

**FCI Constructors, Inc.**

Date:  
 Project:  
**MONTROSE SCHOOL DISTRICT MASTER PLAN**  
**COTTONWOOD ELEMENTARY SCHOOL**  
**MONTROSE, CO**  
**CONCEPT PLANNING ESTIMATE**

February 7, 2022

	NEW CONSTR. RENOVATION 7,267		NEW CONSTR. RENOVATION 38,000.00		NEW CONSTR. RENOVATION 3.86		NEW CONSTR. RENOVATION 7,267		
	<i>BUILDING ADDITION</i>		<i>LIGHT RENOVATION</i>		<i>SITE RENOVATION</i>		<i>COMBINED TOTALS</i>		
	7,267		38,000.00		3.86		46,473		
DESCRIPTION	TOTAL SF	COST/SF	TOTAL SF	COST/SF	TOTAL ACRES	COST/ACRE	TOTAL SF	COST/SF	NOTES
010000 GENERAL CONDITIONS	\$ 181,675	\$ 25.00	\$ 29,068	\$ 0.76	\$ -	\$ -	\$ 210,743	\$ 4.53	
020000 EXISTING CONDITIONS	\$ 61,335	\$ 8.44	\$ 118,015	\$ 3.11	\$ -	\$ -	\$ 179,350	\$ 3.86	
030000 CONCRETE	\$ 90,481	\$ 12.45	\$ -	\$ -	\$ -	\$ -	\$ 90,481	\$ 1.95	
040000 MASONRY	\$ 139,781	\$ 19.24	\$ -	\$ -	\$ -	\$ -	\$ 139,781	\$ 3.01	
050000 METALS	\$ 254,345	\$ 35.00	\$ 196,030	\$ 5.16	\$ -	\$ -	\$ 450,375	\$ 9.69	
060000 WOOD & PLASTICS	\$ 74,850	\$ 10.30	\$ 227,395	\$ 5.98	\$ -	\$ -	\$ 302,245	\$ 6.50	
070000 THERMAL & MOISTURE PROTECTION	\$ 97,585	\$ 13.43	\$ 7,841	\$ 0.21	\$ -	\$ -	\$ 105,426	\$ 2.27	
080000 DOORS & WINDOWS	\$ 103,555	\$ 14.25	\$ 127,420	\$ 3.35	\$ -	\$ -	\$ 230,974	\$ 4.97	
090000 FINISHES	\$ 318,951	\$ 43.89	\$ 689,241	\$ 18.14	\$ -	\$ -	\$ 1,008,192	\$ 21.69	
100000 SPECIALTIES	\$ 14,534	\$ 2.00	\$ 236,020	\$ 6.21	\$ -	\$ -	\$ 250,554	\$ 5.39	
110000 EQUIPMENT	\$ 7,267	\$ 1.00	\$ -	\$ -	\$ -	\$ -	\$ 7,267	\$ 0.16	
120000 FURNISHINGS	\$ 7,267	\$ 1.00	\$ 92,526	\$ 2.43	\$ -	\$ -	\$ 99,793	\$ 2.15	
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	\$ 39,969	\$ 5.50	\$ 215,633	\$ 5.67	\$ -	\$ -	\$ 255,602	\$ 5.50	
230000 PLUMBING	\$ 144,977	\$ 19.95	\$ 366,576	\$ 9.65	\$ -	\$ -	\$ 511,553	\$ 11.01	
250000 HVAC	\$ 300,272	\$ 41.32	\$ 852,731	\$ 22.44	\$ -	\$ -	\$ 1,153,003	\$ 24.81	
260000 ELECTRICAL	\$ 193,157	\$ 26.58	\$ 524,576	\$ 13.80	\$ -	\$ -	\$ 717,733	\$ 15.44	
27/280000 LV SPECIAL SYSTEMS	\$ 26,307	\$ 3.62	\$ 98,407	\$ 2.59	\$ -	\$ -	\$ 124,714	\$ 2.68	
310000 EARTHWORK	\$ -	\$ -	\$ -	\$ -	\$ 38,580	\$ 10,007.59	\$ 38,580	\$ 0.83	
310000 EARTHWORK - BLDG	\$ 152,970	\$ 21.05	\$ -	\$ -	\$ -	\$ -	\$ 152,970	\$ 3.29	
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ 896,123	\$ 232,452.99	\$ 896,123	\$ 19.28	
330000 UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ 39,860	\$ 10,339.62	\$ 39,860	\$ 0.86	
				\$ -					
<b>SUBTOTAL - DIRECT COST</b>	<b>\$ 2,209,276</b>	<b>\$ 304.01</b>	<b>\$ 3,781,479</b>	<b>\$ 99.51</b>	<b>\$ 974,563</b>	<b>\$ 252,800.20</b>	<b>\$ 6,965,319</b>	<b>\$ 149.88</b>	
				\$ -					
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$ 2,640,941</b>	<b>\$ 363.42</b>	<b>\$ 4,520,301</b>	<b>\$ 118.96</b>	<b>\$ 1,158,264</b>	<b>\$ 300,451.93</b>	<b>\$ 8,319,506</b>	<b>\$ 179.02</b>	<b>16.28%</b>

**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 12.5% INCREASE IN DIRECT COST PER YEAR).