



**Gunnison Watershed School District
Conceptual Cost Breakout
Gunnison, Colorado**

**Conceptual Cost Breakout
8/19/2022
Improvement Projects**

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%
							(Rounded)	
1	Site Work							
2	Lake PK School				\$537,365			0.7%
3	Gunnison Community School				\$1,095,000			1.3%
4	Gunnison High School				\$448,250			0.5%
5	Crested Butte Community School				\$2,020,570			2.5%
6	Site Construction					\$4,101,185		5.0%
7	Building Construction							
8	Lake PK School				\$154,875			0.2%
9	Gunnison Community School				\$12,593,200			15.4%
10	Gunnison High School				\$5,134,500			6.3%
11	Crested Butte Community School				\$23,405,150			28.7%
12	Building Construction					\$41,287,725		50.6%
13	Deferred Maintenance							
14	Lake PK School				\$152,700			0.2%
15	Gunnison Community School				\$504,350			0.6%
16	Gunnison High School				\$57,008			0.1%
17	Crested Butte Community School				\$1,298,200			1.6%
18	Deferred Maintenance					\$2,012,258	Deferred Maintenance Conditions Analysis Matrix	2.5%
19	Direct Cost of Construction					\$47,401,168		58.0%
20	Construction Fees							
21	Lake PK School				\$109,842			0.1%
22	Gunnison Community School				\$1,845,032			2.3%
23	Gunnison High School				\$733,169			0.9%
24	Crested Butte Community School				\$3,474,110			4.3%
25	General Contractor Fees					\$6,162,152		7.5%
26	Indirect Construction Costs							
27	Lake PK School				\$20,050			0.0%
28	Gunnison Community School				\$336,789			0.4%
29	Gunnison High School				\$133,831			0.2%
30	Crested Butte Community School				\$634,159			0.8%
31	In-direct Construction Costs					\$1,124,830		1.4%
32	Cost of Construction					\$54,688,150		67.0%
33	Escalation Contingency							
34	Lake PK School				\$118,011			0.1%
35	Gunnison Community School				\$1,982,245			2.4%
36	Gunnison High School				\$787,694			1.0%
37	Crested Butte Community School				\$3,732,476			4.6%
	Escalation Contingency					\$6,620,426	2 year of 6% annual escalation anticipated	8.1%
38	Estimating Contingency							
39	Lake PK School				\$95,478			0.1%
40	Gunnison Community School				\$1,603,758			2.0%
41	Gunnison High School				\$637,293			0.8%
42	Crested Butte Community School				\$3,019,803			3.7%
	Estimating Contingency					\$5,356,332	undefined scope of work	6.6%
43	TOTAL COST OF CONSTRUCTION					\$66,664,908		81.6%
44	Owner Costs							
45	Lake PK School				\$296,957			0.4%
46	Gunnison Community School				\$4,341,441			5.3%
47	Gunnison High School				\$2,123,981			2.6%
48	Crested Butte Community School				\$8,242,206			10.1%
49	Owner Costs					\$15,004,584		18.4%
SUB TOTAL PROJECT BUDGET						\$81,669,492		100.0%
	2022 Inflation Factor			20.00%	\$16,330,782	\$98,000,274		
	Highway Improvements - CBCS				\$2,000,000			
	Marble Charter School				\$1,000,000			
TOTAL PROJECT BUDGET						\$101,000,274		



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