

FCI Constructors, Inc.

Date: January 28, 2022

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

DESCRIPTION	NEW CONSTR. RENOVATION 177,000		NEW CONSTR. RENOVATION 27,000		NEW CONSTR. RENOVATION 29.70		NEW CONSTR. RENOVATION 177,000		NOTES
	TOTAL SF	177,000	TOTAL SF	27,000	TOTAL ACRES	29.70	TOTAL SF	204,000	
	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	COST/SF	
100000 GENERAL CONDITIONS	\$ 1,920,000	\$ 10.85	\$ 480,000	\$ 17.78	\$ -	\$ -	\$ 2,400,000	\$ 11.76	
020000 EXISTING CONDITIONS	\$ 3,473,994	\$ 19.63	\$ 258,450	\$ 9.57	\$ -	\$ -	\$ 3,732,444	\$ 18.30	
030000 CONCRETE	\$ 2,833,453	\$ 16.01	\$ 5,000	\$ 0.19	\$ -	\$ -	\$ 2,838,453	\$ 13.91	
040000 MASONRY	\$ 2,465,610	\$ 13.93	\$ -	\$ -	\$ -	\$ -	\$ 2,465,610	\$ 12.09	
050000 METALS	\$ 6,195,000	\$ 35.00	\$ 607,500	\$ 22.50	\$ -	\$ -	\$ 6,802,500	\$ 33.35	
060000 WOOD & PLASTICS	\$ 2,465,610	\$ 13.93	\$ 376,110	\$ 13.93	\$ -	\$ -	\$ 2,841,720	\$ 13.93	
070000 THERMAL & MOISTURE PROTECTION	\$ 4,382,520	\$ 24.76	\$ 104,760	\$ 3.88	\$ -	\$ -	\$ 4,487,280	\$ 22.00	
080000 DOORS & WINDOWS	\$ 3,750,630	\$ 21.19	\$ 379,080	\$ 14.04	\$ -	\$ -	\$ 4,129,710	\$ 20.24	
090000 FINISHES	\$ 9,126,120	\$ 51.56	\$ 952,560	\$ 35.28	\$ -	\$ -	\$ 10,078,680	\$ 49.41	
100000 SPECIALTIES	\$ 1,065,540	\$ 6.02	\$ 162,540	\$ 6.02	\$ -	\$ -	\$ 1,228,080	\$ 6.02	
110000 EQUIPMENT	\$ 2,541,838	\$ 14.36	\$ 234,090	\$ 8.67	\$ -	\$ -	\$ 2,775,928	\$ 13.61	
120000 FURNISHINGS	\$ 1,095,630	\$ 6.19	\$ 63,720	\$ 2.36	\$ -	\$ -	\$ 1,159,350	\$ 5.68	
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	\$ 250,880	\$ 1.42	\$ -	\$ -	\$ -	\$ -	\$ 250,880	\$ 1.23	
210000 FIRE PROTECTION	\$ 621,270	\$ 3.51	\$ 148,500	\$ 5.50	\$ -	\$ -	\$ 769,770	\$ 3.77	
230000 PLUMBING	\$ 3,403,710	\$ 19.23	\$ 504,900	\$ 18.70	\$ -	\$ -	\$ 3,908,610	\$ 19.16	
250000 HVAC	\$ 8,540,250	\$ 48.25	\$ 1,178,820	\$ 43.66	\$ -	\$ -	\$ 9,719,070	\$ 47.64	
260000 ELECTRICAL	\$ 5,975,520	\$ 33.76	\$ 668,790	\$ 24.77	\$ -	\$ -	\$ 6,644,310	\$ 32.57	
27/280000 LV SPECIAL SYSTEMS	\$ 1,058,460	\$ 5.98	\$ 95,040	\$ 3.52	\$ -	\$ -	\$ 1,153,500	\$ 5.65	
310000 EARTHWORK	\$ -	\$ -	\$ -	\$ -	\$ 60,500	\$ 2,037.04	\$ 60,500	\$ 0.30	
310000 EARTHWORK - BLDG	\$ 495,043	\$ 2.80	\$ -	\$ -	\$ -	\$ -	\$ 495,043	\$ 2.43	
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ 725,305	\$ 24,421.04	\$ 725,305	\$ 3.56	
330000 UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ 197,620	\$ 6,653.87	\$ 197,620	\$ 0.97	
SUBTOTAL - DIRECT COST	\$ 61,661,078	\$ 348.37	\$ 6,219,860	\$ 230.37	\$ 983,425	\$ 33,111.95	\$ 68,864,363	\$ 337.57	
TOTAL ESTIMATED CONSTRUCTION COST	\$ 73,905,747	\$ 417.55	\$ 7,378,891	\$ 273.29	\$ 1,178,508	\$ 33,119.18	\$ 82,463,146	\$ 404.23	16.49%

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).