



**Gunnison Watershed School District  
Gunnison High School  
Gunnison, Colorado**

**Conceptual Budget of Probable Cost**

8/19/2022

Improvement Project

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%
							(Rounded)	
1	<b>Site Work</b>							
2	Pathways Building Parking Lot and Outdoor Plaza Construction	sf	1	\$448,250.00	\$448,250			4.46%
3	<b>Sub-total of Site Work</b>					<b>\$448,250</b>		<b>4.5%</b>
4	<b>Building Construction</b>							
5	Pathways Building Addition	sf	10,000	\$450.00	\$4,500,000			44.75%
6	Entry Vestibule Renovation	sf	1,000	\$200.00	\$200,000			1.99%
7	Handwashing Stations	sf	4	\$10,000.00	\$40,000			0.40%
8	Gender Inclusive Restrooms	sf	150	\$300.00	\$45,000			0.45%
9	Pathways Building Mechanical System Controls	ls	1	\$69,500.00	\$69,500			0.69%
10	High School Building Mechanical Systems Controls	ls	1	\$280,000.00	\$280,000			2.78%
11	<b>Sub-total of Building Construction</b>					<b>\$5,134,500</b>		<b>51.1%</b>
	<b>Deferred Maintenance Scope of Work</b>					<b>\$57,008</b>	Includes only items 1-100 priority only	<b>0.6%</b>
12	<b>Direct Cost of Construction</b>					<b>\$5,639,758</b>		<b>56.1%</b>
13	<b>Construction Fees</b>							
14	General Conditions	est.		9%	\$507,578.22			5.0%
15	Contractor's Fee	est.		4%	\$225,590.32			2.2%
16	<b>Sub-total General Contractor Fees</b>					<b>\$733,169</b>		<b>7.3%</b>
17	<b>Indirect Construction Costs</b>							
18	Builder's Risk Insurance:	est.		0.50%	\$31,864.63			0.3%
19	Umbrella & General Liability Insurance:	est.		0.70%	\$44,610.49			0.4%
20	Performance & Payment Bond:	est.		0.90%	\$57,356.34			0.6%
21	<b>Sub-total In-direct Construction Costs</b>					<b>\$133,831</b>		<b>1.3%</b>
22	<b>Cost of Construction</b>					<b>\$6,506,758</b>		<b>65%</b>
23	<b>Escalation Contingency</b>			2	\$787,693.72	<b>\$787,693.72</b>	2 year of 6% annual escalation anticipated	7.8%
24	<b>Estimating Contingency</b>			10%	\$637,292.65	<b>\$637,292.65</b>	undefined scope of work	6.3%
25	<b>TOTAL COST OF CONSTRUCTION</b>					<b>\$7,931,744</b>		<b>79%</b>
26	<b>Owner Costs</b>							
27	Legal Services (property acquisition / title work / contract review)	ls			\$30,000			0.3%
28	Owner's Representative Fees	ls		1.00%	\$79,317			0.8%
29	Owner's Construction Contingency	allow		10.00%	\$793,174			7.9%
	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$654,369			6.5%
31	Building Permit (Plan Check Fee):	est.		1.50%	\$118,976			1.2%
32	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		2.00%	\$158,635			1.6%
33	Mechanical System Commissioning	allow		0.65%	\$51,556			0.5%
34	Furniture Fixtures and Equipment	allow		3.00%	\$237,952			2.4%
35	<b>Subtotal (Owner Costs)</b>					<b>\$2,123,981</b>		<b>21%</b>
<b>TOTAL PROJECT BUDGET</b>						<b>\$10,055,725</b>		<b>100.0%</b>
36	2022 Inflation Factor	est.		20.00%	\$2,010,761	<b>\$12,066,486</b>		