



**Gunnison Watershed School District
Lake Elementary School Facility
Gunnison, Colorado**

Conceptual Budget of Probable Cost

8/19/2022

Improvement Projects

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%
1	Site Work							
2	Parking Lot and Drop-off Upgrades	ls	1	\$281,265.00	\$281,265			18.94%
3	Playground Surfacing - Poured in Place Rubber	sf	4,500	\$30.00	\$135,000			9.09%
4	Playground Surfacing - Fiber Mulch	sf	4,500	\$15.00	\$67,500			4.54%
5	Additional Shade Structures	ls	2	\$20,000.00	\$40,000			2.69%
6	Extend Sidewalk to Increase Bus Drop Length	sf	1,700	\$8.00	\$13,600			0.92%
7	Sub-total of Site Construction					\$537,365		36.2%
8	Building Construction							
9	Entry Vestibule/Administration Renovation	sf	500	\$225.00	\$112,500			7.57%
10	Handwashing Stations	ls	1	\$12,000.00	\$12,000			0.81%
11	Urinal Screens	ls	1	\$5,000.00	\$5,000			0.34%
12	Mechanical Systems Controls	ls	1	\$25,375.00	\$25,375			1.71%
13	Sub-total of Building Construction					\$154,875		10.4%
14	Deferred Maintenance Scope of Work					\$152,700	Includes only items 1-100 priority + HVAC	10.3%
15	Direct Cost of Construction					\$844,940		56.9%
16	Construction Fees							
17	General Conditions	est.		9%	\$76,044.60			5.1%
18	Contractor's Fee	est.		4%	\$33,797.60			2.3%
19	Sub-total General Contractor Fees					\$109,842		7.4%
20	Indirect Construction Costs							
21	Builder's Risk Insurance:	est.		0.50%	\$4,773.91			0.3%
22	Umbrella & General Liability Insurance:	est.		0.70%	\$6,683.48			0.4%
23	Performance & Payment Bond:	est.		0.90%	\$8,593.04			0.6%
24	Sub-total In-direct Construction Costs					\$20,050		1.3%
25	Cost of Construction					\$974,833		66%
26	Escalation Contingency			2	\$118,011.08	\$118,011.08	2 year of 6% annual escalation anticipated	7.9%
27	Estimating Contingency			10%	\$95,478.22	\$95,478.22	undefined scope of work	6.4%
28	TOTAL COST OF CONSTRUCTION					\$1,188,322		80%
29	Owner Costs							
30	Legal Services (property acquisition / title work / contract review)	ls			\$0		Not Applicable	0.0%
31	Owner's Representative Fees	ls		1.00%	\$11,883			0.8%
32	Owner's Construction Contingency	allow		10.00%	\$118,832			8.0%
33	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$98,037			6.6%
34	Building Permit (Plan Check Fee):	est.		1.50%	\$17,825			1.2%
35	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		3.59%	\$42,656			2.9%
36	Mechanical System Commissioning	allow		0.65%	\$7,724			0.5%
37	Furniture Fixtures and Equipment	allow		0.00%	\$0			0.0%
38	Subtotal (Owner Costs)					\$296,957		20%
TOTAL PROJECT BUDGET						\$1,485,279		100.0%
39	2022 Inflation Factor	est.		20.00%	\$296,999	\$1,782,278		