



Ridgway School District R-2
Ridgway Elementary School - Option E1 Master Plan Solution
Ridgway, Colorado

Conceptual Budget of Probable Cost
6/17/2020

Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
(Rounded)								
1	Site Work							
2	Paved site & play areas	sf	7,567	\$14.00	\$105,938		Courtyard renovation & western fencing connection	1.50%
3	Pave existing gravel area	sf	-	\$6.00	\$0		Pave gravel parking area or leave as is?	0.00%
4	Bus drop off lane	sf	-	\$18.00	\$0			0.00%
5	Site demolition area	sf	-	\$2.00	\$0			0.00%
6	Sub-total of Site Construction					\$105,938		1.50%
7	Building Construction							
8	Roof Replacement	sf	34,667	\$14.50	\$502,672		1972 building portion, insulated metal panel	7.13%
9	Interior Finish	sf	34,667	\$19.00	\$658,673		1972 building portion, paint (\$3), flooring (\$9), & ACT ceilings (\$7), including demolition	9.35%
10	Exterior Windows & Doors	cr	15	\$10,000.00	\$150,000		3 new windows & 1 new door per classroom	2.13%
11	Exterior Cladding	sf	34,667	\$12.00	\$416,004		1972 building portion, including demolition	5.90%
12	HVAC	sf	34,667	\$31.00	\$1,074,677		1972 building portion, including demolition	15.25%
13	Lighting Replacement	sf	-	\$13.00	\$0		Excluded - district has retrofitted LED	0.00%
14	Electrical Distribution	sf	34,667	\$12.00	\$416,004		1972 building portion, including demolition	5.90%
15	Fire Alarm & Low Voltage Systems	sf	64,700	\$5.50	\$355,850		Entire building, FA with notification, access control, PA	5.05%
16	Interior Renovation	sf	275	\$182.50	\$50,188		Unit cost does not duplicate lines above, new interior corridor between enclosed corridor & existing corridor	0.71%
17	Building Addition	sf	1,000	\$420.00	\$420,000		New enclosed corridor linking pre-k building to main building	5.96%
18	Sub-total of Construction					\$4,044,067		57.4%
19	Direct Cost of Construction					\$4,150,005		58.9%
20	Construction Fees							
21	General Conditions	est.		10%	\$415,000.50			5.9%
22	Contractor's Fee	est.		4%	\$166,000.20			2.4%
23	Sub-total General Contractor Fees					\$581,001		8.2%
24	Indirect Construction Costs							
25	Builder's Risk Insurance:	est.		0.50%	\$23,655.03			0.3%
26	Umbrella & General Liability Insurance:	est.		0.70%	\$33,117.04			0.5%
27	Performance & Payment Bond:	est.		2.50%	\$118,275.14			1.7%
28	Sub-total In-direct Construction Costs					\$175,047		2.5%
29	Cost of Construction					\$4,906,053		70%
30	Escalation			2	\$584,752.30		2 years of 6% annual escalation anticipated	8.3%
31	Estimating Contingency			9.00%	\$425,790.51			6.0%
32	TOTAL COST OF CONSTRUCTION					\$5,916,596		84%
33	Owner Costs							
34	Legal Services (property acquisition / title work / contract review)	ls			\$5,000			0.1%
35	Owner's Representative Fees	ls		1.00%	\$59,166			0.8%
35	Owner's Construction Contingency	allow		7.00%	\$414,162			5.9%
36	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$488,119			6.9%
37	Building Permit (Plan Check Fee):	allow		\$7,446.00	\$7,446.00			0.1%
38	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$17,750			0.3%
39	Mechanical System Commissioning	allow		0.65%	\$38,458			0.5%
40	Furniture Fixtures and Equipment	allow		0.00%	\$0			0.0%
41	Abatement	est.			\$100,000		allowance	1.4%
42	Subtotal (Owner Costs)					\$1,130,100		16%
TOTAL PROJECT BUDGET						\$7,046,696	Cost/SF \$108.91	100.0%

