



James Madison School Campus Demolition & Abatement Budget



June 8, 2026



Agenda

- Hazardous Materials Assessment Status
- Demo and Abatement **ROM** Budget
- Schedule Timeline
- Board Approval to Solicit Bids



Hazardous Materials Assessment

- District's **Asbestos Hazardous Emergency Response Act (AHERA)** required 3-year reinspection was completed in early May 2026 by Sertich Environmental Services (SES), formerly MacNeil Environmental
- As they are already under contract with the District, SES was hired to continue efforts to complete the full Hazardous Materials Assessment & Report
- SES is currently working on final exploration and sampling – expected to be complete mid-June 2026.
- SES will compile a final **Hazardous Materials Report** that will quantify and detail the types of abatement needed (flooring, pipe insulation, etc.) – This report will be used in the bid documents.
- SES will compile specifications for bidding of the abatement required



James Madison Campus Budget:

<u>Description</u>	<u>Budget</u>	<u>Notes</u>
Hazardous Materials Survey/Report	\$7,000-\$10,000	by Sertich Environmental Services
Hazardous Materials Bid Docs	\$2,500-\$5,000	by Sertich Environmental Services
Hazardous Materials Supervision, Air Monitoring, & Clearance	\$65,000-\$75,000	Based off past District projects of similar building types
Hazardous Materials Abatement	\$430,000-\$500,000	Based off past District projects of similar building types
Demolition, Disconnect Site Utilities, & Backfill	\$940,000-\$1,000,000	Based off past District projects of similar building types
Temporary Fencing	\$45,000-\$55,000	Based off past District projects of similar building types
Site Services, General Requirements, Contingency, Insurance, Bonds, etc.	\$450,000-\$500,000	Based off past District projects of similar building types
James Madison Campus Total <u>ROM</u> Budget:	\$1,900,000-\$2,150,000	

Notes:

- All budget pricing is to be considered a Rough Order of Magnitude (**ROM**)
- Hazardous Materials Supervision, Monitoring & Clearance, and Abatement budget may vary based on findings of the final Hazardous Materials Report



Schedule Timeline

<u>Description</u>	<u>Anticipated Date</u>
Approval to solicit for public competitive bids	June 8, 2026
Final Hazardous Materials Report	June 26, 2026
Bid Documents Released	June 30, 2026
Bids Due	July 16, 2026
Bid Verification	August 6, 2026
School Board Meeting – Approval of Bids	August 10, 2026
Hazardous Materials Abatement Begin	October 2026
Final Completion	Summer 2027



Questions?

**Board approval for KA to solicit
competitive public bids for James
Madison Campus
Abatement and Demolition?**



Thank you!