

FCI Constructors, Inc.

Date: December 10, 2021

Project:
MONTROSE SCHOOL DISTRICT MASTER PLAN
JOHNSON ELEMENTARY SCHOOL
MONTROSE, CO
CONCEPT PLANNING ESTIMATE

	NEW CONSTR. RENOVATION 6,000 <i>BUILDING ADDITION</i>		NEW CONSTR. RENOVATION 50,413 <i>LIGHT RENOVATION</i>		NEW CONSTR. RENOVATION 1.93 <i>SITE RENOVATION</i>		NEW CONSTR. RENOVATION 6,000 <i>COMBINED TOTALS</i>		
DESCRIPTION	TOTAL SF	6,000	TOTAL SF	50,413	TOTAL ACRES	1.93	TOTAL SF	56,413	NOTES
	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	COST/SF	
010000 GENERAL CONDITIONS	\$ 150,000	\$ 25.00	\$ 24,000	\$ 0.48	\$ -	\$ -	\$ 174,000	\$ 3.08	
020000 EXISTING CONDITIONS	\$ 46,867	\$ 7.81	\$ 95,620	\$ 1.90	\$ -	\$ -	\$ 142,487	\$ 2.53	
030000 CONCRETE	\$ 72,958	\$ 12.16	\$ -	\$ -	\$ -	\$ -	\$ 72,958	\$ 1.29	
040000 MASONRY	\$ 156,634	\$ 26.11	\$ -	\$ -	\$ -	\$ -	\$ 156,634	\$ 2.78	
050000 METALS	\$ 210,000	\$ 35.00	\$ 176,446	\$ 3.50	\$ -	\$ -	\$ 386,446	\$ 6.85	
060000 WOOD & PLASTICS	\$ 61,800	\$ 10.30	\$ 241,982	\$ 4.80	\$ -	\$ -	\$ 303,782	\$ 5.38	
070000 THERMAL & MOISTURE PROTECTION	\$ 93,920	\$ 15.65	\$ 10,083	\$ 0.20	\$ -	\$ -	\$ 104,002	\$ 1.84	
080000 DOORS & WINDOWS	\$ 85,500	\$ 14.25	\$ -	\$ -	\$ -	\$ -	\$ 85,500	\$ 1.52	
090000 FINISHES	\$ 272,943	\$ 45.49	\$ 886,261	\$ 17.58	\$ -	\$ -	\$ 1,159,204	\$ 20.55	
100000 SPECIALTIES	\$ 12,000	\$ 2.00	\$ 303,486	\$ 6.02	\$ -	\$ -	\$ 315,486	\$ 5.59	
110000 EQUIPMENT	\$ 6,000	\$ 1.00	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 0.11	
120000 FURNISHINGS	\$ 6,000	\$ 1.00	\$ 118,975	\$ 2.36	\$ -	\$ -	\$ 124,975	\$ 2.22	
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	\$ 33,000	\$ 5.50	\$ 63,016	\$ 1.25	\$ -	\$ -	\$ 96,016	\$ 1.70	
230000 PLUMBING	\$ 74,580	\$ 12.43	\$ 370,536	\$ 7.35	\$ -	\$ -	\$ 445,116	\$ 7.89	
250000 HVAC	\$ 275,640	\$ 45.94	\$ 799,046	\$ 15.85	\$ -	\$ -	\$ 1,074,686	\$ 19.05	
260000 ELECTRICAL	\$ 179,400	\$ 29.90	\$ 674,526	\$ 13.38	\$ -	\$ -	\$ 853,926	\$ 15.14	
27/280000 LV SPECIAL SYSTEMS	\$ 23,820	\$ 3.97	\$ 126,537	\$ 2.51	\$ -	\$ -	\$ 150,357	\$ 2.67	
310000 EARTHWORK	\$ -	\$ -	\$ -	\$ -	\$ 39,200	\$ 20,351.99	\$ 39,200	\$ 0.69	
310000 EARTHWORK - BLDG	\$ 133,224	\$ 22.20	\$ -	\$ -	\$ -	\$ -	\$ 133,224	\$ 2.36	
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ 187,955	\$ 97,583.29	\$ 187,955	\$ 3.33	
330000 UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ 38,910	\$ 20,201.42	\$ 38,910	\$ 0.69	
				\$ -					
SUBTOTAL - DIRECT COST	\$ 1,894,286	\$ 315.71	\$ 3,890,512	\$ 77.17	\$ 266,065	\$ 138,136.70	\$ 6,050,863	\$ 107.26	
TOTAL ESTIMATED CONSTRUCTION COST	\$ 2,262,967	\$ 377.16	\$ 4,648,224	\$ 92.20	\$ 317,993	\$ 165,096.61	\$ 7,229,184	\$ 128.15	16.30%

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).