

2025 Pre Bond Planning

August 10, 2026

Clark Job No.: 25-2952-A33

Revision No.: FINAL



Hawkins Elementary

		Anticipated Year of Construction:		TBD	TBD	TBD	TBD	TBD
		Includes AE & CM Fees		Escalation Factor:	12.32%	12.32%	12.32%	12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
2	Loose Furnishings & Equipment			\$ -	\$ -	\$ -	\$ -	\$ 60,244
3	Technology			\$ -	\$ -	\$ -	\$ 868,854	\$ -
16	A2: Security Lockout System	\$ 116,863	Safety	\$ 131,260.36	\$ -	\$ -	\$ -	\$ -
26	A12: Remodel Classrooms (JK -> 4 Special Ed including Changing Rm)	\$ 327,216	Space	\$ -	\$ 367,529	\$ -	\$ -	\$ -
27	A13: Relocate Music Room & Improve Sound Isolation/Accoustics	\$ 126,368	Space	\$ -	\$ 141,936	\$ -	\$ -	\$ -
28	A14: Renovate SE rooms for GE Classrooms	\$ 141,404	Space	\$ -	\$ 158,825	\$ -	\$ -	\$ -
				\$ 131,260.36	\$ 668,290	\$ 0	\$ 868,854	\$ 60,244
SUBTOTALS:				\$ 131,260	\$ 668,290	\$ -	\$ 868,854	\$ 60,244
				GRAND TOTAL: \$ 1,728,648				

Hilton Elementary

		Anticipated Year of Construction:		TBD	TBD	TBD	TBD	TBD
				Escalation Factor:	12.32%	12.32%	12.32%	12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
2	Loose Furnishings & Equipment			\$ -	\$ -	\$ -	\$ -	\$ 104,064
3	Technology			\$ -	\$ -	\$ -	\$ 962,621	\$ -
13	C10: Sitework for Gymnasium Addition	\$ 248,056	Space	\$ -	\$ 278,616	\$ -	\$ -	\$ -
14	C11: Expand/Rework Parking Lot	\$ 519,766	Safety	\$ 583,801	\$ -	\$ -	\$ -	\$ -
19	A2: Security Lockout System	\$ 168,283	Safety	\$ 189,015	\$ -	\$ -	\$ -	\$ -
28	A11: Renovate Shared Gym/Cafeteria into Cafeteria & SE Classroom Spaces	\$ 1,247,695	Space	\$ -	\$ 1,401,411	\$ -	\$ -	\$ -
29	A12: Gymnasium Addition	\$ 4,758,656	Space	\$ -	\$ 5,344,922	\$ -	\$ -	\$ -
				\$ 772,816	\$ 7,024,949	\$ 0	\$ 962,621	\$ 104,064
SUBTOTALS:				\$ 772,816	\$ 7,024,949	\$ -	\$ 962,621	\$ 104,064
				GRAND TOTAL: \$ 8,864,451				

Hornung Elementary

		Anticipated Year of Construction:		TBD	TBD	TBD	TBD	TBD
				Escalation Factor:	12.32%	12.32%	12.32%	12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
2	Loose Furnishings & Equipment			\$ -	\$ -	\$ -	\$ -	\$ 179,297
3	Technology			\$ -	\$ -	\$ -	\$ 954,134	\$ -
10	C7: Sitework for Admin & Secure Vestibule Addition	\$ 75,767	Safety	\$ 85,101	\$ -	\$ -	\$ -	\$ -
11	C8: Sitework for Enclosed Porches	\$ 27,268	Safety	\$ 30,627	\$ -	\$ -	\$ -	\$ -
12	C9: Sitework for Gym Addition	\$ 213,432	Space	\$ -	\$ 239,726	\$ -	\$ -	\$ -
18	C15: REVISED OPTION - One Way Drop Off Loop - Hornung/Maltby Loop	\$ 3,410,373	Safety	\$ 3,830,531	\$ -	\$ -	\$ -	\$ -
26	A2: Security Lockout System	\$ 93,490	Safety	\$ 105,008	\$ -	\$ -	\$ -	\$ -
28	A4: Enclose Covered Porches for Direct Access to Outer Classrooms	\$ 910,206	Safety	\$ 1,022,343	\$ -	\$ -	\$ -	\$ -
31	A7: Admin/Secure Vestibule Addition & Renovate Office for Special Ed	\$ 1,960,569	Safety	\$ 2,202,111	\$ -	\$ -	\$ -	\$ -
35	A11: Gym Addition	\$ 4,505,453	Space	\$ -	\$ 5,060,525	\$ -	\$ -	\$ -
40	A16: REVISED OPTION - Renovate Shared Gym/Cafeteria Space -> Cafeteria & 2 Classrooms	\$ 1,319,969	Space	\$ -	\$ 1,482,589	\$ -	\$ -	\$ -
41	A17: REVISED OPTION - Renovate Multi-Purpose Space -> 2 Classrooms, Sensory Rm & Changing/Toilet Rm	\$ 732,771	Space	\$ -	\$ 823,048	\$ -	\$ -	\$ -
				\$ 7,275,722	\$ 7,605,888	\$ 0	\$ 954,134	\$ 179,297
SUBTOTALS:				\$ 7,275,722	\$ 7,605,888	\$ -	\$ 954,134	\$ 179,297
				GRAND TOTAL: \$ 16,015,041				

*These are estimated costs. Final pricing for projects would be determined through the formal bidding process.

**All estimates include contingency, escalation, and any necessary fees.

Brighton Area Schools

Brighton, MI

2025 Pre Bond Planning

August 10, 2026

Clark Job No.: 25-2952-A33

Revision No.: FINAL



Spencer Elementary

		Anticipated Year of Construction:		TBD	TBD	TBD	TBD	TBD
		Escalation Factor:		12.32%	12.32%	12.32%	12.32%	12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
2	Loose Furnishings & Equipment			\$ -	\$ -	\$ -	\$ -	\$ 198,661
3	Technology			\$ -	\$ -	\$ -	\$ 931,107	\$ -
8	C5: Drive Loop & Parking Lot Improvements - Drop Off Loop	\$ 577,875	Safety	\$ 649,069	\$ -	\$ -	\$ -	\$ -
15	C12: Sitework for Gym Addition	\$ 225,322	Space	\$ -	\$ 253,082	\$ -	\$ -	\$ -
16	C13: Sitework for Admin/Secure Entry Addition	\$ 112,089	Safety	\$ 125,898	\$ -	\$ -	\$ -	\$ -
17	C14: Drop Off Loop & Parking	\$ 261,773	Safety	\$ 294,023	\$ -	\$ -	\$ -	\$ -
20	A2: Security Lockout System	\$ 102,839	Safety	\$ 115,509	\$ -	\$ -	\$ -	\$ -
31	A13: Gym Addition	\$ 4,505,453	Space	\$ -	\$ 5,060,525	\$ -	\$ -	\$ -
32	A14: Admin/Secure Entry Addition Addition	\$ 1,691,006	Safety	\$ 1,899,337	\$ -	\$ -	\$ -	\$ -
33	A15: Renovate Existing Gym/Cafeteria Space -> Cafeteria & Classrooms	\$ 1,357,129	Space	\$ -	\$ 1,524,328	\$ -	\$ -	\$ -
34	A16: Renovate Office & Multi-Purpose Space -> 2 Classrooms, Sensory Rm, Conference Rm & Changing/Toilet Rm	\$ 559,968	Space	\$ -	\$ 628,956	\$ -	\$ -	\$ -
53	M2: Replace Pumps, VFD's, Air Separator & Expansion Tank	\$ 90,249	Replace	\$ -	\$ -	\$ 101,368	\$ -	\$ -
54	M3: Replace ACCU, Pumps & Components	\$ 254,107	Replace	\$ -	\$ -	\$ 285,413	\$ -	\$ -
SUBTOTALS:				\$ 3,083,837	\$ 7,466,890	\$ 386,781	\$ 931,107	\$ 198,661
				GRAND TOTAL: \$ 12,067,276				

Maltby Intermediate

		Anticipated Year of Construction:		TBD	TBD	TBD	TBD	TBD
		Escalation Factor:		12.32%	12.32%	12.32%	12.32%	12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
3	Technology			\$ -	\$ -	\$ -	\$ 1,540,898	\$ -
11	C8: Drive Loop Revision - Fishbeck Option 1 (Sketch Dated 7.28.26)	\$ 1,049,765	Safety	\$ 1,179,096	\$ -	\$ -	\$ -	\$ -
14	A1: Roofing Replacement	\$ 3,213,853	Replace	\$ -	\$ -	\$ 3,609,800	\$ -	\$ -
21	A8: Security Lockout System	\$ 317,867	Safety	\$ 357,028	\$ -	\$ -	\$ -	\$ -
24	A11: Orchestra Storage - Temperature Controlled	\$ 110,007	Replace	\$ -	\$ -	\$ 123,560	\$ -	\$ -
30	A17: 8'x8' Stick Built Skylights @ Common Area/Stairs (5 Total)	\$ 471,565	Replace	\$ -	\$ -	\$ 529,662	\$ -	\$ -
34	A21: Replace Casework in Classrooms (Assumed 10 Rms - @ 15' of Casework Each)	\$ 1,888,504	Replace	\$ -	\$ -	\$ 2,121,167	\$ -	\$ -
SUBTOTALS:				\$ 1,536,124	\$ 0	\$ 6,384,189	\$ 1,540,898	\$ 0
				GRAND TOTAL: \$ 9,461,211				

Scranton Middle School

		Anticipated Year of Construction:		TBD	TBD	TBD	TBD	TBD
		Escalation Factor:		12.32%	12.32%	12.32%	12.32%	12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
2	Loose Furnishings & Equipment			\$ -	\$ -	\$ -	\$ -	\$ 148,817
3	Technology			\$ -	\$ -	\$ -	\$ 1,476,528	\$ -
5	C2: Sitework for Addition - Orchestra Space (West)	\$ 116,953	Space	\$ -	\$ 131,362	\$ -	\$ -	\$ -
14	A1: Gym Bleacher Replacement	\$ 387,265	Replace	\$ -	\$ -	\$ 434,976	\$ -	\$ -
16	A3: Security Lockout System	\$ 102,839	Safety	\$ 115,509	\$ -	\$ -	\$ -	\$ -
22	A9: Addition - Orchestra Space (West)	\$ 3,287,742	Space	\$ -	\$ 3,692,792	\$ -	\$ -	\$ -
29	A16: Replace Science Classroom Casework	\$ 738,573	Replace	\$ -	\$ -	\$ 829,565	\$ -	\$ -
30	A17: Renovate Student Toilet Rooms	\$ 489,141	Replace	\$ -	\$ -	\$ 549,403	\$ -	\$ -
31	A18: Family Consumer Science Rm - New/Expanded Casework & Flooring	\$ 301,105	Space	\$ -	\$ 338,201	\$ -	\$ -	\$ -
51	M1: Add AC to Gym - add Dx Coils (20,000 CFM - 50 Ton RTU)	\$ 525,727	Replace	\$ -	\$ -	\$ 590,497	\$ -	\$ -
SUBTOTALS:				\$ 115,509	\$ 4,162,354	\$ 2,404,441	\$ 1,476,528	\$ 148,817
				GRAND TOTAL: \$ 8,307,649				

*These are estimated costs. Final pricing for projects would be determined through the formal bidding process.

**All estimates include contingency, escalation, and any necessary fees.



Brighton High School

				Anticipated Year of Construction: Escalation Factor:				
				TBD 12.32%	TBD 12.32%	TBD 12.32%	TBD 12.32%	TBD 12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
2	Loose Furnishings & Equipment			\$ -	\$ -	\$ -	\$ -	\$ 584,509
3	Technology			\$ -	\$ -	\$ -	\$ 4,017,319	\$ -
25	C22: NEW OPTION X: Sitework for Band Rm	\$ 841,981	Space	\$ -	\$ 945,713	\$ -	\$ -	\$ -
27	A2: Security Lockout System	\$ 617,036	Safety	\$ 693,055	\$ -	\$ -	\$ -	\$ -
38	A13: Science Classroom Renovations (8 Rooms)	\$ 5,256,319	Replace	\$ -	\$ -	\$ 5,903,898	\$ -	\$ -
39	A14: Main Gym Bleacher Replacement	\$ 1,040,220	Replace	\$ -	\$ -	\$ 1,168,375	\$ -	\$ -
50	A45: NEW OPTION X: Addition/Renovations - Band & Orchestra Spaces	\$ 9,142,961	Space	\$ -	\$ 10,269,373	\$ -	\$ -	\$ -
52	A26: Athletics - Stadium - Female Locker Rm - Renovate Old Concession Bldg	\$ 701,177	Space	\$ -	\$ 787,562	\$ -	\$ -	\$ -
57	A31: Roofing Replacement - Ballast Roof section above Media Center	\$ 1,100,225	Replace	\$ -	\$ -	\$ 1,235,773	\$ -	\$ -
60	M1: Cooling Tower Replacement	\$ 1,513,483	Replace	\$ -	\$ -	\$ 1,699,944	\$ -	\$ -
61	M2: Replace & Add Cooling to Main Gym Units	\$ 1,160,775	Replace	\$ -	\$ -	\$ 1,303,783	\$ -	\$ -
63	M4: Replace Band & Music Area HVAC (Complete Systems)	\$ 593,824	Replace	\$ -	\$ -	\$ 666,983	\$ -	\$ -
64	M5: Replace (10) Fire Dampers	\$ 61,080	Replace	\$ -	\$ -	\$ 68,605	\$ -	\$ -
94	A38: Replace Pool Scoreboard	\$ 102,528	Replace	\$ -	\$ -	\$ 115,159	\$ -	\$ -
98	A42: NEW ITEM - Stadium: Add Safety Aisle Treads to Existing Bleachers	\$ 38,954	Safety	\$ 43,753	\$ -	\$ -	\$ -	\$ -
SUBTOTALS:				\$ 736,808	\$ 12,002,648	\$ 12,162,519	\$ 4,017,319	\$ 584,509
				GRAND TOTAL: \$ 29,503,803				

Center for Performing Arts

				Anticipated Year of Construction: Escalation Factor:				
				TBD 12.32%	TBD 12.32%	TBD 12.32%	TBD 12.32%	TBD 12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
15	A2: Theatre Seating Replacement	\$ 373,650	Replace	\$ -	\$ -	\$ 419,683	\$ -	\$ -
18	A5: Dressing Room Renovations	\$ 116,863	Replace	\$ -	\$ -	\$ 131,260	\$ -	\$ -
19	A6: Orchestra Shell (Virtual - Audio System Upgrade)	\$ 615,478	Replace	\$ -	\$ -	\$ 691,305	\$ -	\$ -
22	A9: Sound System Upgrades (Integration Improvements)	\$ 77,909	Replace	\$ -	\$ -	\$ 87,507	\$ -	\$ -
SUBTOTALS:				\$ 0	\$ 0	\$ 1,329,755	\$ 0	\$ 0
				GRAND TOTAL: \$ 1,329,755				

BECC (Brighton Education & Community Center)

				Anticipated Year of Construction: Escalation Factor:				
				TBD 12.32%	TBD 12.32%	TBD 12.32%	TBD 12.32%	TBD 12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
3	Technology			\$ -	\$ -	\$ -	\$ 1,329,083	\$ -
17	A4: Security Lockout System	\$ 51,420	Safety	\$ 57,755	\$ -	\$ -	\$ -	\$ -
SUBTOTALS:				\$ 57,755	\$ 0	\$ 0	\$ 1,329,083	\$ 0
				GRAND TOTAL: \$ 1,386,838				

*These are estimated costs. Final pricing for projects would be determined through the formal bidding process.
**All estimates include contingency, escalation, and any necessary fees.



Miller Early Childhood Center

		Anticipated Year of Construction:		TBD	TBD	TBD	TBD	TBD
		Escalation Factor:		12.32%	12.32%	12.32%	12.32%	12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
3	Technology			\$ -	\$ -	\$ -	\$ 607,258	\$ -
20	A7: Security Lockout System	\$ 93,490	Safety	\$ 105,008	\$ -	\$ -	\$ -	\$ -
				\$105,008	\$0	\$0	\$607,258	\$0
SUBTOTALS:				\$ 105,008	\$ -	\$ -	\$ 607,258	\$ -
				GRAND TOTAL:		\$ 712,266		

Transportation & Maintenance Building

		Anticipated Year of Construction:		TBD	TBD	TBD	TBD	TBD
		Escalation Factor:		12.32%	12.32%	12.32%	12.32%	12.32%
Scope No.	Description of Work	Budget Amount	Priority Selection	Safety	Space	Replace	Technology	FF&E
3	Technology			\$ -	\$ -	\$ -	\$ 238,455	\$ -
5	C2: Mill & Cap Asphalt - Bus Lot	\$ 542,957	Replace	\$ -	\$ -	\$ 609,850	\$ -	\$ -
				\$0	\$0	\$609,850	\$238,455	\$0
SUBTOTALS:				\$ -	\$ -	\$ 609,850	\$ 238,455	\$ -
				GRAND TOTAL:		\$ 848,305		
				ALL BLDGS TOTAL		\$ 90,225,244		

*These are estimated costs. Final pricing for projects would be determined through the formal bidding process.
**All estimates include contingency, escalation, and any necessary fees.