



**Gunnison Watershed School District
Crested Butte Community School
Crested Butte, Colorado**

Conceptual Budget of Probable Cost

8/19/2022

Improvement Projects

| Item No. | Description | Unit | Amount | Cost | Line Total | Category Total | Remarks | % |
|-----------------------------|--|-------|---------|--------------|----------------|-----------------------|--|---------------|
| | | | | | | | (Rounded) | |
| 1 | Site Work | | | | | | | |
| 2 | Sidewalk areas | sf | 31,000 | \$8.00 | \$248,000 | | | 0.54% |
| 3 | Landscape areas | sf | 12,000 | \$6.00 | \$72,000 | | | 0.16% |
| 4 | Playground areas | sf | 24,000 | \$15.00 | \$360,000 | | | 0.79% |
| 5 | Existing elementary parking lot | sf | 30000 | \$6.00 | \$180,000 | | | 0.39% |
| 6 | Existing HS parking lot | sf | 35401 | \$10.00 | \$354,010 | | | 0.77% |
| 7 | Existing rear parking lots | sf | 16000 | \$6.00 | \$96,000 | | | 0.21% |
| 8 | Bus drop off lane | sf | 5920 | \$18.00 | \$106,560 | | | 0.23% |
| 9 | Entry Drive Realignment | sf | 22000 | \$18.00 | \$396,000 | | | 0.86% |
| 10 | Site demolition area | sf | 104,000 | \$2.00 | \$208,000 | | | 0.45% |
| 11 | Sub-total of Site Construction | | | | | \$2,020,570 | | 4.41% |
| 12 | Building Construction | | | | | | | |
| 13 | Interior Renovation Area | sf | 20000 | \$225.00 | \$4,500,000 | | | 9.82% |
| 14 | Building Additions | sf | 41467 | \$450.00 | \$18,660,150 | | | 40.72% |
| 15 | Building Mechanical Systems Controls | ls | 1 | \$245,000.00 | \$245,000 | | | 0.53% |
| 16 | Sub-total of Building Construction | | | | | \$23,405,150 | | 51.1% |
| 17 | Deferred Maintenance Scope of Work | | | | | \$1,298,200 | Includes priorities 1-100 w/base HVAC units | 2.8% |
| 18 | Direct Cost of Construction | | | | | \$26,723,920 | | 58.3% |
| 19 | Construction Fees | | | | | | | |
| 20 | General Conditions | est. | | 9% | \$2,405,152.80 | | | 5.2% |
| 21 | Contractor's Fee | est. | | 4% | \$1,068,956.80 | | | 2.3% |
| 22 | Sub-total General Contractor Fees | | | | | \$3,474,110 | | 7.6% |
| 23 | Indirect Construction Costs | | | | | | | |
| 24 | Builder's Risk Insurance: | est. | | 0.50% | \$150,990.15 | | | 0.3% |
| 25 | Umbrella & General Liability Insurance: | est. | | 0.70% | \$211,386.21 | | | 0.5% |
| 26 | Performance & Payment Bond: | est. | | 0.90% | \$271,782.27 | | | 0.6% |
| 27 | Sub-total In-direct Construction Costs | | | | | \$634,159 | | 1.4% |
| 28 | Cost of Construction | | | | | \$30,832,188 | | 67% |
| 29 | Escalation Contingency | | | 2 | \$3,732,476.46 | \$3,732,476.46 | 2 year of 6% annual escalation anticipated | 8.1% |
| 30 | Estimating Contingency | | | 10% | \$3,019,802.96 | \$3,019,802.96 | undefined scope of work | 6.6% |
| 31 | TOTAL COST OF CONSTRUCTION | | | | | \$37,584,468 | | 82% |
| 32 | Owner Costs | | | | | | | |
| 33 | Legal Services (property acquisition / title work / contract review) | ls | | | \$30,000 | | | 0.1% |
| 34 | Owner's Representative Fees | ls | | 1.00% | \$375,845 | | | 0.8% |
| 34 | Owner's Construction Contingency | allow | | 10.00% | \$3,758,447 | | | 8.2% |
| 35 | Design Services - (Arch, civil, landscape, electrical, structural, mechanical) | est. | | 8.25% | \$3,100,719 | | | 6.8% |
| 36 | Building Permit (Plan Check Fee): | est. | | 0.40% | \$150,338 | | | 0.3% |
| 37 | Inspections/ Material Testing/Survey/ Geo-technical / Environmental: | allow | | 0.30% | \$112,753 | | | 0.2% |
| 38 | Mechanical System Commissioning | allow | | 0.65% | \$244,299 | | | 0.5% |
| 39 | Furniture Fixtures and Equipment | allow | | 1.25% | \$469,806 | | assume new furn in new areas of the building | 1.0% |
| 40 | Subtotal (Owner Costs) | | | | | \$8,242,206 | | 18% |
| TOTAL PROJECT BUDGET | | | | | | \$45,826,674 | | 100.0% |
| 41 | 2022 Inflation Factor | est. | | 20.00% | \$9,163,586 | \$54,990,260 | | |