

FCI Constructors, Inc.

Date: January 28, 2022

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

	NEW CONSTR. RENOVATION <i>NEW BUILDING</i>		NEW CONSTR. RENOVATION <i>SITE WORK</i>		NEW CONSTR. RENOVATION <i>COMBINED TOTALS</i>		
	46,000	-	-	12.00	46,000		
DESCRIPTION	TOTAL SF	46,000	TOTAL ACRES	12.00	TOTAL SF	46,000	NOTES
	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	COST/SF	
100000 GENERAL CONDITIONS	\$ 630,000	\$ 13.70	\$ -	\$ -	\$ 630,000	\$ 13.70	
020000 EXISTING CONDITIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
030000 CONCRETE	\$ 821,127	\$ 17.85	\$ -	\$ -	\$ 821,127	\$ 17.85	
040000 MASONRY	\$ 640,780	\$ 13.93	\$ -	\$ -	\$ 640,780	\$ 13.93	
050000 METALS	\$ 1,610,000	\$ 35.00	\$ -	\$ -	\$ 1,610,000	\$ 35.00	
060000 WOOD & PLASTICS	\$ 579,600	\$ 12.60	\$ -	\$ -	\$ 579,600	\$ 12.60	
070000 THERMAL & MOISTURE PROTECTION	\$ 1,138,960	\$ 24.76	\$ -	\$ -	\$ 1,138,960	\$ 24.76	
080000 DOORS & WINDOWS	\$ 878,140	\$ 19.09	\$ -	\$ -	\$ 878,140	\$ 19.09	
090000 FINISHES	\$ 2,215,360	\$ 48.16	\$ -	\$ -	\$ 2,215,360	\$ 48.16	
100000 SPECIALTIES	\$ 264,500	\$ 5.75	\$ -	\$ -	\$ 264,500	\$ 5.75	
110000 EQUIPMENT	\$ 592,940	\$ 12.89	\$ -	\$ -	\$ 592,940	\$ 12.89	
120000 FURNISHINGS	\$ 259,900	\$ 5.65	\$ -	\$ -	\$ 259,900	\$ 5.65	
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	\$ 161,460	\$ 3.51	\$ -	\$ -	\$ 161,460	\$ 3.51	
230000 PLUMBING	\$ 860,200	\$ 18.70	\$ -	\$ -	\$ 860,200	\$ 18.70	
250000 HVAC	\$ 2,008,360	\$ 43.66	\$ -	\$ -	\$ 2,008,360	\$ 43.66	
260000 ELECTRICAL	\$ 1,432,440	\$ 31.14	\$ -	\$ -	\$ 1,432,440	\$ 31.14	
27/280000 LV SPECIAL SYSTEMS	\$ 255,300	\$ 5.55	\$ -	\$ -	\$ 255,300	\$ 5.55	
310000 EARTHWORK	\$ -	\$ -	\$ 363,860	\$ 30,321.67	\$ 363,860	\$ 7.91	
310000 EARTHWORK - BLDG	\$ 886,420	\$ 19.27	\$ -	\$ -	\$ 886,420	\$ 19.27	
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ 1,012,000	\$ 84,333.33	\$ 1,012,000	\$ 22.00	
330000 UTILITIES	\$ -	\$ -	\$ 209,760	\$ 17,480.00	\$ 209,760	\$ 4.56	
SUBTOTAL - DIRECT COST	\$ 15,235,487	\$ 331.21	\$ 1,585,620	\$ 132,135.00	\$ 16,821,107	\$ 365.68	
CONTINGENCY	\$ 1,523,549	\$ 33.12	\$ 158,562	\$ 3.45	\$ 1,682,111	\$ 36.57	10.00%
BUILDERS RISK INSURANCE	\$ 12,276	\$ 0.27	\$ 1,276	\$ 0.03	\$ 13,552	\$ 0.29	
GENERAL LIABILITY INSURANCE	\$ 15,462	\$ 0.34	\$ 16,074	\$ 0.35	\$ 31,536	\$ 0.69	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	\$ 126,470	\$ 2.75	\$ 13,257	\$ 0.29	\$ 139,726	\$ 3.04	1-YEAR WARRANTY
CONSTRUCTION PHASE OVERHEAD & FEE	\$ 1,183,927	\$ 25.74	\$ 124,235	\$ 2.70	\$ 1,308,162	\$ 28.44	7.00%
TOTAL ESTIMATED CONSTRUCTION COST	\$ 18,097,171	\$ 393.42	\$ 1,899,024	\$ 132,141.81	\$ 19,996,195	\$ 434.70	15.88%

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).