



**Ridgway School District R-2
Ridgway Elementary School - Option E2.2 Master Plan Solution
Ridgway, Colorado**

**Conceptual Budget of Probable Cost
10/14/2020**

Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
(Rounded)								
1	Site Work							
2	Paved site & play areas	sf	8,049	\$14.00	\$112,686		Courtyard, fencing, & play area	0.74%
3	Pave existing gravel area	sf	51,483	\$6.00	\$308,898	Excluded	Pave gravel parking areas & reuse drop off area paving (33,045 sf)	2.04%
4	Bus drop off lane	sf	20,014	\$18.00	\$360,252		Connection between Highway 62 & Amelia St with turnaround	2.37%
5	Site demolition area	sf	-	\$2.00	\$0		In above	0.00%
6	Sub-total of Site Construction					\$472,938		3.12%
7	Building Construction							
8	Roof Replacement	sf	34,667	\$14.50	\$502,672		1972 building portion	3.31%
9	Interior Finish	sf	42,739	\$19.00	\$812,041		1972 building portion & renovated areas, paint (53), flooring (59), & ACT ceilings (57), including demolition	5.35%
10	Exterior Windows & Doors	cr	16	\$10,000.00	\$160,000		3 new windows & 1 new door per classroom	1.05%
11	Exterior Cladding	sf	34,667	\$12.00	\$416,004		1972 building portion, including demolition	2.74%
12	HVAC	sf	34,667	\$31.00	\$1,074,677		1972 building portion, including demolition	7.08%
							Includes fixtures, finishes, accessories, and entire sanitary system replacement	4.39%
13	Plumbing	fx	28	\$23,775.00	\$665,700		New lights in small area with fluorescents	0.03%
14	Lighting Replacement	sf	300	\$13.00	\$3,900		1972 building portion, including demolition	2.74%
15	Electrical Distribution	sf	34,667	\$12.00	\$416,004		Entire building, 8" pipe at 90 psi under Amelia St	3.20%
16	Sprinklers	sf	64,700	\$7.50	\$485,250		Entire building	2.34%
17	Fire Alarm & Low Voltage Systems	sf	64,700	\$5.50	\$355,850		This line does not duplicate the lines above	6.44%
18	Minor Interior Renovation	sf	13,586	\$72.00	\$978,192		This line does not duplicate the lines above	6.88%
19	Major Interior Renovation	sf	9,075	\$115.00	\$1,043,625		New enclosed corridor & misc rooms between pre-k & main building and the 5th grade addition with flex area	8.58%
20	Building Addition	sf	3,100	\$420.00	\$1,302,000			
21	Sub-total of Construction					\$8,215,915		54.1%
22	Direct Cost of Construction					\$8,688,853		57.2%
23	Construction Fees							
24	General Conditions	est.		9%	\$781,996.73			5.2%
25	Contractor's Fee	est.		4%	\$347,554.10			2.3%
26	Sub-total General Contractor Fees					\$1,129,551		7.4%
27	Indirect Construction Costs							
28	Builder's Risk Insurance:	est.		0.50%	\$49,092.02			0.3%
29	Umbrella & General Liability Insurance:	est.		0.70%	\$68,728.82			0.5%
30	Performance & Payment Bond:	est.		2.50%	\$245,460.08			1.6%
31	Sub-total In-direct Construction Costs					\$363,281		2.4%
32	Cost of Construction					\$10,181,684		67%
33	Escalation				2	\$1,213,554.65	\$1,213,554.65	8.0%
34	Estimating Contingency				7.00%	\$687,288.23	\$687,288.23	4.5%
35	TOTAL COST OF CONSTRUCTION					\$12,082,527		80%
36	Owner Costs							
37	Legal Services (property acquisition / title work / contract review)	ls			\$5,000			0.0%
38	Owner's Representative Fees	ls		1.00%	\$120,825			0.8%
38	Owner's Construction Contingency	allow		7.00%	\$845,777			5.6%
39	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$996,808			6.6%
40	Building Permit (Plan Check Fee):	est.		\$13,385.00	\$13,385.00			0.1%
41	Inspectional Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$36,248			0.2%
42	Mechanical System Commissioning	allow		0.65%	\$78,536			0.5%
43	Furniture Fixtures and Equipment	allow		2.00%	\$241,651			1.6%
43	Abatement	est.			\$500,000		Allowance	3.3%
43	Temporary Classrooms	allow	3	\$86,168.00	\$258,504		3 modular CR units Leased	1.7%
44	Subtotal (Owner Costs)					\$3,096,734		20%
	TOTAL PROJECT BUDGET					\$15,179,261	Cost/SF \$231.04	100.0%

