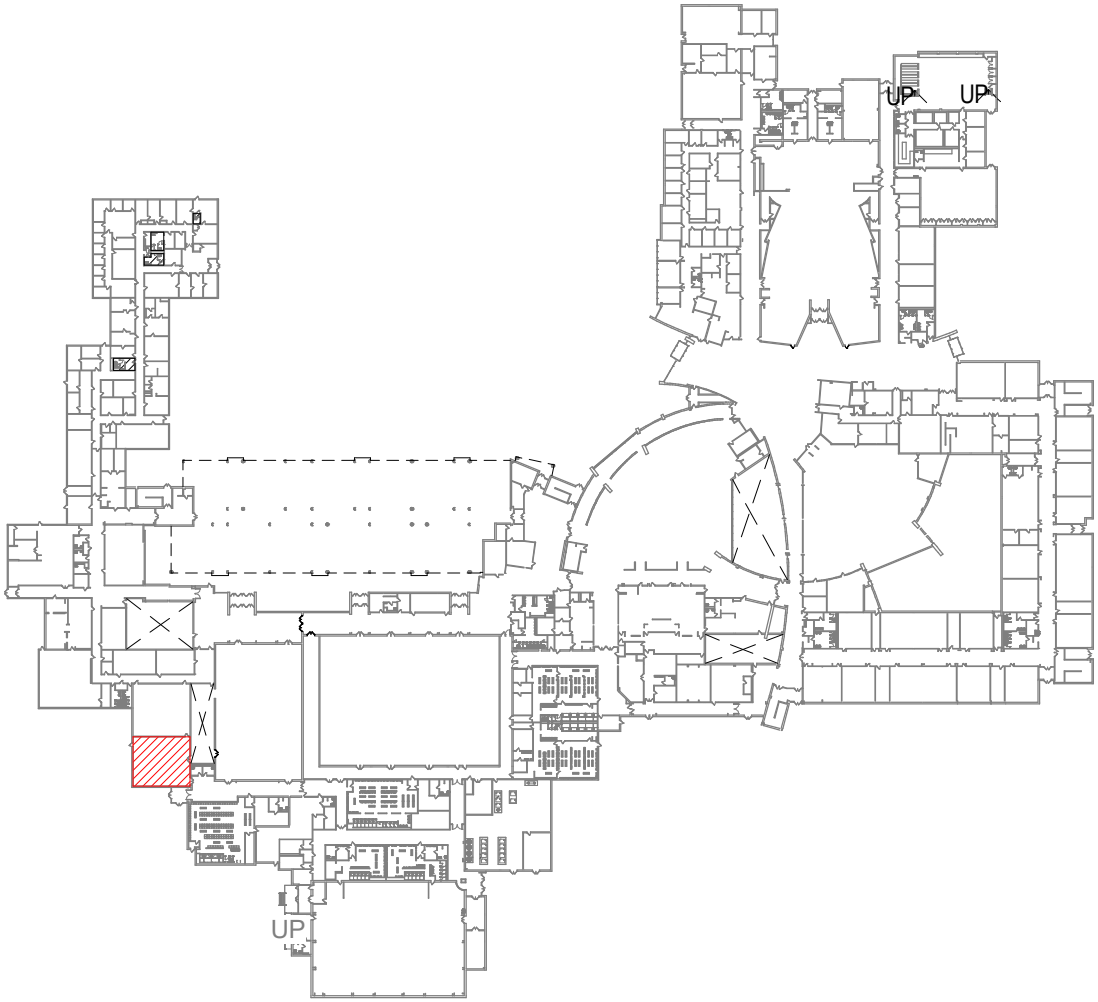

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Wei ht Room Renovations

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.33 MHS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Science Room Repairs
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the repair of science rooms at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: SCIENCE ROOM REPAIRS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.34

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Science Room Repairs					2026
Repair Counters and Tables **New Sinks and Strainer** **New Faucets**	18,250	$250,000.00		$400,000.00	
Market Escalations		$10,000.00		$16,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$260,000.00**		**$416,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$13,000.00		$20,800.00	
Construction Contingency		$26,000.00		$41,600.00	
CONTINGENCIES SUBTOTAL		**$39,000.00**		**$62,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$45,500.00		
Bonding / Legal Fees			$3,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,200.00		
Reimbursables			$3,000.00		
SOFT COSTS SUBTOTAL			**$55,300.00**		
GROSS BUDGET GRAND TOTAL		**$354,300.00**		**$533,700.00**	

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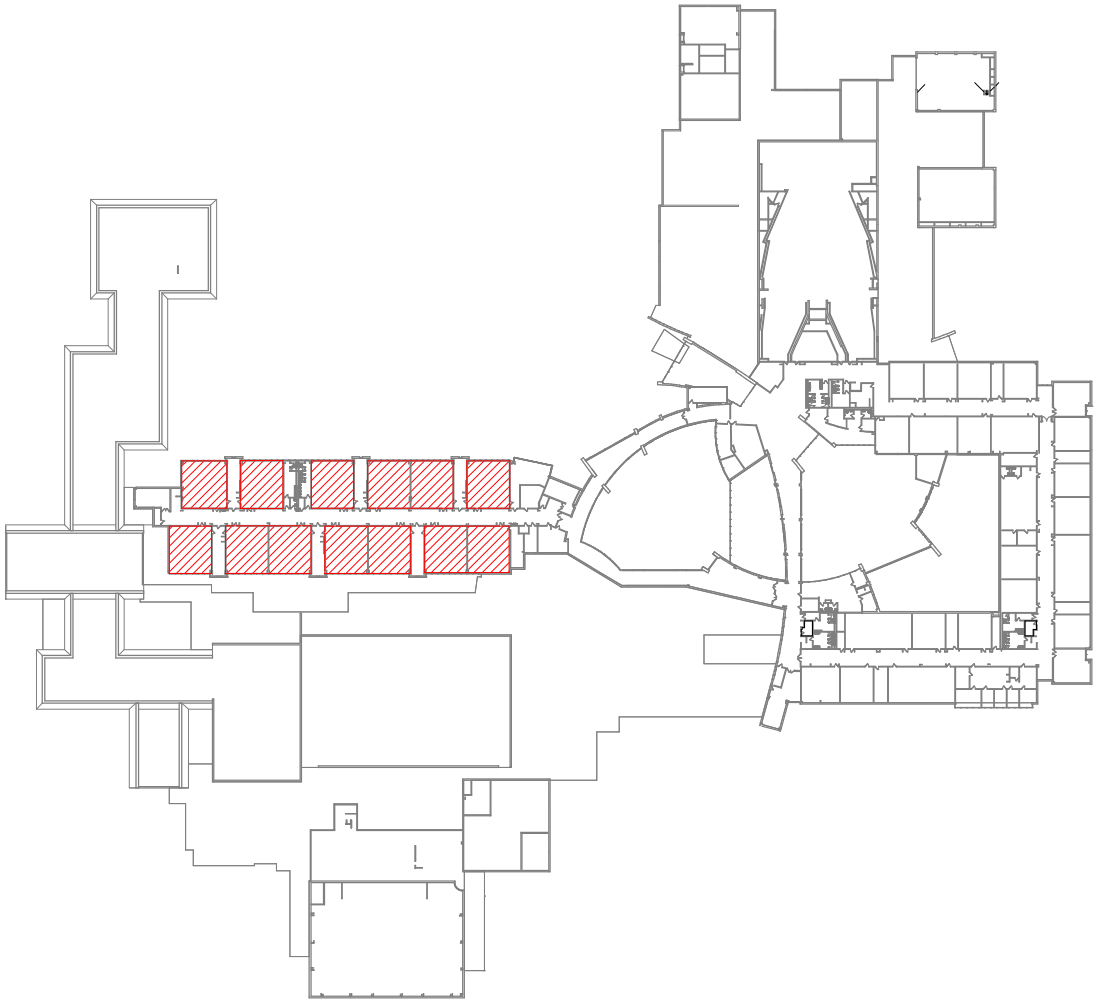

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
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1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Science Room Repairs

SCALE: 1" = 160'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Science Room Renovations
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the repair of science rooms at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: SCIENCE ROOM RENOVATIONS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.35

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Science Room Renovations					2026
New Science Room Millwork **New Plumbing** **New Finishes** **New Lighting** **New Fume Hoods**	18,250	$5,292,500.00		$6,752,500.00	
Market Escalations		$211,700.00		$270,100.00	2026
INFRASTRUCTURE SUBTOTAL		**$5,504,200.00**		**$7,022,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$275,300.00		$351,200.00	
Construction Contingency		$550,500.00		$702,300.00	
CONTINGENCIES SUBTOTAL		**$825,800.00**		**$1,053,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$767,300.00		
Bonding / Legal Fees			$60,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$52,700.00		
Reimbursables			$49,900.00		
SOFT COSTS SUBTOTAL			**$930,500.00**		
GROSS BUDGET GRAND TOTAL		**$7,260,500.00**		**$9,006,600.00**	

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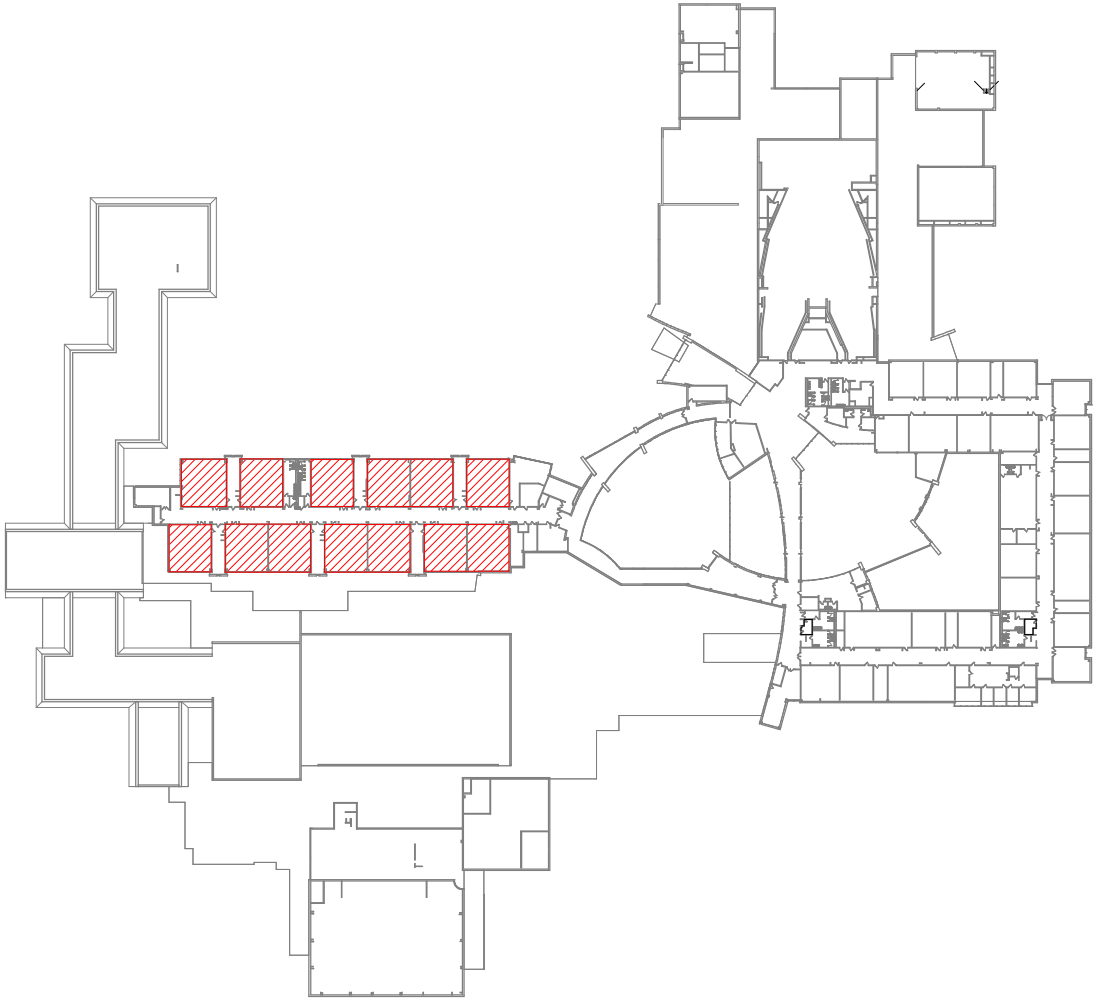

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
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SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Science Room Reno ations

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.35 MHS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
New Driveway
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, reconfiguring the existing driveway at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: DRIVEWAY

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.36

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
New Driveway					2026
New Driveway Configuration	250,000	$5,000,000.00		$6,250,000.00	
Market Escalations		$200,000.00		$250,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$5,200,000.00**		**$6,500,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$260,000.00		$325,000.00	
Construction Contingency		$520,000.00		$650,000.00	
CONTINGENCIES SUBTOTAL		**$780,000.00**		**$975,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$710,200.00		
Bonding / Legal Fees			$56,100.00		
Permit Fees *(Local Agency Review, if applicable)*			$48,800.00		
Site Survey / Topography			$25,000.00		
Reimbursables			$46,200.00		
SOFT COSTS SUBTOTAL			**$886,300.00**		
GROSS BUDGET GRAND TOTAL		**$6,866,300.00**		**$8,361,300.00**	

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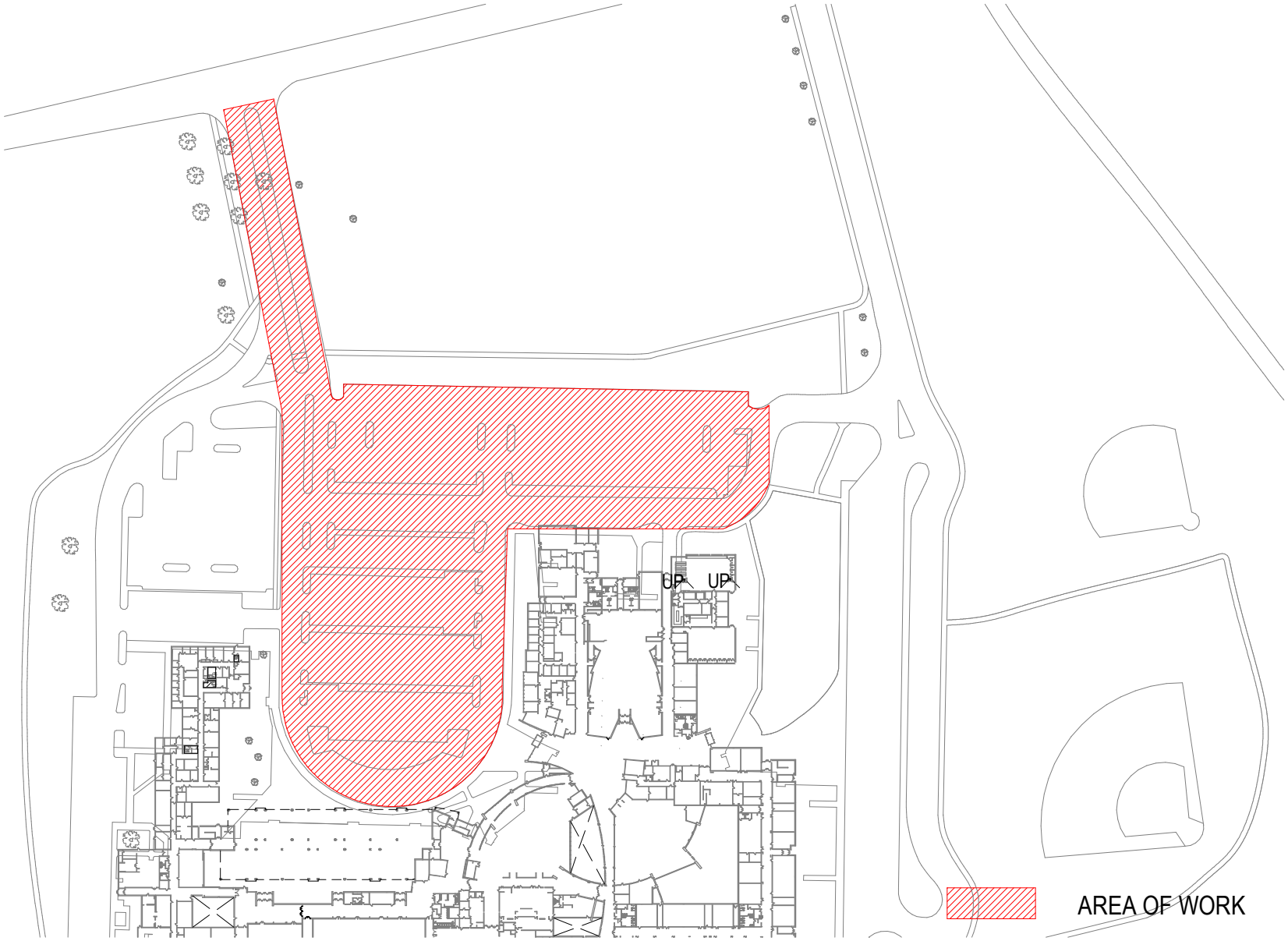

Parette Somjen Architects
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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

New Dri eway

SCALE: 1" = 200'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.36 MHS
2025 RELEASE DATE		
WR PROJECT MANAGER	HC DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Exhaust Fan Replacement
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the replacement of existing exhaust fans at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: EXHAUST FANS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.37

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Exhaust Fan Replacement					2026
Replace existing exhaust fans	60	$300,000.00		$600,000.00	
Market Escalations		$12,000.00		$24,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$312,000.00**		**$624,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$15,600.00		$31,200.00	
Construction Contingency		$31,200.00		$62,400.00	
CONTINGENCIES SUBTOTAL		**$46,800.00**		**$93,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$68,200.00		
Bonding / Legal Fees			$5,400.00		
Permit Fees *(Local Agency Review, if applicable)*			$4,700.00		
Reimbursables			$4,500.00		
SOFT COSTS SUBTOTAL			**$82,800.00**		
GROSS BUDGET GRAND TOTAL		**$441,600.00**		**$800,400.00**	

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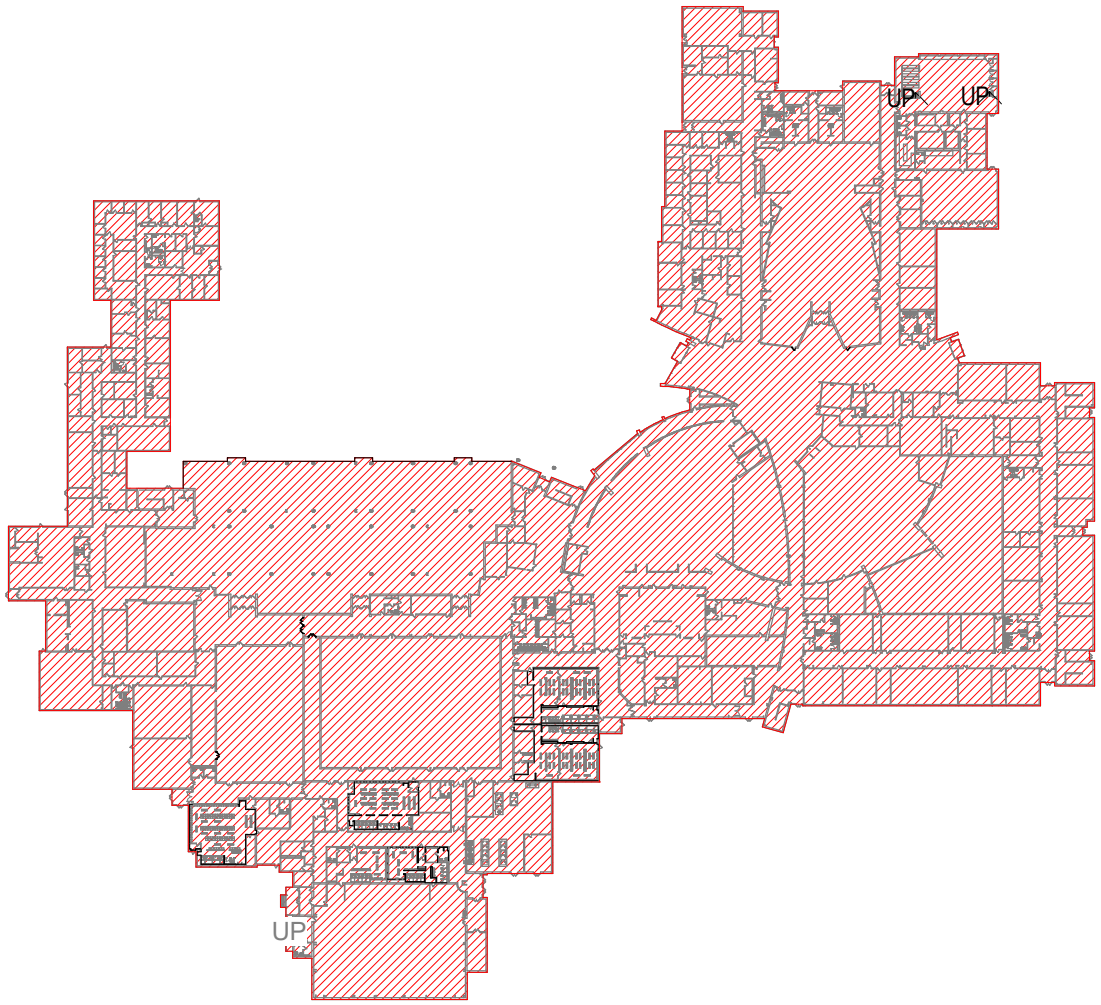

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Exhaust Fans

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.37 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Courtyard Window Repairs
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the courtyard window repairs at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: WINDOW REPAIRS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.38

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Courtyard Window Repairs					2026
Repair window lintels **Replace caulk at window and curtain** **Wall Jambs**	3,685	$48,000.00		$73,700.00	
Market Escalations		$2,000.00		$3,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$50,000.00**		**$76,700.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,500.00		$3,900.00	
Construction Contingency		$5,000.00		$7,700.00	
CONTINGENCIES SUBTOTAL		**$7,500.00**		**$11,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$8,400.00		
Bonding / Legal Fees			$700.00		
Permit Fees *(Local Agency Review, if applicable)*			$600.00		
Reimbursables			$600.00		
SOFT COSTS SUBTOTAL			**$10,300.00**		
GROSS BUDGET GRAND TOTAL		**$67,800.00**		**$98,600.00**	

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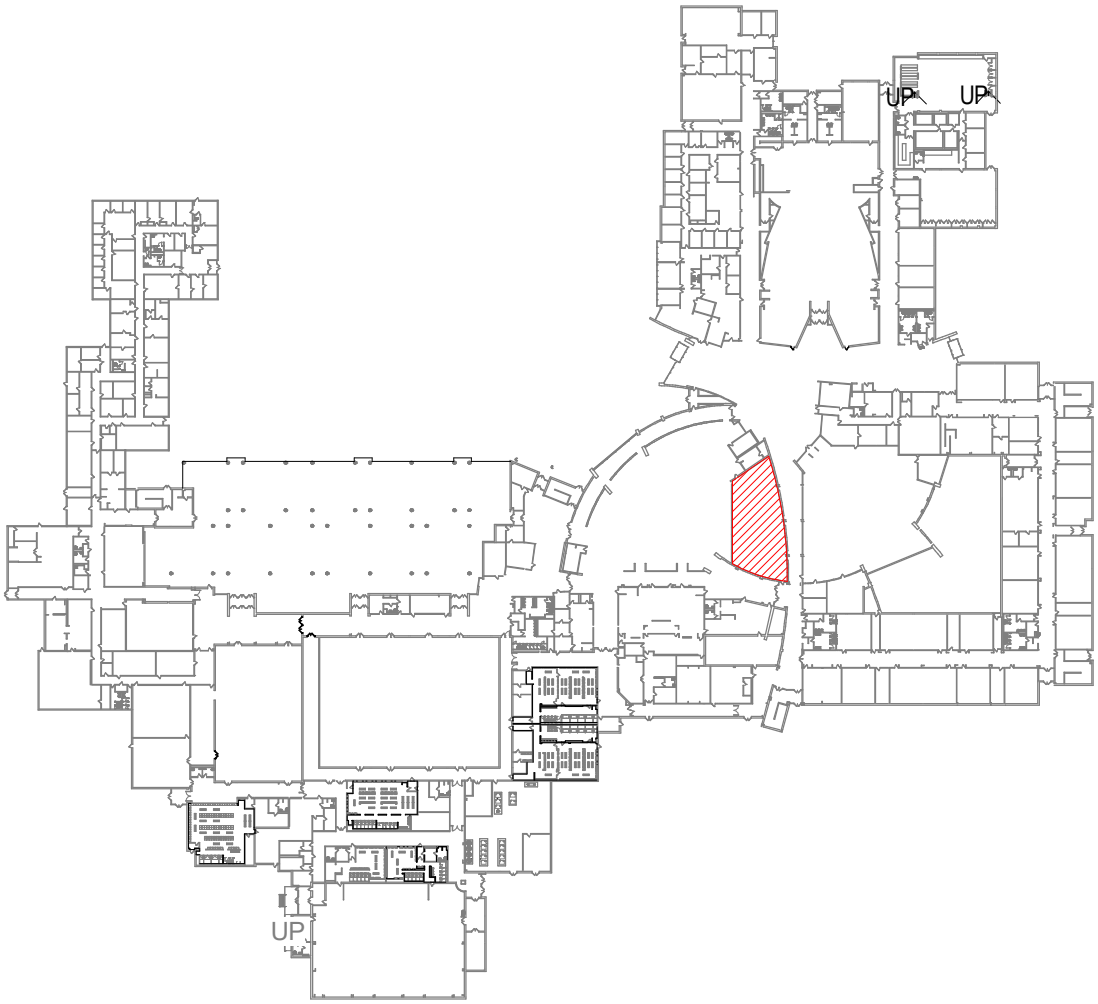

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Courtyard Window Repairs

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.38 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Library Roof Repair
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the repairs of roofs leaks in the library at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: LIBRARY ROOF REPAIR

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.39

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Library Roof Repair					2026
Repair Library Roof	10,306	$309,200.00		$412,300.00	
Market Escalations		$12,400.00		$16,500.00	2026
INFRASTRUCTURE SUBTOTAL		**$321,600.00**		**$428,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$16,100.00		$21,500.00	
Construction Contingency		$32,200.00		$42,900.00	
CONTINGENCIES SUBTOTAL		**$48,300.00**		**$64,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$46,900.00		
Bonding / Legal Fees			$3,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,300.00		
Reimbursables			$3,100.00		
SOFT COSTS SUBTOTAL			**$57,000.00**		
GROSS BUDGET GRAND TOTAL		**$426,900.00**		**$550,200.00**	

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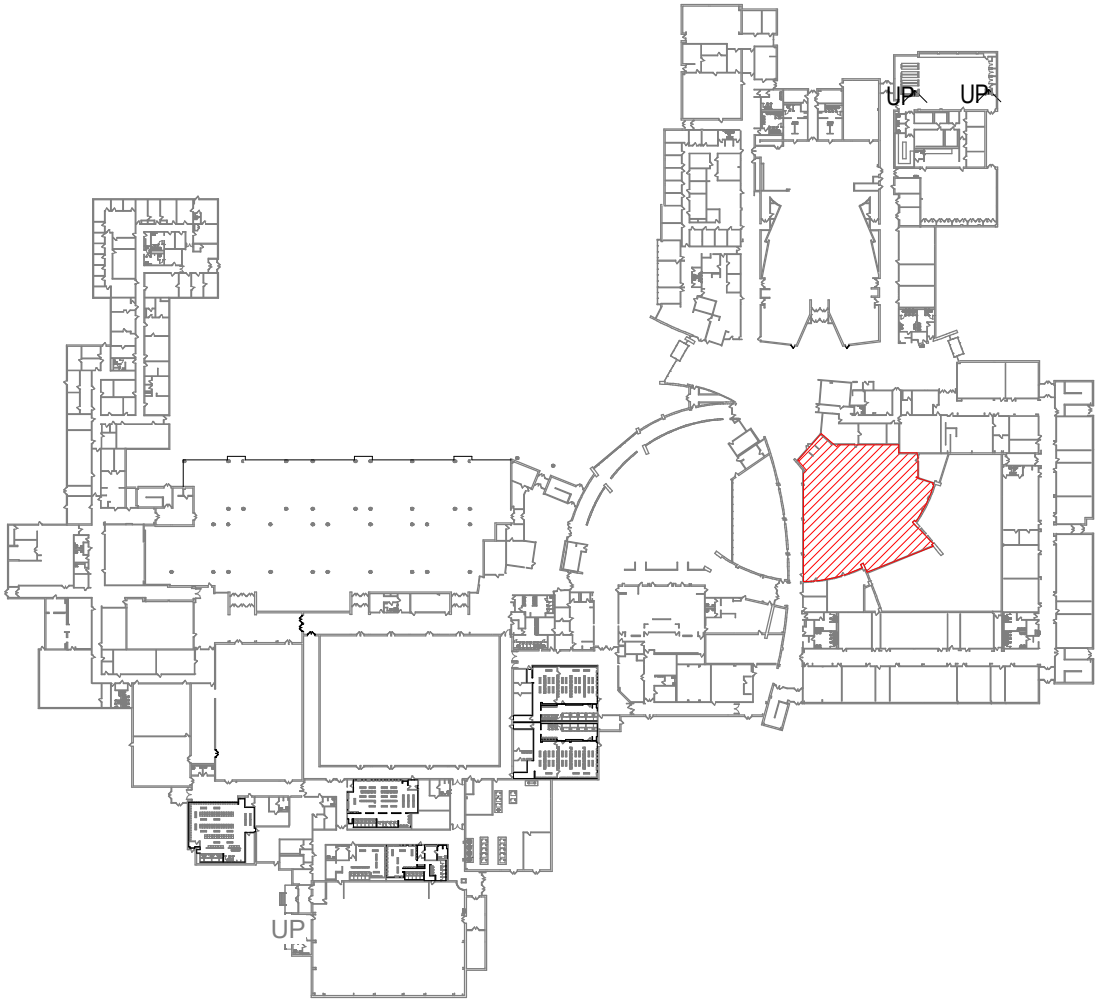

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Li ary Roof Repairs

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.39 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Lecture Hall Renovations
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the renovation of the existing auditorium at Montgomery High School.

ORDER OF MAGNITUDE BUDGET: LECTURE HALL RENOVATIONS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.40

Design Date: 10/30/25

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Lecture Hall Renovations					2026
Lecture Hall Renovations **New Carpet** **New House Lighting** **New Aisle**	3,365	$841,300.00		$1,009,500.00	
Market Escalations		$33,700.00		$40,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$875,000.00**		**$1,049,900.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$43,800.00		$52,500.00	
Construction Contingency		$87,500.00		$105,000.00	
CONTINGENCIES SUBTOTAL		**$131,300.00**		**$157,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$114,800.00		
Bonding / Legal Fees			$9,100.00		
Permit Fees *(Local Agency Review, if applicable)*			$7,900.00		
Reimbursables			$7,500.00		
SOFT COSTS SUBTOTAL			**$139,300.00**		
GROSS BUDGET GRAND TOTAL		**$1,145,600.00**		**$1,346,700.00**	

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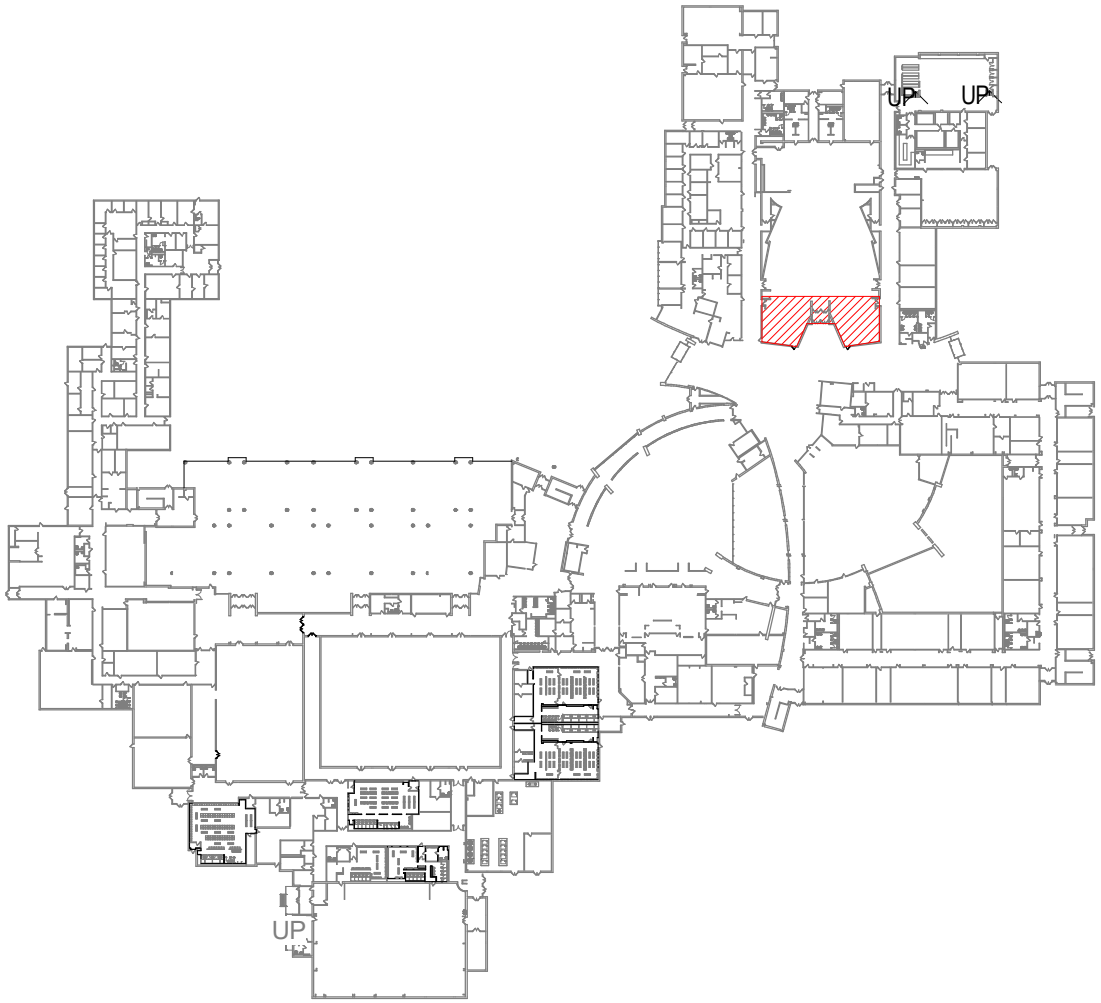

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Lecture Hall Renovations

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.40 MHS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Lobby Repairs
Capital Improvement Plans at Montgomery High School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes but is not limited to, the repairs of leaks in the lobby.

ORDER OF MAGNITUDE BUDGET: LOBBY REPAIRS

Estimate Type: Preliminary

Estimate Date: 10/30/25

Scope Document / Design: SK1.41

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Lobby Repairs					2026
Repair Leaks in Curtain Wall **Repair Leaks in Vestibule**	3,365	$168,300.00		$252,400.00	
Market Escalations		$6,800.00		$10,100.00	2026
INFRASTRUCTURE SUBTOTAL		**$175,100.00**		**$262,500.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$8,800.00		$13,200.00	
Construction Contingency		$17,600.00		$26,300.00	
CONTINGENCIES SUBTOTAL		**$26,400.00**		**$39,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$28,700.00		
Bonding / Legal Fees			$2,300.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,000.00		
Reimbursables			$1,900.00		
SOFT COSTS SUBTOTAL			**$34,900.00**		
GROSS BUDGET GRAND TOTAL		**$236,400.00**		**$336,900.00**	

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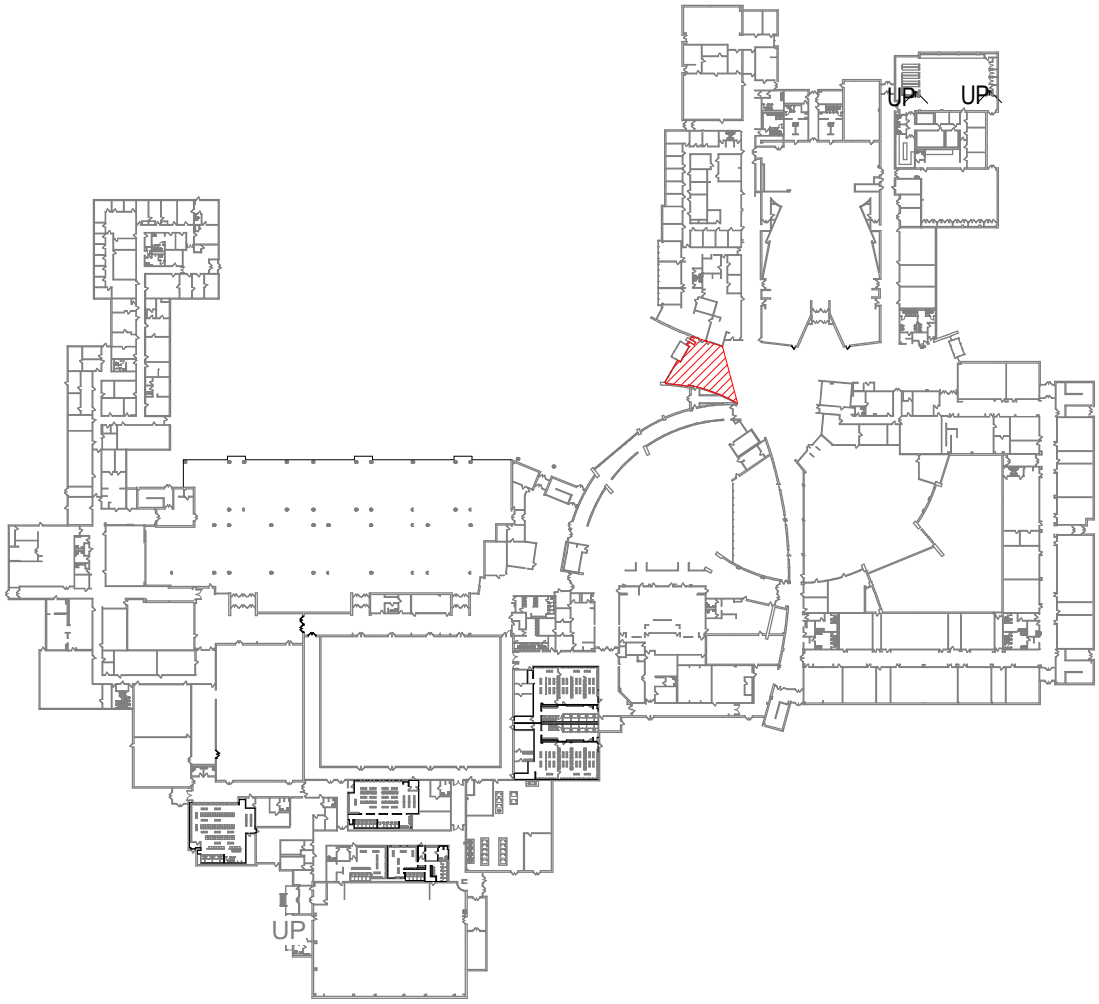

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
MONTGOMERY HIGH SCHOOL
1016 ROUTE 601
SKILLMAN, NJ 08558
BLOCK: 25001 LOT: 27.02

Lo y Repairs

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK1.41 MHS
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Parette Somjen Architects, LLC
Rockaway, NJ 07866
Phone: (973) 586 2400
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Project Cost Estimate Breakdown

For the proposed work at the:

CAPITAL IMPROVEMENT PLAN AT MONTGOMERY UPPER MIDDLE SCHOOL

PSA Project Number: **10184**

For the

MONTGOMERY TOWNSHIP BOARD OF EDUCATION

December 3-2025

Issuance PSA: 10184 MONTGOMERY TOWNSHIP BOE Projects Cost Breakdown

#	Scope Of Work	Construction	Market Escalation	Infrastructure Subtotal	Required Contingencies Subtotal	Hard Costs Subtotal	Soft Cost Subtotal	Grand Total
CAPITAL IMPROVEMENT PLAN AT MONTGOMERY UPPER MIDDLE SCHOOL								
1	Security Vestibule Hardware		$ 500.00	$ 12,500.00	$ 2,000.00	$ 14,500.00	$ 2,900.00	$ 17,400.00
2	Water Filtration	$ 200,000.00	$ 8,000.00	$ 208,000.00	$ 31,200.00	$ 239,200.00	$ 27,700.00	$ 266,900.00
3	Parking Lot	$ 2,850,000.00	$ 114,000.00	$ 2,964,000.00	$ 444,600.00	$ 3,408,600.00	$ 392,900.00	$ 3,801,500.00
4	Entrance Canopy	$ 210,000.00	$ 8,400.00	$ 218,400.00	$ 32,900.00	$ 251,300.00	$ 29,100.00	$ 280,400.00
5	Rooftop Chiller	$ 2,500,000.00	$ 100,000.00	$ 2,600,000.00	$ 390,000.00	$ 2,990,000.00	$ 344,600.00	$ 3,334,600.00
6	Water Fountains	$ 50,000.00	$ 2,000.00	$ 52,000.00	$ 7,800.00	$ 59,800.00	$ 7,000.00	$ 66,800.00
7	Roof Replacement	$ 5,884,000.00	$ 235,400.00	$ 6,119,400.00	$ 918,000.00	$ 7,037,400.00	$ 810,800.00	$ 7,848,200.00
8	Shingle Roof Replacement	$ 130,000.00	$ 5,200.00	$ 135,200.00	$ 20,400.00	$ 155,600.00	$ 18,100.00	$ 173,700.00
9	Auditorium Renovation	$ 1,875,000.00	$ 75,000.00	$ 1,950,000.00	$ 292,500.00	$ 2,242,500.00	$ 258,600.00	$ 2,501,100.00
10	Auditorium Carpet	$ 225,000.00	$ 9,000.00	$ 234,000.00	$ 35,100.00	$ 269,100.00	$ 31,200.00	$ 300,300.00
11	Security Cameras	$ 416,100.00	$ 16,700.00	$ 432,800.00	$ 65,000.00	$ 497,800.00	$ 57,500.00	$ 555,300.00
12	Staff Restroom	$ 240,000.00	$ 9,600.00	$ 249,600.00	$ 37,500.00	$ 287,100.00	$ 33,200.00	$ 320,300.00
13	Classroom Doors	$ 176,000.00	$ 7,100.00	$ 183,100.00	$ 27,600.00	$ 210,700.00	$ 24,500.00	$ 235,200.00
14	Replace Door Hardware	$ 40,000.00	$ 1,600.00	$ 41,600.00	$ 6,300.00	$ 47,900.00	$ 5,700.00	$ 53,600.00
15	Renovate Maintenance Garage	$ 1,299,400.00	$ 52,000.00	$ 1,351,400.00	$ 202,800.00	$ 1,554,200.00	$ 179,300.00	$ 1,733,500.00
16	Maintenance Building	$ 1,800,000.00	$ 72,000.00	$ 1,872,000.00	$ 280,800.00	$ 2,152,800.00	$ 263,200.00	$ 2,416,000.00
17	Art Room Renovations	$ 460,300.00	$ 18,500.00	$ 478,800.00	$ 71,900.00	$ 550,700.00	$ 63,700.00	$ 614,400.00
18	Band Room HVAC	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ 55,300.00	$ 533,700.00
19	Band Room Renovation	$ 630,000.00	$ 25,200.00	$ 655,200.00	$ 98,400.00	$ 753,600.00	$ 87,000.00	$ 840,600.00
20	Hallway Lighting Replacement	$ 864,800.00	$ 34,600.00	$ 899,400.00	$ 135,000.00	$ 1,034,400.00	$ 119,300.00	$ 1,153,700.00
21	Ceiling Replacement By Gym	$ 82,500.00	$ 3,300.00	$ 85,800.00	$ 12,900.00	$ 98,700.00	$ 11,600.00	$ 110,300.00
22	Replace Hallway Ceilings	$ 470,000.00	$ 18,800.00	$ 488,800.00	$ 73,400.00	$ 562,200.00	$ 65,000.00	$ 627,200.00
23	Cafeteria Kitchen Renovations	$ 1,383,300.00	$ 55,400.00	$ 1,438,700.00	$ 215,900.00	$ 1,654,600.00	$ 195,800.00	$ 1,850,400.00
24	Locker Room Renovations	$ 3,622,500.00	$ 144,900.00	$ 3,767,400.00	$ 565,200.00	$ 4,332,600.00	$ 499,200.00	$ 4,831,800.00
25	Enlarge-Add Storage in Hall	$ 20,000.00	$ 800.00	$ 20,800.00	$ 3,200.00	$ 24,000.00	$ 2,900.00	$ 26,900.00
26	Weight Room Floor	$ 126,600.00	$ 5,100.00	$ 131,700.00	$ 19,800.00	$ 151,500.00	$ 17,600.00	$ 169,100.00
27	Convert Divider Wall to Solid	$ 59,400.00	$ 2,400.00	$ 61,800.00	$ 9,300.00	$ 71,100.00	$ 8,400.00	$ 79,500.00
28	Wood Shop HVAC	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ 55,300.00	$ 533,700.00
29	Boiler Replacement	$ 1,800,000.00	$ 72,000.00	$ 1,872,000.00	$ 280,800.00	$ 2,152,800.00	$ 253,200.00	$ 2,406,000.00
30	Infill Classroom Door Sidelight	$ 45,000.00	$ 1,800.00	$ 46,800.00	$ 7,100.00	$ 53,900.00	$ 6,500.00	$ 60,400.00
31	Remove Hallway Glass	$ 20,000.00	$ 800.00	$ 20,800.00	$ 3,200.00	$ 24,000.00	$ 2,900.00	$ 26,900.00
32	Generator Replacement	$ 500,000.00	$ 20,000.00	$ 520,000.00	$ 78,000.00	$ 598,000.00	$ 82,800.00	$ 680,800.00
33	Acid Tank Replacement	$ 50,000.00	$ 2,000.00	$ 52,000.00	$ 7,800.00	$ 59,800.00	$ 7,000.00	$ 66,800.00
34	Main Office AHU	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ 55,300.00	$ 533,700.00
	Sub Total:	$ 29,229,900.00	$ 1,170,100.00	$ 30,412,000.00	$ 4,563,600.00	$ 34,975,600.00	$ 4,075,100.00	$ 39,050,700.00

MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Security Vestibule Hardware
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the new hardware for the security vestibule doors at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-01

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Security Vestibule Hardware					2026
New Hardware and Access Controls	6	$6,000.00		$12,000.00	
Market Escalations		$300.00		$500.00	2026
INFRASTRUCTURE SUBTOTAL		**$6,300.00**		**$12,500.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$400.00		$700.00	
Construction Contingency		$700.00		$1,300.00	
CONTINGENCIES SUBTOTAL		**$1,100.00**		**$2,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$2,300.00		
Bonding / Legal Fees			$200.00		
Permit Fees *(Local Agency Review, if applicable)*			$200.00		
Reimbursables			$200.00		
SOFT COSTS SUBTOTAL			**$2,900.00**		
GROSS BUDGET GRAND TOTAL		**$10,300.00**		**$17,400.00**	

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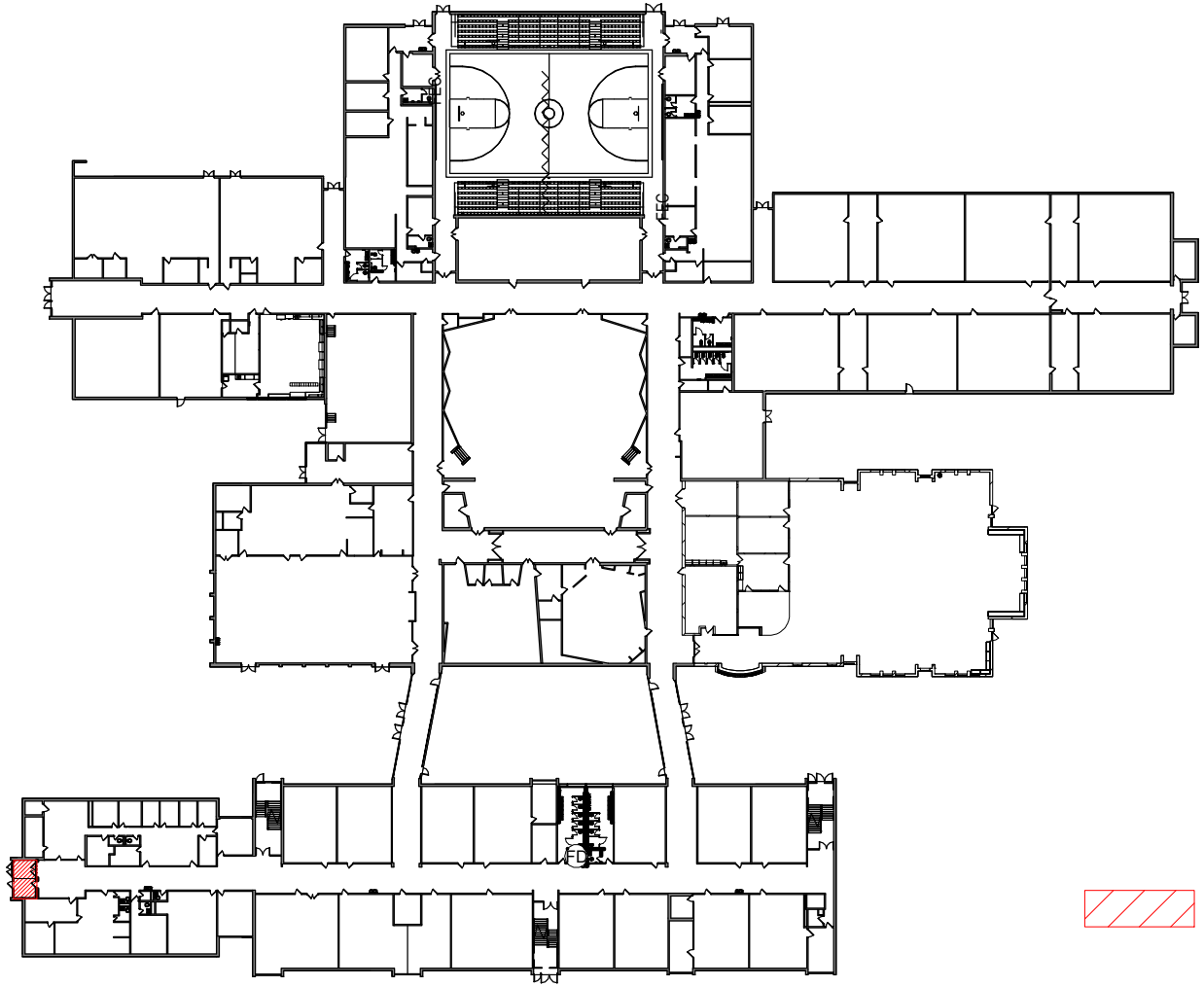

AREA OF WORK

Parette Somjen Architects
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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

UPPER MIDDLE SCHOOL SECURITY VESTIBULE

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-01 UMS
2025 RELEASE DATE		
WR PROJECT MANAGER	JP DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Water Filtration
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the installation of a new dometic water filtration system for hard water at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-02

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Water Filtration					2026
New Domestic Water Filtration System for Hard Water	2,000	$160,000.00		$200,000.00	
Market Escalations		$6,400.00		$8,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$166,400.00**		**$208,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$8,400.00		$10,400.00	
Construction Contingency		$16,700.00		$20,800.00	
CONTINGENCIES SUBTOTAL		**$25,100.00**		**$31,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$22,800.00		
Bonding / Legal Fees			$1,800.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,600.00		
Reimbursables			$1,500.00		
SOFT COSTS SUBTOTAL			**$27,700.00**		
GROSS BUDGET GRAND TOTAL		**$219,200.00**		**$266,900.00**	

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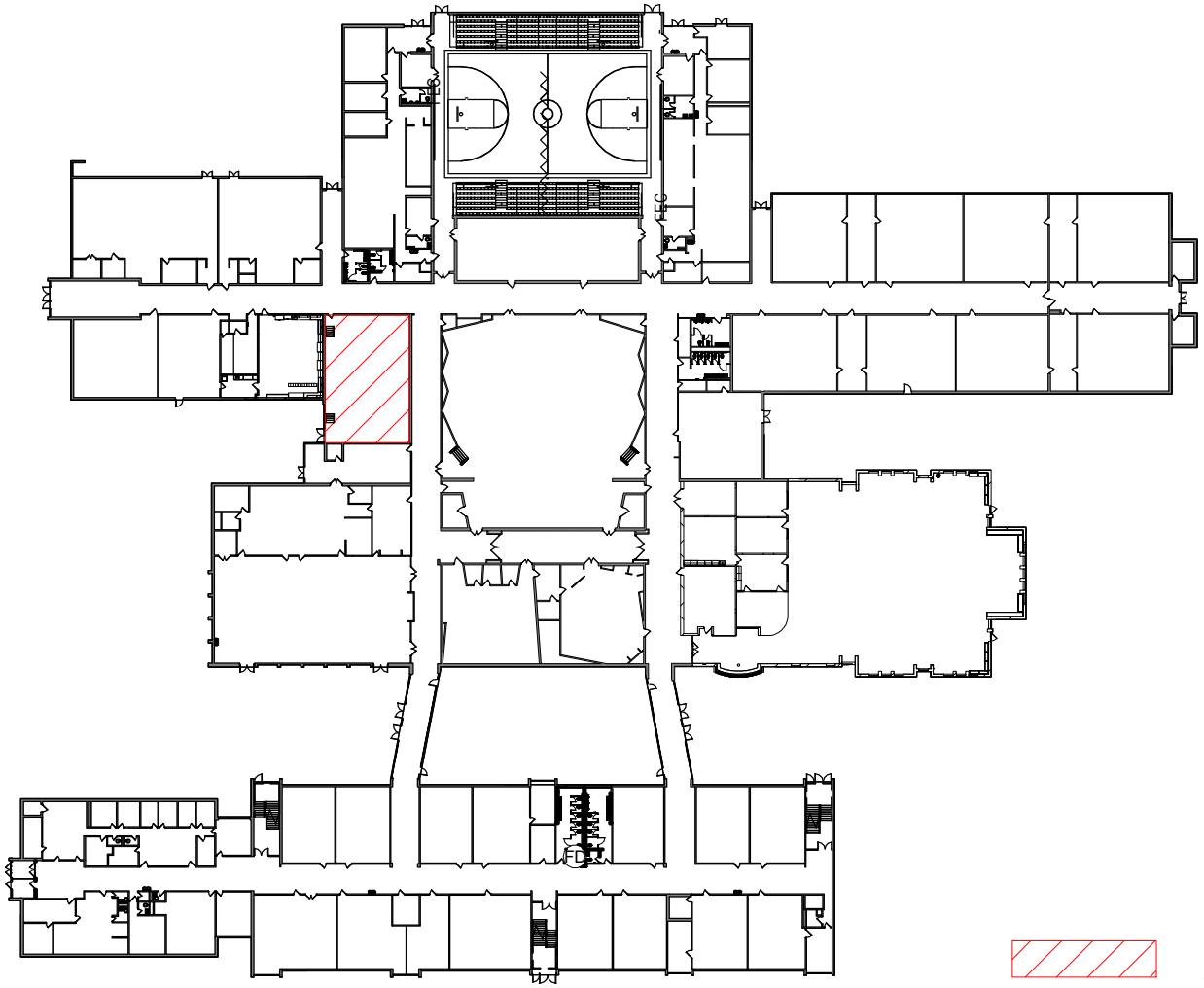

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

NEW DOMESTIC WATER SYSTEM

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-02 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Parking Lot
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the asphalt resurfacing of the existing parking lot at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-03

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Parking Lot					2026
Mill and Repave Existing Parking Lot	190,000	$1,900,000.00		$2,850,000.00	
Market Escalations		$76,000.00		$114,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,976,000.00**		**$2,964,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$98,800.00		$148,200.00	
Construction Contingency		$197,600.00		$296,400.00	
CONTINGENCIES SUBTOTAL		**$296,400.00**		**$444,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$323,900.00		
Bonding / Legal Fees			$25,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$22,300.00		
Reimbursables			$21,100.00		
SOFT COSTS SUBTOTAL			**$392,900.00**		
GROSS BUDGET GRAND TOTAL		**$2,665,300.00**		**$3,801,500.00**	

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MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

PARKING LOT ASPHALT RESURFACING

SCALE: 1" = 200'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-03 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Entrance Canopy
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the entrance canopy at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-04

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Entrance Canopy					2026
Entrance Canopy Replacement	1,400	$140,000.00		$210,000.00	
Market Escalations		$5,600.00		$8,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$145,600.00**		**$218,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$7,300.00		$11,000.00	
Construction Contingency		$14,600.00		$21,900.00	
CONTINGENCIES SUBTOTAL		**$21,900.00**		**$32,900.00**	
SOFT COSTS					
Architectural / Engineering Fees			$23,900.00		
Bonding / Legal Fees			$1,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,700.00		
Reimbursables			$1,600.00		
SOFT COSTS SUBTOTAL			**$29,100.00**		
GROSS BUDGET GRAND TOTAL		**$196,600.00**		**$280,400.00**	

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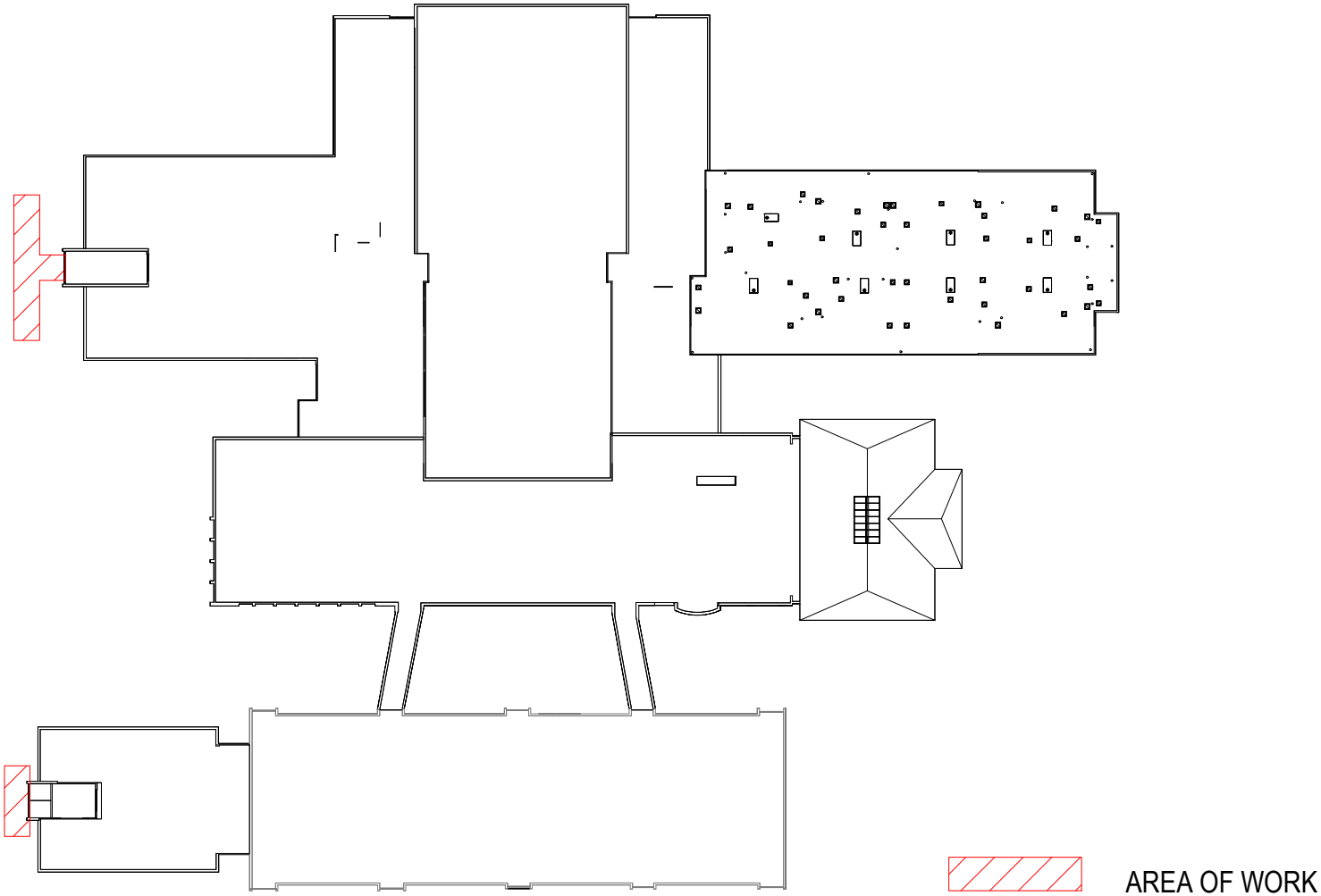

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SKILLMAN, NJ 08558

ENTRANCE CANOPY

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-04
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Rooftop Chiller
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the existing rooftop chiller with new at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-05

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Rooftop Chiller					2026
Rooftop Chiller Replacement	5	$1,750,000.00		$2,500,000.00	
Market Escalations		$70,000.00		$100,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,820,000.00**		**$2,600,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$91,000.00		$130,000.00	
Construction Contingency		$182,000.00		$260,000.00	
CONTINGENCIES SUBTOTAL		**$273,000.00**		**$390,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$284,100.00		
Bonding / Legal Fees			$22,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$19,500.00		
Reimbursables			$18,500.00		
SOFT COSTS SUBTOTAL			**$344,600.00**		
GROSS BUDGET GRAND TOTAL		**$2,437,600.00**		**$3,334,600.00**	

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MONTGOMERY BOARD OF EDUCATION
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ROOFTOP CHILLER REPLACEMENT

SCALE: 1/4" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-05 UMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Water Fountains
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, new bottle fillers at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-06

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Water Fountains					2026
New Bottle Fillers	10	$40,000.00		$50,000.00	
Market Escalations		$1,600.00		$2,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$41,600.00**		**$52,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,100.00		$2,600.00	
Construction Contingency		$4,200.00		$5,200.00	
CONTINGENCIES SUBTOTAL		**$6,300.00**		**$7,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$5,700.00		
Bonding / Legal Fees			$500.00		
Permit Fees *(Local Agency Review, if applicable)*			$400.00		
Reimbursables			$400.00		
SOFT COSTS SUBTOTAL			**$7,000.00**		
GROSS BUDGET GRAND TOTAL		**$54,900.00**		**$66,800.00**	

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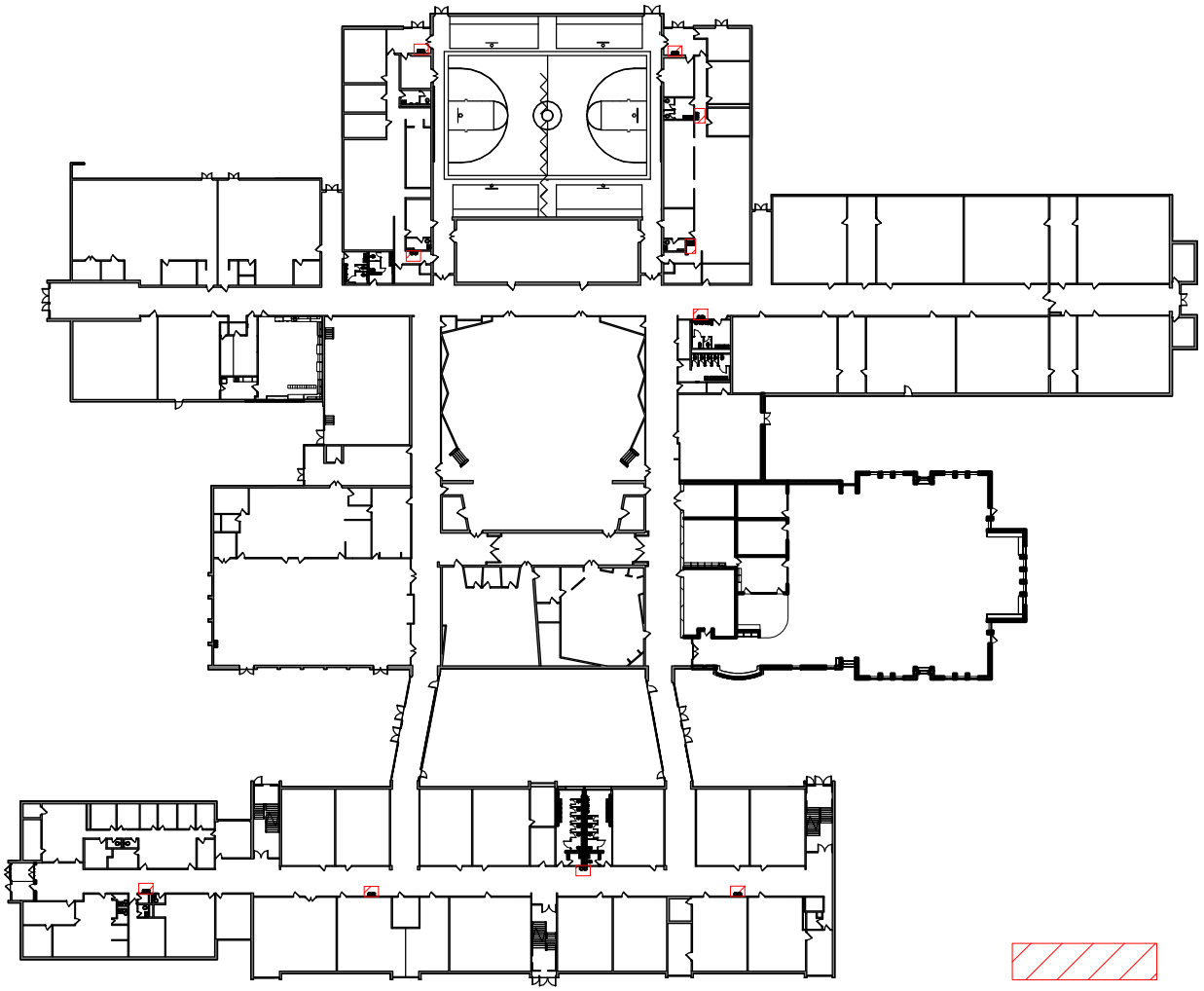

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

WATER FOUNTAIN REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-06 UMS
2025 RELEASE DATE		
Designer PROJECT MANAGER	JP DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Roof Replacement
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the exisitng roof with new at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-07

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Roof Replacement					2026
Full Tear-Off and Reconstruction of Built-Up Roof System	96,000	$5,280,000.00		$5,760,000.00	
Shingle Roof Replacement	6,200	$93,000.00		$124,000.00	
Total	102,200	$5,373,000.00		$5,884,000.00	
Market Escalations		$215,000.00		$235,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$5,588,000.00**		**$6,119,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$279,400.00		$306,000.00	
Construction Contingency		$558,800.00		$612,000.00	
CONTINGENCIES SUBTOTAL		**$838,200.00**		**$918,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$668,600.00		
Bonding / Legal Fees			$52,800.00		
Permit Fees *(Local Agency Review, if applicable)*			$45,900.00		
Reimbursables			$43,500.00		
SOFT COSTS SUBTOTAL			**$810,800.00**		
GROSS BUDGET GRAND TOTAL		**$7,237,000.00**		**$7,848,200.00**	

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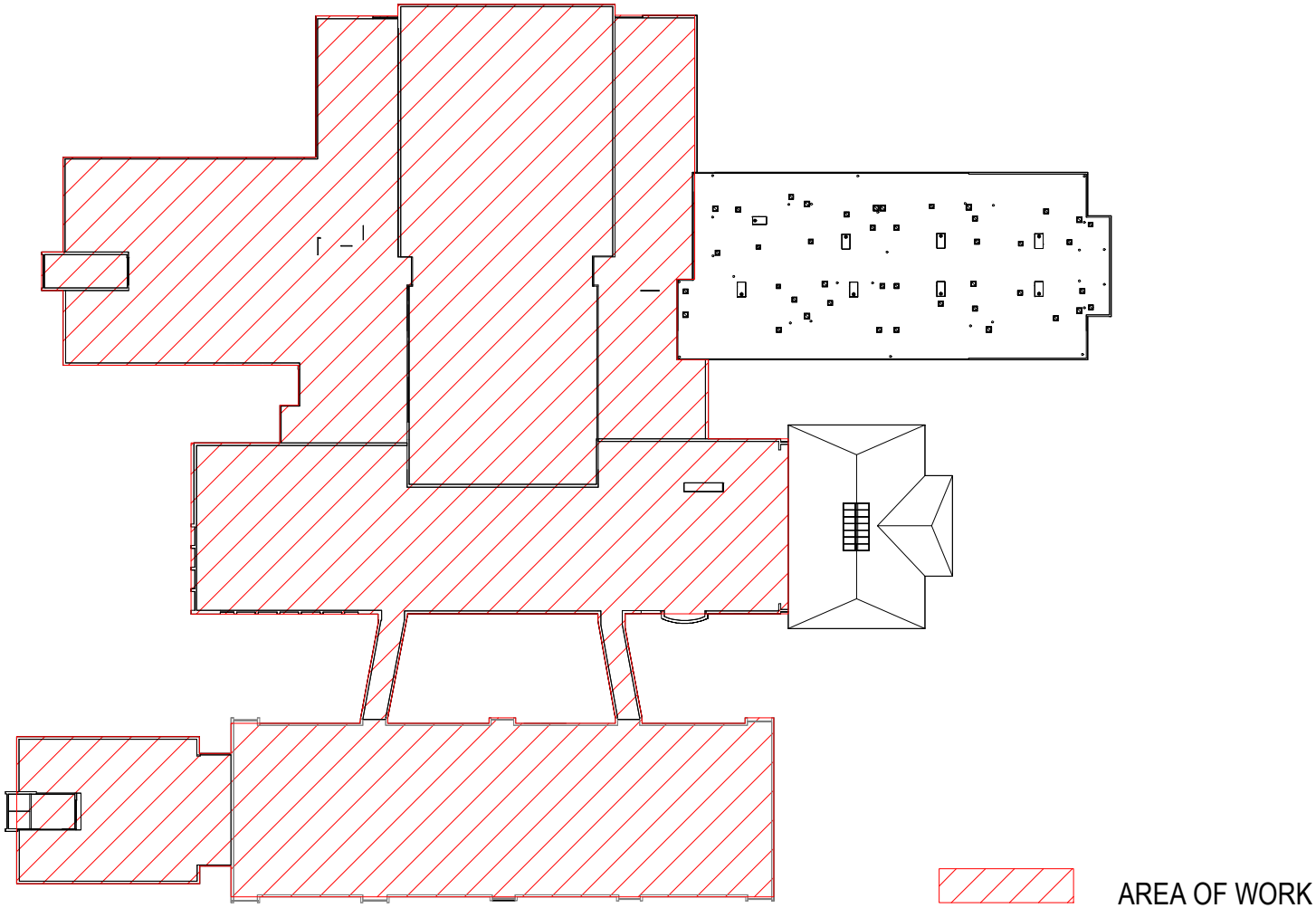

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MONTGOMERY UPPER MIDDLE SCHOOL
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375 BURNT HILL RD
SKILLMAN, NJ 08558

ROOF REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-07 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Shingle Roof Replacement
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of existing shingle roof at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-08

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Shingle Roof Replacement					2026
Shingle Roof Replacement	6,500	$97,500.00		$130,000.00	
Market Escalations		$3,900.00		$5,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$101,400.00**		**$135,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$5,100.00		$6,800.00	
Construction Contingency		$10,200.00		$13,600.00	
CONTINGENCIES SUBTOTAL		**$15,300.00**		**$20,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$14,800.00		
Bonding / Legal Fees			$1,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,100.00		
Reimbursables			$1,000.00		
SOFT COSTS SUBTOTAL			**$18,100.00**		
GROSS BUDGET GRAND TOTAL		**$134,800.00**		**$173,700.00**	

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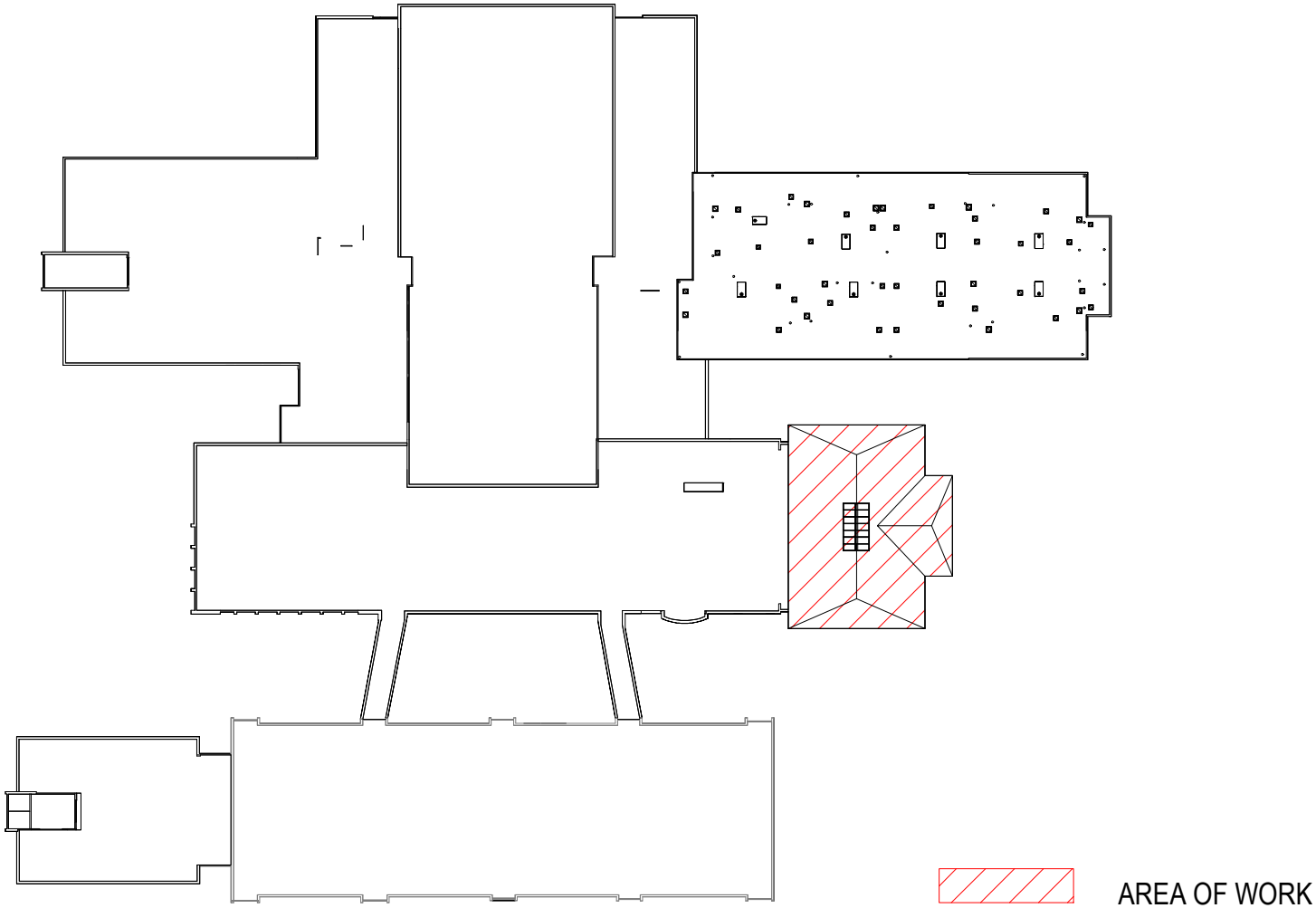

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SHINGLE ROOF REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-08 UMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Auditorium Renovation
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the auditorium renovation at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-09

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Auditorium Renovation					2026
New Lighting New Rigging New Sounds System New Wall and Ceiling Finishes	7,500	$1,500,000.00		$1,875,000.00	
Market Escalations		$60,000.00		$75,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,560,000.00**		**$1,950,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$78,000.00		$97,500.00	
Construction Contingency		$156,000.00		$195,000.00	
CONTINGENCIES SUBTOTAL		**$234,000.00**		**$292,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$213,100.00		
Bonding / Legal Fees			$16,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$14,700.00		
Reimbursables			$13,900.00		
SOFT COSTS SUBTOTAL			**$258,600.00**		
GROSS BUDGET GRAND TOTAL		**$2,052,600.00**		**$2,501,100.00**	

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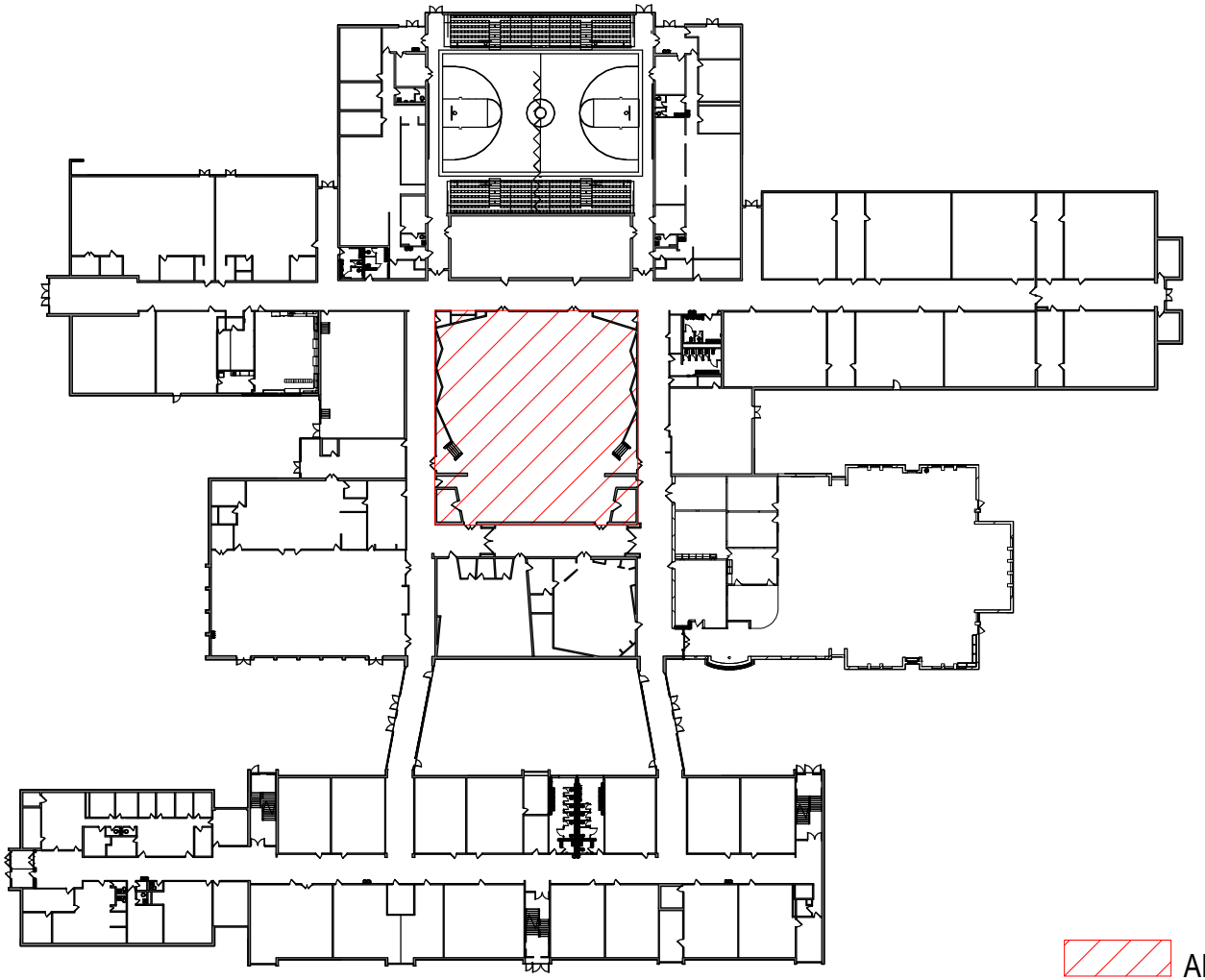

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MONTGOMERY BOARD OF EDUCATION
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AUDITORIUM LIGHTING REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-09 UMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Auditorium Carpet
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the existing auditorium carpet with new at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

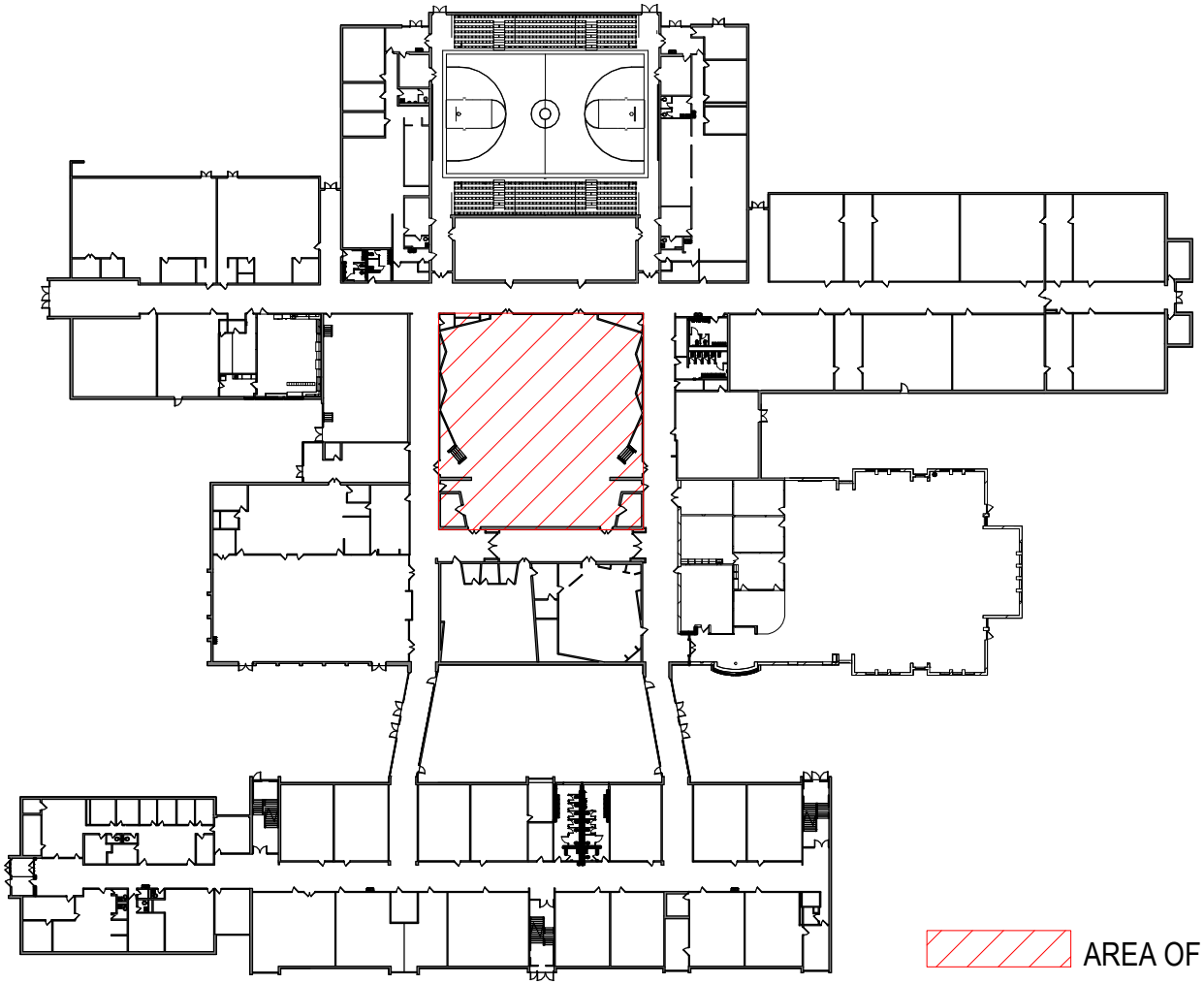
Estimate Date: 10/30/2025

Scope Document / Design: SK-10

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Auditorium Carpet					2026
New Carpet Tile	7,500	$150,000.00		$225,000.00	
Market Escalations		$6,000.00		$9,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$156,000.00**		**$234,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$7,800.00		$11,700.00	
Construction Contingency		$15,600.00		$23,400.00	
CONTINGENCIES SUBTOTAL		**$23,400.00**		**$35,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$25,600.00		
Bonding / Legal Fees			$2,100.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,800.00		
Reimbursables			$1,700.00		
SOFT COSTS SUBTOTAL			**$31,200.00**		
GROSS BUDGET GRAND TOTAL		**$210,600.00**		**$300,300.00**	

NOTE: This cost estimate is preliminary and for budgeting purposes only; it is based on limited information available at the time of development. Neither PSA nor the Owner control unforeseen conditions or market conditions. For this reason, the estimate includes contingencies to address such eventualities. It reflects our professional opinions and is based on our experience.



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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

AUDITORIUM CARPET REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-10 UMS
2025 RELEASE DATE		
WR PROJECT MANAGER	JP DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Security Cameras
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the building wide upgrades of the existing security cameras at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-11

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Security Cameras					2026
Building Wide Security Cameras Upgrade	138,700	$277,400.00		$416,100.00	
Market Escalations		$11,100.00		$16,700.00	2026
INFRASTRUCTURE SUBTOTAL		**$288,500.00**		**$432,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$14,500.00		$21,700.00	
Construction Contingency		$28,900.00		$43,300.00	
CONTINGENCIES SUBTOTAL		**$43,400.00**		**$65,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$47,300.00		
Bonding / Legal Fees			$3,800.00		
Reimbursables			$3,100.00		
SOFT COSTS SUBTOTAL			**$57,500.00**		
GROSS BUDGET GRAND TOTAL		**$389,400.00**		**$555,300.00**	

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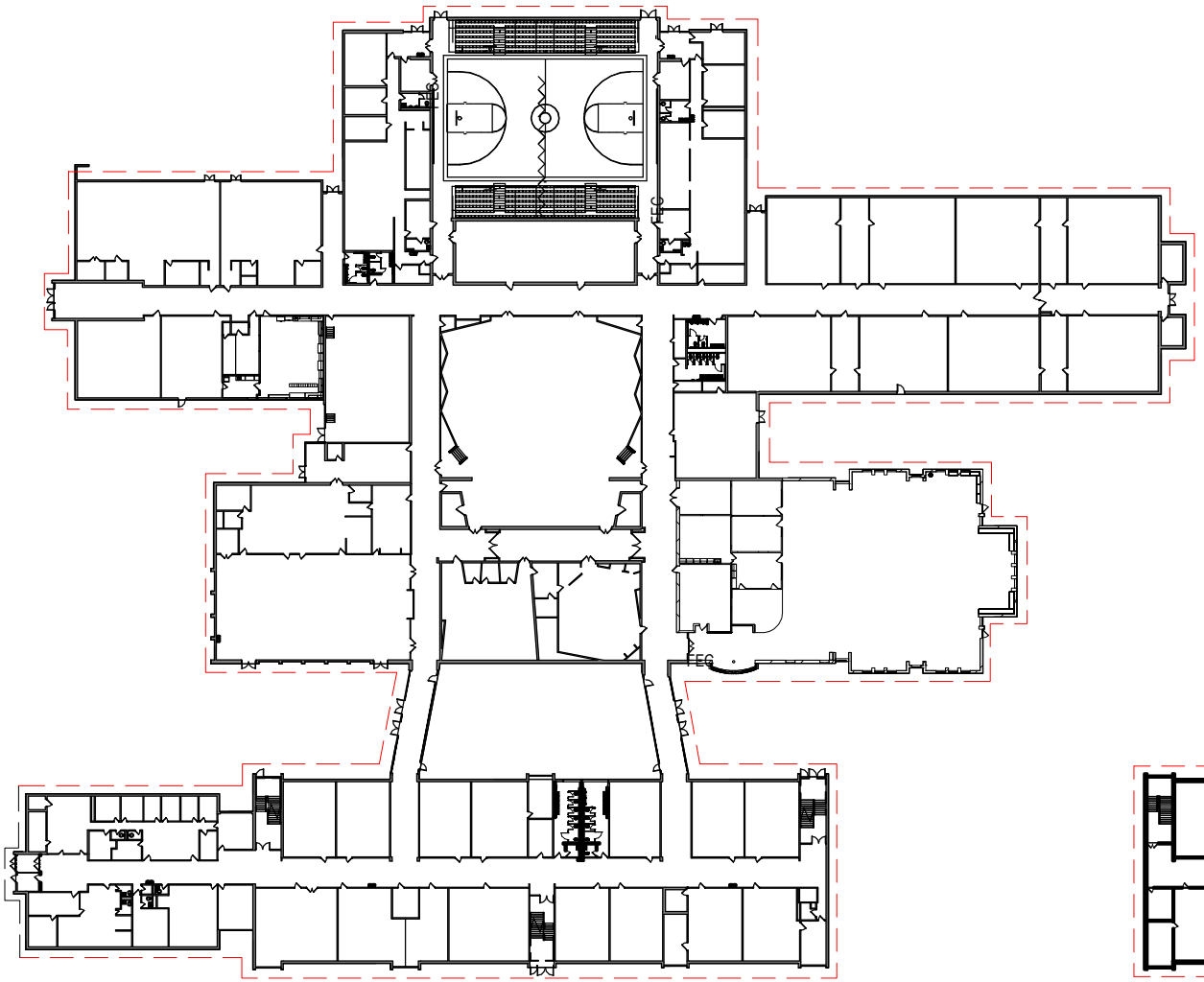
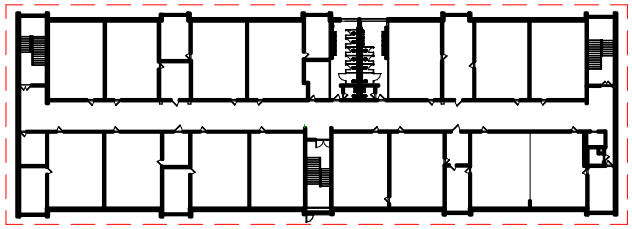


FIRST FLOOR



SECOND FLOOR

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
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SECURITY CAMERAS REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-11 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Staff Restroom
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the renovation of staff restrooms at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-12

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Staff Restroom					2026
New Floor, Wall and Ceiling Finishes New Lighting New Restroom Fixtures and Accessories	4	$160,000.00		$240,000.00	
Rehabilitation Total	4	$160,000.00		$240,000.00	
Total	4	$160,000.00		$240,000.00	
Market Escalations		$6,400.00		$9,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$166,400.00**		**$249,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$8,400.00		$12,500.00	
Construction Contingency		$16,700.00		$25,000.00	
CONTINGENCIES SUBTOTAL		**$25,100.00**		**$37,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$27,300.00		
Bonding / Legal Fees			$2,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,900.00		
Reimbursables			$1,800.00		
SOFT COSTS SUBTOTAL			**$33,200.00**		
GROSS BUDGET GRAND TOTAL		**$224,700.00**		**$320,300.00**	

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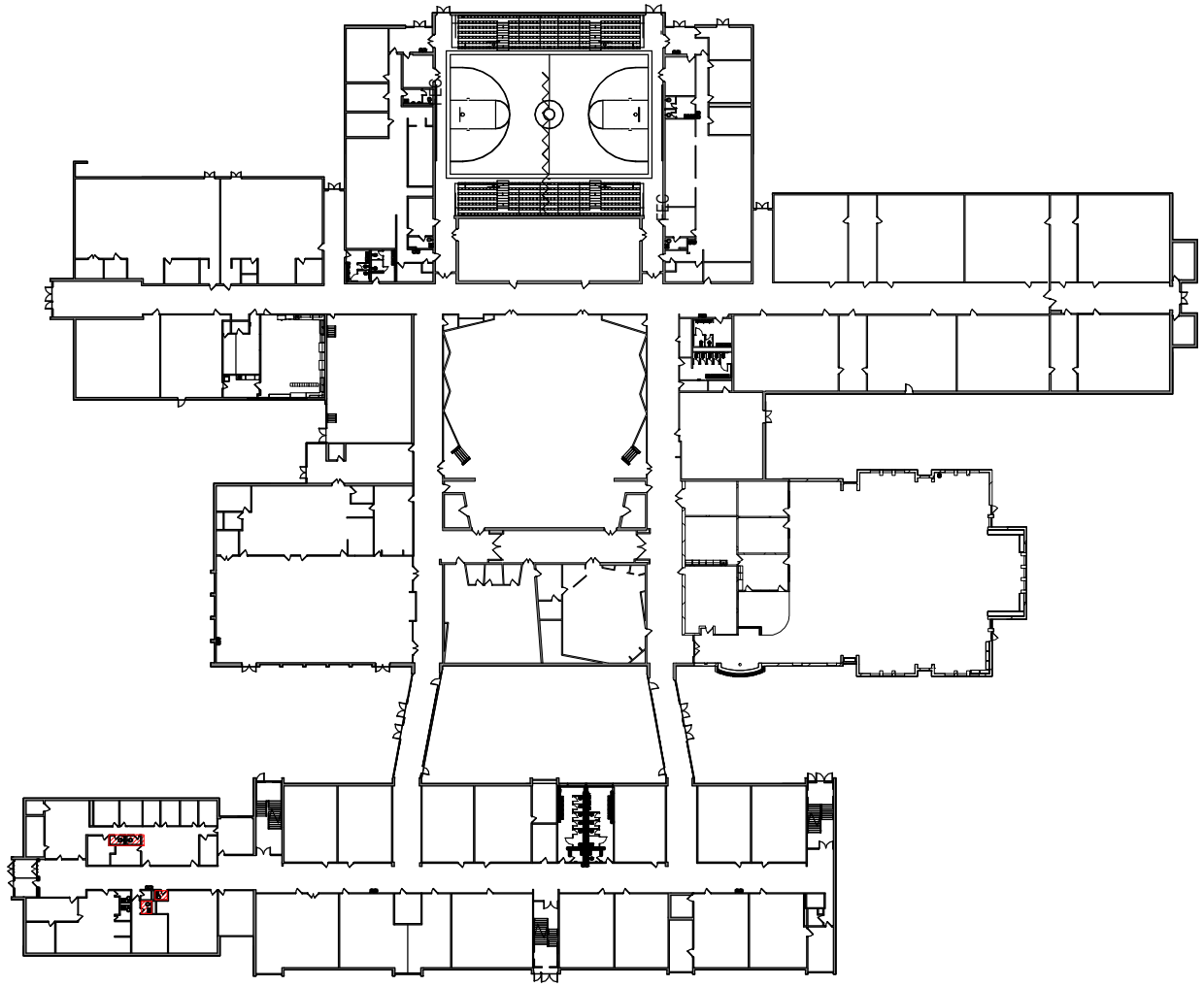

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
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STAFF RESTROOMS RENOVATION

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-12 UMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Classroom Doors
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of interior classroom doors at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-13

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Classroom Doors					2026
New Doors and ADA Compliant Hardware	44	$88,000.00		$176,000.00	
Market Escalations		$3,600.00		$7,100.00	2026
INFRASTRUCTURE SUBTOTAL		**$91,600.00**		**$183,100.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$4,600.00		$9,200.00	
Construction Contingency		$9,200.00		$18,400.00	
CONTINGENCIES SUBTOTAL		**$13,800.00**		**$27,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$20,100.00		
Bonding / Legal Fees			$1,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,400.00		
Reimbursables			$1,400.00		
SOFT COSTS SUBTOTAL			**$24,500.00**		
GROSS BUDGET GRAND TOTAL		**$129,900.00**		**$235,200.00**	

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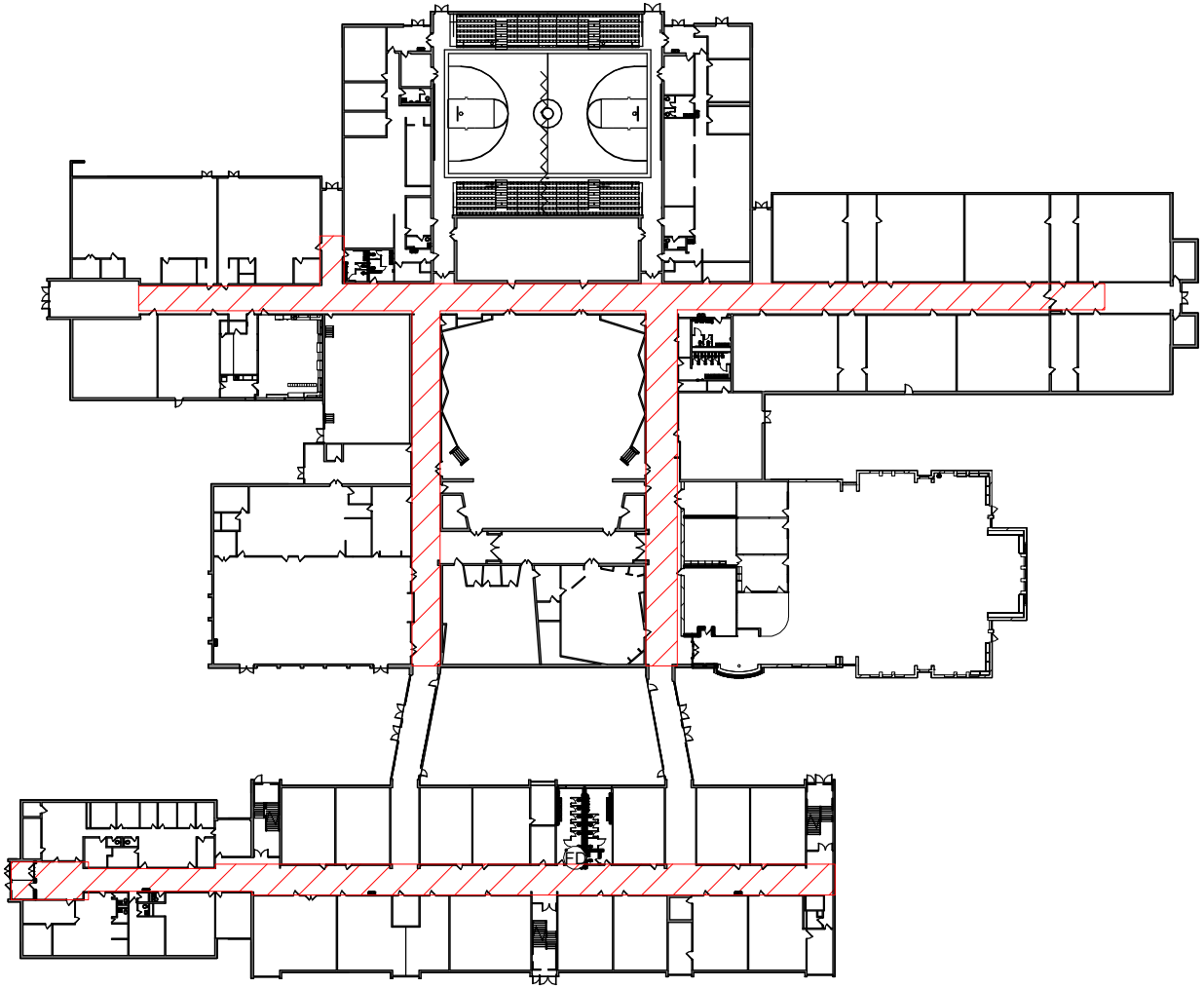
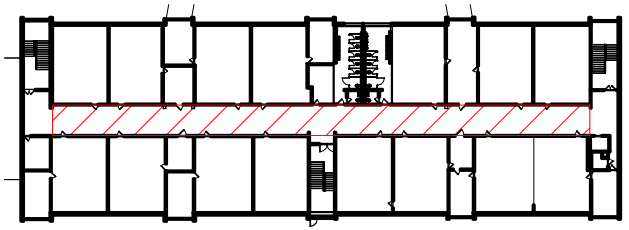


FIRST FLOOR

AREA OF WORK



SECOND FLOOR

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
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INTERIOR CLASSROOM DOORS REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-13 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Replace Door Hardware
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, new ADA compliant door hardware at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-14

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Replace Door Hardware					2026
New Hardware And Locksets	20	$20,000.00		$40,000.00	
Market Escalations		$800.00		$1,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$20,800.00**		**$41,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,100.00		$2,100.00	
Construction Contingency		$2,100.00		$4,200.00	
CONTINGENCIES SUBTOTAL		**$3,200.00**		**$6,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$4,600.00		
Bonding / Legal Fees			$400.00		
Permit Fees *(Local Agency Review, if applicable)*			$400.00		
Reimbursables			$300.00		
SOFT COSTS SUBTOTAL			**$5,700.00**		
GROSS BUDGET GRAND TOTAL		**$29,700.00**		**$53,600.00**	

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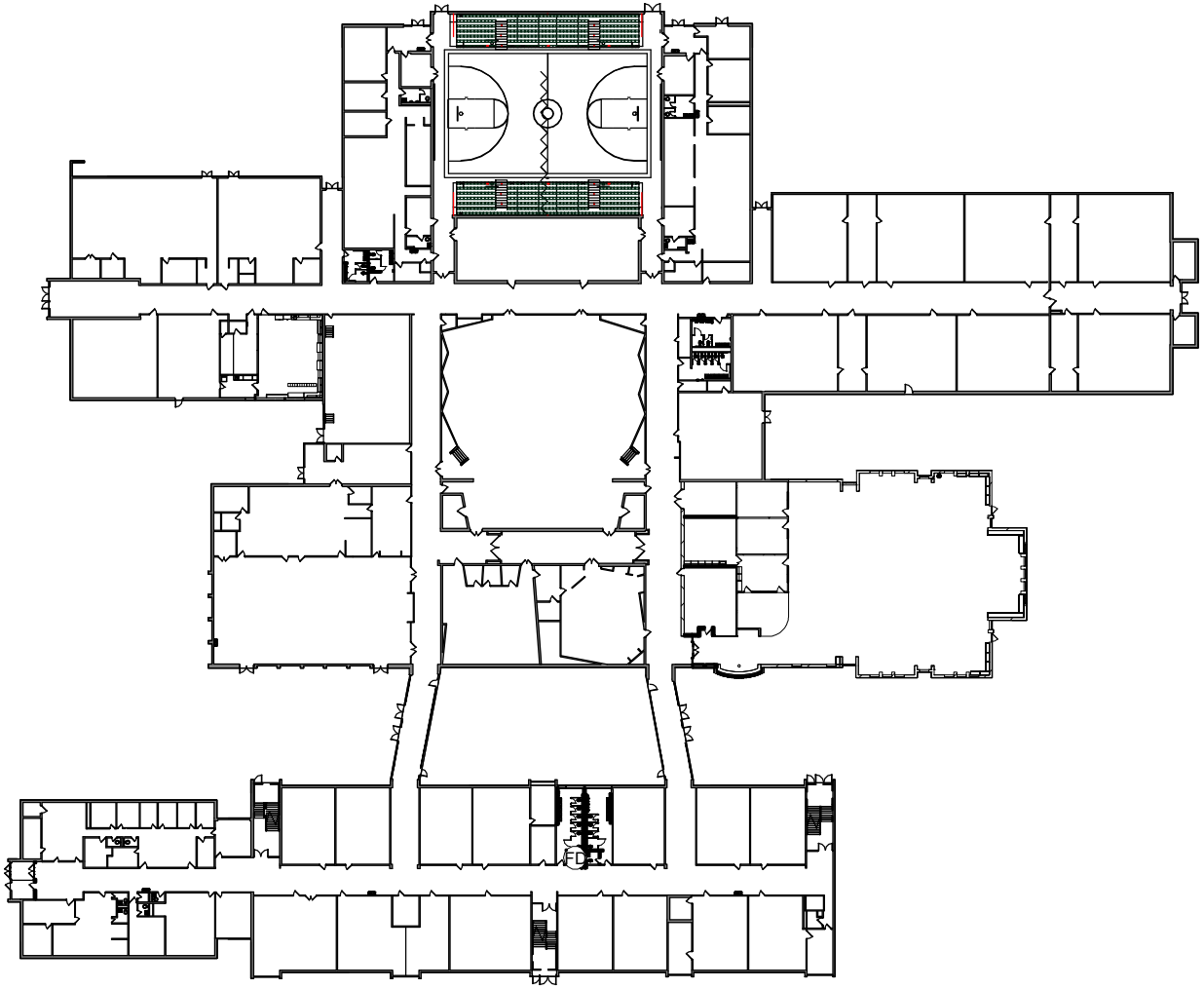
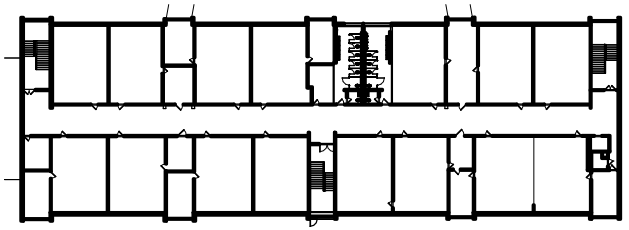
SCOPE OF WORK:
REPLACEMENT OF (20) LOCKSETS TO BE COORDINATED WITH DISTRICT.



FIRST FLOOR



SECOND FLOOR

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MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

DOOR HARDWARE REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-14 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Renovate Maintenance Garage
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, renovating the maintenance garage at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-15

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Renovate Maintenance Garage					2026
Roof Replacement Fascia Masonry New Garage Doors HVAC Upgrades Lighting	5,775	$1,010,700.00		$1,299,400.00	
Market Escalations		$40,500.00		$52,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,051,200.00**		**$1,351,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$52,600.00		$67,600.00	
Construction Contingency		$105,200.00		$135,200.00	
CONTINGENCIES SUBTOTAL		**$157,800.00**		**$202,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$147,700.00		
Bonding / Legal Fees			$11,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$10,200.00		
Reimbursables			$9,700.00		
SOFT COSTS SUBTOTAL			**$179,300.00**		
GROSS BUDGET GRAND TOTAL		**$1,388,300.00**		**$1,733,500.00**	

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MONTGOMERY BOARD OF EDUCATION
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MAINTENANCE GARAGE RENOVATIONS

SCALE: 1" = 200'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-15 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Maintenance Building
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, a new maintenance building at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-16

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Maintenance Building					2026
New Prefabricated Building 2 Restrooms Office Open Room Storage Kitchenette Heat/AC	6,000	$1,500,000.00		$1,800,000.00	
Market Escalations		$60,000.00		$72,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,560,000.00**		**$1,872,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$78,000.00		$93,600.00	
Construction Contingency		$156,000.00		$187,200.00	
CONTINGENCIES SUBTOTAL		**$234,000.00**		**$280,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$204,600.00		
Bonding / Legal Fees			$16,200.00		
Environmental Consultant Fees *(Abatement, Wetlands, Soils, etc.)*			$5,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$14,100.00		
Reimbursables			$13,300.00		
Boundary Survey / Topography			$10,000.00		
SOFT COSTS SUBTOTAL			**$263,200.00**		
GROSS BUDGET GRAND TOTAL		**$2,057,200.00**		**$2,416,000.00**	

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NEW MAINTENANCE GARAGE

SCALE: 1" = 200'-0"

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2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Art Room Renovations
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, art room renovations at Upper Middle School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-17

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Art Room Renovations					2026
Rehabilitation					
New Floor, Wall and Ceiling Finishes New Lighting New Milwork and Sinks	1,315	$328,800.00		$460,300.00	
Market Escalations		$13,200.00		$18,500.00	2026
INFRASTRUCTURE SUBTOTAL		**$342,000.00**		**$478,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$17,100.00		$24,000.00	
Construction Contingency		$34,200.00		$47,900.00	
CONTINGENCIES SUBTOTAL		**$51,300.00**		**$71,900.00**	
SOFT COSTS					
Architectural / Engineering Fees			$52,400.00		
Bonding / Legal Fees			$4,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,600.00		
Reimbursables			$3,500.00		
SOFT COSTS SUBTOTAL			**$63,700.00**		
GROSS BUDGET GRAND TOTAL		**$457,000.00**		**$614,400.00**	

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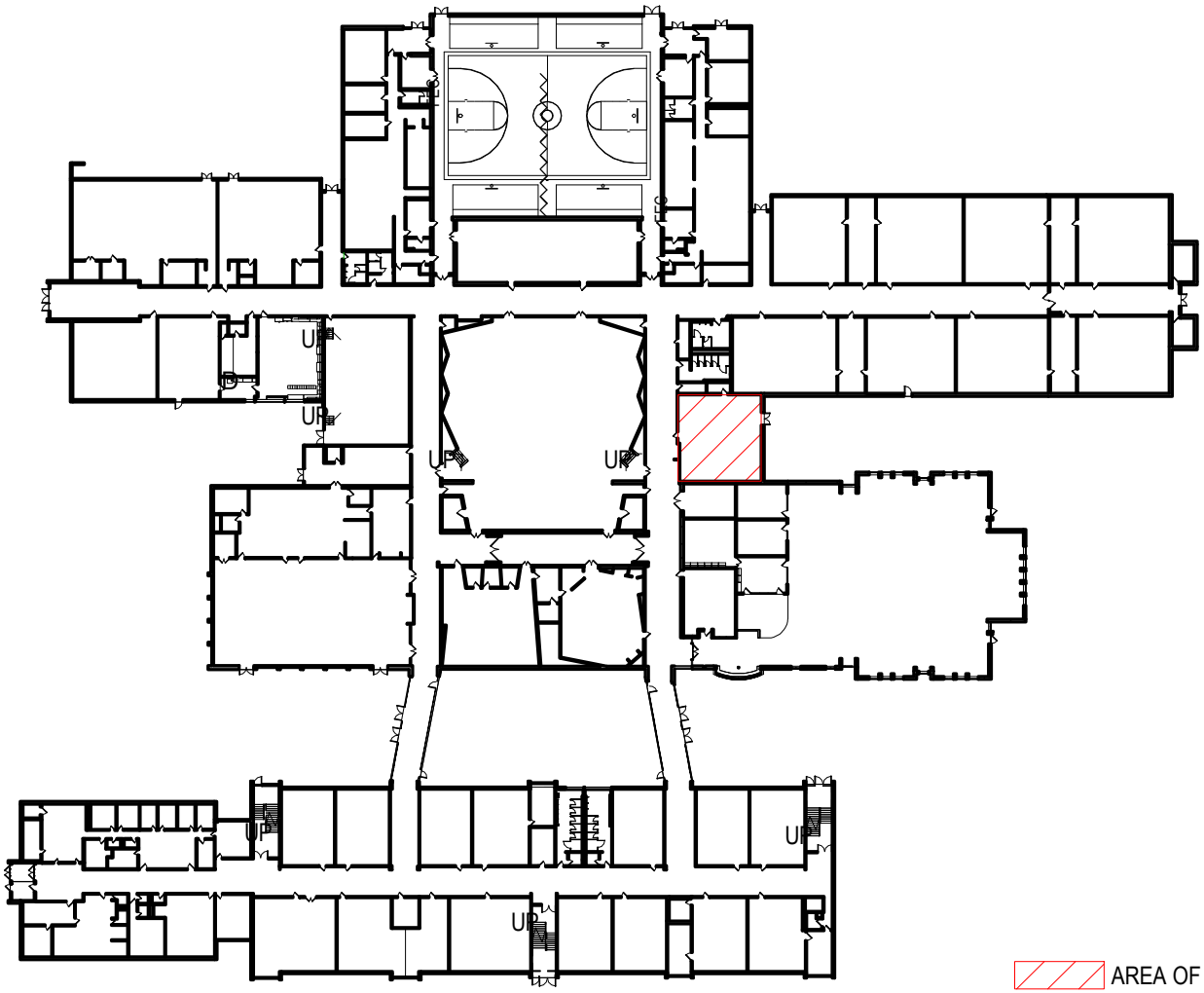

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ART ROOM RENOVATIONS

SCALE: 1" = 80'-0"

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2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Band Room HVAC
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, HVAC upgrades in the band room at Upper Middle School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-18

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Band Room HVAC					2026
New RTU New Ductwork	1	$300,000.00		$400,000.00	
Market Escalations		$12,000.00		$16,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$312,000.00**		**$416,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$15,600.00		$20,800.00	
Construction Contingency		$31,200.00		$41,600.00	
CONTINGENCIES SUBTOTAL		**$46,800.00**		**$62,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$45,500.00		
Bonding / Legal Fees			$3,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,200.00		
Reimbursables			$3,000.00		
SOFT COSTS SUBTOTAL			**$55,300.00**		
GROSS BUDGET GRAND TOTAL		**$414,100.00**		**$533,700.00**	

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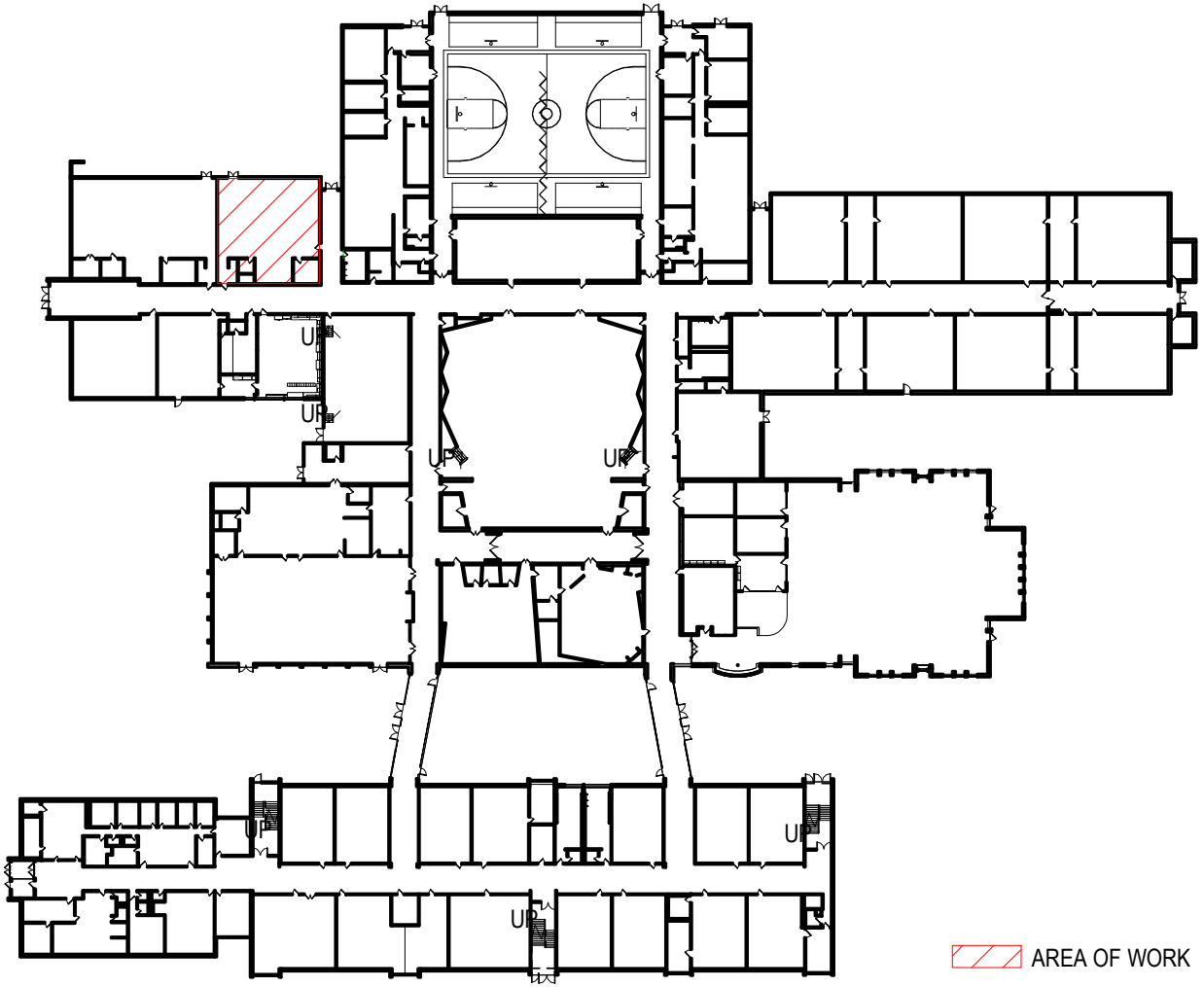

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375 BURNT HILL RD
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BAND ROOM HVAC

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-18 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Band Room Renovation
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the renovation of the exisitng band room at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-19

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Band Room Renovation					2026
New Wall, Floor and Ceiling Finishes Acoustic Wall Panels New Lighting	1,800	$540,000.00		$630,000.00	
Market Escalations		$21,600.00		$25,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$561,600.00**		**$655,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$28,100.00		$32,800.00	
Construction Contingency		$56,200.00		$65,600.00	
CONTINGENCIES SUBTOTAL		**$84,300.00**		**$98,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$71,600.00		
Bonding / Legal Fees			$5,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$5,000.00		
Reimbursables			$4,700.00		
SOFT COSTS SUBTOTAL			**$87,000.00**		
GROSS BUDGET GRAND TOTAL		**$732,900.00**		**$840,600.00**	

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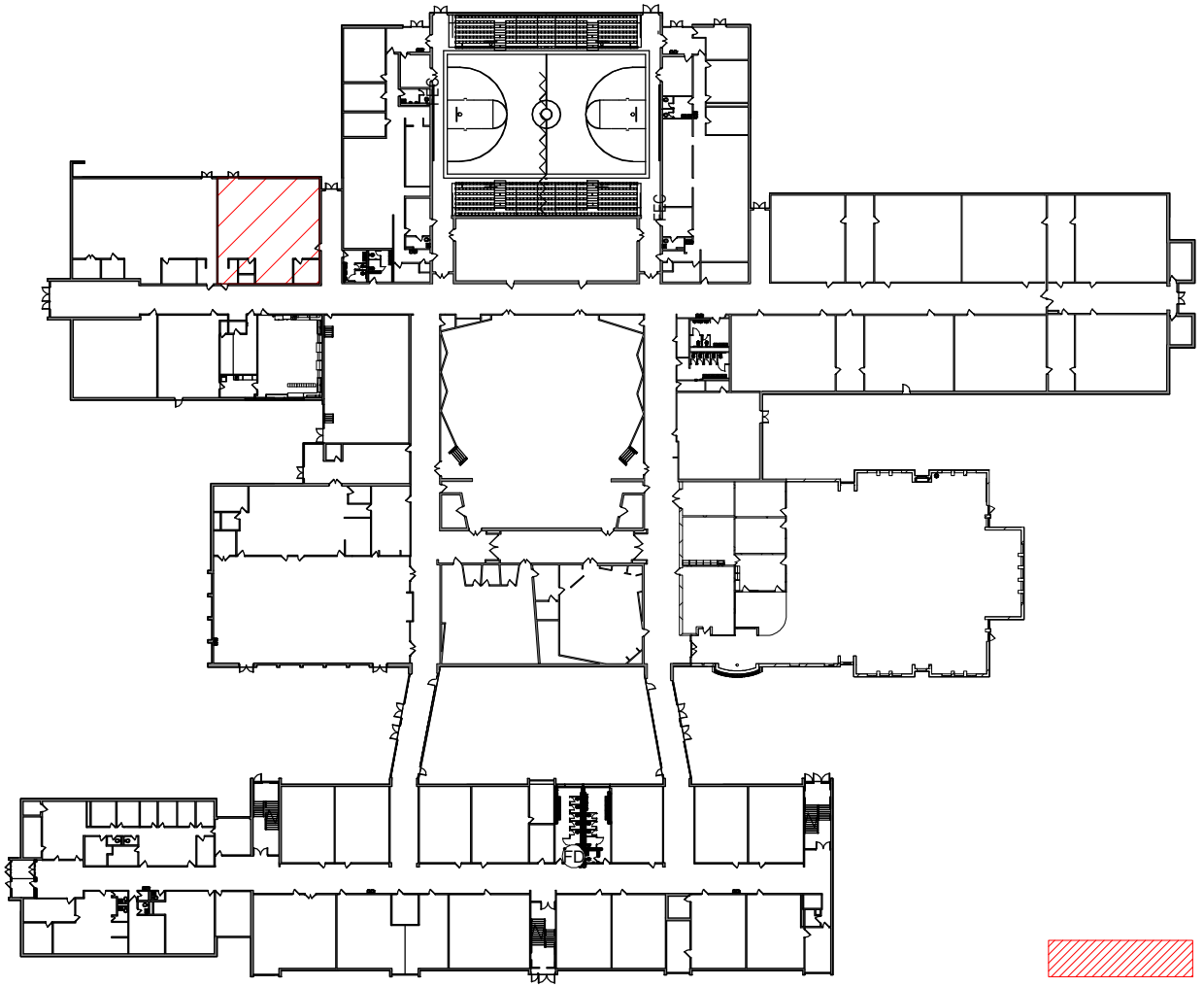

AREA OF WORK

Parette Somjen Architects
A LIMITED LIABILITY CORPORATION
CERT. NO. 21AC00039800

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

BAND ROOM RENOVATION

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-19 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Hallway Lighting Replacement
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacing the hallway lighting at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-20

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Hallway Lighting Replacement					2026
Lighting Replacement	21,620	$540,500.00		$864,800.00	
Market Escalations		$21,700.00		$34,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$562,200.00**		**$899,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$28,200.00		$45,000.00	
Construction Contingency		$56,300.00		$90,000.00	
CONTINGENCIES SUBTOTAL		**$84,500.00**		**$135,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$98,300.00		
Bonding / Legal Fees			$7,800.00		
Permit Fees *(Local Agency Review, if applicable)*			$6,800.00		
Reimbursables			$6,400.00		
SOFT COSTS SUBTOTAL			**$119,300.00**		
GROSS BUDGET GRAND TOTAL		**$766,000.00**		**$1,153,700.00**	

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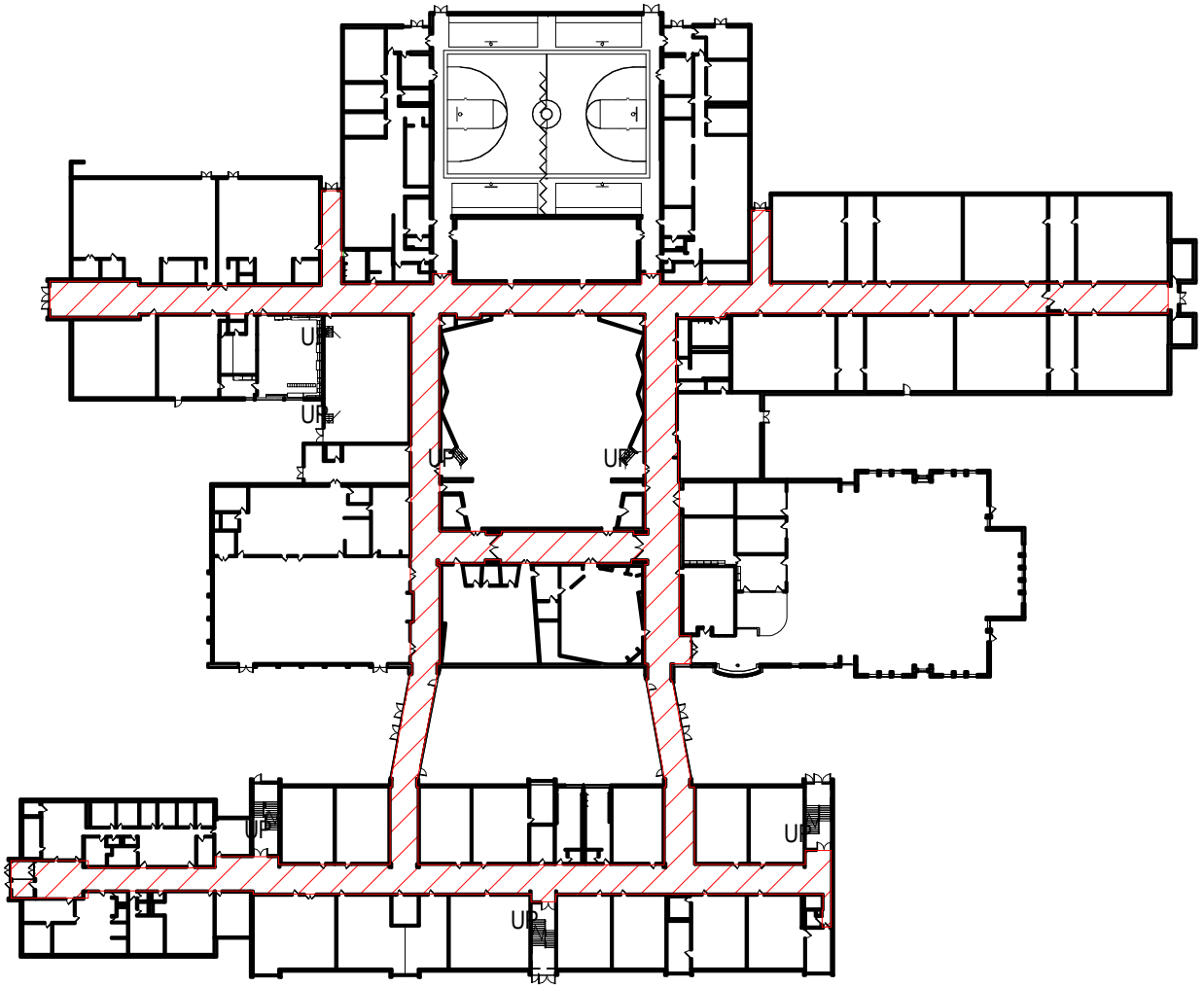
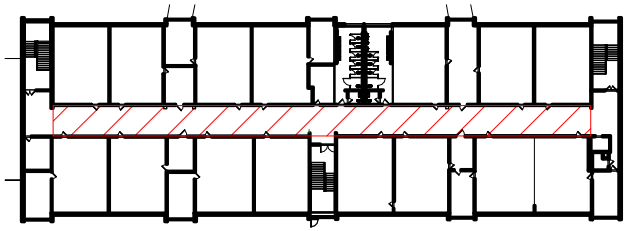


FIRST FLOOR



SECOND FLOOR

AREA OF WORK

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HALLWAY LIGHT REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-20 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Ceiling Replacement By Gym
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, new drop ceiling and lighting by Gym at Upper Middle School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-21

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Ceiling Replacement By Gym					2026
New Drop Ceiling and Lighting	1,650	$49,500.00		$82,500.00	
Market Escalations		$2,000.00		$3,300.00	2026
INFRASTRUCTURE SUBTOTAL		**$51,500.00**		**$85,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,600.00		$4,300.00	
Construction Contingency		$5,200.00		$8,600.00	
CONTINGENCIES SUBTOTAL		**$7,800.00**		**$12,900.00**	
SOFT COSTS					
Architectural / Engineering Fees			$9,400.00		
Bonding / Legal Fees			$800.00		
Permit Fees *(Local Agency Review, if applicable)*			$700.00		
Reimbursables			$700.00		
SOFT COSTS SUBTOTAL			**$11,600.00**		
GROSS BUDGET GRAND TOTAL		**$70,900.00**		**$110,300.00**	

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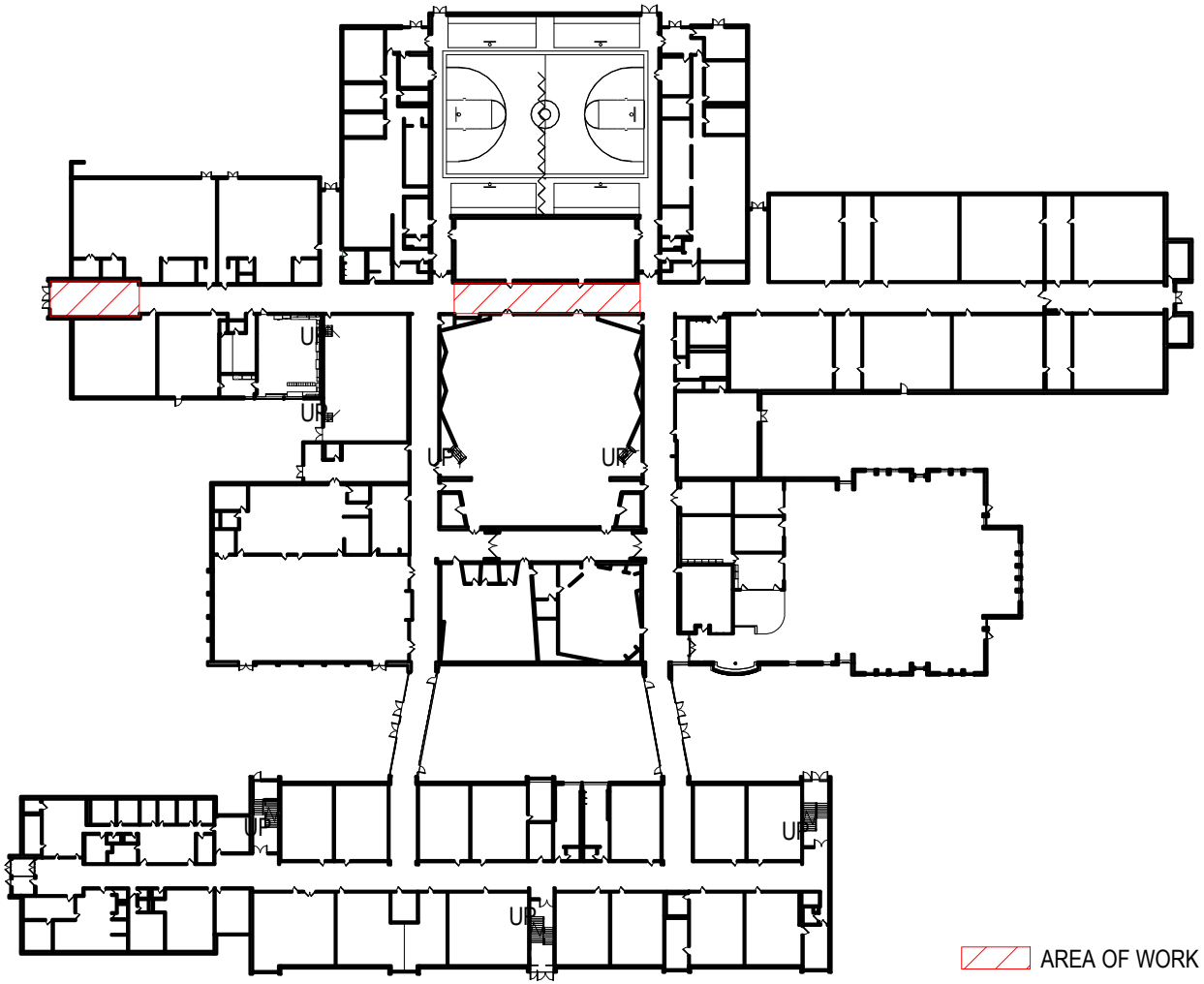

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NEW CEILING

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-21 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Replace Hallway Ceilings
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, adding new drop ceilings at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-22

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Replace Hallway Ceilings					2026
New Drop Ceilings	18,800	$376,000.00		$470,000.00	
Market Escalations		$15,100.00		$18,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$391,100.00**		**$488,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$19,600.00		$24,500.00	
Construction Contingency		$39,200.00		$48,900.00	
CONTINGENCIES SUBTOTAL		**$58,800.00**		**$73,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$53,500.00		
Bonding / Legal Fees			$4,300.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,700.00		
Reimbursables			$3,500.00		
SOFT COSTS SUBTOTAL			**$65,000.00**		
GROSS BUDGET GRAND TOTAL		**$514,900.00**		**$627,200.00**	

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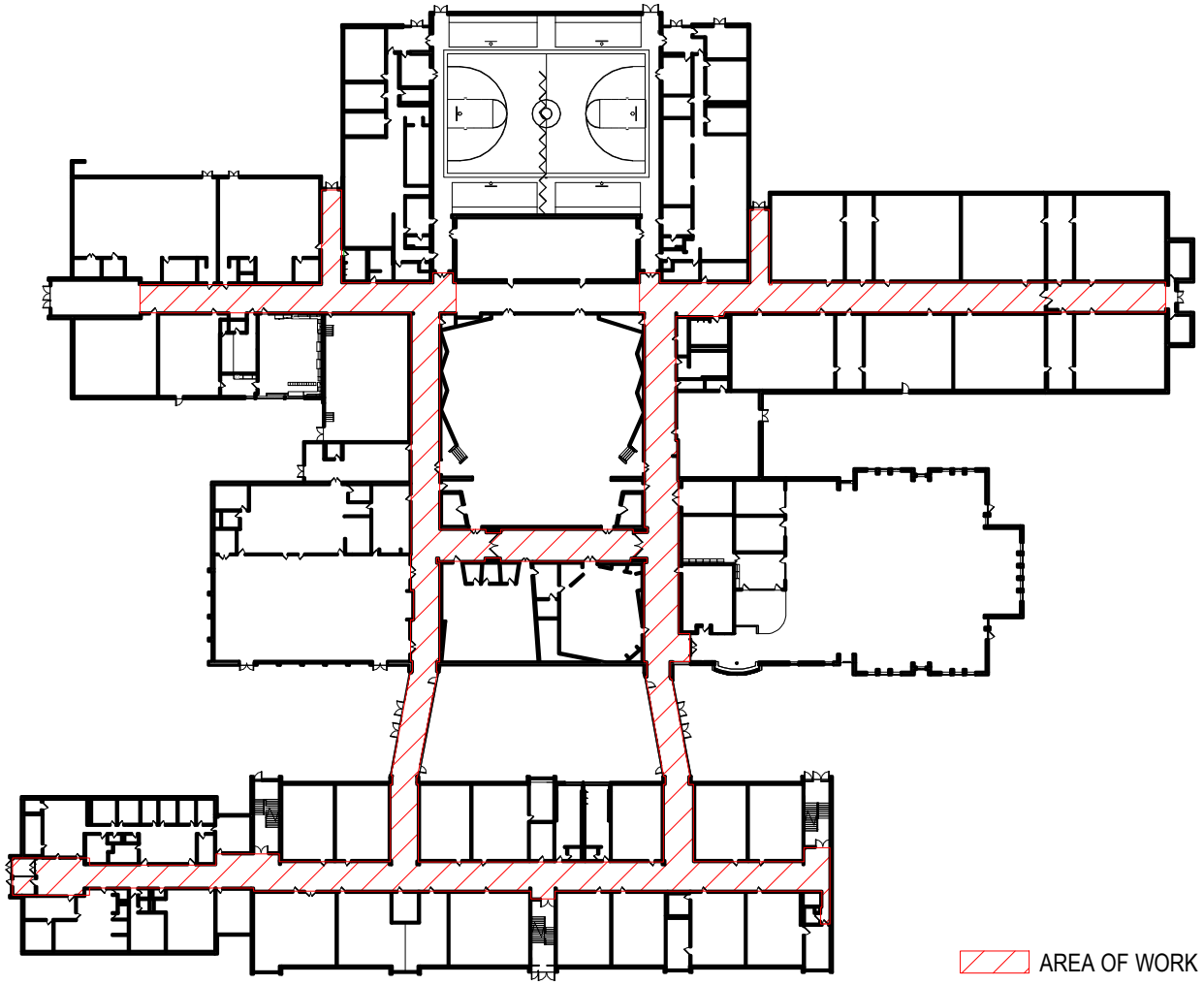

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
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HALLWAY CEILING REPLACEMENT

SCALE: 1" = 80'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Cafeteria Kitchen Renovations
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, cafeteria kitchen renovations at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-23

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Cafeteria Kitchen Renovations					2026
New Floor, Wall and Ceiling Finishes New Lighting New Kitchen Equipment	2,515	$1,182,100.00		$1,383,300.00	
Market Escalations		$47,300.00		$55,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,229,400.00**		**$1,438,700.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$61,500.00		$72,000.00	
Construction Contingency		$123,000.00		$143,900.00	
CONTINGENCIES SUBTOTAL		**$184,500.00**		**$215,900.00**	
SOFT COSTS					
Architectural / Engineering Fees			$157,200.00		
Bonding / Legal Fees			$12,500.00		
Environmental Consultant Fees *(Abatement, Wetlands, Soils, etc.)*			$5,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$10,800.00		
Reimbursables			$10,300.00		
SOFT COSTS SUBTOTAL			**$195,800.00**		
GROSS BUDGET GRAND TOTAL		**$1,609,700.00**		**$1,850,400.00**	

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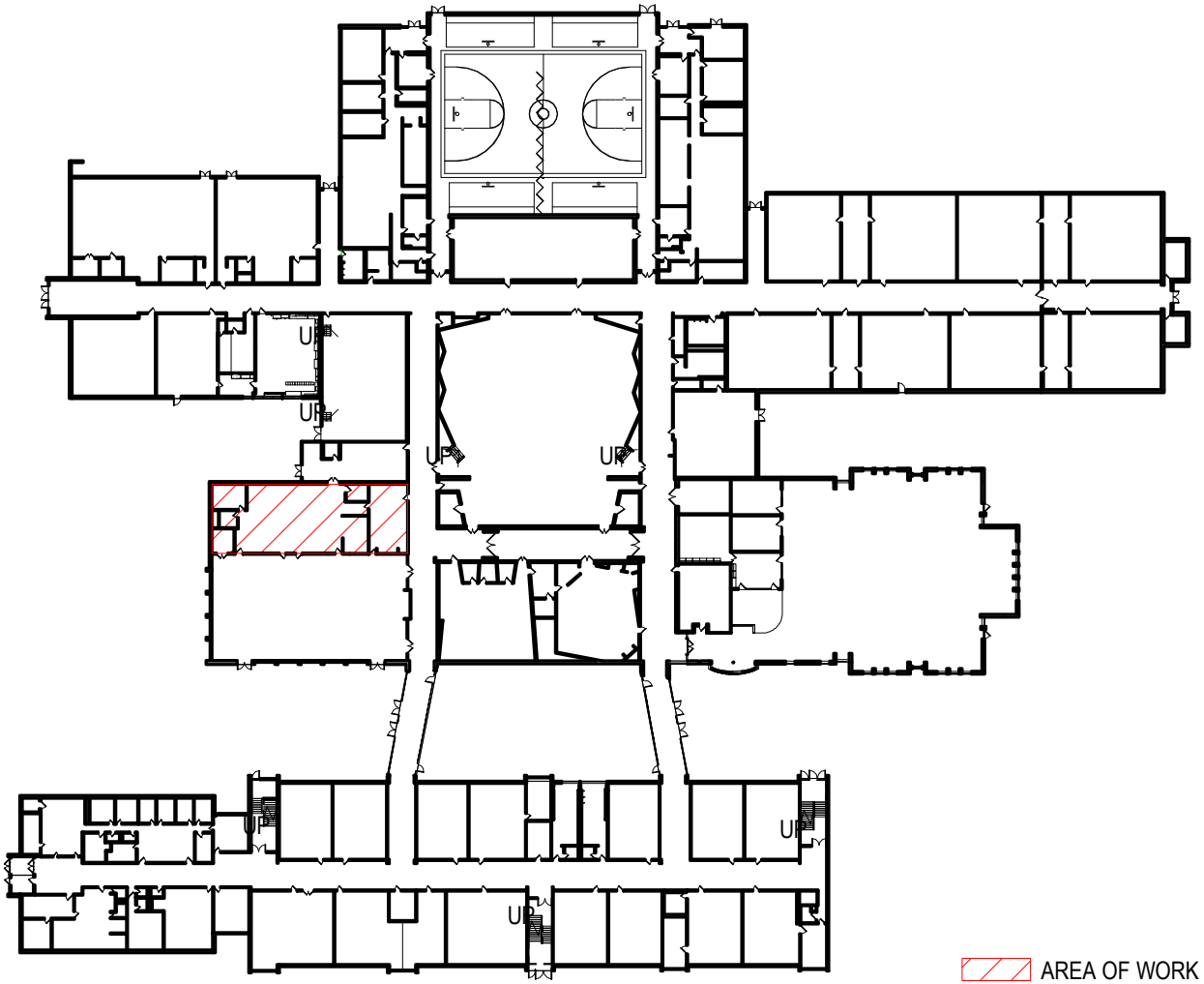

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375 BURNT HILL RD
SKILLMAN, NJ 08558

KITCHEN/CAFETERIA RENOVATION

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-23 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Locker Room Renovations
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, locker room renovations at Upper Middle School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-24

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Locker Room Renovations					2026
New Floor, Wall and Ceiling Finishes New Lighting New Restroom Fixtures New Lockers and Benches	8,050	$2,817,500.00		$3,622,500.00	
Market Escalations		$112,700.00		$144,900.00	2026
INFRASTRUCTURE SUBTOTAL		**$2,930,200.00**		**$3,767,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$146,600.00		$188,400.00	
Construction Contingency		$293,100.00		$376,800.00	
CONTINGENCIES SUBTOTAL		**$439,700.00**		**$565,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$411,600.00		
Bonding / Legal Fees			$32,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$28,300.00		
Reimbursables			$26,800.00		
SOFT COSTS SUBTOTAL			**$499,200.00**		
GROSS BUDGET GRAND TOTAL		**$3,869,100.00**		**$4,831,800.00**	

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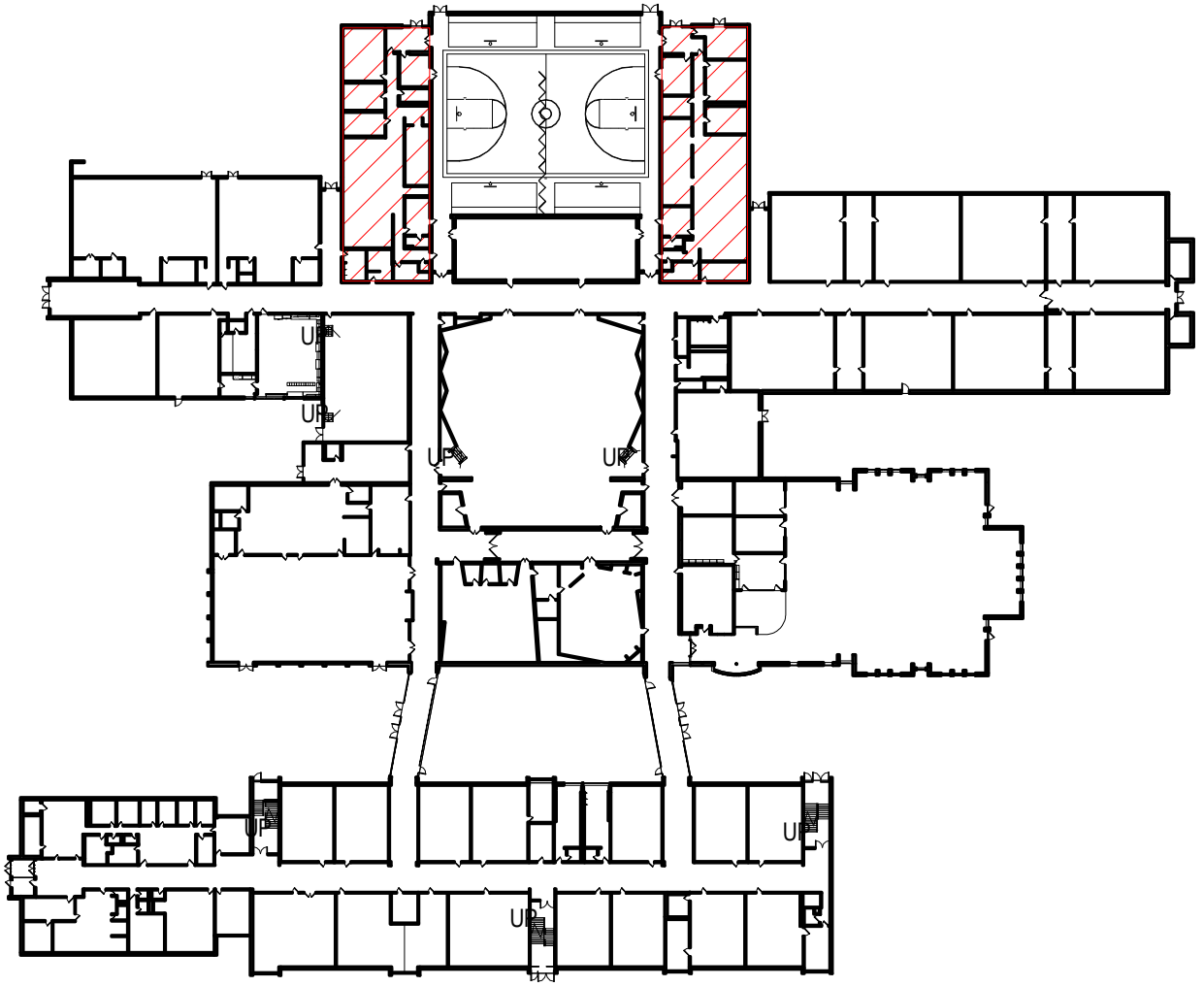

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MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
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LOCKER ROOM RENOVATIONS

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-24 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Enlarge-Add Storage in Hall
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, new storage room at Upper Middle School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-25

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Enlarge-Add Storage in Hall					2026
New Interior Storage Room	100	$15,000.00		$20,000.00	
Market Escalations		$600.00		$800.00	2026
INFRASTRUCTURE SUBTOTAL		**$15,600.00**		**$20,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$800.00		$1,100.00	
Construction Contingency		$1,600.00		$2,100.00	
CONTINGENCIES SUBTOTAL		**$2,400.00**		**$3,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$2,300.00		
Bonding / Legal Fees			$200.00		
Permit Fees *(Local Agency Review, if applicable)*			$200.00		
Reimbursables			$200.00		
SOFT COSTS SUBTOTAL			**$2,900.00**		
GROSS BUDGET GRAND TOTAL		**$20,900.00**		**$26,900.00**	

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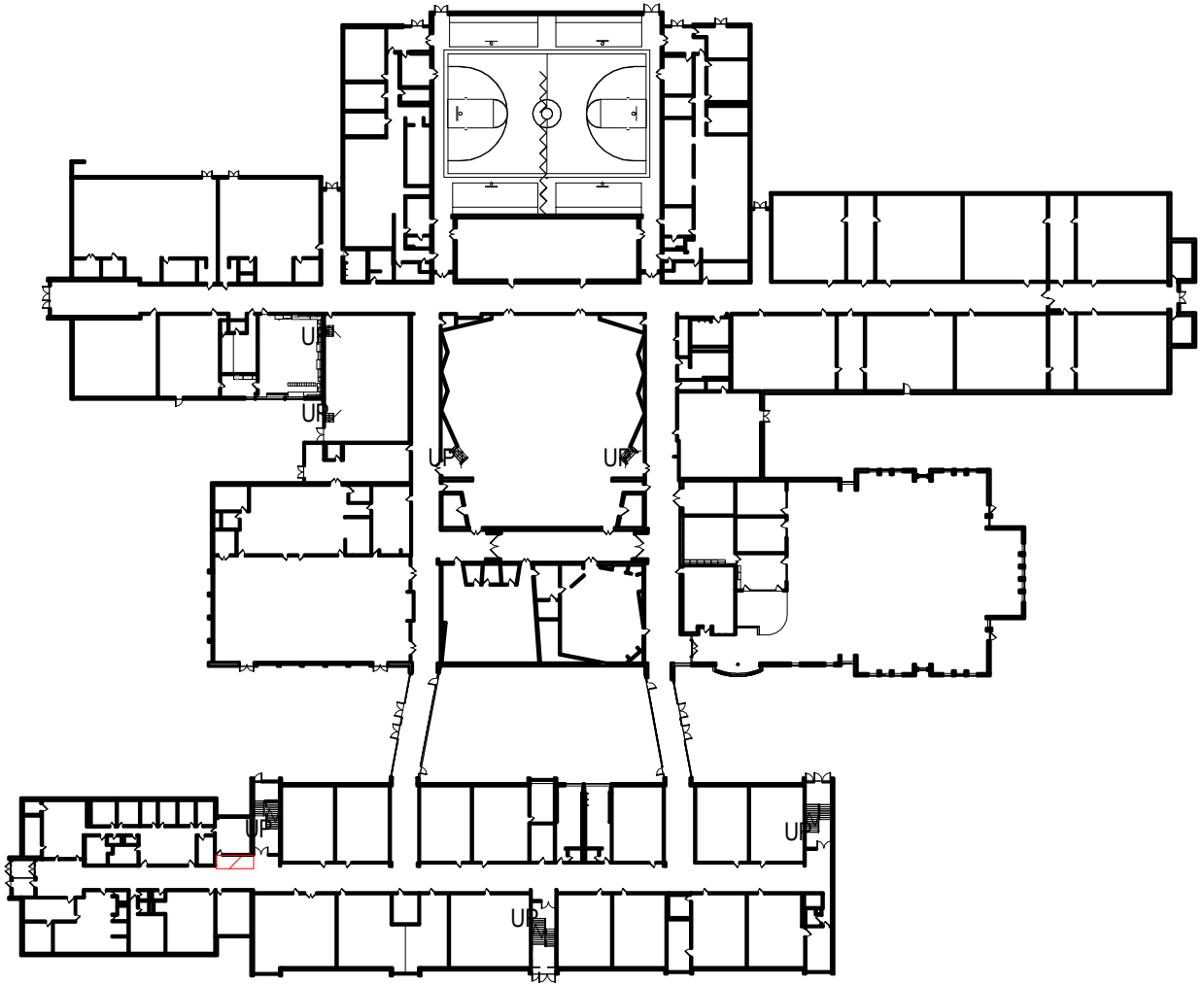

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STORAGE ADDITION

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-25 UMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Weight Room Floor
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, new floor installation in the weight room at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-26

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Weight Room Floor					2026
New Sports Floor	2,110	$84,400.00		$126,600.00	
Market Escalations		$3,400.00		$5,100.00	2026
INFRASTRUCTURE SUBTOTAL		**$87,800.00**		**$131,700.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$4,400.00		$6,600.00	
Construction Contingency		$8,800.00		$13,200.00	
CONTINGENCIES SUBTOTAL		**$13,200.00**		**$19,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$14,400.00		
Bonding / Legal Fees			$1,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,000.00		
Reimbursables			$1,000.00		
SOFT COSTS SUBTOTAL			**$17,600.00**		
GROSS BUDGET GRAND TOTAL		**$118,600.00**		**$169,100.00**	

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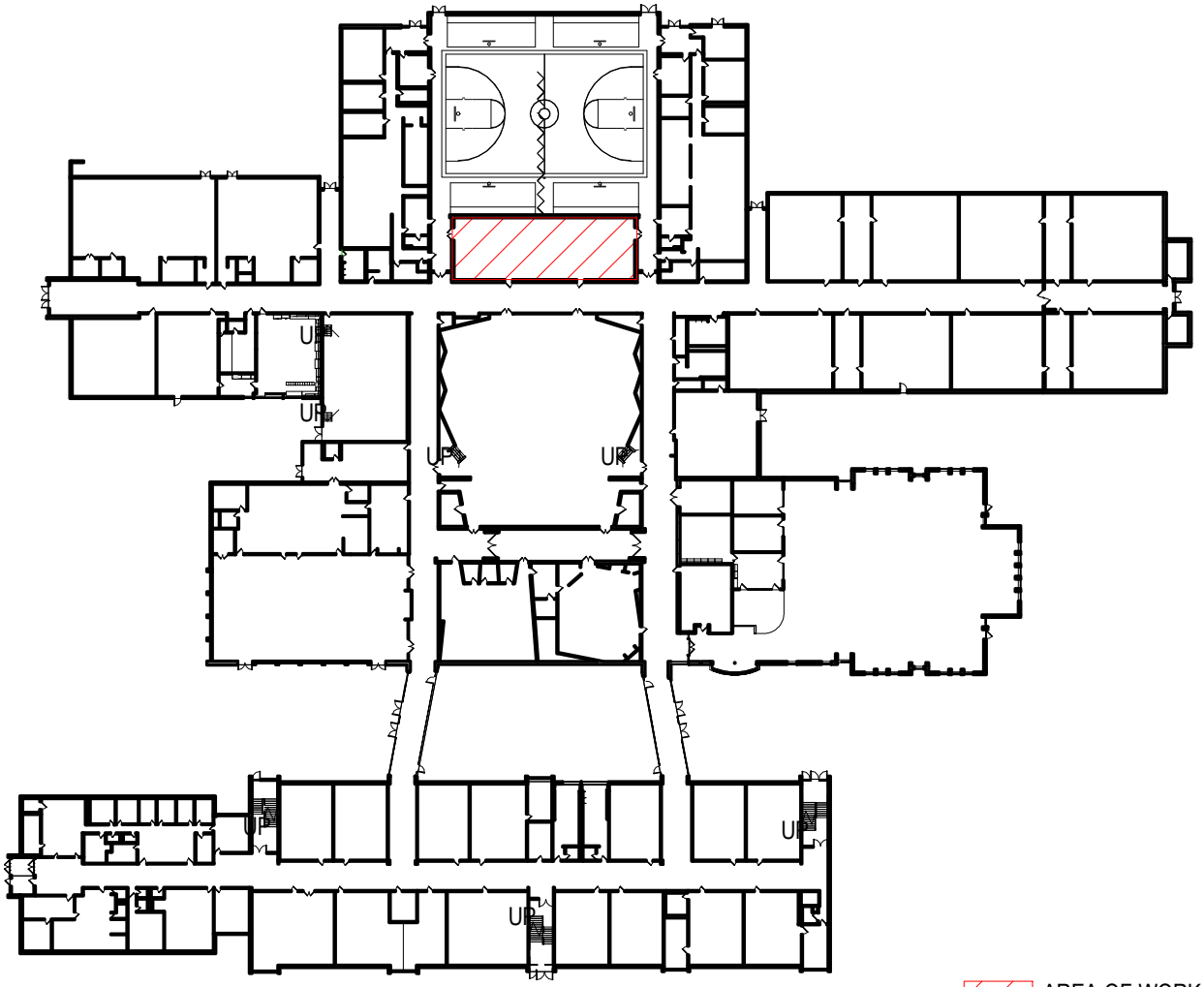

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MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
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NEW WEIGHT ROOM FLOOR

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-26 UMS
2025 RELEASE DATE		
Designer PROJECT MANAGER	JP DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Convert Divider Wall to Solid
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, conversion of the divider wall at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-27

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Convert Divider Wall to Solid					2026
New Interior Partition New Electric	475	$47,500.00		$59,400.00	
Market Escalations		$1,900.00		$2,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$49,400.00**		**$61,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,500.00		$3,100.00	
Construction Contingency		$5,000.00		$6,200.00	
CONTINGENCIES SUBTOTAL		**$7,500.00**		**$9,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$6,800.00		
Bonding / Legal Fees			$600.00		
Permit Fees *(Local Agency Review, if applicable)*			$500.00		
Reimbursables			$500.00		
SOFT COSTS SUBTOTAL			**$8,400.00**		
GROSS BUDGET GRAND TOTAL		**$65,300.00**		**$79,500.00**	

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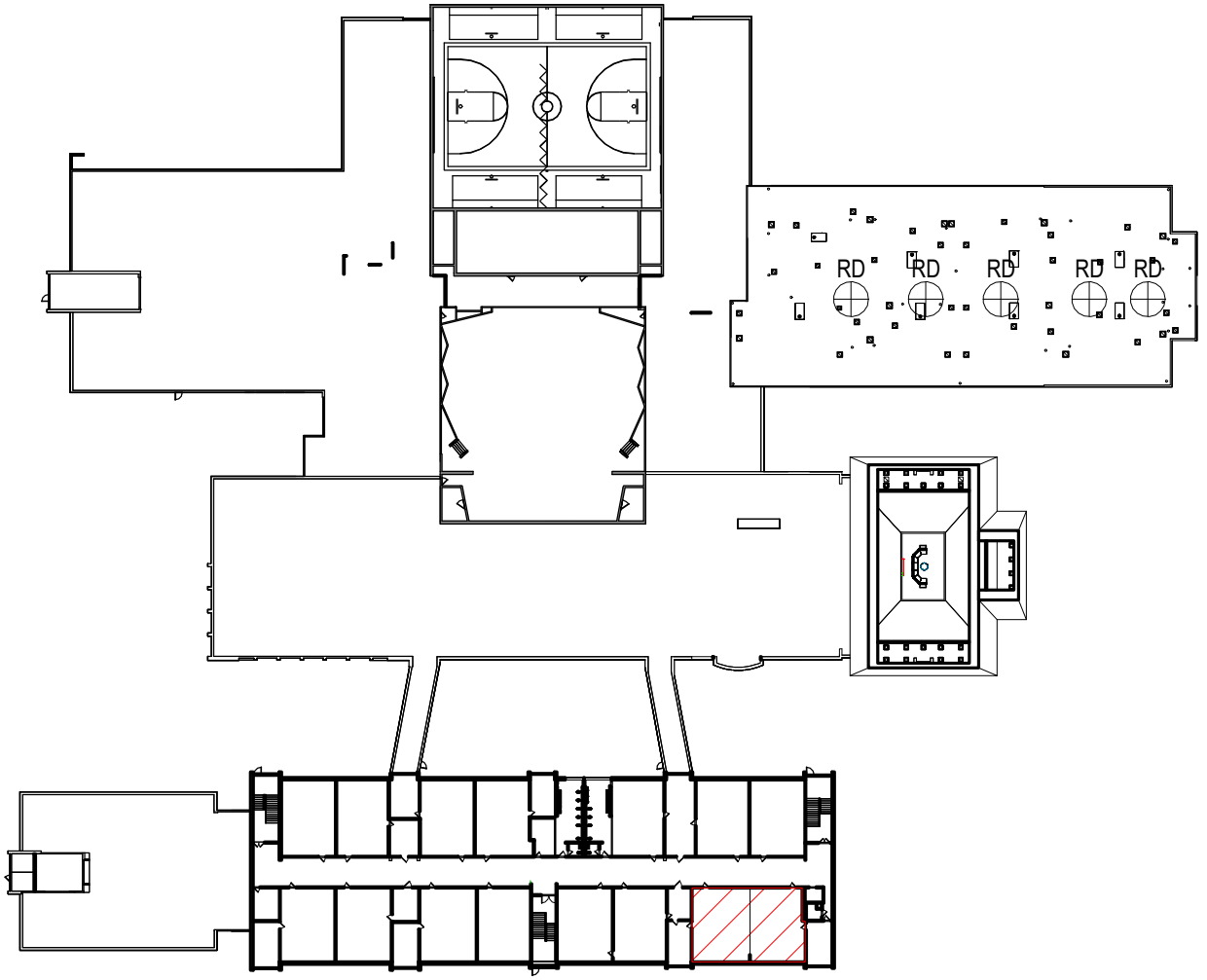

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

WALL DIVIDER CONVERSION

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-27 UMS
2025 RELEASE DATE		
Designer PROJECT MANAGER	JP DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Wood Shop HVAC
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, HVAC upgrades in the wood shop at Upper Middle School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-28

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Wood Shop HVAC					2026
New RTU New Ductwork	1	$300,000.00		$400,000.00	
Market Escalations		$12,000.00		$16,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$312,000.00**		**$416,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$15,600.00		$20,800.00	
Construction Contingency		$31,200.00		$41,600.00	
CONTINGENCIES SUBTOTAL		**$46,800.00**		**$62,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$45,500.00		
Bonding / Legal Fees			$3,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,200.00		
Reimbursables			$3,000.00		
SOFT COSTS SUBTOTAL			**$55,300.00**		
GROSS BUDGET GRAND TOTAL		**$414,100.00**		**$533,700.00**	

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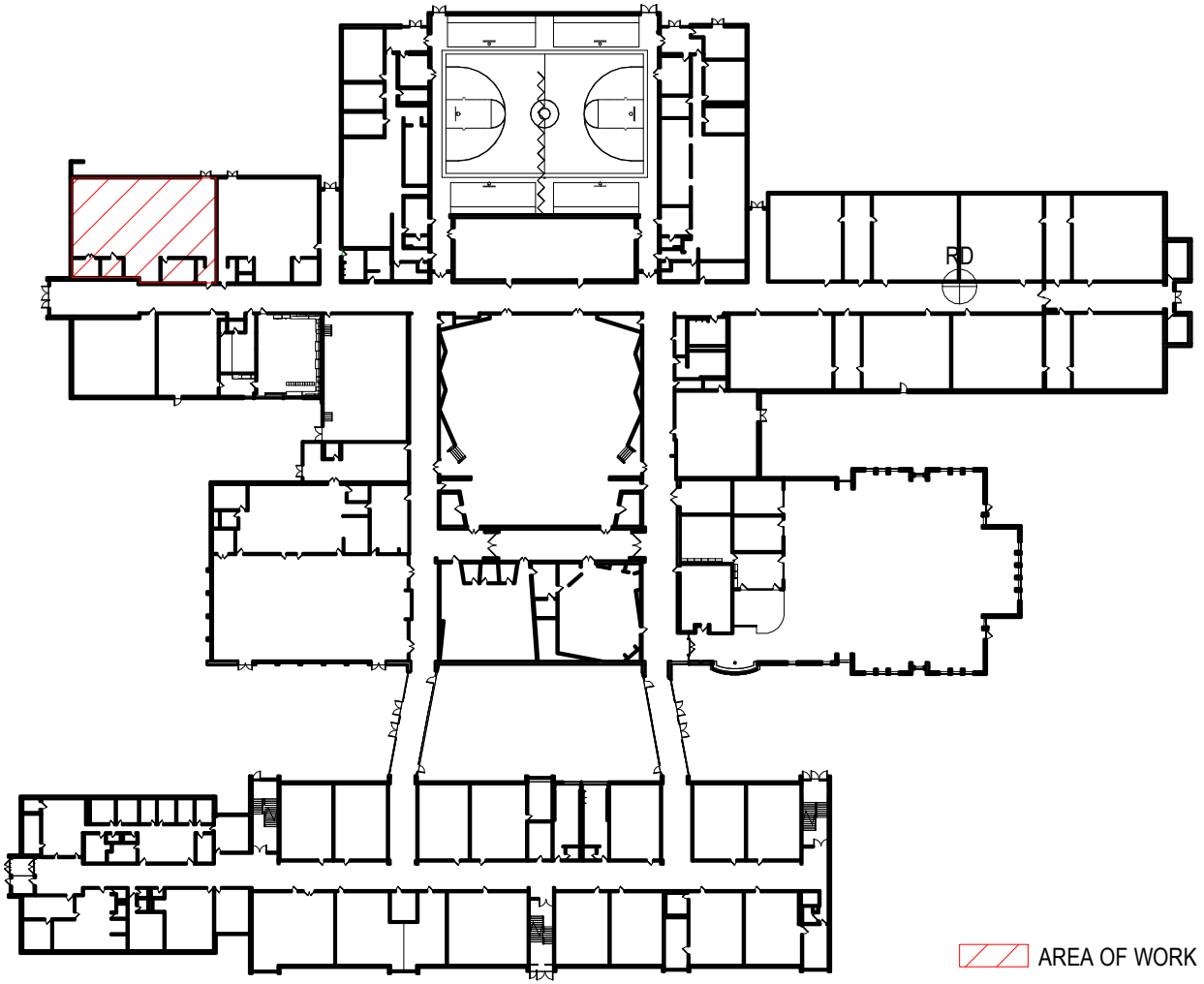

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MONTGOMERY UPPER MIDDLE SCHOOL
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SKILLMAN, NJ 08558

WOODSHOP HVAC

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-28 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Boiler Replacement
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, boiler replacement at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-29

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Boiler Replacement					2026
New Boilers New Pumps New Controls	4	$1,400,000.00		$1,800,000.00	
Market Escalations		$56,000.00		$72,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,456,000.00**		**$1,872,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$72,800.00		$93,600.00	
Construction Contingency		$145,600.00		$187,200.00	
CONTINGENCIES SUBTOTAL		**$218,400.00**		**$280,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$204,600.00		
Bonding / Legal Fees			$16,200.00		
Environmental Consultant Fees *(Abatement, Wetlands, Soils, etc.)*			$5,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$14,100.00		
Reimbursables			$13,300.00		
SOFT COSTS SUBTOTAL			**$253,200.00**		
GROSS BUDGET GRAND TOTAL		**$1,927,600.00**		**$2,406,000.00**	

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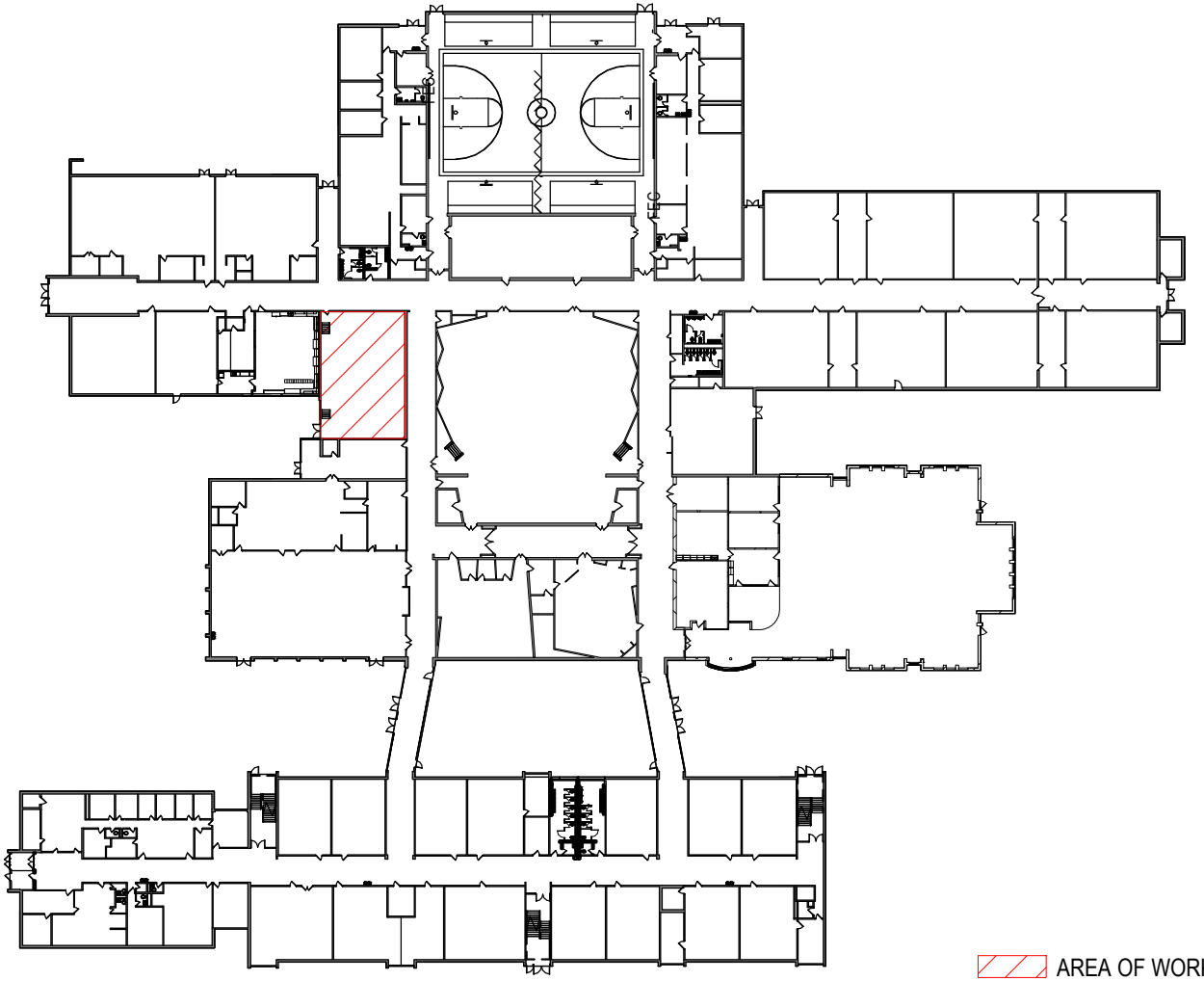

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

BOILER REPLACEMENT

SCALE: 1" = 80'-0"

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2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Infill Classroom Door Sidelight
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacing the hallway door sidelights glass with FRP at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Date: 10/30/2025

Scope Document / Design: SK-30

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Infill Classroom Door Sidelight					2026
Replace Door Sidelights with FRP	1,500	$30,000.00		$45,000.00	
Market Escalations		$1,200.00		$1,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$31,200.00**		**$46,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,600.00		$2,400.00	
Construction Contingency		$3,200.00		$4,700.00	
CONTINGENCIES SUBTOTAL		**$4,800.00**		**$7,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$5,200.00		
Bonding / Legal Fees			$500.00		
Permit Fees *(Local Agency Review, if applicable)*			$400.00		
Reimbursables			$400.00		
SOFT COSTS SUBTOTAL			**$6,500.00**		
GROSS BUDGET GRAND TOTAL		**$42,500.00**		**$60,400.00**	

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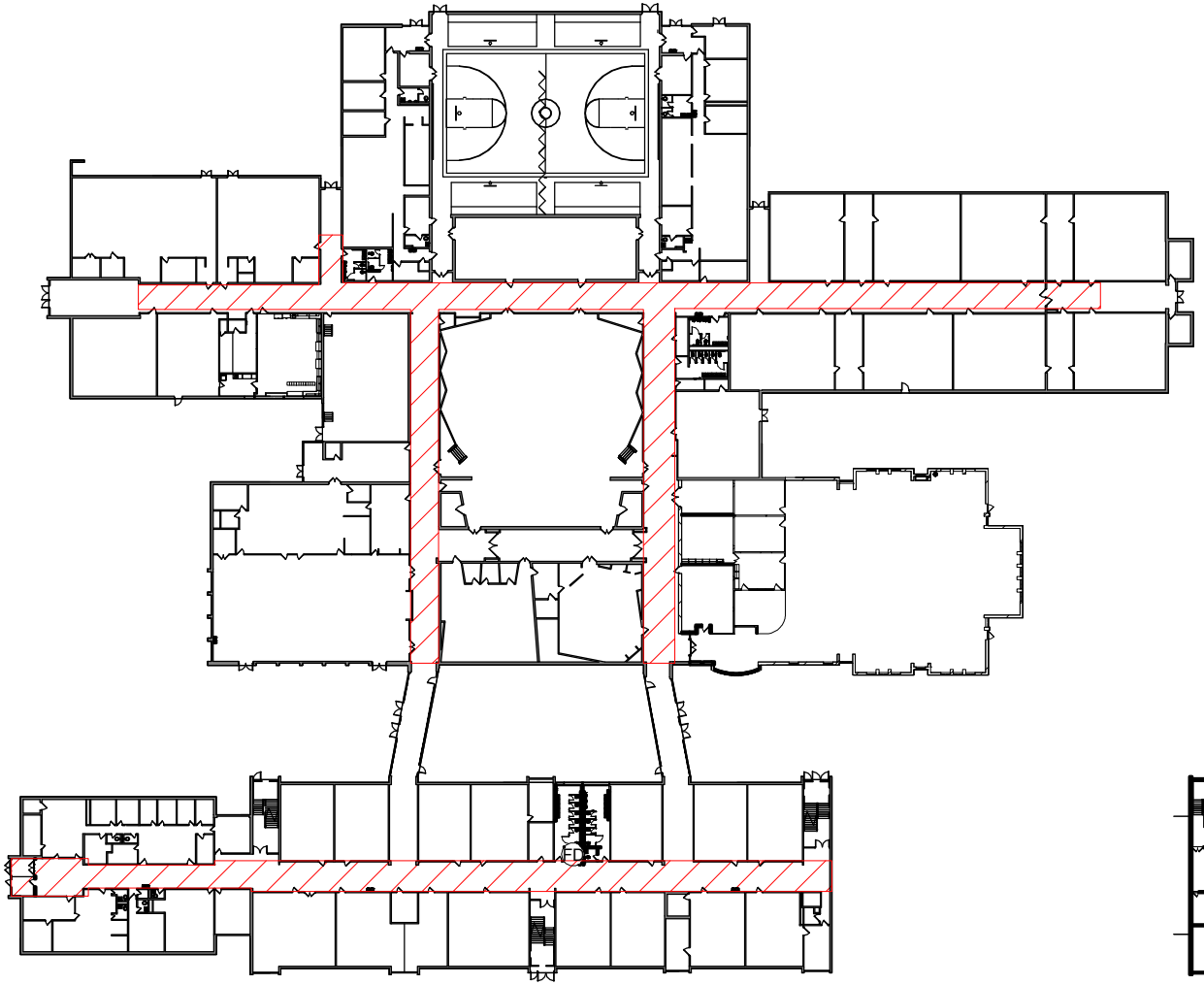
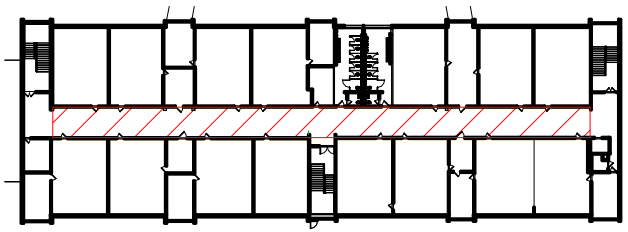


FIRST FLOOR



SECOND FLOOR

AREA OF WORK

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

INFILL CLASSROOM DOOR SIDELIGHTS

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-30 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Remove Hallway Glass
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacing the hallway glass at the main office lobby with FRP Panels

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-31

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Remove Hallway Glass					2026
New FRP Panels	250	$15,000.00		$20,000.00	
Market Escalations		$600.00		$800.00	2026
INFRASTRUCTURE SUBTOTAL		**$15,600.00**		**$20,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$800.00		$1,100.00	
Construction Contingency		$1,600.00		$2,100.00	
CONTINGENCIES SUBTOTAL		**$2,400.00**		**$3,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$2,300.00		
Bonding / Legal Fees			$200.00		
Permit Fees *(Local Agency Review, if applicable)*			$200.00		
Reimbursables			$200.00		
SOFT COSTS SUBTOTAL			**$2,900.00**		
GROSS BUDGET GRAND TOTAL		**$20,900.00**		**$26,900.00**	

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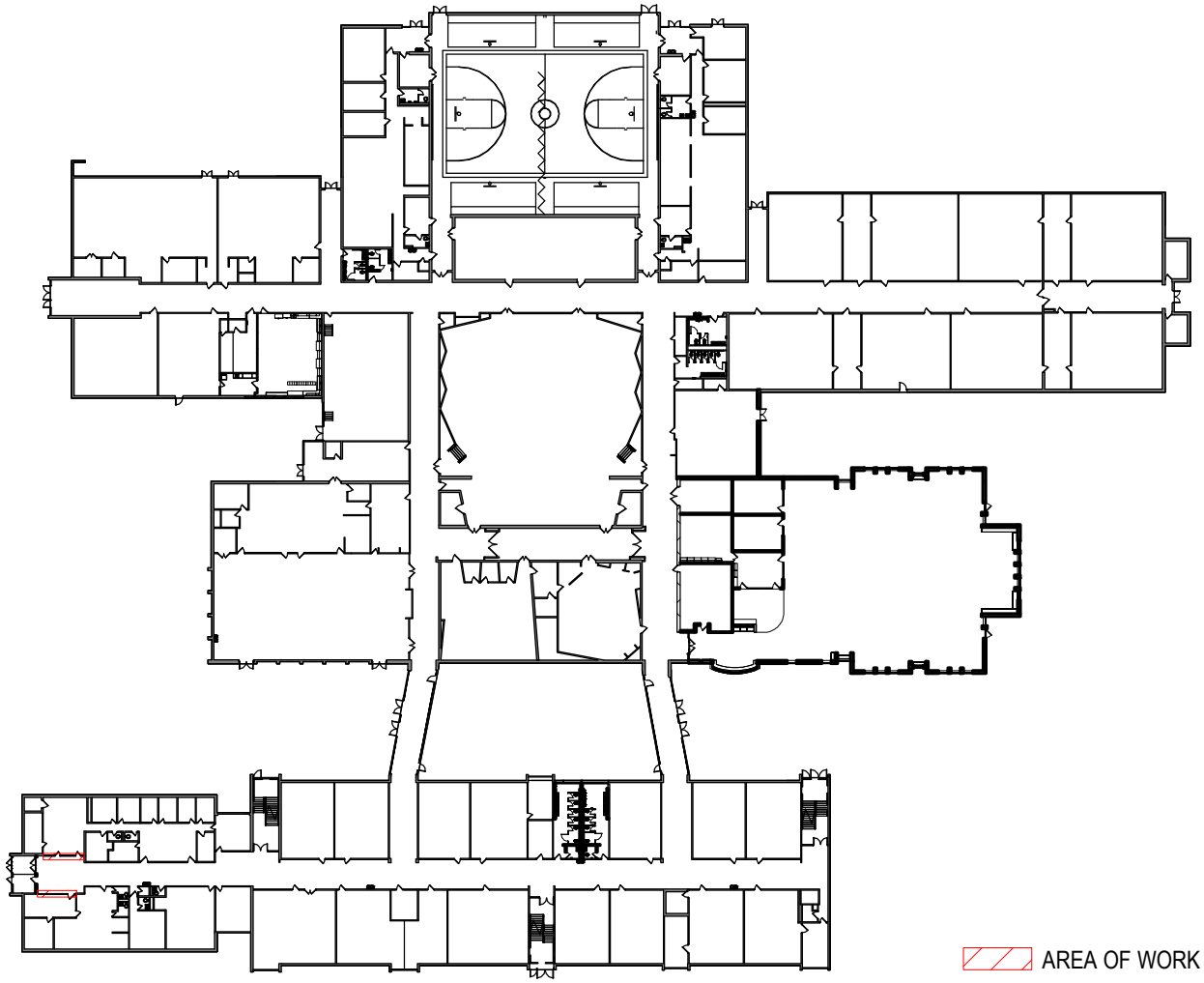

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

REMOVE HALLWAY GLASS

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-31 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Generator Replacement
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of an exisiting generator with new at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-32

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Generator Replacement					2026
Generator Replacement	1	$400,000.00		$500,000.00	
Market Escalations		$16,000.00		$20,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$416,000.00**		**$520,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$20,800.00		$26,000.00	
Construction Contingency		$41,600.00		$52,000.00	
CONTINGENCIES SUBTOTAL		**$62,400.00**		**$78,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$68,200.00		
Bonding / Legal Fees			$5,400.00		
Permit Fees *(Local Agency Review, if applicable)*			$4,700.00		
Reimbursables			$4,500.00		
SOFT COSTS SUBTOTAL			**$82,800.00**		
GROSS BUDGET GRAND TOTAL		**$561,200.00**		**$680,800.00**	

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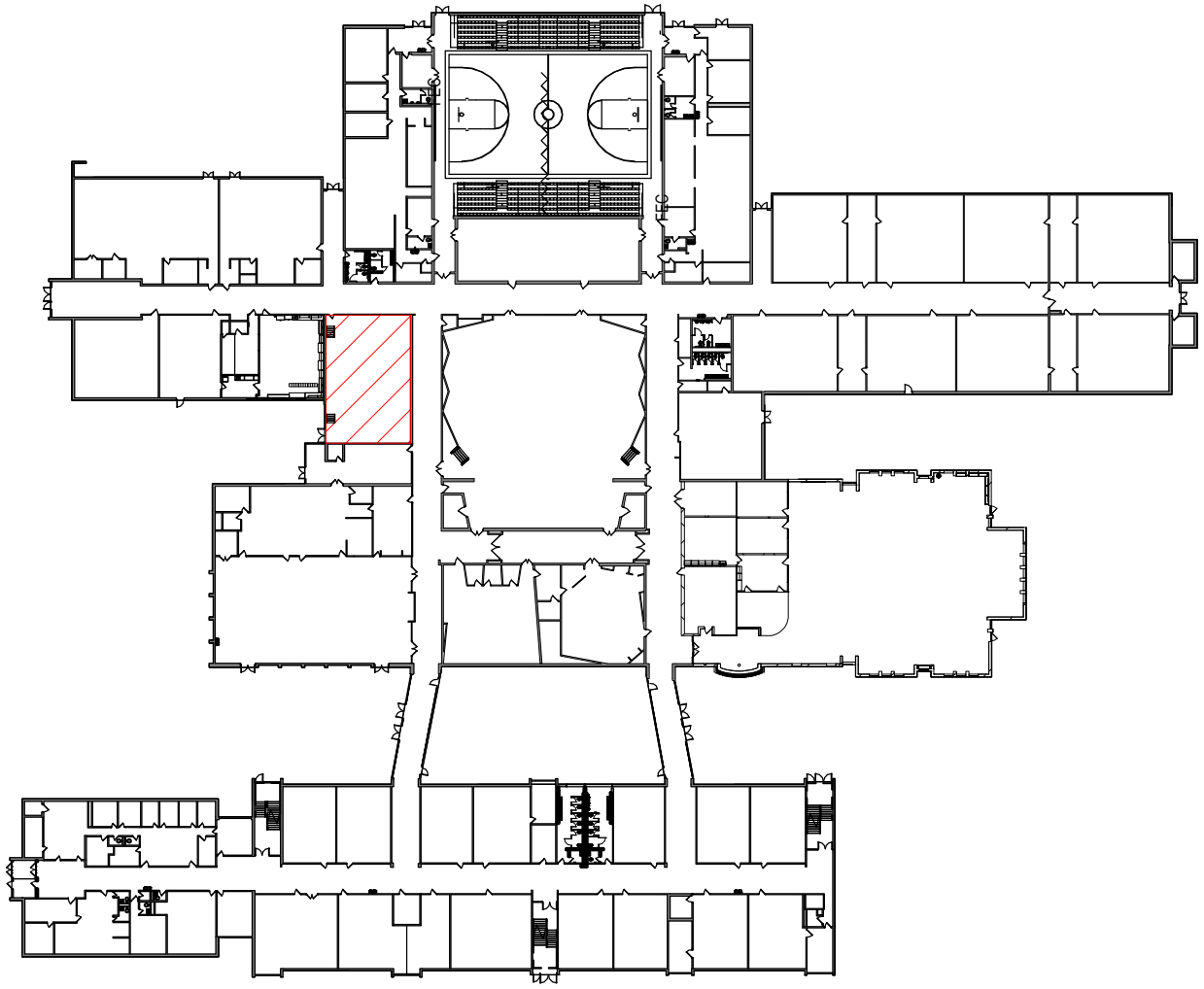

AREA OF WORK

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
375 BURNT HILL RD
SKILLMAN, NJ 08558

GENERATOR REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-32 UMS
2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Acid Tank Replacement
Capital Improvement Plan for Upper Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of existing Acid Tank at Montgomery Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-33

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Acid Tank Replacement					2026
Acid Tank Replacement	6,500	$40,000.00		$50,000.00	
Market Escalations		$1,600.00		$2,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$41,600.00**		**$52,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,100.00		$2,600.00	
Construction Contingency		$4,200.00		$5,200.00	
CONTINGENCIES SUBTOTAL		**$6,300.00**		**$7,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$5,700.00		
Bonding / Legal Fees			$500.00		
Permit Fees *(Local Agency Review, if applicable)*			$400.00		
Reimbursables			$400.00		
SOFT COSTS SUBTOTAL			**$7,000.00**		
GROSS BUDGET GRAND TOTAL		**$54,900.00**		**$66,800.00**	

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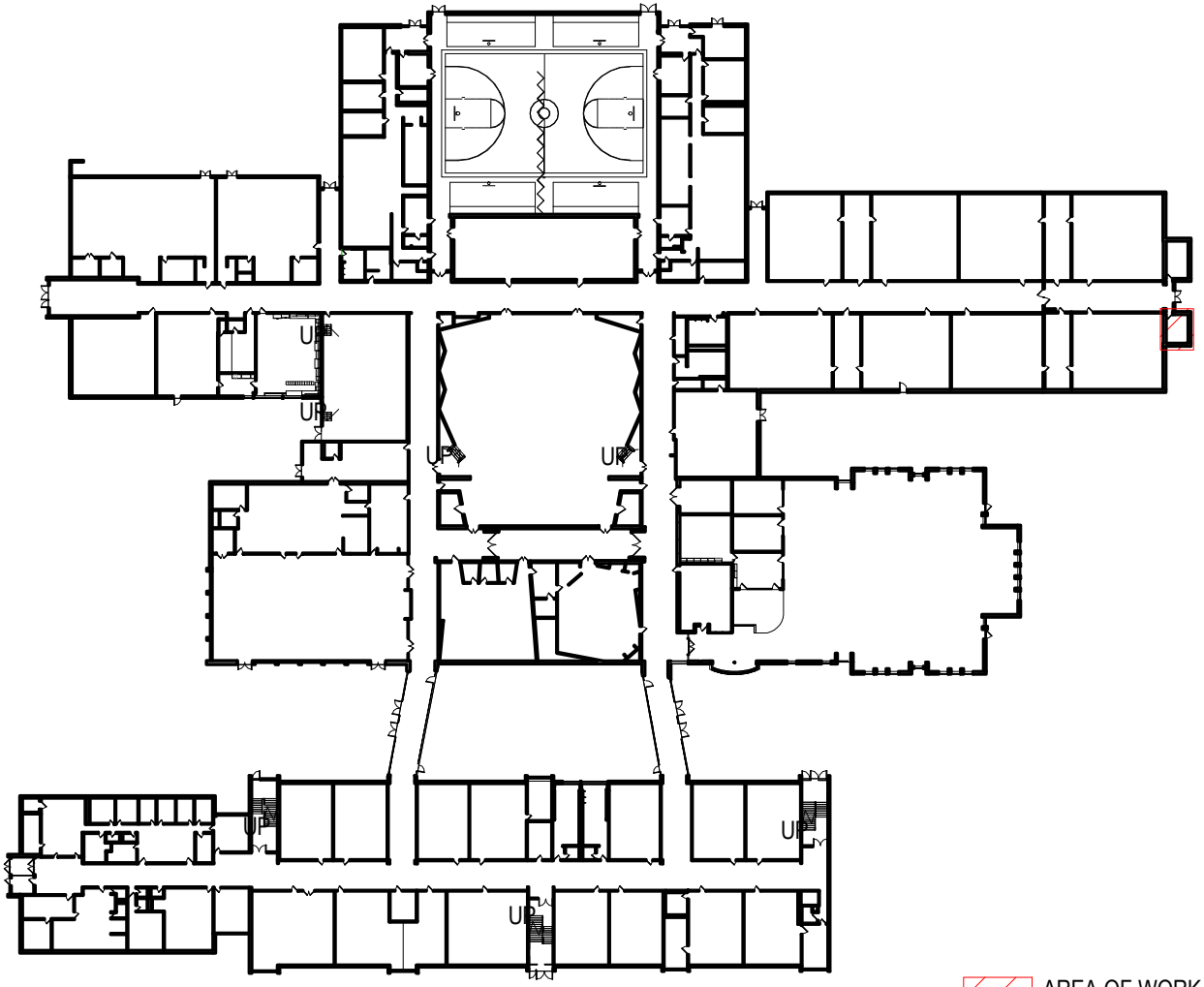

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
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ACID TANK REPLACEMENT

SCALE: 1" = 80'-0"

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2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Upper Middle School
Main Office AHU
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, HVAC upgrades in the Main Office at Upper Middle School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-34

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Main Office AHU					2026
New AHU	1	$300,000.00		$400,000.00	
Market Escalations		$12,000.00		$16,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$312,000.00**		**$416,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$15,600.00		$20,800.00	
Construction Contingency		$31,200.00		$41,600.00	
CONTINGENCIES SUBTOTAL		**$46,800.00**		**$62,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$45,500.00		
Bonding / Legal Fees			$3,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,200.00		
Reimbursables			$3,000.00		
SOFT COSTS SUBTOTAL			**$55,300.00**		
GROSS BUDGET GRAND TOTAL		**$414,100.00**		**$533,700.00**	

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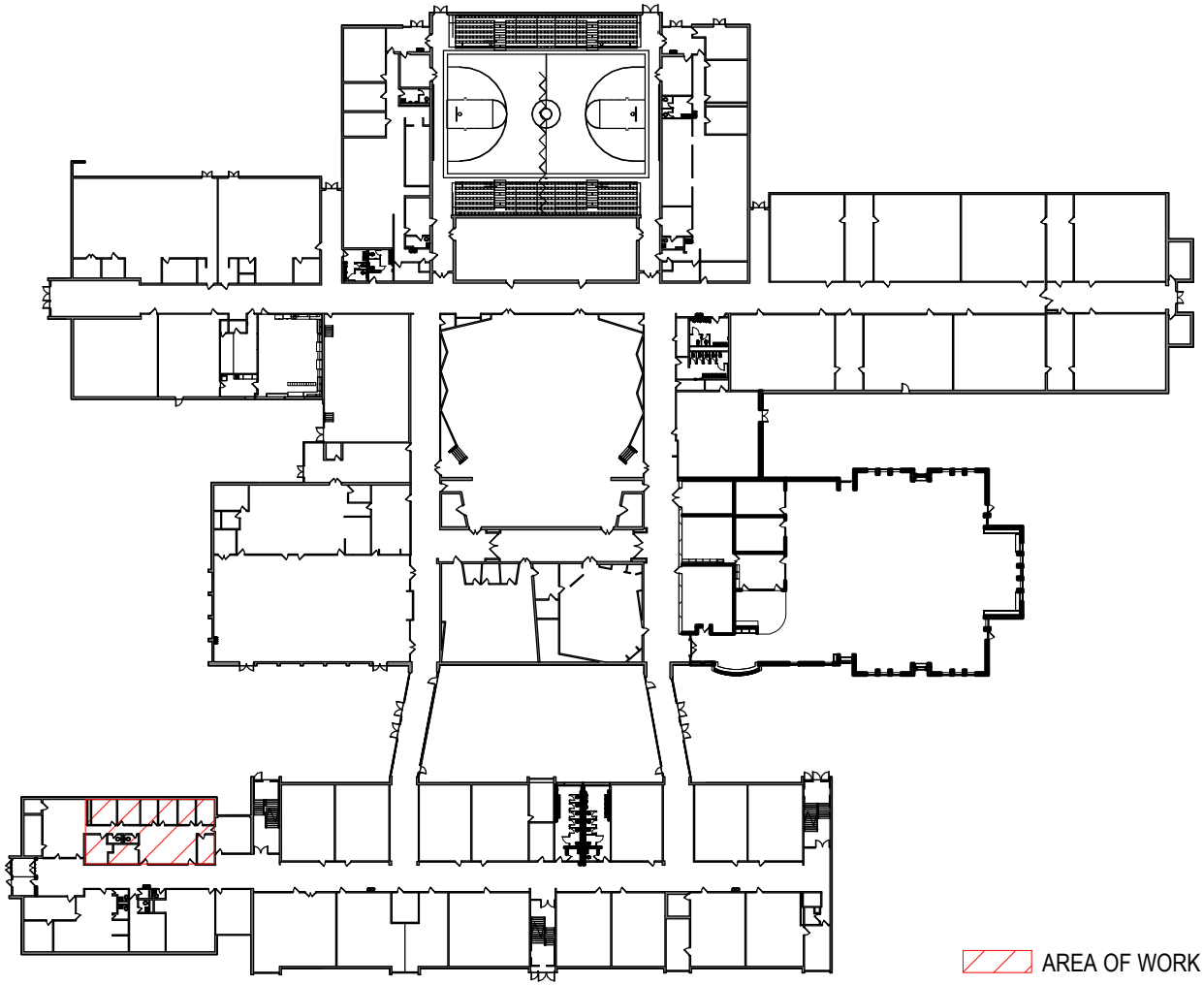

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MONTGOMERY UPPER MIDDLE SCHOOL
MONTGOMERY BOARD OF EDUCATION
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NEW AIR HANDLING UNIT AT MAIN OFFICE

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-34 UMS
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Project Cost Estimate Breakdown

For the proposed work at the:

CAPITAL IMPROVEMENT PLANS AT MONTGOMERY LOWER MIDDLE SCHOOL

PSA Project Number: **10184**

For the

MONTGOMERY TOWNSHIP BOARD OF EDUCATION

December 3-2025

Issuance PSA: 10184 MONTGOMERY TOWNSHIP BOE Projects Cost Breakdown

#	Scope Of Work	Construction	Market Escalation	Infrastructure Subtotal	Required Contingencies Subtotal	Hard Costs Subtotal	Soft Cost Subtotal	Grand Total
CAPITAL IMPROVEMENT PLANS AT MONTGOMERY LOWER MIDDLE SCHOOL								
1	Security Upgrades	$ 15,000.00	$ 600.00	$ 15,600.00	$ 2,400.00	$ 18,000.00	$ 2,400.00	$ 20,400.00
2	Asphalt Replacement	$ 2,550,000.00	$ 102,000.00	$ 2,652,000.00	$ 397,800.00	$ 3,049,800.00	$ 361,500.00	$ 3,411,300.00
3	Concrete Sidewalk	$ 528,000.00	$ 21,200.00	$ 549,200.00	$ 82,500.00	$ 631,700.00	$ 83,100.00	$ 714,800.00
4	Playground Installation	$ 299,200.00	$ 12,000.00	$ 311,200.00	$ 46,800.00	$ 358,000.00	$ 56,500.00	$ 414,500.00
5	Entrance Canopy	$ 45,000.00	$ 1,800.00	$ 46,800.00	$ 7,100.00	$ 53,900.00	$ 6,500.00	$ 60,400.00
6	Brick Repointing	$ 200,000.00	$ 8,000.00	$ 208,000.00	$ 31,200.00	$ 239,200.00	$ 27,700.00	$ 266,900.00
7	Chiller Replacement	$ 500,000.00	$ 20,000.00	$ 520,000.00	$ 78,000.00	$ 598,000.00	$ 41,500.00	$ 639,500.00
8	Boiler Replacement	$ 1,200,000.00	$ 48,000.00	$ 1,248,000.00	$ 187,200.00	$ 1,435,200.00	$ 167,500.00	$ 1,602,700.00
9	Generator Replacement	$ 500,000.00	$ 20,000.00	$ 520,000.00	$ 78,000.00	$ 598,000.00	$ 69,000.00	$ 667,000.00
10	Stage Door Replacement	$ 12,000.00	$ 500.00	$ 12,500.00	$ 2,000.00	$ 14,500.00	$ 1,800.00	$ 16,300.00
11	B&C Pod Carpet	$ 274,000.00	$ 11,000.00	$ 285,000.00	$ 42,800.00	$ 327,800.00	$ 38,000.00	$ 365,800.00
12	Ceiling Tile Replacement	$ 1,125,000.00	$ 45,000.00	$ 1,170,000.00	$ 175,500.00	$ 1,345,500.00	$ 155,200.00	$ 1,500,700.00
13	Wood Shop Conversion	$ 630,000.00	$ 25,200.00	$ 655,200.00	$ 98,400.00	$ 753,600.00	$ 87,000.00	$ 840,600.00
14	Home Economics	$ 32,500.00	$ 1,300.00	$ 33,800.00	$ 5,100.00	$ 38,900.00	$ 6,600.00	$ 45,500.00
15	Gym Bleacher	$ 300,000.00	$ 12,000.00	$ 312,000.00	$ 46,800.00	$ 358,800.00	$ 165,500.00	$ 524,300.00
16	Band and Choral Carpet	$ 44,500.00	$ 1,800.00	$ 46,300.00	$ 7,100.00	$ 53,400.00	$ 6,400.00	$ 59,800.00
17	Clock & PA System	$ 529,200.00	$ 21,200.00	$ 550,400.00	$ 82,700.00	$ 633,100.00	$ 73,200.00	$ 706,300.00
18	Door Hardware	$ 474,000.00	$ 19,000.00	$ 493,000.00	$ 74,000.00	$ 567,000.00	$ 65,500.00	$ 632,500.00
19	Restroom Renovations	$ 1,310,000.00	$ 52,400.00	$ 1,902,400.00	$ 285,500.00	$ 2,187,900.00	$ 252,300.00	$ 2,440,200.00
20	Gym Renovations	$ 2,543,800.00	$ 101,800.00	$ 2,645,600.00	$ 396,900.00	$ 3,042,500.00	$ 350,700.00	$ 3,393,200.00
21	Locker Room Renovations	$ 1,096,700.00	$ 43,900.00	$ 1,140,600.00	$ 171,200.00	$ 1,311,800.00	$ 151,400.00	$ 1,463,200.00
22	New security camera system	$ 395,600.00	$ 15,900.00	$ 411,500.00	$ 61,800.00	$ 473,300.00	$ 54,700.00	$ 528,000.00
23	Restroom exhaust fans	$ 280,000.00	$ 11,200.00	$ 291,200.00	$ 43,800.00	$ 335,000.00	$ 38,800.00	$ 373,800.00
24	Driveway Lighting	$ 255,000.00	$ 10,200.00	$ 265,200.00	$ 39,900.00	$ 305,100.00	$ 35,200.00	$ 340,300.00
25	Asphalt Repair at Solar Columr	$ 135,000.00	$ 5,400.00	$ 140,400.00	$ 21,200.00	$ 161,600.00	$ 18,900.00	$ 180,500.00
26	Courtyard Concrete	$ 260,000.00	$ 10,400.00	$ 270,400.00	$ 40,700.00	$ 311,100.00	$ 36,100.00	$ 347,200.00
27	Locker Replacement	$ 837,000.00	$ 33,500.00	$ 870,500.00	$ 130,700.00	$ 1,001,200.00	$ 115,600.00	$ 1,116,800.00
28	Classroom Flooring	$ 89,500.00	$ 3,600.00	$ 93,100.00	$ 14,100.00	$ 107,200.00	$ 12,500.00	$ 119,700.00
29	Main Office and CST Renovatic	$ 994,800.00	$ 39,800.00	$ 1,034,600.00	$ 155,300.00	$ 1,189,900.00	$ 137,300.00	$ 1,327,200.00
30	New Lockers in main hallway	$ 90,000.00	$ 3,600.00	$ 93,600.00	$ 14,100.00	$ 107,700.00	$ 12,700.00	$ 120,400.00
	Sub Total:	$ 17,545,800.00	$ 702,300.00	$ 18,788,100.00	$ 2,820,600.00	$ 21,608,700.00	$ 2,631,100.00	$ 24,239,800.00

MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Security Upgrades
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to a security vestibules at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: SECURITY VESTIBULE

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.01

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Security Upgrades					2026
New door hardware and access controls	150	$12,000.00		$15,000.00	
Market Escalations		$500.00		$600.00	2026
INFRASTRUCTURE SUBTOTAL		**$12,500.00**		**$15,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$700.00		$800.00	
Construction Contingency		$1,300.00		$1,600.00	
CONTINGENCIES SUBTOTAL		**$2,000.00**		**$2,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$1,800.00		
Bonding / Legal Fees			$200.00		
Permit Fees *(Local Agency Review, if applicable)*			$200.00		
Reimbursables			$200.00		
SOFT COSTS SUBTOTAL			**$2,400.00**		
GROSS BUDGET GRAND TOTAL		**$16,900.00**		**$20,400.00**	

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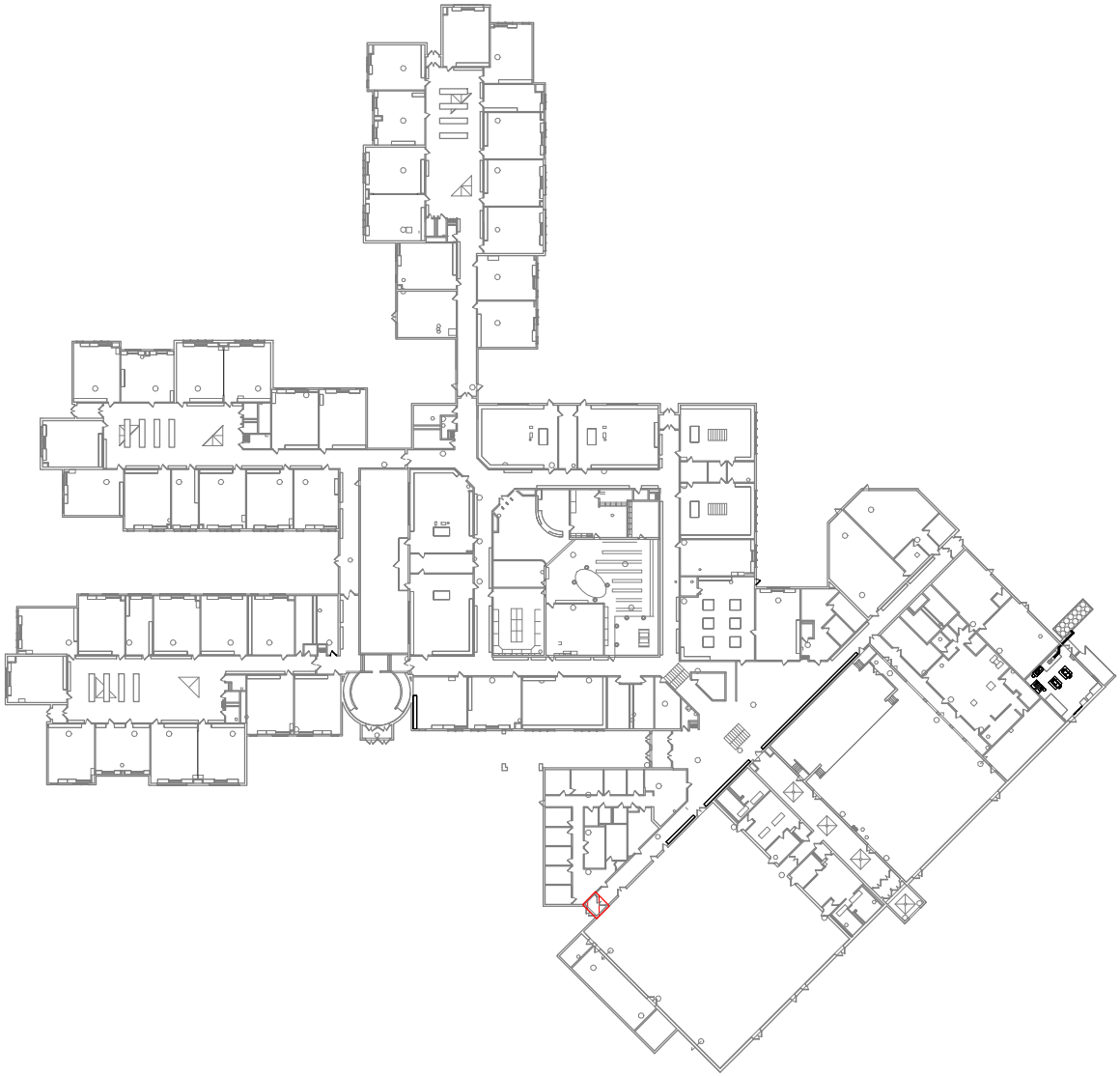

AREA OF WORK

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MONTGOMERY BOARD OF EDUCATION
MONTGOMERY LOWER MIDDLE SCHOOL
373 BURNT HILL RD
SKILLMAN, NJ 08558

LOWER MIDDLE SCHOOL SECURITY VESTIBULE

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.01 LMS
10/30/2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Asphalt Replacement
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to repaving the existing parking lot at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: PARKING LOT RESURFACING

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.02

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Asphalt Replacement					2026
Mill and pave parking lot and driveways	170,000	$1,700,000.00		$2,550,000.00	
Market Escalations		$68,000.00		$102,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,768,000.00**		**$2,652,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$88,400.00		$132,600.00	
Construction Contingency		$176,800.00		$265,200.00	
CONTINGENCIES SUBTOTAL		**$265,200.00**		**$397,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$289,800.00		
Bonding / Legal Fees			$22,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$19,900.00		
Reimbursables			$18,900.00		
Boundary Survey / Topography			$10,000.00		
SOFT COSTS SUBTOTAL			**$361,500.00**		
GROSS BUDGET GRAND TOTAL		**$2,394,700.00**		**$3,411,300.00**	

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PARKING LOT ASPHALT RESURFACING

SCALE: 1" = 200'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.02 LMS
10/30/2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Concrete Sidewalk
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing concrete sidewalk with new at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: CONCRETE SIDEWALK REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.03

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Concrete Sidewalk					2026
Concrete Sidewalk Replacement	13,200	$462,000.00		$528,000.00	
Market Escalations		$18,500.00		$21,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$480,500.00**		**$549,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$24,100.00		$27,500.00	
Construction Contingency		$48,100.00		$55,000.00	
CONTINGENCIES SUBTOTAL		**$72,200.00**		**$82,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$60,100.00		
Bonding / Legal Fees			$4,800.00		
Permit Fees *(Local Agency Review, if applicable)*			$4,200.00		
Reimbursables			$4,000.00		
Boundary Survey / Topography			$10,000.00		
SOFT COSTS SUBTOTAL			**$83,100.00**		
GROSS BUDGET GRAND TOTAL		**$635,800.00**		**$714,800.00**	

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CONCRETE SIDEWALK REPLACEMENT

SCALE: 1/4" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.03 LMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Playground Installation
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the installation of a new playground at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: NEW PLAYGROUND

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.04

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Playground Installation					2026
New 6th grade playground	4,400	$198,000.00		$299,200.00	
Associated stormwater management					
Market Escalations		$8,000.00		$12,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$206,000.00**		**$311,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$10,300.00		$15,600.00	
Construction Contingency		$20,600.00		$31,200.00	
CONTINGENCIES SUBTOTAL		**$30,900.00**		**$46,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$34,100.00		
Bonding / Legal Fees			$2,700.00		
Environmental Consultant Fees *(Abatement, Wetlands, Soils, etc.)*			$5,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,400.00		
Reimbursables			$2,300.00		
Boundary Survey / Topography			$10,000.00		
SOFT COSTS SUBTOTAL			**$56,500.00**		
GROSS BUDGET GRAND TOTAL		**$293,400.00**		**$414,500.00**	

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NEW PLAYGROUND

SCALE: 1/4" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.04 LMS
10/30/2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Entrance Canopy
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing entrance canopy with new at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: ENTRANCE CANOPY REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.05

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Entrance Canopy					2026
Entrance Canopy Replacement	300	$30,000.00		$45,000.00	
Market Escalations		$1,200.00		$1,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$31,200.00**		**$46,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,600.00		$2,400.00	
Construction Contingency		$3,200.00		$4,700.00	
CONTINGENCIES SUBTOTAL		**$4,800.00**		**$7,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$5,200.00		
Bonding / Legal Fees			$500.00		
Permit Fees *(Local Agency Review, if applicable)*			$400.00		
Reimbursables			$400.00		
SOFT COSTS SUBTOTAL			**$6,500.00**		
GROSS BUDGET GRAND TOTAL		**$42,500.00**		**$60,400.00**	

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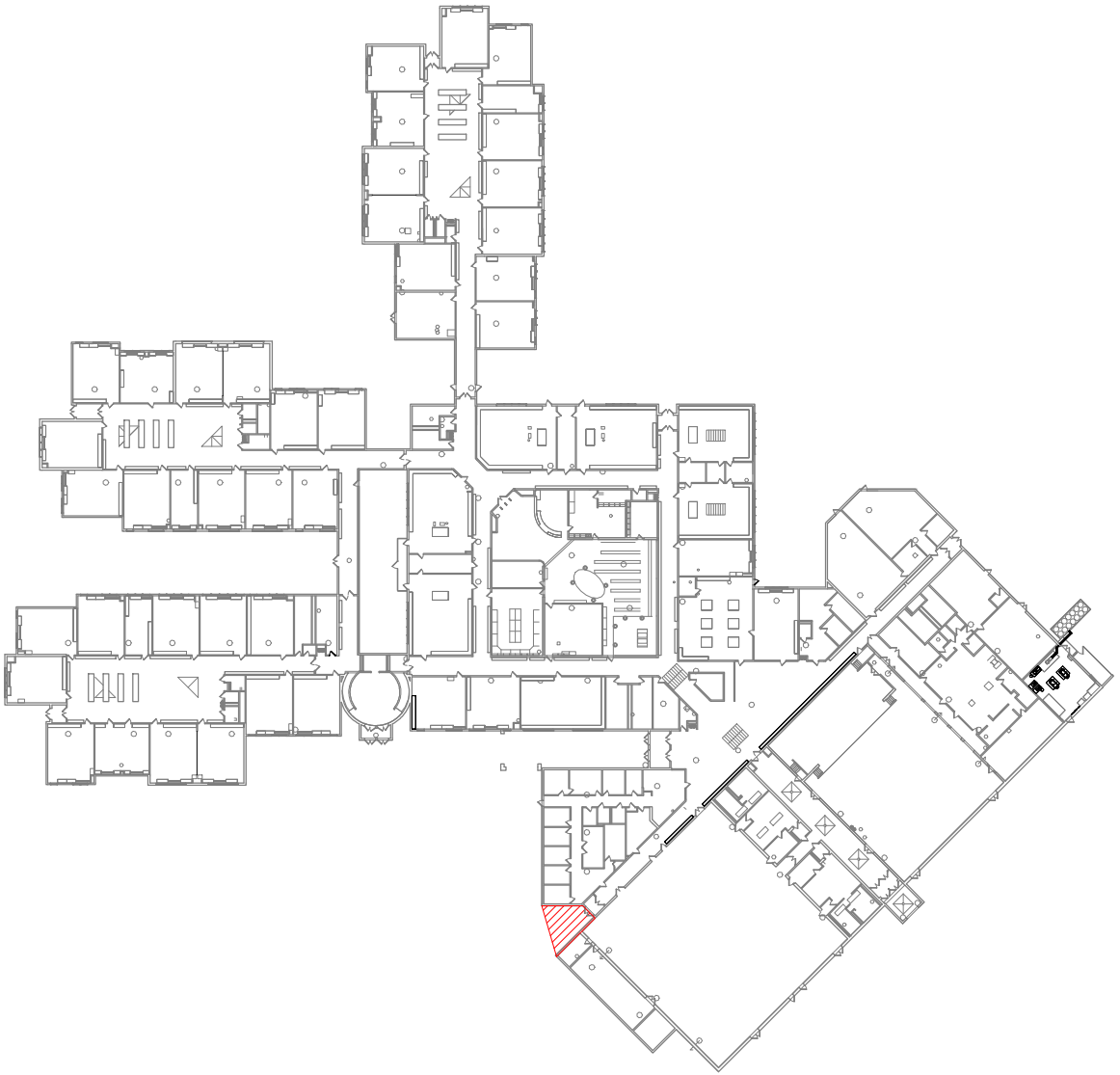

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ENTRANCE CANOPY REPLACEMENT

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Brick Repointing
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the repointing of the existing brick façade at Montgomery Lower Middle School.

ORDER OF MAGNITUDE BUDGET: BRICK REPOINTING

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.06

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Brick Repointing					2026
Brick repair and repointing, mortar replacement, etc.	4,000	$180,000.00		$200,000.00	
Market Escalations		$7,200.00		$8,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$187,200.00**		**$208,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$9,400.00		$10,400.00	
Construction Contingency		$18,800.00		$20,800.00	
CONTINGENCIES SUBTOTAL		**$28,200.00**		**$31,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$22,800.00		
Bonding / Legal Fees			$1,800.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,600.00		
Reimbursables			$1,500.00		
SOFT COSTS SUBTOTAL			**$27,700.00**		
GROSS BUDGET GRAND TOTAL		**$243,100.00**		**$266,900.00**	

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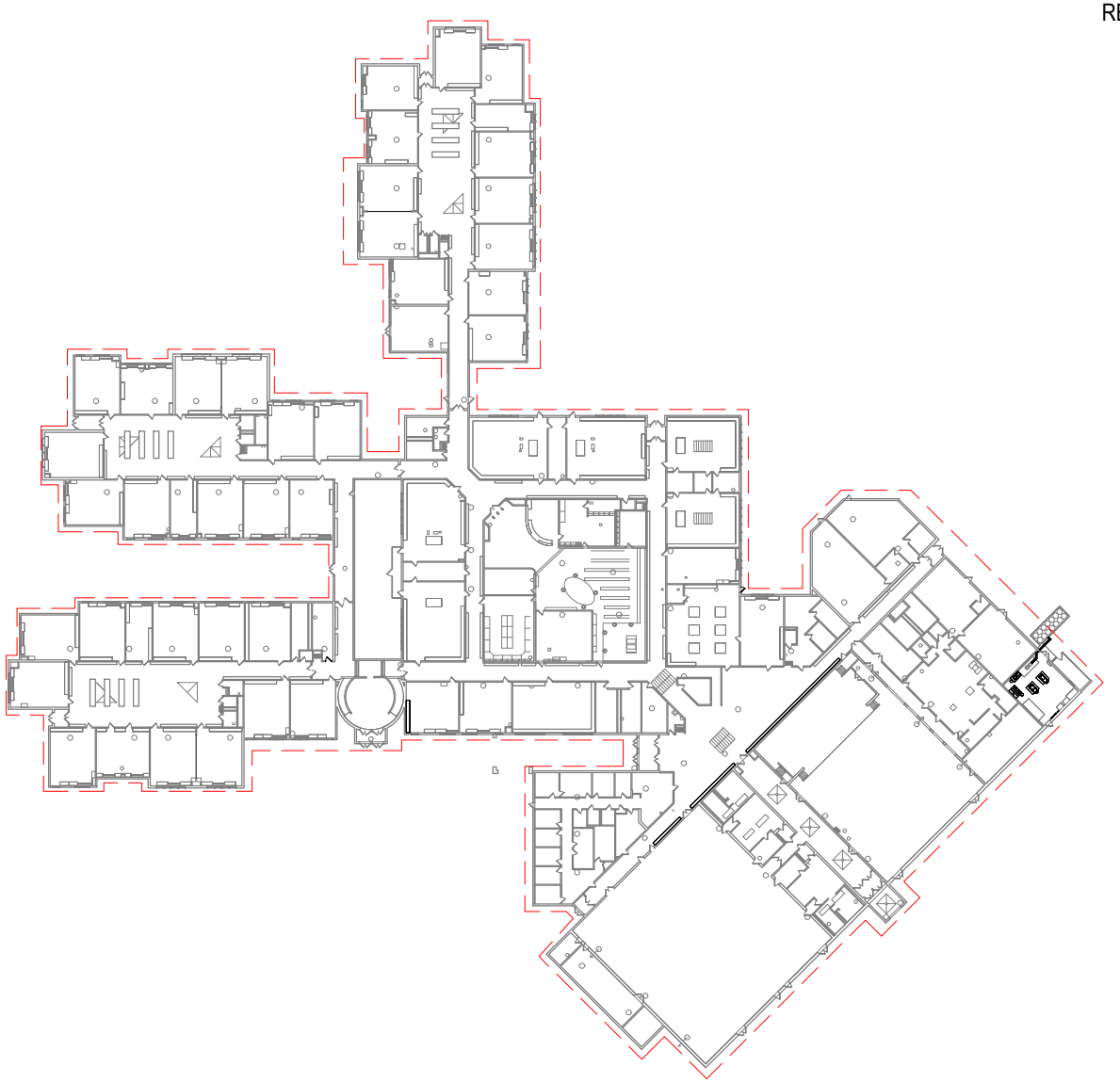
NOTE: Additional information is required to provide complete estimate.

*ADDITIONAL INFORMATION
REGARDING SCOPE IS REQUIRED.



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BRICK REPOINTING

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.06 LMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Chiller Replacement
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing chiller with new at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: CHILLER REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.07

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Chiller Replacement					2026
Chiller Replacement	1	$350,000.00		$500,000.00	
Market Escalations		$14,000.00		$20,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$364,000.00**		**$520,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$18,200.00		$26,000.00	
Construction Contingency		$36,400.00		$52,000.00	
CONTINGENCIES SUBTOTAL		**$54,600.00**		**$78,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$34,100.00		
Bonding / Legal Fees			$2,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,400.00		
Reimbursables			$2,300.00		
SOFT COSTS SUBTOTAL			**$41,500.00**		
GROSS BUDGET GRAND TOTAL		**$460,100.00**		**$639,500.00**	

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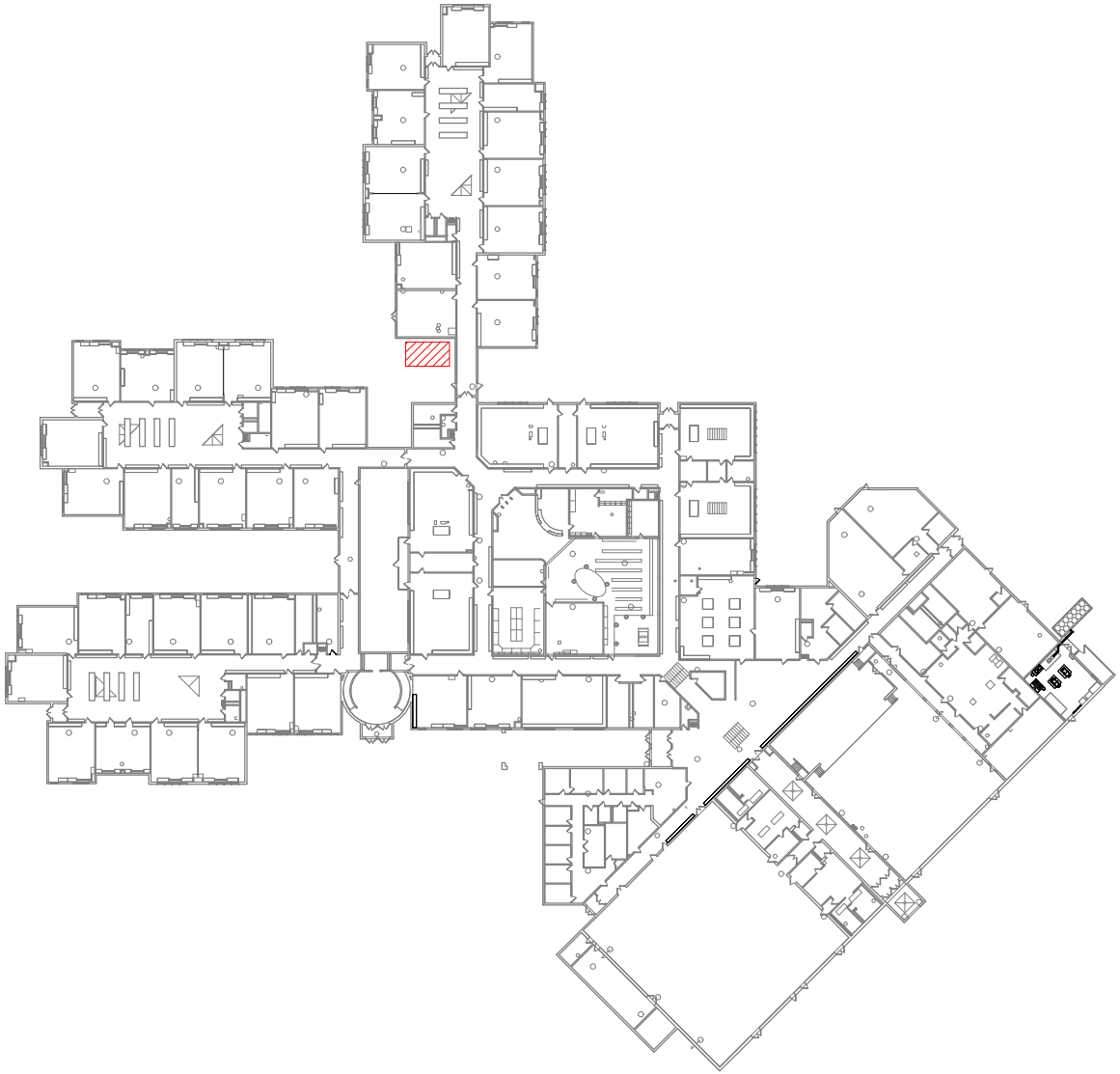

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CHILLER REPLACEMENT

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.07 LMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Boiler Replacement
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, the replacement of the existing boiler with new at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: BOILER REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.08

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Boiler Replacement					2026
New Boilers	815	$800,000.00		$1,200,000.00	
New pumps, controls, and associated equipment				$0.00	
				$0.00	
Market Escalations		$32,000.00		$48,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$832,000.00**		**$1,248,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$41,600.00		$62,400.00	
Construction Contingency		$83,200.00		$124,800.00	
CONTINGENCIES SUBTOTAL		**$124,800.00**		**$187,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$136,400.00		
Bonding / Legal Fees			$10,800.00		
Environmental Consultant Fees *(Abatement, Wetlands, Soils, etc.)*			$2,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$9,400.00		
Reimbursables			$8,900.00		
SOFT COSTS SUBTOTAL			**$167,500.00**		
GROSS BUDGET GRAND TOTAL		**$1,124,300.00**		**$1,602,700.00**	

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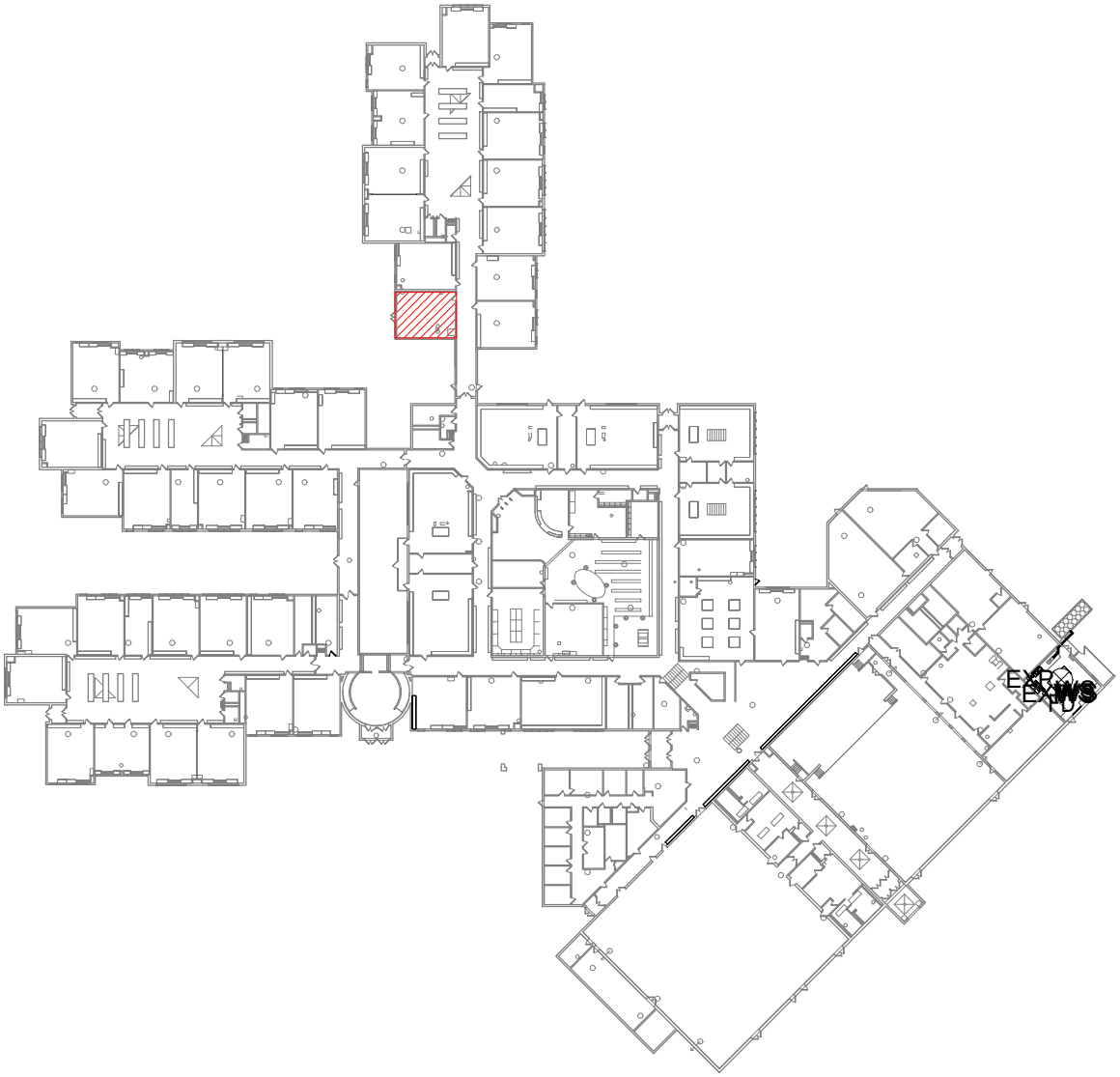

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MONTGOMERY LOWER MIDDLE SCHOOL
373 BURNT HILL RD
SKILLMAN, NJ 08558

BOILER REPLACEMENT

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.08 LMS
10/30/2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Generator Replacement
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing generator with new at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: GENERATOR REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.09

Design Date: October 30, 2025

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GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Generator Replacement					2026
New Generator **New Controls**	1	$400,000.00		$500,000.00	
Market Escalations		$16,000.00		$20,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$416,000.00**		**$520,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$20,800.00		$26,000.00	
Construction Contingency		$41,600.00		$52,000.00	
CONTINGENCIES SUBTOTAL		**$62,400.00**		**$78,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$56,900.00		
Bonding / Legal Fees			$4,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,900.00		
Reimbursables			$3,700.00		
SOFT COSTS SUBTOTAL			**$69,000.00**		
GROSS BUDGET GRAND TOTAL		**$547,400.00**		**$667,000.00**	

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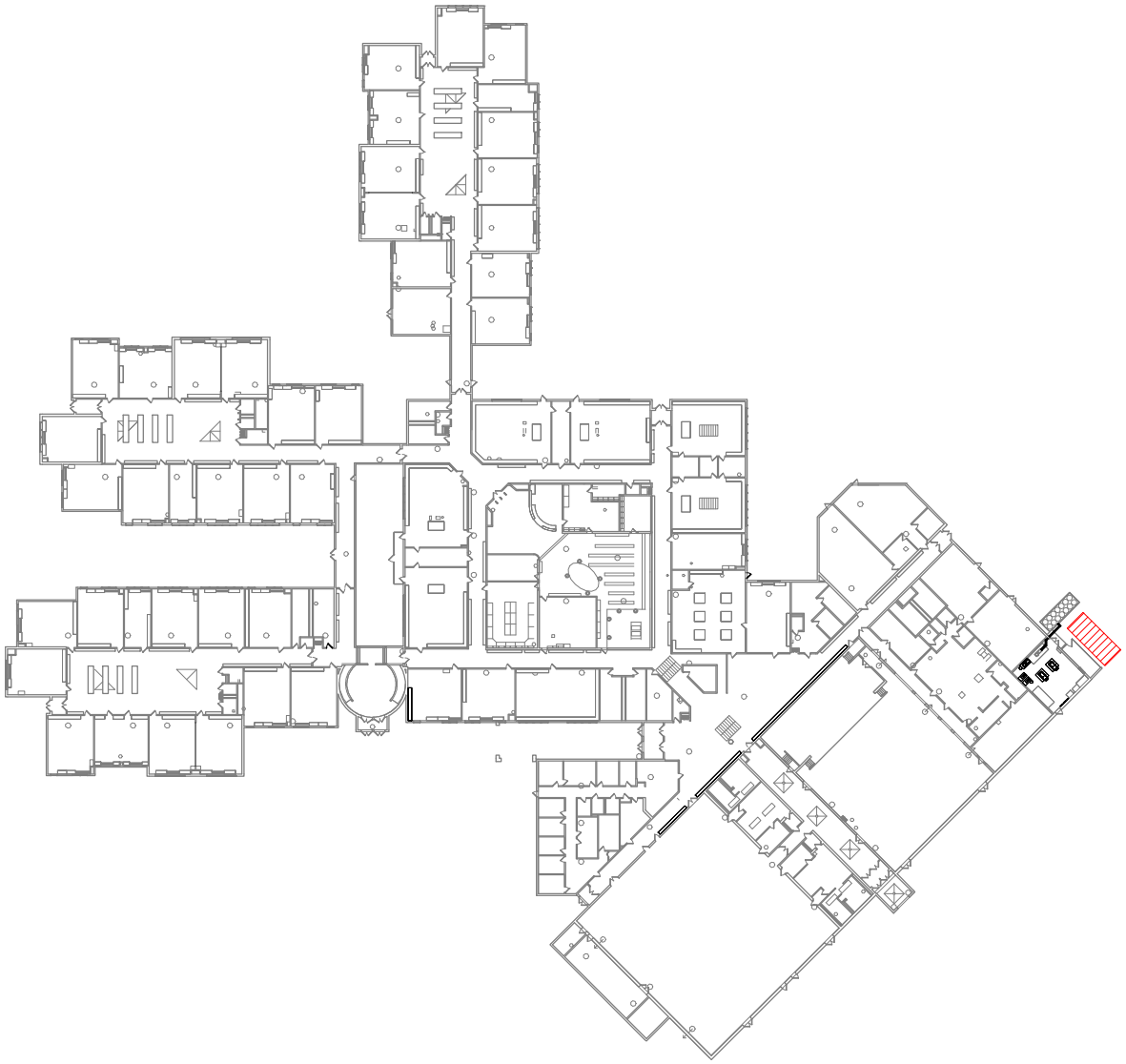

AREA OF WORK

Parette Somjen Architects
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MONTGOMERY LOWER MIDDLE SCHOOL
373 BURNT HILL RD
SKILLMAN, NJ 08558

GENERATOR REPLACEMENT

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.09 LMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Stage Door Replacement
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing stage doors with new at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: STAGE DOORS REPLACEMENT

Estimate Type: Preliminary

Estimate Date:October 30, 2025

Scope Document / Design: SK 1.10

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Stage Door Replacement					2026
Stage Doors Replacement	3	$6,000.00		$12,000.00	
Market Escalations		$300.00		$500.00	2026
INFRASTRUCTURE SUBTOTAL		**$6,300.00**		**$12,500.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$400.00		$700.00	
Construction Contingency		$700.00		$1,300.00	
CONTINGENCIES SUBTOTAL		**$1,100.00**		**$2,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$1,400.00		
Bonding / Legal Fees			$200.00		
Permit Fees *(Local Agency Review, if applicable)*			$100.00		
Reimbursables			$100.00		
SOFT COSTS SUBTOTAL			**$1,800.00**		
GROSS BUDGET GRAND TOTAL		**$9,200.00**		**$16,300.00**	

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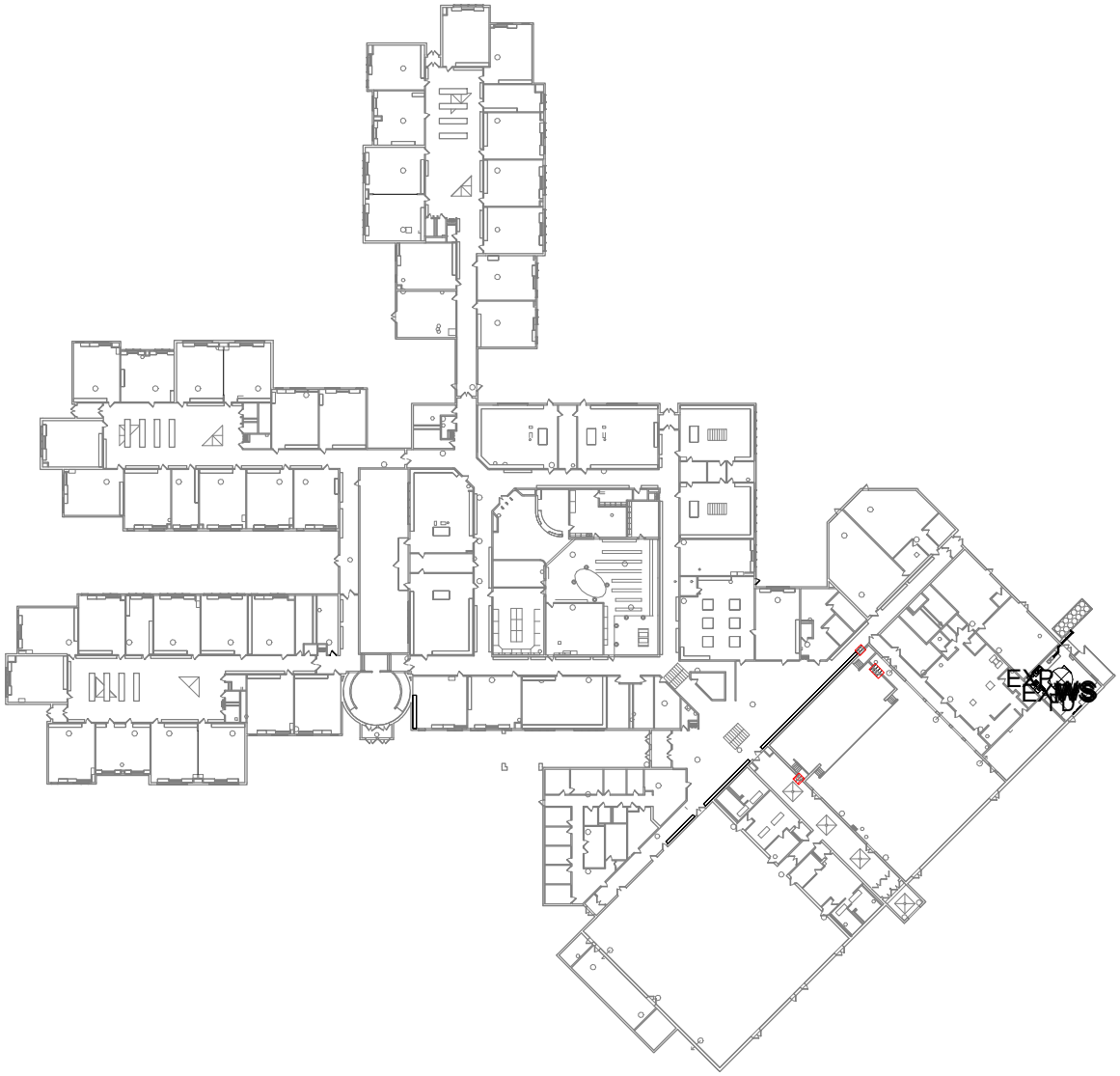

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MONTGOMERY LOWER MIDDLE SCHOOL
373 BURNT HILL RD
SKILLMAN, NJ 08558

REPLACEMENT OF STAGE DOORS

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.10 LMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
B&C Pod Carpet
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not lmited to the replacement of the existing B & C Pod Carpet with VCT at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: B & C POD CARPET REPLACEMENT WITH VCT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.11

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
B&C Pod Carpet					2026
Replace existing carpet with VCT	18,265	$182,700.00		$274,000.00	
Market Escalations		$7,400.00		$11,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$190,100.00**		**$285,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$9,600.00		$14,300.00	
Construction Contingency		$19,100.00		$28,500.00	
CONTINGENCIES SUBTOTAL		**$28,700.00**		**$42,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$31,200.00		
Bonding / Legal Fees			$2,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,200.00		
Reimbursables			$2,100.00		
SOFT COSTS SUBTOTAL			**$38,000.00**		
GROSS BUDGET GRAND TOTAL		**$256,800.00**		**$365,800.00**	

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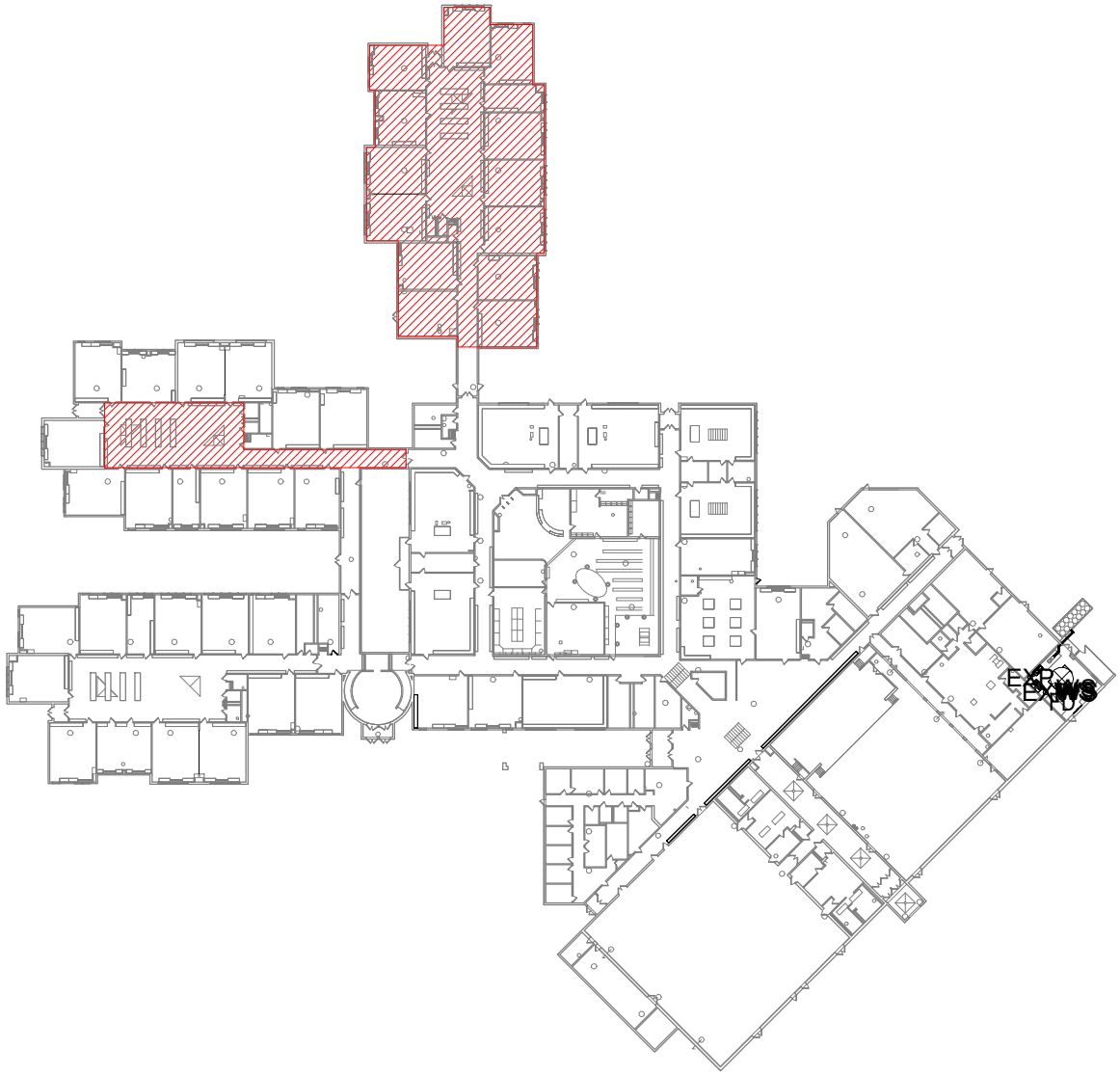

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B & C POD CARPET TO TILE CONVERSION

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.11 LMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Ceiling Tile Replacement
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing ceiling tile at the pods area with new at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: CEILING TILE REPLACEMENT AT PODS AREA

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.12

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Ceiling Tile Replacement					2026
Ceiling Tile Replacement at Pod Areas	45,000	$900,000.00		$1,125,000.00	
Market Escalations		$36,000.00		$45,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$936,000.00**		**$1,170,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$46,800.00		$58,500.00	
Construction Contingency		$93,600.00		$117,000.00	
CONTINGENCIES SUBTOTAL		**$140,400.00**		**$175,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$127,900.00		
Bonding / Legal Fees			$10,100.00		
Permit Fees *(Local Agency Review, if applicable)*			$8,800.00		
Reimbursables			$8,400.00		
SOFT COSTS SUBTOTAL			**$155,200.00**		
GROSS BUDGET GRAND TOTAL		**$1,231,600.00**		**$1,500,700.00**	

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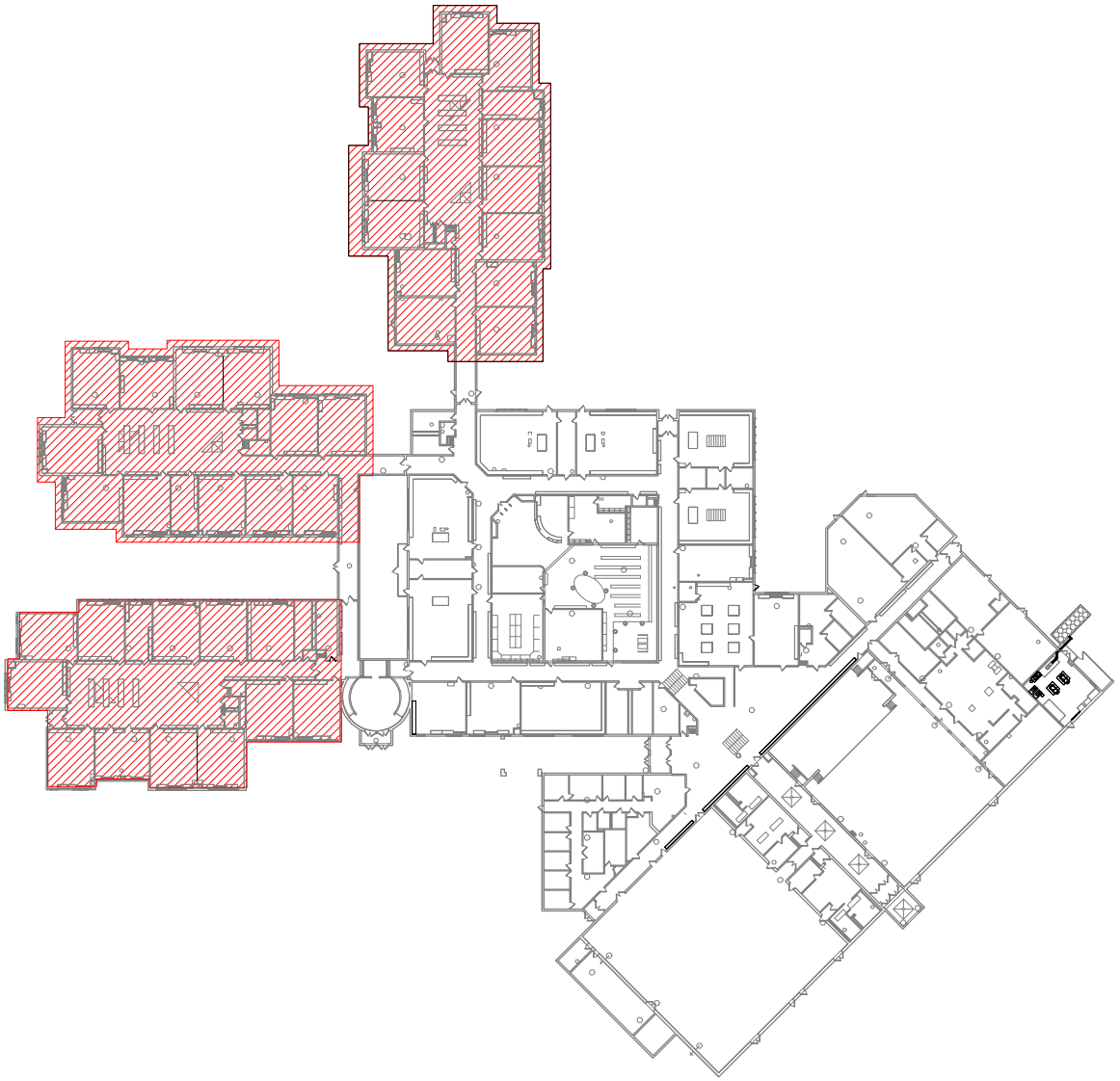

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CEILING TILE REPLACEMENT AT POD AREAS

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Wood Shop Conversion
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the conversion of the exisitng wood shop into a classroom at Montgomery Lower Middle School.

ORDER OF MAGNITUDE BUDGET: CONVERSION OF WOOD SHOP INTO A CLASSROOM

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.13

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Wood Shop Conversion					2026
New Finishes **New Lighting** **Modify Electric** **New Furniture**	1,800	$450,000.00		$630,000.00	
Market Escalations		$18,000.00		$25,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$468,000.00**		**$655,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$23,400.00		$32,800.00	
Construction Contingency		$46,800.00		$65,600.00	
CONTINGENCIES SUBTOTAL		**$70,200.00**		**$98,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$71,600.00		
Bonding / Legal Fees			$5,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$5,000.00		
Reimbursables			$4,700.00		
SOFT COSTS SUBTOTAL			**$87,000.00**		
GROSS BUDGET GRAND TOTAL		**$625,200.00**		**$840,600.00**	

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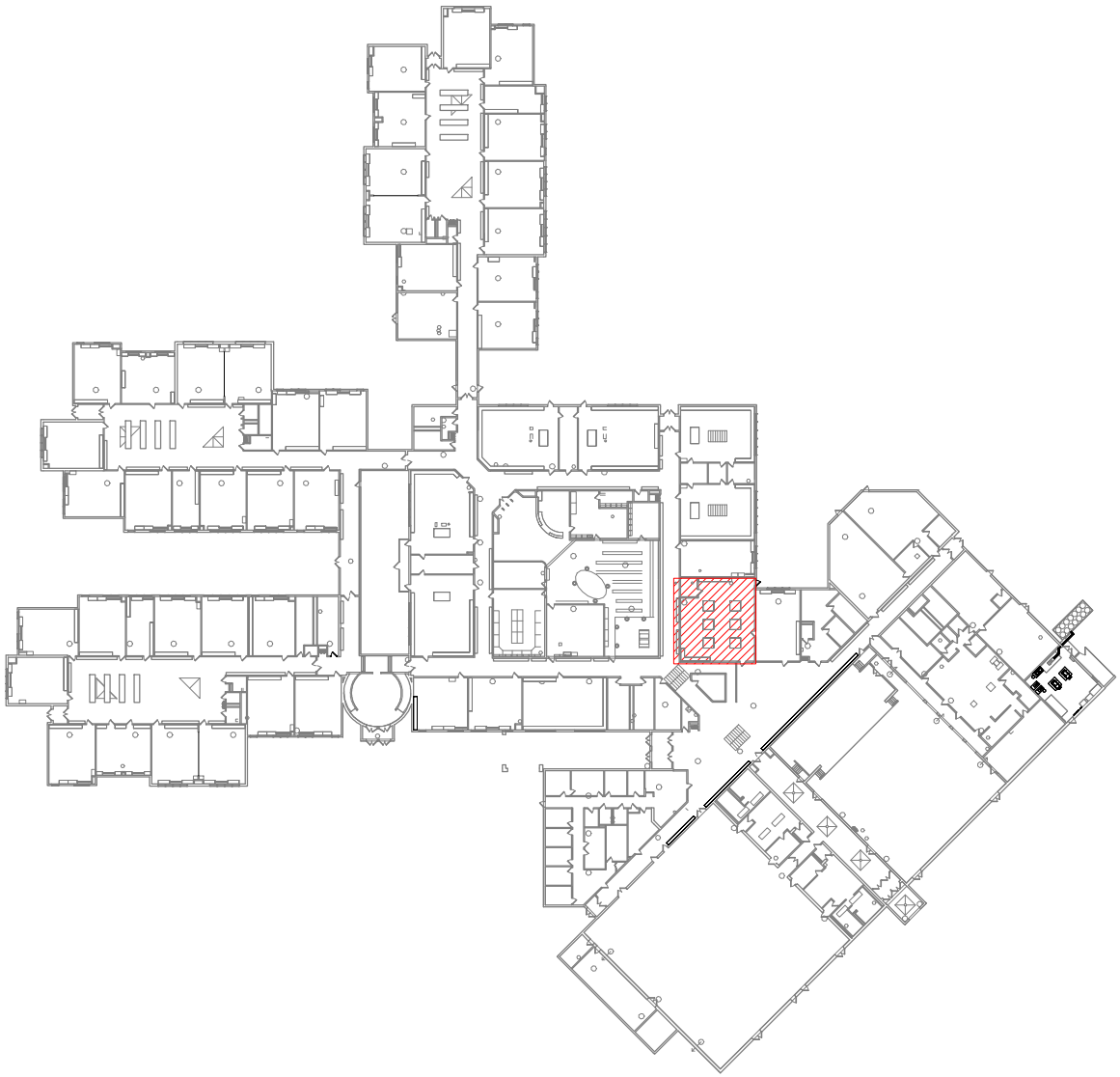

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MONTGOMERY LOWER MIDDLE SCHOOL
373 BURNT HILL RD
SKILLMAN, NJ 08558

CONVERSION OF WOOD SHOP INTO CLASSROOM

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Home Economics
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not lmited to the tile floor replacement at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: HOME ECONOMICS TILE FLOOR REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.14

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Home Economics					2026
Home Economics Tile Floor Replacement	1,300	$13,000.00		$19,500.00	
Asbestos Abatement	1,300	$6,500.00		$13,000.00	
Market Escalations		$800.00		$1,300.00	2026
INFRASTRUCTURE SUBTOTAL		**$20,300.00**		**$33,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,100.00		$1,700.00	
Construction Contingency		$2,100.00		$3,400.00	
CONTINGENCIES SUBTOTAL		**$3,200.00**		**$5,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$3,700.00		
Bonding / Legal Fees			$300.00		
Environmental Consultant Fees *(Abatement, Wetlands, Soils, etc.)*			$2,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$300.00		
Reimbursables			$300.00		
SOFT COSTS SUBTOTAL			**$6,600.00**		
GROSS BUDGET GRAND TOTAL		**$30,100.00**		**$45,500.00**	

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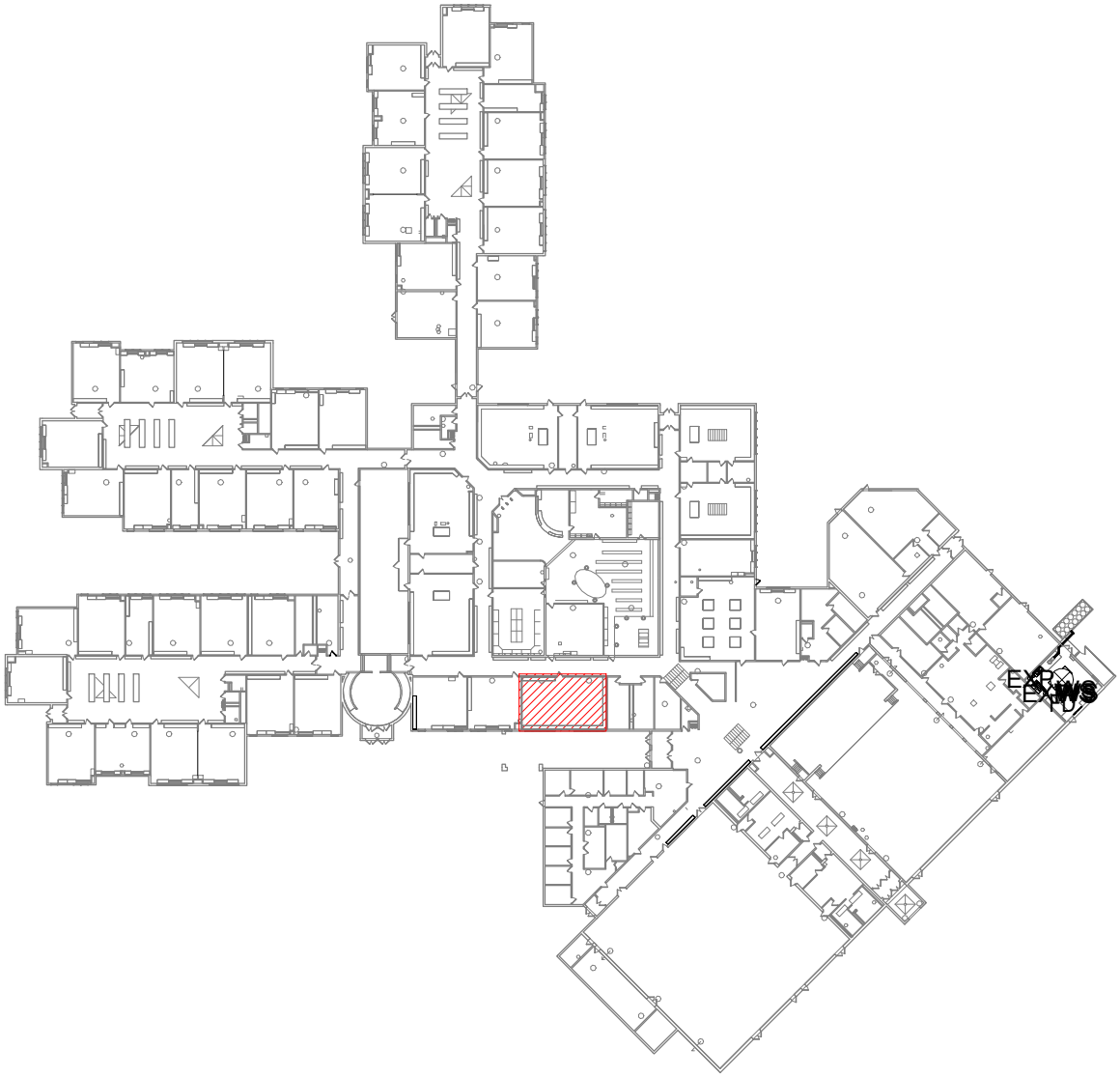

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HOME ECONOMICS TILE FLOOR REPLACEMENT

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Gym Bleacher
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacment of the existing gym bleachers with new at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: GYM BLEACHERS REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.15

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Gym Bleacher					2026
New motorized gym bleachers	2	$260,000.00		$300,000.00	
Market Escalations		$10,400.00		$12,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$270,400.00**		**$312,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$13,600.00		$15,600.00	
Construction Contingency		$27,100.00		$31,200.00	
CONTINGENCIES SUBTOTAL		**$40,700.00**		**$46,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$136,400.00		
Bonding / Legal Fees			$10,800.00		
Permit Fees *(Local Agency Review, if applicable)*			$9,400.00		
Reimbursables			$8,900.00		
SOFT COSTS SUBTOTAL			**$165,500.00**		
GROSS BUDGET GRAND TOTAL		**$476,600.00**		**$524,300.00**	

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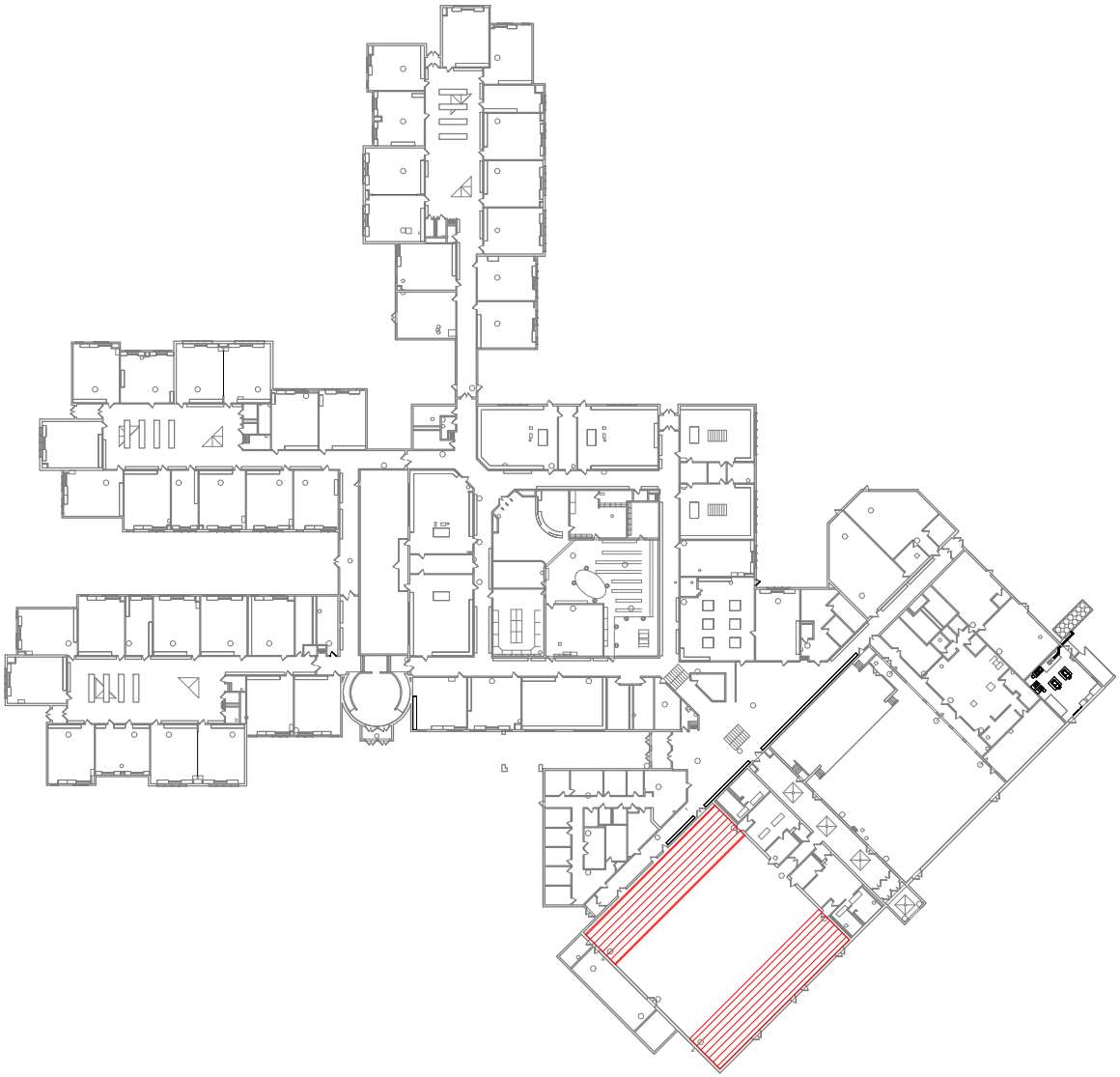

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GYM BLEACHERS REPLACEMENT

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Band and Choral Carpet
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the existing band and choral room carpet with new at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: BAND AND CHORAL ROOM CARPET REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.16

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Band and Choral Carpet					2026
New Carpet Tile	2,962	$29,700.00		$44,500.00	
Market Escalations		$1,200.00		$1,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$30,900.00**		**$46,300.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,600.00		$2,400.00	
Construction Contingency		$3,100.00		$4,700.00	
CONTINGENCIES SUBTOTAL		**$4,700.00**		**$7,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$5,100.00		
Bonding / Legal Fees			$500.00		
Permit Fees *(Local Agency Review, if applicable)*			$400.00		
Reimbursables			$400.00		
SOFT COSTS SUBTOTAL			**$6,400.00**		
GROSS BUDGET GRAND TOTAL		**$42,000.00**		**$59,800.00**	

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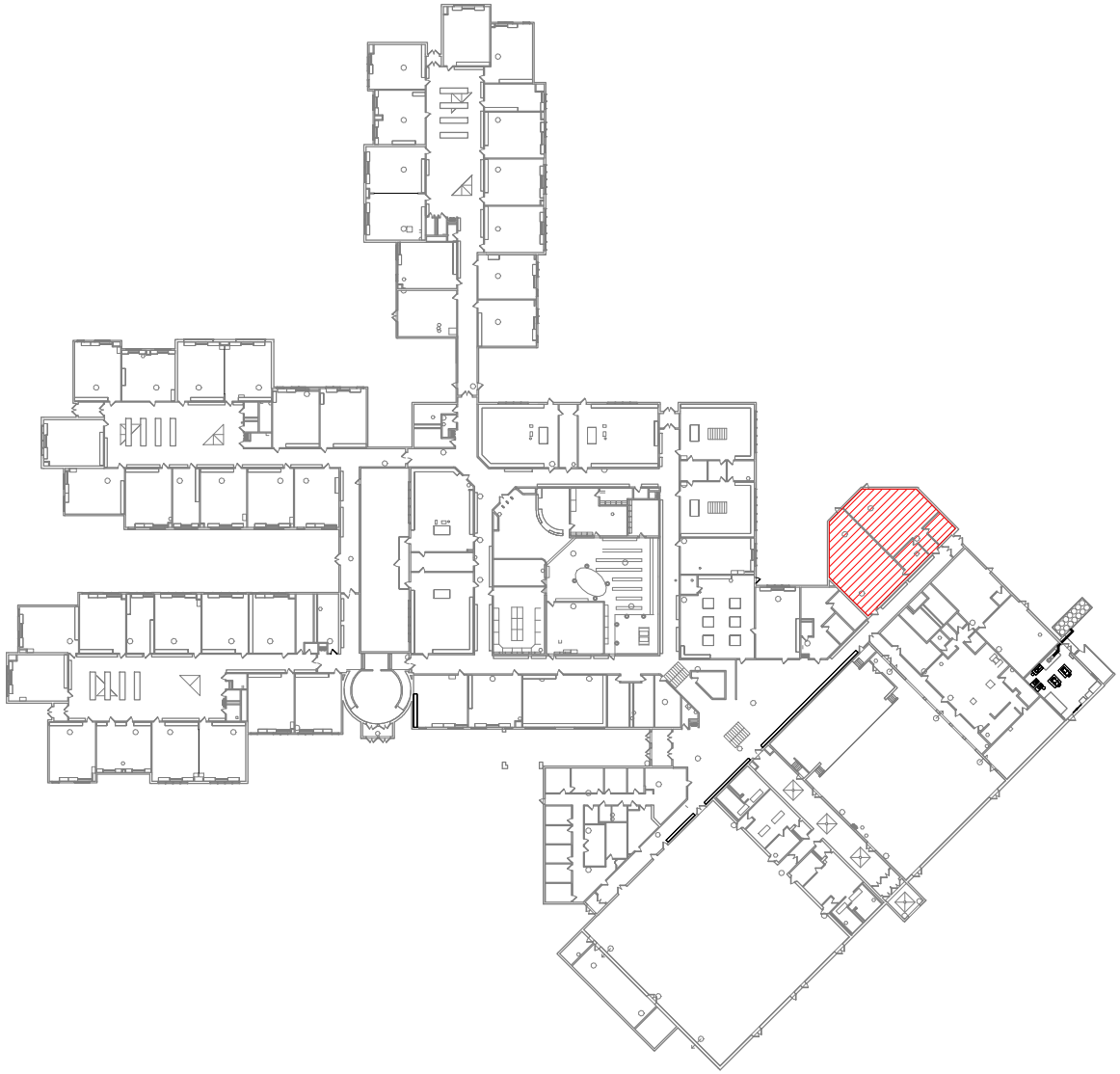

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BAND & CHORAL ROOM CARPET REPLACEMENT

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.16 LMS
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Clock & PA System
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited the installation of a new clock and PA system at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: NEW CLOCK AND PA SYSTEM

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.17

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Clock & PA System					2026
New Wireless clock and PA system	132,250	$462,900.00		$529,000.00	
Market Escalations		$18,600.00		$21,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$481,700.00**		**$550,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$24,100.00		$27,600.00	
Construction Contingency		$48,200.00		$55,100.00	
CONTINGENCIES SUBTOTAL		**$72,300.00**		**$82,700.00**	
SOFT COSTS					
Architectural / Engineering Fees			$60,200.00		
Bonding / Legal Fees			$4,800.00		
Permit Fees *(Local Agency Review, if applicable)*			$4,200.00		
Reimbursables			$4,000.00		
SOFT COSTS SUBTOTAL			**$73,200.00**		
GROSS BUDGET GRAND TOTAL		**$627,200.00**		**$706,300.00**	

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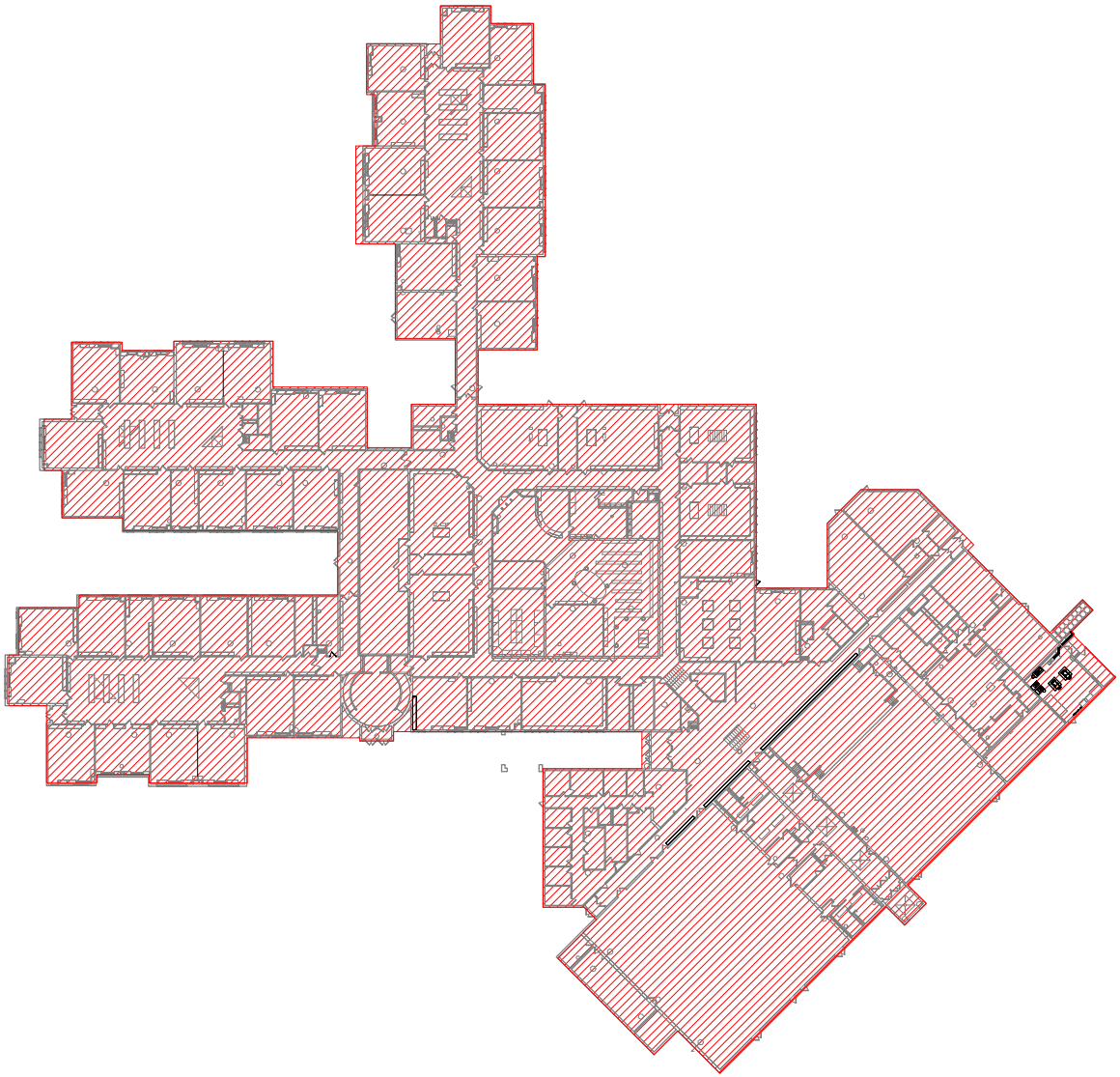

AREA OF WORK

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MONTGOMERY BOARD OF EDUCATION
MONTGOMERY LOWER MIDDLE SCHOOL
373 BURNT HILL RD
SKILLMAN, NJ 08558

NEW CLOCK AND PA SYSTEM

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.17 LMS
10/30/2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Door Hardware
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the replacement of the existing building door hardware with new at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: BUILDING DOOR HARDWARE REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.18

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Door Hardware					2026
New ADA Door harware	237	$237,000.00		$474,000.00	
Market Escalations		$9,500.00		$19,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$246,500.00**		**$493,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$12,400.00		$24,700.00	
Construction Contingency		$24,700.00		$49,300.00	
CONTINGENCIES SUBTOTAL		**$37,100.00**		**$74,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$53,900.00		
Bonding / Legal Fees			$4,300.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,700.00		
Reimbursables			$3,600.00		
SOFT COSTS SUBTOTAL			**$65,500.00**		
GROSS BUDGET GRAND TOTAL		**$349,100.00**		**$632,500.00**	

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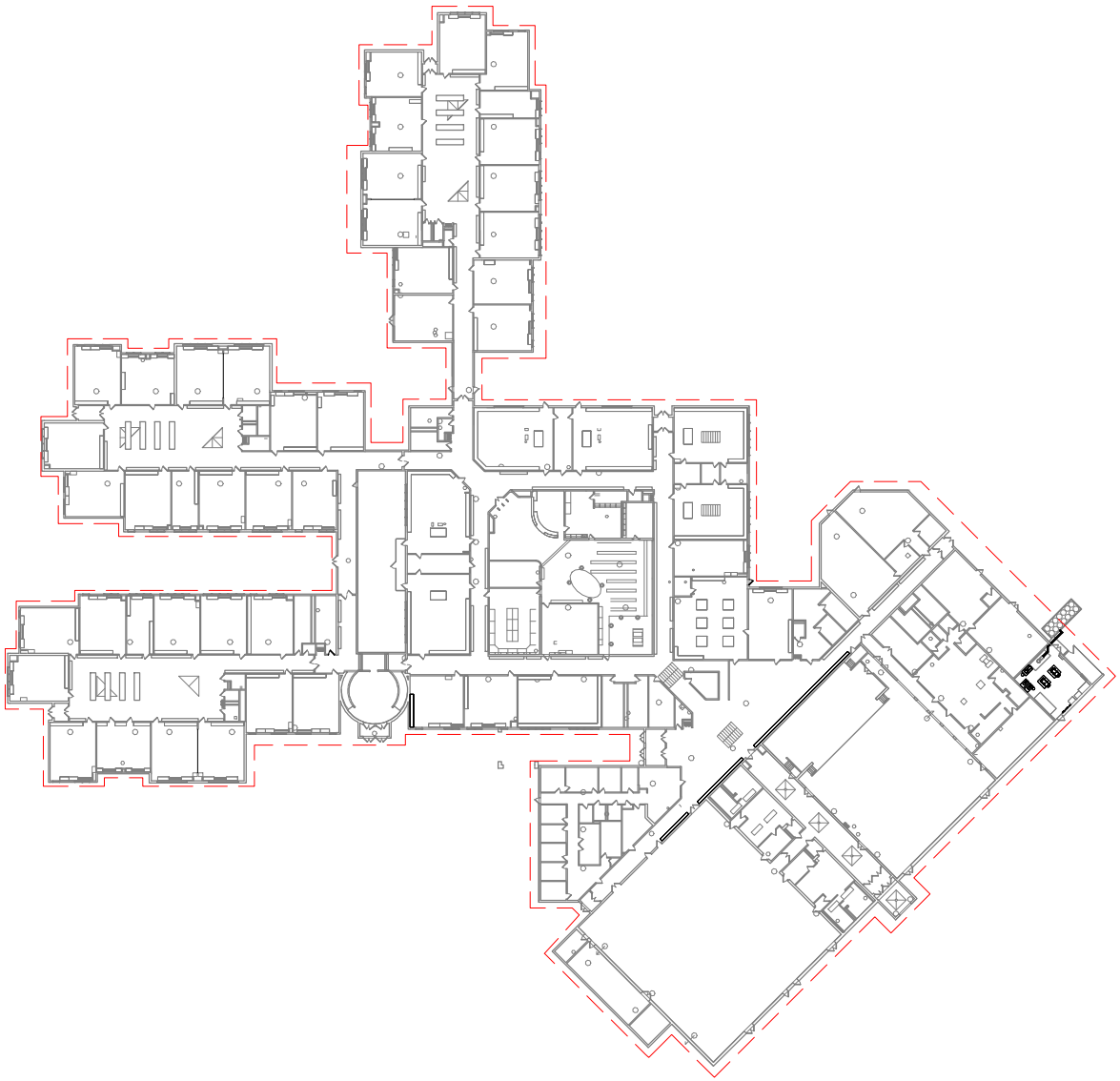

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BUILDING DOOR HARDWARE REPLACEMENT

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Restroom Renovations
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not lmited to the renovation of student and staff bathrooms at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: RESTROOM RENOVATIONS

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.19

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Restroom Renovations					2026
Multi-fixture Restroom Renovations	8	$1,096,000.00		$1,160,000.00	
Single Restroom Renovations	6	$360,000.00		$540,000.00	
Market Escalations		$47,900.00		$52,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,603,900.00**		**$1,902,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$80,200.00		$95,200.00	
Construction Contingency		$160,400.00		$190,300.00	
CONTINGENCIES SUBTOTAL		**$240,600.00**		**$285,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$207,900.00		
Bonding / Legal Fees			$16,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$14,300.00		
Reimbursables			$13,600.00		
SOFT COSTS SUBTOTAL			**$252,300.00**		
GROSS BUDGET GRAND TOTAL		**$2,096,800.00**		**$2,440,200.00**	

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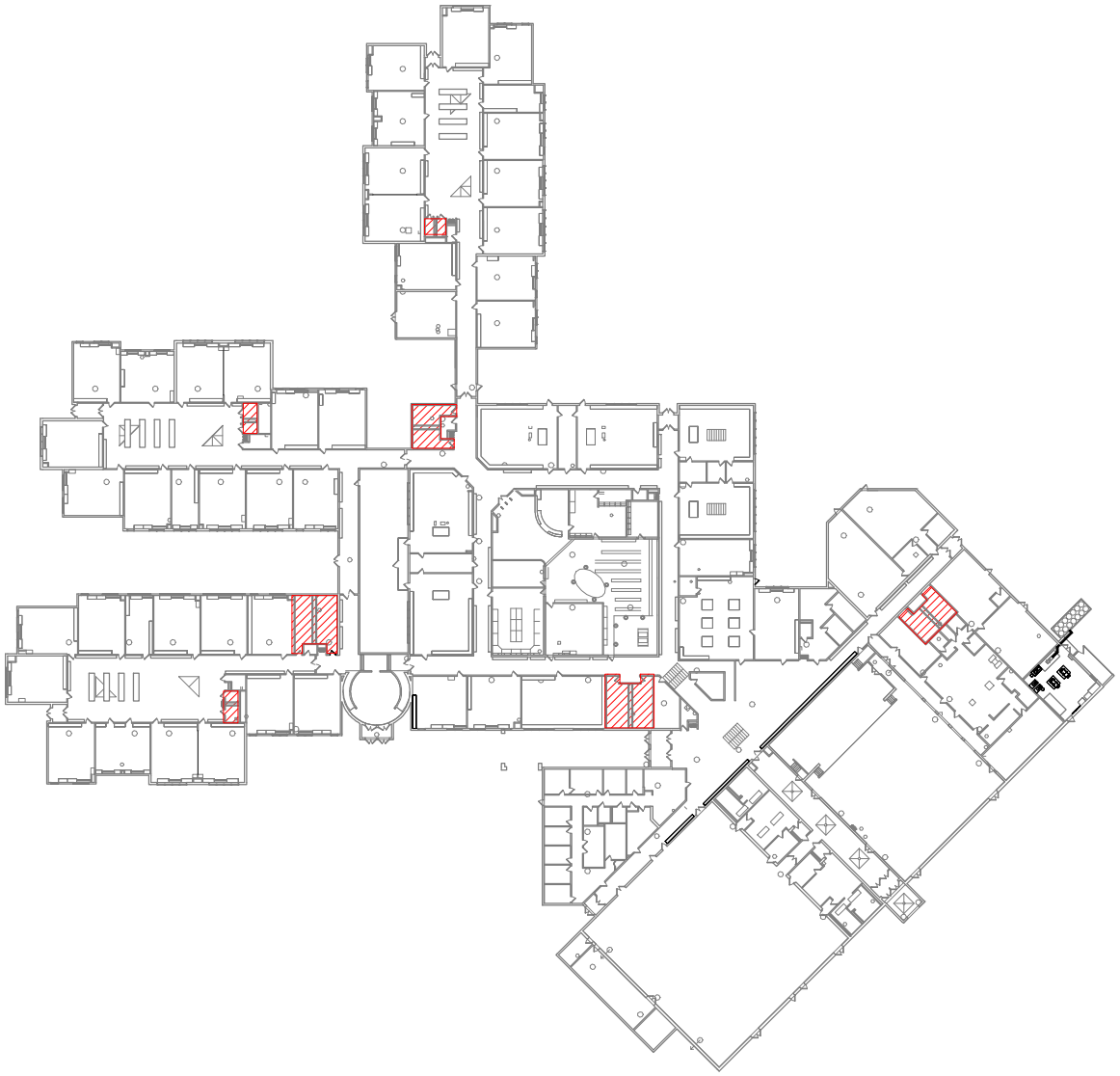

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RESTROOM RENOVATIONS

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Gym Renovations
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the renovations of the gymnasium at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: GYM RENOVATIONS

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.20

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Gym Renovations					2026
Full gym renovation **New wood floor** **New wall pads** **New gym equipment** **New divider curtain** **New lighting**	10,175	$2,035,000.00		$2,543,800.00	
Market Escalations		$81,400.00		$101,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$2,116,400.00**		**$2,645,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$105,900.00		$132,300.00	
Construction Contingency		$211,700.00		$264,600.00	
CONTINGENCIES SUBTOTAL		**$317,600.00**		**$396,900.00**	
SOFT COSTS					
Architectural / Engineering Fees			$289,100.00		
Bonding / Legal Fees			$22,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$19,900.00		
Reimbursables			$18,800.00		
SOFT COSTS SUBTOTAL			**$350,700.00**		
GROSS BUDGET GRAND TOTAL		**$2,784,700.00**		**$3,393,200.00**	

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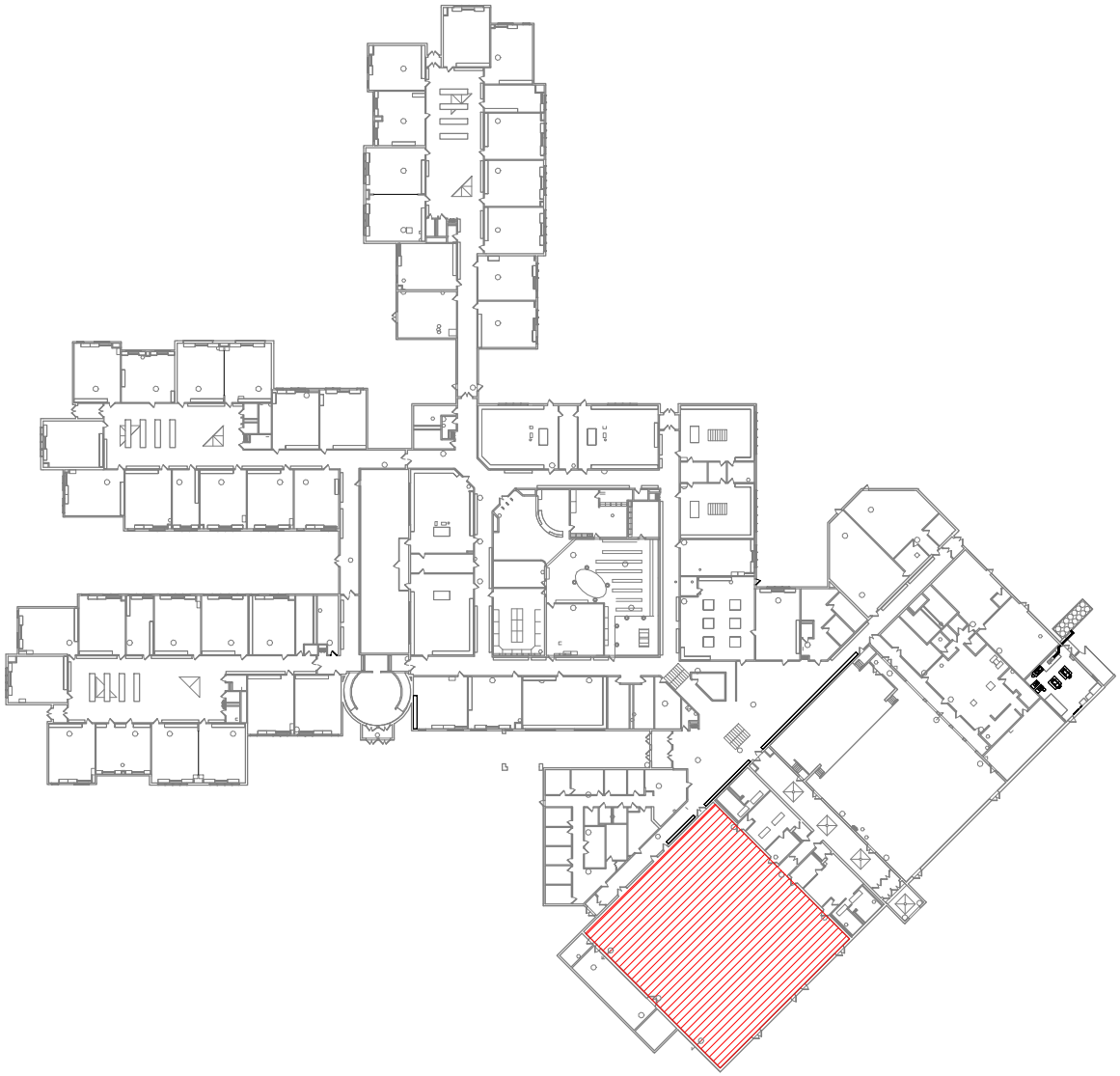

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GYM RENOVATIONS

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Locker Room Renovations
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the renovations of the locker rooms at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: LOCKER ROOM RENOVATIONS

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.21

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Locker Room Renovations					2026
New lockers **New Finishes** **New Toilet fixtures** **New Lighting**	2,437	$853,000.00		$1,096,700.00	
Market Escalations		$34,200.00		$43,900.00	2026
INFRASTRUCTURE SUBTOTAL		**$887,200.00**		**$1,140,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$44,400.00		$57,100.00	
Construction Contingency		$88,800.00		$114,100.00	
CONTINGENCIES SUBTOTAL		**$133,200.00**		**$171,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$124,700.00		
Bonding / Legal Fees			$9,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$8,600.00		
Reimbursables			$8,200.00		
SOFT COSTS SUBTOTAL			**$151,400.00**		
GROSS BUDGET GRAND TOTAL		**$1,171,800.00**		**$1,463,200.00**	

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LOCKER ROOM RENOVATIONS

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
New security camera system
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to a new security camera system at Montgomery Lower Middle School.

ORDER OF MAGNITUDE BUDGET: NEW CAMERA SYSTEM

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.22

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
New security camera system					2026
New security camera system	131,850	$263,700.00		$395,600.00	
Market Escalations		$10,600.00		$15,900.00	2026
INFRASTRUCTURE SUBTOTAL		**$274,300.00**		**$411,500.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$13,800.00		$20,600.00	
Construction Contingency		$27,500.00		$41,200.00	
CONTINGENCIES SUBTOTAL		**$41,300.00**		**$61,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$45,000.00		
Bonding / Legal Fees			$3,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,100.00		
Reimbursables			$3,000.00		
SOFT COSTS SUBTOTAL			**$54,700.00**		
GROSS BUDGET GRAND TOTAL		**$370,300.00**		**$528,000.00**	

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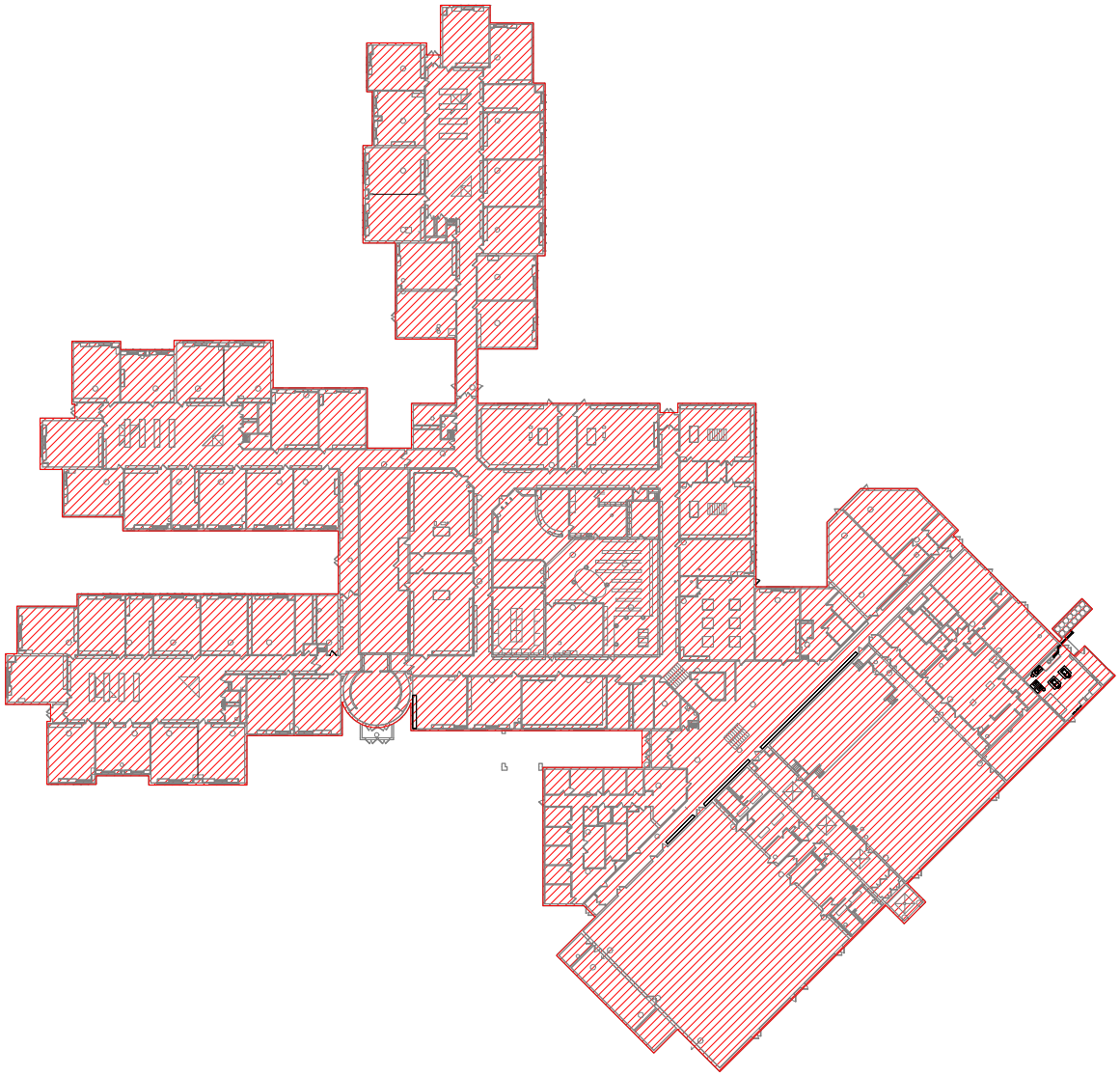

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NEW SECURITY CAMERA SYSTEM

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Restroom exhaust fans
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to new restroom exhaust fans at Montgomery Lower Middle School.

ORDER OF MAGNITUDE BUDGET: RESTROOM EXHAUST FANS

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.23

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Restroom exhaust fans					2026
Restroom exhaust fans	14	$140,000.00		$280,000.00	
Market Escalations		$5,600.00		$11,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$145,600.00**		**$291,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$7,300.00		$14,600.00	
Construction Contingency		$14,600.00		$29,200.00	
CONTINGENCIES SUBTOTAL		**$21,900.00**		**$43,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$31,900.00		
Bonding / Legal Fees			$2,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,200.00		
Reimbursables			$2,100.00		
SOFT COSTS SUBTOTAL			**$38,800.00**		
GROSS BUDGET GRAND TOTAL		**$206,300.00**		**$373,800.00**	

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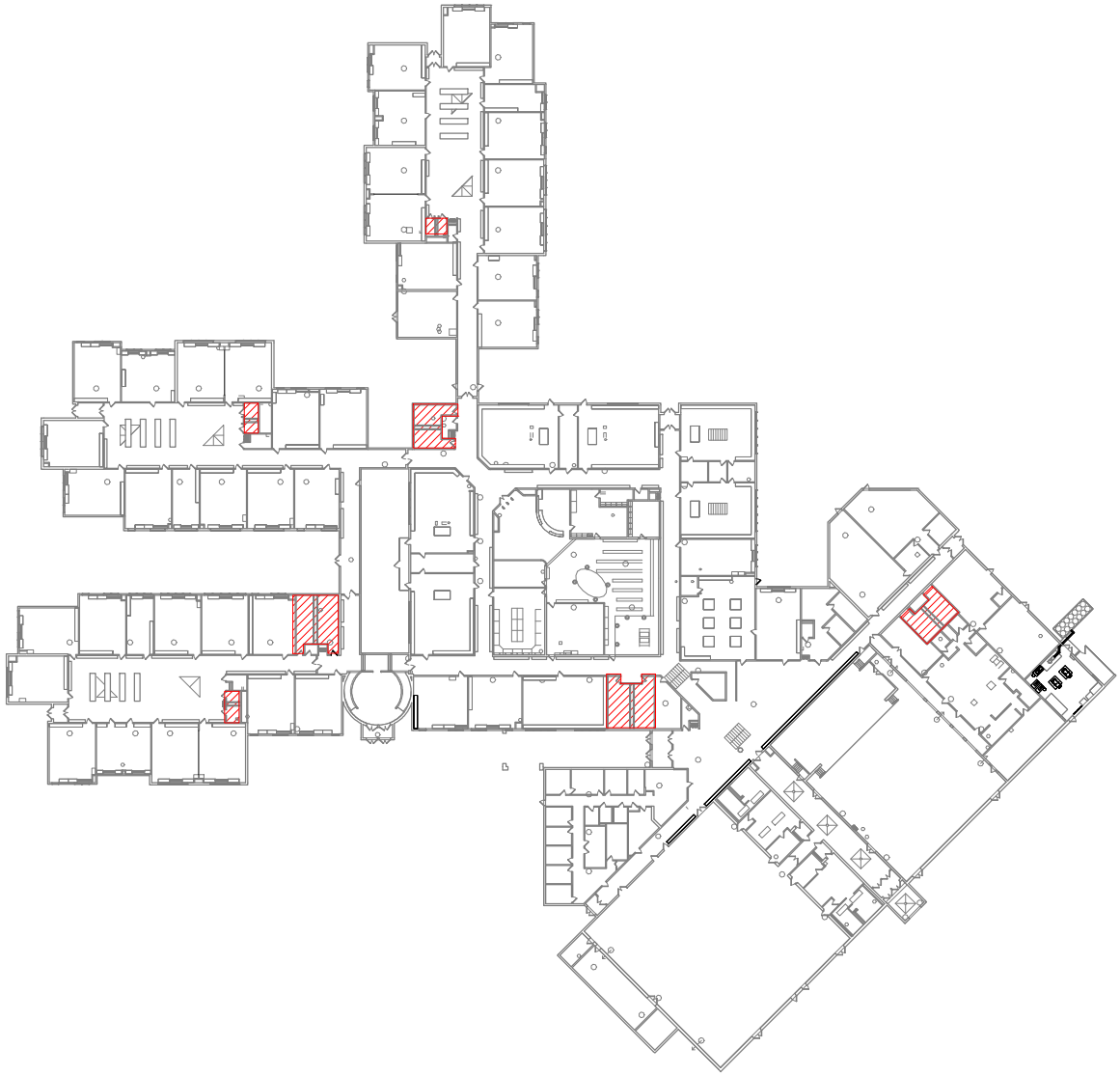

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RESTROOM EXHAUST FANS

SCALE: 1" = 100'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Driveway Lighting
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to new driveway lighting at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: DRIVEWAY LIGHTING

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.24

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Driveway Lighting					2026
New Driveway Lighting	170,000	$170,000.00		$255,000.00	
Market Escalations		$6,800.00		$10,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$176,800.00**		**$265,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$8,900.00		$13,300.00	
Construction Contingency		$17,700.00		$26,600.00	
CONTINGENCIES SUBTOTAL		**$26,600.00**		**$39,900.00**	
SOFT COSTS					
Architectural / Engineering Fees			$29,000.00		
Bonding / Legal Fees			$2,300.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,000.00		
Reimbursables			$1,900.00		
SOFT COSTS SUBTOTAL			**$35,200.00**		
GROSS BUDGET GRAND TOTAL		**$238,600.00**		**$340,300.00**	

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DRIVEWAY LIGHTING

SCALE: 1" = 200'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Asphalt Repair at Solar Columns
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to Asphalt Repair ar solar Columns at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: ASPHALT REPAIR AT SOLAR COLUMNS

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.25

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Asphalt Repair at Solar Columns					2026
Remove and replace asphalt in damaged areas	13,500	$67,500.00		$135,000.00	
Market Escalations		$2,700.00		$5,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$70,200.00**		**$140,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$3,600.00		$7,100.00	
Construction Contingency		$7,100.00		$14,100.00	
CONTINGENCIES SUBTOTAL		**$10,700.00**		**$21,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$15,400.00		
Bonding / Legal Fees			$1,300.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,100.00		
Reimbursables			$1,100.00		
SOFT COSTS SUBTOTAL			**$18,900.00**		
GROSS BUDGET GRAND TOTAL		**$99,800.00**		**$180,500.00**	

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ASPHALT REPAIR AT SOLAR COLUMNS

SCALE: 1" = 200'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Courtyard Concrete
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the courtyard concrete replacement at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: COURTYARD CONCRETE

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.26

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Courtyard Concrete					2026
Remove and replace concrete	6,500	$195,000.00		$260,000.00	
Market Escalations		$7,800.00		$10,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$202,800.00**		**$270,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$10,200.00		$13,600.00	
Construction Contingency		$20,300.00		$27,100.00	
CONTINGENCIES SUBTOTAL		**$30,500.00**		**$40,700.00**	
SOFT COSTS					
Architectural / Engineering Fees			$29,600.00		
Bonding / Legal Fees			$2,400.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,100.00		
Reimbursables			$2,000.00		
SOFT COSTS SUBTOTAL			**$36,100.00**		
GROSS BUDGET GRAND TOTAL		**$269,400.00**		**$347,200.00**	

NOTE: This cost estimate is preliminary and for budgeting purposes only; it is based on limited information available at the time of development. Neither PSA nor the Owner control unforeseen conditions or market conditions. For this reason, the estimate includes contingencies to address such eventualities. It reflects our professional opinions and is based on our experience.



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MONTGOMERY BOARD OF EDUCATION
MONTGOMERY LOWER MIDDLE SCHOOL
373 BURNT HILL RD
SKILLMAN, NJ 08558

REPLACE COURTYARD CONCRETE

SCALE: 1" = 200'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.26 LMS
10/30/2025 RELEASE DATE		
WR PROJECT MANAGER	HC DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Locker Replacement
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to Locker Replacements at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: LOCKER REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.27

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Locker Replacement					2026
New metal lockers	1,860	$651,000.00		$837,000.00	
Market Escalations		$26,100.00		$33,500.00	2026
INFRASTRUCTURE SUBTOTAL		**$677,100.00**		**$870,500.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$33,900.00		$43,600.00	
Construction Contingency		$67,800.00		$87,100.00	
CONTINGENCIES SUBTOTAL		**$101,700.00**		**$130,700.00**	
SOFT COSTS					
Architectural / Engineering Fees			$95,200.00		
Bonding / Legal Fees			$7,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$6,600.00		
Reimbursables			$6,200.00		
SOFT COSTS SUBTOTAL			**$115,600.00**		
GROSS BUDGET GRAND TOTAL		**$894,400.00**		**$1,116,800.00**	

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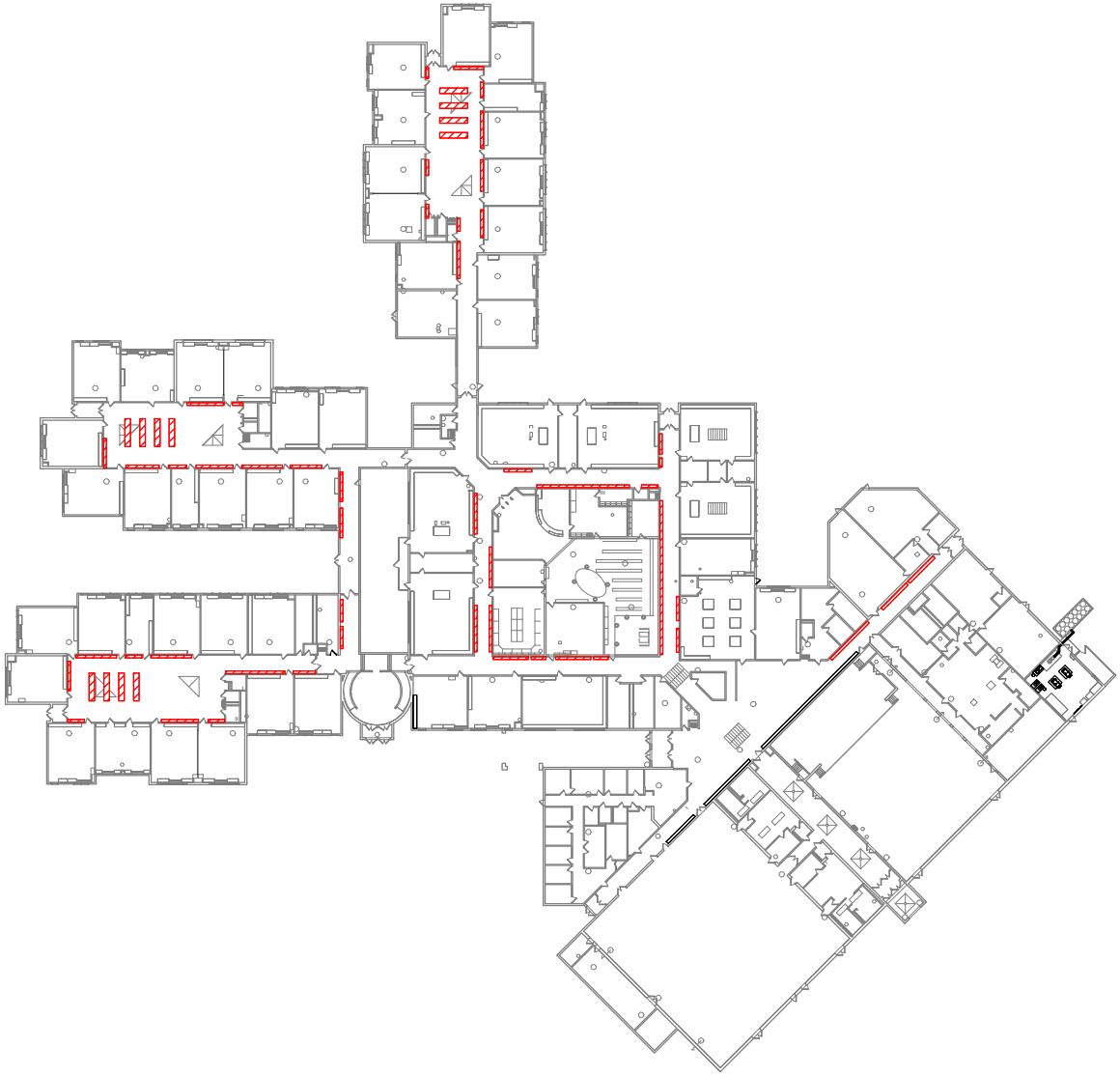

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MONTGOMERY LOWER MIDDLE SCHOOL
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LOCKER REPLACEMENT

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.27 LMS
10/30/2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Classroom Flooring
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to New Flooring in Classrooms at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: CLASSROOM FLOORING

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.28

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Classroom Flooring					2026
Replace carpet with resilient flooring	5,966	$59,700.00		$89,500.00	
Market Escalations		$2,400.00		$3,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$62,100.00**		**$93,100.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$3,200.00		$4,700.00	
Construction Contingency		$6,300.00		$9,400.00	
CONTINGENCIES SUBTOTAL		**$9,500.00**		**$14,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$10,200.00		
Bonding / Legal Fees			$900.00		
Permit Fees *(Local Agency Review, if applicable)*			$700.00		
Reimbursables			$700.00		
SOFT COSTS SUBTOTAL			**$12,500.00**		
GROSS BUDGET GRAND TOTAL		**$84,100.00**		**$119,700.00**	

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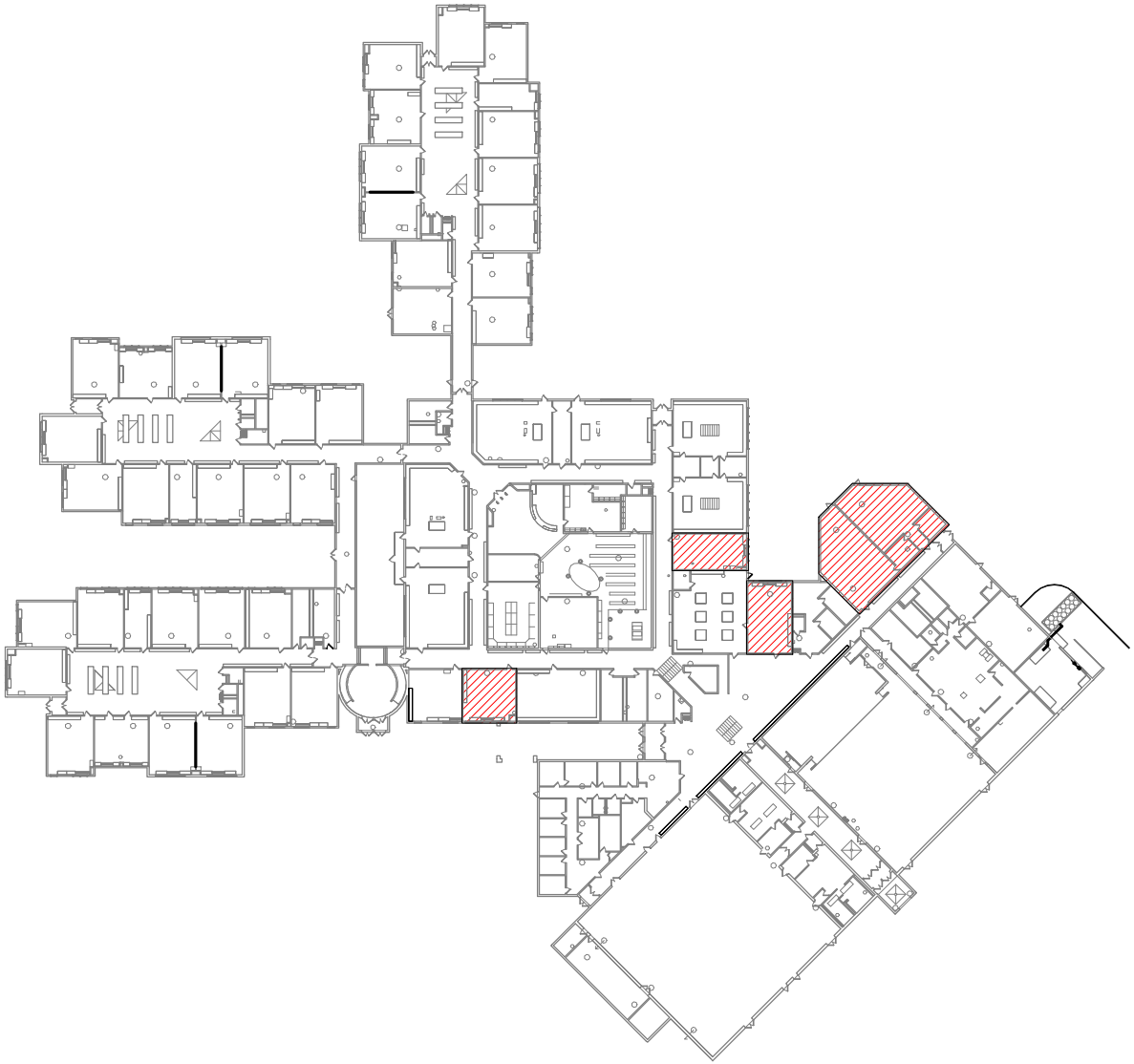

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CARPET REPLACEMENT

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.28
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Main Office and CST Renovations
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to the main office and CST Renovations at Montgomery Lower Middle School

ORDER OF MAGNITUDE BUDGET: MAIN OFFICE & CST RENOVATIONS

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.29

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Main Office and CST Renovations					2026
New Floor, wall and ceiling finishes New Lighting New Electric	3,979	$795,800.00		$994,800.00	
Market Escalations		$31,900.00		$39,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$827,700.00**		**$1,034,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$41,400.00		$51,800.00	
Construction Contingency		$82,800.00		$103,500.00	
CONTINGENCIES SUBTOTAL		**$124,200.00**		**$155,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$113,100.00		
Bonding / Legal Fees			$9,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$7,800.00		
Reimbursables			$7,400.00		
SOFT COSTS SUBTOTAL			**$137,300.00**		
GROSS BUDGET GRAND TOTAL		**$1,089,200.00**		**$1,327,200.00**	

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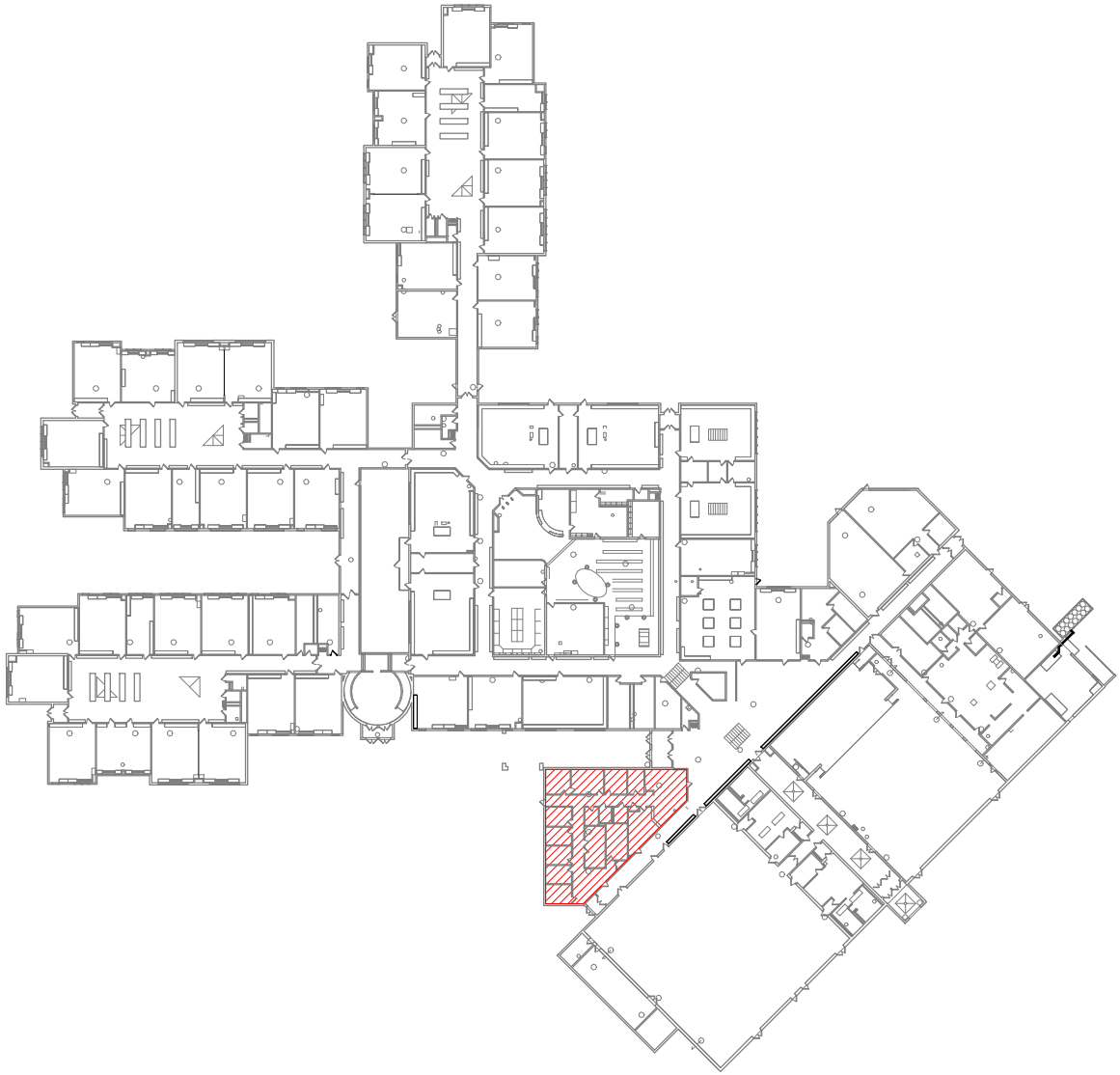

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MAIN OFFICE AND CST RENOVATIONS

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.29 LMS
10/30/2025 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
New Lockers in main hallway
Capital Improvement Plans at Montgomery Lower Middle School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to new lockers in the main hallway at Montgomery Lower Middle School.

ORDER OF MAGNITUDE BUDGET: NEW LOCKERS IN MAIN HALLWAY

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 1.30

Design Date: October 30, 2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
New Lockers in main hallway					2026
New Metal Lockers	200	$70,000.00		$90,000.00	
Market Escalations		$2,800.00		$3,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$72,800.00**		**$93,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$3,700.00		$4,700.00	
Construction Contingency		$7,300.00		$9,400.00	
CONTINGENCIES SUBTOTAL		**$11,000.00**		**$14,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$10,300.00		
Bonding / Legal Fees			$900.00		
Permit Fees *(Local Agency Review, if applicable)*			$800.00		
Reimbursables			$700.00		
SOFT COSTS SUBTOTAL			**$12,700.00**		
GROSS BUDGET GRAND TOTAL		**$96,500.00**		**$120,400.00**	

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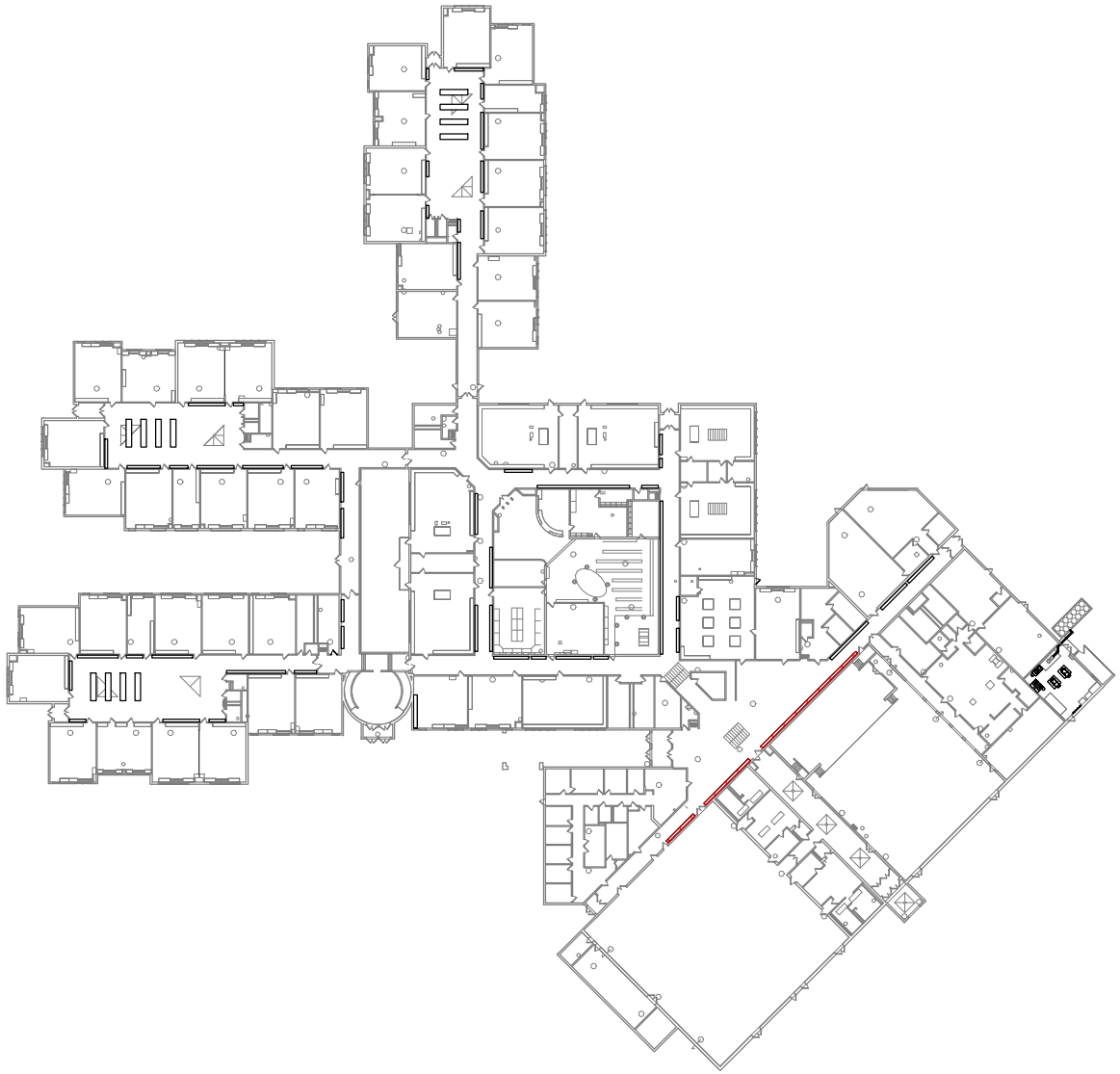

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MONTGOMERY LOWER MIDDLE SCHOOL
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NEW LOCKERS IN MAIN HALLWAY

SCALE: 1" = 100'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK 1.30 LMS
10/30/2025 RELEASE DATE		
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Phone: (973) 586 2400
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Project Cost Estimate Breakdown

For the proposed work at the:

CAPITAL IMPROVMENTS PLAN FOR ORCHARD HILL ELEMENTARY SCHOOL

PSA Project Number: **10184**

For the

MONTGOMERY TOWNSHIP BOARD OF EDUCATION

December 3-2025

Issuance Date: PSA: 10184 MONTGOMERY TOWNSHIP BOE Projects Cost Breakdown

#	Scope Of Work	Construction	Market Escalation	Infrastructure Subtotal	Required Contingencies Subtotal	Hard Costs Subtotal	Soft Cost Subtotal	Grand Total
CAPITAL IMPROVMENTS PLAN FOR ORCHARD HILL ELEMENTARY SCHOOL								
1	Sanitary Line	$ 150,000.00	$ 6,000.00	$ 156,000.00	$ 23,400.00	$ 179,400.00	$ 20,900.00	$ 200,300.00
2	East Gym Stage Into Storage	$ 115,000.00	$ 4,600.00	$ 119,600.00	$ 18,000.00	$ 137,600.00	$ 16,000.00	$ 153,600.00
3	New Restrooms	$ 270,000.00	$ 10,800.00	$ 280,800.00	$ 42,200.00	$ 323,000.00	$ 37,400.00	$ 360,400.00
4	Child Study Team HVAC	$ 350,000.00	$ 14,000.00	$ 364,000.00	$ 54,600.00	$ 418,600.00	$ 48,400.00	$ 467,000.00
5	Floor Finish in Rooms 138 & 139	$ 26,200.00	$ 1,100.00	$ 27,300.00	$ 4,200.00	$ 31,500.00	$ 3,800.00	$ 35,300.00
6	EPDM Roof Installation	$ 429,000.00	$ 17,200.00	$ 446,200.00	$ 67,100.00	$ 513,300.00	$ 59,300.00	$ 572,600.00
7	Art Room Restrooms	$ 90,000.00	$ 3,600.00	$ 93,600.00	$ 14,100.00	$ 107,700.00	$ 12,700.00	$ 120,400.00
8	East Gym Wall Pads & Backboards	$ 386,700.00	$ 15,500.00	$ 402,200.00	$ 60,500.00	$ 462,700.00	$ 53,500.00	$ 516,200.00
9	Card Swipes On Exit Doors	$ 26,000.00	$ 1,100.00	$ 27,100.00	$ 4,200.00	$ 31,300.00	$ 3,800.00	$ 35,100.00
10	Kindergarten Milwork	$ 355,000.00	$ 14,200.00	$ 369,200.00	$ 55,500.00	$ 424,700.00	$ 49,100.00	$ 473,800.00
11	Asbestos Tile Replacement	$ 11,200.00	$ 500.00	$ 11,700.00	$ 1,800.00	$ 13,500.00	$ 6,700.00	$ 20,200.00
12	Entrance Exterior Ceiling	$ 160,000.00	$ 6,400.00	$ 166,400.00	$ 25,100.00	$ 191,500.00	$ 22,200.00	$ 213,700.00
13	Door and Hardware Replacement	$ 296,000.00	$ 11,900.00	$ 307,900.00	$ 46,200.00	$ 354,100.00	$ 41,000.00	$ 395,100.00
14	Replace Sidewalks	$ 1,520,000.00	$ 60,800.00	$ 1,580,800.00	$ 237,200.00	$ 1,818,000.00	$ 224,700.00	$ 2,042,700.00
15	Water Filtration	$ 60,000.00	$ 2,400.00	$ 62,400.00	$ 9,500.00	$ 71,900.00	$ 8,500.00	$ 80,400.00
16	Asphalt Resurfacing	$ 1,080,400.00	$ 43,300.00	$ 1,123,700.00	$ 168,600.00	$ 1,292,300.00	$ 149,000.00	$ 1,441,300.00
17	Replace Exterior Doors	$ 272,000.00	$ 10,900.00	$ 282,900.00	$ 42,500.00	$ 325,400.00	$ 37,800.00	$ 363,200.00
18	Replace Carpet Tile	$ 89,600.00	$ 3,600.00	$ 93,200.00	$ 14,100.00	$ 107,300.00	$ 12,500.00	$ 119,800.00
19	Playground Mulch	$ 128,000.00	$ 5,200.00	$ 133,200.00	$ 20,100.00	$ 153,300.00	$ 17,800.00	$ 171,100.00
20	Security Camera System	$ 405,000.00	$ 16,200.00	$ 421,200.00	$ 63,300.00	$ 484,500.00	$ 56,000.00	$ 540,500.00
21	Boiler East and West Wings	$ 2,000,000.00	$ 80,000.00	$ 2,080,000.00	$ 312,000.00	$ 2,392,000.00	$ 275,700.00	$ 2,667,700.00
22	Replace Exterior Lights	$ 100,000.00	$ 4,000.00	$ 104,000.00	$ 15,600.00	$ 119,600.00	$ 13,900.00	$ 133,500.00
23	Classroom Millwork	$ 356,000.00	$ 14,300.00	$ 370,300.00	$ 55,700.00	$ 426,000.00	$ 59,200.00	$ 485,200.00
24	Art Room Millwork	$ 60,000.00	$ 2,400.00	$ 62,400.00	$ 9,500.00	$ 71,900.00	$ 18,500.00	$ 90,400.00
25	Roof Ladders	$ 75,000.00	$ 3,000.00	$ 78,000.00	$ 11,700.00	$ 89,700.00	$ 10,500.00	$ 100,200.00
26	Burglar Alarm	$ 405,000.00	$ 16,200.00	$ 421,200.00	$ 63,300.00	$ 484,500.00	$ 56,000.00	$ 540,500.00
27	Clock and PA System	$ 607,500.00	$ 24,300.00	$ 631,800.00	$ 94,800.00	$ 726,600.00	$ 83,900.00	$ 810,500.00
28	Drainage	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ 65,300.00	$ 543,700.00
29	Replace Playgrounds	$ 1,200,000.00	$ 48,000.00	$ 1,248,000.00	$ 187,200.00	$ 1,435,200.00	$ 175,500.00	$ 1,610,700.00
30	Infrared Scans	$ 405,000.00	$ 16,200.00	$ 421,200.00	$ 63,300.00	$ 484,500.00	$ 56,000.00	$ 540,500.00
31	Interior Lighting	$ 405,000.00	$ 16,200.00	$ 421,200.00	$ 63,300.00	$ 484,500.00	$ 56,000.00	$ 540,500.00
32	Water Fountains	$ 115,000.00	$ 4,600.00	$ 119,600.00	$ 18,000.00	$ 137,600.00	$ 16,000.00	$ 153,600.00
33	Brick Repointing	$ 300,000.00	$ 12,000.00	$ 312,000.00	$ 46,800.00	$ 358,800.00	$ 41,500.00	$ 400,300.00
34	Roof Railings	$ 58,500.00	$ 2,400.00	$ 60,900.00	$ 9,200.00	$ 70,100.00	$ 8,300.00	$ 78,400.00
35	RTUs and AHUs	$ 1,800,000.00	$ 72,000.00	$ 1,872,000.00	$ 280,800.00	$ 2,152,800.00	$ 248,200.00	$ 2,401,000.00
	Sub Total:	$ 14,507,100.00	$ 580,900.00	$ 15,088,000.00	$ 2,265,800.00	$ 17,353,800.00	$ 2,065,600.00	$ 19,419,400.00

MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Sanitary Line
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacment of sanitary lines at Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-01

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Sanitary Line					2026
Replacement of sanitary line	1,500	$120,000.00		$150,000.00	
Market Escalations		$4,800.00		$6,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$124,800.00**		**$156,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$6,300.00		$7,800.00	
Construction Contingency		$12,500.00		$15,600.00	
CONTINGENCIES SUBTOTAL		**$18,800.00**		**$23,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$17,100.00		
Bonding / Legal Fees			$1,400.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,200.00		
Reimbursables			$1,200.00		
SOFT COSTS SUBTOTAL			**$20,900.00**		
GROSS BUDGET GRAND TOTAL		**$164,500.00**		**$200,300.00**	

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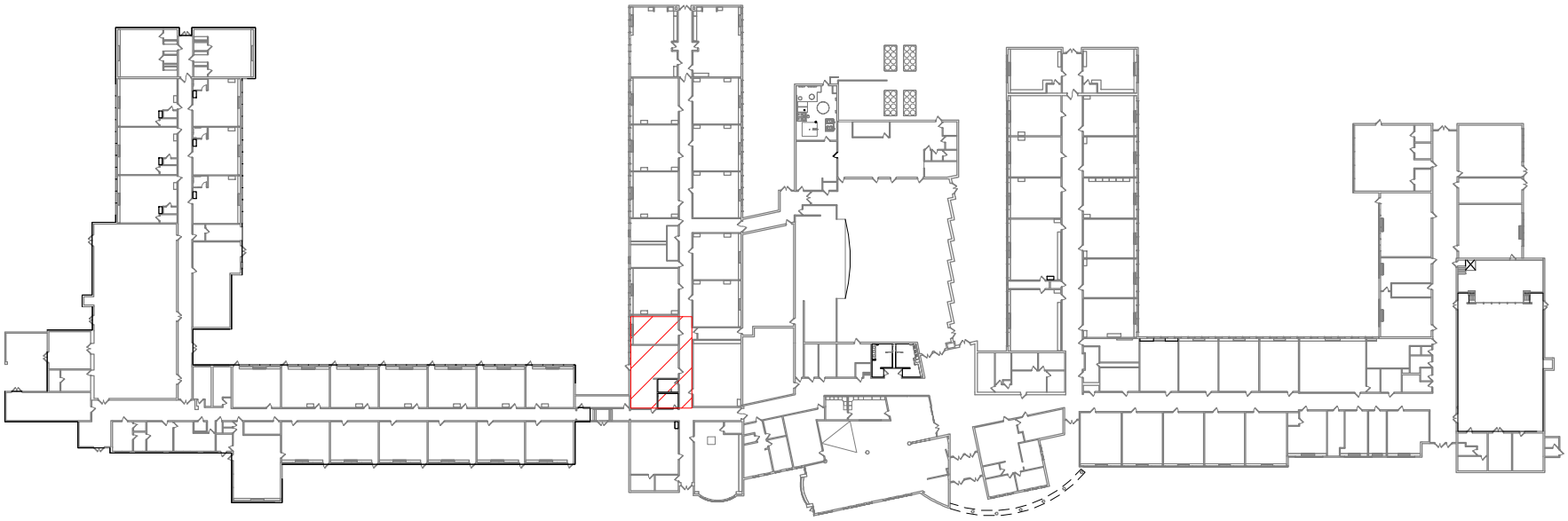

AREA OF WORK

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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
244 ORCHARD RD
SKILLMAN, NJ 08558

SANITARY LINE

SCALE: 1" = 100'-0"

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JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-01
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
East Gym Stage Into Storage
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, East Gym Stage into storage at Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-02

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
East Gym Stage Into Storage					2026
Conversion of Gym Stage into Storage	1,150	$92,000.00		$115,000.00	
Market Escalations		$3,700.00		$4,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$95,700.00**		**$119,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$4,800.00		$6,000.00	
Construction Contingency		$9,600.00		$12,000.00	
CONTINGENCIES SUBTOTAL		**$14,400.00**		**$18,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$13,100.00		
Bonding / Legal Fees			$1,100.00		
Permit Fees *(Local Agency Review, if applicable)*			$900.00		
Reimbursables			$900.00		
SOFT COSTS SUBTOTAL			**$16,000.00**		
GROSS BUDGET GRAND TOTAL		**$126,100.00**		**$153,600.00**	

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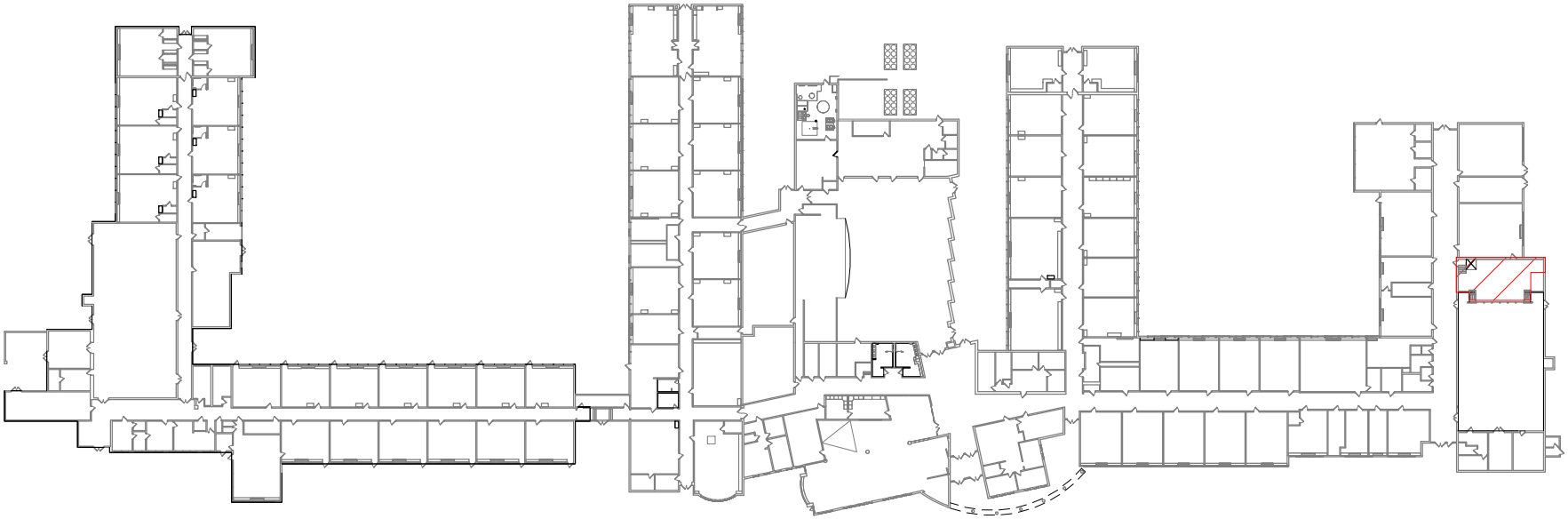

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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
244 ORCHARD RD
SKILLMAN, NJ 08558

EAST GYM STAGE INTO STORAGE

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-02
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
New Restrooms
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the construction of (3) new single occupant restrooms in (3) existing kindergarten classrooms at Montgomery Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

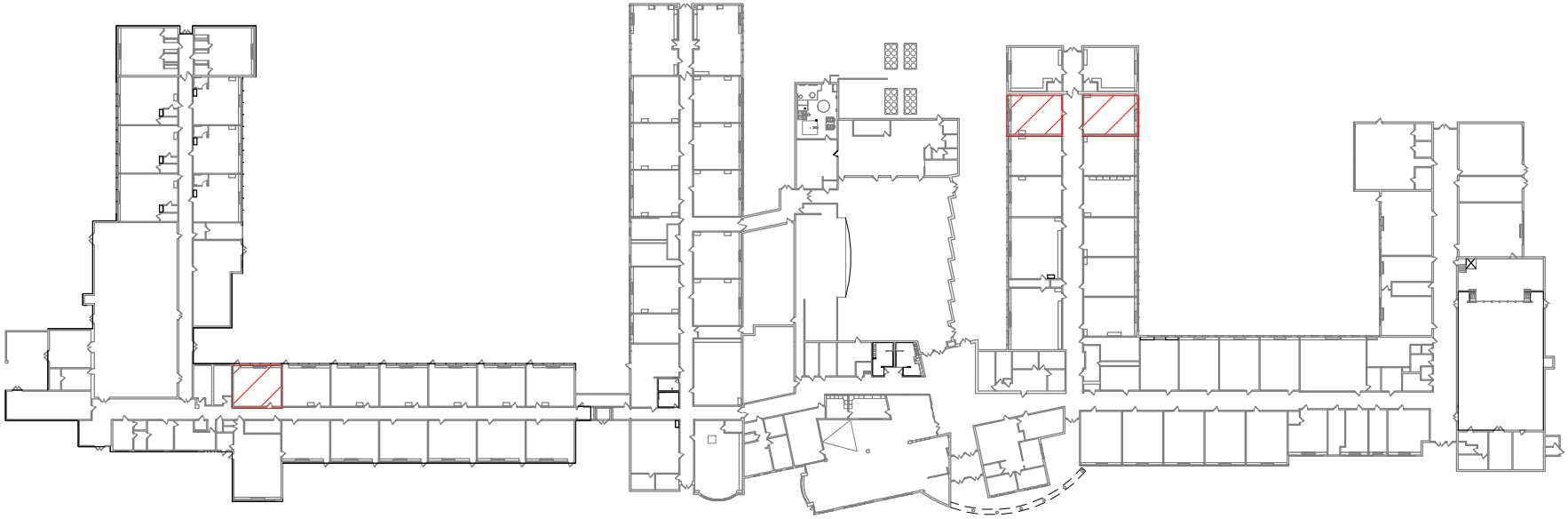
Estimate Date: 10/30/2025

Scope Document / Design: SK-03

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
New Restrooms					2026
Room 110 Restroom	1	$60,000.00		$90,000.00	
Room 140 Restroom	1	$60,000.00		$90,000.00	
Room 141 Restroom	1	$60,000.00		$90,000.00	
Market Escalations		$7,200.00		$10,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$187,200.00**		**$280,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$9,400.00		$14,100.00	
Construction Contingency		$18,800.00		$28,100.00	
CONTINGENCIES SUBTOTAL		**$28,200.00**		**$42,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$30,700.00		
Bonding / Legal Fees			$2,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,200.00		
Reimbursables			$2,000.00		
SOFT COSTS SUBTOTAL			**$37,400.00**		
GROSS BUDGET GRAND TOTAL		**$252,800.00**		**$360,400.00**	

NOTE: This cost estimate is preliminary and for budgeting purposes only; it is based on limited information available at the time of development. Neither PSA nor the Owner control unforeseen conditions or market conditions. For this reason, the estimate includes contingencies to address such eventualities. It reflects our professional opinions and is based on our experience.



AREA OF WORK

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ORCHARD HILL ELEMENTARY SCHOOL
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SKILLMAN, NJ 08558

KINDERGARTEN RESTROOMS

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-03
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Child Study Team HVAC
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, new HVAC for the child study team suite at Montgomery Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-04

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Child Study Team HVAC					2026
New RTU	1	$250,000.00		$350,000.00	
Market Escalations		$10,000.00		$14,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$260,000.00**		**$364,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$13,000.00		$18,200.00	
Construction Contingency		$26,000.00		$36,400.00	
CONTINGENCIES SUBTOTAL		**$39,000.00**		**$54,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$39,800.00		
Bonding / Legal Fees			$3,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,800.00		
Reimbursables			$2,600.00		
SOFT COSTS SUBTOTAL			**$48,400.00**		
GROSS BUDGET GRAND TOTAL		**$347,400.00**		**$467,000.00**	

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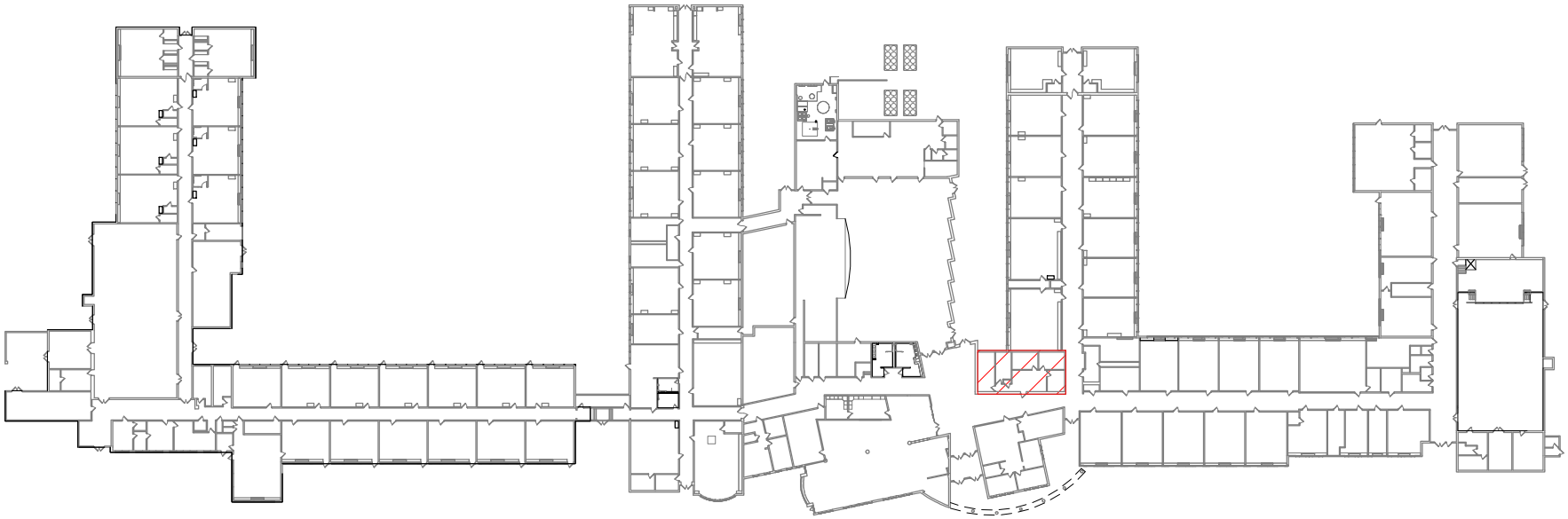

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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
244 ORCHARD RD
SKILLMAN, NJ 08558

CHILD STUDY TEAM
HVAC

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-04
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Floor Finish in Rooms 138 & 139
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the floor finishes in rooms 138 & 139 at Montgomery Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-05

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Floor Finish in Rooms 138 & 139					2026
Room 138 - New VCT	870	$8,700.00		$13,100.00	
Room 139 - New VCT	870	$8,700.00		$13,100.00	
Market Escalations		$700.00		$1,100.00	2026
INFRASTRUCTURE SUBTOTAL		**$18,100.00**		**$27,300.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,000.00		$1,400.00	
Construction Contingency		$1,900.00		$2,800.00	
CONTINGENCIES SUBTOTAL		**$2,900.00**		**$4,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$3,000.00		
Bonding / Legal Fees			$300.00		
Permit Fees *(Local Agency Review, if applicable)*			$300.00		
Reimbursables			$200.00		
SOFT COSTS SUBTOTAL			**$3,800.00**		
GROSS BUDGET GRAND TOTAL		**$24,800.00**		**$35,300.00**	

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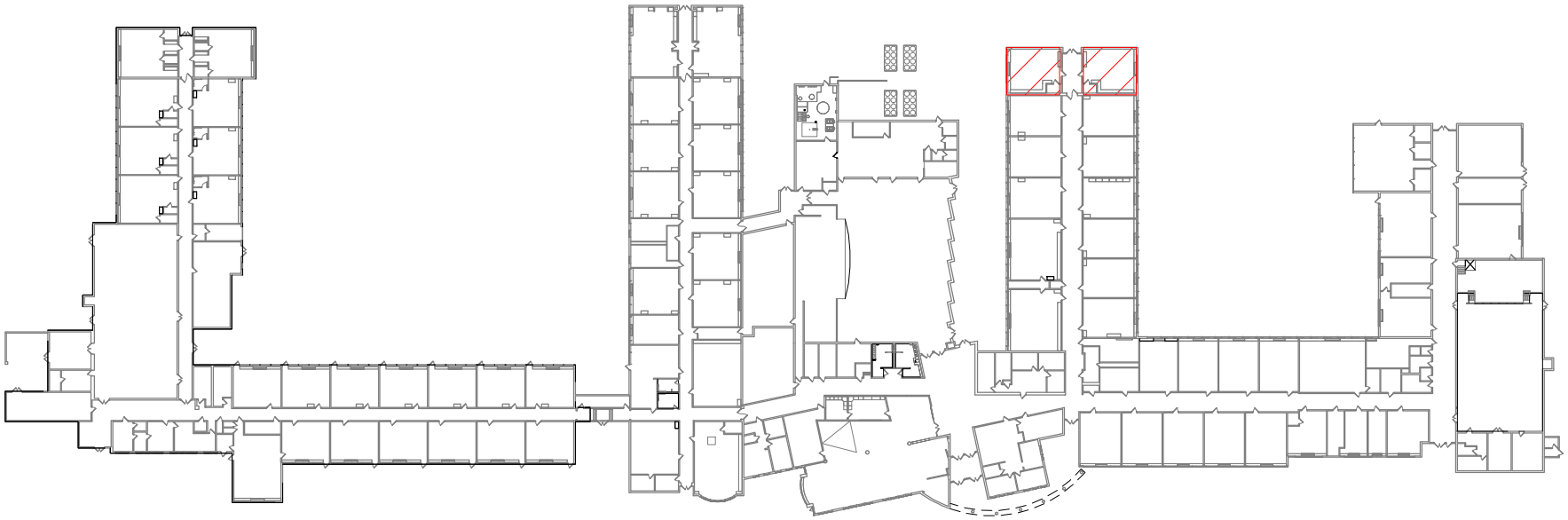

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ORCHARD HILL ELEMENTARY SCHOOL
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SKILLMAN, NJ 08558

FLOOR FINISH IN ROOMS 138 & 139

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-05
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
EPDM Roof Installation
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, EPDM Roof Installation at Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-06

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
EPDM Roof Installation					2026
Roof Area A	2,400	$108,000.00		$132,000.00	
Roof Area B	3,000	$135,000.00		$165,000.00	
Roof Area C	2,400	$108,000.00		$132,000.00	
Market Escalations		$14,100.00		$17,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$365,100.00**		**$446,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$18,300.00		$22,400.00	
Construction Contingency		$36,600.00		$44,700.00	
CONTINGENCIES SUBTOTAL		**$54,900.00**		**$67,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$48,800.00		
Bonding / Legal Fees			$3,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,400.00		
Reimbursables			$3,200.00		
SOFT COSTS SUBTOTAL			**$59,300.00**		
GROSS BUDGET GRAND TOTAL		**$479,300.00**		**$572,600.00**	

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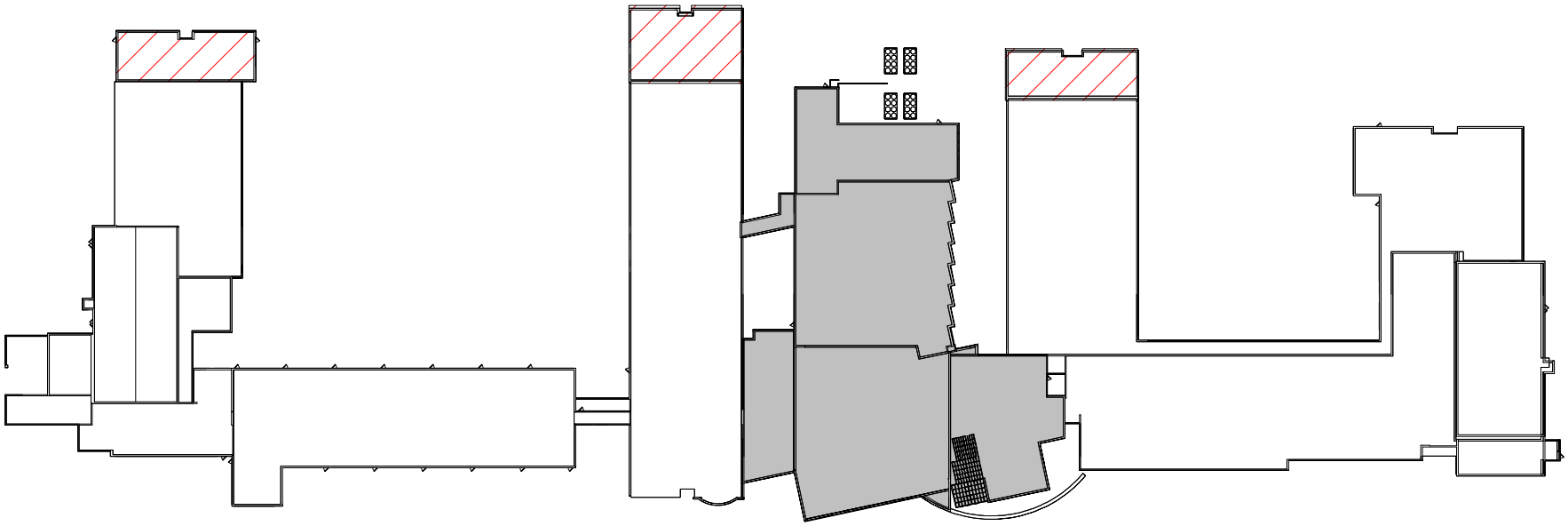

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ORCHARD HILL ELEMENTARY SCHOOL
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REAR EPDM ROOFS

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-06
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Art Room Restrooms
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacment of the art room toilets at Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-07

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Art Room Restrooms					2026
New Floor, Wall & Ceiling Finishes New Fixtures and Accessories New Lighting	60	$60,000.00		$90,000.00	
Market Escalations		$2,400.00		$3,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$62,400.00**		**$93,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$3,200.00		$4,700.00	
Construction Contingency		$6,300.00		$9,400.00	
CONTINGENCIES SUBTOTAL		**$9,500.00**		**$14,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$10,300.00		
Bonding / Legal Fees			$900.00		
Permit Fees *(Local Agency Review, if applicable)*			$800.00		
Reimbursables			$700.00		
SOFT COSTS SUBTOTAL			**$12,700.00**		
GROSS BUDGET GRAND TOTAL		**$84,600.00**		**$120,400.00**	

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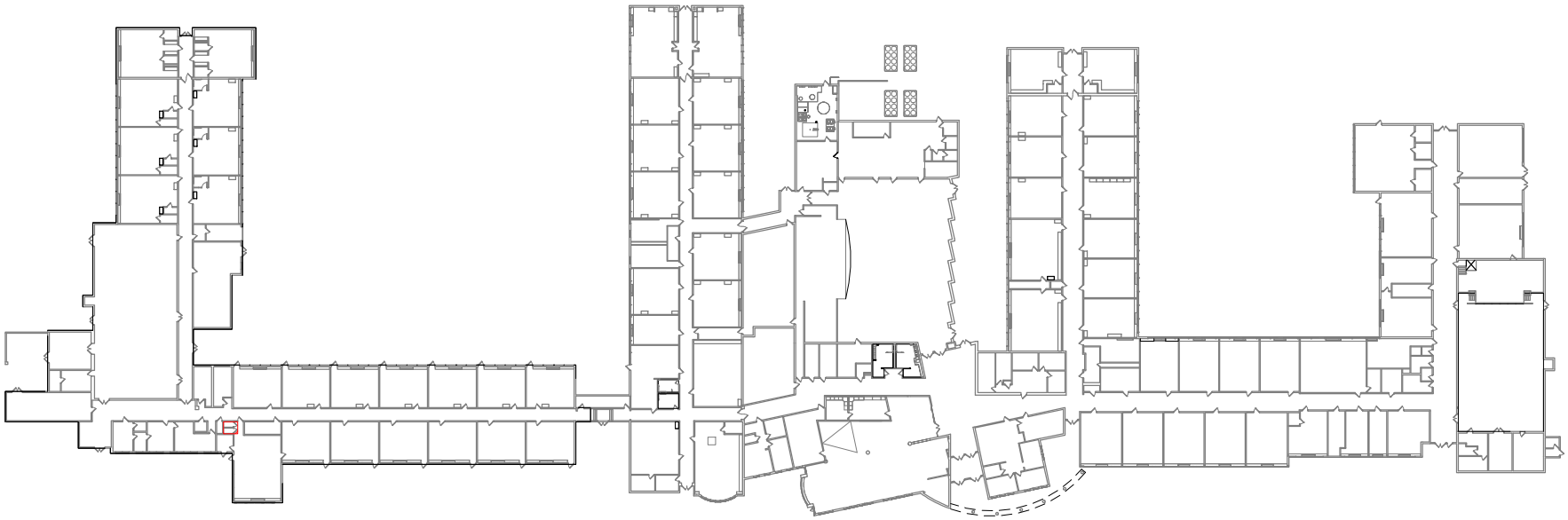

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SKILLMAN, NJ 08558

ART ROOM RESTROOM

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-07
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
East Gym Wall Pads & Backboards
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacment of East Gym Wall Pads & Backboards at Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-08

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
East Gym Wall Pads & Backboards					2026
Replacment of East Gym Wall Pads & Backboards	3,867	$309,400.00		$386,700.00	
Market Escalations		$12,400.00		$15,500.00	2026
INFRASTRUCTURE SUBTOTAL		**$321,800.00**		**$402,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$16,100.00		$20,200.00	
Construction Contingency		$32,200.00		$40,300.00	
CONTINGENCIES SUBTOTAL		**$48,300.00**		**$60,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$44,000.00		
Bonding / Legal Fees			$3,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,100.00		
Reimbursables			$2,900.00		
SOFT COSTS SUBTOTAL			**$53,500.00**		
GROSS BUDGET GRAND TOTAL		**$423,600.00**		**$516,200.00**	

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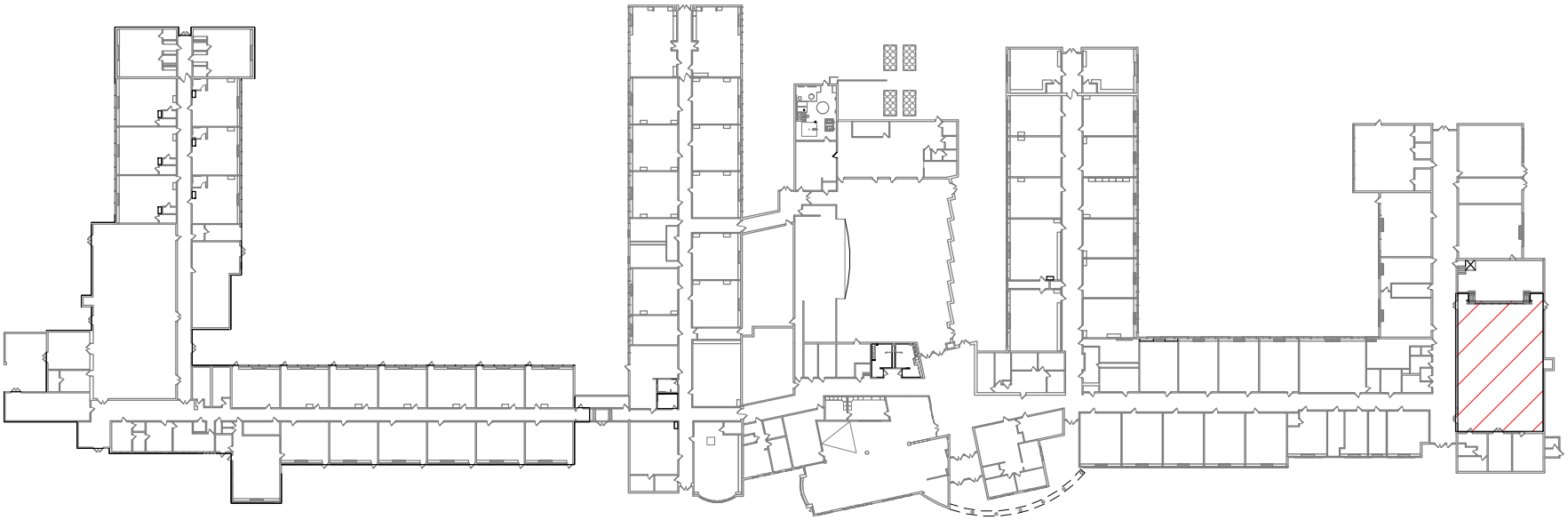

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ORCHARD HILL ELEMENTARY SCHOOL
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SKILLMAN, NJ 08558

EAST GYM WALL PADS & BLACKBOARDS

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-08
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Card Swipes On Exit Doors
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, card swipes on exit doors at Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-09

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Card Swipes On Exit Doors					2026
Card Swipes on Exit Doors	13	$13,000.00		$26,000.00	
Market Escalations		$600.00		$1,100.00	2026
INFRASTRUCTURE SUBTOTAL		**$13,600.00**		**$27,100.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$700.00		$1,400.00	
Construction Contingency		$1,400.00		$2,800.00	
CONTINGENCIES SUBTOTAL		**$2,100.00**		**$4,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$3,000.00		
Bonding / Legal Fees			$300.00		
Permit Fees *(Local Agency Review, if applicable)*			$300.00		
Reimbursables			$200.00		
SOFT COSTS SUBTOTAL			**$3,800.00**		
GROSS BUDGET GRAND TOTAL		**$19,500.00**		**$35,100.00**	

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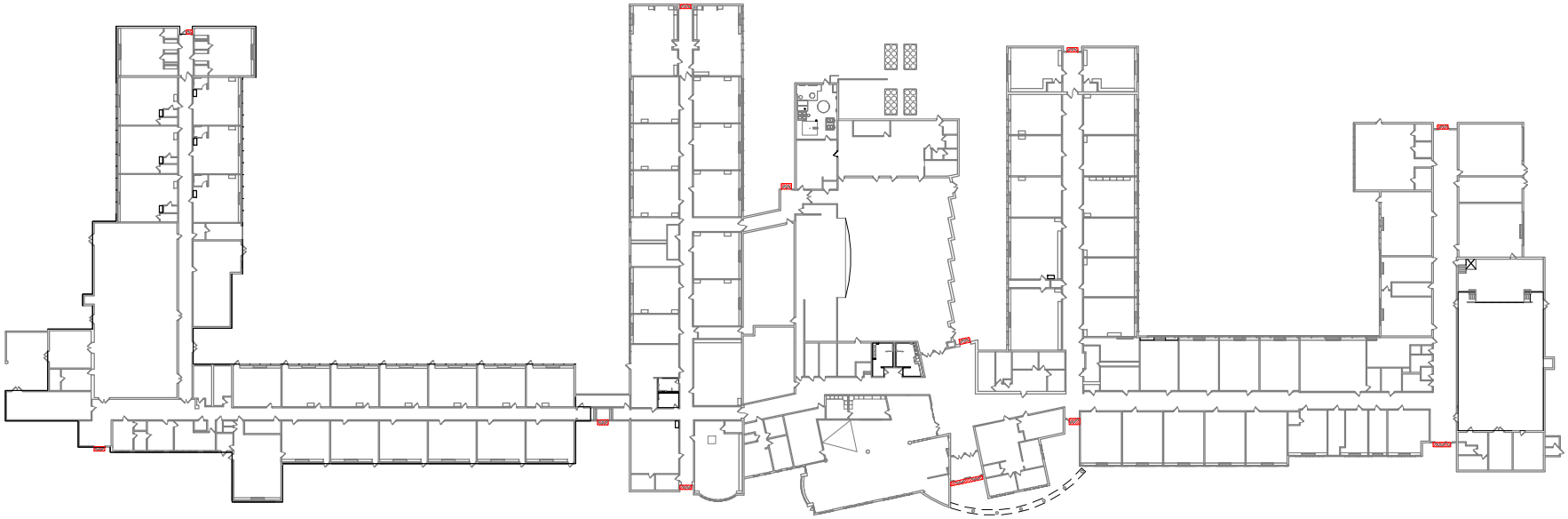

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CARD SWIPES ON EXIT DOORS

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-09
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Kindergarten Milwork
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of kindergarten millwork and sinks at Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-10

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Kindergarten Milwork					2026
Replace Millwork and Sinks	7,100	$213,000.00		$355,000.00	
Market Escalations		$8,600.00		$14,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$221,600.00**		**$369,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$11,100.00		$18,500.00	
Construction Contingency		$22,200.00		$37,000.00	
CONTINGENCIES SUBTOTAL		**$33,300.00**		**$55,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$40,400.00		
Bonding / Legal Fees			$3,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,800.00		
Reimbursables			$2,700.00		
SOFT COSTS SUBTOTAL			**$49,100.00**		
GROSS BUDGET GRAND TOTAL		**$304,000.00**		**$473,800.00**	

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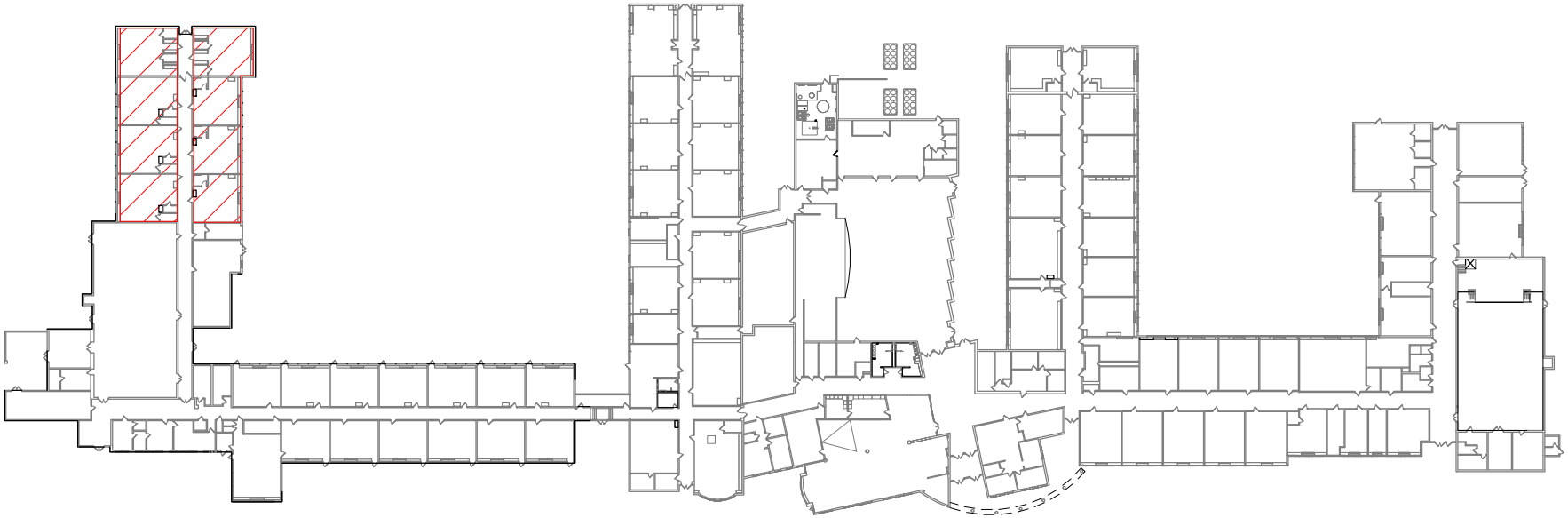

AREA OF WORK

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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
244 ORCHARD RD
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KINDERGARTEN MILLWORK

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-10
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Asbestos Tile Replacement
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacment of asbestos tiles at Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-11

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Asbestos Tile Replacement					2026
New VCT Flooring	224	$6,800.00		$11,200.00	
Market Escalations		$300.00		$500.00	2026
INFRASTRUCTURE SUBTOTAL		**$7,100.00**		**$11,700.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$400.00		$600.00	
Construction Contingency		$800.00		$1,200.00	
CONTINGENCIES SUBTOTAL		**$1,200.00**		**$1,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$1,300.00		
Bonding / Legal Fees			$200.00		
Environmental Consultant Fees *(Abatement, Wetlands, Soils, etc.)*			$5,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$100.00		
Reimbursables			$100.00		
SOFT COSTS SUBTOTAL			**$6,700.00**		
GROSS BUDGET GRAND TOTAL		**$15,000.00**		**$20,200.00**	

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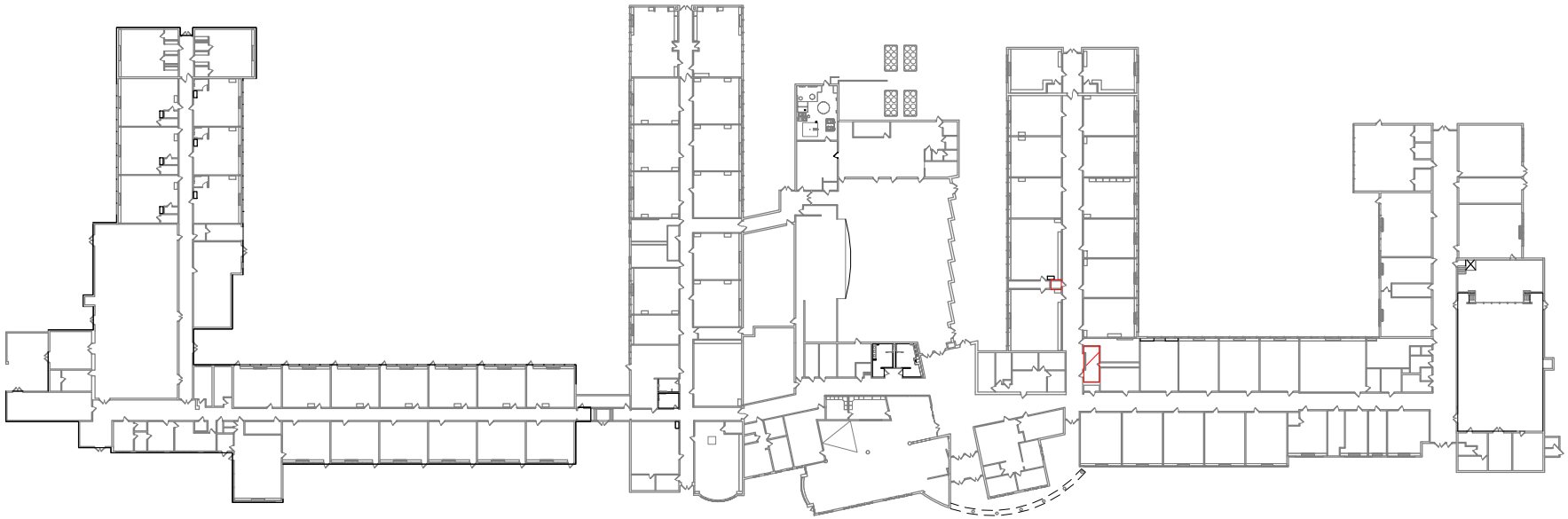

AREA OF WORK

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244 ORCHARD RD
SKILLMAN, NJ 08558

ASBESTOS TILE REPLACEMENT

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-11
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Entrance Exterior Ceiling
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the Main Entrance Exterior Ceiling at Montgomery Orchard Hill Elementary School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-12

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Entrance Exterior Ceiling					2026
New Exterior Metal Ceiling	1,600	$128,000.00		$160,000.00	
Market Escalations		$5,200.00		$6,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$133,200.00**		**$166,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$6,700.00		$8,400.00	
Construction Contingency		$13,400.00		$16,700.00	
CONTINGENCIES SUBTOTAL		**$20,100.00**		**$25,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$18,200.00		
Bonding / Legal Fees			$1,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,300.00		
Reimbursables			$1,200.00		
SOFT COSTS SUBTOTAL			**$22,200.00**		
GROSS BUDGET GRAND TOTAL		**$175,500.00**		**$213,700.00**	

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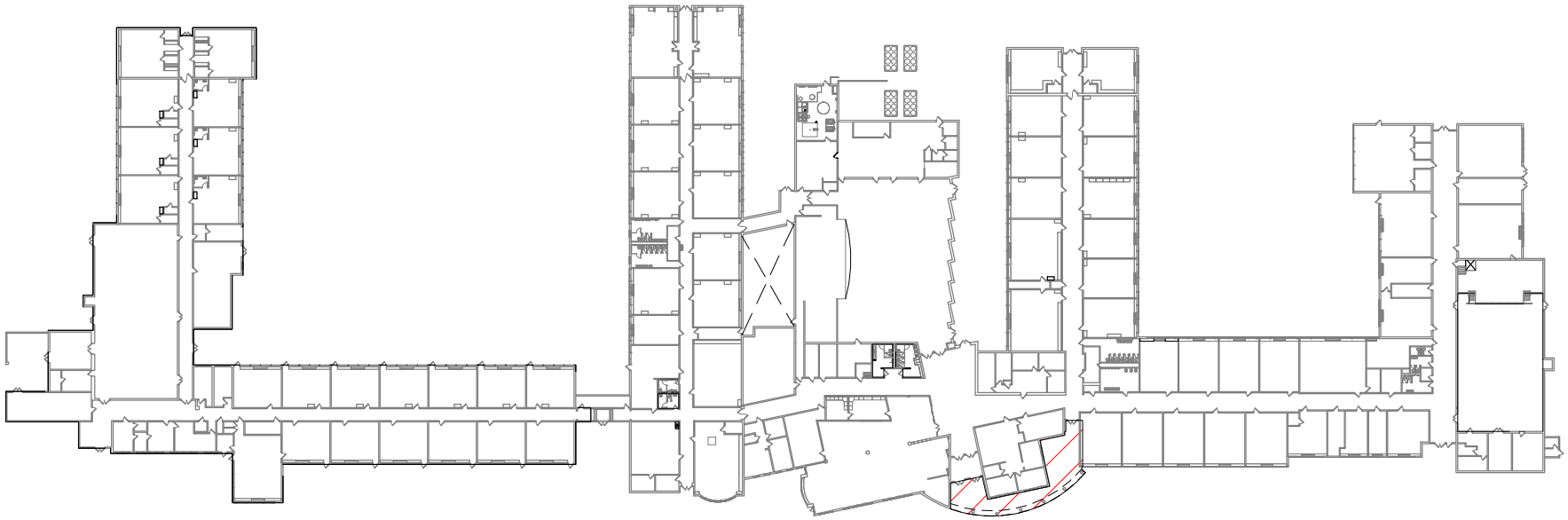

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EXTERIOR CEILING AT MAIN ENTRANCE

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-12
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Door and Hardware Replacement
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the doors and keys Upgrades at Montgomery Orchard Hill Elementary School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-13

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Door and Hardware Replacement					2026
New Doors and Hardware at Secondary Spaces	74	$148,000.00		$296,000.00	
Market Escalations		$6,000.00		$11,900.00	2026
INFRASTRUCTURE SUBTOTAL		**$154,000.00**		**$307,900.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$7,700.00		$15,400.00	
Construction Contingency		$15,400.00		$30,800.00	
CONTINGENCIES SUBTOTAL		**$23,100.00**		**$46,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$33,700.00		
Bonding / Legal Fees			$2,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,400.00		
Reimbursables			$2,200.00		
SOFT COSTS SUBTOTAL			**$41,000.00**		
GROSS BUDGET GRAND TOTAL		**$218,100.00**		**$395,100.00**	

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DOOR & HARDWARE REPLACEMENT

SCALE: 1" = 100'-0"

Designer	PROJECT MANAGER
Author	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Replace Sidewalks
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacment of sidewalks at Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-14

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Replace Sidewalks					2026
New Concrete Sidewalks to Replace Existing	38,000	$1,140,000.00		$1,520,000.00	
Market Escalations		$45,600.00		$60,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,185,600.00**		**$1,580,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$59,300.00		$79,100.00	
Construction Contingency		$118,600.00		$158,100.00	
CONTINGENCIES SUBTOTAL		**$177,900.00**		**$237,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$172,800.00		
Bonding / Legal Fees			$13,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$11,900.00		
Reimbursables			$11,300.00		
Boundary Survey / Topography			$15,000.00		
SOFT COSTS SUBTOTAL			**$224,700.00**		
GROSS BUDGET GRAND TOTAL		**$1,588,200.00**		**$2,042,700.00**	

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SIDEWALK REPLACEMENT

SCALE: 1/4" = 1'-0"

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JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-14
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Water Filtration
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, a domestic water filtration system for hard water at Montgomery Orchard Hill Elementary School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-15

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Water Filtration					2026
Domestic Water Filtration System for Hard Water	850	$40,000.00		$60,000.00	
Market Escalations		$1,600.00		$2,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$41,600.00**		**$62,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,100.00		$3,200.00	
Construction Contingency		$4,200.00		$6,300.00	
CONTINGENCIES SUBTOTAL		**$6,300.00**		**$9,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$6,900.00		
Bonding / Legal Fees			$600.00		
Permit Fees *(Local Agency Review, if applicable)*			$500.00		
Reimbursables			$500.00		
SOFT COSTS SUBTOTAL			**$8,500.00**		
GROSS BUDGET GRAND TOTAL		**$56,400.00**		**$80,400.00**	

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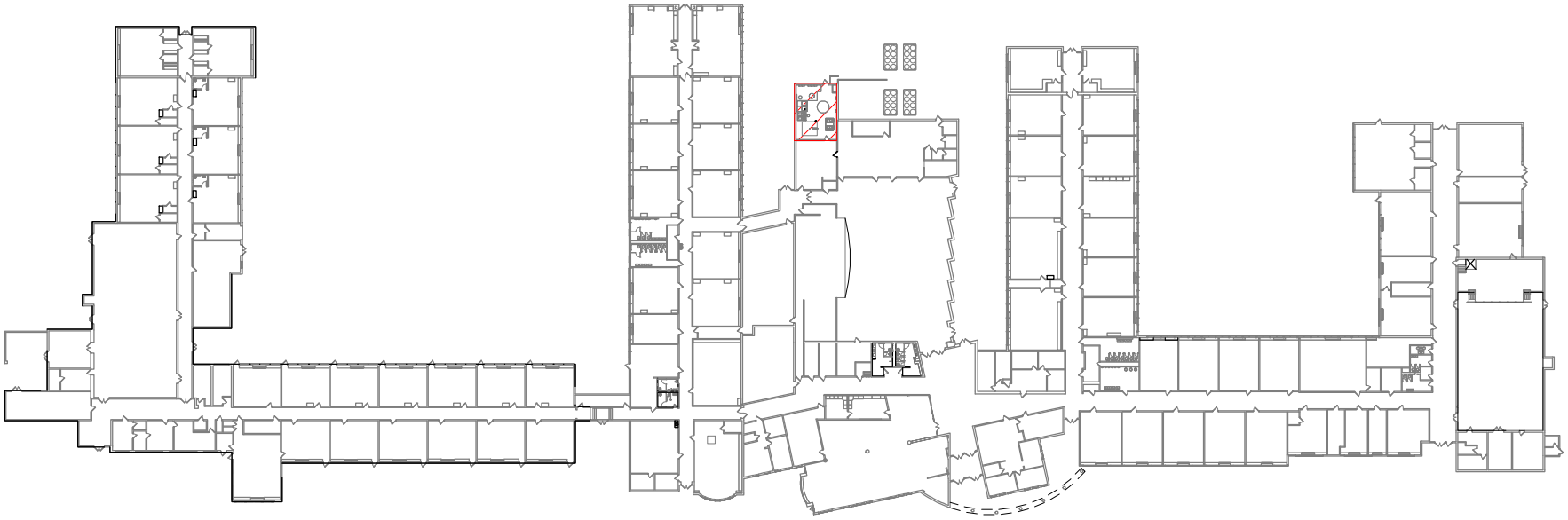

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WATER FILTRATION

SCALE: 1" = 100'-0"

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JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Asphalt Resurfacing
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the resurfacing for the existing asphalt at Montgomery Orchard Hill Elementary School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-16

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Asphalt Resurfacing					2026
Mill and Pave Existing Asphalt	72,023	$720,300.00		$1,080,400.00	
Market Escalations		$28,900.00		$43,300.00	2026
INFRASTRUCTURE SUBTOTAL		**$749,200.00**		**$1,123,700.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$37,500.00		$56,200.00	
Construction Contingency		$75,000.00		$112,400.00	
CONTINGENCIES SUBTOTAL		**$112,500.00**		**$168,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$122,800.00		
Bonding / Legal Fees			$9,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$8,500.00		
Reimbursables			$8,000.00		
SOFT COSTS SUBTOTAL			**$149,000.00**		
GROSS BUDGET GRAND TOTAL		**$1,010,700.00**		**$1,441,300.00**	

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ASPHALT REPLACEMENT

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-16
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Replace Exterior Doors
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of Exterior Doors with FRP at Montgomery Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-17

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Replace Exterior Doors					2026
New FRP Doors and Hardware	68	$136,000.00		$272,000.00	
Market Escalations		$5,500.00		$10,900.00	2026
INFRASTRUCTURE SUBTOTAL		**$141,500.00**		**$282,900.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$7,100.00		$14,200.00	
Construction Contingency		$14,200.00		$28,300.00	
CONTINGENCIES SUBTOTAL		**$21,300.00**		**$42,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$31,000.00		
Bonding / Legal Fees			$2,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,200.00		
Reimbursables			$2,100.00		
SOFT COSTS SUBTOTAL			**$37,800.00**		
GROSS BUDGET GRAND TOTAL		**$200,600.00**		**$363,200.00**	

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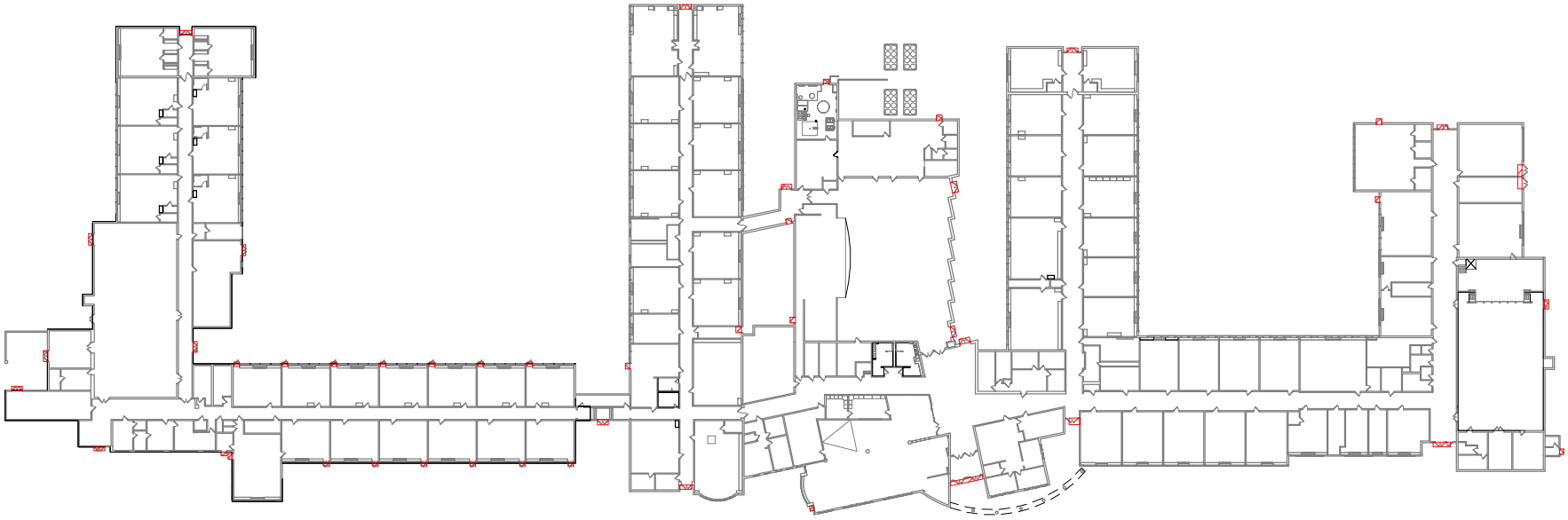

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REPLACE EXTERIOR DOORS WITH FRP

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-17
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Replace Carpet Tile
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of carpet tile with VCT at Montgomery Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-18

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Replace Carpet Tile					2026
New VCT Flooring	5,972	$59,800.00		$89,600.00	
Market Escalations		$2,400.00		$3,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$62,200.00**		**$93,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$3,200.00		$4,700.00	
Construction Contingency		$6,300.00		$9,400.00	
CONTINGENCIES SUBTOTAL		**$9,500.00**		**$14,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$10,200.00		
Bonding / Legal Fees			$900.00		
Permit Fees *(Local Agency Review, if applicable)*			$700.00		
Reimbursables			$700.00		
SOFT COSTS SUBTOTAL			**$12,500.00**		
GROSS BUDGET GRAND TOTAL		**$84,200.00**		**$119,800.00**	

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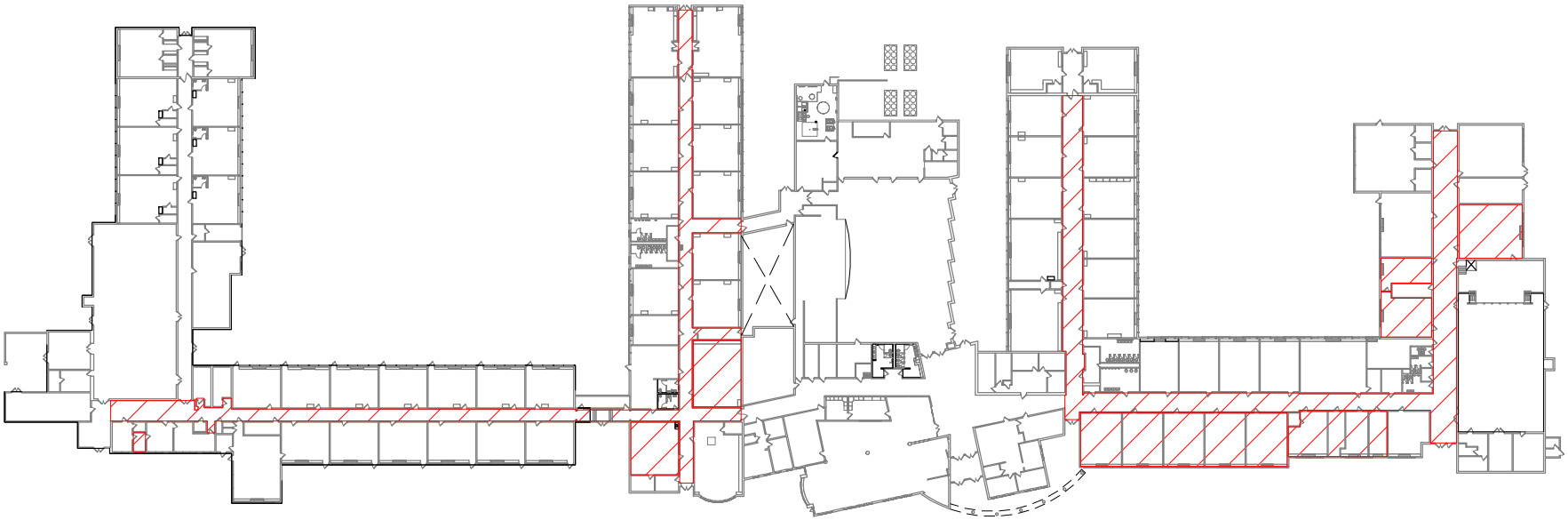

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REPLACE CARPET TILE WITH VCT

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-18
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Playground Mulch
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement playground mulch at Montgomery Orchard Hill Elementary School.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary
Estimate Date: 10/30/2025
Scope Document / Design: SK-19
Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Playground Mulch					2026
Removal and Replacement of Playground Mulch New Playground Borders	12,800	$89,600.00		$128,000.00	
Market Escalations		$3,600.00		$5,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$93,200.00**		**$133,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$4,700.00		$6,700.00	
Construction Contingency		$9,400.00		$13,400.00	
CONTINGENCIES SUBTOTAL		**$14,100.00**		**$20,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$14,600.00		
Bonding / Legal Fees			$1,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,000.00		
Reimbursables			$1,000.00		
SOFT COSTS SUBTOTAL			**$17,800.00**		
GROSS BUDGET GRAND TOTAL		**$125,100.00**		**$171,100.00**	

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PLAYGROUND MULCH AND BORDERS

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

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SK-19
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Security Camera System
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the security camera system at Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-20

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Security Camera System					2026
New Security Camera System	135,000	$270,000.00		$405,000.00	
Market Escalations		$10,800.00		$16,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$280,800.00**		**$421,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$14,100.00		$21,100.00	
Construction Contingency		$28,100.00		$42,200.00	
CONTINGENCIES SUBTOTAL		**$42,200.00**		**$63,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$46,100.00		
Bonding / Legal Fees			$3,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,200.00		
Reimbursables			$3,000.00		
SOFT COSTS SUBTOTAL			**$56,000.00**		
GROSS BUDGET GRAND TOTAL		**$379,000.00**		**$540,500.00**	

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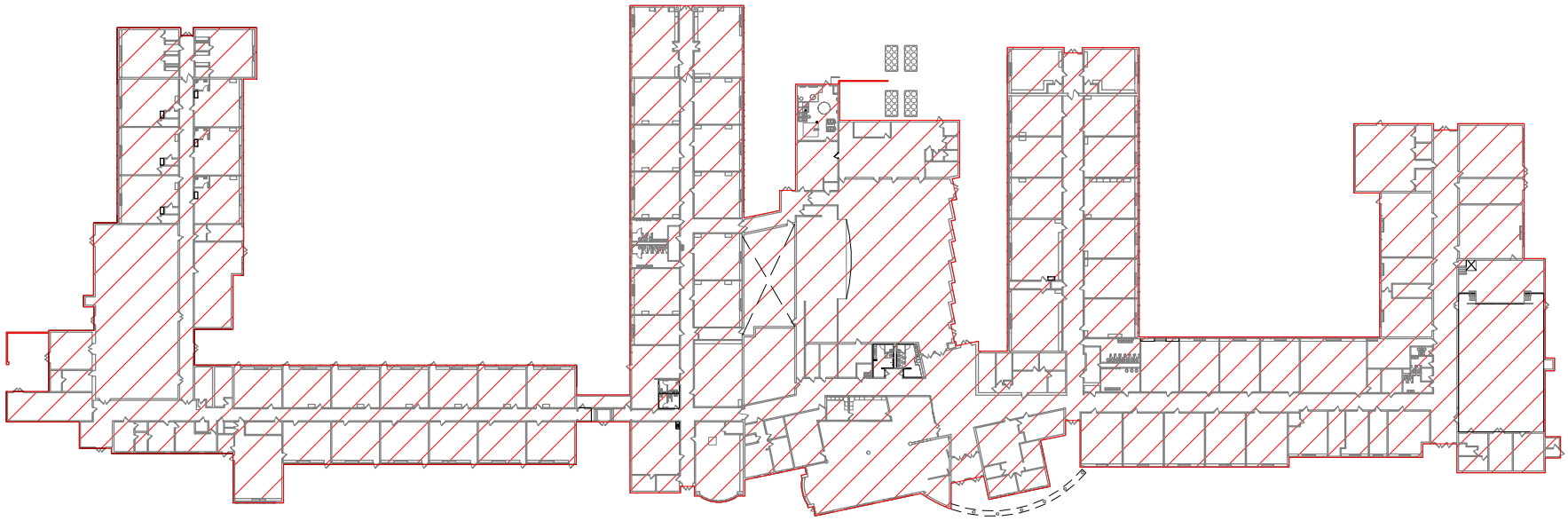

AREA OF WORK

Parette Somjen Architects
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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
244 ORCHARD RD
SKILLMAN, NJ 08558

SECURITY CAMERA SYSTEM

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-20
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Boiler East and West Wings
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the boilers in the East and West wings at Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-21

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Boiler East and West Wings					2026
Replacement of Boilers in East and West Wings	2	$1,600,000.00		$2,000,000.00	
Market Escalations		$64,000.00		$80,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,664,000.00**		**$2,080,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$83,200.00		$104,000.00	
Construction Contingency		$166,400.00		$208,000.00	
CONTINGENCIES SUBTOTAL		**$249,600.00**		**$312,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$227,300.00		
Bonding / Legal Fees			$18,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$15,600.00		
Reimbursables			$14,800.00		
SOFT COSTS SUBTOTAL			**$275,700.00**		
GROSS BUDGET GRAND TOTAL		**$2,189,300.00**		**$2,667,700.00**	

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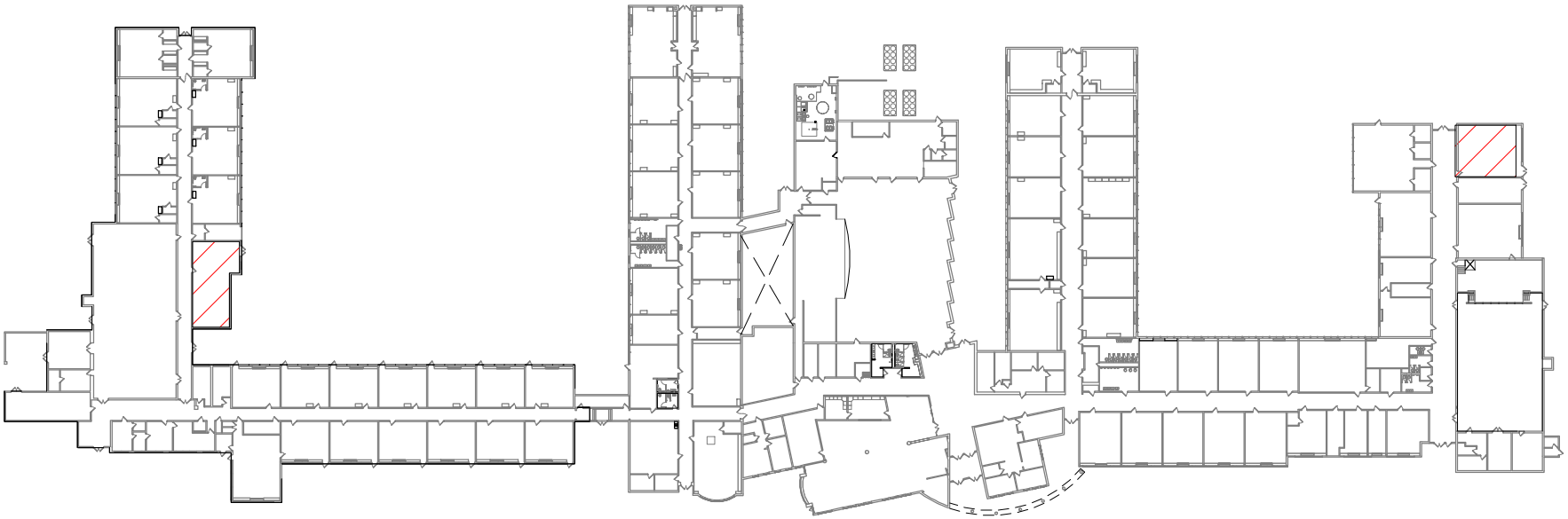

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ORCHARD HILL ELEMENTARY SCHOOL
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EAST AND WEST WING BOILER REPLACEMENT

SCALE: 1" = 100'-0"

Designer
PROJECT MANAGER

Author
DRAWN BY

10184
PROJECT NUMBER

2025
RELEASE DATE

SHEET NUMBER
SK-21
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Replace Exterior Lights
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of exterior lights with new LED wall pack light fixtures.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-22

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Replace Exterior Lights					2026
New LED Wall Pack Light Fixtures	1	$50,000.00		$100,000.00	
Market Escalations		$2,000.00		$4,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$52,000.00**		**$104,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,600.00		$5,200.00	
Construction Contingency		$5,200.00		$10,400.00	
CONTINGENCIES SUBTOTAL		**$7,800.00**		**$15,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$11,400.00		
Bonding / Legal Fees			$900.00		
Permit Fees *(Local Agency Review, if applicable)*			$800.00		
Reimbursables			$800.00		
SOFT COSTS SUBTOTAL			**$13,900.00**		
GROSS BUDGET GRAND TOTAL		**$73,700.00**		**$133,500.00**	

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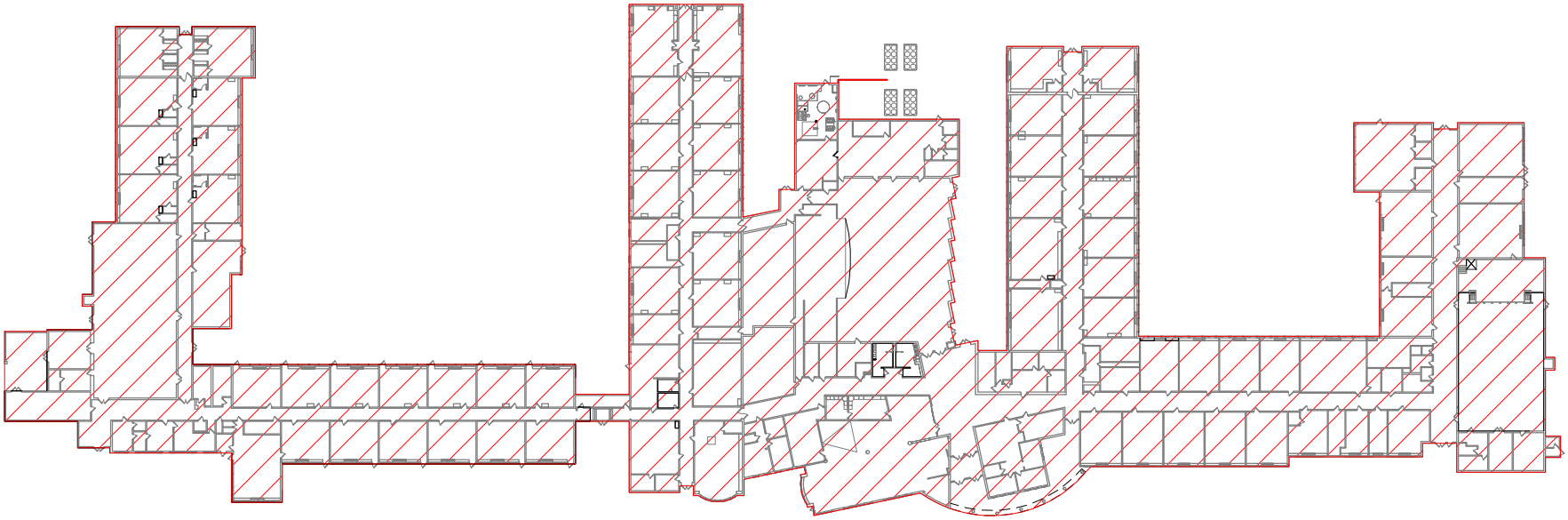
NOTE: Additional informtion needed for complete estimate.



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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
244 ORCHARD RD
SKILLMAN, NJ 08558

REPLACE EXTERIOR LIGHTS

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-22
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Classroom Millwork
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the existing classroom millwork with new at Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-23

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Classroom Millwork					2026
Replacement of the existing classroom millwork	7,120	$213,600.00		$356,000.00	
Market Escalations		$8,600.00		$14,300.00	2026
INFRASTRUCTURE SUBTOTAL		**$222,200.00**		**$370,300.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$11,200.00		$18,600.00	
Construction Contingency		$22,300.00		$37,100.00	
CONTINGENCIES SUBTOTAL		**$33,500.00**		**$55,700.00**	
SOFT COSTS					
Architectural / Engineering Fees			$40,500.00		
Bonding / Legal Fees			$3,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,800.00		
Reimbursables			$2,700.00		
Boundary Survey / Topography			$10,000.00		
SOFT COSTS SUBTOTAL			**$59,200.00**		
GROSS BUDGET GRAND TOTAL		**$314,900.00**		**$485,200.00**	

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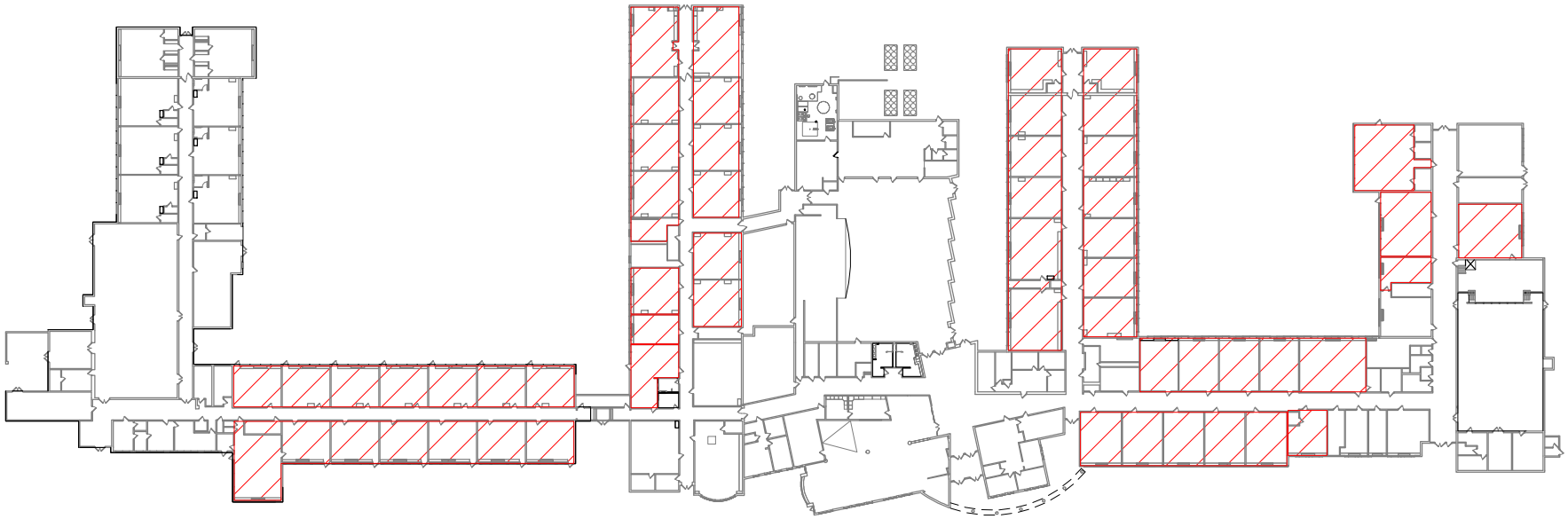

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ORCHARD HILL ELEMENTARY SCHOOL
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CLASSROOM MILLWORK

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-23
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Art Room Millwork
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the existing Art Room millwork with new at Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-24

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Art Room Millwork					2026
Replacement of the existing millwork	1,200	$36,000.00		$60,000.00	
Market Escalations		$1,500.00		$2,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$37,500.00**		**$62,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,900.00		$3,200.00	
Construction Contingency		$3,800.00		$6,300.00	
CONTINGENCIES SUBTOTAL		**$5,700.00**		**$9,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$6,900.00		
Bonding / Legal Fees			$600.00		
Permit Fees *(Local Agency Review, if applicable)*			$500.00		
Reimbursables			$500.00		
Boundary Survey / Topography			$10,000.00		
SOFT COSTS SUBTOTAL			**$18,500.00**		
GROSS BUDGET GRAND TOTAL		**$61,700.00**		**$90,400.00**	

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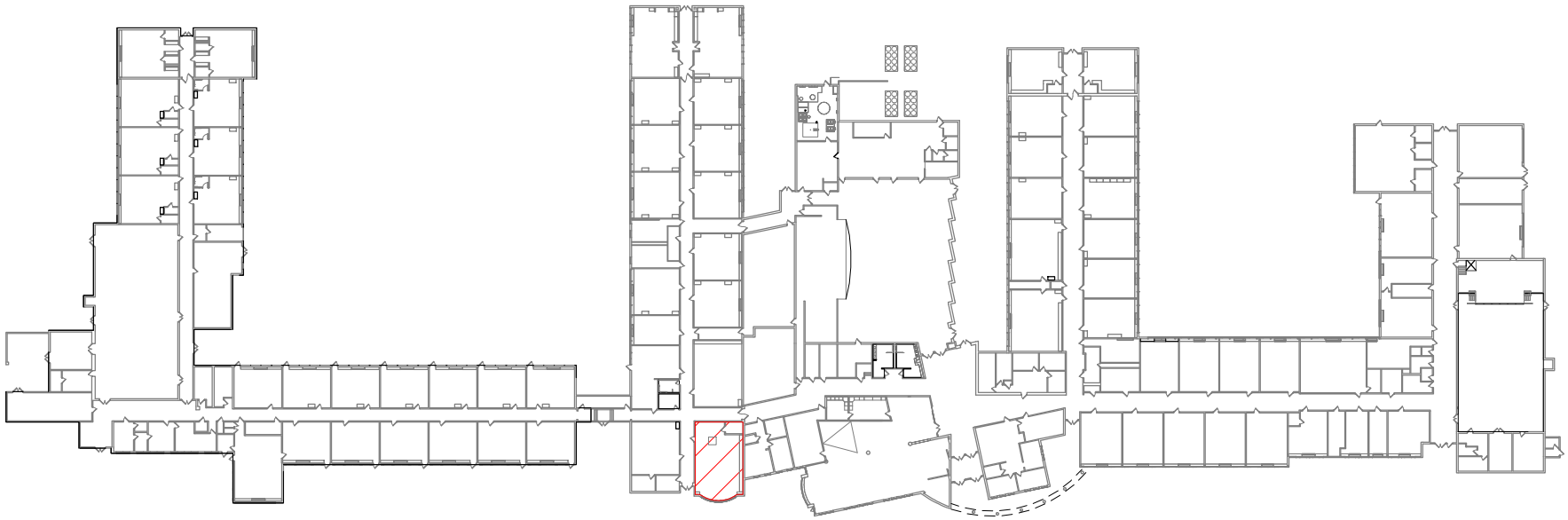

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ORCHARD HILL ELEMENTARY SCHOOL
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SKILLMAN, NJ 08558

ART ROOM MILLWORK

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-24
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Roof Ladders
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, new roof ladders to access all roofs.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-25

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Roof Ladders					2026
Wall Mounted Roof Ladders	5	$50,000.00		$75,000.00	
Market Escalations		$2,000.00		$3,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$52,000.00**		**$78,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,600.00		$3,900.00	
Construction Contingency		$5,200.00		$7,800.00	
CONTINGENCIES SUBTOTAL		**$7,800.00**		**$11,700.00**	
SOFT COSTS					
Architectural / Engineering Fees			$8,600.00		
Bonding / Legal Fees			$700.00		
Permit Fees *(Local Agency Review, if applicable)*			$600.00		
Reimbursables			$600.00		
SOFT COSTS SUBTOTAL			**$10,500.00**		
GROSS BUDGET GRAND TOTAL		**$70,300.00**		**$100,200.00**	

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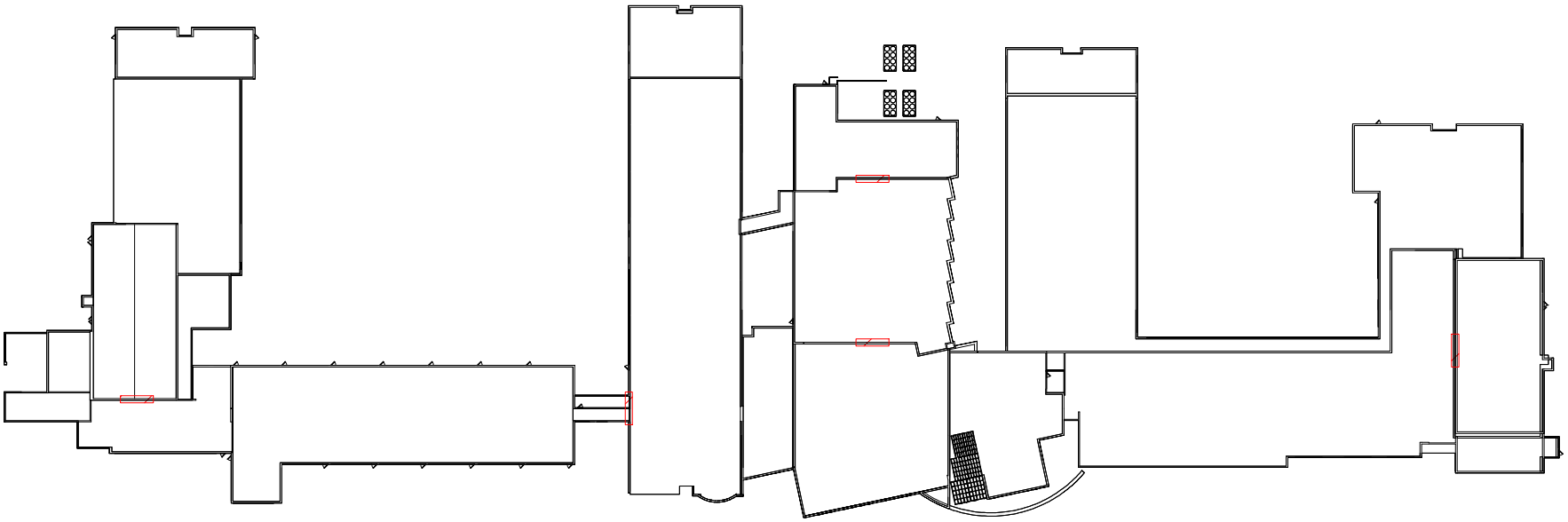

AREA OF WORK

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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
244 ORCHARD RD
SKILLMAN, NJ 08558

LADDERS TO ACCESS ALL ROOFS

SCALE: 1" = 100'-0"

Designer
PROJECT MANAGER

Author
DRAWN BY

10184
PROJECT NUMBER

2025
RELEASE DATE

SHEET NUMBER
SK-25
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Burglar Alarm
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the alarm system at Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-26

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Burglar Alarm					2026
New of Burglar Alarm	135,000	$270,000.00		$405,000.00	
Market Escalations		$10,800.00		$16,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$280,800.00**		**$421,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$14,100.00		$21,100.00	
Construction Contingency		$28,100.00		$42,200.00	
CONTINGENCIES SUBTOTAL		**$42,200.00**		**$63,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$46,100.00		
Bonding / Legal Fees			$3,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,200.00		
Reimbursables			$3,000.00		
SOFT COSTS SUBTOTAL			**$56,000.00**		
GROSS BUDGET GRAND TOTAL		**$379,000.00**		**$540,500.00**	

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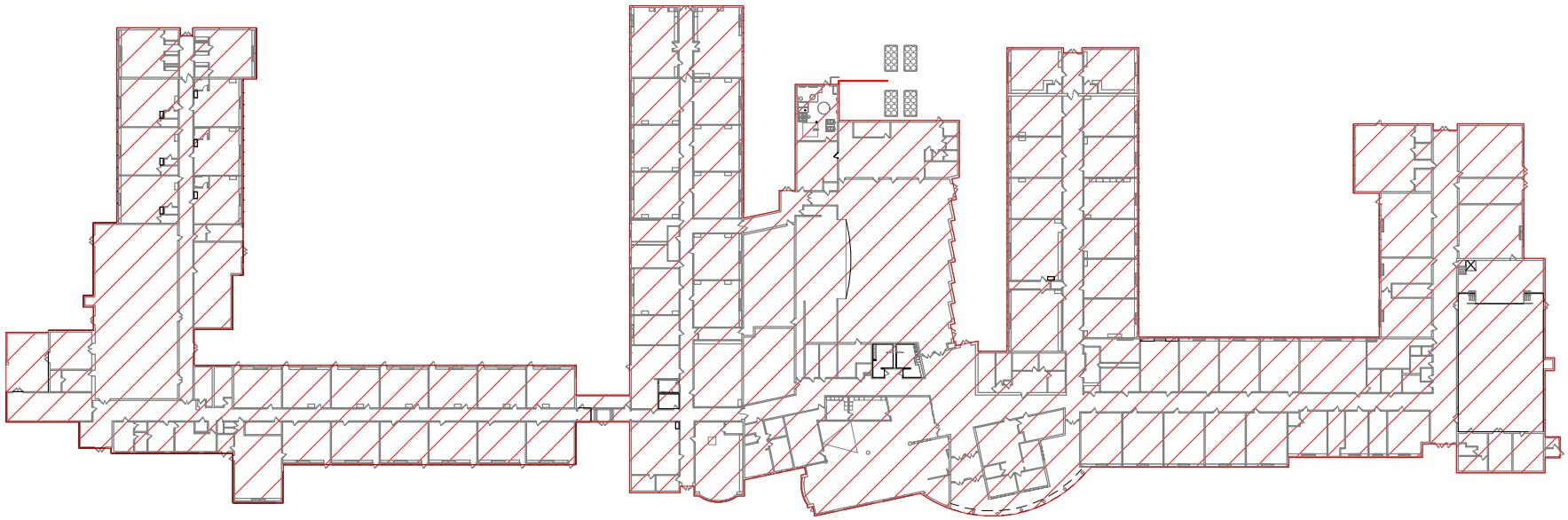

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ORCHARD HILL ELEMENTARY SCHOOL
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REPLACE SECURITY SYSTEM

SCALE: 1" = 100'-0"

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JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-26
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Clock and PA System
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the clock and PA system at Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-27

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Clock and PA System					2026
New Clock and PA System	135,000	$540,000.00		$607,500.00	
Market Escalations		$21,600.00		$24,300.00	2026
INFRASTRUCTURE SUBTOTAL		**$561,600.00**		**$631,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$28,100.00		$31,600.00	
Construction Contingency		$56,200.00		$63,200.00	
CONTINGENCIES SUBTOTAL		**$84,300.00**		**$94,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$69,100.00		
Bonding / Legal Fees			$5,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$4,800.00		
Reimbursables			$4,500.00		
SOFT COSTS SUBTOTAL			**$83,900.00**		
GROSS BUDGET GRAND TOTAL		**$729,800.00**		**$810,500.00**	

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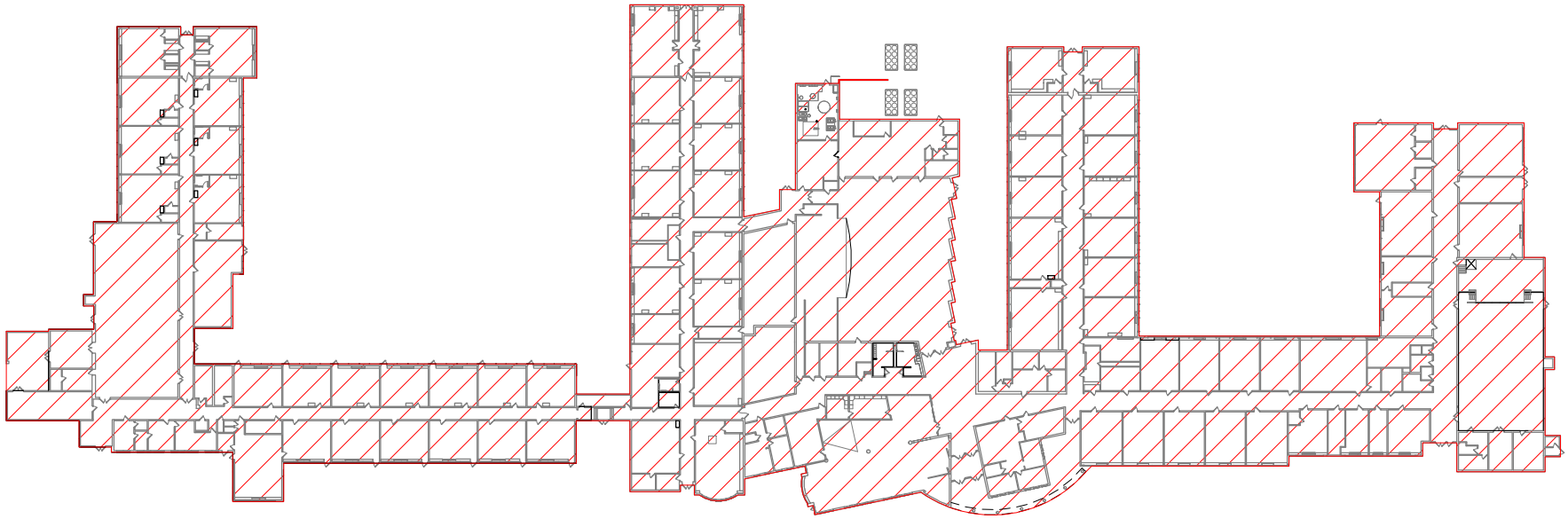

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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
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REPLACE CLOCK / PA SYSTEM

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Drainage
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, addressing the site drainage at the rear of Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-28

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Drainage					2026
Drainage at rear of building (near playground)	1	$200,000.00		$400,000.00	
Market Escalations		$8,000.00		$16,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$208,000.00**		**$416,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$10,400.00		$20,800.00	
Construction Contingency		$20,800.00		$41,600.00	
CONTINGENCIES SUBTOTAL		**$31,200.00**		**$62,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$45,500.00		
Bonding / Legal Fees			$3,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,200.00		
Reimbursables			$3,000.00		
Boundary Survey / Topography			$10,000.00		
SOFT COSTS SUBTOTAL			**$65,300.00**		
GROSS BUDGET GRAND TOTAL		**$304,500.00**		**$543,700.00**	

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ORCHARD HILL ELEMENTARY SCHOOL
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DRAINAGE AT REAR PLAYGROUND

SCALE: 1/4" = 1'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-28
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Replace Playgrounds
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the renovation of the (3) playgrounds at Montgomery Orchard Hill Elementary School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-29

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Replace Playgrounds					2026
East Side Playground	6,950	$300,000.00		$400,000.00	
West Side Playground	5,150	$300,000.00		$400,000.00	
Rear Playground	900	$300,000.00		$400,000.00	
Market Escalations		$36,000.00		$48,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$936,000.00**		**$1,248,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$46,800.00		$62,400.00	
Construction Contingency		$93,600.00		$124,800.00	
CONTINGENCIES SUBTOTAL		**$140,400.00**		**$187,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$136,400.00		
Bonding / Legal Fees			$10,800.00		
Permit Fees *(Local Agency Review, if applicable)*			$9,400.00		
Reimbursables			$8,900.00		
Boundary Survey / Topography			$10,000.00		
SOFT COSTS SUBTOTAL			**$175,500.00**		
GROSS BUDGET GRAND TOTAL		**$1,251,900.00**		**$1,610,700.00**	

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AREA OF WORK

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A LIMITED LIABILITY CORPORATION
CERT. NO. 21AC00039800

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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
244 ORCHARD RD
SKILLMAN, NJ 08558

REPLACE PLAYGROUNDS

SCALE: 1/4" = 1'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-29
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Infrared Scans
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, infrared scans of the electric panels at Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-30

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Infrared Scans					2026
Infrared Scans of Electric Panels	135,000	$270,000.00		$405,000.00	
Market Escalations		$10,800.00		$16,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$280,800.00**		**$421,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$14,100.00		$21,100.00	
Construction Contingency		$28,100.00		$42,200.00	
CONTINGENCIES SUBTOTAL		**$42,200.00**		**$63,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$46,100.00		
Bonding / Legal Fees			$3,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,200.00		
Reimbursables			$3,000.00		
SOFT COSTS SUBTOTAL			**$56,000.00**		
GROSS BUDGET GRAND TOTAL		**$379,000.00**		**$540,500.00**	

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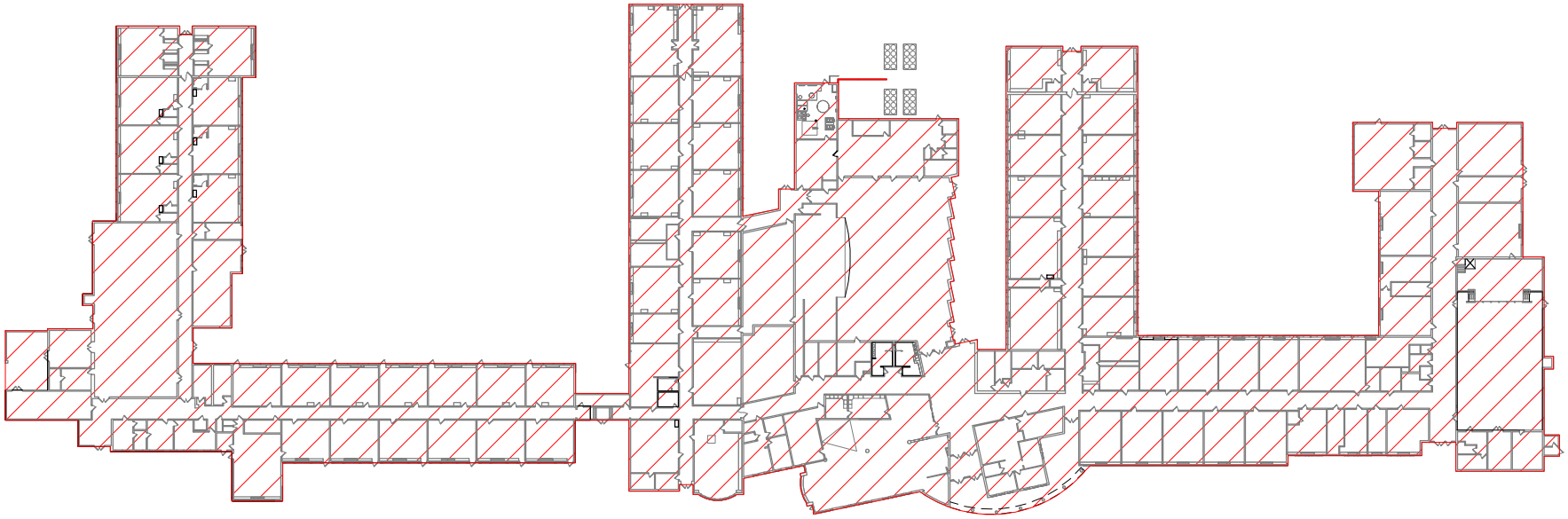

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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
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INFRARED SCANS OF ELECTRIC PANELS

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-30
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Interior Lighting
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of interior lights with new LED lights at Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-31

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Interior Lighting					2026
New LED Lights	135,000	$270,000.00		$405,000.00	
Market Escalations		$10,800.00		$16,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$280,800.00**		**$421,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$14,100.00		$21,100.00	
Construction Contingency		$28,100.00		$42,200.00	
CONTINGENCIES SUBTOTAL		**$42,200.00**		**$63,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$46,100.00		
Bonding / Legal Fees			$3,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,200.00		
Reimbursables			$3,000.00		
SOFT COSTS SUBTOTAL			**$56,000.00**		
GROSS BUDGET GRAND TOTAL		**$379,000.00**		**$540,500.00**	

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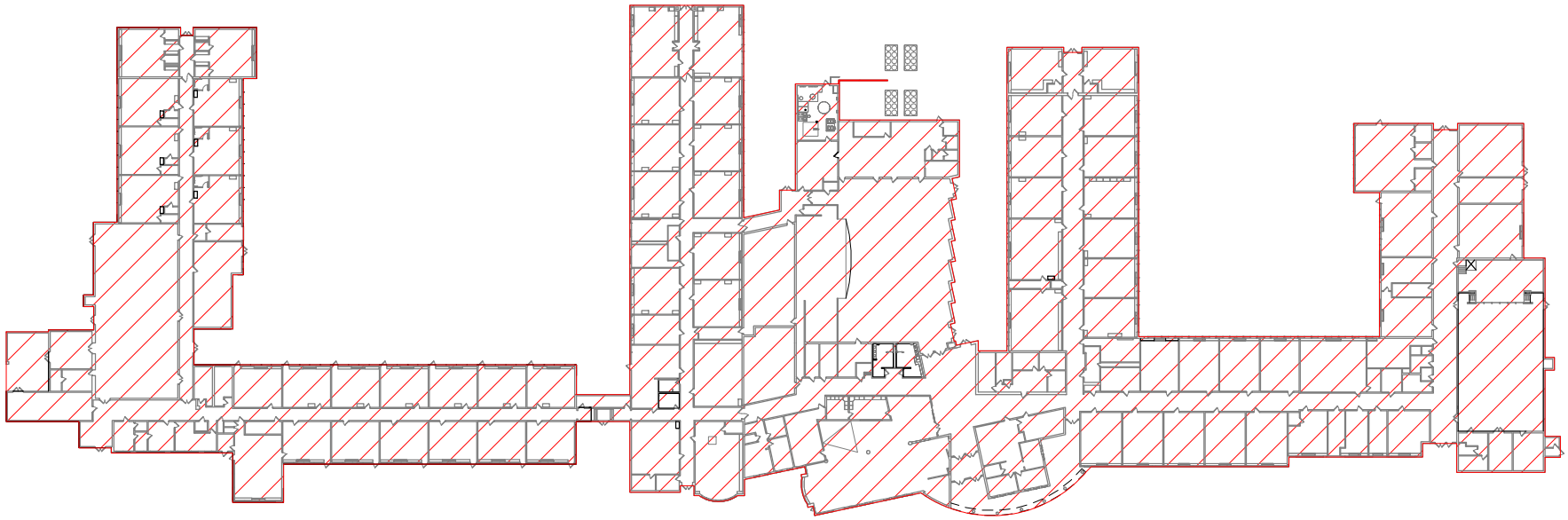

AREA OF WORK

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ORCHARD HILL ELEMENTARY SCHOOL
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REPLACE INTERIOR LIGHTING WITH LEDS

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-31
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Water Fountains
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacing water fountains with new bottle fillers.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-32

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Water Fountains					2026
New Bottle Fillers	23	$92,000.00		$115,000.00	
Market Escalations		$3,700.00		$4,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$95,700.00**		**$119,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$4,800.00		$6,000.00	
Construction Contingency		$9,600.00		$12,000.00	
CONTINGENCIES SUBTOTAL		**$14,400.00**		**$18,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$13,100.00		
Bonding / Legal Fees			$1,100.00		
Permit Fees *(Local Agency Review, if applicable)*			$900.00		
Reimbursables			$900.00		
SOFT COSTS SUBTOTAL			**$16,000.00**		
GROSS BUDGET GRAND TOTAL		**$126,100.00**		**$153,600.00**	

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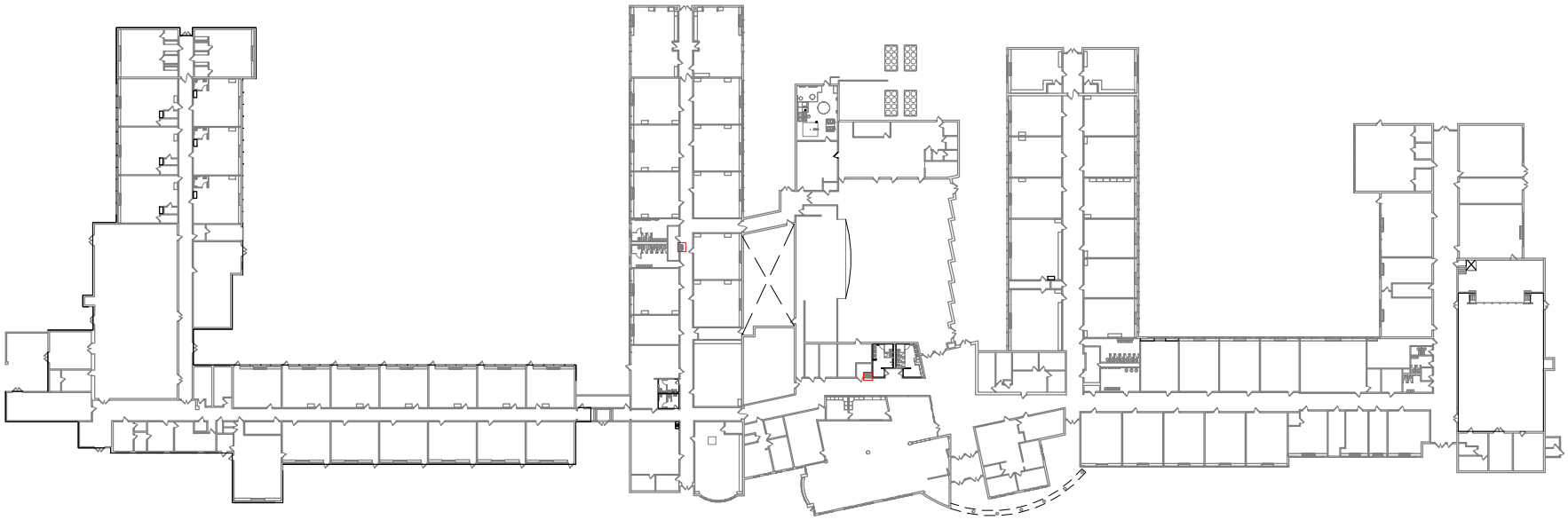

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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
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REMOVE & REPLACE WATER FOUNTAINS

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-32
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Brick Repointing
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the brick repointing of the existing 1955 building façade at Montgomery Orchard Hill Elementary School

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-33

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Brick Repointing					2026
Brick Repointing Brick Replacement Repair Control Joints	6,000	$270,000.00		$300,000.00	
Market Escalations		$10,800.00		$12,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$280,800.00**		**$312,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$14,100.00		$15,600.00	
Construction Contingency		$28,100.00		$31,200.00	
CONTINGENCIES SUBTOTAL		**$42,200.00**		**$46,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$34,100.00		
Bonding / Legal Fees			$2,700.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,400.00		
Reimbursables			$2,300.00		
SOFT COSTS SUBTOTAL			**$41,500.00**		
GROSS BUDGET GRAND TOTAL		**$364,500.00**		**$400,300.00**	

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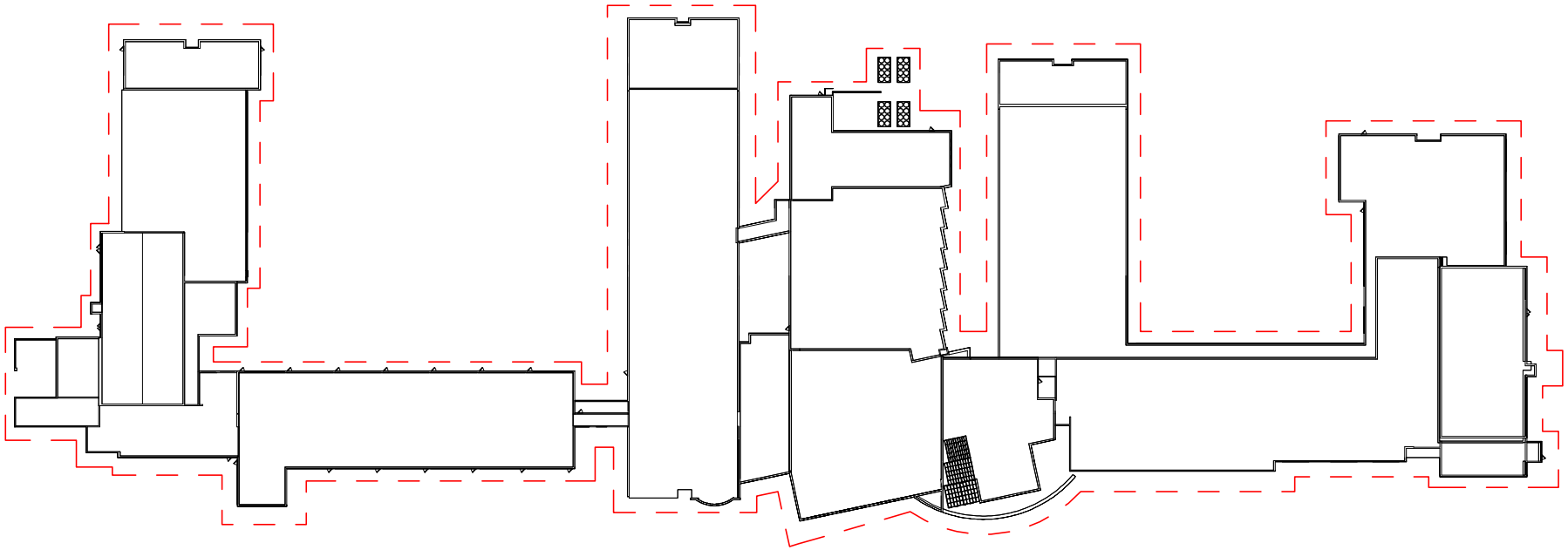

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ORCHARD HILL ELEMENTARY SCHOOL
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BRICK REPOINTING

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-33
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Roof Railings
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, new roof railings where required due to equipment clearances.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-34

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Roof Railings					2026
New Roof Railings	585	$46,800.00		$58,500.00	
Market Escalations		$1,900.00		$2,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$48,700.00**		**$60,900.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,500.00		$3,100.00	
Construction Contingency		$4,900.00		$6,100.00	
CONTINGENCIES SUBTOTAL		**$7,400.00**		**$9,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$6,700.00		
Bonding / Legal Fees			$600.00		
Permit Fees *(Local Agency Review, if applicable)*			$500.00		
Reimbursables			$500.00		
SOFT COSTS SUBTOTAL			**$8,300.00**		
GROSS BUDGET GRAND TOTAL		**$64,400.00**		**$78,400.00**	

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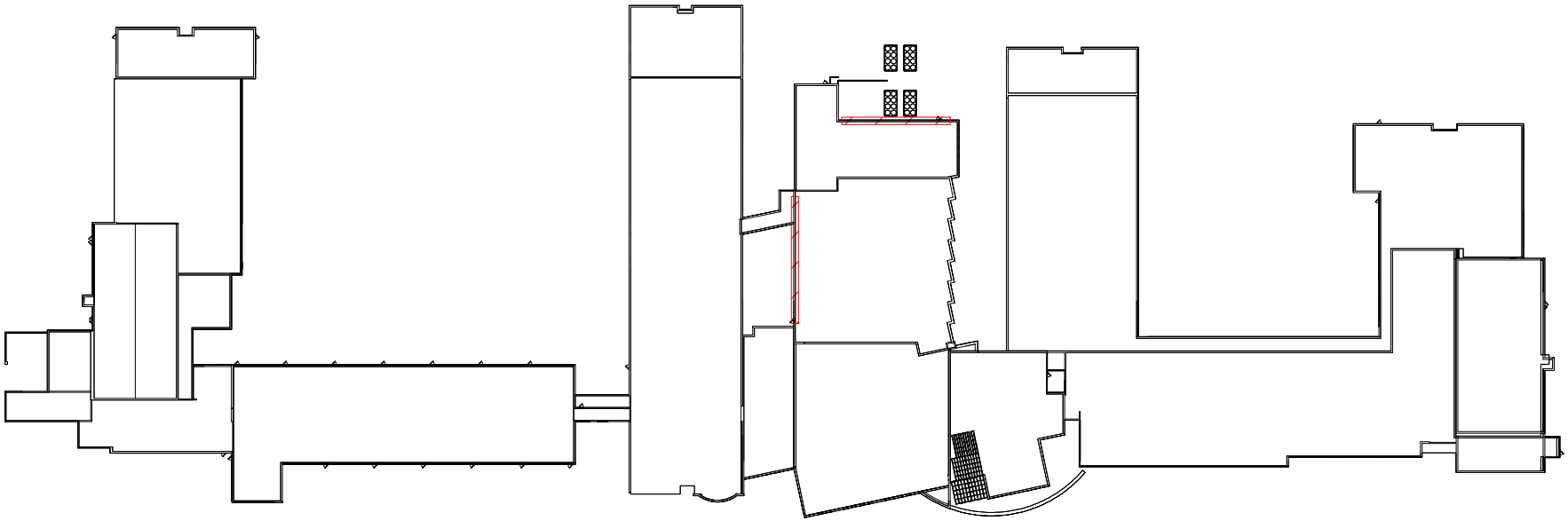

AREA OF WORK

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ORCHARD HILL ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
244 ORCHARD RD
SKILLMAN, NJ 08558

ROOF RAILINGS

SCALE: 1" = 100'-0"

WR	PROJECT MANAGER
JP2	DRAWN BY
10184	PROJECT NUMBER
2025	RELEASE DATE

SHEET NUMBER
SK-34
OHES

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
RTU's and AHU's
Capital Improvement Plan for Orchard Hill Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the replacement of roof top units and air handling units at Montgomery Orchard Hill Elementary.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 10/30/2025

Scope Document / Design: SK-35

Design Date: 10/30/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
RTU's and AHU's					2026
Replacement of Roof Top Units	3	$1,200,000.00		$1,800,000.00	
Market Escalations		$48,000.00		$72,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,248,000.00**		**$1,872,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$62,400.00		$93,600.00	
Construction Contingency		$124,800.00		$187,200.00	
CONTINGENCIES SUBTOTAL		**$187,200.00**		**$280,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$204,600.00		
Bonding / Legal Fees			$16,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$14,100.00		
Reimbursables			$13,300.00		
SOFT COSTS SUBTOTAL			**$248,200.00**		
GROSS BUDGET GRAND TOTAL		**$1,683,400.00**		**$2,401,000.00**	

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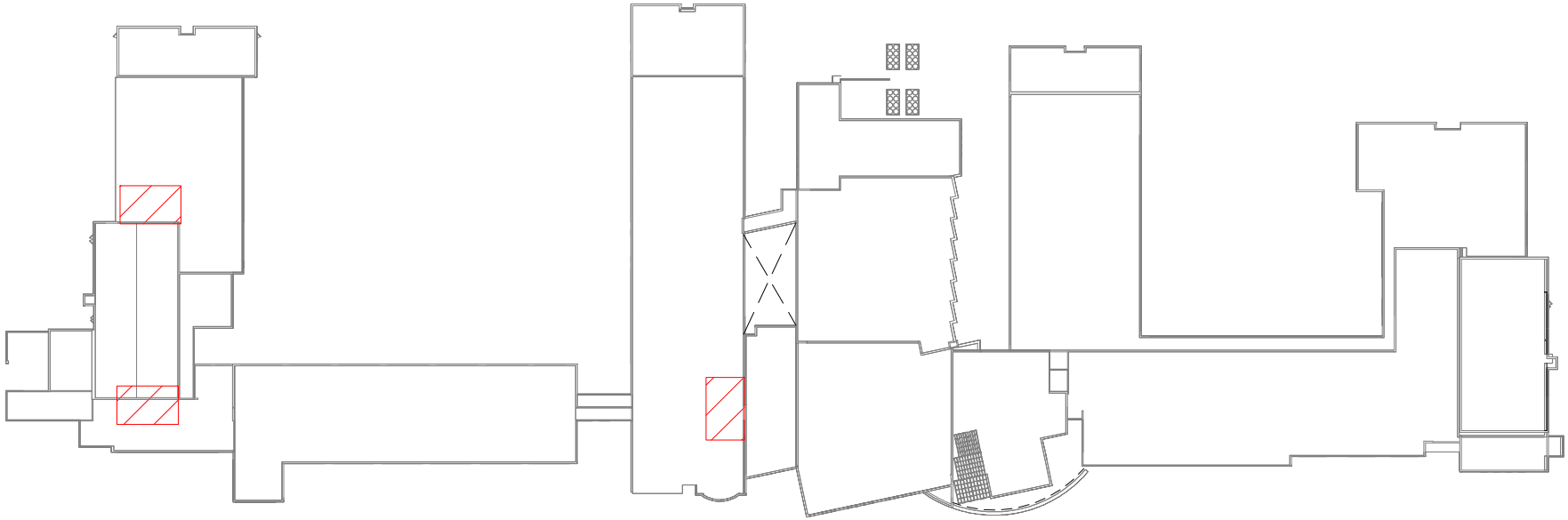

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RTU REPLACEMENT

SCALE: 1" = 100'-0"

Designer PROJECT MANAGER	
Author DRAWN BY	
10184 PROJECT NUMBER	
2025 RELEASE DATE	

SHEET NUMBER
SK-35
OHES

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Project Cost Estimate Breakdown

For the proposed work at the:

CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY VILLAGE ELEMENTARY SCHOOL

PSA Project Number: **10184**

For the

MONTGOMERY TOWNSHIP BOARD OF EDUCATION

December 3-2025

Issuance PSA: 10184 MONTGOMERY TOWNSHIP BOE Projects Cost Breakdown

#	Scope Of Work	Construction	Market Escalation	Infrastructure Subtotal	Required Contingencies Subtotal	Hard Costs Subtotal	Soft Cost Subtotal	Grand Total
CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY VILLAGE ELEMENTARY SCHOOL								
1	Water filtration	$ 100,000.00	$ 4,000.00	$ 104,000.00	$ 15,600.00	$ 119,600.00	$ 13,900.00	$ 133,500.00
2	Site improvements	$ 700,000.00	$ 28,000.00	$ 728,000.00	$ 109,200.00	$ 837,200.00	$ 111,600.00	$ 948,800.00
3	Shingle Roof Replacemer	$ 760,000.00	$ 30,400.00	$ 790,400.00	$ 118,700.00	$ 909,100.00	$ 105,000.00	$ 1,014,100.00
4	Exterior Doors	$ 30,000.00	$ 1,200.00	$ 31,200.00	$ 4,800.00	$ 36,000.00	$ 4,400.00	$ 40,400.00
5	Gym RTU Replacement	$ 800,000.00	$ 32,000.00	$ 832,000.00	$ 124,800.00	$ 956,800.00	$ 110,400.00	$ 1,067,200.00
6	Boiler Replacement	$ 800,000.00	$ 32,000.00	$ 832,000.00	$ 26,600.00	$ 858,600.00	$ 23,700.00	$ 882,300.00
7	Ramp Flooring	$ 14,100.00	$ 600.00	$ 14,700.00	$ 2,300.00	$ 17,000.00	$ 2,300.00	$ 19,300.00
8	Media Center	$ 1,840,000.00	$ 73,600.00	$ 1,913,600.00	$ 287,100.00	$ 2,200,700.00	$ 253,700.00	$ 2,454,400.00
9	Hallway Flooring	$ 203,000.00	$ 8,200.00	$ 211,200.00	$ 31,800.00	$ 243,000.00	$ 28,200.00	$ 271,200.00
10	Gym Renovation	$ 2,625,000.00	$ 105,000.00	$ 2,767,500.00	$ 415,200.00	$ 3,182,700.00	$ 366,800.00	$ 3,549,500.00
11	Burglar Alarm Replaceme	$ 277,800.00	$ 11,200.00	$ 752,000.00	$ 112,800.00	$ 864,800.00	$ 99,800.00	$ 964,600.00
12	Stage Chairlift	$ 120,000.00	$ 4,800.00	$ 124,800.00	$ 18,800.00	$ 143,600.00	$ 400.00	$ 144,000.00
13	B9 & C13 Door Replacem	$ 6,000.00	$ 300.00	$ 6,300.00	$ 1,100.00	$ 7,400.00	$ 1,100.00	$ 8,500.00
14	Sidewalk Replacement	$ 272,000.00	$ 10,900.00	$ 282,900.00	$ 42,500.00	$ 325,400.00	$ 37,800.00	$ 363,200.00
	Sub Total:	$ 8,547,900.00	$ 342,200.00	$ 9,390,600.00	$ 1,311,300.00	$ 10,701,900.00	$ 1,159,100.00	$ 11,861,000.00

MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Water filtration
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, a new domestic water filtration system at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: NEW DOMESTIC WATER FILTRATION SYSTEM

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 01

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Water filtration					2026
New Domestic Water filtration System for Hard Water	1	$50,000.00		$100,000.00	
Market Escalations		$2,000.00		$4,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$52,000.00**		**$104,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,600.00		$5,200.00	
Construction Contingency		$5,200.00		$10,400.00	
CONTINGENCIES SUBTOTAL		**$7,800.00**		**$15,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$11,400.00		
Bonding / Legal Fees			$900.00		
Permit Fees *(Local Agency Review, if applicable)*			$800.00		
Reimbursables			$800.00		
SOFT COSTS SUBTOTAL			**$13,900.00**		
GROSS BUDGET GRAND TOTAL		**$73,700.00**		**$133,500.00**	

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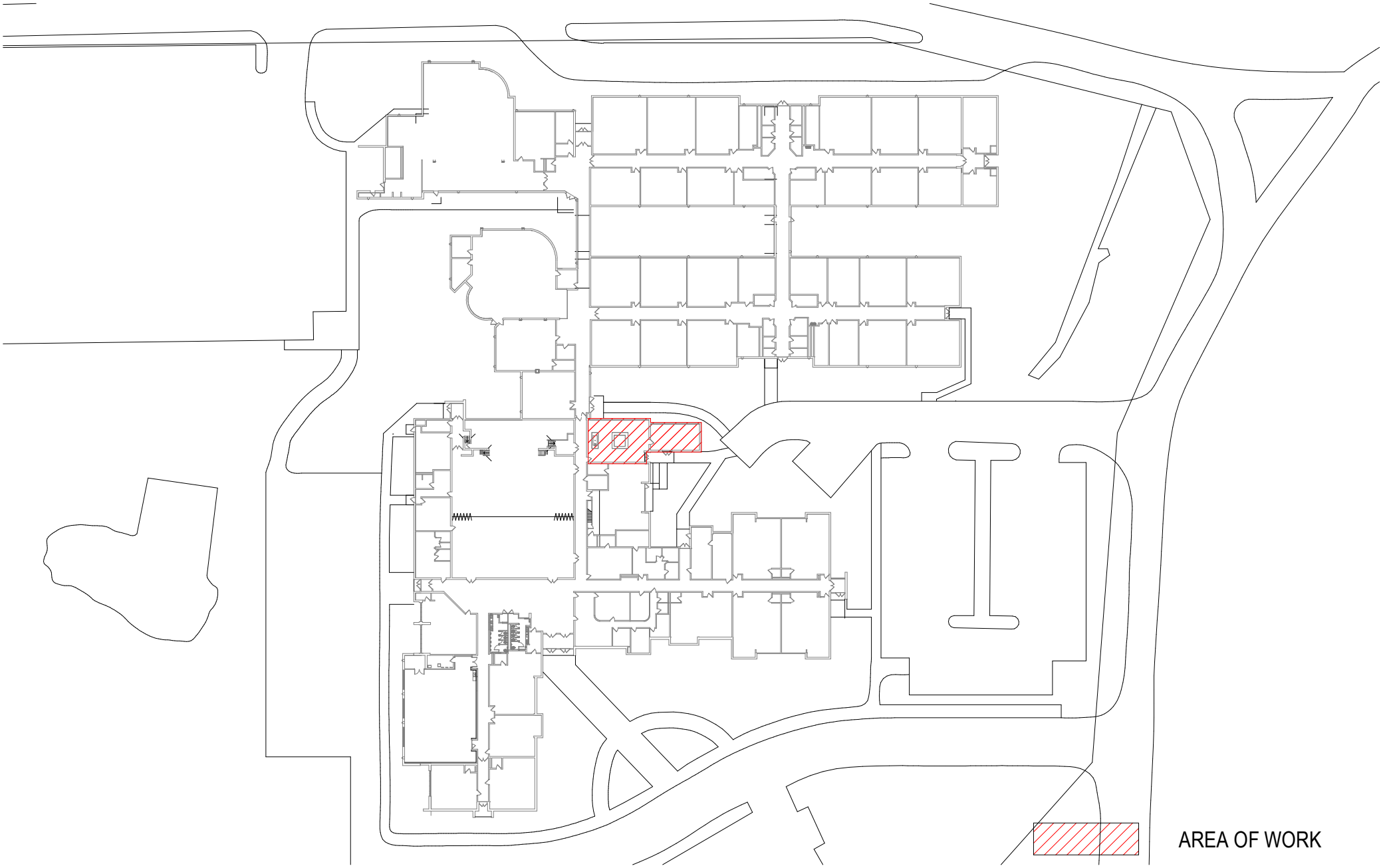

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VILLAGE ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
100 MAIN BLVD
SKILLMAN, NJ 08558

DOMESTIC WATER FILTRATION SYSTEM

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-01 VES
2025 - 08 - 22 RELEASE DATE		
WR PROJECT MANAGER	JP2 DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Site improvements
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the installation of a new playground asphalt, and associated upgrades at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: SITE IMPROVEMENTS

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 02

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Site improvements					2026
New playground, fence and drainage	14,000	**$250,000.00**		**$350,000.00**	
New retaining wall	350	**$250,000.00**		**$350,000.00**	
Asphalt replacement	13,800	**$175,000.00**		**$250,000.00**	
Market Escalations		$20,000.00		$28,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$520,000.00**		**$728,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$26,000.00		$36,400.00	
Construction Contingency		$52,000.00		$72,800.00	
CONTINGENCIES SUBTOTAL		**$78,000.00**		**$109,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$79,600.00		
Bonding / Legal Fees			$6,300.00		
Permit Fees *(Local Agency Review, if applicable)*			$5,500.00		
Reimbursables			$5,200.00		
Boundary Survey / Topography			$15,000.00		
SOFT COSTS SUBTOTAL			**$111,600.00**		
GROSS BUDGET GRAND TOTAL		**$709,600.00**		**$948,800.00**	

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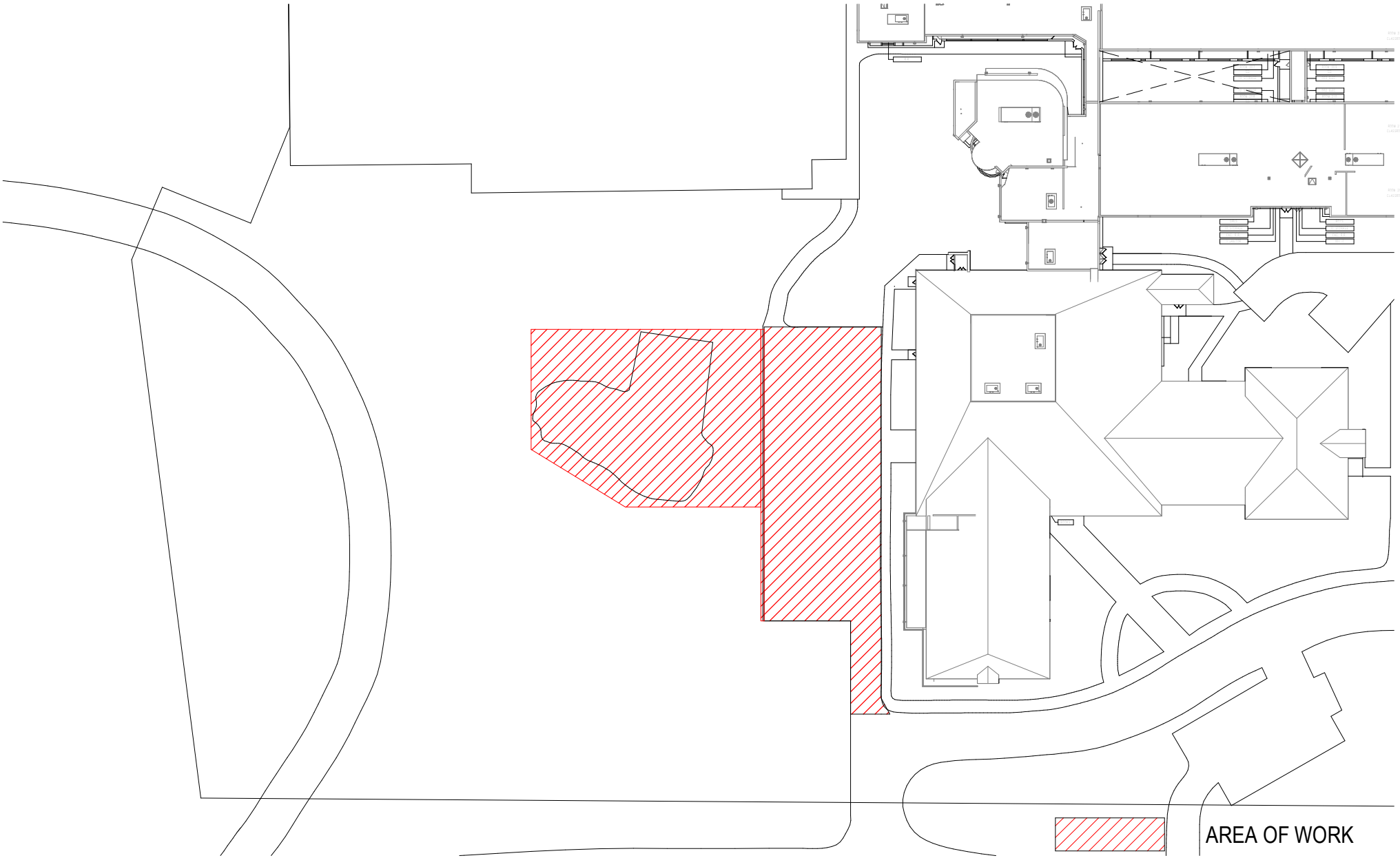

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VILLAGE ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
100 MAIN BLVD
SKILLMAN, NJ 08558

SITE IMPROVEMENTS

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-02 VES
2025 - 08 - 22 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Shingle Roof Replacement
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the shingle roof replacement at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: SHINGLE ROOF REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 03

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Shingle Roof Replacement					2026
Shingles Replacement	38,000	$570,000.00		$760,000.00	
Market Escalations		$22,800.00		$30,400.00	2026
INFRASTRUCTURE SUBTOTAL		**$592,800.00**		**$790,400.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$29,700.00		$39,600.00	
Construction Contingency		$59,300.00		$79,100.00	
CONTINGENCIES SUBTOTAL		**$89,000.00**		**$118,700.00**	
SOFT COSTS					
Architectural / Engineering Fees			$86,400.00		
Bonding / Legal Fees			$6,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$6,000.00		
Reimbursables			$5,700.00		
SOFT COSTS SUBTOTAL			**$105,000.00**		
GROSS BUDGET GRAND TOTAL		**$786,800.00**		**$1,014,100.00**	

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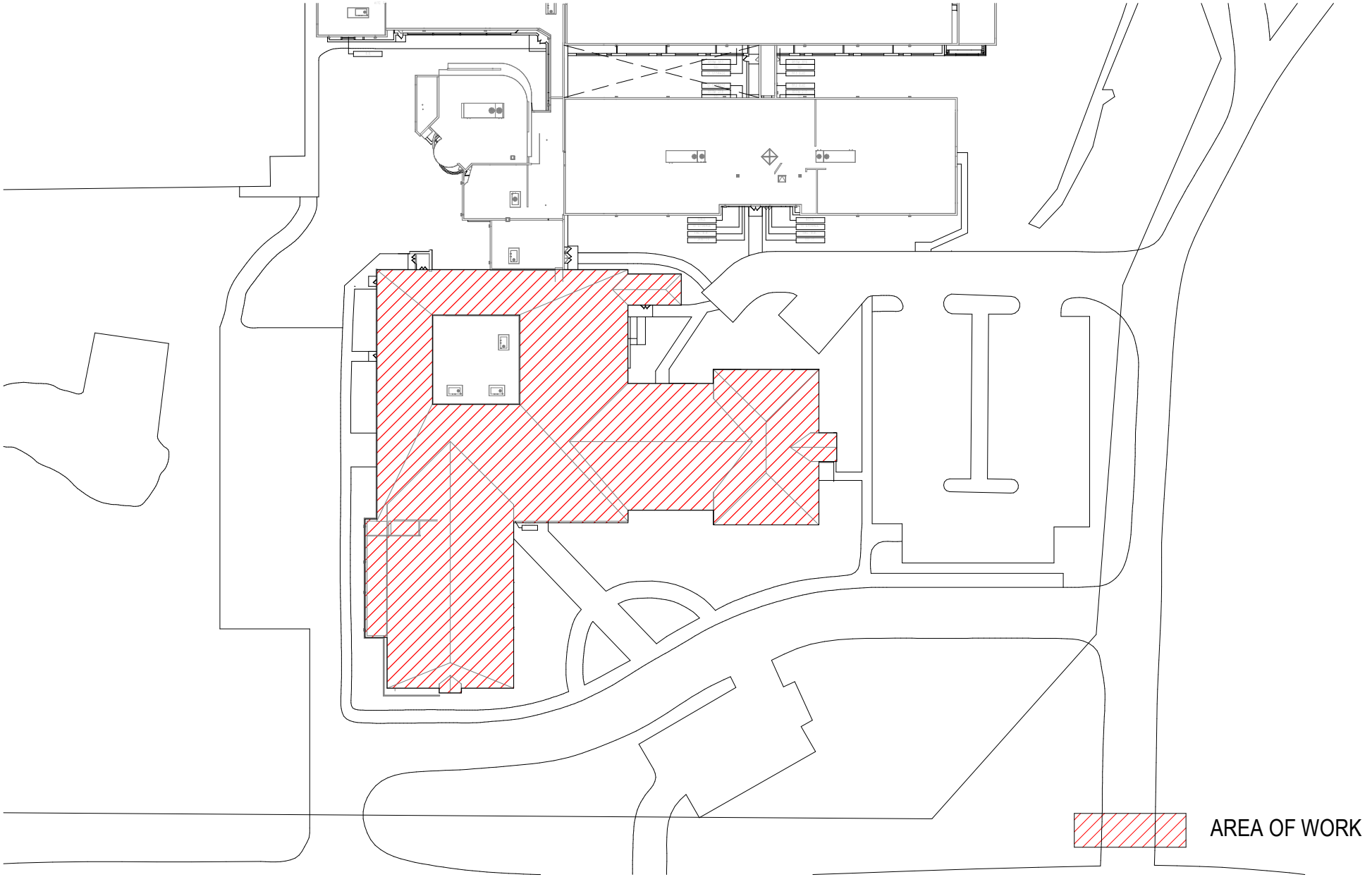

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SHINGLE ROOF REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-03 VES
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Exterior Doors
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, upgrades of the existing exterior door with new at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: EXTERIOR DOOR REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 04

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Exterior Doors					2026
Remove Mag Locks and Replace With Electric Strikes **Exterior Door Replacement**	10	$20,000.00		$30,000.00	
Market Escalations		$800.00		$1,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$20,800.00**		**$31,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,100.00		$1,600.00	
Construction Contingency		$2,100.00		$3,200.00	
CONTINGENCIES SUBTOTAL		**$3,200.00**		**$4,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$3,500.00		
Bonding / Legal Fees			$300.00		
Permit Fees *(Local Agency Review, if applicable)*			$300.00		
Reimbursables			$300.00		
SOFT COSTS SUBTOTAL			**$4,400.00**		
GROSS BUDGET GRAND TOTAL		**$28,400.00**		**$40,400.00**	

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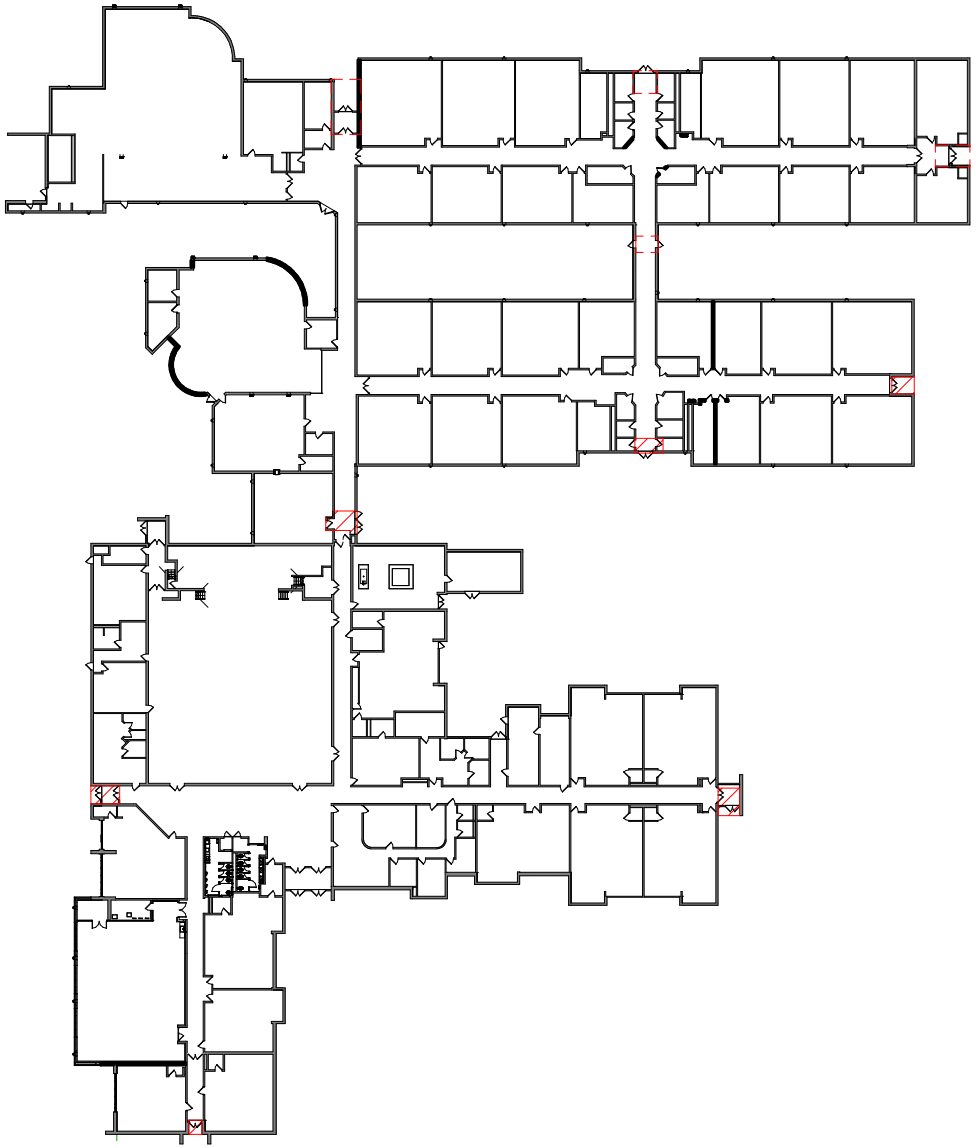

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E TERIOR DOOR REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-04 VES
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Gym RTU Replacement
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of exisiting RTU's at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: GYM RTU REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 05

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Gym RTU Replacement					2026
2 new RTUs	5,800	$650,000.00		$800,000.00	
Market Escalations		$26,000.00		$32,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$676,000.00**		**$832,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$33,800.00		$41,600.00	
Construction Contingency		$67,600.00		$83,200.00	
CONTINGENCIES SUBTOTAL		**$101,400.00**		**$124,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$90,900.00		
Bonding / Legal Fees			$7,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$6,300.00		
Reimbursables			$6,000.00		
SOFT COSTS SUBTOTAL			**$110,400.00**		
GROSS BUDGET GRAND TOTAL		**$887,800.00**		**$1,067,200.00**	

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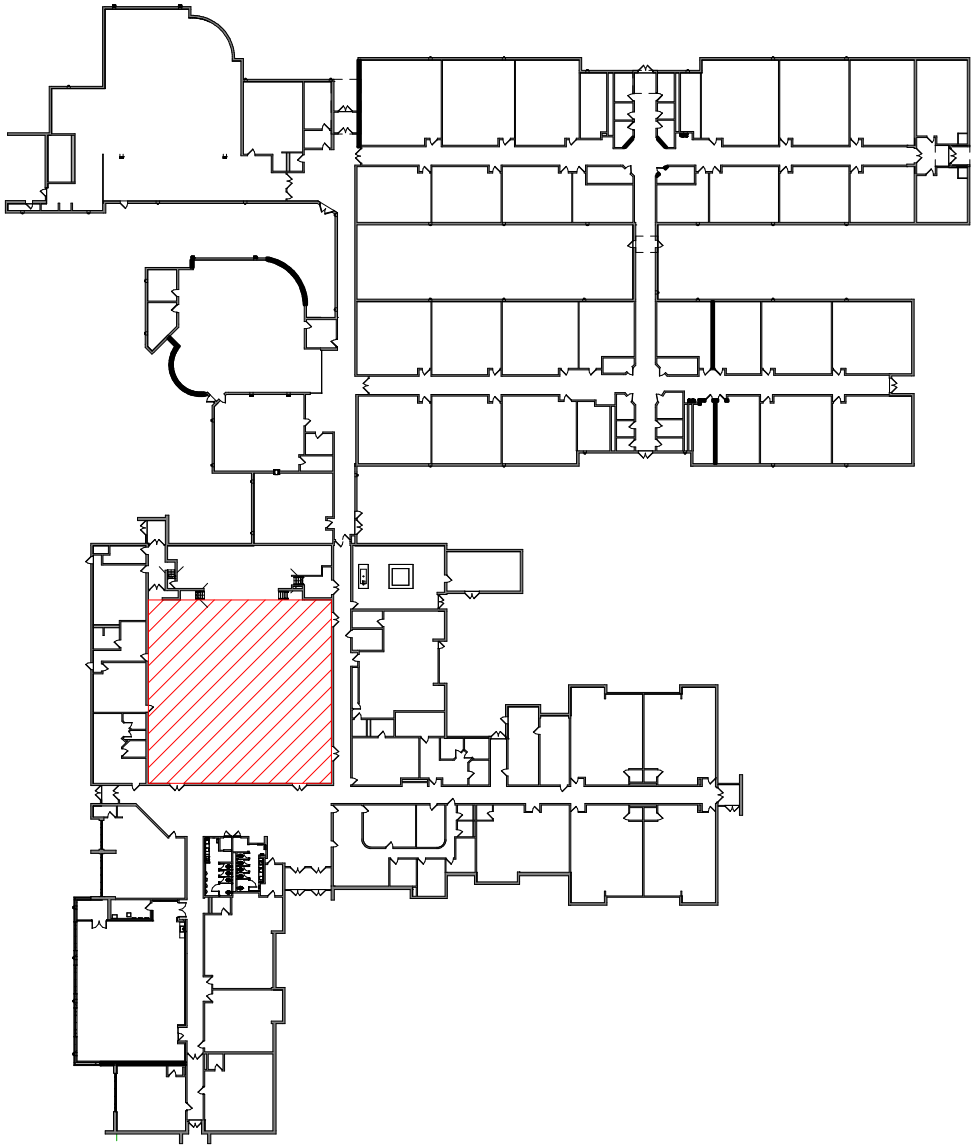

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GYM RTU REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-05 VES
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Boiler Replacement
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the replacement of the existing boiler with new at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: BOILER REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 06

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Boiler Replacement					2026
New Boilers **New pumps, controls and associated equipment.**	1,600	$600,000.00		$800,000.00	
Market Escalations		$24,000.00		$32,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$624,000.00**		**$832,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$31,200.00		$8,900.00	
Construction Contingency		$62,400.00		$17,700.00	
CONTINGENCIES SUBTOTAL		**$93,600.00**		**$26,600.00**	
SOFT COSTS					
Architectural / Engineering Fees			$19,400.00		
Bonding / Legal Fees			$1,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,400.00		
Reimbursables			$1,300.00		
SOFT COSTS SUBTOTAL			**$23,700.00**		
GROSS BUDGET GRAND TOTAL		**$741,300.00**		**$882,300.00**	

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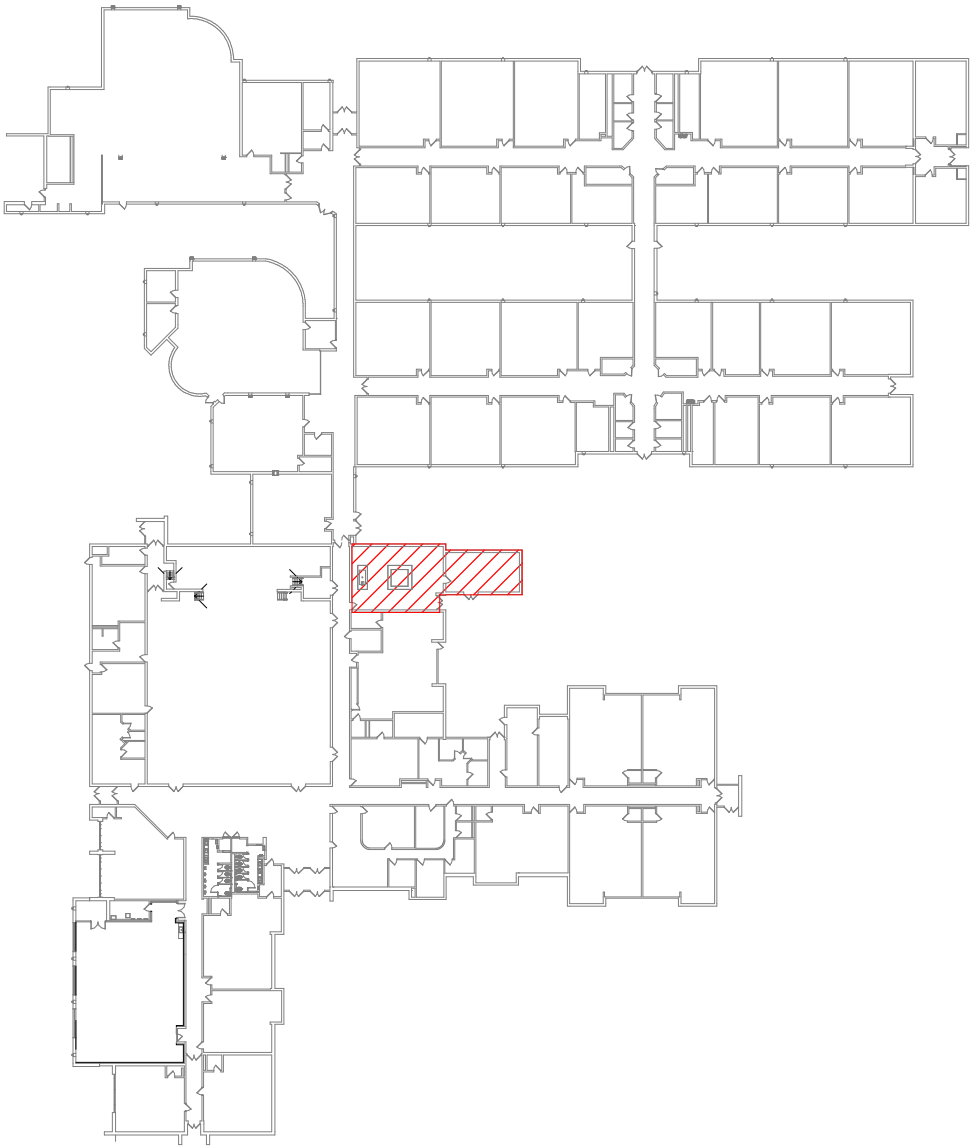

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BOILER REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-06 VES
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Ramp Flooring
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacement of the existing interior ramp flooring at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: RAMP FLOORING

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 07

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Ramp Flooring					2026
Ramp flooring replacement **New non slip ramp flooring**	940	$9,400.00		$14,100.00	
Market Escalations		$400.00		$600.00	2026
INFRASTRUCTURE SUBTOTAL		**$9,800.00**		**$14,700.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$500.00		$800.00	
Construction Contingency		$1,000.00		$1,500.00	
CONTINGENCIES SUBTOTAL		**$1,500.00**		**$2,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$1,700.00		
Bonding / Legal Fees			$200.00		
Permit Fees *(Local Agency Review, if applicable)*			$200.00		
Reimbursables			$200.00		
SOFT COSTS SUBTOTAL			**$2,300.00**		
GROSS BUDGET GRAND TOTAL		**$13,600.00**		**$19,300.00**	

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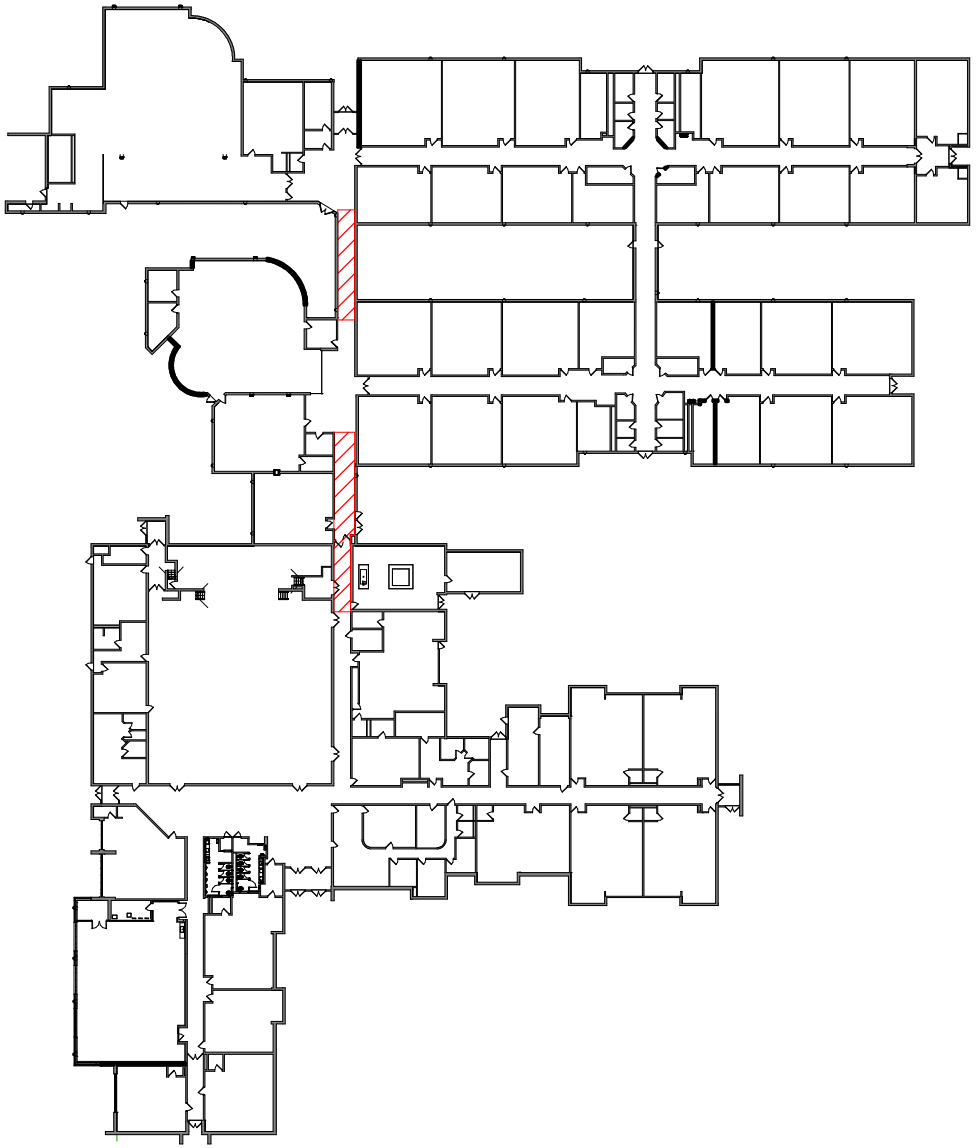

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RAMP FLOORING REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-07 VES
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Media Center
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the renovation of the existing media center at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: MEDIA CENTER RENOVATION

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 08

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Media Center					2026
Floor, wall & Ceiling Finishes **Lighting** **Electric & Technology upgrades** **Furniture** **HVAC Replacement**	4,600	$1,610,000.00		$1,840,000.00	
Market Escalations		$64,400.00		$73,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,674,400.00**		**$1,913,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$83,800.00		$95,700.00	
Construction Contingency		$167,500.00		$191,400.00	
CONTINGENCIES SUBTOTAL		**$251,300.00**		**$287,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$209,100.00		
Bonding / Legal Fees			$16,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$14,400.00		
Reimbursables			$13,600.00		
SOFT COSTS SUBTOTAL			**$253,700.00**		
GROSS BUDGET GRAND TOTAL		**$2,179,400.00**		**$2,454,400.00**	

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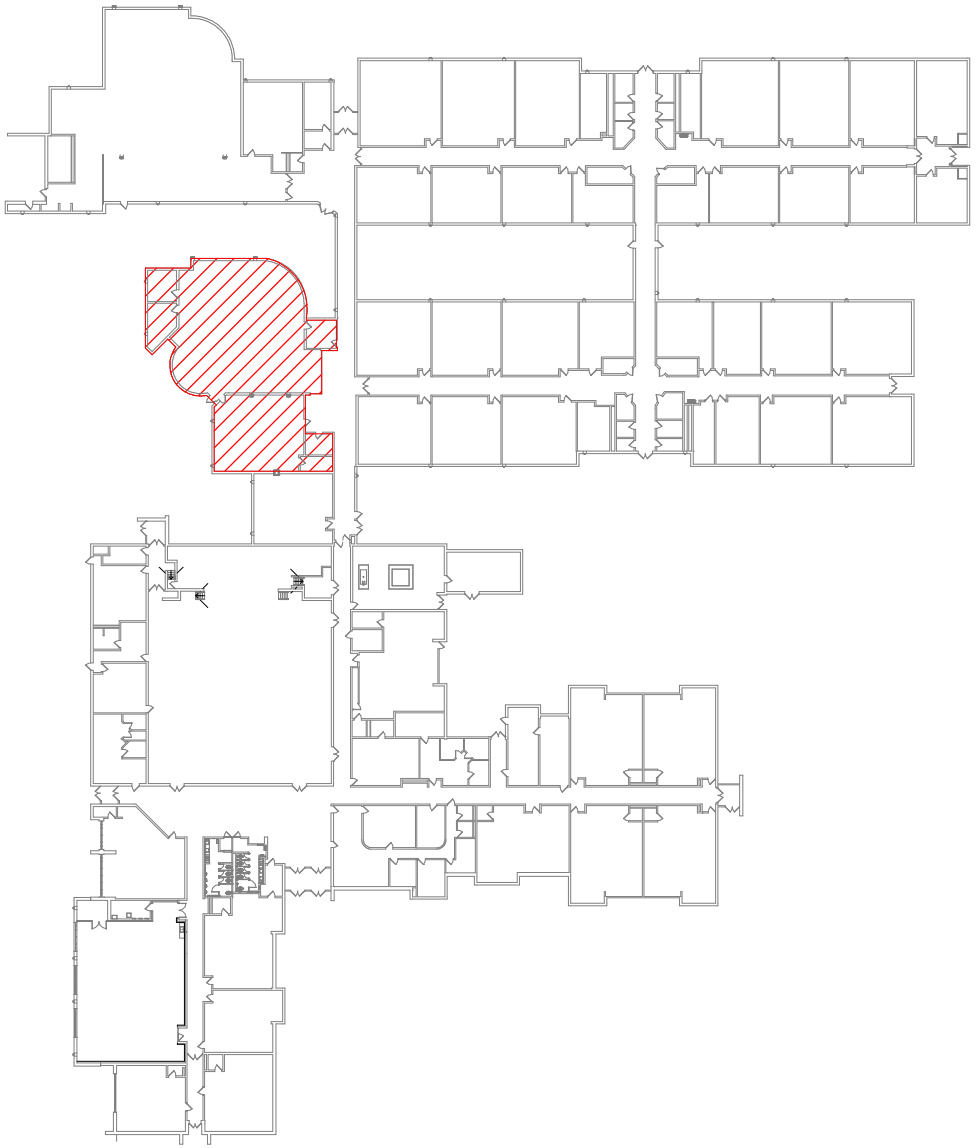

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MEDIA CENTER RENOVATIONS

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-08 VES
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Hallway Flooring
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, replacement of the hallway carpet at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: HALLWAY FLOORING

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 09

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Hallway Flooring					2026
New Resilient Hallway Flooring	10,150	$152,300.00		$203,000.00	
Market Escalations		$6,100.00		$8,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$158,400.00**		**$211,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$8,000.00		$10,600.00	
Construction Contingency		$15,900.00		$21,200.00	
CONTINGENCIES SUBTOTAL		**$23,900.00**		**$31,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$23,100.00		
Bonding / Legal Fees			$1,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,600.00		
Reimbursables			$1,600.00		
SOFT COSTS SUBTOTAL			**$28,200.00**		
GROSS BUDGET GRAND TOTAL		**$210,500.00**		**$271,200.00**	

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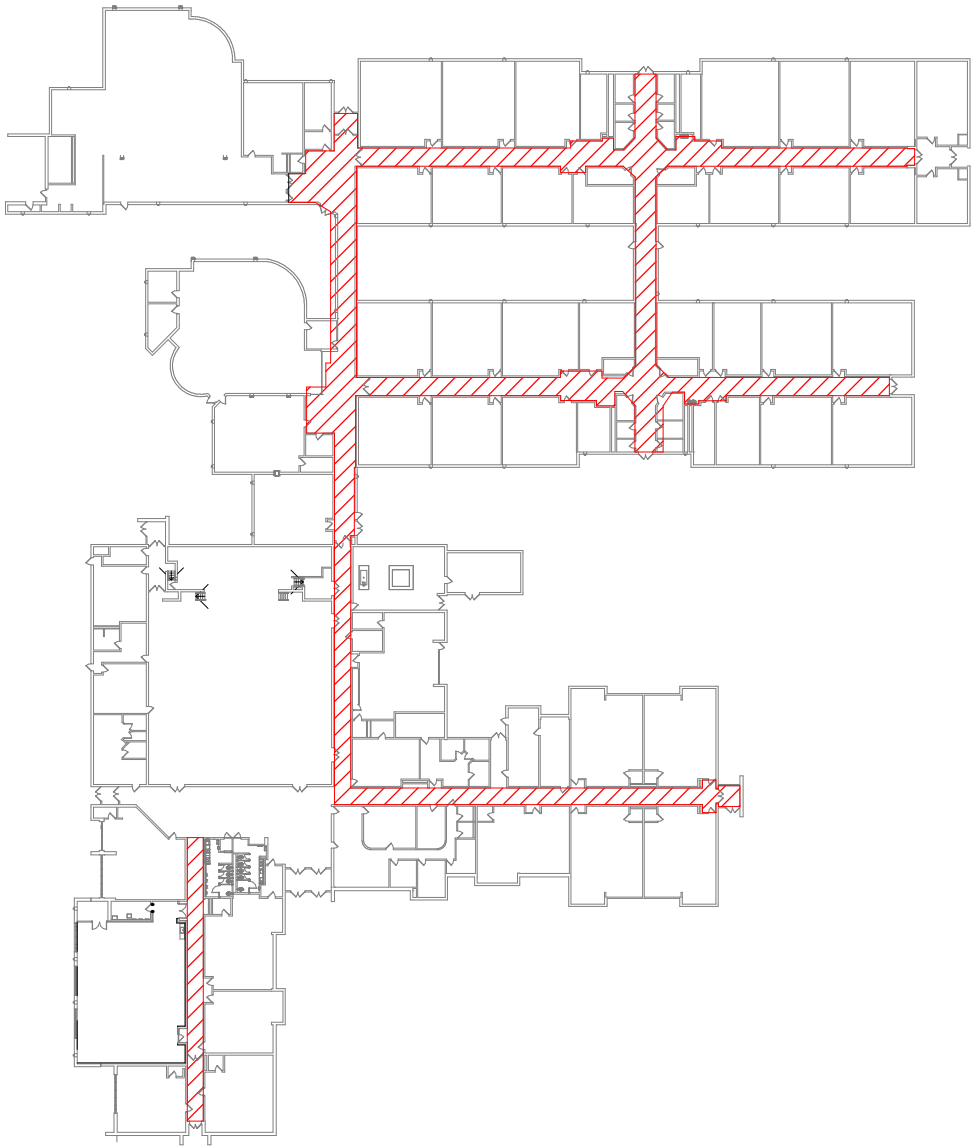

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HALLWAY FLOORING

SCALE: 1" = 80'-0"

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Gym Renovation
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, Gym renovations and ceiling removal at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: GYM RENOVATION

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 10

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Gym Renovation					2026
Remove Exisiting Ceiling **New Gym Euipqment** **New Lighting** **New Finishes** **New Gym Floor**	7,500	$1,875,000.00		$2,625,000.00	
Abatement	7,500	$37,500.00		$37,500.00	
Market Escalations		$75,000.00		$105,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,987,500.00**		**$2,767,500.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$99,400.00		$138,400.00	
Construction Contingency		$198,800.00		$276,800.00	
CONTINGENCIES SUBTOTAL		**$298,200.00**		**$415,200.00**	
SOFT COSTS					
Architectural / Engineering Fees			$302,400.00		
Bonding / Legal Fees			$23,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$20,800.00		
Reimbursables			$19,700.00		
SOFT COSTS SUBTOTAL			**$366,800.00**		
GROSS BUDGET GRAND TOTAL		**$2,652,500.00**		**$3,549,500.00**	

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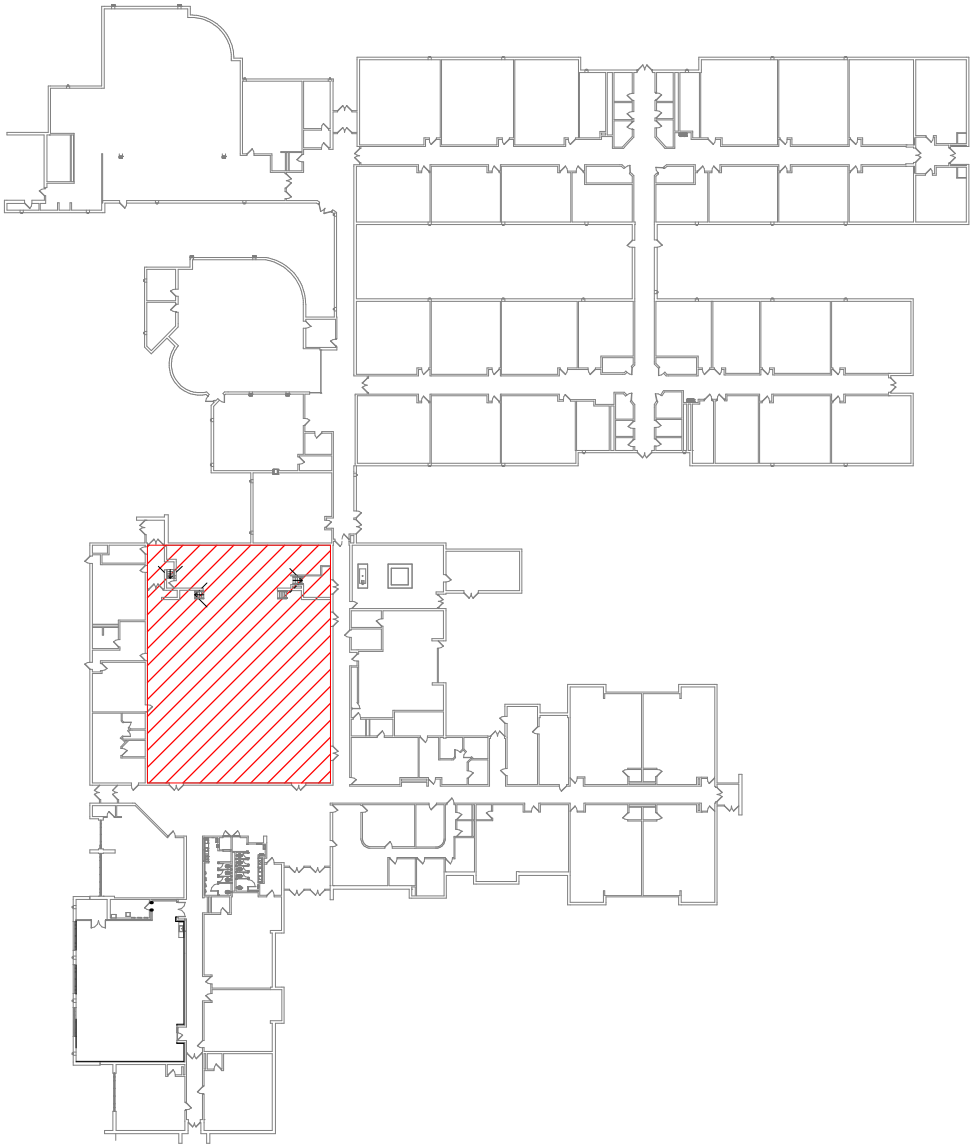

AREA OF WORK

Parette Somjen Architects
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CERT. NO. 21AC00039800

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VILLAGE ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
100 MAIN BLVD
SKILLMAN, NJ 08558

GYM RENOVATIONS AND CEILING REMOVAL

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-10 VES
2025 - 08 - 22 RELEASE DATE		
WR PROJECT MANAGER	JP2 DRAWN BY	Checker CHECKED BY

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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Burglar Alarm Replacement
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, Burglar Alarm Replacement at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: BURGLAR ALARM REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 11

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Burglar Alarm Replacement					2026
Burglar Alarm Replacement	92,600	$185,200.00		$277,800.00	
Abatement	92600.0	$463,000.00		$463,000.00	
Market Escalations		$7,500.00		$11,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$655,700.00**		**$752,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$32,800.00		$37,600.00	
Construction Contingency		$65,600.00		$75,200.00	
CONTINGENCIES SUBTOTAL		**$98,400.00**		**$112,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$82,200.00		
Bonding / Legal Fees			$6,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$5,700.00		
Reimbursables			$5,400.00		
SOFT COSTS SUBTOTAL			**$99,800.00**		
GROSS BUDGET GRAND TOTAL		**$853,900.00**		**$964,600.00**	

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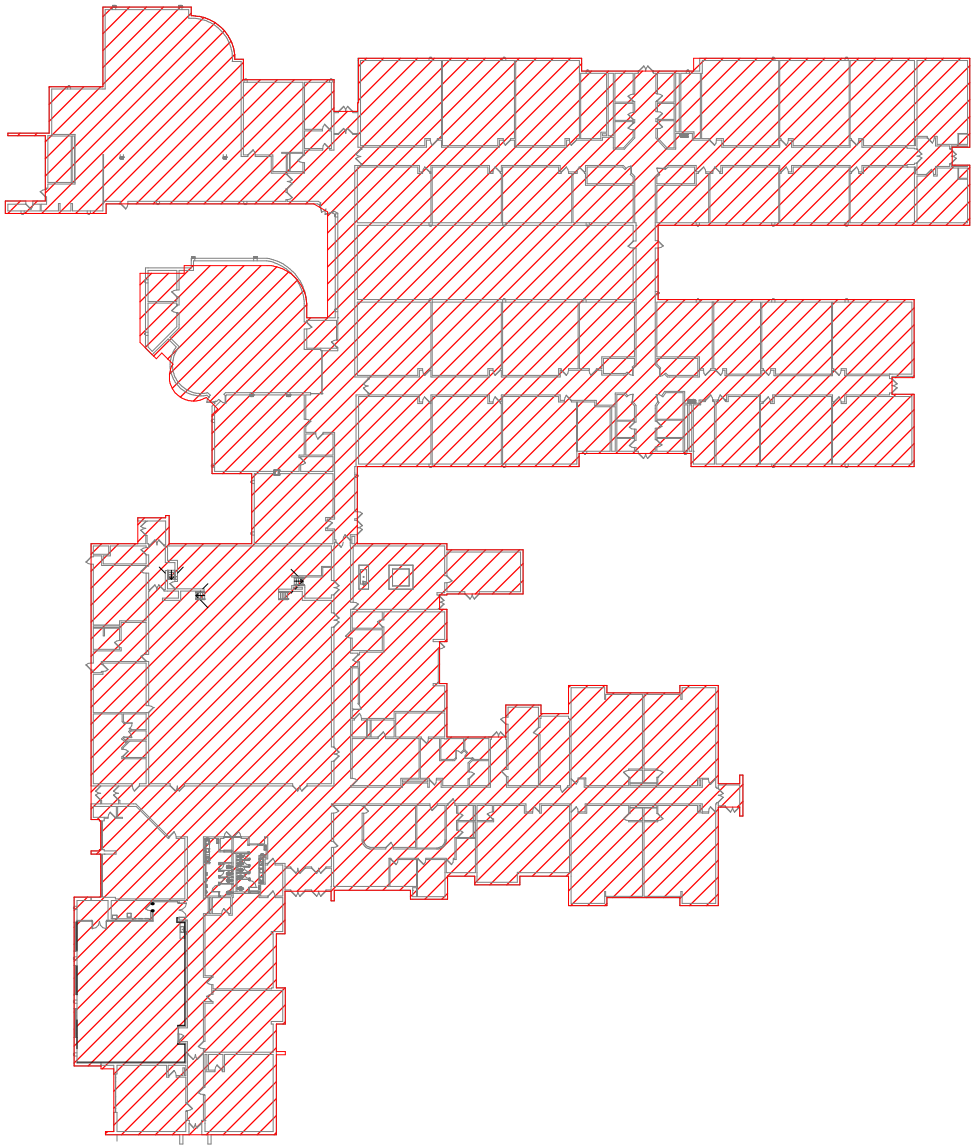

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SKILLMAN, NJ 08558

BURGLAR ALARM REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-11 VES
2025 - 08 - 22 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Stage Chairlift
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, the stage chairlift at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: STAGE CHAIRLIFT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 12

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Stage Chairlift					2026
Stage Chairlift	1	$60,000.00		$120,000.00	
Market Escalations		$2,400.00		$4,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$62,400.00**		**$124,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$3,200.00		$6,300.00	
Construction Contingency		$6,300.00		$12,500.00	
CONTINGENCIES SUBTOTAL		**$9,500.00**		**$18,800.00**	
SOFT COSTS					
Architectural / Engineering Fees			$100.00		
Bonding / Legal Fees			$100.00		
Permit Fees *(Local Agency Review, if applicable)*			$100.00		
Reimbursables			$100.00		
SOFT COSTS SUBTOTAL			**$400.00**		
GROSS BUDGET GRAND TOTAL		**$72,300.00**		**$144,000.00**	

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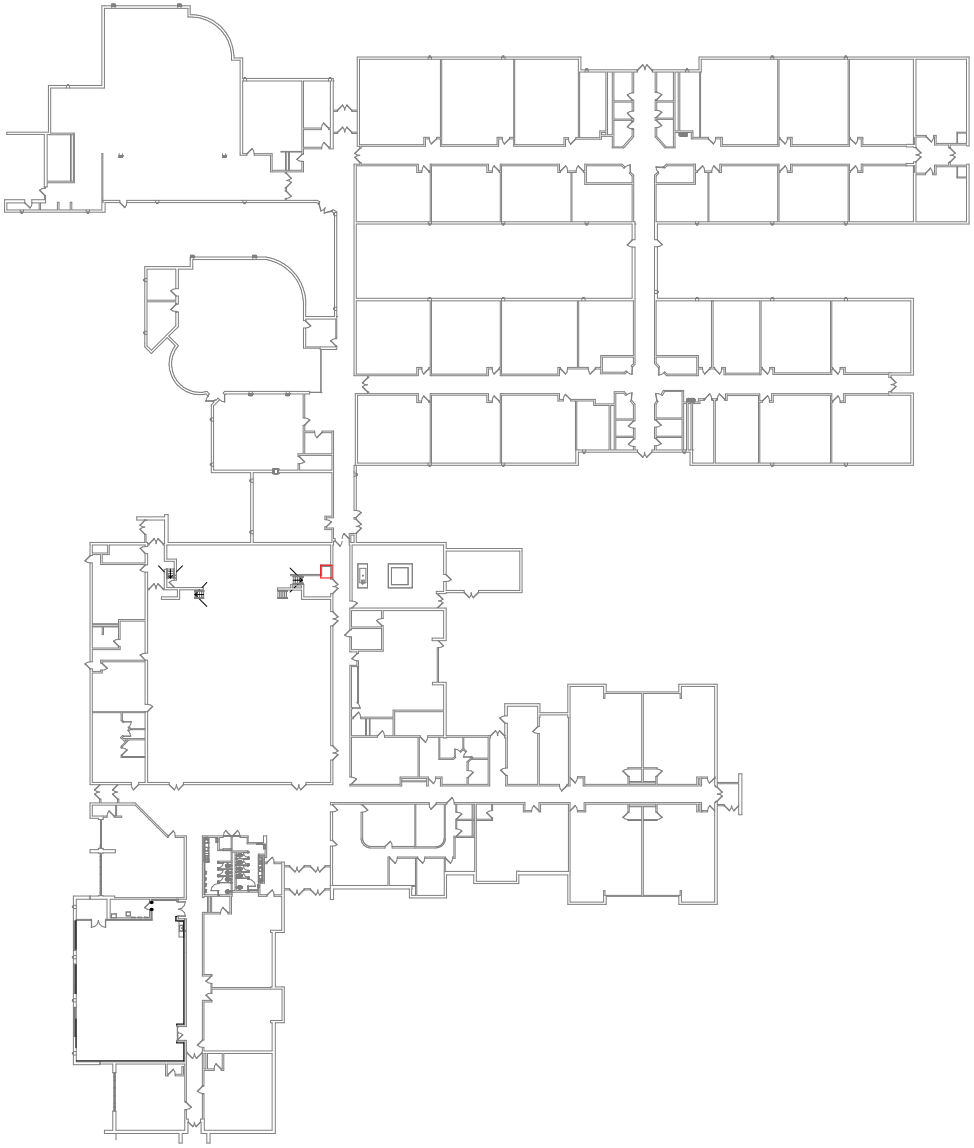

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VILLAGE ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
100 MAIN BLVD
SKILLMAN, NJ 08558

STAGE CHAIRLIFT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-12 VES
2025 - 08 - 22 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
B9 & C13 Door Replacement
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, B9 & C13 Door Replacement at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: B9 & C13 DOOR REPLACEMENTS

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 13

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
B9 & C13 Door Replacement					2026
B9 and C13 Door Replacement	2	$4,000.00		$6,000.00	
Market Escalations		$200.00		$300.00	2026
INFRASTRUCTURE SUBTOTAL		**$4,200.00**		**$6,300.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$300.00		$400.00	
Construction Contingency		$500.00		$700.00	
CONTINGENCIES SUBTOTAL		**$800.00**		**$1,100.00**	
SOFT COSTS					
Architectural / Engineering Fees			$800.00		
Bonding / Legal Fees			$100.00		
Permit Fees *(Local Agency Review, if applicable)*			$100.00		
Reimbursables			$100.00		
SOFT COSTS SUBTOTAL			**$1,100.00**		
GROSS BUDGET GRAND TOTAL		**$6,100.00**		**$8,500.00**	

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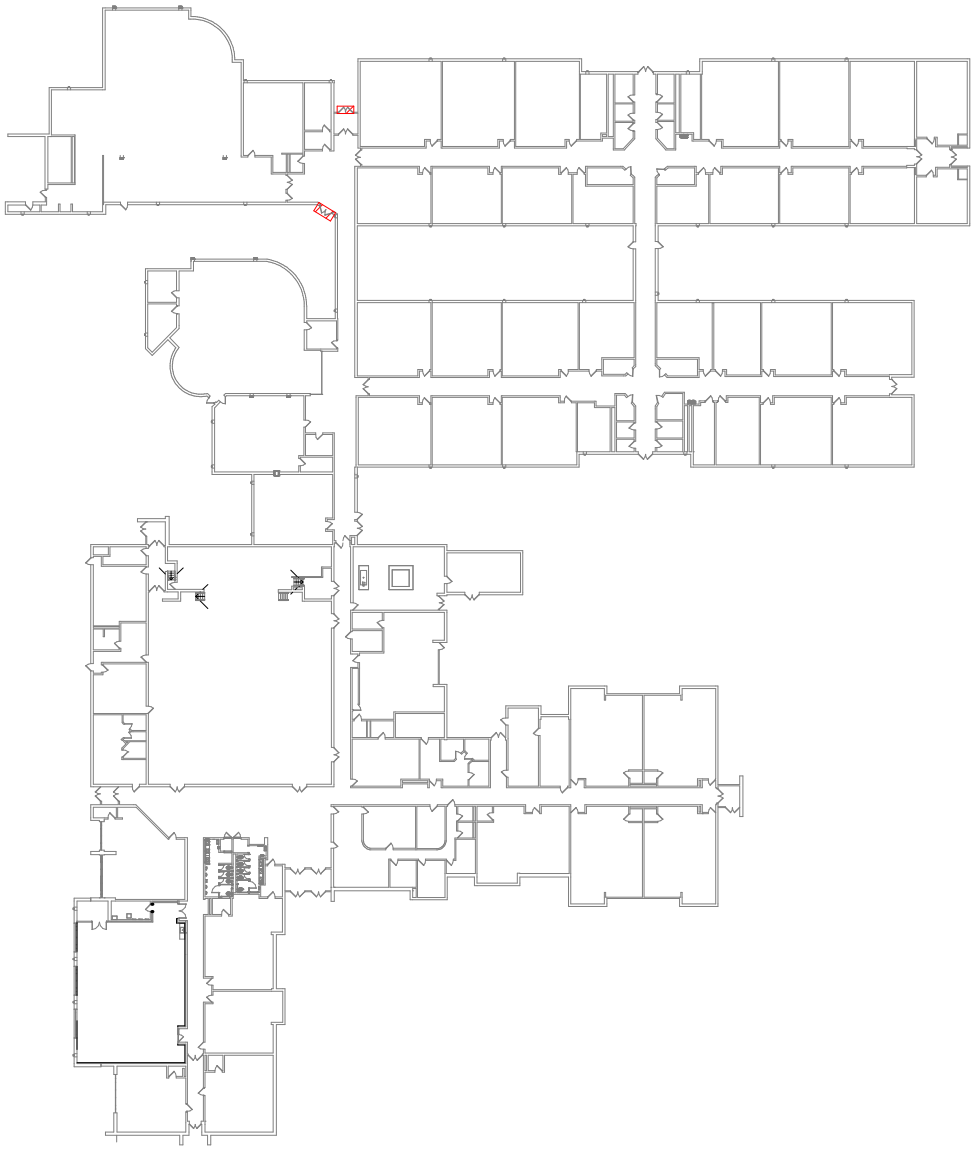

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VILLAGE ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
100 MAIN BLVD
SKILLMAN, NJ 08558

B9 AND C13 DOOR REPLACEMENT

SCALE: 1" = 80'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-13 VES
2025 - 08 - 22 RELEASE DATE		
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MONTGOMERY TOWNSHIP BOARD OF EDUCATION
Sidewalk Replacement
Capital Improvement Plans at Montgomery Village Elementary School
PSA: 10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, Sidewalk replacement at Montgomery Village Elementary School.

ORDER OF MAGNITUDE BUDGET: SIDEWALK REPLACEMENT

Estimate Type: Preliminary

Estimate Date: October 30, 2025

Scope Document / Design: SK 14

Design Date: October 30,2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Sidewalk Replacement					2026
Sidewalk Replacement	6,800	$238,000.00		$272,000.00	
Market Escalations		$9,600.00		$10,900.00	2026
INFRASTRUCTURE SUBTOTAL		**$247,600.00**		**$282,900.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$12,400.00		$14,200.00	
Construction Contingency		$24,800.00		$28,300.00	
CONTINGENCIES SUBTOTAL		**$37,200.00**		**$42,500.00**	
SOFT COSTS					
Architectural / Engineering Fees			$31,000.00		
Bonding / Legal Fees			$2,500.00		
Permit Fees *(Local Agency Review, if applicable)*			$2,200.00		
Reimbursables			$2,100.00		
SOFT COSTS SUBTOTAL			**$37,800.00**		
GROSS BUDGET GRAND TOTAL		**$322,600.00**		**$363,200.00**	

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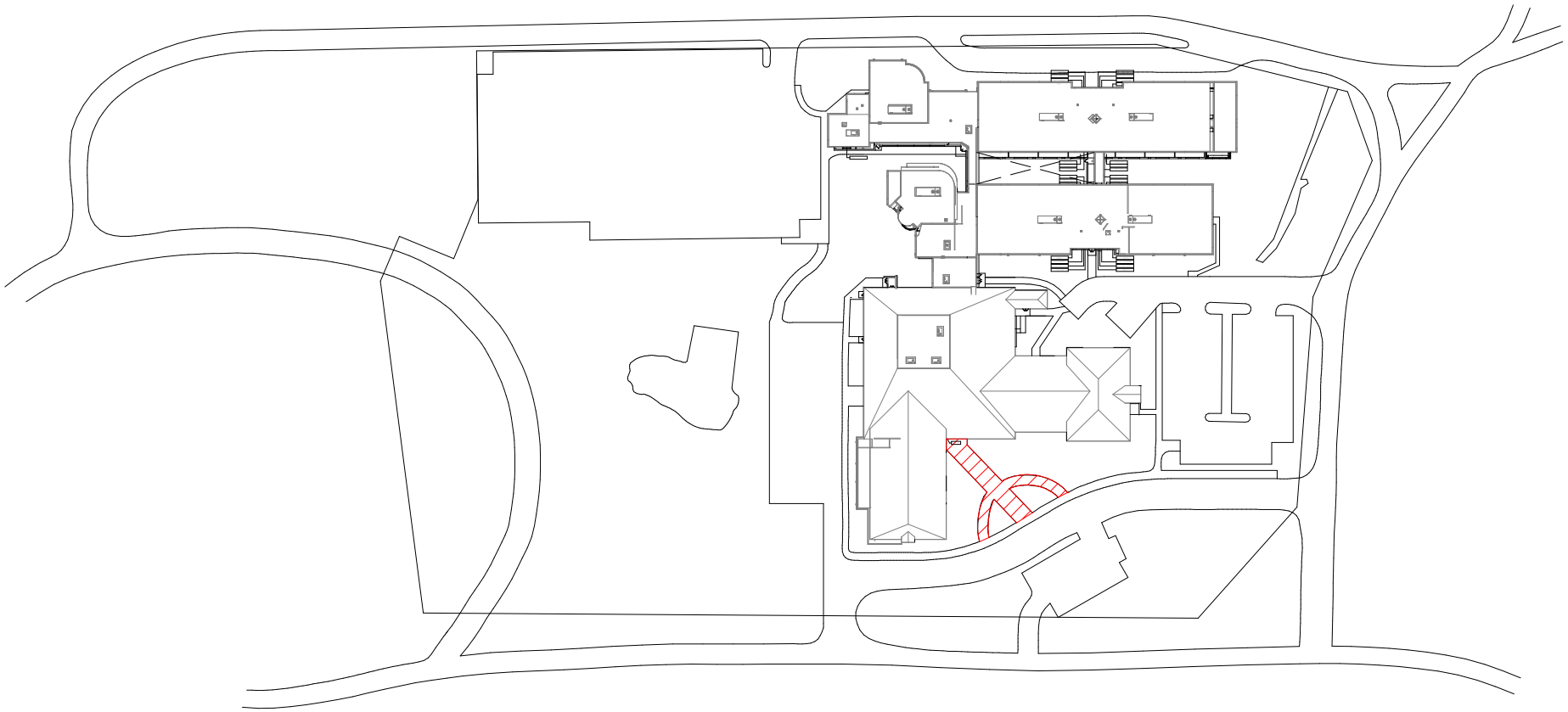

AREA OF WORK

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VILLAGE ELEMENTARY SCHOOL
MONTGOMERY BOARD OF EDUCATION
100 MAIN BLVD
SKILLMAN, NJ 08558

SIDEWALK REPLACEMENT

SCALE: 1" = 160'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-14 VES
2025 - 08 - 22 RELEASE DATE		
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Rockaway, NJ 07866
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Project Cost Estimate Breakdown

For the proposed work at the:

CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY EARLY CHILDHOOD CENTER

PSA Project Number: **10184**

For the

MONTGOMERY TOWNSHIP BOARD OF EDUCATION

December 3-2025

Issuance Date: PSA: 10184 MONTGOMERY TOWNSHIP BOE Projects Cost Breakdown

#	Scope Of Work	Construction	Market Escalation	Infrastructure Subtotal	Required Contingencies Subtotal	Hard Costs Subtotal	Soft Cost Subtotal	Grand Total
CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY EARLY CHILDHOOD CENTER								
1	Siding & Waterproofing	$ 202,500.00	$ 8,100.00	$ 210,600.00	$ 31,700.00	$ 242,300.00	$ 29,253.00	$ 271,553.00
2	Window Replacement	$ 78,600.00	$ 3,200.00	$ 81,800.00	$ 12,300.00	$ 94,100.00	$ 11,100.00	$ 105,200.00
3	Roof Replacement	$ 206,800.00	$ 8,300.00	$ 215,100.00	$ 32,400.00	$ 247,500.00	$ 28,800.00	$ 276,300.00
4	Ladder Access	$ 70,000.00	$ 2,800.00	$ 72,800.00	$ 11,000.00	$ 83,800.00	$ 9,900.00	$ 93,700.00
5	Replace Mulch	$ 40,000.00	$ 1,600.00	$ 41,600.00	$ 6,300.00	$ 47,900.00	$ 5,700.00	$ 53,600.00
6	Site Improvements	$ 400,000.00	$ 16,000.00	$ 416,000.00	$ 62,400.00	$ 478,400.00	$ 62,300.00	$ 540,700.00
7	Tear Down & Replace Building	$ 8,823,200.00	$ 353,000.00	$ 9,176,200.00	$ 1,376,600.00	$ 10,552,800.00	$ 1,241,340.50	$ 11,794,140.50
8	HVAC Upgrades	$ 1,898,200.00	$ 76,000.00	$ 1,974,200.00	$ 296,300.00	$ 2,270,500.00	$ 266,800.00	$ 2,537,300.00
	Sub Total:	$ 11,719,300.00	$ 469,000.00	$ 12,188,300.00	$ 1,829,000.00	$ 14,017,300.00	$ 1,655,193.50	$ 15,672,493.50

Montgomery Townshop Board of Educaiton
ECC Building
Siding & Waterproofing
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, new exterior siding and waterproofing at the ECC Building.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 11/22/2025

Scope Document / Design: SK-01

Design Date: 11/22/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Siding & Waterproofing					2026
New Building Wrap New Vinyl Siding Redo Window and Door Joints	4,500	$157,500.00		$202,500.00	
Market Escalations		$6,300.00		$8,100.00	2026
INFRASTRUCTURE SUBTOTAL		**$163,800.00**		**$210,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$8,200.00		$10,600.00	
Construction Contingency		$16,400.00		$21,100.00	
CONTINGENCIES SUBTOTAL		**$24,600.00**		**$31,700.00**	
SOFT COSTS					
DOE Final Review Fee *(For 'Educational' Projects Only)*			$1,053.00		
Architectural / Engineering Fees			$23,100.00		
Bonding / Legal Fees			$1,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,600.00		
Reimbursables			$1,600.00		
SOFT COSTS SUBTOTAL			**$29,253.00**		
GROSS BUDGET GRAND TOTAL		**$217,653.00**		**$271,553.00**	

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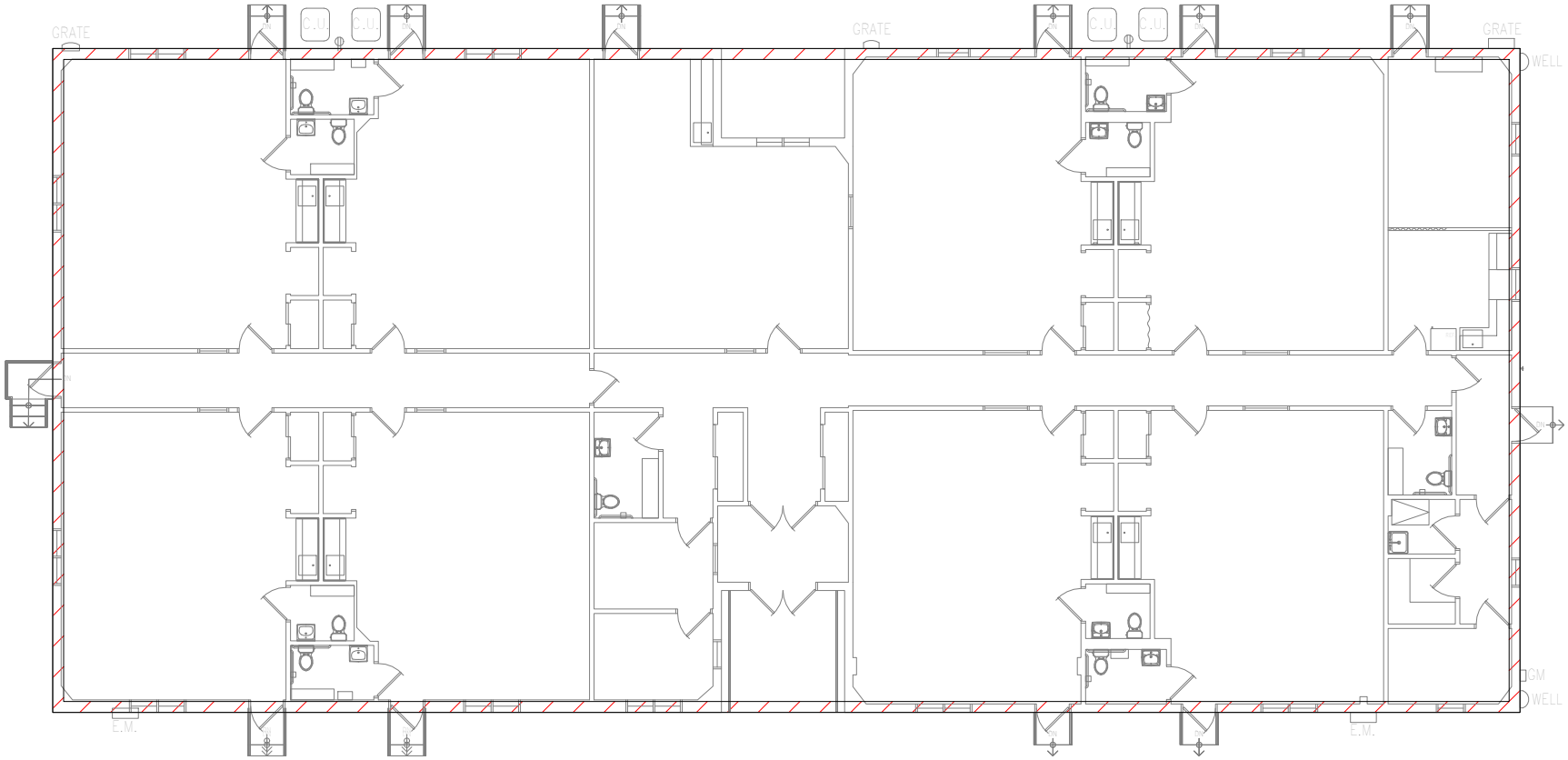

AREA OF WORK

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
ECC BUILDING
265 BURNT HILL RD, SKILLMAN, NJ 08558

EXTERIOR WINDOW & WATERPROOFING

SCALE: 1/16" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-01
11/21/2025 RELEASE DATE		
WR PROJECT MANAGER	JP DRAWN BY	Checker CHECKED BY

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Montgomery Township Board of Education
ECC Building
Window Replacement
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, window replacement at the ECC Building.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 11/22/2025

Scope Document / Design: SK-02

Design Date: 11/22/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Window Replacement					2026
Window Replacement	262	$65,500.00		$78,600.00	
Market Escalations		$2,700.00		$3,200.00	2026
INFRASTRUCTURE SUBTOTAL		**$68,200.00**		**$81,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$3,500.00		$4,100.00	
Construction Contingency		$6,900.00		$8,200.00	
CONTINGENCIES SUBTOTAL		**$10,400.00**		**$12,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$9,000.00		
Bonding / Legal Fees			$800.00		
Permit Fees *(Local Agency Review, if applicable)*			$700.00		
Reimbursables			$600.00		
SOFT COSTS SUBTOTAL			**$11,100.00**		
GROSS BUDGET GRAND TOTAL		**$89,700.00**		**$105,200.00**	

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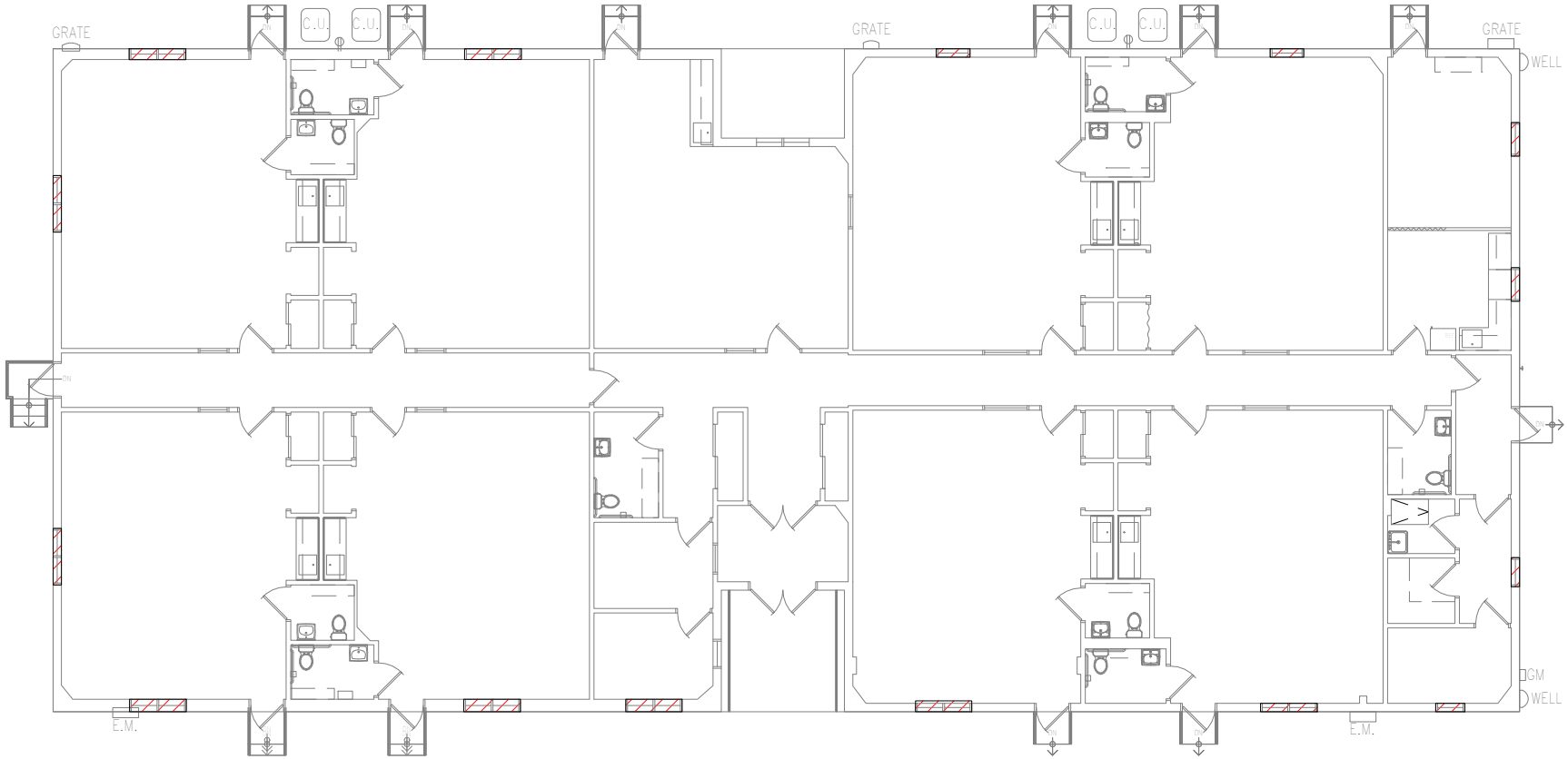

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
ECC BUILDING
265 BURNT HILL RD, SKILLMAN, NJ 08558

WINDOW REPLACEMENT

SCALE: 1/16" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-02
11/21/2025 RELEASE DATE		
WR PROJECT MANAGER	JP DRAWN BY	Checker CHECKED BY

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Montgomery Township Board of Education
ECC Building
Roof Replacement
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, roof replacement at the ECC Building.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 11/22/2025

Scope Document / Design: SK-03

Design Date: 11/22/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Roof Replacement					2026
Replace Shingle Roof	8,270	$165,400.00		$206,800.00	
Market Escalations		$6,700.00		$8,300.00	2026
INFRASTRUCTURE SUBTOTAL		**$172,100.00**		**$215,100.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$8,700.00		$10,800.00	
Construction Contingency		$17,300.00		$21,600.00	
CONTINGENCIES SUBTOTAL		**$26,000.00**		**$32,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$23,600.00		
Bonding / Legal Fees			$1,900.00		
Permit Fees *(Local Agency Review, if applicable)*			$1,700.00		
Reimbursables			$1,600.00		
SOFT COSTS SUBTOTAL			**$28,800.00**		
GROSS BUDGET GRAND TOTAL		**$226,900.00**		**$276,300.00**	

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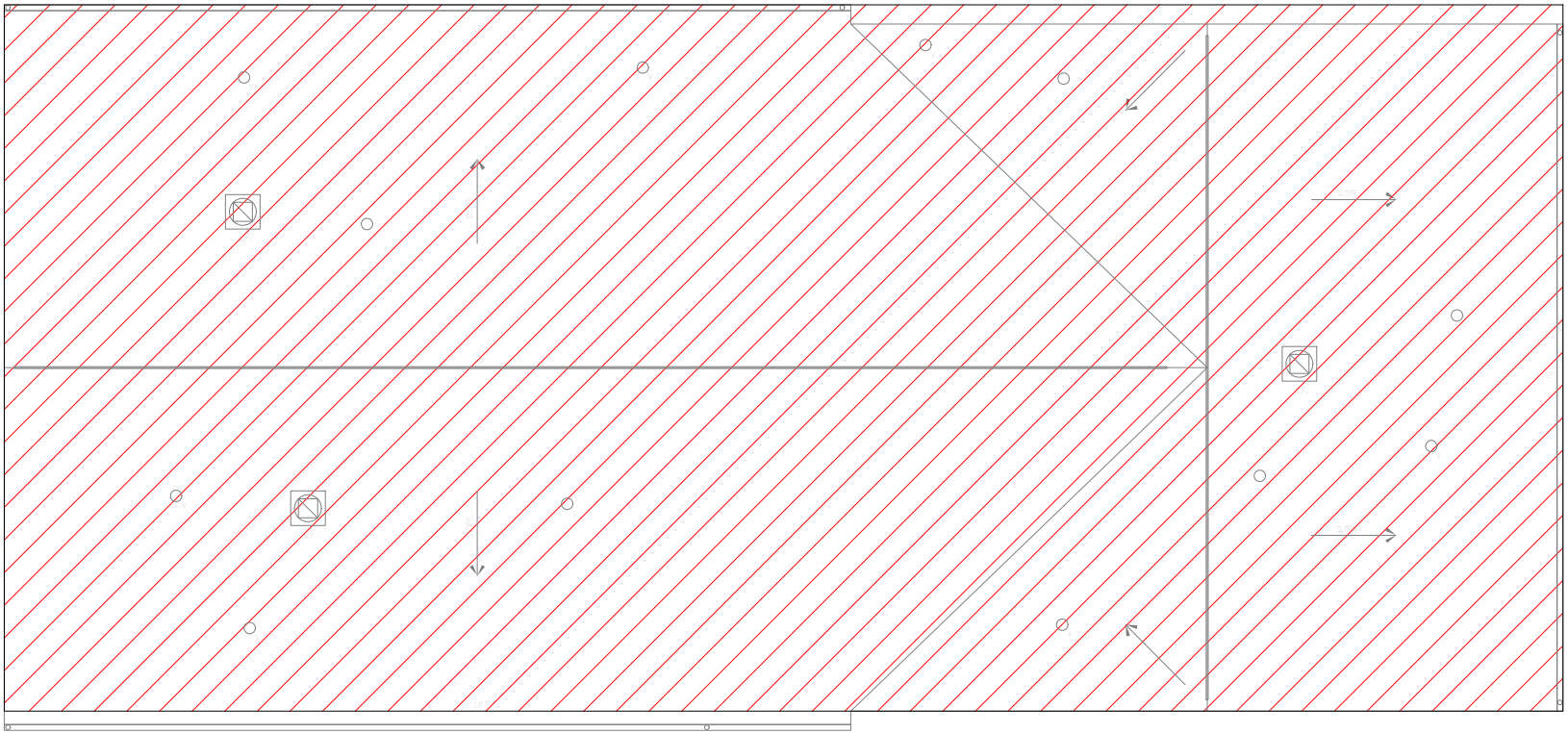

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
ECC BUILDING
265 BURNT HILL RD, SKILLMAN, NJ 08558

ROOF REPLACEMENT

SCALE: 1/16" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-03
11/21/2025 RELEASE DATE		
WR PROJECT MANAGER	JP DRAWN BY	Checker CHECKED BY

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Montgomery Township Board of Education
ECC Building
Ladder Access
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, ladder access upgrades at the ECC Building.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 11/22/2025

Scope Document / Design: SK-04

Design Date: 11/22/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Ladder Access					2026
Ladder For Attic Access	1	$55,000.00		$70,000.00	
Market Escalations		$2,200.00		$2,800.00	2026
INFRASTRUCTURE SUBTOTAL		**$57,200.00**		**$72,800.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$2,900.00		$3,700.00	
Construction Contingency		$5,800.00		$7,300.00	
CONTINGENCIES SUBTOTAL		**$8,700.00**		**$11,000.00**	
SOFT COSTS					
Architectural / Engineering Fees			$8,000.00		
Bonding / Legal Fees			$700.00		
Permit Fees *(Local Agency Review, if applicable)*			$600.00		
Reimbursables			$600.00		
SOFT COSTS SUBTOTAL			**$9,900.00**		
GROSS BUDGET GRAND TOTAL		**$75,800.00**		**$93,700.00**	

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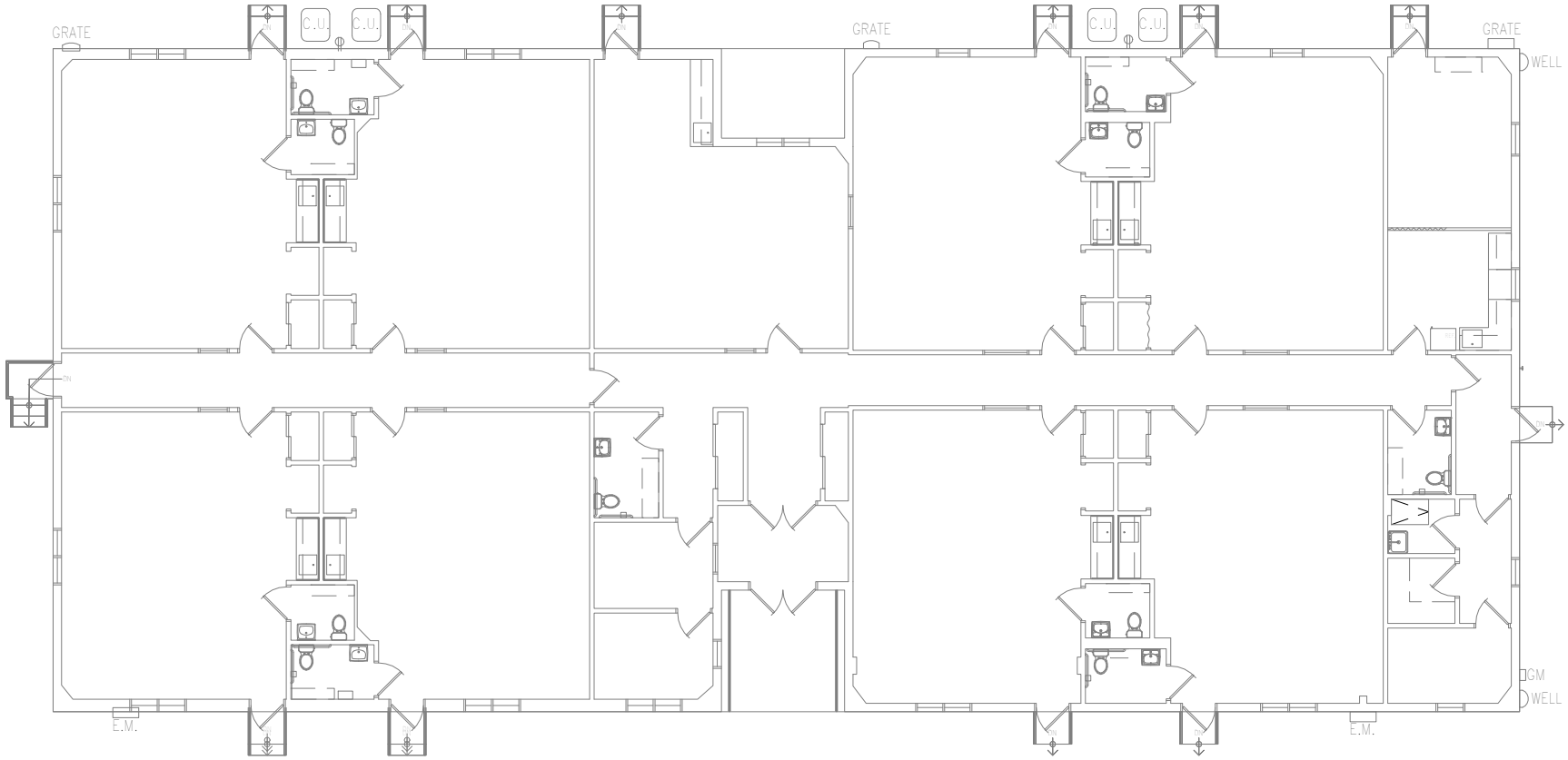

AREA OF WORK

Parette Somjen Architects
A LIMITED LIABILITY CORPORATION
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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
ECC BUILDING
265 BURNT HILL RD, SKILLMAN, NJ 08558

LADDER ACCESS

SCALE: 1/16" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-04
11/21/2025 RELEASE DATE		
WR PROJECT MANAGER	JP DRAWN BY	Checker CHECKED BY

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Montgomery Township Board of Education
ECC Building
Replace Mulch
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, removal and replacement of existing playground mulch at the ECC Building.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 11/22/2025

Scope Document / Design: SK-05

Design Date: 11/22/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Replace Mulch					2026
Playground Mulch Replacement	2,890	$20,000.00		$40,000.00	
Market Escalations		$800.00		$1,600.00	2026
INFRASTRUCTURE SUBTOTAL		**$20,800.00**		**$41,600.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$1,100.00		$2,100.00	
Construction Contingency		$2,100.00		$4,200.00	
CONTINGENCIES SUBTOTAL		**$3,200.00**		**$6,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$4,600.00		
Bonding / Legal Fees			$400.00		
Permit Fees *(Local Agency Review, if applicable)*			$400.00		
Reimbursables			$300.00		
SOFT COSTS SUBTOTAL			**$5,700.00**		
GROSS BUDGET GRAND TOTAL		**$29,700.00**		**$53,600.00**	

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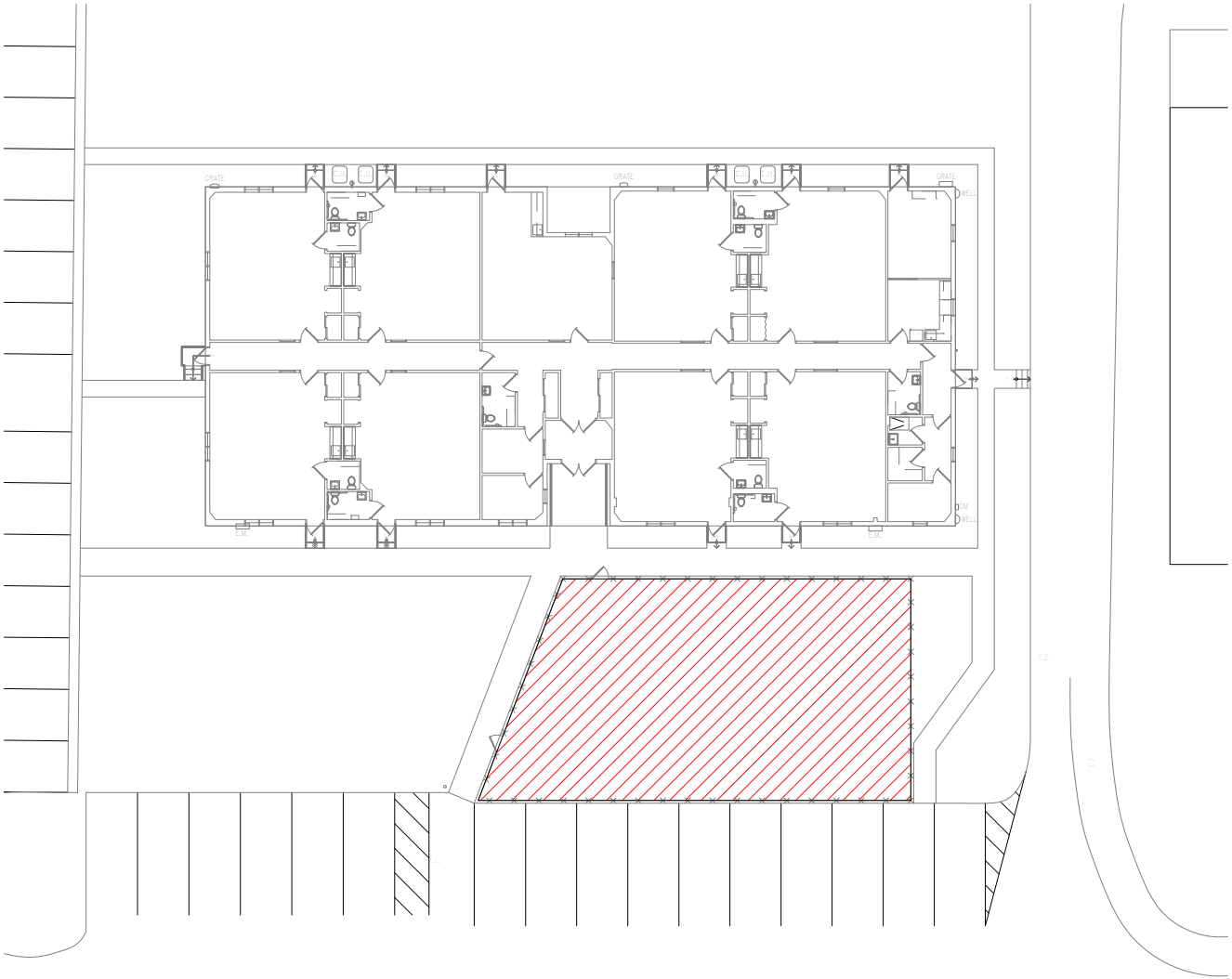

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
ECC BUILDING
265 BURNT HILL RD, SKILLMAN, NJ 08558

PLAYGROUND MULCH REMOVAL

SCALE: 1/32" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-05
11/21/2025 RELEASE DATE		
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Montgomery Township Board of Education
ECC Building
Site Improvements
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, site improvements at the ECC Building.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 11/22/2025

Scope Document / Design: SK-06

Design Date: 11/22/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Site Improvements					2026
New Retaining Walls Sidewalk Replacement Ramp Replacement New Crosswalks	550	$300,000.00		$400,000.00	
Market Escalations		$12,000.00		$16,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$312,000.00**		**$416,000.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$15,600.00		$20,800.00	
Construction Contingency		$31,200.00		$41,600.00	
CONTINGENCIES SUBTOTAL		**$46,800.00**		**$62,400.00**	
SOFT COSTS					
Architectural / Engineering Fees			$42,900.00		
Bonding / Legal Fees			$3,600.00		
Permit Fees *(Local Agency Review, if applicable)*			$3,200.00		
Reimbursables			$2,600.00		
Boundary Survey / Topography			$10,000.00		
SOFT COSTS SUBTOTAL			**$62,300.00**		
GROSS BUDGET GRAND TOTAL		**$421,100.00**		**$540,700.00**	

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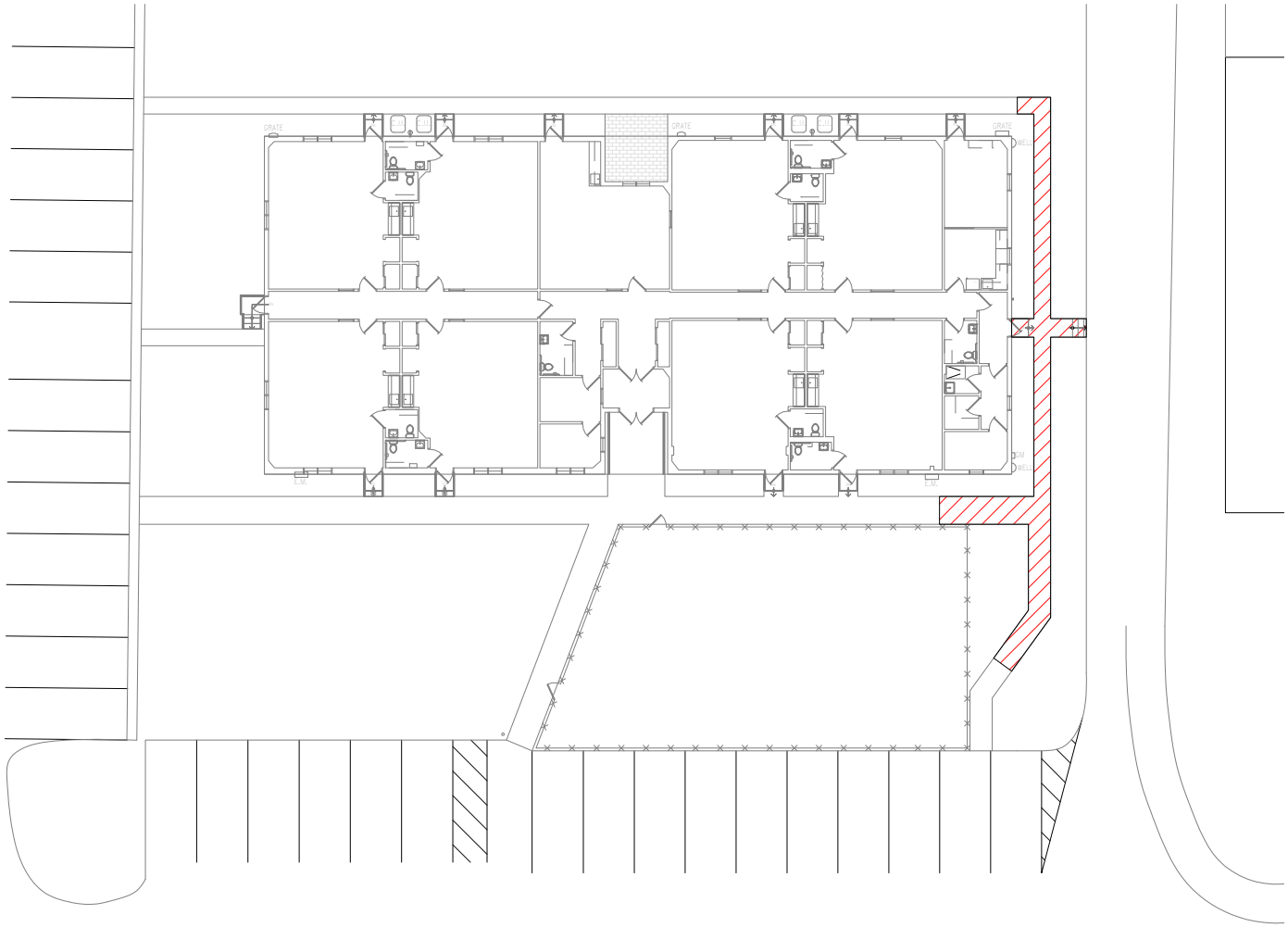

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
ECC BUILDING
265 BURNT HILL RD, SKILLMAN, NJ 08558

SITE IMPROVEMENTS

SCALE: 1/32" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-06
11/21/2025 RELEASE DATE		
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Montgomery Township Board of Educaion
ECC Building
Tear Down & Replace Building
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, tear down and replacement of the ECC Building.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 11/22/2025

Scope Document / Design: SK-07

Design Date: 11/22/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
Tear Down & Replace Building					2026
Demolition	8,200	$410,000.00		$615,000.00	
Abatement	8,200	$8,200.00		$8,200.00	
New Construction	8,200	$6,560,000.00		$8,200,000.00	
Market Escalations		$279,200.00		$353,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$7,257,400.00**		**$9,176,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$362,900.00		$458,900.00	
Construction Contingency		$725,800.00		$917,700.00	
CONTINGENCIES SUBTOTAL		**$1,088,700.00**		**$1,376,600.00**	
SOFT COSTS					
DOE Final Review Fee *(For 'Educational' Projects Only)*			$25,440.50		
Architectural / Engineering Fees			$1,002,600.00		
Bonding / Legal Fees			$79,200.00		
Permit Fees *(Local Agency Review, if applicable)*			$68,900.00		
Reimbursables			$65,200.00		
SOFT COSTS SUBTOTAL			**$1,241,340.50**		
GROSS BUDGET GRAND TOTAL		**$9,587,440.50**		**$11,794,140.50**	

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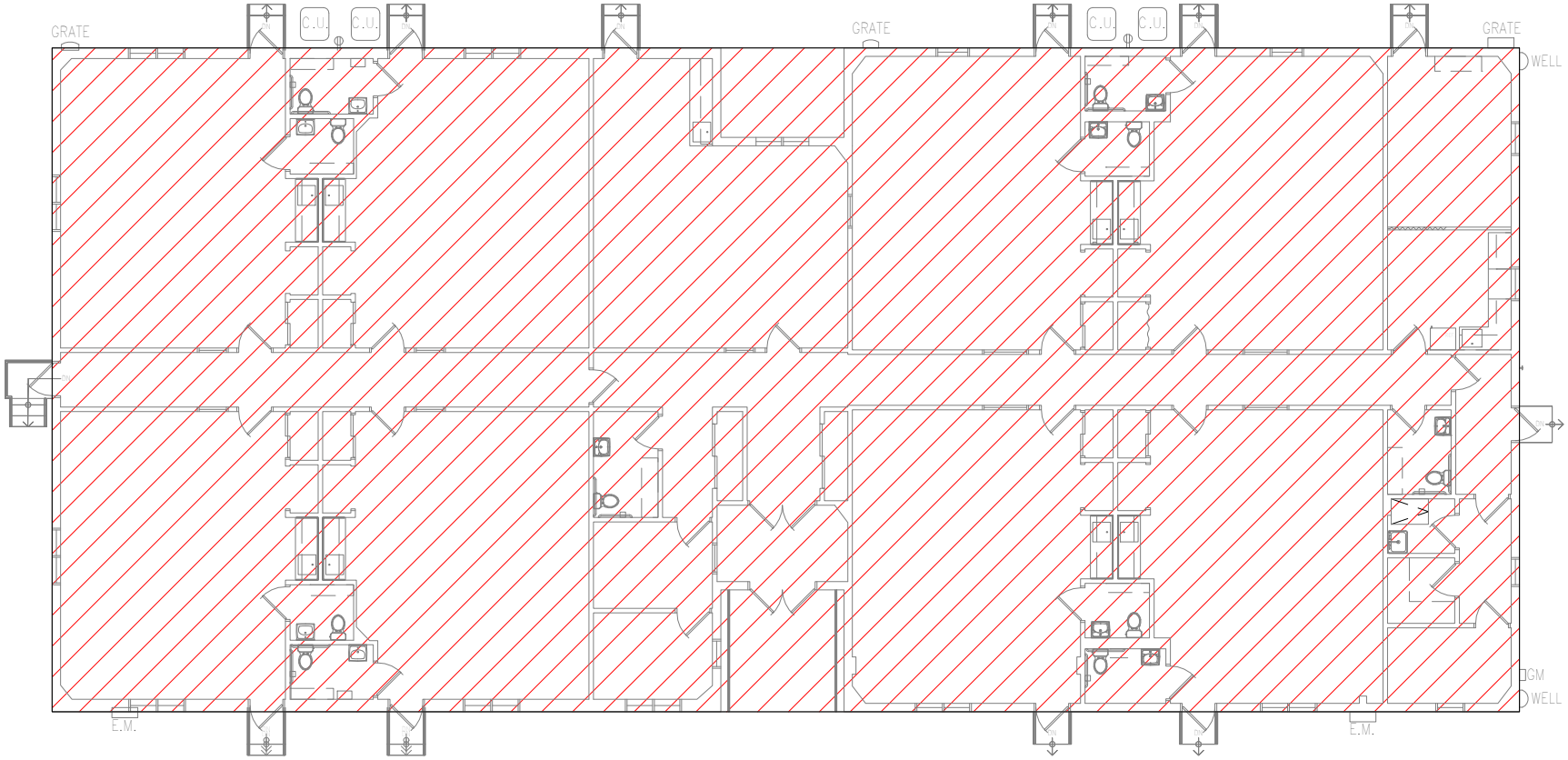

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
ECC BUILDING
265 BURNT HILL RD, SKILLMAN, NJ 08558

TEAR DOWN & REPLACE BUILDNG

SCALE: 1/16" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-07
11/21/2025 RELEASE DATE		
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Montgomery Township Board of Educaion
ECC Building
HVAC Upgrades
10184

PARETTE SOMJEN ARCHITECTS, L.L.C.

PROJECT SCOPE SUMMARY:

The scope includes, but is not limited to, HVAC upgrades at the ECC Building.

ORDER OF MAGNITUDE BUDGET

Estimate Type: Preliminary

Estimate Date: 11/22/2025

Scope Document / Design: SK-08

Design Date: 11/22/2025

GENERAL SCOPE OF WORK	± SQ. FT. / Quantity	Construction Cost Estimate (L)		Construction Cost Estimate (H)	Est. Construction Commencement
HVAC Upgrades					2026
HVAC Upgrades Throughout Building	8,200	$1,025,000.00		$1,640,000.00	
Electrical Service Upgrade	8,200	$150,000.00		$250,000.00	
Abatement	8,200	$8,200.00		$8,200.00	
Market Escalations		$47,400.00		$76,000.00	2026
INFRASTRUCTURE SUBTOTAL		**$1,230,600.00**		**$1,974,200.00**	
REQUIRED CONTINGENCIES					
Design Development Contingency		$61,600.00		$98,800.00	
Construction Contingency		$123,100.00		$197,500.00	
CONTINGENCIES SUBTOTAL		**$184,700.00**		**$296,300.00**	
SOFT COSTS					
Architectural / Engineering Fees			$215,700.00		
Bonding / Legal Fees			$17,100.00		
Environmental Consultant Fees *(Abatement, Wetlands, Soils, etc.)*			$5,000.00		
Permit Fees *(Local Agency Review, if applicable)*			$14,900.00		
Reimbursables			$14,100.00		
SOFT COSTS SUBTOTAL			**$266,800.00**		
GROSS BUDGET GRAND TOTAL		**$1,682,100.00**		**$2,537,300.00**	

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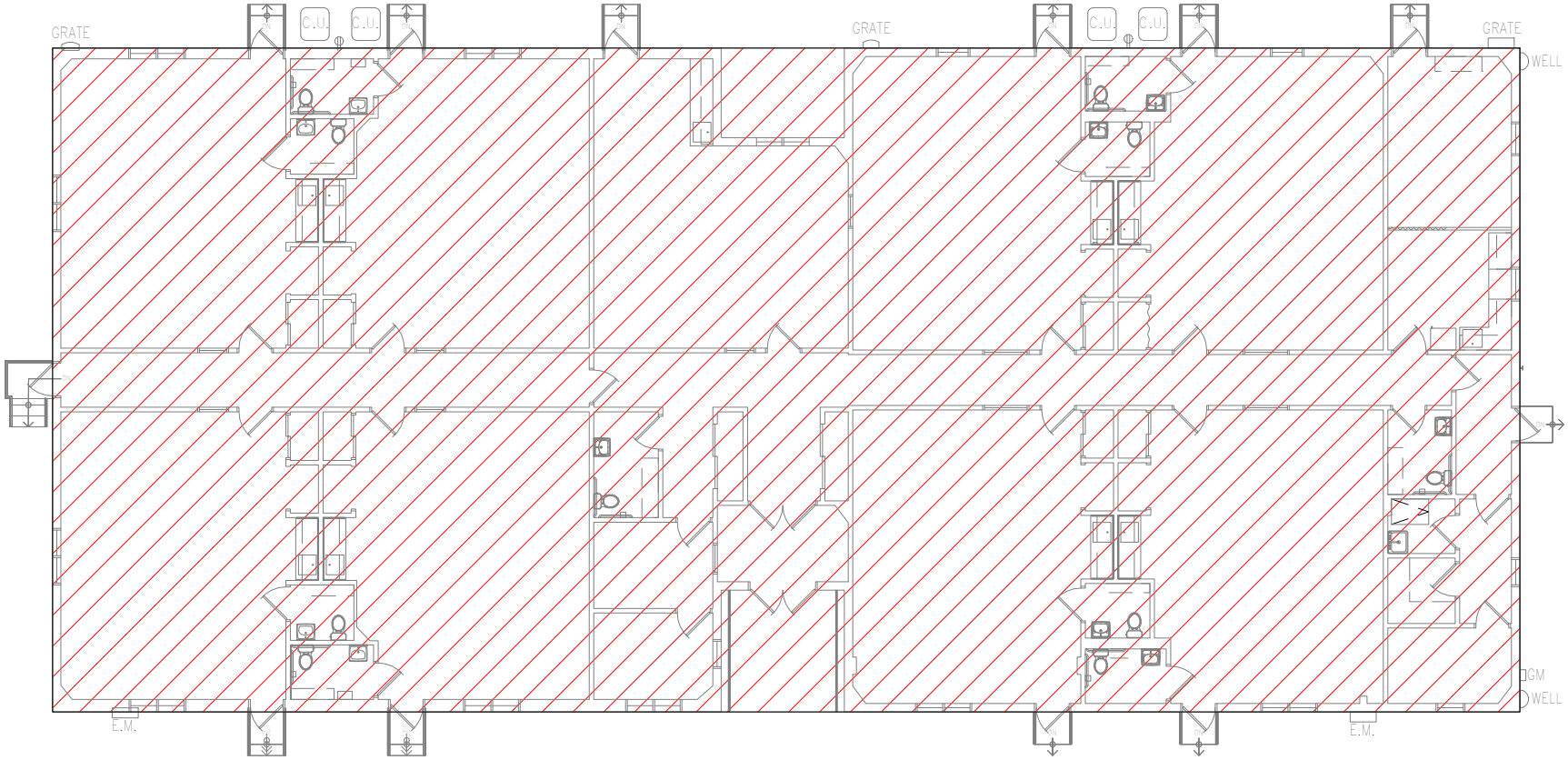

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CAPITAL IMPROVEMENT PLAN FOR MONTGOMERY
BOE AT:
ECC BUILDING
265 BURNT HILL RD, SKILLMAN, NJ 08558

HVAC UPGRADES

SCALE: 1/16" = 1'-0"

10184 PROJECT NUMBER		SHEET NUMBER SK-08
11/21/2025 RELEASE DATE		
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