



Archuleta School District - Pagosa Springs K-8 (High School Site - Field Area)  
Master Plan Construction Budget  
Pagosa Springs, Colorado

Master Plan Conceptual Budget  
1/5/2026

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	GENERAL CONTRACTOR AVERAGES	Remarks	%
1	Site and Building Demolition								
2	Site Demolition	sf	970,000	\$1.25	\$1,212,500			Site demolition including existing baseball fields	0.93%
3	Offsite Demolition - Limited / Street Repair Allowance	sf	10,000	\$12.00	\$120,000		\$14	Includes some crosswalk construction	0.09%
4	Sub-total of Site and Building Demolition					\$1,332,500	\$ 1,522,000		1.03%
5	Site Construction							Anticipate spring 2027 construction start	
6	High School Baseball Field including lighting, dugouts, bleachers (150 spectators), 1 batting cage, pressbox, lighting, natural turf	ea	1	\$2,250,000.00	\$2,250,000				1.73%
7	Baseball outfield retaining wall - (mechanical stabilized earth wall) - average of 4' tall, 300' long	ff	1,200	\$85.00	\$102,000				0.08%
8	Relocate 2 existing softball field to alternate site (no cost of land included) 2 fields, fencing, gravel lot, limited grading, no utilities	ls	1	\$1,000,000.00	\$1,000,000			Potential GOCO Grant	0.77%
9	Multi-purpose synthetic turf practice field (regulation CHSAA football / soccer field)	ea	1	\$750,000.00	\$750,000				0.58%
10	Multi-purpose partial field, natural turf, irrigation	sf	83,000	\$12.00	\$996,000				0.77%
11	Offsite Traffic: Signal timing, turn lane 8th/Apache, sidewalks	ea	1	\$1,630,000.00	\$1,630,000			Includes playground equipment, perimeter fencing, asphalt, playground striping, 3- 400 sq ft	1.26%
12	Playground / Playfield Improvements	sf	182,000	\$7.00	\$1,274,000				0.98%
13	Parking lot, parking lot lighting, sidewalks, storm water, water quality ponds	sf	300,000	\$12.00	\$3,600,000				2.77%
14	Utilities: Sanitary Sewer Extension	ea	1	\$300,000.00	\$300,000				0.23%
15	Sub-total of Site and Building Demolition					\$11,902,000	\$ 14,926,000		9.17%
16	Building Construction								
17	Building Construction - 2-story (80,000 sq ft footprint)	sf	140,972	\$555.00	\$78,239,460		\$536		60.29%
18	Premium for Deep Foundations	sf	140,972	\$25.00	\$3,524,300		\$29		2.72%
19	Sub-total of Construction					\$81,763,760	\$ 79,808,445		63.0%
20	Direct Cost of Construction					\$94,998,260	\$ 95,153,010		73.2%
21	Construction Fees								
22	General Conditions	est.		4.00%	\$3,799,930.40		\$3.94	16 -18 months of construction	2.9%
23	Contractor's Fee	est.		2.50%	\$2,374,956.50				1.8%
24	Sub-total General Contractor Fees					\$6,174,887	\$ 5,989,344		4.8%
25	Indirect Construction Costs								
26	Builder's Risk Insurance:	est.		0.20%	\$202,346.29				0.2%
27	Umbrella & General Liability Insurance:	est.		0.95%	\$961,144.90				0.7%
28	Performance & Payment Bond:	est.		0.65%	\$657,625.45				0.5%
29	Sub-total In-direct Construction Costs					\$1,821,117	\$ 1,889,638		1.4%
30	Cost of Construction					\$102,994,264	\$ 103,029,742		79%
31	Escalation Contingency (on direct construction cost only)			1	\$6,070,388.81	\$6,070,388.81	\$5.50	1 year of 6% annual escalation anticipated	4.7%
32	Estimating Contingency (on direct construction cost only)			4%	\$4,046,925.88	\$4,046,925.88			3.1%
33	TOTAL COST OF CONSTRUCTION					\$113,111,578	\$ 113,527,927	\$802.37	87%
34	Owner Costs								
35	Legal Services (plat modifications / property acquisition / title work / contract review / development plan process & fee)	ls			\$50,000				0.04%
36	Owner's Construction Contingency	allow		4.50%	\$5,090,021				3.9%
37	Design Services - (Architectural, civil, landscape, electrical, structural, mechanical, plumbing, kitchen, acoustics, technology)	est.		5.75%	\$6,503,916				5.0%
38	Owner's Representative Fee	est.		1.50%	\$1,696,674				1.3%
39	Building Permit (Plan Check Fee):	est.		0.60%	\$678,669				0.5%
40	Inspections/ Material Testing / Survey / Geo-technical:	allow		0.55%	\$622,114				0.5%
41	Mechanical System Commissioning (code req'd)	allow		0.23%	\$260,157			Playground play structures included in site const cost. Includes all furniture and instructional technology	0.2%
42	Furniture Fixtures and Equipment (Including I.T.)	sf	140972	12.50	\$1,762,150				1.4%
43	Subtotal (Owner Costs)					\$16,663,700	\$ 16,764,643		13%
TOTAL PROJECT BUDGET						\$129,775,278	\$ 130,151,884	shows the average estimate based on the Contractor review.	100.0%
Total Project Cost/SF						\$921			



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