

CAROLINE COUNTY PUBLIC SCHOOLS  
ABBREVIATED OPTIONS DEVELOPMENT COST SUMMARY (HIGH GROWTH PROJECTIONS)

SHORT-TERM PLAN (0-3 YEARS)	OPTION 1A (\$) PURCHASE BUILDING "P"	OPTION 1B (\$) LEASE BUILDING "P"/OPTION TO PURCHASE MOVE PREK TO SBO	OPTION 1C (\$) LEASE BUILDING "P"/OPTION TO PURCHASE MOVE PREK TO BUILDING "P"	OPTION 2 (\$) ELIMINATE BUILDING "P"
<b>Vacant Building "P"</b> <ul style="list-style-type: none"><li>- Land/Property Acquisition</li><li>- Pre-Kindergarten Renovations (25,002 SF)</li><li>- Lotus Academy Renovations (6,230 SF)</li><li>- School Board Office Renovations (18,591 SF)</li><li>- Maintenance Department Renovations (3,765 SF)</li><li>- Lease to purchase Vacant Building "P" (lease 3 years/then purchase) \$15/SF</li><li>- Potential Joint County/Community Center Space</li></ul>	\$ 13,500,000 \$ 3,311,295 \$ 485,309 \$ 1,437,897 \$ 295,346 \$ -	\$ 485,309 \$ 1,437,897 \$ 295,346 \$ 3,227,130	\$ 3,311,295 \$ 485,309 \$ 1,437,897 \$ 295,346 \$ 3,227,130	\$ - \$ - \$ - \$ - \$ -
<b>Transportation Building</b> <ul style="list-style-type: none"><li>- Deferred Maintenance (Priority/Complete)</li></ul>	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
<b>Caroline Middle School</b> <ul style="list-style-type: none"><li>- Building Addition (8,820 SF = 9 Classrooms x 700 SF x 1.4 Core Factor)</li><li>- Deferred Maintenance (Complete) (Years 2024-2028)</li><li>- Deferred Maintenance (Eliminated)</li></ul>	\$ 5,440,809 \$ 6,488,201 \$ -	\$ 5,440,809 \$ 6,488,201 \$ -	\$ 5,440,809 \$ 6,488,201 \$ -	\$ 5,440,809 \$ 6,488,201 \$ -
<b>Caroline High School</b> <ul style="list-style-type: none"><li>- Building Addition (22,190 SF = (15 Clasrooms x 700 SF x 1.4 Core Factor) + 7,490 SF (CBGS)</li><li>- Building Addition (22,190 SF = (15 Clasrooms x 700 SF x 1.4 Core Factor) + 7,490 SF (CBGS) + 6,230 SF (LOTUS)</li><li>- Deferred Maintenance (Complete) (Years 2024-2028)</li><li>- Deferred Maintenance (Eliminated) (Years 2024-2028)</li></ul>	\$ 13,397,762 \$ - \$ 6,855,638 \$ -	\$ 13,397,762 \$ - \$ 6,855,638 \$ -	\$ 13,397,762 \$ - \$ 6,855,638 \$ -	\$ 17,049,601 \$ 6,855,638 \$ -
<b>Old Ladysmith Elementary School (Lotus Academy)</b> <ul style="list-style-type: none"><li>- Deferred Maintenance (Priority) (Years 2024-2028)</li><li>- Deferred Maintenance (Eliminated) (Years 2024-2028)</li><li>- Land/Building Sale (Proceeds)</li></ul>	\$ - \$ (9,473,362) \$ (4,500,000)	\$ - \$ (9,473,362) \$ (4,500,000)	\$ - \$ (9,473,362) \$ (4,500,000)	\$ - \$ (9,473,362) \$ (4,500,000)
<b>School Board Office</b> <ul style="list-style-type: none"><li>- Deferred Maintenance (Priority) (Years 2024-2028) - includes kitchen reno</li><li>- Deferred Maintenance (Eliminated) (Years 2024-2028)</li><li>- Land/Building Sale (Proceeds)</li><li>- Convert School Board Office to Pre-K School (36,235 SF)</li><li>- Lease Commercial Office Space for School Board Office (20,000 SF)</li></ul>	\$ - \$ (5,360,087) \$ (3,750,000) \$ - \$ -	\$ 5,360,087 \$ - \$ - \$ 3,118,714 \$ -	\$ - \$ (5,360,087) \$ (3,750,000) \$ - \$ -	\$ 5,360,087 \$ - \$ - \$ 3,118,714 \$ 1,320,000
<b>Annex Building (Chesapeake Bay Governor's School)</b> <ul style="list-style-type: none"><li>- Deferred Maintenance (Eliminated) (Years 2024-2028)</li><li>- Land/Building Sale (Proceeds)</li></ul>	\$ (6,047,152) \$ (3,500,000)	\$ (6,047,152) \$ (3,500,000)	\$ (6,047,152) \$ (3,500,000)	\$ (6,047,152) \$ (3,500,000)
<b>Maintenance Building</b> <ul style="list-style-type: none"><li>- Deferred Maintenance (Eliminated) (Years 2024-2028)</li><li>- Deferred Maintenance (Priority) (Years 2024-2028)</li></ul>	\$ (163,992) \$ -	\$ (163,992) \$ -	\$ (163,992) \$ -	\$ - \$ 163,992
<b>TOTAL NEW CONSTRUCTION/RENOVATIONS/PURCHASE/LEASE</b>	\$ 37,868,418	\$ 27,402,967	\$ 27,595,548	\$ 26,929,124
<b>TOTAL DEFERRED MAINTENANCE COST</b>	\$ 13,543,839	\$ 18,903,926	\$ 13,543,839	\$ 19,067,918
<b>TOTAL PROCEEDS FROM SALE OF PROPERTY</b>	\$ (11,750,000)	\$ (8,000,000)	\$ (11,750,000)	\$ (8,000,000)
<b>TOTAL PHASE 1 ESTIMATED COSTS LESS PROCEEDS FROM SALE OF PROPERTY</b>	\$ 39,662,257	\$ 38,306,893	\$ 29,389,387	\$ 37,997,042
<b>TOTAL COST AVOIDANCE OF DEFERRED MAINTENANCE</b>	\$ (21,044,593)	\$ (15,684,506)	\$ (21,044,593)	\$ (15,520,514)

LONG-TERM PLAN (3-6 YEARS)	OPTION 1A (\$) PURCHASE BUILDING "P"	OPTION 1B (\$) LEASE BUILDING "P"/OPTION TO PURCHASE MOVE PREK TO SBO	OPTION 1C (\$) LEASE BUILDING "P"/OPTION TO PURCHASE MOVE PREK TO BUILDING "P"	OPTION 2 (\$) ELIMINATE BUILDING "P"
<b>Vacant Building "P"</b> <ul style="list-style-type: none"><li>- Land/Property Acquisition</li></ul>	\$ -	\$ 13,500,000	\$ 13,500,000	\$ -
<b>New Elementary School (650 Students)</b> <ul style="list-style-type: none"><li>- New School Building (81,250 SF = 650 Students x 125 SF/Student)</li><li>- Land Acquisition (Minimum 10 Acres) - Owned by County/School Board</li></ul>	\$ 43,471,431 \$ -	\$ 43,471,431 \$ -	\$ 43,471,431 \$ -	\$ 43,471,431 \$ -
<b>New School Board Office</b> <ul style="list-style-type: none"><li>- New SBO/Maintenance Building (25,000 SF)</li><li>- Land Acquisition (Minimum 5 Acres) - Owned by County/School Board</li><li>- Land/Building Sale of Old School Board Office (Proceeds)</li></ul>	\$ - \$ - \$ -	\$ - \$ - \$ -	\$ - \$ - \$ -	\$ 13,407,225 \$ - \$ -
<b>New Transportation Building</b> <ul style="list-style-type: none"><li>- New Building (15,000 SF)</li><li>- Land Acquisition (Vacant Building "P" or Owned by County/School Board)</li><li>- Deferred Maintenance (Eliminated)</li><li>- Potential to increase size and do a joint fleet center</li></ul>	\$ 7,235,475 \$ - \$ (978,780)	\$ 7,235,475 \$ - \$ (978,780)	\$ 7,235,475 \$ - \$ (978,780)	\$ 7,235,475 \$ - \$ (978,780)
<b>TOTAL PHASE 2 ESTIMATED COSTS</b>	\$ 50,706,906	\$ 64,206,906	\$ 64,206,906	\$ 64,114,131
<b>TOTAL PHASE 2 COST AVOIDANCE OF DEFERRED MAINTENANCE</b>	\$ (978,780)	\$ (978,780)	\$ (978,780)	\$ (978,780)

<b>OVERALL TOTAL COMBINED ESTIMATED COSTS LESS SALE OF PROPERTY</b>	\$ 90,369,163	\$ 102,513,799	\$ 93,596,293	\$ 102,111,173
<b>OVERALL TOTAL COMBINED COST AVOIDANCE OF DEFERRED MAINTENANCE 2024-2028</b>	\$ (22,023,373)	\$ (16,663,286)	\$ (22,023,373)	\$ (16,499,294)

NOTE: These are preliminary cost estimated only (based on 2025 dollars) and not detailed estimates. Escalation will vary depending on economy.