

FCI Constructors, Inc.

Date: January 28, 2022

Project:
**MONTROSE SCHOOL DISTRICT MASTER PLAN
 CENTENNIAL MIDDLE SCHOOL
 MONTROSE, CO
 CONCEPT PLANNING ESTIMATE**

DESCRIPTION	NEW CONSTR. RENOVATION 18,000 <i>HEAVY RENOVATION</i>		NEW CONSTR. RENOVATION 40,434 <i>LIGHT RENOVATION</i>		NEW CONSTR. RENOVATION 15.30 <i>SITE RENOVATION</i>		NEW CONSTR. RENOVATION 58,434 <i>COMBINED TOTALS</i>		NOTES
	TOTAL SF	18,000	TOTAL SF	40,434	TOTAL ACRES	15.30	TOTAL SF	58,434	
	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	COST/SF	
100000 GENERAL CONDITIONS	\$ 825,000	\$ 45.83	\$ 165,000	\$ 4.08	\$ -	\$ -	\$ 990,000	\$ 16.94	
020000 EXISTING CONDITIONS	\$ 201,753	\$ 11.21	\$ 121,085	\$ 2.99	\$ -	\$ -	\$ 322,838	\$ 5.52	
030000 CONCRETE	\$ 3,500	\$ 0.19	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 0.06	
040000 MASONRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
050000 METALS	\$ 405,000	\$ 22.50	\$ 202,170	\$ 5.00	\$ -	\$ -	\$ 607,170	\$ 10.39	
060000 WOOD & PLASTICS	\$ 250,740	\$ 13.93	\$ 234,517	\$ 5.80	\$ -	\$ -	\$ 485,257	\$ 8.30	
070000 THERMAL & MOISTURE PROTECTION	\$ 69,840	\$ 3.88	\$ 8,087	\$ 0.20	\$ -	\$ -	\$ 77,927	\$ 1.33	
080000 DOORS & WINDOWS	\$ 252,720	\$ 14.04	\$ -	\$ -	\$ -	\$ -	\$ 252,720	\$ 4.32	
090000 FINISHES	\$ 929,340	\$ 51.63	\$ 786,488	\$ 19.45	\$ -	\$ -	\$ 1,715,828	\$ 29.36	
100000 SPECIALTIES	\$ 108,360	\$ 6.02	\$ 243,413	\$ 6.02	\$ -	\$ -	\$ 351,773	\$ 6.02	
110000 EQUIPMENT	\$ 156,060	\$ 8.67	\$ -	\$ -	\$ -	\$ -	\$ 156,060	\$ 2.67	
120000 FURNISHINGS	\$ 42,480	\$ 2.36	\$ 95,424	\$ 2.36	\$ -	\$ -	\$ 137,904	\$ 2.36	
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	\$ 99,000	\$ 5.50	\$ 50,543	\$ 1.25	\$ -	\$ -	\$ 149,543	\$ 2.56	
230000 PLUMBING	\$ 336,600	\$ 18.70	\$ 378,058	\$ 9.35	\$ -	\$ -	\$ 714,658	\$ 12.23	
250000 HVAC	\$ 785,880	\$ 43.66	\$ 879,440	\$ 21.75	\$ -	\$ -	\$ 1,665,320	\$ 28.50	
260000 ELECTRICAL	\$ 445,860	\$ 24.77	\$ 541,007	\$ 13.38	\$ -	\$ -	\$ 986,867	\$ 16.89	
27/280000 LV SPECIAL SYSTEMS	\$ 63,360	\$ 3.52	\$ 101,489	\$ 2.51	\$ -	\$ -	\$ 164,849	\$ 2.82	
310000 EARTHWORK	\$ -	\$ -	\$ -	\$ -	\$ 29,300	\$ 1,915.03	\$ 29,300	\$ 0.50	
310000 EARTHWORK - BLDG	\$ 12,950	\$ 0.72	\$ -	\$ -	\$ -	\$ -	\$ 12,950	\$ 0.22	
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ 495,559	\$ 32,389.50	\$ 495,559	\$ 8.48	
330000 UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ 92,710	\$ 6,059.48	\$ 92,710	\$ 1.59	
					\$ -	\$ -			
SUBTOTAL - DIRECT COST	\$ 4,988,443	\$ 277.14	\$ 3,806,720	\$ 94.15	\$ 617,569	\$ 40,364.01	\$ 9,412,733	\$ 161.08	
CONTINGENCY	\$ 498,844	\$ 27.71	\$ 380,672	\$ 9.41	\$ 61,757	\$ 1.53	\$ 941,273	\$ 16.11	10.00%
BUILDERS RISK INSURANCE	\$ 4,888	\$ 0.27	\$ 3,268	\$ 0.08	\$ 600	\$ 0.01	\$ 8,756	\$ 0.15	
GENERAL LIABILITY INSURANCE	\$ 51,231	\$ 2.85	\$ 38,585	\$ 0.95	\$ 6,305	\$ 0.16	\$ 96,122	\$ 1.64	0.85%
PROPERTY SURVEY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
MATERIALS TESTING / INSPECTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
BUILDING PERMIT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M&E)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
PAYMENT/PERFORMANCE BONDS	\$ 42,253	\$ 2.35	\$ 31,820	\$ 0.79	\$ 5,200	\$ 0.13	\$ 79,273	\$ 1.36	1-YEAR WARRANTY
CONSTRUCTION PHASE OVERHEAD & FEE	\$ 390,996	\$ 21.72	\$ 298,275	\$ 7.38	\$ 48,400	\$ 1.20	\$ 737,671	\$ 12.62	7.00%
TOTAL ESTIMATED CONSTRUCTION COST	\$ 5,976,655	\$ 332.04	\$ 4,559,340	\$ 112.76	\$ 739,832	\$ 40,367.04	\$ 11,275,827	\$ 192.97	16.52%

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED
 MATERIALS TESTING/INSPECTION IS NOT INCLUDED
 PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED
 ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED
 DRILLED PIER FOUNDATIONS ARE INCLUDED.
 COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.
 FIRE SPRINKLERS ARE INCLUDED.
 ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 1% INCREASE IN DIRECT COST PER MONTH).