

Telluride Mountain School Telluride, Colorado 5/13/2020

## Conceptual Opinion of Probable Cost - Master Plan Phase 1 Building Addition

Control   Cont										
Control   Cont	Item No.	Description	Unit	Amount	Cost	Line Total	Category Total		Remarks	%
Sub-total Building Addition   Sub-										
Sub-total Building Addition   Site Improvements   Site Improveme			ef	1600	\$6.50	\$10.400				0.55%
Sub-Total Demolition	2	Demonation	31	1000	ψ0.50	\$10,400				0.33%
	3	Sub-total Building Addition					\$10,400			0.6%
	4	Sub-Total Demolition				\$10.400				
Building Addition - Site   File   100   \$225.00   \$22.500   Modify Electrical Service Primary location   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.20%   1.2	7					<b>\$10,400</b>				
Filestics   File	5	Site Improvements								
Filestics   File	6	Building Addition - Site								
Sub-total Building Addition Site			If	100	\$225.00	\$22,500		Modify Electrical Service Primary location		1.20%
Sub-total Building Addition Site   \$92,500										
	9	Landscape	sf	2,000	\$15.00	\$30,000				1.60%
	10	Sub-total Building Addition Site					\$92.500			4.92%
Building Development		·					**-,***			
	11	Sub-Total Site				\$92,500				
1   Classrom Addition   sf   1,800   \$45,000   \$810,000   \$5,536   \$6,536   \$6,536   \$10,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$1	12	Building Development								
1   Classrom Addition   sf   1,800   \$45,000   \$810,000   \$5,536   \$6,536   \$6,536   \$10,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$104,000   \$1		P. Dallaco Co. and a service								
15   Vestibule Addition				4.000	<b>#450.00</b>	0040.000				
Interior Renovation   Sub-Total Building Addition   Sub-Total Building Addition   Sub-Total Building Renovation   Sub-Total Interior Renovation   Sub-Total Interior Renovation   Sub-Total Interior Renovation   Sub-Total Building   Sub-Tot										
Interior Renovation   Renovat	15	Vestibule / Addition	31	200	ψ320.00	\$104,000				3.33%
Renovation   Sub-total Interior Renovation   Sub-total Sub-total Interior Renovation   Sub-total Sub-total Building   Sub-total Sub-total Building   Sub-total Sub-t	16	Sub-Total Building Addition		2,000	\$457.00		\$914,000			48.6%
Renovation   Sub-total Interior Renovation   Sub-total Sub-total Interior Renovation   Sub-total Sub-total Building   Sub-total Sub-total Building   Sub-total Sub-t										
Sub-total Interior Renovation   860   \$100.09   \$80,000				000	#400.00	600.000				
20   Sub-Total Building   \$994,000	18	Renovation	SŤ	800	\$100.00	\$80,000				4.25%
Direct Cost of Construction   S1,096,900   S8.3%	19	Sub-total Interior Renovation		800	\$100.00		\$80,000			4.25%
Direct Cost of Construction   S1,096,900   S8.3%	20	Cub Tatal Building				\$004.000				
Contractor's Fee	20	Sub-rotal Building				<b>\$994,000</b>				
Contractor's Fee										
Contractor's Fee   est.   18%   197,442   10.5%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%   2.9%	21	DIRECT COST OF CONSTRUCTION					\$1,096,900			58.3%
Contractor's Fee	22	GC Fees for Construction								
Sub-total General Contractor Fees   \$252,287   \$13.4%	23	General conditions	est.		18%	197,442				10.5%
Indirect Construction Costs   Sulider's Risk Insurance:	24	Contractor's Fee	est.		5%	54,845				2.9%
Indirect Construction Costs   Sulider's Risk Insurance:	25	Sub total Contractor Food					¢252 207			12.40/
Builder's Risk Insurance:	23	Sub-total General Contractor rees					\$252,267			13.4%
28       Umbrella & General Liability Insurance:       est.       0.70%       9,444       0.5%         29       Performance & Payment Bond:       est.       1.20%       16,190       0.9%         30       Sub-total In-direct Construction Costs       \$32,380       1.7%         31       Estimating Contingency       10%       134,919       \$134,919       7.2%         32       TOTAL COST OF CONSTRUCTION       \$1,516,486       81%         33       Owner Costs       81%         4       Construction Contingency       allow       10%       \$151,649       8.1%         35       Design Services - (Arch, Electrical, Mechanical)       est.       10.0%       \$151,649       8.1%         36       Geotechnical Services       1.0%       \$15,165       0.8%         37       Surveying       0.8%       \$11,374       0.6%         38       Testing and Inspection Services       est.       \$4,000       0.2%         40       Subtotal (Owner Costs)       \$364,165       19%	26	Indirect Construction Costs								
Performance & Payment Bond:         est.         1.20%         16,190           Sub-total In-direct Construction Costs         \$32,380         1.7%           Estimating Contingency         10%         134,919         \$134,919         \$134,919           TOTAL COST OF CONSTRUCTION         \$1,516,486         81%           Superior Costs         Superior Costs           Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Costs         Superior Cos										
Sub-total In-direct Construction Costs   \$32,380   1.7%										
Surveying   Surveying   Surveying   Sulding Permit and Plan Review Fee:   Subtotal (Owner Costs)   Subtotal (Owner Costs)   Subtotal (Owner Costs)   Subtotal (Owner Costs)   Stignating Contingency   Stignating State   St	29	Performance & Payment Bond:	est.		1.20%	16,190				0.9%
TOTAL COST OF CONSTRUCTION   \$1,516,486     \$1,516,486     \$1,516,486     \$1,516,486     \$1,516,486     \$1,516,486     \$1,516,486     \$1,516,489     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,51	30	Sub-total In-direct Construction Costs					\$32,380			1.7%
TOTAL COST OF CONSTRUCTION   \$1,516,486     \$1,516,486     \$1,516,486     \$1,516,486     \$1,516,486     \$1,516,486     \$1,516,486     \$1,516,489     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,516,499     \$1,51		Full will be On the con-			400/	404.040				
Owner Costs   2	31	Estimating Contingency			10%	134,919	\$134,919			7.2%
34         Construction Contingency         allow         10%         \$151,649         8.1%           35         Design Services - (Arch, Electrical, Mechanical)         est.         10.0%         \$151,649         8.1%           36         Geotechnical Services         1.0%         \$15,165         0.8%           37         Surveying         0.8%         \$11,374         0.6%           38         Testing and Inspection Services         2.0%         \$30,330         1.6%           39         Building Permit and Plan Review Fee:         est.         \$4,000         0.2%           40         Subtotal (Owner Costs)         \$364,165         19%	32	TOTAL COST OF CONSTRUCTION					\$1,516,486			81%
34         Construction Contingency         allow         10%         \$151,649         8.1%           35         Design Services - (Arch, Electrical, Mechanical)         est.         10.0%         \$151,649         8.1%           36         Geotechnical Services         1.0%         \$15,165         0.8%           37         Surveying         0.8%         \$11,374         0.6%           38         Testing and Inspection Services         2.0%         \$30,330         1.6%           39         Building Permit and Plan Review Fee:         est.         \$4,000         0.2%           40         Subtotal (Owner Costs)         \$364,165         19%	33	Owner Costs								
35         Design Services - (Arch, Electrical, Mechanical)         est.         10.0%         \$15,649         8.1%           36         Geotechnical Services         1.0%         \$15,165         0.8%           37         Surveying         0.8%         \$11,374         0.6%           38         Testing and Inspection Services         2.0%         \$30,330         1.6%           39         Building Permit and Plan Review Fee:         est.         \$4,000         0.2%           40         Subtotal (Owner Costs)         \$364,165         19%			allow		10%	\$151.649				8.1%
36         Geotechnical Services         1.0%         \$15,165         0.8%           37         Surveying         0.8%         \$11,374         0.6%           38         Testing and Inspection Services         2.0%         \$30,330         1.6%           39         Building Permit and Plan Review Fee:         est.         \$4,000         0.2%           40         Subtotal (Owner Costs)         \$364,165         19%										
37         Surveying         0.8%         \$11,374         0.6%           38         Testing and Inspection Services         2.0%         \$30,330         1.6%           39         Building Permit and Plan Review Fee:         est.         \$4,000         0.2%           40         Subtotal (Owner Costs)         \$364,165         19%										
39         Building Permit and Plan Review Fee:         est.         \$4,000         0.2%           40         Subtotal (Owner Costs)         \$364,165         19%	37	Surveying			0.8%	\$11,374				
40 <u>Subtotal (Owner Costs)</u> \$364,165					2.0%					1.6%
	39	Building Permit and Plan Review Fee:	est.	_		\$4,000				0.2%
	40	Subtotal (Owner Costs)					\$364,165			19%
TOTAL PROJECT BUDGET \$1,880,652										
		TOTAL PROJECT BUDGET					\$1,880,652			100.0%



Telluride Mountain School Telluride, Colorado 5/13/2020

## Conceptual Opinion of Probable Cost - Master Plan Phase 1 Lot G and Playground

Item					Line	Category	
No.	Description	Unit	Amount	Cost	Total	Total (Rounded)	Remarks %
1	General Demolition - Lot G					(Nounded)	
2	Demolition - Clear and Grub	sf	37540	\$4.50	\$168,930		8.55%
3	Sub-total Lot G Demolition					\$168,930	8.6%
4	General Demolition - Lot F2 Playground						
5	Demolition - Asphalt	sf	8600	\$4.50	\$38,700		1.96%
6	Sub-total Lot F2 Playground Demolition					\$38,700	2.0%
						<b>400</b> ,100	2.0%
7 8	General Demolition - Lot F1 pathway Demolition	sf	2000	\$4.50	\$9,000		0.46%
		31	2000	φ4.30	\$9,000		
9	Sub-totalLot F1 Pathway Demolition					\$9,000	0.5%
10	General Demolition - Site Fencing						
11	Demolition - Remove Site Fencing	If	525	\$2.25	\$1,181		0.06%
12	Sub-total Site Fencing Demolition					\$1,181	0.1%
13	Sub-Total Demolition				\$217,811		
13					φ217,011		
14	Site Improvements						
15	Lot G - Parking						0.00%
16	Site Grading	sf	37,540	\$2.00	\$75,080		
17 18	Parking / Drive Access Concrete Sidewalk	sf	25,000 5,800	\$12.00 \$8.00	\$300,000 \$46,400		3.5 asphalt / 5.70 concrete + sub grade prep 15.19%
19	Landscaping	sf sf	7,000	\$5.00 \$5.00	\$46,400 \$35,000		4" concrete slab on grade Landscape at perimeter and island
20	Trash Enclosure	sf	80	\$65.00	\$5,200		CMU enclosure with Steel gate and concrete pad
21	Conduit for future PV	If	250	\$65.00	\$16,250		4" conduit from building to north and south side of parking lot
22	Conduit for electric to Outdoor Ed Pavillion	if	220	\$65.00	\$14,300		3" conduit from building to Outdoor Education Pavillion
23	Water Supply to Outdoor Ed Pavillion	If	220	\$65.00	\$14,300		1" Water Service stub from building to Outdoor Ed Pavillion
24	Sub-Total Lot G Parking		37,540	\$13.49		\$506,530	25.6%
24	Sub-Total Lot G Faiking		37,540	\$13.49		\$506,530	25.6%
25	Lot F2 - Playground						
26	Site Grading	sf	9,000	\$3.50	\$31,500		leveling and haul off
27	Asphalt	sf	8,000	\$12.00	\$96,000		
28 29	Retaining wall at performance platform Performance Platform	lf sf	50 800	\$65.00 \$8.00	\$3,250 \$6,400		
30	Landscape and play striping	sf	2,000	\$10.00	\$20,000		northeast corner crusher fines and boulder entry sequence
31	Play equipment, shade structures, furniture	ea	2,000	\$35,000.00	\$35,000		Basketball, shade structures, log seats, picnic tables
	0.1.4.4.11.4.50.81					****	
32	Sub-total Lot F2 Playground		25,000	\$7.69		\$192,150	9.73%
33	Lot F1 Pathway Reconstruction						
34	Redevelop site stairway to Montessori Play	sf	2,000	\$12.00	\$24,000		1.21%
35	Sub-total Lot F1 Pathway Reconstruction					\$24,000	1.21%
36	Site Fencing						
37	Fencing - permimeter	If	800	\$45.00	\$36,000		1.82%
38	Buiding Fencing - Montessori Play	if	300	\$55.00	\$16,500		0.84%
	Cub total Cita Famaina						
39	Sub-total Site Fencing					\$52,500	2.66%
40	Sub-Total Site				\$775,180		
41	Building Development						
42	Outdoor Education Pavillion						
43	Pavillion	sf	800	\$200.00	\$160,000		8.10%
44	Sub-Total Outdoor Education Pavilion		800	\$200.00		\$160,000	8.1%
45	Sub-Total Building			\$200.00	\$160,000		
40	oub-rotal balluling			Ψ200.00	ψ100,000		

46	DIRECT COST OF CONSTRUC			\$1,152,991	58.4%	
47	GC Fees for Construction					
48	General conditions	est.	18%	207,538		10.5%
49	Contractor's Fee	est.	5%	57,650		2.9%
50	Sub-total General Contracto	r Fees			\$265,188	13.4%
51	Indirect Construction Costs					
52	Builder's Risk Insurance:	est.	0.50%	7,091		0.4%
53	Umbrella & General Liability Insurance:	est.	0.70%	9,927		0.5%
54	Performance & Payment Bond:	est.	1.20%	17,018		0.9%
55	Sub-total In-direct Construction	Costs			\$34,036	1.7%
56	Estimating Contingency		10%	141,818	\$141,818	7.2%
57	TOTAL COST OF CONSTRUCTION				\$1,594,033	81%
58	Owner Costs					
59	Construction Contingency	allow	10%	\$159,403		8.1%
60	Design Services - (Arch, Electrical, Mechanical)	est.	10.0%	\$159,403		8.1%
61	Geotechnical Services		1.0%	\$15,940		0.8%
62	Surveying		0.8%	\$11,955		0.6%
63	Testing and Inspection Services		2.0%	\$31,881		1.6%
64	Building Permit and Plan Review Fee:	est.	2.070	\$3,000		0.2%
65	Subtotal (Owner Costs)		-		\$381,583	19%
	TOTAL PROJECT BUDGET				\$1,975,616	100.0%