

May 2024 Bond Opinion of Probable Cost Overview	
Granbury Independent School District	
Cost Projection	Project
\$13,614,328.38	Oak Woods ES
\$11,299,896.35	Brawner ES
\$5,478,868.91	Emma Roberson ELC
\$5,344,969.99	Mambrino ES
\$15,946,166.64	Baccus ES
\$13,266,057.48	Acton ES
\$59,463,790.55	ES #7
\$4,786,183.66	Granbury Middle School
\$9,434,742.38	Acton Middle School
\$6,700,373.59	Granbury High School
\$6,445,769.41	New North Transportation Center
\$1,968,852.42	Central Transportation Center Fuel Tank Replacement
\$153,749,999.74	TOTAL CAMPUS/SITE
Other	
\$2,500,000.00	Security
\$4,800,000.00	(30) Buses
\$450,000.00	(6) Passenger Vehicles
\$7,750,000.00	TOTAL OTHER
TOTAL	\$161,500,000
NO TAX INCREASE	
CAPACITY	\$161,500,000

Oak Woods Elementary (est 1989)

63,000 SF

Granbury Independent School District

Description	Bid 2024	Cost August 2023	Cost With Escalation
Capacity Needs			
Site Work			
North Parking lot paving replacement		\$221,000.00	\$247,211.17
New Drive and Traffic Pattern		\$604,890.00	\$676,631.52
Digital Marquee at New Drive		\$25,000.00	\$27,965.06
Security Fencing along Warnick (700')		\$122,500.00	\$137,028.82
Renovations			
SPED Classrooms		\$500,000.00	\$559,301.30
Renovate Media Center to Classrooms		\$437,500.00	\$489,388.63
Gym Restrooms		\$240,000.00	\$240,000.00
Addition			
Media Center - portion will be storm shelter		\$1,935,000.00	\$2,164,496.02
Front entry reconfiguration		\$800,000.00	\$894,882.08
Safety & Security Improvements			
Lockdown doors at corridors.		\$120,000.00	\$134,232.31
Code Compliance			
Misc ADA Renovations		\$200,000.00	\$223,720.52
Life Cycle			
HVAC units coming to end of life.		\$756,000.00	\$845,663.56
LED Lighting		\$0.00	\$0.00
Finishes - Across Campus		\$2,835,000.00	\$3,171,238.35
Kinder Plumbing Issues		\$31,200.00	\$34,900.40
Playground replacements - Two playgrounds w/ two shades		\$400,000.00	\$447,441.04
Instructional Technology		\$456,750.00	\$510,921.73
Opinion of Probable Construction Cost Sub Total		\$9,684,840.00	\$10,805,022.53
Fee's, Permits, Soft Costs		\$1,162,180.80	\$1,296,602.70
Furniture and Equipment		\$581,090.40	\$648,301.35
Contingency		\$774,787.20	\$864,401.80
Opinion of Total Project Cost		\$12,202,898.40	\$13,614,328.38

Brawner Elementary (est 1991)

86,335 SF

Granbury Independent School District

Description	Bid	Cost	Cost
Campus Needs	2025	August 2023	With Escalation
Renovations			
SPED renovations		\$500,000.00	\$607,213.52
Science lab renovations		\$475,000.00	\$576,852.84
Code Compliance			
Misc ADA Renovations		\$200,000.00	\$242,885.41
Life Cycle			
LED Lighting		\$0.00	\$0.00
Finishes Replacement Across Campus		\$3,885,075.00	\$4,718,140.10
Bleacher Repair/Replacement		\$90,000.00	\$109,298.43
Playground replacements - Two playgrounds w/ two shades		\$400,000.00	\$485,770.81
HVAC Replacement		\$1,208,690.00	\$1,467,865.81
Instructional Technology		\$625,928.75	\$760,144.79
Opinion of Probable Construction Cost Sub Total		\$6,758,765.00	\$8,968,171.70
Fee's, Permits, Soft Costs		\$811,051.80	\$1,076,180.60
Furniture and Equipment		\$405,525.90	\$538,090.30
Contingency		\$540,701.20	\$717,453.74
Opinion of Total Project Cost		\$8,516,043.90	\$11,299,896.35

Emma Roberson ELC (est 1984, 1999)

68,000 SF

Granbury Independent School District

Description	Bid	Cost	Cost
Capacity Needs	2025	August 2023	With Escalation
Site Work			
Traffic Improvements - New Drive		\$571,896.00	\$571,896.00
Paving & Walks - Associated with New Drive		\$72,000.00	\$87,438.75
Ornamental Fence Between Church and School		\$62,125.00	\$75,446.28
Renovations			
PPCD Sped Renovations		\$625,000.00	\$759,016.89
Code Compliance			
Misc ADA Renovations		\$200,000.00	\$242,885.41
Life Cycle			
LED Lighting		\$0.00	\$0.00
Corridor/Cafeteria Refresh		\$1,080,000.00	\$1,311,581.19
Playground replacements - One playground w/ shade		\$200,000.00	\$242,885.41
Age appropriate plumbing equipments (sinks, fountains, urinals)		\$307,500.00	\$373,436.31
AV replacement in cafeteria		\$70,000.00	\$85,009.89
Instructional Technology		\$493,000.00	\$598,712.53
Opinion of Probable Construction Cost Sub Total		\$3,681,521.00	\$4,348,308.66
Fee's, Permits, Soft Costs		\$441,782.52	\$521,797.04
Furniture and Equipment		\$220,891.26	\$260,898.52
Contingency		\$294,521.68	\$347,864.69
Opinion of Total Project Cost		\$4,638,716.46	\$5,478,868.91

Mambrino Elementary (est 1995)

70,000 SF

Granbury Independent School District

Description	Bid 2026	Cost August 2023	Cost With Escalation
Campus Needs			
Sitework			
Sidewalk Replacements		\$21,250.00	\$27,808.71
Fence around playground		\$43,750.00	\$57,253.23
Renovations			
Library Renovation		\$400,000.00	\$523,458.15
Science lab renovation		\$150,000.00	\$196,296.81
SPED renovations		\$468,750.00	\$613,427.52
Gym renovations		\$219,000.00	\$286,593.34
Music class acoustics		\$106,250.00	\$139,043.57
Code Compliance			
Misc ADA Renovations		\$250,000.00	\$327,161.34
Life Cycle			
Drinking fountain replacement		\$60,000.00	\$78,518.72
LED lighting		\$0.00	\$0.00
Playground replacements - Two playgrounds w/ two shades		\$400,000.00	\$523,458.15
Replace Domestic Water System		\$280,000.00	\$366,420.70
Instructional Technology		\$507,500.00	\$664,137.53
Opinion of Probable Construction Cost Sub Total		\$2,906,500.00	\$3,803,577.77
Fee's, Permits, Soft Costs		\$348,780.00	\$456,429.33
Furniture and Equipment		\$174,390.00	\$228,214.67
Contingency		\$232,520.00	\$856,748.22
Opinion of Total Project Cost		\$3,662,190.00	\$5,344,969.99

Baccus Elementary (est 1986)

72,000 SF

Granbury Independent School District

Description	Bid 2025	Cost August 2023	Cost With Escalation
Capacity Needs			
Site Work			
Traffic Improvements - Extending Firelane/Drop Off Lane Around Building		\$585,000.00	\$705,151.18
New Gym - Storm Shelter		\$2,756,250.00	\$3,322,346.90
Code Compliance			
Misc ADA Renovations		\$200,000.00	\$241,077.33
Life Cycle			
LED Lighting		\$0.00	\$0.00
North Parking lot paving replacement		\$382,500.00	\$461,060.39
Finishes - Across campus		\$3,150,000.00	\$3,796,967.89
HVAC Replacement		\$840,000.00	\$1,012,524.77
Track Resurface		\$150,000.00	\$180,807.99
Instructional Technology		\$507,500.00	\$507,500.00
Miscellaneous			
Add 2 staff restrooms		\$240,000.00	\$289,292.79
New Main Entrance and Administration Addition		\$1,625,000.00	\$1,958,753.28
Interior Renovation of current Admin.		\$149,500.00	\$180,205.30
Opinion of Probable Construction Cost Sub Total		\$10,585,750.00	\$12,655,687.81
Fee's, Permits, Soft Costs		\$1,270,290.00	\$1,518,682.54
Furniture and Equipment		\$635,145.00	\$759,341.27
Contingency		\$846,860.00	\$1,012,455.02
Opinion of Total Project Cost		\$13,338,045.00	\$15,946,166.64

Acton Elementary School (est 1977, 1989, 1999, 2015)

44,200 SF

Granbury Independent School District

Description	Bid	Cost	Cost
Capacity Needs	2024	August 2023	With Escalation
Site Work			
New Drive and Traffic Pattern		\$810,186.00	\$906,276.16
Expand Parking w/ New Drive		\$127,500.00	\$142,621.83
New Sidewalk for North Drop Off Area		\$70,000.00	\$78,302.18
Digital Marquee at New Drive		\$40,000.00	\$44,744.10
Canopy at drop off location		\$425,000.00	\$475,406.10
Renovations			
Create teachers lounge/workroom		\$112,500.00	\$125,842.79
Gym renovations		\$416,500.00	\$465,897.98
SPED renovations		\$500,000.00	\$559,301.30
Create science lab		\$156,250.00	\$174,781.66
Exterior			
Building exterior and entry facelift.		\$800,000.00	\$894,882.08
Canopy between gyms		\$62,500.00	\$69,912.66
Code Compliance			
Misc ADA Renovations		\$200,000.00	\$223,720.52
Life Cycle			
Playground Surface Replacements		\$180,000.00	\$201,348.47
HVAC equipment		\$954,744.00	\$1,067,979.12
LED Lighting		\$0.00	\$0.00
Plumbing fixture replacement		\$400,000.00	\$447,441.04
Interior Finishes Across Campus		\$3,580,290.00	\$4,004,921.68
Instructional Technology		\$576,824.50	\$645,237.38
Opinion of Probable Construction Cost Sub Total		\$9,412,294.50	\$10,528,617.05
Fee's, Permits, Soft Costs		\$1,129,475.34	\$1,263,434.05
Furniture and Equipment		\$564,737.67	\$631,717.02
Contingency		\$752,983.56	\$842,289.36
Opinion of Total Project Cost		\$11,859,491.07	\$13,266,057.48

Elementary #7
Granbury Independent School District

Description	Bid	Cost	Cost
	2024	August 2023	With Escalation
New Construction (103,000) 2-story, 2 gyms, 2 playgrounds		\$39,140,000.00	\$45,789,612.93
ROW Improvements			
Utilities		\$1,000,000.00	\$1,169,893.02
Paving		\$200,000.00	\$233,978.60
Opinion of Probable Construction Cost Sub Total		\$40,340,000.00	\$47,193,484.56
Fee's, Permits, Soft Costs		\$4,840,800.00	\$5,663,218.15
Furniture and Equipment		\$2,420,400.00	\$2,831,609.07
Contingency		\$3,227,200.00	\$3,775,478.77
Opinion of Total Project Cost		\$50,828,400.00	\$59,463,790.55

Acton Middle School (est 1999)
Granbury Independent School District

Description	Bid	Cost	Cost
	2025	August 2023	With Escalation
Capacity Needs			
Site Work			
New Traffic Pattern - Portion of Hurricane Fly and drive @ future HS		\$1,811,300.40	\$2,072,055.91
New Construction/Renovations			
4,000 SF Classrooms and Restrooms (storm shelter)		\$2,100,000.00	\$2,402,316.82
Classroom Renovations - 1800 SF		\$225,000.00	\$257,391.09
5,000 SF Kitchen/Cafeteria Addition		\$0.00	\$0.00
New serving line and food service equipment		\$0.00	\$0.00
6,000 SF Cafeteria Renovation		\$0.00	\$0.00
Code Compliance			
Misc ADA Renovations		\$0.00	\$0.00
Life Cycle			\$0.00
HVAC Replacement		\$1,548,150.00	\$1,771,022.28
Instructional Technology		\$913,500.00	\$1,045,007.82
Opinion of Probable Construction Cost Sub Total		\$6,597,950.40	\$7,547,793.90
Fee's, Permits, Soft Costs		\$791,754.05	\$905,735.27
Furniture and Equipment		\$329,897.52	\$377,389.70
Contingency		\$527,836.03	\$603,823.51
Opinion of Total Project Cost		\$8,247,438.00	\$9,434,742.38

Granbury Middle School (est 1995)
Granbury Independent School District

Description	Bid	Cost	Cost
Equity	2025	August 2023	With Escalation
Outdoor Classroom		\$0.00	\$0.00
Code Compliance			
Misc ADA Renovations		\$200,000.00	\$232,236.83
Life Cycle			
HVAC Replacement		\$1,857,780.00	\$2,157,224.68
Replace track surface		\$300,000.00	\$348,355.24
Instructional Technology		\$913,500.00	\$1,060,741.71
Opinion of Probable Construction Cost Sub Total		\$3,271,280.00	\$3,798,558.46
Fee's, Permits, Soft Costs		\$392,553.60	\$455,827.02
Furniture and Equipment		\$196,276.80	\$227,913.51
Contingency		\$261,702.40	\$303,884.68
Opinion of Total Project Cost		\$4,121,812.80	\$4,786,183.66

Granbury High School (est 1973, '77, '79, '85, '86, '97', 03', '14)

Granbury Independent School District

Description	Bid	Cost	Cost
	2025	August 2023	With Escalation
Campus Needs			
Sidewalks and Paving			
Traffic Loop at Softball Field		\$162,000.00	\$185,321.58
Crosswalk on 377		\$135,000.00	\$154,434.65
Sidewalks		\$21,500.00	\$24,595.15
Fishbowl Classroom Retrofits		\$55,000.00	\$62,917.82
Life Cycle			
HVAC Replacement (120 units)		\$4,545,000.00	\$5,204,300.00
Roof Leak Fine Arts Area		\$125,000.00	\$142,995.05
Plumbing Replacement - Grand Hall Restrooms		\$90,000.00	\$102,956.43
Code Compliance			
Misc ADA Renovations		\$0.00	\$0.00
Opinion of Probable Construction Cost Sub Total		\$5,133,500.00	\$5,877,520.69
Fee's, Permits, Soft Costs		\$308,010.00	\$352,651.24
Furniture and Equipment		\$0.00	\$0.00
Contingency		\$410,680.00	\$470,201.66
Opinion of Total Project Cost		\$5,852,190.00	\$6,700,373.59

**Central Transportation Center Renovation
Granbury Independent School District**

Description	Bid	Cost	Cost
Staff Request	2025	August 2023	With Escalation
Additions			
Training room, dispatch reception, offices.		\$0.00	\$0.00
Life Cycle Replacement			
Fuel Storage Tank Replacement		\$1,500,000.00	\$1,640,710.35
Opinion of Probable Construction Cost Sub Total		\$1,500,000.00	\$1,640,710.35
A / E Fees and Misc Cost		\$180,000.00	\$196,885.24
Furniture and Equipment		\$0.00	\$0.00
Contingency		\$120,000.00	\$131,256.83
Opinion of Total Project Cost		\$1,800,000.00	\$1,968,852.42

**New Secondary Transportation Center
Granbury Independent School District**

Description	Bid	Cost	Cost
Capacity Needs	2025	August 2023	With Escalation
New Construction - Offices/Break Room (1) Exterior Covered washing bay (1) Interior Minor repair bay		\$975,000.00	\$1,098,817.31
Site Improvements Parking for 40 staff - Concrete 10 Visitors Spots - Concrete Parking for 40 buses - Concrete		\$1,878,500.00	\$2,117,054.69
Miscellaneous			
ROW Improvements		\$150,000.00	\$169,048.82
Fuel Storage Tanks		\$1,500,000.00	\$1,690,488.17
Opinion of Probable Construction Cost Sub Total		\$4,503,500.00	\$5,075,408.98
A / E Fees and Misc Cost		\$540,420.00	\$609,049.08
Furniture and Equipment		\$315,245.00	\$355,278.63
Contingency		\$360,280.00	\$406,032.72
Opinion of Total Project Cost		\$5,719,445.00	\$6,445,769.41