

**FCI Constructors, Inc.**

Date: December 9, 2021

Project:  
**MONTROSE SCHOOL DISTRICT MASTER PLAN**  
**EARLY CHILDHOOD CENTER SCHOOL - NEW BUILDING**  
**MONTROSE, CO**  
**CONCEPT PLANNING ESTIMATE**

DESCRIPTION	NEW CONSTR. RENOVATION <i>NEW BUILDING</i>		NEW CONSTR. SITE WORK <i>SITE WORK</i>		NEW CONSTR. SITE WORK <i>COMBINED</i>		NOTES
	TOTAL SF	55,000	TOTAL ACRES	12	TOTAL	55,000	
	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	UNIT COST	
100000 GENERAL CONDITIONS	\$ 757,500	\$ 13.77	\$ -	\$ -	\$ 757,500	\$ 13.77	
020000 EXISTING CONDITIONS	\$ 25,000	\$ 0.45	\$ -	\$ -	\$ 25,000	\$ 0.45	
030000 CONCRETE	\$ 507,259	\$ 9.22	\$ -	\$ -	\$ 507,259	\$ 9.22	
040000 MASONRY	\$ 588,070	\$ 10.69	\$ -	\$ -	\$ 588,070	\$ 10.69	
050000 METALS	\$ 1,925,000	\$ 35.00	\$ -	\$ -	\$ 1,925,000	\$ 35.00	
060000 WOOD & PLASTICS	\$ 566,500	\$ 10.30	\$ -	\$ -	\$ 566,500	\$ 10.30	
070000 THERMAL & MOISTURE PROTECTION	\$ 973,500	\$ 17.70	\$ -	\$ -	\$ 973,500	\$ 17.70	
080000 DOORS & WINDOWS	\$ 783,750	\$ 14.25	\$ -	\$ -	\$ 783,750	\$ 14.25	
090000 FINISHES	\$ 2,764,136	\$ 50.26	\$ -	\$ -	\$ 2,764,136	\$ 50.26	
100000 SPECIALTIES	\$ 330,000	\$ 6.00	\$ -	\$ -	\$ 330,000	\$ 6.00	
110000 EQUIPMENT	\$ 137,500	\$ 2.50	\$ -	\$ -	\$ 137,500	\$ 2.50	
120000 FURNISHINGS	\$ 74,800	\$ 1.36	\$ -	\$ -	\$ 74,800	\$ 1.36	
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	\$ 302,500	\$ 5.50	\$ -	\$ -	\$ 302,500	\$ 5.50	
230000 PLUMBING	\$ 825,000	\$ 15.00	\$ -	\$ -	\$ 825,000	\$ 15.00	
250000 HVAC	\$ 2,200,000	\$ 40.00	\$ -	\$ -	\$ 2,200,000	\$ 40.00	
260000 ELECTRICAL	\$ 1,468,500	\$ 26.70	\$ -	\$ -	\$ 1,468,500	\$ 26.70	
27/280000 LV SPECIAL SYSTEMS	\$ 276,100	\$ 5.02	\$ -	\$ -	\$ 276,100	\$ 5.02	
310000 EARTHWORK	\$ -	\$ -	\$ 90,770	\$ 7,564.20	\$ 90,770	\$ 1.65	
310000 EARTHWORK - BLDG	\$ 689,900	\$ 12.54	\$ -	\$ -	\$ 689,900	\$ 12.54	
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ 1,540,629	\$ 128,385.76	\$ 1,540,629	\$ 28.01	
330000 UTILITIES	\$ -	\$ -	\$ 267,920	\$ 22,326.67	\$ 267,920	\$ 4.87	
<b>SUBTOTAL - DIRECT COST</b>	<b>\$ 15,195,016</b>	<b>\$ 276.27</b>	<b>\$ 1,899,319</b>	<b>\$ 158,276.62</b>	<b>\$ 17,094,335</b>	<b>\$ 310.81</b>	
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$ 18,160,268</b>	<b>\$ 330.19</b>	<b>\$ 2,270,166</b>	<b>\$ 158,283.37</b>	<b>\$ 20,430,434</b>	<b>\$ 371.46</b>	<b>16.33%</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).