



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	%
							(Rounded)	
1	General Demolition - Building Addition							
2	Demolition	sf	1600	\$6.50	\$10,400			0.55%
3	Sub-total Building Addition					\$10,400		0.6%
4	Sub-Total Demolition				\$10,400			
5	Site Improvements							
6	Building Addition - Site							
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	Sub-total Building Addition Site					\$92,500		4.92%
11	Sub-Total Site				\$92,500			
12	Building Development							
13	Building Construction							
14	Classroom Addition	sf	1,800	\$450.00	\$810,000			43.07%
15	Vestibule Addition	sf	200	\$520.00	\$104,000			5.53%
16	Sub-Total Building Addition		2,000	\$457.00		\$914,000		48.6%
17	Interior Renovation							
18	Renovation	sf	800	\$100.00	\$80,000			4.25%
19	Sub-total Interior Renovation		800	\$100.00		\$80,000		4.25%
20	Sub-Total Building					\$994,000		
21	DIRECT COST OF CONSTRUCTION					\$1,096,900		58.3%
22	GC Fees for Construction							
23	General conditions	est.		18%	197,442			10.5%
24	Contractor's Fee	est.		5%	54,845			2.9%
25	Sub-total General Contractor Fees					\$252,287		13.4%
26	Indirect Construction Costs							
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	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							
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%
TOTAL PROJECT BUDGET						\$1,880,652		100.0%