



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

**Conceptual Budget of Probable Cost**

8/19/2022

Improvement Projects

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%
							(Rounded)	
1	<b>Site Work</b>							
2	Playground areas - Upgrade to Poured-in-place Rubber Surface	sf	5,000	\$30.00	\$150,000			0.62%
3	Playground areas - Fiber Mulch	sf	15,000	\$15.00	\$225,000			0.93%
4	Playground areas - Structures	ls	1	\$100,000.00	\$100,000			0.41%
5	50kW PV Array - Ground mounted adjacent to building				\$120,000			
6	Expansion of existing field, grass turf	ls	1	\$500,000.00	\$500,000			
7	<b>Sub-total of Site Construction</b>					<b>\$1,095,000</b>		<b>4.5%</b>
8	<b>Building Construction</b>							
9	Interior Renovation Area - Admin/Library/Commons	sf	22,500	\$227.84	\$5,126,500			21.10%
10	Interior Renovation Area - CTE	sf	1,200	\$225.00	\$270,000			1.11%
11	Building Envelope Renovations	sf	49,400	\$36.00	\$1,778,400			7.32%
12	Replace Exterior Windows	sf	5,915	\$70.00	\$414,050			1.70%
13	Mechanical Systems Upgrade	sf	106,650	\$45.00	\$4,799,250			
14	Mechanical Systems Controls	ls	1	\$205,000.00	\$205,000			0.84%
15	<b>Sub-total of Building Construction</b>					<b>\$12,593,200</b>		<b>51.8%</b>
<b>Deferred Maintenance Scope of Work</b>						<b>\$504,350</b>	Includes Items 1-100 priority only	<b>2.1%</b>
16	<b>Direct Cost of Construction</b>					<b>\$14,192,550</b>		<b>58.4%</b>
17	<b>Construction Fees</b>							
18	General Conditions	est.		9%	\$1,277,329.50			5.3%
19	Contractor's Fee	est.		4%	\$567,702.00			2.3%
20	<b>Sub-total General Contractor Fees</b>					<b>\$1,845,032</b>		<b>7.6%</b>
21	<b>Indirect Construction Costs</b>							
22	Builder's Risk Insurance:	est.		0.50%	\$80,187.91			0.3%
23	Umbrella & General Liability Insurance:	est.		0.70%	\$112,263.07			0.5%
24	Performance & Payment Bond:	est.		0.90%	\$144,338.23			0.6%
25	<b>Sub-total In-direct Construction Costs</b>					<b>\$336,789</b>		<b>1.4%</b>
26	<b>Cost of Construction</b>					<b>\$16,374,371</b>		<b>67%</b>
27	<b>Escalation Contingency</b>			2	\$1,982,245.07	<b>\$1,982,245.07</b>	2 year of 6% annual escalation anticipated	8.2%
28	<b>Estimating Contingency</b>			10%	\$1,603,758.15	<b>\$1,603,758.15</b>	undefined scope of work	6.6%
29	<b>TOTAL COST OF CONSTRUCTION</b>					<b>\$19,960,374</b>		<b>82%</b>
30	<b>Owner Costs</b>							
31	Legal Services (property acquisition / title work / contract review)	ls			\$30,000			0.1%
32	Owner's Representative Fees	ls		1.00%	\$199,604			0.8%
32	Owner's Construction Contingency	allow		10.00%	\$1,996,037			8.2%
33	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$1,646,731			6.8%
34	Building Permit (Plan Check Fee):	est.		0.40%	\$79,841			0.3%
35	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$59,881			0.2%
36	Mechanical System Commissioning	allow		0.65%	\$129,742			0.5%
37	Furniture Fixtures and Equipment	allow		1.00%	\$199,604		reduced to 1%	0.8%
38	<b>Subtotal (Owner Costs)</b>					<b>\$4,341,441</b>		<b>18%</b>
<b>TOTAL PROJECT BUDGET</b>						<b>\$24,301,815</b>		<b>100.0%</b>
39	2022 Inflation Factor	est.		20.00%	\$4,859,436	<b>\$29,161,250</b>		