



Archuleta School District - Pagosa Springs Vista Site Athletic Complex Option
Master Plan Construction Budget
Pagosa Springs, Colorado

Conceptual Budget - **DRAFT**
12/19/2025

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%
						(Rounded)		
1	Site and Building Demolition							
2	Site Grading, Area of Disturbance	sf	600,000	\$2.00	\$1,200,000	Site grading		7.37%
3	Sub-total of Site and Building Demolition					\$1,200,000		7.37%
4	Site Construction							
5	Multi-purpose synthetic turf practice field (regulation CHSAA football / soccer field	ea	1	\$950,000.00	\$950,000	incl. synthetic turf, grading, drainage		5.83%
7	Softball Field 1	sf	50,000	\$15.00	\$750,000.00			4.60%
8	Softball Field 2	sf	50,000	\$15.00	\$750,000.00			4.60%
9	Softball Field 3	sf	50,000	\$15.00	\$750,000.00			4.60%
10	Pedestrian promenade	sf	61,400	\$8.00	\$491,200.00			3.02%
11	Parking lot, parking lot lighting, sidewalks	sf	85,000	\$12.00	\$1,020,000			6.26%
13	Offsite Traffic: Signal timing, turn lane highway 161	ea	1	\$2,900,000.00	\$2,900,000			17.80%
14	Sub-total of Site and Building Demolition					\$7,611,200		46.73%
15	Building Construction							
16	Restrooms, Concessions, Maintenance Building	sf	3,000	\$555.00	\$1,665,000	Load-bearing Masonry Building		10.22%
12	Utilities: Electrical, Plumbing	ea	1	\$910,000.00	\$910,000			5.59%
17	Sub-total of Construction					\$2,575,000		15.8%
18	Direct Cost of Construction					\$11,386,200		69.9%
19	Construction Fees							
20	General Conditions	est.		3%	\$341,586.00	10 months of construction		2.1%
21	Contractor's Fee	est.		2.50%	\$284,655.00			1.7%
22	Sub-total General Contractor Fees					\$626,241		3.8%
23	Indirect Construction Costs							
24	Builder's Risk Insurance:	est.		0.20%	\$24,024.88			0.1%
25	Umbrella & General Liability Insurance:	est.		0.95%	\$114,118.19			0.7%
26	Performance & Payment Bond:	est.		0.65%	\$78,080.87			0.5%
27	Sub-total In-direct Construction Costs					\$216,224		1.3%
28	Cost of Construction					\$12,228,665		75%
29	Escalation Contingency (on direct construction cost only)			2	\$1,484,737.71	\$1,484,737.71	2 years of 6% annual escalation anticipated	9.1%
30	Estimating Contingency (on direct construction cost only)			4%	\$480,497.64	\$480,497.64		2.9%
31	TOTAL COST OF CONSTRUCTION					\$14,193,900		87%
32	Owner Costs							
33	Legal Services (plat modifications / property acquisition / title work / contract review / development plan process & fee)	ls			\$100,000			0.61%
34	Owner's Construction Contingency	allow		5.00%	\$709,695			4.4%
35	Design Services - (Architectural, civil, landscape, electrical, structural, mechanical, plumbing, kitchen, acoustics, technology)	est.		6.00%	\$851,634			5.2%
35	Owner's Representative Fee	est.		1.50%	\$212,909			1.3%
36	Building Permit (Plan Check Fee):	est.		0.60%	\$85,163			0.5%
37	Inspections/ Material Testing / Survey / Geo-technical:	allow		0.75%	\$106,454			0.7%
38	Mechanical System Commissioning (code req'd)	allow		0.20%	\$28,388			0.2%
40								
41	Subtotal (Owner Costs)					\$2,094,243		13%
TOTAL PROJECT BUDGET						\$16,288,143		100.0%



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