The need for a school east of I-25 has reached a critical point and the new school proposed is modeled after the design of the High Plains School set to open August 2, 2016. While a site has not yet been dedicated, the general area of need is in the vicinity of the Thompson River Ranch community.

**Design Principles:**
- Expanded design based on the High Plains School
- STEAM capable facility with added wiring, electrical systems and other infrastructure.
- Ample multi-purpose fields, separated by ample parking areas.
- LEED Gold energy efficient facility.
- Security systems and campus safety oriented design
- Project-based learning classroom design emphasis (larger learning spaces).

**Construction budget:**
- Estimated Design Start Date: 1/1/2017
- Estimated Bid Date: 8/1/2017
- Escalation factor: 6.60%
- Estimated Completion Date: 8/1/2018

<table>
<thead>
<tr>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
</tr>
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<tbody>
<tr>
<td>Site - Developed Portion</td>
<td>13 ACRES</td>
<td>$1,868,724</td>
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<tr>
<td>Base building</td>
<td>92,000</td>
<td>$24,564,000</td>
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<tr>
<td>Subtotal</td>
<td></td>
<td>$26,432,724</td>
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**SOFT COSTS**
- FF&E | $766,549 | 2.9% of Hard Cost
- Startup cost | $1,453,800 | 5.5% of Hard Cost
- Surveys etc. | $237,895 | 0.9% of Hard Cost
- Plan review | $79,298 | 0.3% of Hard Cost
- Design fees | $1,850,291 | 7.0% of Hard Cost
- Owners Rep management | $290,760 | 1.1% of Hard Cost
| Subtotal |            | $4,678,592 |
| Subtotal |            | $31,111,316 |
| Project contingency | $3,111,684 | 10.0% of subtotal |

New Construction Total $34,223,000
Concept drawing:

Exact property location has not been designated.