

CAROLINE COUNTY PUBLIC SCHOOLS
ABBREVIATED OPTIONS DEVELOPMENT COST SUMMARY (MODERATE 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"
Vacant Building "P" <ul style="list-style-type: none">- Land/Property Acquisition- Pre-Kindergarten Renovations (25,002 SF)- Lotus Academy Renovations (6,230 SF)- School Board Office Renovations (18,591 SF)- Maintenance Department Renovations (3,765 SF)- CBGS Renovations (7,490 SF)- Potential Joint County/Community Center Space- Lease to purchase Vacant "Building P" (lease 3 years/then purchase) \$15/ SF	\$13,500,000 \$3,311,295 \$485,309 \$1,437,897 \$295,346 \$582,409 \$- \$-	\$- \$- \$485,309 \$1,437,897 \$295,346 \$582,409 \$- \$3,227,130	\$- \$3,311,295 \$485,309 \$1,437,897 \$295,346 \$582,409 \$- \$3,227,130	\$- \$- \$- \$- \$- \$- \$- \$-
Transportation Building <ul style="list-style-type: none">- Deferred Maintenance (Priority/Complete)	\$200,000	\$200,000	\$200,000	\$200,000
Caroline Middle School <ul style="list-style-type: none">- Building Addition (3,920 SF = 4 Classrooms x 700 SF x 1.4 Core Factor)- Deferred Maintenance (Complete) (Years 2024-2028)- Deferred Maintenance (Eliminated)	\$2,558,176 \$6,488,201 \$-	\$2,558,176 \$6,488,201 \$-	\$2,558,176 \$6,488,201 \$-	\$2,558,176 \$6,488,201 \$-
Caroline High School <ul style="list-style-type: none">- Building Addition (20,580 SF = (7 Clasrooms x 700 SF x 1.4 Core Factor) + 7,490 SF (CBGS) + 6,230 SF (LOTUS))- Building Addition (28,420 SF = (15 Classrooms x 700 SF x 1.4 Core Factor) + 7,490 SF (CBGS) + 6,230 SF (LOTUS))- Deferred Maintenance (Complete) (Years 2024-2028)- Deferred Maintenance (Eliminated) (Years 2024-2028)	\$- \$- \$6,855,638 \$-	\$- \$- \$6,855,638 \$-	\$- \$- \$6,855,638 \$-	\$12,454,029 \$- \$6,855,638 \$-
Old Ladysmith Elementary School (Lotus Academy) <ul style="list-style-type: none">- Deferred Maintenance (Priority) (Years 2024-2028)- Deferred Maintenance (Eliminated) (Years 2024-2028)- Land/Building Sale (Proceeds)	\$- \$(9,473,362) \$(4,500,000)	\$- \$(9,473,362) \$(4,500,000)	\$- \$(9,473,362) \$(4,500,000)	\$- \$(9,473,362) \$(4,500,000)
School Board Office <ul style="list-style-type: none">- Deferred Maintenance (Priority) (Years 2024-2028) - includes kitchen reno- Deferred Maintenance (Eliminated) (Years 2024-2028)- Land/Building Sale (Proceeds)- Convert School Board Office to Pre-K School (36,235 SF)- Lease Commercial Office Space for School Board Office (20,000 SF)	\$- \$(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
Annex Building (Chesapeake Bay Governor's School) <ul style="list-style-type: none">- Deferred Maintenance (Eliminated) (Years 2024-2028)- Land/Building Sale (Proceeds)	\$(6,047,152) \$(3,500,000)	\$(6,047,152) \$(3,500,000)	\$(6,047,152) \$(3,500,000)	\$(6,047,152) \$(3,500,000)
Maintenance Building <ul style="list-style-type: none">- Deferred Maintenance (Eliminated) (Years 2024-2028)- Deferred Maintenance (Priority) (Years 2024-2028)	\$(163,992) \$-	\$(163,992) \$-	\$(163,992) \$	\$163,992
TOTAL NEW CONSTRUCTION/RENOVATIONS/PURCHASE/LEASE	\$22,170,432	\$11,704,981	\$11,897,562	\$18,130,919
TOTAL DEFERRED MAINTENANCE COST	\$13,543,839	\$18,903,926	\$13,543,839	\$19,067,918
TOTAL PROCEEDS FROM SALE OF PROPERTY	\$(11,750,000)	\$(8,000,000)	\$(11,750,000)	\$(8,000,000)
TOTAL PHASE 1 ESTIMATED COSTS LESS PROCEEDS FROM SALE OF PROPERTY	\$23,964,271	\$22,608,907	\$13,691,401	\$29,198,837
TOTAL COST AVOIDANCE OF DEFERRED MAINTENANCE	\$(21,044,593)	\$(15,684,506)	\$(21,044,593)	\$(15,520,514)

LONG-TERM PLAN (3-10 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"
Vacant Building "P" <ul style="list-style-type: none">- Land/Property Acquisition	\$-	\$13,500,000	\$13,500,000	\$-
New Elementary School (450 Students) <ul style="list-style-type: none">- New School Building (56,250 SF = 450 Students x 125 SF/Student)- Land Acquisition (Minimum 10 Acres) - Owned by County/School Board	\$30,098,006 \$-	\$30,098,006 \$-	\$30,098,006 \$-	\$30,098,006 \$-
New School Board Office <ul style="list-style-type: none">- 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)				\$13,407,225
Caroline High School <ul style="list-style-type: none">- Building Addition (6,860 SF = (7 Classrooms x 700 SF x 1.4 Core Factor))	\$4,411,776	\$4,411,776	\$4,411,776	\$-
New Transportation Building <ul style="list-style-type: none">- New Building (15,000 SF)- Land Acquisition (Vacant Building "P" or Owned by County/School Board)- Deferred Maintenance (Eliminated)* Potential to increase size and do a joint fleet center	\$7,235,475 \$- \$(978,780) \$	\$7,235,475 \$- \$(978,780) \$	\$7,235,475 \$- \$(978,780) \$	\$7,235,475 \$- \$(978,780) \$
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)

OVERALL TOTAL COMBINED ESTIMATED COSTS LESS SALE OF PROPERTY	\$65,709,528	\$77,854,164	\$68,936,658	\$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.