

FCI Constructors, Inc.

Date: February 7, 2022
 Project: MONTROSE SCHOOL DISTRICT MASTER PLAN
 NORTHSIDE ELEMENTARY SCHOOL
 MONTROSE, CO
 CONCEPT PLANNING ESTIMATE

February 7, 2022

	NEW CONSTR. RENOVATION <i>BUILDING ADDITION</i>		NEW CONSTR. RENOVATION <i>SITE RENOVATION</i>		NEW CONSTR. RENOVATION <i>COMBINED TOTALS</i>		
	-	39,000	-	35,000.00	-	39,000	
DESCRIPTION	TOTAL SF	39,000	TOTAL SF	35,000.00	TOTAL SF	39,000	NOTES
	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/SF	
100000 GENERAL CONDITIONS	\$ 630,000	\$ 16.15	\$ -	\$ -	\$ 630,000	\$ 16.15	
020000 EXISTING CONDITIONS	\$ 420,150	\$ 10.77	\$ -	\$ -	\$ 420,150	\$ 10.77	
030000 CONCRETE	\$ 3,500	\$ 0.09	\$ -	\$ -	\$ 3,500	\$ 0.09	
040000 MASONRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
050000 METALS	\$ 877,500	\$ 22.50	\$ -	\$ -	\$ 877,500	\$ 22.50	
060000 WOOD & PLASTICS	\$ 543,270	\$ 13.93	\$ -	\$ -	\$ 543,270	\$ 13.93	
070000 THERMAL & MOISTURE PROTECTION	\$ 151,320	\$ 3.88	\$ -	\$ -	\$ 151,320	\$ 3.88	
080000 DOORS & WINDOWS	\$ 547,560	\$ 14.04	\$ -	\$ -	\$ 547,560	\$ 14.04	
090000 FINISHES	\$ 2,013,570	\$ 51.63	\$ -	\$ -	\$ 2,013,570	\$ 51.63	
100000 SPECIALTIES	\$ 234,780	\$ 6.02	\$ -	\$ -	\$ 234,780	\$ 6.02	
110000 EQUIPMENT	\$ 338,130	\$ 8.67	\$ -	\$ -	\$ 338,130	\$ 8.67	
120000 FURNISHINGS	\$ 92,040	\$ 2.36	\$ -	\$ -	\$ 92,040	\$ 2.36	
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	\$ 214,500	\$ 5.50	\$ -	\$ -	\$ 214,500	\$ 5.50	
230000 PLUMBING	\$ 729,300	\$ 18.70	\$ -	\$ -	\$ 729,300	\$ 18.70	
250000 HVAC	\$ 1,702,740	\$ 43.66	\$ -	\$ -	\$ 1,702,740	\$ 43.66	
260000 ELECTRICAL	\$ 966,030	\$ 24.77	\$ -	\$ -	\$ 966,030	\$ 24.77	
27/280000 LV SPECIAL SYSTEMS	\$ 137,280	\$ 3.52	\$ -	\$ -	\$ 137,280	\$ 3.52	
310000 EARTHWORK	\$ -	\$ -	\$ 29,300	\$ 0.84	\$ 29,300	\$ 0.75	
310000 EARTHWORK - BLDG	\$ 12,950	\$ 0.33	\$ -	\$ -	\$ 12,950	\$ 0.33	
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ 495,559	\$ 14.16	\$ 495,559	\$ 12.71	
330000 UTILITIES	\$ -	\$ -	\$ 92,710	\$ 2.65	\$ 92,710	\$ 2.38	
SUBTOTAL - DIRECT COST	\$ 9,614,620	\$ 246.53	\$ 617,569	\$ 17.64	\$ 10,232,190	\$ 262.36	
CONTINGENCY	\$ 961,462	\$ 24.65	\$ 61,757	\$ 1.76	\$ 1,023,219	\$ 26.24	10.00%
BUILDERS RISK INSURANCE	\$ 5,528	\$ 0.14	\$ 89	\$ 0.00	\$ 5,617	\$ 0.14	
GENERAL LIABILITY INSURANCE	\$ 81,724	\$ 2.10	\$ 5,249	\$ 0.15	\$ 86,974	\$ 2.23	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	\$ 80,623	\$ 2.07	\$ 5,187	\$ 0.15	\$ 85,810	\$ 2.20	1-YEAR WARRANTY
CONSTRUCTION PHASE OVERHEAD & FEE	\$ 752,077	\$ 19.28	\$ 48,290	\$ 1.38	\$ 800,367	\$ 20.52	7.00%
TOTAL ESTIMATED CONSTRUCTION COST	\$ 11,496,035	\$ 294.77	\$ 738,141	\$ 21.09	\$ 12,234,176	\$ 313.70	16.36%

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).