



Telluride Mountain School  
Telluride, Colorado

5/13/2020

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

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%	
1	<b>General Demolition - Building Addition</b>								
2	Demolition	sf	1600	\$6.50	\$10,400			0.55%	
3	<b>Sub-total Building Addition</b>						<b>\$10,400</b>		<b>0.6%</b>
4	<b>Sub-Total Demolition</b>						<b>\$10,400</b>		
5	<b>Site Improvements</b>								
6	<b>Building Addition - Site</b>								
7	Electric Relocation	lf	100	\$225.00	\$22,500		Modify Electrical Service Primary location	1.20%	
8	Exterior Equipment Storage	sf	800	\$50.00	\$40,000			2.13%	
9	Landscape	sf	2,000	\$15.00	\$30,000			1.60%	
10	<b>Sub-total Building Addition Site</b>						<b>\$92,500</b>		<b>4.92%</b>
11	<b>Sub-Total Site</b>						<b>\$92,500</b>		
12	<b>Building Development</b>								
13	<b>Building Construction</b>								
14	Classroom Addition	sf	1,800	\$450.00	\$810,000			43.07%	
15	Vestibule Addition	sf	200	\$520.00	\$104,000			5.53%	
16	<b>Sub-Total Building Addition</b>						<b>\$914,000</b>		<b>48.6%</b>
17	<b>Interior Renovation</b>								
18	Renovation	sf	800	\$100.00	\$80,000			4.25%	
19	<b>Sub-total Interior Renovation</b>						<b>\$80,000</b>		<b>4.25%</b>
20	<b>Sub-Total Building</b>						<b>\$994,000</b>		
21	<b>DIRECT COST OF CONSTRUCTION</b>						<b>\$1,096,900</b>		<b>58.3%</b>
22	<b>GC Fees for Construction</b>								
23	General conditions	est.		18%	197,442			10.5%	
24	Contractor's Fee	est.		5%	54,845			2.9%	
25	<b>Sub-total General Contractor Fees</b>						<b>\$252,287</b>		<b>13.4%</b>
26	<b>Indirect Construction Costs</b>								
27	Builder's Risk Insurance:	est.		0.50%	6,746			0.4%	
28	Umbrella & General Liability Insurance:	est.		0.70%	9,444			0.5%	
29	Performance & Payment Bond:	est.		1.20%	16,190			0.9%	
30	<b>Sub-total In-direct Construction Costs</b>						<b>\$32,380</b>		<b>1.7%</b>
31	<b>Estimating Contingency</b>				10%	134,919	<b>\$134,919</b>		<b>7.2%</b>
32	<b>TOTAL COST OF CONSTRUCTION</b>						<b>\$1,516,486</b>		<b>81%</b>
33	<b>Owner Costs</b>								
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	<b>Subtotal (Owner Costs)</b>						<b>\$364,165</b>		<b>19%</b>
<b>TOTAL PROJECT BUDGET</b>						<b>\$1,880,652</b>		<b>100.0%</b>	



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

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%
							(Rounded)	
1	<b>General Demolition - Lot G</b>							
2	Demolition - Clear and Grub	sf	37540	\$4.50	\$168,930			8.55%
3	<b>Sub-total Lot G Demolition</b>					<b>\$168,930</b>		<b>8.6%</b>
4	<b>General Demolition - Lot F2 Playground</b>							
5	Demolition - Asphalt	sf	8600	\$4.50	\$38,700			1.96%
6	<b>Sub-total Lot F2 Playground Demolition</b>					<b>\$38,700</b>		<b>2.0%</b>
7	<b>General Demolition - Lot F1 pathway</b>							
8	Demolition	sf	2000	\$4.50	\$9,000			0.46%
9	<b>Sub-total Lot F1 Pathway Demolition</b>					<b>\$9,000</b>		<b>0.5%</b>
10	<b>General Demolition - Site Fencing</b>							
11	Demolition - Remove Site Fencing	lf	525	\$2.25	\$1,181			0.06%
12	<b>Sub-total Site Fencing Demolition</b>					<b>\$1,181</b>		<b>0.1%</b>
13	<b>Sub-Total Demolition</b>					<b>\$217,811</b>		
14	<b>Site Improvements</b>							
15	<b>Lot G - Parking</b>							0.00%
16	Site Grading	sf	37,540	\$2.00	\$75,080			
17	Parking / Drive Access	sf	25,000	\$12.00	\$300,000	3.5 asphalt / 5.70 concrete + sub grade prep		15.19%
18	Concrete Sidewalk	sf	5,800	\$8.00	\$46,400	4" concrete slab on grade		
19	Landscaping	sf	7,000	\$5.00	\$35,000	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	lf	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	lf	220	\$65.00	\$14,300	3" conduit from building to Outdoor Education Pavillion		
23	Water Supply to Outdoor Ed Pavillion	lf	220	\$65.00	\$14,300	1" Water Service stub from building to Outdoor Ed Pavillion		
24	<b>Sub-Total Lot G Parking</b>		37,540	<b>\$13.49</b>		<b>\$506,530</b>		<b>25.6%</b>
25	<b>Lot F2 - Playground</b>							
26	Site Grading	sf	9,000	\$3.50	\$31,500	leveling and haul off		
27	Asphalt	sf	8,000	\$12.00	\$96,000			
28	Retaining wall at performance platform	lf	50	\$65.00	\$3,250			
29	Performance Platform	sf	800	\$8.00	\$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	1	\$35,000.00	\$35,000	Basketball, shade structures, log seats, picnic tables		
32	<b>Sub-total Lot F2 Playground</b>		25,000	<b>\$7.69</b>		<b>\$192,150</b>		<b>9.73%</b>
33	<b>Lot F1 Pathway Reconstruction</b>							
34	Redevelop site stairway to Montessori Play	sf	2,000	\$12.00	\$24,000			1.21%
35	<b>Sub-total Lot F1 Pathway Reconstruction</b>					<b>\$24,000</b>		<b>1.21%</b>
36	<b>Site Fencing</b>							
37	Fencing - permimeter	lf	800	\$45.00	\$36,000			1.82%
38	Buiding Fencing - Montessori Play	lf	300	\$55.00	\$16,500			0.84%
39	<b>Sub-total Site Fencing</b>					<b>\$52,500</b>		<b>2.66%</b>
40	<b>Sub-Total Site</b>					<b>\$775,180</b>		
41	<b>Building Development</b>							
42	<b>Outdoor Education Pavillion</b>							
43	Pavillion	sf	800	\$200.00	\$160,000			8.10%
44	<b>Sub-Total Outdoor Education Pavillion</b>		800	<b>\$200.00</b>		<b>\$160,000</b>		<b>8.1%</b>
45	<b>Sub-Total Building</b>			<b>\$200.00</b>	<b>\$160,000</b>			

46	<b>DIRECT COST OF CONSTRUCTION</b>			<b>\$1,152,991</b>	<b>58.4%</b>
47	<b>GC Fees for Construction</b>				
48	General conditions	est.	18%	207,538	10.5%
49	Contractor's Fee	est.	5%	57,650	2.9%
50	<b>Sub-total General Contractor Fees</b>			<b>\$265,188</b>	<b>13.4%</b>
51	<b>Indirect Construction Costs</b>				
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	<b>Sub-total In-direct Construction Costs</b>			<b>\$34,036</b>	<b>1.7%</b>
56	<b>Estimating Contingency</b>		10%	141,818	7.2%
57	<b>TOTAL COST OF CONSTRUCTION</b>			<b>\$1,594,033</b>	<b>81%</b>
58	<b>Owner Costs</b>				
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.		\$3,000	0.2%
65	<b>Subtotal (Owner Costs)</b>			<b>\$381,583</b>	<b>19%</b>
<b>TOTAL PROJECT BUDGET</b>				<b>\$1,975,616</b>	<b>100.0%</b>