



February 10, 2022

Dear Residents of Tracy Hills:

In November 2021, the Jefferson School District worked with Otto Construction to bid the Corral Hollow Elementary School project. We expected to be under contract in December, and break ground in January 2022. The planned timeline had earmarked the new school to open in August 2023.

Unfortunately, the current construction market drastically drove costs up and the District doesn't have the necessary funds to break ground. The current bid from December 2021 was \$54 million (\$748 per sq. foot). The budget for the project is currently \$35 million (\$485 per sq. foot). The budget consists of \$30 million committed by the developer and an additional \$5 million committed from the District's budget. These costs are construction only and do not include architectural fees, inspector fees, utility hookup fees, and furniture and equipment.

After discussions with the architect, developer, and inspector the following steps were put in place to resolve the budget gap in a timely manner.

- January 2022 – Reviewed what could be removed from the project or redesigned in the project to bring it within budget. Reviewed the possibility of building the classrooms using a modular construction process versus building the classrooms onsite.
- February 2022 – The District put out a Request for Proposals to five modular companies in California to design, provide a timeline, and cost estimate for modular classrooms.
- March 2022 – The team will review the cost comparisons and determine the best way forward based upon cost and timeline. In addition, the team will meet to set a more realistic budget considering the current cost of construction.
- May 2022 – We will look to resubmit to the Division of State Architects (DSA) and try to get an expedited review.
- The original school opening was planned for August of 2023
- August 2024 – Open Corral Hollow Elementary School depending on budget, DSA timing, bidding, and construction delays.

Please be assured that our entire team is working to get this budget gap resolved so that Corral Hollow Elementary School may begin serving resident families. We will continue to provide you with regular updates as needed.

Sincerely,

James W. Bridges
Superintendent