



CAREER AND TECHNICAL EDUCATION

BROWNVILLE ISD

SITE FEASIBILITY PACKAGE

APRIL 30, 2026

ERO
ARCHITECTS



half



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PHASE I - REPLACEMENT 1:1



COSMETOLOGY
2 Classrooms
1 Studio Salon
3,840 SF



WELDING
1 Classroom
1 Workshop (shared)
1,504 SF



PHARMACY TECH
1 Classroom
1 Clinic
1,664 SF



PIPE FITTING
1 Classroom
1 Workshop (shared)
1,504 SF



PATIENT CARE TECH
1 Hybrid (class / clinic)
1,664 SF



ELECTRICAL
1 Classroom
1 Workshop (shared)
1,504 SF



EMERGENCY MEDICAL TECH
1 Hybrid (class / clinic)
1,056 SF



CONSTRUCTION
1 Classroom
1 Workshop (shared)
1,504 SF



HUMAN PERFORMANCE
1 Classroom
1 Gym
1,664 SF

TRADE TOTAL NET SF
15,904 SF

TEA: School Level: High School, level 1 or 2 flexibility, 32 SF per person

PROGRAM

PHASE I + PHASE II

PHASE II - FUTURE EXPANSION



CULINARY ARTS
1 Kitchen
3,000 SF



AIRCRAFT MECHANIC
1 Classroom
1 Workshop
2,500SF



DENTAL ASSISTANT
1 Classroom
1 Clinic
2,000 SF



MARITIME
1 Classroom
1 Workshop
2,500 SF



DIESEL MECHANIC
1 Classroom
1 Workshop
2,500 SF



MECHATRONICS
1 Classroom
1 Workshop
2,500SF

TRADE TOTAL NET SF
15,000 SF

TEA Ruling:

- "CTE laboratories and classrooms are classified as elective classrooms or laboratories and comply with space requirements under 19 TAC §61.1040(h)(1)(F)."
- §61.1040(h)(1)(F) – Quantitative Method of Compliance:
SF per student X number of students X usage factor
 - SF-per-student requirement
 - High school baseline: 32 SF - flex level 1 and 2
36 SF - flex level 3 and 4
 - Percent of the school day the space is used:
51–100% of the school day → factor of 1.0
0–50% of the school day → factor of 0.5
- Where specialized CTE programs require larger spaces due to fixed equipment, safety clearances, or instructional methodology, the rules allow the physical size of the space to exceed conventional classroom dimensions; however, the square footage credited toward TEA compliance must be met at an absolute minimum. This ensures oversized laboratory and shop environments are accommodated without exceeding allowable instructional space credit.

TOTAL GROSS CALCULATION

PHASE I	SPACE	TOTAL SF
Lobby	1	2,200 SF
Administration / Counselors / Staff	2	3,760 SF
Cosmetology	4	3,840 SF
Pharmacy Technician	2	1,664 SF
Patient Care Technician	1	1,664 SF
Emergency Medical Technician	1	1,056 SF
Welding / Pipe Fitting	3	3,008 SF
Electrical / Construction	3	3,008 SF
Human Performance	2	1,664 SF
Total Net	19	21,864 SF
Building Support (corridors, wall thickness, facility storage, mechanical rooms, electrical rooms, restroom, etc.	30%	6,559 SF
Total Gross		28,423 SF

PHASE II	SPACE	TOTAL SF
Common Space / Dining Room	1	3,000 SF
Culinary Arts	1	2,500SF
Dental Assistant	2	2,000 SF
Diesel Mechanic	2	2,500 SF
Aircraft Mechanic	2	2,500 SF
Maritime	2	2,500 SF
Mechatronics	2	2,500 SF
Total Net	12	18,000 SF
Building Support (corridors, wall thickness, facility storage, mechanical rooms, electrical rooms, restroom, etc.	30%	5,400 SF
Total Gross		23,400 SF

TOTAL GROSS SF
51, 823 SF

TOTAL COST CALCULATION

TOTAL GROSS X PRICE PER SF
\$450 ESTIMATED COST OF CONSTRUCTION PER SF

28,423 SF x \$450
PHASE I
\$ 12,790,350

23,400 SF x \$450
PHASE II
\$ 10,530,000

COMPLETE CTE CAMPUS

TOTAL COST
\$ 23,320,350

COST CALCULATIONS
.....
PHASE I + PHASE II

BENEFITS OF DESIGNING & BUILDING AT ONCE AND NOT IN PHASES

BROWNSVILLE INDEPENDENT SCHOOL DISTRICT

- **Improved safety and compliance:** Designing all labs simultaneously ensures consistent adherence to codes (e.g., ventilation, hazardous materials storage, egress) without patchwork solutions.
- **Faster time to full program delivery:** Students gain immediate access to the complete set of pathways, equipment, and certifications instead of waiting years for later phases.
- **Minimized disruption to instruction:** One construction window avoids repeated campus disruptions, relocations, noise, and safety constraints that occur with multi-phase builds.
- **Enhanced student and community perception:** Opening a complete, modern CTE center signals commitment to workforce development and can boost enrollment and partnerships immediately.

COMPLETE CTE
CAMPUS BENEFITS

BENEFITS OF DESIGNING & BUILDING AT ONCE AND NOT IN PHASES

ERO ARCHITECTS

- **CTE Programs Under One Roof:** Combining both programs into a single facility reduces overall capital and long-term operating costs by eliminating the need for duplicate building systems (HVAC, electrical, fire protection, IT, security, and life-safety systems). A single building also lowers ongoing maintenance, utilities, custodial staffing, and facility management expenses. In addition, shared common spaces (labs, support areas, restrooms, circulation, and site infrastructure) improve space efficiency and reduce total square footage compared to constructing two separate buildings at different times, resulting in measurable lifecycle cost savings for the District.
- **Lower Total Project Cost:** Building all at once avoids repeated mobilization, extended general conditions, duplicated permits, and exposure to construction-cost escalation that commonly increase total costs in phased projects. Yearly average is 4% increase.
- **Reduced Design, Permitting, and Administrative Costs:** Phased projects often require drawings, specifications, permitting, and coordination to be revisited for each phase. Building all at once streamlines this process, allowing design effort to be focused on refinement rather than repetition.
- **Stronger Overall Design Cohesion:** When a building is designed and constructed in one phase, the architect can resolve the entire building as a complete composition—form, structure, circulation, and systems working together from day one. Single-phase delivery avoids the compromises that often occur when future phases must “tie into” earlier work, which can dilute the original design intent and result in awkward junctions or mismatched proportions.
- **Improved Cost Certainty and Pricing Control:** Early, full-scope bidding allows contractors to lock in pricing, purchase materials in bulk, and reduce risk premiums that are typically added when future phases are uncertain.

COMPLETE CTE
CAMPUS BENEFITS



Site 1: Portable City

23.52 ACRES



Site 2: Gallegos

25.76 ACRES



Site 3: Morrison Rd.

19.24 ACRES



Site 4: Sportsplex

10.00 ACRES



Site 5: Garza Elementary



Site 6: Victoria Heights Elementary



Site 7: Del Castillo Elementary

PROPOSED SITES
.....

DISTANCE FROM
SCHOOL TO EACH SITE

HANNA

1) 3.7 miles
2) 3.5 miles
3) 3.9 miles
4) 3.0 miles
5) 6.5 miles
6) **2.2 miles**
7) 4.8 miles

 **LOPEZ**

1) 7.2 miles	5) 3.0 miles
2) 10.7 miles	6) 4.7 miles
3) 11.8 miles	7) 3.8 miles
4) 9.4 miles	

PACE

1) 6.3 miles
2) 7.3 miles
3) 5.3 miles
4) **3.1 miles**
5) 7.0 miles
6) 4.1 miles
7) 6.7 miles

PORTER

1) 4.5 miles	5) 2.5 miles
2) 5.1 miles	6) 0.7 miles
3) 5.8 miles	7) 1.5 miles
4) 5.5 miles	

 **RIVERA**

1) 3.4 miles
2) 5.2 miles
3) 6.6 miles
4) 6.1 miles
5) 6.6 miles
6) 5.0 miles
7) 4.9 miles

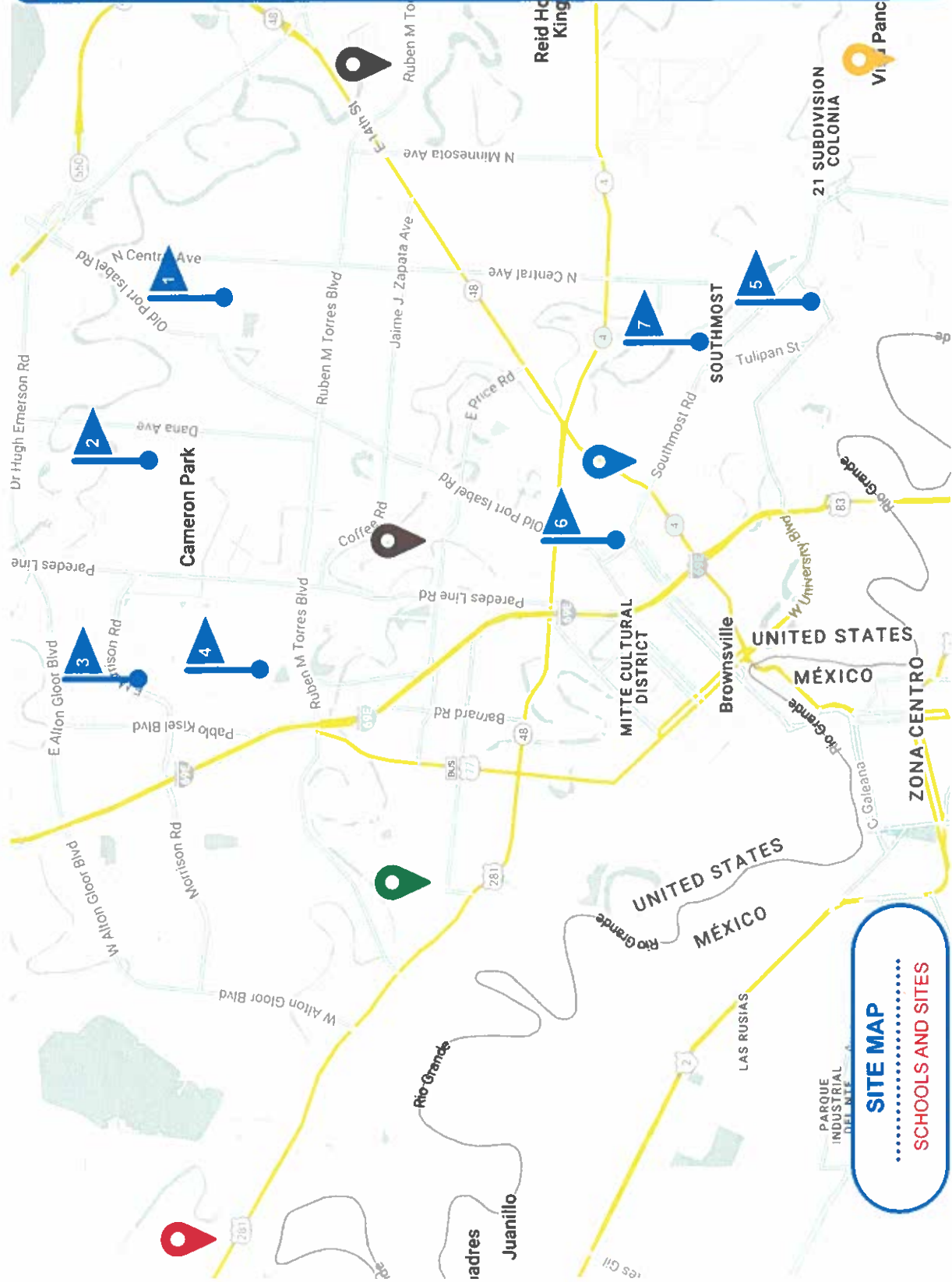
VETERANS

1) 9.1 miles
2) 10.0 miles
3) 7.0 miles
4) **5.9 miles**

5) 10.4 miles
6) 7.5 miles
7) 11.3 miles

Traffic Control
6 Buses AM
6 Buses PM

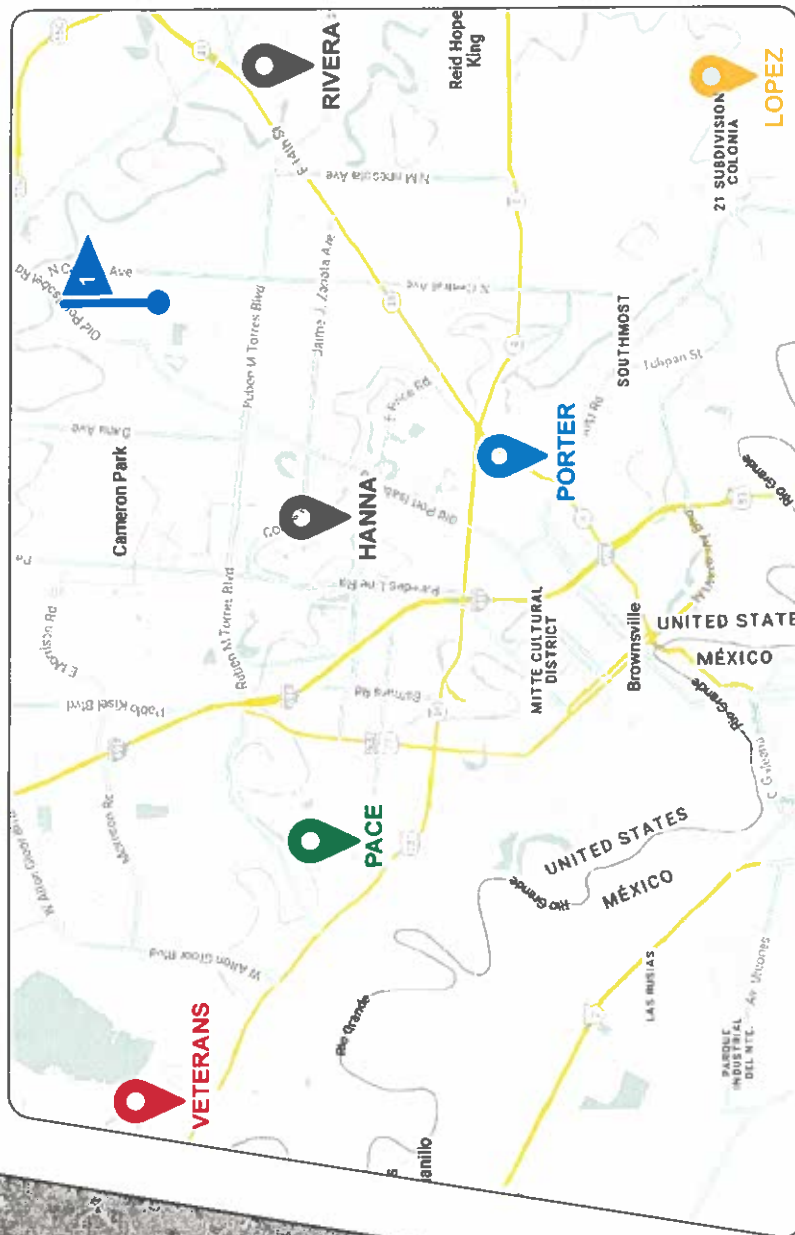
SCHOOLS AND SITES





SITE 1

PORTABEL CITY



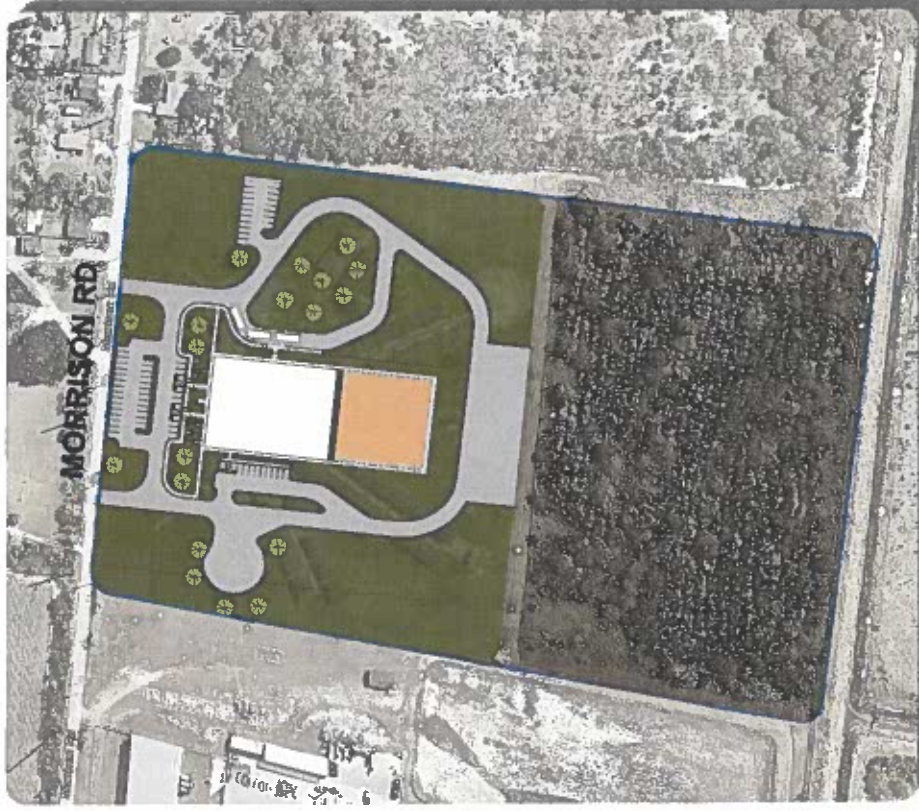


PHASE I - REPLACE EXISTING 1:1

Total 1:1 Gross : 28,423 SF

SITE PLAN

.....
SITE 1: PORTABLE CITY



PHASE II - FUTURE EXPANSION

* Phase II shown for illustration purposes only

BENEFITS

- The CTE program for the building can fit on this site. 23.52 Acres. 1320.45' x 787.18'
- Entirely new building will be constructed.
- Room for expansion on this site.
- Existing bus loop
- In-house walkway demolition and portable removal from site.
- Plans to widen Morrison Rd.
- Site meets electrical core feasibility standards.
- Sanitary sewer service for the site may be provided by the existing 15" sanitary sewer line located at Morrison Rd.
- FEMA flood zone X does not have any special requirements. However, as per City of Brownsville, a critical facility inside of a FEMA flood zone X .2% finish floor elevation is required to be 3' above the base flood elevation. The proposed building may considered be a critical facility.
- A system called BioAir was implemented to mitigate foul odors release from our headworks area (plant inlet). This system filters out gases containing high concentrations of hydrogen sulfide (H2S), Ammonia (NH3), reduced sulfur compounds and other organic odors from municipal wastewater treatment. Since the implementation of this system back in 2013, I confirmed that to my knowledge, we have not had an odor complaint from areas surrounding our facility. This system is designed to control odors but not to completely eliminate them.

TRADE-OFFS

- Low visibility to community
- Limited transit options
- The site may connect to the existing BPUB 16-inch waterline; however, an extension of approximately 1,300 feet beyond the property would be required. El Jardin Water Supply Company also has an existing 8-inch waterline along Morrison Road. Available pressure will need to be verified to ensure compliance with fire flow requirements.

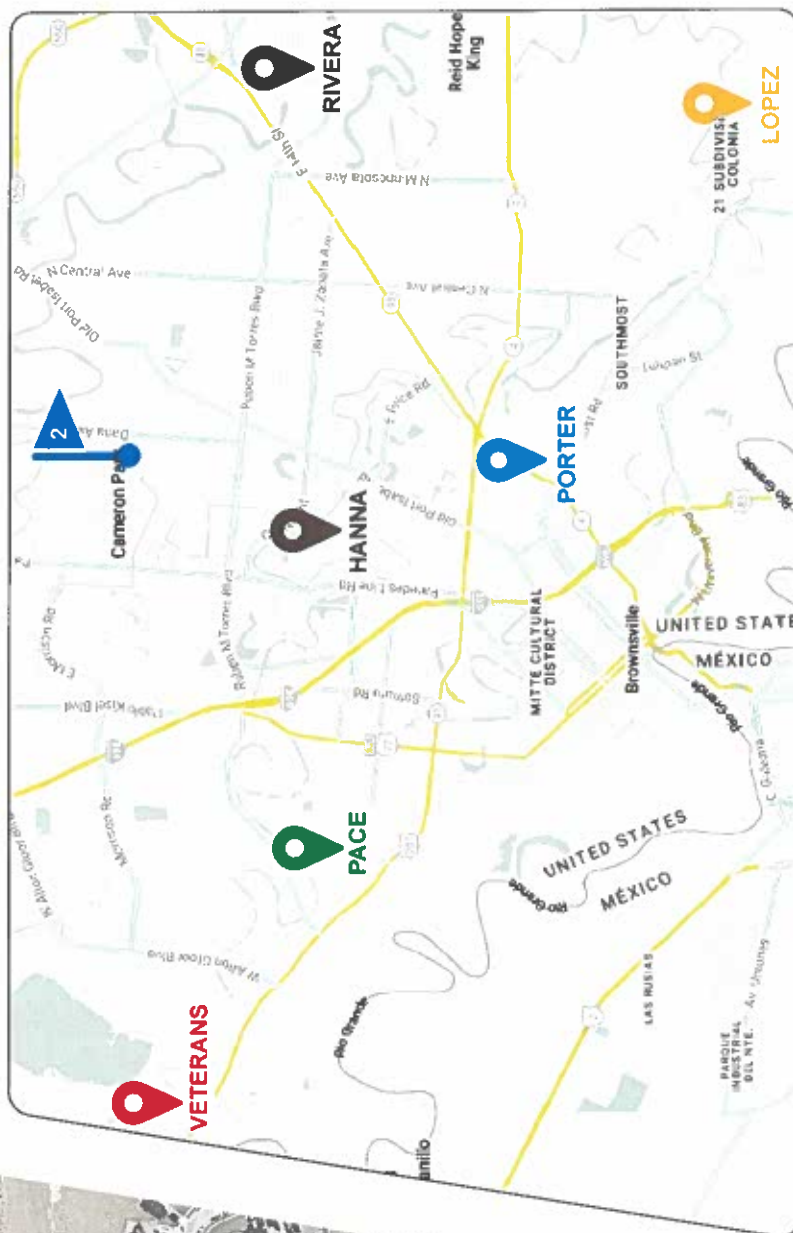
ESTIMATED COST

Building Cost Phase I	\$ 12,790,350
Building Cost Phase II	\$ 10,530,000
Site & Off-Site Improvements	\$ 820,250
Soft Costs	\$ 5,000,000
Total - Site 1: Portable City	\$ 29,140,600

SITE FEASIBILITY
.....
SITE 1: PORTABLE CITY



▲
SITE 2
.....
GALLEGOS





PHASE I - REPLACE EXISTING 1:1

Total 1:1 Gross : 28,423 SF

SITE PLAN
.....
SITE 2: GALLEGOS



PHASE II - FUTURE EXPANSION

* Phase II shown for illustration purposes only

BENEFITS

- 25.76 Acres
- 1280.30' x 878.41'
- Entirely new building will be constructed.
- Plans to widen Dana Ave
- Site meets electrical core feasibility standards.
- Water service for the site may be provided by an existing 12-inch waterline available along Meadow Ridge Drive.
- Sanitary sewer service for the site may be provided by an existing manhole located along Meadow Ridge Drive.
- FEMA flood zone X does not have any special requirements.

TRADE-OFFS

- The program of the building will have issues fitting on the site due to 30'-0" easement.
- Easement does not allow for expansion to front of property.
- No room for future expansion on this site.
- Must share existing bus loop from adjacent school to Dana Ave.

ESTIMATED COST

Building Cost Phase I	\$ 12,790,350
Building Cost Phase II	\$ 10,530,000
Site & Off-Site Improvements	\$ 502,250
Soft Costs	\$ 5,000,000
Total - Site 2: Gallegos	\$ 28,822,600

SITE FEASIBILITY
.....

SITE 2: GALLEGOS



▲
SITE 3
.....
MORRISON RD





PHASE I - REPLACE EXISTING 1:1

Total 1:1 Gross : 28,423 SF

SITE PLAN

 SITE 3: MORRISON RD



PHASE II - FUTURE EXPANSION

* Phase II shown for illustration purposes only

BENEFITS

- The program of the building can fit on the site.
- 19.24 Acres
- 1670.39' x 591.29'
- Entirely new building will be constructed.
- Centrally located.
- Readily accessible.
- Location has high visibility to community .
- Site meets electrical core feasibility standards.
- FEMA flood zone X does not have any special requirements. However, as per City of Brownsville, a critical facility inside of a FEMA flood zone X .2% finish floor elevation is required to be 3' above the base flood elevation. The proposed building may considered be a critical facility.

TRADE-OFFS

- Significant infrastructure costs.
- Limited footprint for future expansion.
- The site may be served by either the existing BPUB 24-inch waterline northeast of the property or an existing 8-inch waterline located southeast of the site near the Marriott Hotel. Both alternatives would require an extension of approximately 1,850 feet beyond the property limits.
- The proposed sanitary sewer line could tie into an existing receiving manhole at a lift station located approximately 1,800 feet northeast of the project site, at the intersection of Morrison Road and Stage Coach Trail.
- PAC will not fit on this site, if CTE is built on it.
- Significant flooding on road and site.

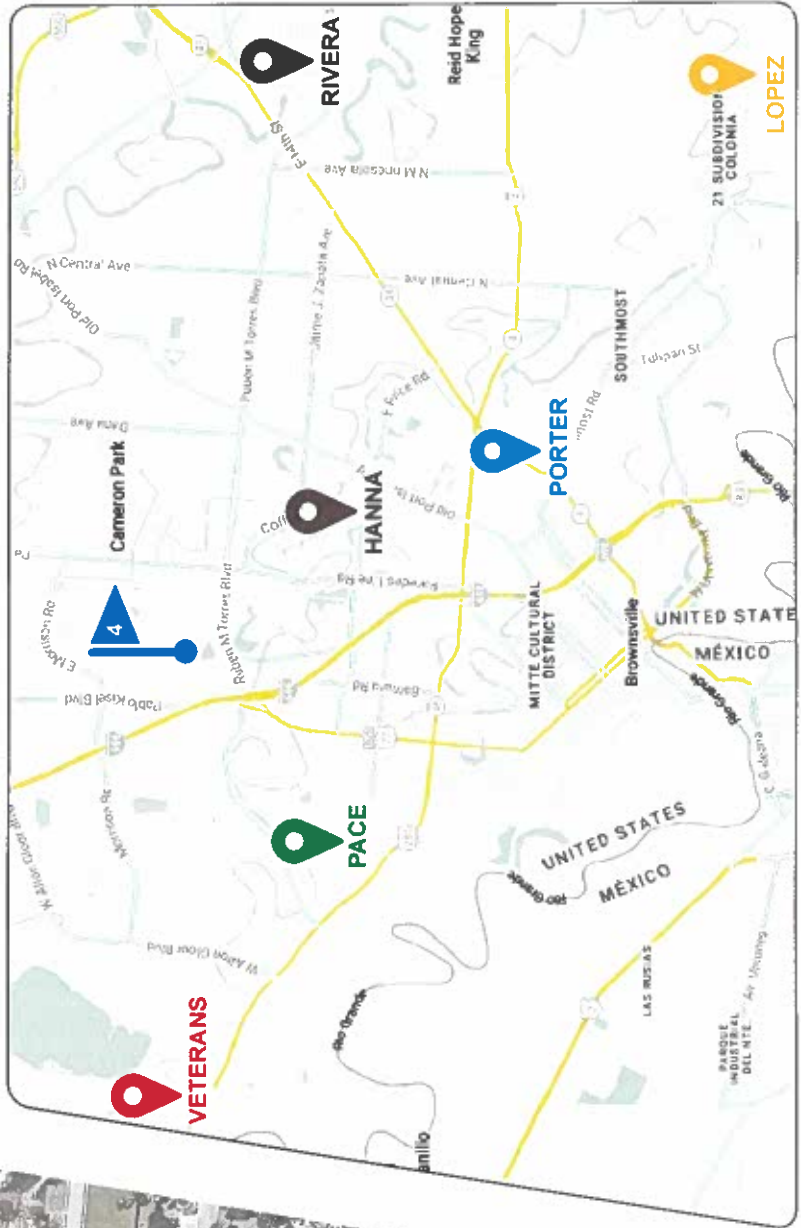
ESTIMATED COST

Building Cost Phase I	\$ 12,790,350
Building Cost Phase II	\$ 10,530,000
Site & Off-Site Improvements	\$ 2,148,050
Soft Costs	\$ 5,000,000
Total - Site 3: Morrison Rd.	\$ 30,468,400

SITE FEASIBILITY
.....
SITE 3: MORRISON RD.



▲
SITE 4
SPORTSPLEX

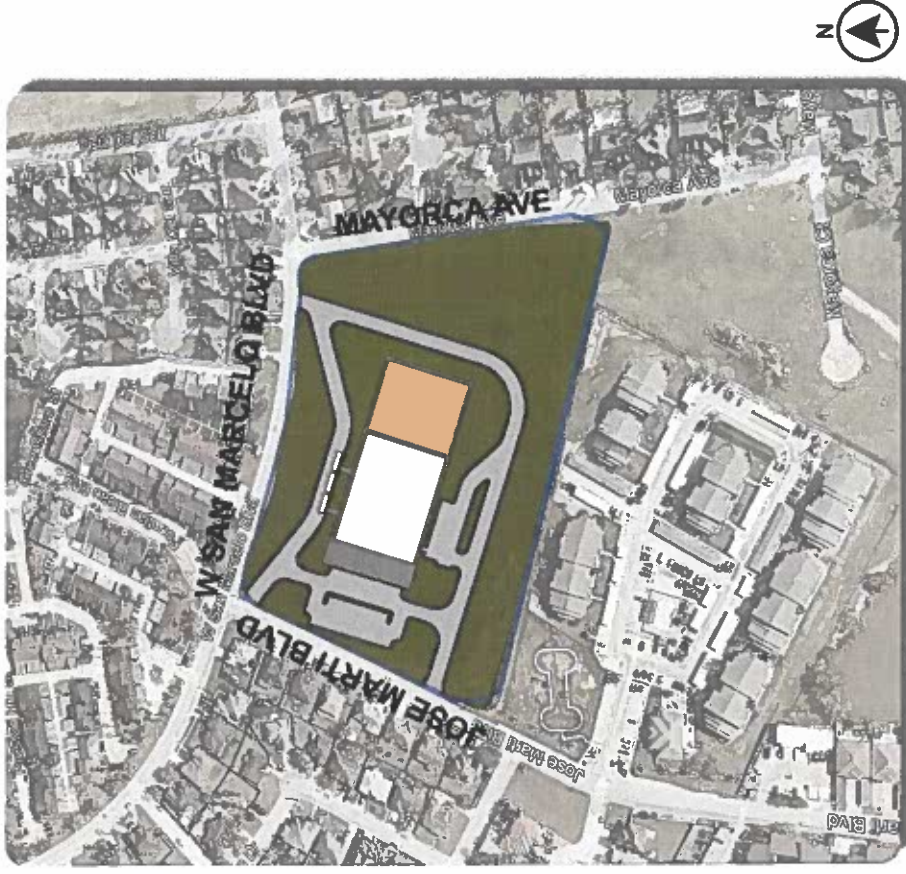




PHASE I - REPLACE EXISTING 1:1

Total 1:1 Gross : 28,423 SF

SITE PLAN
.....
SITE 4: SPORTSPLEX



PHASE II - FUTURE EXPANSION

* Phase II shown for illustration purposes only

BENEFITS

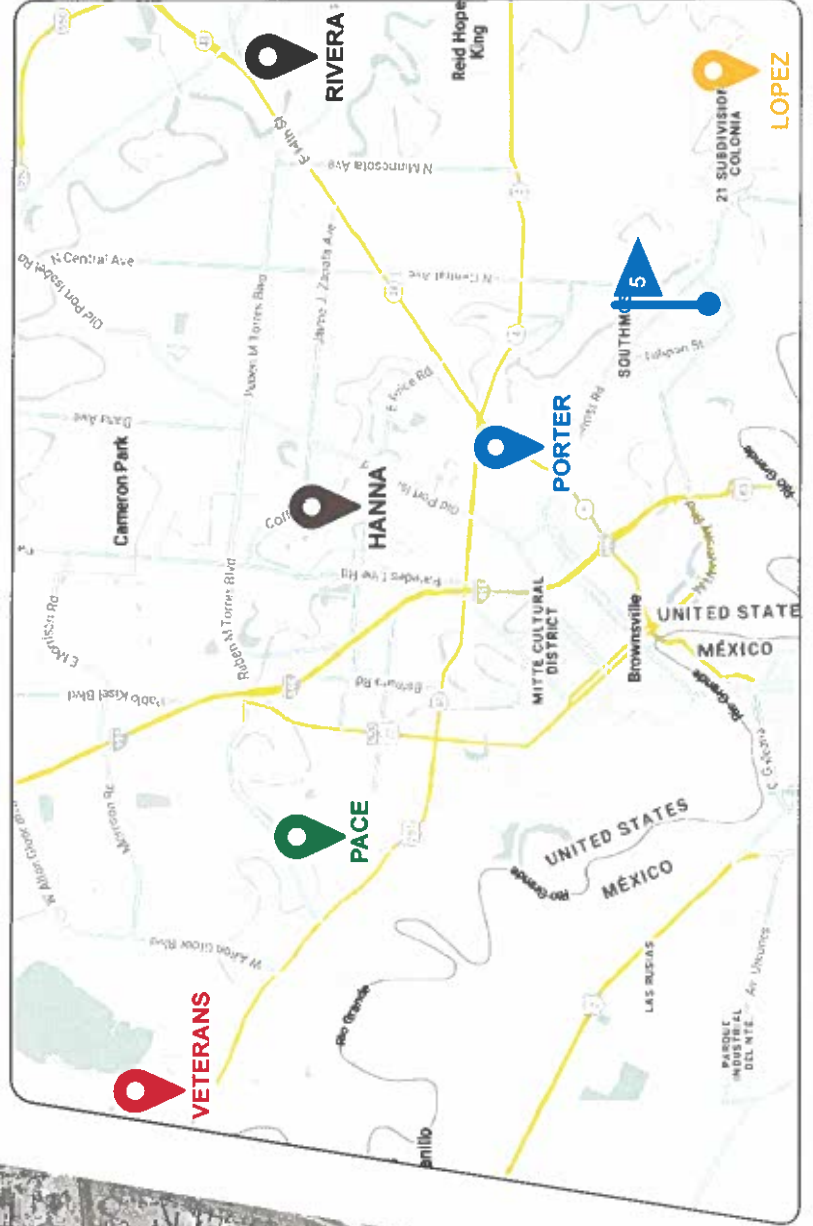
- The program of the building can fit on the site.
- 10.00 Acres
- 604.52' x 944.84'
- Entirely new building will be constructed.
- Centrally located
- High visibility to community
- Existing traffic light at major intersections - Coordinate timing with city.
- Site meets electrical core feasibility.
- Water service for the site may be provided by the 12" waterline line surrounding the property.
- Sanitary sewer service for the site may be provided by the 10" sanitary sewer line surrounding the property.
- FEMA flood zone X does not have any special requirements.

TRADE-OFFS

- Site is surrounded by residential buildings.

ESTIMATED COST

Building Cost Phase I	\$ 12,790,350
Building Cost Phase II	\$ 10,530,000
Site & Off-Site Improvements	\$ 486,650
Soft Costs	\$ 5,000,000
Total - Site 4: Sportsplex	\$ 28,807,000



BENEFITS

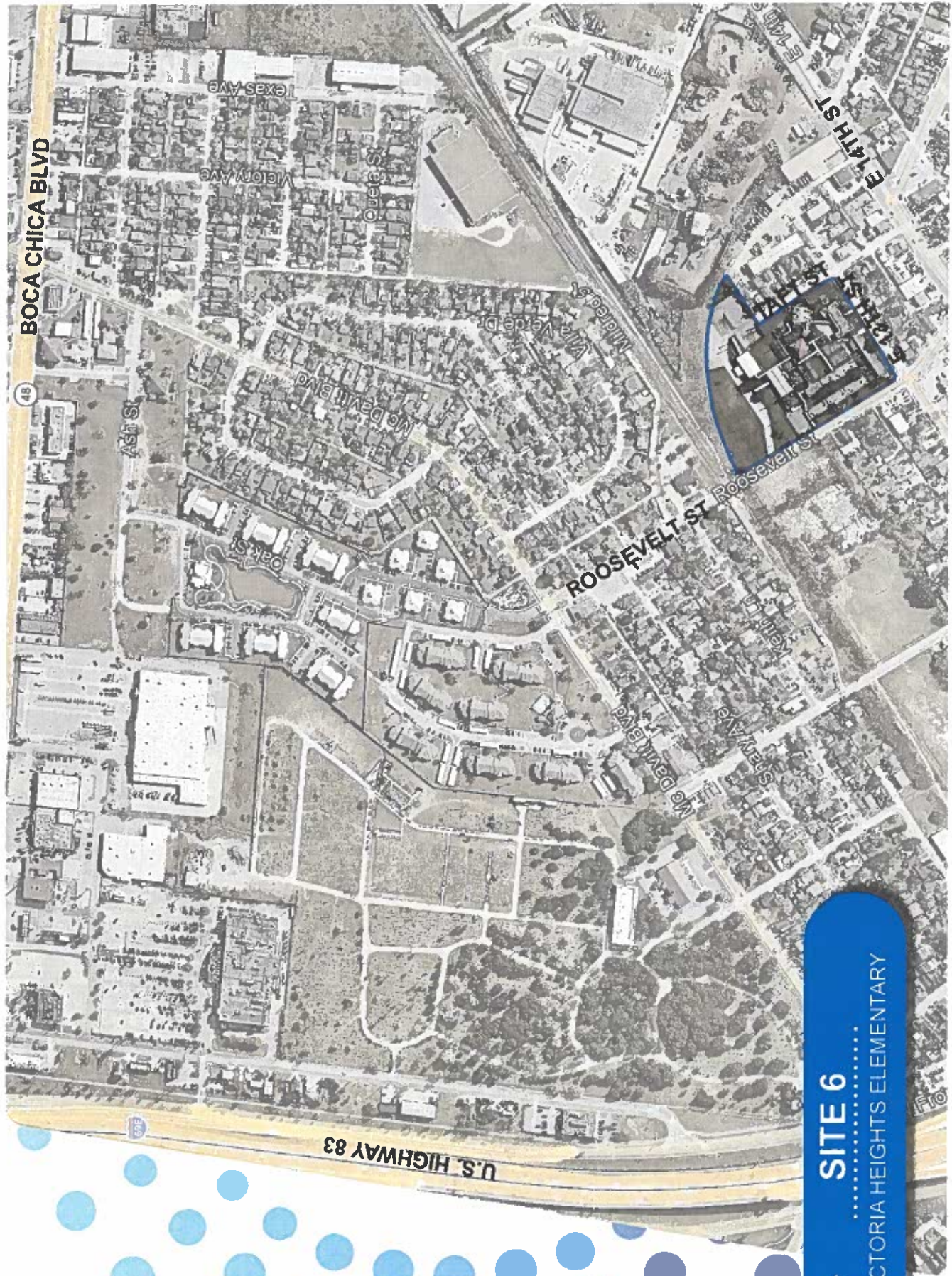
- The program of the building can possibly fit on the site - further studies are required.
- Entirely new building will be constructed after demolition of existing.
- Site meets electrical core feasibility standards.
- No earthwork fill material or off-site water or sewer improvements are required, as existing water and sewer utilities are readily available along at least one of the property lines.
- This site is not located within the limits of the 100-year or 500-year flood zones.
- Existing bus loop.
- Room for expansion.

TRADE-OFFS

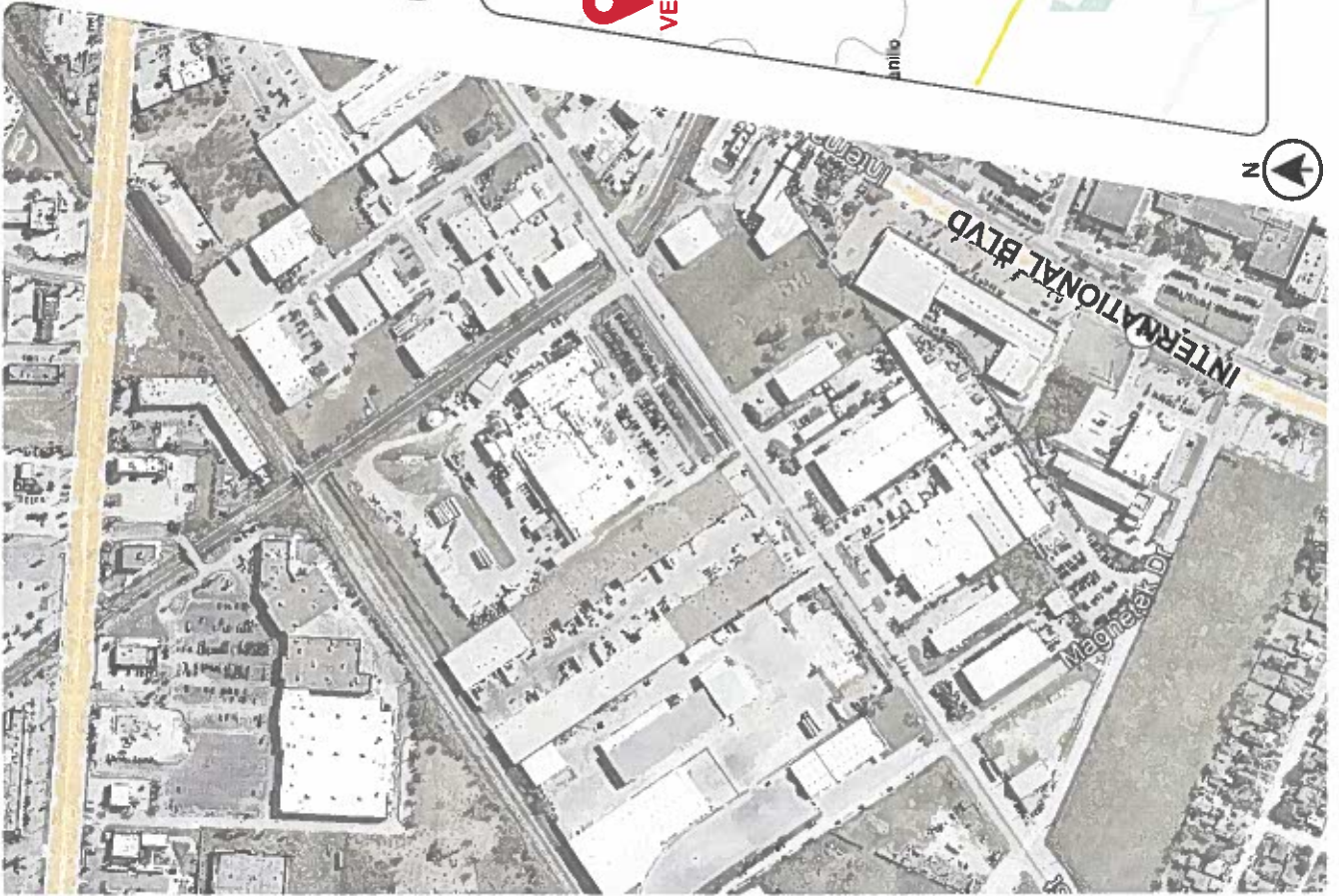
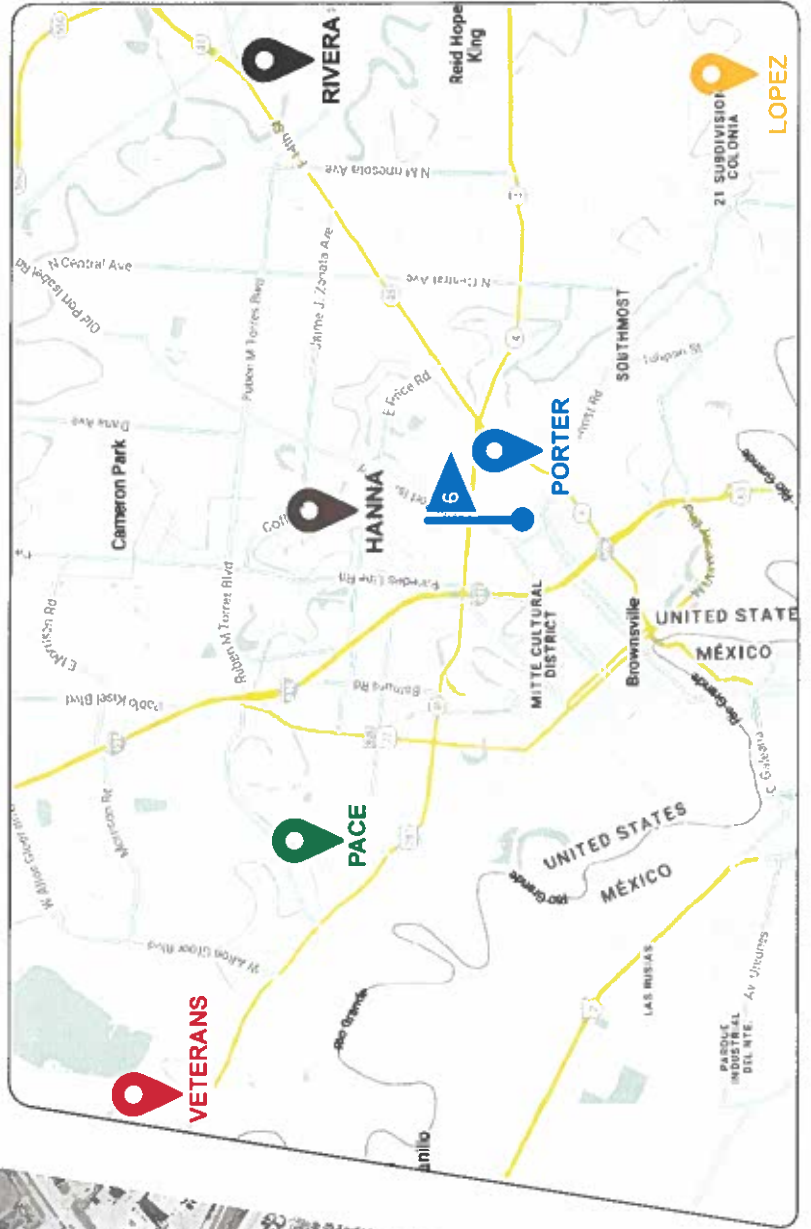
- Environmental Study cost and time
- Pre-demolition Abatement cost and time
- Demolition cost and time; demolition, debris removal, and final site clearing and leveling
- Site and Off-site Utilities cost

ESTIMATED COST

Building Cost Phase I	\$ 12,790,350
Building Cost Phase II	\$ 10,530,000
Site & Off-Site Improvements	\$ 3,475,646
Soft Costs	\$ 5,000,000
Total - Site 5: Garza Elementary	\$ 31,795,996



 **SITE 6**
.....
VICTORIA HEIGHTS ELEMENTARY



BENEFITS

- The program of the building can possibly fit on the site - further studies are required.
- Entirely new building will be constructed after demolition of existing.
- Site meets electrical core feasibility standards.
- No earthwork fill material or off-site water or sewer improvements are required, as existing water and sewer utilities are readily available along at least one of the property lines.
- This site is not located within the limits of the 100-year or 500-year flood zones.
- Existing bus loop.
- Room for expansion.

TRADE-OFFS

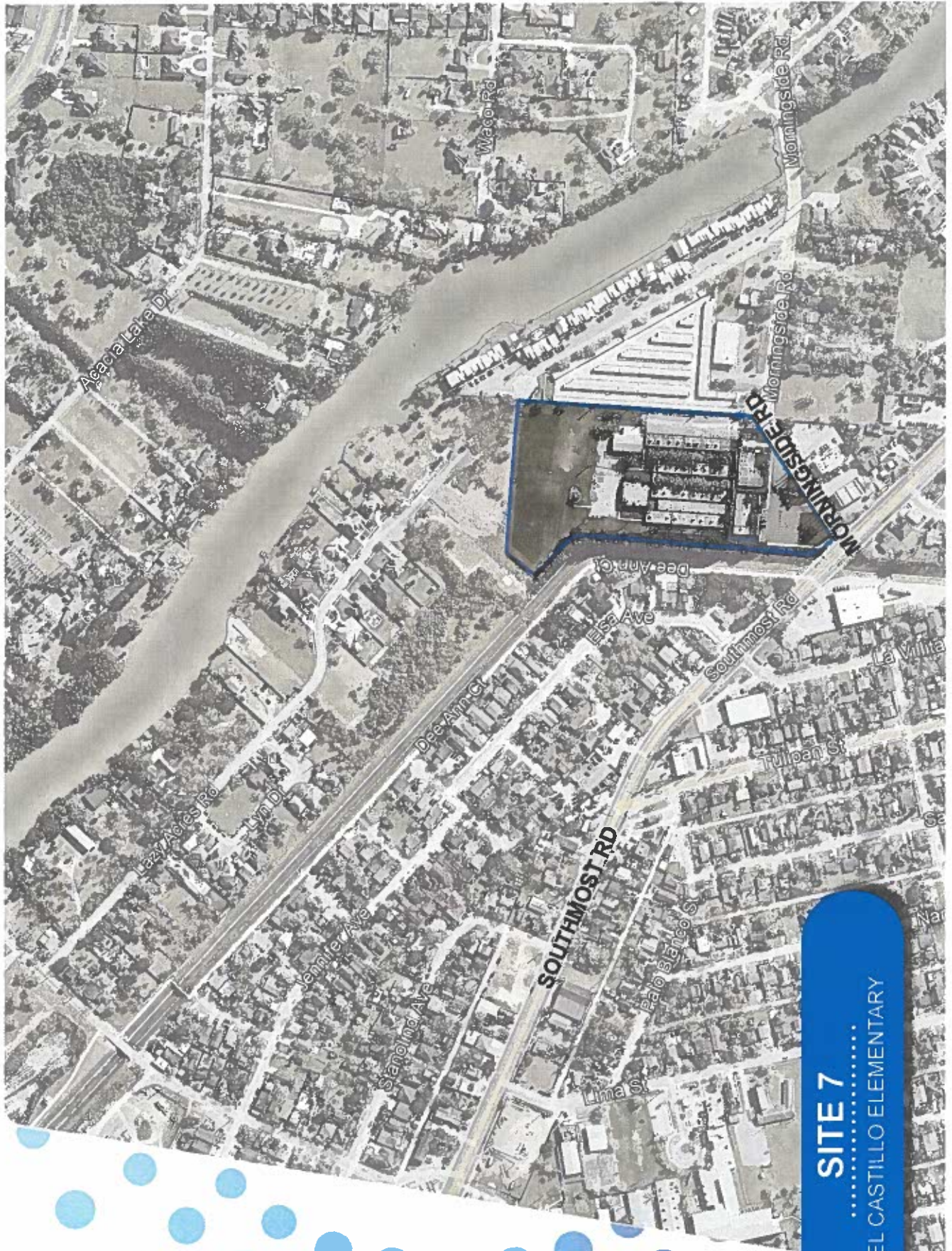
- Environmental Study cost and time
- Pre-demolition Abatement cost and time
- Demolition cost and time: demolition, debris removal, and final site clearing and leveling
- Site and Off-site Utilities cost

ESTIMATED COST

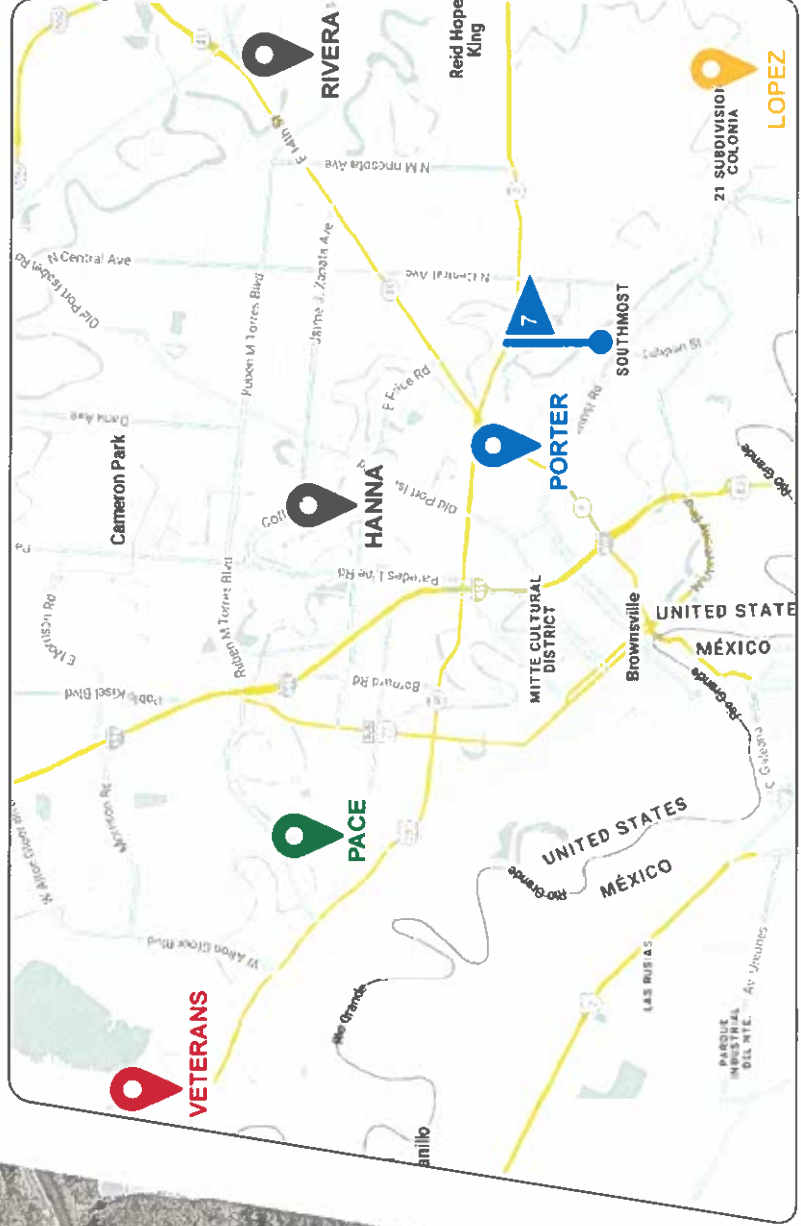
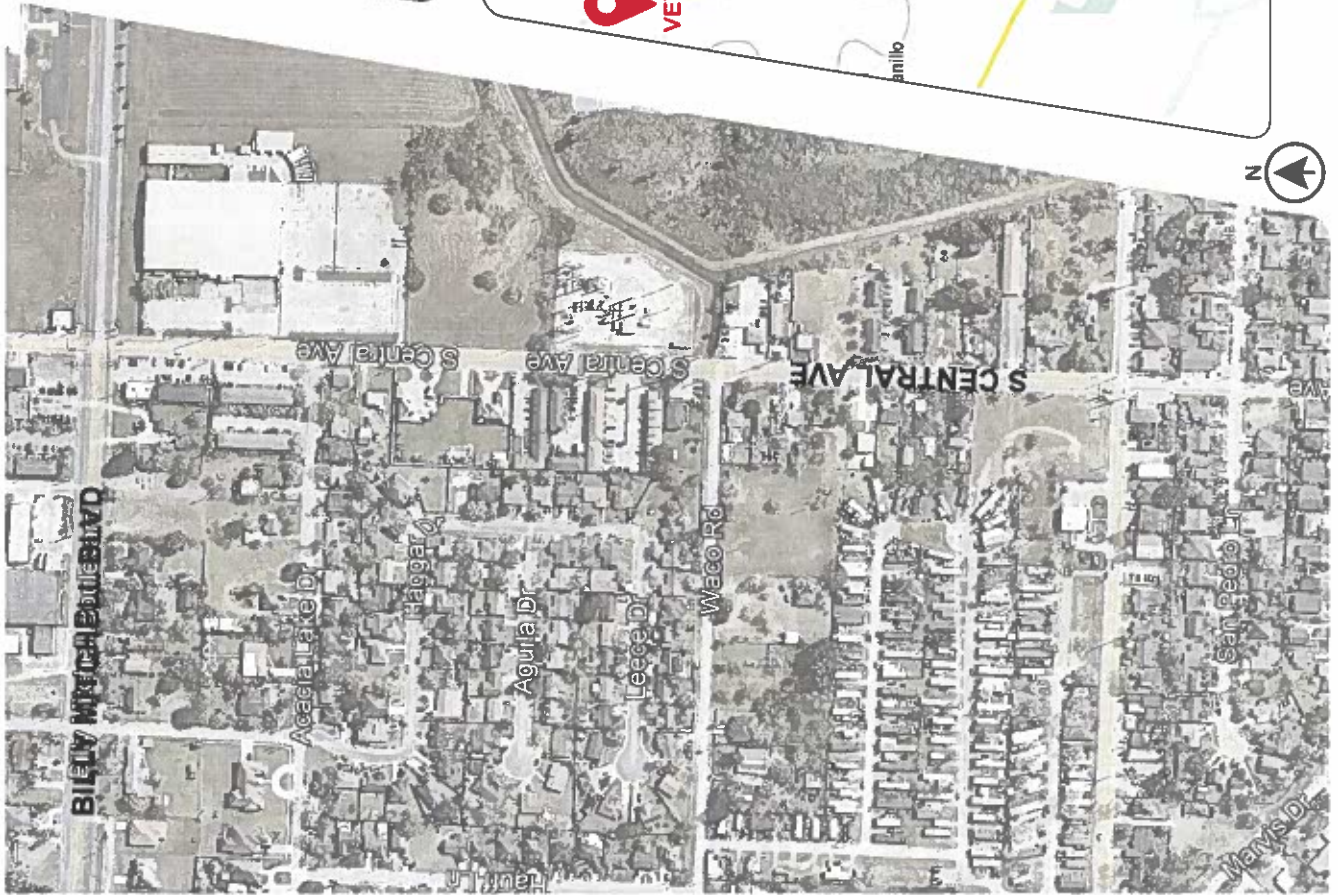
Building Cost Phase I	\$ 12,790,350
Building Cost Phase II	\$ 10,530,000
Site & Off-Site Improvements	\$ 3,142,789
Soft Costs	\$ 5,000,000
Total - Site 6: Victoria Heights Elementary	\$ 31,463,139

SITE FEASIBILITY

.....
SITE 6: VICTORIA HEIGHTS
ELEMENTARY




SITE 7
.....
DEL CASTILLO ELEMENTARY



BENEFITS

- The program of the building can possibly fit on the site - further studies are required.
- Entirely new building will be constructed after demolition of existing.
- Site meets electrical core feasibility standards.
- No earthwork fill material or off-site water or sewer improvements are required, as existing water and sewer utilities are readily available along at least one of the property lines.
- This site is not located within the limits of the 100-year or 500-year flood zones.
- Existing bus loop.
- Room for expansion.

TRADE-OFFS

- Environmental Study cost and time
- Pre-demolition Abatement cost and time
- Demolition cost and time: demolition of existing building, debris removal, and final site clearing and leveling
- Site and Off-site Utilities cost

ESTIMATED COST

Building Cost Phase I	\$ 12,790,350
Building Cost Phase II	\$ 10,530,000
Site & Off-Site Improvements	\$ 2,373,540
Soft Costs	\$ 5,000,000
Total - Site 7: Del Castillo Elementary	\$ 30,693,890



BROWNSVILLE INDEPENDENT SCHOOL DISTRICT
DEMOLITION, ENVIRONMENTAL STUDY, ABATEMENT, SITE & OFF-SITE IMPROVEMENTS FOR PROPOSED NEW CTE BUILDING
R.O.M. (ROUGH ORDER OF MAGNITUDE)

SITE 1: PORTABLE CITY - SITE & OFF-SITE IMPROVEMENTS		
SCOPE OF WORK	DESCRIPTION	R.O.M.
1. Underground Infrastructure	- Extending the water line to service the property. - Fire line loop. - Sanitary Sewer is readily available in the right away to tie into. - This site is not in the 500 year flood plain. - Electrical Site Improvements.	\$ 770,250
2. Electrical Infrastructure		\$ 50,000
	Total:	\$ 820,250
SITE 2: GALLEGO'S - SITE & OFF-SITE IMPROVEMENTS		
SCOPE OF WORK	DESCRIPTION	R.O.M.
1. Underground Infrastructure	- Extending the water line to service the property. - Fire line loop. - Sanitary Sewer is readily available in the right away to tie into. - This site is not in the 500 year flood plain. - Electrical Site Improvements.	\$ 302,250
2. Electrical Infrastructure		\$ 200,000
	Total:	\$ 502,250
SITE 3: MORRISON RD. - SITE & OFF-SITE IMPROVEMENTS		
SCOPE OF WORK	DESCRIPTION	R.O.M.
1. Underground Infrastructure	- No existing site utilities. - Water Improvements. - Wastewater Improvements. - This site is in the 500 year flood plain and will require earthwork fill material to raise the building pad 3'-0" above the base flood elevation for flood mitigation. - Electrical Site Improvements.	\$ 615,550 \$ 975,000 \$ 357,500 \$ 200,000 Total: \$ 2,148,050
2. Electrical Infrastructure		
SITE 4: SPORTSPLEX - SITE & OFF-SITE IMPROVEMENTS		
SCOPE OF WORK	DESCRIPTION	R.O.M.
1. Underground Infrastructure	- Extending the water line to service the property. - Fire line loop. - Sanitary Sewer is readily available in the right away to tie into. - This site is not in the 500 year flood plain. - Electrical Site Improvements.	\$ 266,650
2. Electrical Infrastructure		\$ 200,000
	Total:	\$ 466,650

ROUGH ORDER OF MAGNITUDE
.....
R.O.M. FOR EACH SITE

SITE 5: GARZA ELEMENTARY - DEMOLITION, ENVIRONMENTAL STUDY, ABATEMENT, SITE & OFF-SITE IMPROVEMENTS

SCOPE OF WORK	DESCRIPTION	R.O.M.
1. Demolition	- Demolition of existing classroom buildings and ancillary structures. - Removal and disposal of ALL debris. - Final site clearing and leveling, leaving the site ready for future use.	\$ 1,796,318
2. Environmental Study	- Please note that the presence of Asbestos Containing Material (ACM), must be confirmed by a State of Texas-licensed Asbestos Consulting Agency, and any abatement and demolition activities would be required to comply with current Environmental Protection Agency (EPA) regulations, including 40 CFR §61.145, Standard for Demolition and Renovation. - Per the Environmental Study Consultant, the inspection and the abatement specification reports will be completed in approximately (3) three months. This time frame is dependent on site occupancy, power to the building, and access restrictions.	
3. Abatement Cost	- Asbestos Inspection Services \$ 30,000 - Asbestos Consulting Services \$ 90,000 - Asbestos Abatement Services \$ 160,000 - Please note, per the Abatement Contractor the estimate shown is worst case scenario. The reports that have been sent by the district did not do any sampling of building materials, so an Environmental Study would need to be completed. \$ 1,058,478 - Water Improvements \$ 265,850 - Fire protection loop waterline around the building, gate valves, and fire hydrants. - No earthwork fill material or off-site water or sewer improvements are required, as existing water and sewer utilities are readily available along at least one of the property lines. - This site is not located within the limits of the 100-year or 500-year flood zones. - Electrical Infrastructure Demolition by the utility company (poles, transformers, overhead lines). - Electrical Site Improvements \$ 25,000	\$ 50,000
4. Underground Infrastructure		
5. Electrical Infrastructure Demolition		
6. New Electrical Infrastructure		
	Total:	\$ 3,475,648

SITE 6: VICTORIA HEIGHTS ELEMENTARY - DEMOLITION, ENVIRONMENTAL STUDY, ABATEMENT, SITE & OFF-SITE IMPROVEMENTS

SCOPE OF WORK	DESCRIPTION	R.O.M.
1. Demolition	- Demolition of existing classroom buildings and ancillary structures. - Removal and disposal of ALL debris. - Final site clearing and leveling, leaving the site ready for future use.	\$ 1,712,289
2. Environmental Study	- Please note that the presence of Asbestos Containing Material (ACM), must be confirmed by a State of Texas-licensed Asbestos Consulting Agency, and any abatement and demolition activities would be required to comply with current Environmental Protection Agency (EPA) regulations, including 40 CFR §61.145, Standard for Demolition and Renovation. - Per the Environmental Study Consultant, the inspection and the abatement specification reports will be completed in approximately (3) three months. This time frame is dependent on site occupancy, power to the building, and access restrictions.	
3. Abatement Cost	- Asbestos Inspection Services \$ 25,000 - Asbestos Consulting Services \$ 85,000 - Asbestos Abatement Services \$ 155,000 - Please note, per the Abatement Contractor the estimate shown is worst case scenario. The reports that have been sent by the district did not do any sampling of building materials, so an Environmental Study would need to be completed. \$ 888,350 - Water Improvements \$ 202,150 - Fire protection loop waterline around the building, gate valves, and fire hydrants. - No earthwork fill material or off-site water or sewer improvements are required, as existing water and sewer utilities are readily available along at least one of the property lines. - This site is not located within the limits of the 100-year or 500-year flood zones. - Electrical Infrastructure Demolition by the utility company (poles, transformers, overhead lines). - Electrical Site Improvements \$ 25,000	\$ 50,000
4. Underground Infrastructure		
5. Electrical Infrastructure Demolition		
6. New Electrical Infrastructure		
	Total:	\$ 3,142,789

SITE 7: DEL CASTILLO ELEMENTARY - DEMOLITION, ENVIRONMENTAL STUDY, ABATEMENT, SITE & OFF-SITE IMPROVEMENTS

SCOPE OF WORK		DESCRIPTION	R.O.M.
1. Demolition		- Demolition of existing classroom buildings and ancillary structures. - Removal and disposal of ALL debris. - Final site clearing and leveling, leaving the site ready for future use.	\$ 1,245,723
2. Environmental Study		- Please note that the presence of Asbestos Containing Material (ACM), must be confirmed by a State of Texas-licensed Asbestos Consulting Agency, and any abatement and demolition activities would be required to comply with current Environmental Protection Agency (EPA) regulations, including 40 CFR §61.145, Standard for Demolition and Renovation. - Per the Environmental Study Consultant, the inspection and the abatement specification reports will be completed in approximately (2) two months. This time frame is dependent on site occupancy, power to the building, and access restrictions.	
3. Abatement Cost		- Asbestos Inspection Services \$ 25,000 - Asbestos Consulting Services \$ 75,000 - Asbestos Abatement Services \$ 120,000 - Please note, per the Abatement Contractor the estimate shown is worst case scenario. The reports that have been sent by the district did not do any sampling of building materials, so an Environmental Study would need to be completed. \$ 498,117 - Water Improvements. \$ 333,700 - Fire protection loop waterline around the building, gate valves, and fire hydrants. - No earthwork fill material or off-site water or sewer improvements are required, as existing water and sewer utilities are readily available along at least one of the property lines. - This site is not located within the limits of the 100-year or 500-year flood zones. - Electrical Infrastructure Demolition by the utility company (poles, transformers, overhead lines). - Electrical Site Improvements.	
4. Underground Infrastructure			
5. Electrical Infrastructure Demolition			\$ 25,000
6. New Electrical Infrastructure			\$ 50,000
		Total:	\$ 2,373,540

NEW CTE BUILDING

Soft Costs (30%)		- Design and Consultant Fees \$ 5,000,000 - Architectural Services - MEP (Mechanical, Electrical, and Plumbing) Engineering Services - Structural Engineering Services - Civil Engineering Services - Landscape Architectural Services - FF&E (Furniture, Fixtures, and Equipment) - Site and Off-Site Improvements - Building and Systems Commissioning - Proposed Budget for new construction.	
New CTE Building			\$ 12,000,000
		Total Project Budget:	\$ 17,000,000

