



ARCHITECTS

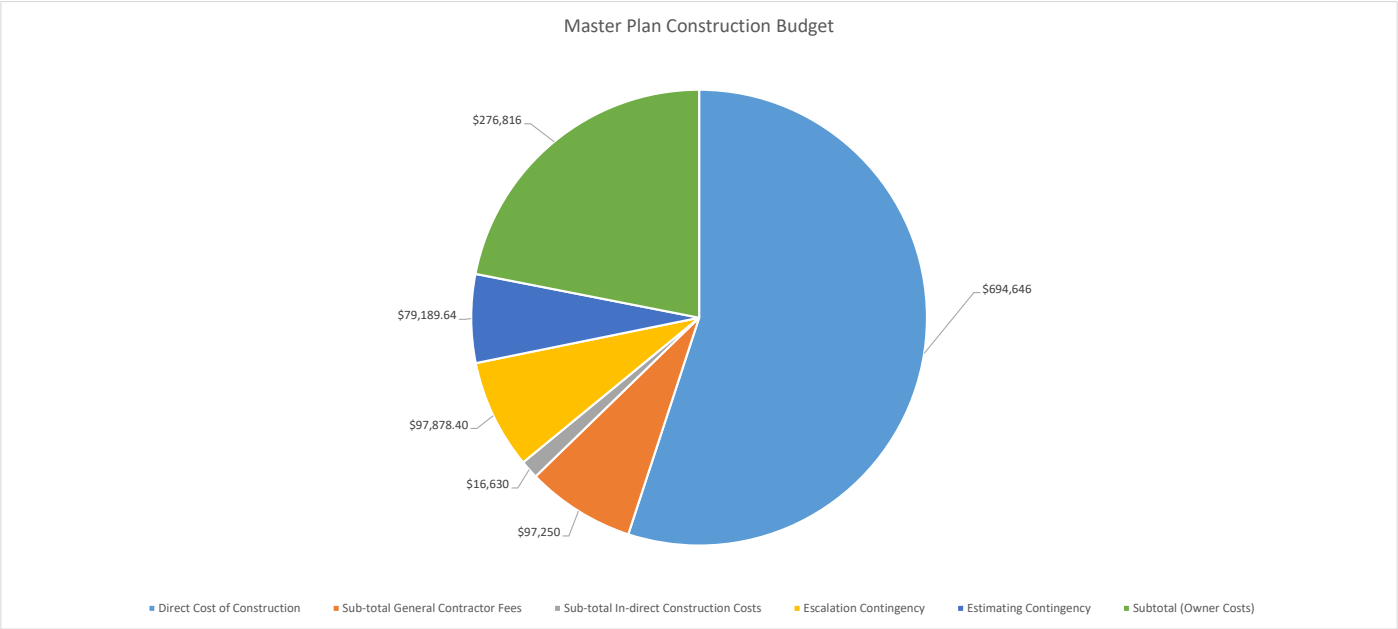
Ignacio SD ECC Road & Utilities
Master Plan Construction Budget
Ignacio, Colorado

Conceptual Budget of Probable Cost - **DRAFT**
12/20/2024

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%
						(Rounded)		
1	General Items							
2	Potholing, Flowable Fill, Construction Water, Etc.	ls	8,530		\$8,530			0.68%
3	Sub-total of General Items					\$8,530		0.68%
4	Site Preparation							
5	Sawcutting existing asphalt, disposal, subgrade prep & compaction	ls	13,280		\$13,280			1.05%
6	Sub-total of Site Preparation					\$13,280		1.05%
7	Roadway							
8	Base Course, Curb & Gutter, Asphalt, Concrete, Signage, Etc.	ls	309,750		\$309,750			24.54%
9	Sub-total of Roadway					\$309,750		24.5%
10	Storm Drainage							
11	CSP Pipe, Trenching, Bedding, Backfill, etc.	ls	20,625		\$20,625			1.63%
12	Sub-total of Storm Drainage					\$20,625		1.6%
13	Potable Water							
13	8" Water Main, 3/4" Service Lines, Connection to existing main, etc.	ls	141,875		\$141,875			11.24%
14	3/4" Service Lines to existing homes	ea	5	\$1,563.00	\$7,815			0.62%
15	Sub-total of Potable Water					\$149,690		11.9%
16	Sanitary Sewer							
17	8" Sewer Main, 4" Service Lines, Connection to existing main, etc.	ls	131,521		\$131,521			10.42%
18	Sub-total of Sanitary					\$131,521		10.4%
19	Landscaping and Erosion Control Items							
20	12" Irrigation Main, Trenching, Bedding, Backfill, etc.	ls	61,250		\$61,250			4.85%
21	Sub-total of Sanitary					\$61,250		4.9%
19	Direct Cost of Construction					\$694,646		55.0%
22	Construction Fees							
23	General Conditions	est.		8%	\$55,571.68			4.4%
24	Contractor's Fee	est.		6%	\$41,678.76			3.3%
25	Sub-total General Contractor Fees					\$97,250		7.7%
26	Indirect Construction Costs							
27	Builder's Risk Insurance:	est.		1.00%	\$7,918.96			0.6%
28	Umbrella & General Liability Insurance:	est.		0.70%	\$5,543.28			0.4%
29	Performance & Payment Bond:	est.		0.40%	\$3,167.59			0.3%
30	Sub-total In-direct Construction Costs					\$16,630		1.3%
31	Cost of Construction					\$808,526		64%
32	Escalation Contingency			2	\$97,878.40	\$97,878.40	2 years of 6% annual escalation anticipated	7.8%
33	Estimating Contingency			10%	\$79,189.64	\$79,189.64	undefined scope of work	6.3%
34	TOTAL COST OF CONSTRUCTION					\$985,594		78%
35	Owner Costs							
36	Legal Services (property acquisition / title work / contract review / development plan process & fee)	ls			\$50,000			4.0%
37	Owner's Construction Contingency	allow		10.00%	\$98,559			7.8%
38	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.00%	\$78,848			6.2%
	Owner's Representative Fee	est.		1.50%	\$14,784			1.2%
38	Building Permit (Plan Check Fee):	est.		0.60%	\$5,914			0.5%
39	Survey Subdivision Plat	ls.			\$5,000			0.4%
40	Inspections/ Material Testing/Survey/ Geo-technical:	allow		2.00%	\$19,712			1.6%
41	Traffic Control	ls			\$4,000			0.3%
42	Subtotal (Owner Costs)					\$276,816		22%
	TOTAL PROJECT BUDGET					\$1,262,411		100.0%



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BUDGETARY

ITEM NO.	CONTRACT ITEM	UNIT	PLAN	UNIT COST	EXTENSION
GENERAL ITEMS					
G01	POTHOLING	HR	8	\$ 400	\$ 3,200
G02	FLOWABLE FILL (ESTIMATE)	CY	5	\$ 225	\$ 1,125
G03	CONSTRUCTION WATER	LS	1	\$ 2,500	\$ 2,500
				SUBTOTAL	\$ 6,825
SITE PREPARATION ITEMS					
SP01	SAWCUT EXISTING ASPHALT PAVEMENT (~4" DEPTH)	LF	325.0	\$ 2	\$ 650
SP02	SAWCUT EXISTING CONCRETE PAVEMENT (~6" DEPTH)	LF	45.0	\$ 4	\$ 180
SP03	REMOVE AND DISPOSE OF ASPHALT/CONCRETE	SY	100.0	\$ 35	\$ 3,500
SP04	CLEARING & GRUBBING	AC	1.0	\$ 5,000	\$ 5,000
SP05	SUBGRADE PREPARATION AND COMPACTION	SY	3,750	\$ 1.50	\$ 5,625
				SUBTOTAL	\$ 10,625
ROADWAY ITEMS					
R01	AGGREGATE BASE COURSE CLASS 6 (CIP VOLUME)	CY	500	\$ 55	\$ 27,500
R02	AGGREGATE BASE COURSE CLASS 2 (CIP VOLUME)	CY	500	\$ 45	\$ 22,500
R03	HOT MIX ASPHALT	TON	455	\$ 140	\$ 63,700
R04	CURB & GUTTER (STANDARD)	LF	1,870	\$ 20	\$ 37,400
R05	CONCRETE SIDEWALK (4" THICKNESS)	SF	7,363	\$ 7.00	\$ 51,541
R06	CONCRETE PAVEMENT (6" THICKNESS)	SF	810	\$ 9.00	\$ 7,290
R07	ACCESSIBLE RAMP (COMPLETE - INCL. TRUNC DOMES)	EA	5	\$ 4,000	\$ 20,000
R09	STREET SIGN PANEL (CLASS 1)	SF	32	\$ 20	\$ 640
R10	STREET SIGN POLE (INCLUDE GROUND SLEEVE)	LF	22	\$ 15	\$ 330
R11	STREET LIGHT, COMPLETE WITH CAISSON	EA	3	\$ 5,500	\$ 16,500
R12	PAVEMENT MARKING PAINT (WATERBORNE)	SF	200	\$ 2.00	\$ 400
				SUBTOTAL	\$ 247,801
STORM DRAINAGE ITEMS					
SD01	18 INCH CSP PIPE (INCL. TRENCHING, BEDDING, BACKFILL)	LF	100	\$ 125	\$ 12,500
SD02	FLARED END SECTION 18" (CSP)	EA	8	\$ 500	\$ 4,000
				SUBTOTAL	\$ 16,500
POTABLE WATER ITEMS					
W01	8" C-900 PVC (DR-18) WATER MAIN (INCL. TRENCH, BED, BACKFILL)	LF	700	\$ 100	\$ 70,000
W02	8" GATE VALVE (INCL. RMJ FITTINGS AND T. BLOCK)	EA	3	\$ 1,250	\$ 3,750
W03	8" FITTING (INCL. RMJ FITTINGS AND T. BLOCK)	EA	6	\$ 750	\$ 4,500
W04	FIRE HYDRANT (COMPLETE WITH APPURTENANCES)	EA	1	\$ 4,000	\$ 4,000
W05	3/4 INCH WATER SERVICE (INCL. TAP, CORP & CURB STOP, SVC. LINE)	EA	20	\$ 1,250	\$ 25,000
W06	CONCRETE WATER VALVE COLLAR	EA	3	\$ 250	\$ 750
W07	CONNECT TO EXISTING WATER MAIN	EA	2	\$ 1,500	\$ 3,000
W08	SYSTEM DISINFECTION AND PRESSURE TESTING	LS	1	\$ 2,500	\$ 2,500
				SUBTOTAL	\$ 113,500

BUDGETARY

ITEM NO.	CONTRACT ITEM	UNIT	PLAN	UNIT COST	EXTENSION
SANITARY SEWER ITEMS					
SS01	8" SDR-35 PVC SEWER MAIN (INCL. TRENCH, BED, BACKFILL)	LF	736	\$ 80	\$ 58,917
SS02	4" SDR-35 PVC SEWER SERVICE (INCL. TRENC, BED, BACKFILL)	EA	20	\$ 1,250	\$ 25,000
SS03	CONCRETE MANHOLE, 48" DIA (5'-10')	EA	4	\$ 4,250	\$ 17,000
SS04	CONCRETE MANHOLE COLLAR	EA	4	\$ 450	\$ 1,800
SS05	CORED CONNECTION TO EXISTING SEWER MANHOLE (10")	EA	1	\$ 2,500	\$ 2,500
SUBTOTAL					\$ 105,217
DRY UTILITY ITEMS					
DU01	ELECTRICAL SERVICE CONDUIT, TRENCH, BEDDING, BACKFILL	LF	700	\$ 10	\$ 7,000
DU02	WIRING (STREETLIGHTS)	LS	1	\$ 2,500	\$ 2,500
DU03	TELECOMM. SVC. CONDUIT, TRENCHING, BEDDING, BACKFILL	LF	700	\$ 8	\$ 5,600
DU04	GAS SERVICE CONDUIT, TRENCHING BEDDING, BACKFILL	LF	650	\$ 8	\$ 5,200
SUBTOTAL					\$ 20,300
LANDSCAPING AND EROSION CONTROL ITEMS					
SL01	12" SDR-35 PVC IRRIGATION MAIN (INCL. TRENCHING, BEDDDING, BACKFILL, AND SERVICE CONNECTIONS)	LF	750	\$ 60	\$ 45,000
SL02	PROCUREMENT AND ADMINISTRATION OF SWMP	LS	1	\$ 4,000	\$ 4,000
SUBTOTAL					\$ 49,000
SUMMARY					
	SUBTOTAL - GENERAL				\$ 6,825
	SUBTOTAL - SITE PREPARAATION				\$ 10,625
	SUBTOTAL - ROADWAY				\$ 247,801
	SUBTOTAL -STORM DRAINAGE				\$ 16,500
	SUBTOTAL - POTABLE WATER				\$ 113,500
	SUBTOTAL - SANITARY SEWER				\$ 105,217
	SUBTOTAL - DRY UTILITIES				\$ 20,300
	SUBTOTAL - LANDSCAPING AND EROSION CONTROL				\$ 49,000
	Subtotal - Materials & Labor				\$ 569,768
	Mobilization (3% of subtotal)	LS	3.0%		\$ 17,093
	Bonding & Insurance (2.5% of Subtotal)	LS	2.5%		\$ 14,244
	Construction Staking (3% of Subtotal)	LS	3.0%		\$ 17,093
	Observation & Insection (3% of Subtotal)	LS	3.0%		\$ 17,093
	Material Testing (2% of Subtotal)	LS	2.0%		\$ 11,395
	Traffic Control	DAY	8	\$ 500.00	\$ 4,000
	BUDGETARY LEVEL CONTINGENCY	LS	15.0%		\$ 85,465
BUDGETARY PROJECT COST					\$ 736,152