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

SHORT-TERM PLAN (0-3 YEARS)		N 1A (\$) BUILDING "P"		OPTION 1B (\$) LEASE BUILDING /OPTION TO PURCHASE MOVE PREK TO SBO		OPTION 1C (\$) LEASE BUILDING OPTION TO PURCHASE IVE PREK TO BUILDING "P"		OPTION 2 (\$) ELIMINATE BUILDING "P"
Vacant Building "P"								
- Land/Property Acquisition	\$	13,500,000	\$	-			\$	-
<ul> <li>Pre-Kindergarten Renovations (25,002 SF)</li> </ul>	\$	3,311,295			\$	3,311,295	\$	-
- Lotus Academy Renovations (6,230 SF)	\$	485,309		/	\$	485,309	\$	-
- School Board Office Renovations (18,591 SF)	\$	1,437,897			\$	1,437,897	\$	-
- Maintenance Department Renovations (3,765 SF)	\$ \$	295,346			\$	295,346 582,409	\$ \$	-
<ul> <li>CBGS Renovations (7,490 SF)</li> <li>Potential Joint County/Community Center Space</li> </ul>	э \$	582,409	э \$		\$ \$	582,409	э \$	
- Lease to purchase Vacant "Building P" (lease 3 years/then purchase) \$15/ SF	\$	-	\$		\$	3,227,130		:
Transportation Building - Deferred Maintenance (Priority/Complete)	\$	200,000	\$	200,000	\$	200,000	\$	200,000
Caroline Middle School								
<ul> <li>Building Addition (3,920 SF = 4 Classrooms x 700 SF x 1.4 Core Factor)</li> </ul>	\$	2,558,176	\$	2,558,176	\$	2,558,176	\$	2,558,176
- Deferred Maintenance (Complete) (Years 2024-2028)	\$	6,488,201	\$	6,488,201	\$	6,488,201	\$	6,488,201
- Deferred Maintenance (Eliminated)	\$	-	\$	-			\$	-
Caroline High School Building Addition (20,580 SF = (7 Clasrooms x 700 SF x 1.4 Core Factor) + 7,490 SF (CGBS) + 6,230								
- SF (LOTUS))	\$	-	\$		\$	-	\$	12,454,029
Building Addition (28,420 SF = (15 Clasrooms x 700 SF x 1.4 Core Factor) + 7,490 SF (CBGS) + 6,230	-							
- SF (LOTUS))	\$	-	\$	-	\$	-	\$	-
<ul> <li>Deferred Maintenance (Complete) (Years 2024-2028)</li> <li>Deferred Maintenance (Eliminated) (Years 2024-2028)</li> </ul>	\$ \$	6,855,638	\$ \$	6,855,638 -	\$ \$	6,855,638 -	\$ \$	6,855,638
Old Ladysmith Elementary School (Lotus Academy)								
- Deferred Maintenance (Priority) (Years 2024-2028)	\$	-	\$	-	\$	-	\$	-
- Deferred Maintenance (Eliminated) (Years 2024-2028)	\$	(9,473,362)	\$	(9,473,362)	\$	(9,473,362)	\$	(9,473,362)
- Land/Building Sale (Proceeds)	\$	(4,500,000)	\$	(4,500,000)	\$	(4,500,000)	\$	(4,500,000
School Board Office								
- Deferred Maintenance (Priority) (Years 2024-2028) - includes kitchen reno	\$		\$		\$		\$	5,360,087
- Deferred Maintenance (Eliminated) (Years 2024-2028)	\$	(5,360,087)			\$	(5,360,087)	\$	-
- Land/Building Sale (Proceeds)	\$	(3,750,000)			\$	(3,750,000)	\$	-
<ul> <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>	\$ \$	-	\$ \$	3,118,714	\$ \$	-	\$ \$	3,118,714 1,320,000
Annex Building (Chesapeake Bay Governor's School)								
- Deferred Maintenance (Eliminated) (Years 2024-2028)	\$	(6,047,152)	\$	(6,047,152)	\$	(6,047,152)	s	(6,047,152)
- Land/Building Sale (Proceeds)	\$	(3,500,000)		(3,500,000)		(3,500,000)		(3,500,000)
	-							
Maintenance Building								
<ul> <li>Deferred Maintenance (Eliminated) (Years 2024-2028)</li> </ul>	\$	(163,992)		(163,992)	\$	(163,992)		
- Deferred Maintenance (Priority) (Years 2024-2028)	\$	-	\$	-			\$	163,992
TOTAL NEW CONSTRUCTION/RENOVATIONS/PURCHASE/LEASE	\$	22,170,432			\$	11,897,562	\$	18,130,919
TOTAL DEFERRED MAINTENANCE COST TOTAL PROCEEDS FROM SALE OF PROPERTY	\$	13,543,839 (11,750,000)	\$ \$		\$ \$	13,543,839 (11,750,000)	\$ \$	19,067,918 (8,000,000)
TOTAL PROCEEDS FROM SALE OF PROPERTY TOTAL PHASE 1 ESTIMATED COSTS LESS PROCEEDS FROM SALE OF PROPERTY	<del>э</del> \$	23,964,271		22,608,907			թ Գ	29,198,837
TOTAL COST AVOIDANCE OF DEFERRED MAINTENANCE	\$	(21,044,593)	\$	(15,684,506)	\$	(21,044,593)	\$	(15,520,514)
						OPTION 1C (\$)		
								OPTION 2 (\$)
	ΟΡΤΙΟ	N 1A (\$)		OPTION 1B (\$)		LEASE BUILDING		
LONG-TERM PLAN (3-10 YEARS)		N 1A (\$) BUILDING "P"	"P"/(	OPTION 1B (\$) LEASE BUILDING OPTION TO PURCHASE		LEASE BUILDING OPTION TO PURCHASE		ELIMINATE BUILDING "P"
LONG-TERM PLAN (3-10 YEARS)				LEASE BUILDING		LEASE BUILDING OPTION TO PURCHASE WE PREK TO BUILDING		
Vacant Building "P"	PURCHASE		N	LEASE BUILDING OPTION TO PURCHASE MOVE PREK TO SBO	мо	LEASE BUILDING OPTION TO PURCHASE IVE PREK TO BUILDING "P"		
- Land/Property Acquisition				LEASE BUILDING OPTION TO PURCHASE	мо	LEASE BUILDING OPTION TO PURCHASE WE PREK TO BUILDING	\$	
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students)	PURCHASE	BUILDING "P"	N \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO	мо	LEASE BUILDING KOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000		ELIMINATE BUILDÍNG "P"
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students) - New School Building (56,250 SF = 450 Students x 125 SF/Student)	PURCHASE		N \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO	мо	LEASE BUILDING OPTION TO PURCHASE IVE PREK TO BUILDING "P"	\$	ELIMINATE BUILDÍNG "P"
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students) - New School Building (56,250 SF = 450 Students x 125 SF/Student) - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board	PURCHASE \$ \$	BUILDING "P"	N \$ \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO	мо \$	LEASE BUILDING KOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000		ELIMINATE BUILDÍNG "P"
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students) - New School Building (56,250 SF = 450 Students x 125 SF/Student) - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board New School Board Office	PURCHASE \$ \$	BUILDING "P"	N \$ \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO	мо \$	LEASE BUILDING KOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000	\$ \$	ELIMINATE BUILDING "P" - 30,098,006 -
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students) - New School Building (56,250 SF = 450 Students x 125 SF/Student) - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board New School Board Office - New SBO/Maintenance Building (25,000 SF)	PURCHASE \$ \$	BUILDING "P"	N \$ \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO	мо \$	LEASE BUILDING KOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000	\$	ELIMINATE BUILDÍNG "P" - 30,098,006 -
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students) - New School Building (56,250 SF = 450 Students x 125 SF/Student) - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board New School Board Office	PURCHASE \$ \$	BUILDING "P"	N \$ \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO	мо \$	LEASE BUILDING KOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000	\$ \$	ELIMINATE BUILDING "P" - 30,098,006 -
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students) - New School Building (56,250 SF = 450 Students x 125 SF/Student) - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board New School Board Office - New SBO/Maintenance Building (25,000 SF) - Land Acquisition (Minimum 5 Acres) - Owned by County/School Board - Land/Building Sale of Old School Board Office (Proceeds)	PURCHASE \$ \$	BUILDING "P"	N \$ \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO	мо \$	LEASE BUILDING KOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000	\$ \$	ELIMINATE BUILDÍNG "P" - 30,098,006 -
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students) - New School Building (56,250 SF = 450 Students x 125 SF/Student) - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board New School Board Office - New SBO/Maintenance Building (25,000 SF) - Land Acquisition (Minimum 5 Acres) - Owned by County/School Board - Land/Building Sale of Old School Board Office (Proceeds) Caroline High School	PURCHASE \$ \$ \$	BUILDING "P" - 30,098,006 -	\$ \$ \$	LEASE BUILDING KOPTION TO PURCHASE MOVE PREK TO SBO 13,500,000 30,098,006	<b>MO</b> \$ \$	LEASE BUILDING IOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000 30,098,006	\$ \$	ELIMINATE BUILDÍNG "P" - 30,098,006 -
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students) - New School Building (56,250 SF = 450 Students x 125 SF/Student) - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board New School Board Office - New SBO/Maintenance Building (25,000 SF) - Land Acquisition (Minimum 5 Acres) - Owned by County/School Board - Land/Building Sale of Old School Board Office (Proceeds)	PURCHASE \$ \$	BUILDING "P"	\$ \$ \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO	<b>MO</b> \$ \$	LEASE BUILDING KOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000	\$ \$	ELIMINATE BUILDING "P" - 30,098,006 -
Vacant Building "P"         - Land/Property Acquisition         New Elementary School (450 Students)         - New School Building (56,250 SF = 450 Students x 125 SF/Student)         - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board         New School Board Office         - New SBO/Maintenance Building (25,000 SF)         - Land Acquisition (Minimum 5 Acres) - Owned by County/School Board         - Land/Building Sale of Old School Board Office (Proceeds)         Caroline High School         - Building Addition (6,860 SF = (7 Clasrooms x 700 SF x 1.4 Core Factor))         New Transportation Building	PURCHASE \$ \$ \$	BUILDING "P" - 30,098,006 - 4,411,776	\$ \$ \$ \$	LEASE BUILDING KOPTION TO PURCHASE MOVE PREK TO SBO 13,500,000 30,098,006 - - 4,411,776	<b>MO</b> \$ \$ \$	LEASE BUILDING IOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000 30,098,006 - - 4,411,776	\$ \$ \$ \$	ELIMINATE BUILDÍNG "P" - 30,098,006 - 13,407,225 -
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students) - New School Building (56,250 SF = 450 Students x 125 SF/Student) - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board New School Board Office - New SBO/Maintenance Building (25,000 SF) - Land Acquisition (Minimum 5 Acres) - Owned by County/School Board - Land/Building Sale of Old School Board Office (Proceeds) Caroline High School - Building Addition (6,860 SF = (7 Clasrooms x 700 SF x 1.4 Core Factor)) New Transportation Building - New Building (15,000 SF)	<b>PURCHASE</b> \$ \$ \$ \$ \$ \$	BUILDING "P" - 30,098,006 -	\$ \$ \$ \$	LEASE BUILDING KOPTION TO PURCHASE MOVE PREK TO SBO 13,500,000 30,098,006	<b>MO</b> \$ \$ \$	LEASE BUILDING IOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000 30,098,006	\$ \$ \$ \$	ELIMINATE BUILDING "P" - 30,098,006 -
Vacant Building "P" - Land/Property Acquisition New Elementary School (450 Students) - New School Building (56,250 SF = 450 Students x 125 SF/Student) - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board New School Board Office - New SBO/Maintenance Building (25,000 SF) - Land Acquisition (Minimum 5 Acres) - Owned by County/School Board - Land/Building Sale of Old School Board Office (Proceeds) Caroline High School - Building Addition (6,860 SF = (7 Clasrooms x 700 SF x 1.4 Core Factor)) New Transportation Building - New Building (15,000 SF) - Land Acquisition (Vacant Building "P" or Owned by County/School Board)	<b>PURCHASE</b> \$ \$ \$ \$ \$ \$ \$ \$ \$	4,411,776 7,235,475	\$ \$ \$ \$ \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO 13,500,000 30,098,006 4,411,776 7,235,475	<b>MO</b> \$ \$ \$ \$ \$	LEASE BUILDING (OPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000 30,098,006 4,411,776 7,235,475	<b>\$\$\$</b> \$\$ \$\$	ELIMINATE BUILDÍNG "P" - - - - - - - - - - - - - - - - - -
Vacant Building "P"         - Land/Property Acquisition         New Elementary School (450 Students)         - New School Building (56,250 SF = 450 Students x 125 SF/Student)         - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board         New School Board Office         - New SBO/Maintenance Building (25,000 SF)         - Land Acquisition (Minimum 5 Acres) - Owned by County/School Board         - Land/Building Sale of Old School Board Office (Proceeds)         Caroline High School         - Building Addition (6,860 SF = (7 Clasrooms x 700 SF x 1.4 Core Factor))         New Transportation Building         - New Building (15,000 SF)         - Land Acquisition (Vacant Building "P" or Owned by County/School Board)         - Land Acquisition (Vacant Building "P" or Owned by County/School Board)	<b>PURCHASE</b> \$ \$ \$ \$ \$ \$	BUILDING "P" - 30,098,006 - 4,411,776	\$ \$ \$ \$ \$	LEASE BUILDING KOPTION TO PURCHASE MOVE PREK TO SBO 13,500,000 30,098,006 - - 4,411,776	<b>MO</b> \$ \$ \$ \$ \$	LEASE BUILDING IOPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000 30,098,006 - - 4,411,776	<b>\$\$\$</b> \$\$ \$\$	ELIMINATE BUILDING "P" - 30,098,006 - 13,407,225 -
<ul> <li>Vacant Building "P" <ul> <li>Land/Property Acquisition</li> </ul> </li> <li>New Elementary School (450 Students) <ul> <li>New School Building (56,250 SF = 450 Students x 125 SF/Student)</li> <li>Land Acquisition (Minimum 10 Acres) - Owned by County/School Board</li> </ul> </li> <li>New School Board Office <ul> <li>New SBO/Maintenance Building (25,000 SF)</li> <li>Land Acquisition (Minimum 5 Acres) - Owned by County/School Board</li> </ul> </li> <li>New SBO/Maintenance Building (25,000 SF) <ul> <li>Land Acquisition (Minimum 5 Acres) - Owned by County/School Board</li> <li>Land/Building Sale of Old School Board Office (Proceeds)</li> </ul> </li> <li>Caroline High School <ul> <li>Building Addition (6,860 SF = (7 Clasrooms x 700 SF x 1.4 Core Factor))</li> </ul> </li> <li>New Transportation Building <ul> <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> </li> </ul>	<b>PURCHASE</b> \$ \$ \$ \$ \$ \$ \$ \$ \$	4,411,776 7,235,475 (978,780)	N \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO 13,500,000 30,098,006 - - 4,411,776 7,235,475 (978,780)	<b>МО</b> \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	LEASE BUILDING (OPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000 30,098,006 - 4,411,776 7,235,475 (978,780)	<b>ທທ ທ</b> ທທທ	ELIMINATE BUILDÍNG "P" - - - - - - - - - - - - - - - - - -
Vacant Building "P"         - Land/Property Acquisition         New Elementary School (450 Students)         - New School Building (56,250 SF = 450 Students x 125 SF/Student)         - Land Acquisition (Minimum 10 Acres) - Owned by County/School Board         New School Board Office         - New SBO/Maintenance Building (25,000 SF)         - Land Acquisition (Minimum 5 Acres) - Owned by County/School Board         - Land/Building Sale of Old School Board Office (Proceeds)         Caroline High School         - Building Addition (6,860 SF = (7 Clasrooms x 700 SF x 1.4 Core Factor))         New Transportation Building         - New Building (15,000 SF)         - Land Acquisition (Vacant Building "P" or Owned by County/School Board)         - Land Acquisition (Vacant Building "P" or Owned by County/School Board)	<b>PURCHASE</b> \$ \$ \$ \$ \$ \$ \$ \$ \$	4,411,776 7,235,475	N \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	LEASE BUILDING IOPTION TO PURCHASE MOVE PREK TO SBO 13,500,000 30,098,006 4,411,776 7,235,475	<b>МО</b> \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	LEASE BUILDING (OPTION TO PURCHASE VE PREK TO BUILDING "P" 13,500,000 30,098,006 4,411,776 7,235,475	<b>ທທ ທ</b> ທທທ	ELIMINATE BUILDÍNG "P" - - - - - - - - - - - - - - - - - -

LONG-TERM PLAN (3-10 YEARS)	PUF	OPTION 1A (\$) RCHASE BUILDING "P"		OPTION 1B (\$) LEASE BUILDING /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"
Vacant Building "P"							
- Land/Property Acquisition	\$	-	\$	13,500,000	\$ 13,500,000	\$	-
New Elementary School (450 Students)							
- New School Building (56,250 SF = 450 Students x 125 SF/Student)	\$	30,098,006	\$	30,098,006	\$ 30,098,006	\$	30,098,006
- Land Acquisition (Minimum 10 Acres) - Owned by County/School Board	\$	-	\$	-	\$-	\$	-
New School Board Office							
- New SBO/Maintenance Building (25,000 SF)						\$	13,407,225
- Land Acquisition (Minimum 5 Acres) - Owned by County/School Board							
- Land/Building Sale of Old School Board Office (Proceeds)							
Caroline High School							
- Building Addition (6,860 SF = (7 Clasrooms x 700 SF x 1.4 Core Factor))	\$	4,411,776	\$	4,411,776	\$ 4,411,776	\$	-
New Transportation Building							
- New Building (15,000 SF)	\$	7,235,475	\$	7,235,475	\$ 7,235,475	\$	7,235,475
- Land Acquisition (Vacant Building "P" or Owned by County/School Board)	\$	-	\$	-	\$ -	\$	-
- Deferred Maintenance (Eliminated)	\$	(978,780)	\$	(978,780)	\$ (978,780)	\$	(978,780)
* Potential to increase size and do a joint fleet center							
TOTAL PHASE 2 ESTIMATED COSTS	\$	41,745,257	\$	55,245,257	\$ 55,245,257	\$	50,740,706
TOTAL PHASE 2 COST AVOIDANCE OF DEFERRED MAINTENANCE	\$	(978,780)	\$	(978,780)	\$ (978,780)	\$	(978,780)
		05 700 500	¢.	77.054.404	¢	¢	70 000 5 40
OVERALL TOTAL COMBINED ESTIMATED COSTS LESS SALE OF PROPERTY		65,709,528		77,854,164			79,939,543
OVERALL TOTAL COMBINED COST AVOIDANCE OF DEFERRED MAINTENANCE 2024-2028	\$	(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.