

**FCI Constructors, Inc.**

Date: December 9, 2021

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

	NEW CONSTR. RENOVATION <i>BUILDING ADDITION</i>		NEW CONSTR. RENOVATION <i>BUILDING RENOVATION</i>		NEW CONSTR. RENOVATION <i>SITE RENOVATION</i>		NEW CONSTR. RENOVATION <i>COMBINED TOTALS</i>		
	42,000	-	-	15,000	-	5.05	42,000	15,000	
DESCRIPTION	TOTAL SF	COST/SF	TOTAL SF	COST/SF	TOTAL ACRES	COST/ACRE	TOTAL SF	COST/SF	NOTES
	42,000	15,000	15,000	5.05	57,000				
100000 GENERAL CONDITIONS	\$ 630,000	\$ 15.00	\$ 300,000	\$ 20.00	\$ -	\$ -	\$ 930,000	\$ 16.32	
020000 EXISTING CONDITIONS	\$ 589,095	\$ 14.03	\$ 51,000	\$ 3.40	\$ -	\$ -	\$ 640,095	\$ 11.23	
030000 CONCRETE	\$ 391,259	\$ 9.32	\$ 5,000	\$ 0.33	\$ -	\$ -	\$ 396,259	\$ 6.95	
040000 MASONRY	\$ 620,813	\$ 14.78	\$ -	\$ -	\$ -	\$ -	\$ 620,813	\$ 10.89	
050000 METALS	\$ 1,470,000	\$ 35.00	\$ 29,250	\$ 1.95	\$ -	\$ -	\$ 1,499,250	\$ 26.30	
060000 WOOD & PLASTICS	\$ 432,600	\$ 10.30	\$ 141,000	\$ 9.40	\$ -	\$ -	\$ 573,600	\$ 10.06	
070000 THERMAL & MOISTURE PROTECTION	\$ 743,400	\$ 17.70	\$ 33,000	\$ 2.20	\$ -	\$ -	\$ 776,400	\$ 13.62	
080000 DOORS & WINDOWS	\$ 598,500	\$ 14.25	\$ 63,750	\$ 4.25	\$ -	\$ -	\$ 662,250	\$ 11.62	
090000 FINISHES	\$ 1,553,144	\$ 36.98	\$ 400,098	\$ 26.67	\$ -	\$ -	\$ 1,953,242	\$ 34.27	
100000 SPECIALTIES	\$ 168,000	\$ 4.00	\$ 30,000	\$ 2.00	\$ -	\$ -	\$ 198,000	\$ 3.47	
110000 EQUIPMENT	\$ 105,000	\$ 2.50	\$ 15,000	\$ 1.00	\$ -	\$ -	\$ 120,000	\$ 2.11	
120000 FURNISHINGS	\$ 57,120	\$ 1.36	\$ 15,000	\$ 1.00	\$ -	\$ -	\$ 72,120	\$ 1.27	
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	\$ 231,000	\$ 5.50	\$ 52,500	\$ 3.50	\$ -	\$ -	\$ 283,500	\$ 4.97	
230000 PLUMBING	\$ 785,400	\$ 18.70	\$ 280,500	\$ 18.70	\$ -	\$ -	\$ 1,065,900	\$ 18.70	
250000 HVAC	\$ 1,833,720	\$ 43.66	\$ 654,900	\$ 43.66	\$ -	\$ -	\$ 2,488,620	\$ 43.66	
260000 ELECTRICAL	\$ 1,124,340	\$ 26.77	\$ 401,550	\$ 26.77	\$ -	\$ -	\$ 1,525,890	\$ 26.77	
27/280000 LV SPECIAL SYSTEMS	\$ 210,840	\$ 5.02	\$ 75,300	\$ 5.02	\$ -	\$ -	\$ 286,140	\$ 5.02	
310000 EARTHWORK	\$ -	\$ -	\$ -	\$ -	\$ 60,500	\$ 11,980.58	\$ 60,500	\$ 1.06	
310000 EARTHWORK - BLDG	\$ 495,043	\$ 11.79	\$ -	\$ -	\$ -	\$ -	\$ 495,043	\$ 8.68	
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ 725,305	\$ 143,629.31	\$ 725,305	\$ 12.72	
330000 UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ 197,620	\$ 39,133.92	\$ 197,620	\$ 3.47	
<b>SUBTOTAL - DIRECT COST</b>	<b>\$ 12,039,273</b>	<b>\$ 286.65</b>	<b>\$ 2,547,848</b>	<b>\$ 169.86</b>	<b>\$ 983,425</b>	<b>\$ 194,743.81</b>	<b>\$ 15,570,546</b>	<b>\$ 273.17</b>	
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$ 14,388,532</b>	<b>\$ 342.58</b>	<b>\$ 3,043,993</b>	<b>\$ 202.93</b>	<b>\$ 1,175,051</b>	<b>\$ 194,756.58</b>	<b>\$ 18,607,577</b>	<b>\$ 326.45</b>	<b>16.32%</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).