

KEARSARGE REGIONAL SCHOOL DISTRICT

SOUTH SCHOOL at BRADFORD - CONCEPTUAL PROJECT BUDGET

September 23, 2026



Phase	Square Footage	Cost/SF	Total Budget	Comments
Hard Construction Costs				
New Gym, Admin, and Classroom Addition	16,200	\$450	\$7,290,000	
Selective Renovation of Existing Shool	3,560	\$275	\$979,000	
Replace Existing Roofing			\$833,700	
Site development			\$2,760,000	
17x40 shed			\$100,000	
Walk in exterior cooler			\$30,000	
New emergency generator			\$150,000	Allowance until design is complete
New 18x18 pump house, cistern, for sprinkler			\$650,000	Allowance until design is complete
Add fire protection system to existing school			\$277,900	Partial ceiling replacement included
Construction Management Expenses 20%			\$2,614,120	
Contingency 10%			\$1,568,472	
Soft Costs 20%			\$3,450,638	
Escalation to 2028 - 5% per year			\$2,070,383	

TOTAL PROJECT COST in 2028: **\$22,774,213**

Clarifications:

Solar array costs are not included

Temporary parking to be made available at the adjacent park. No cost for temporary parking is included

Reduce the gym size 1,500 s.f. from middle school to elementary school size \$ (345,000)