



Ridgway School District R-2
 Ridgway Elementary School - Option E2.2 Pre-School Addition
 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						0.00%
3	Pave existing gravel area	sf						0.00%
4	Bus drop off lane	sf						0.00%
5	Site demolition area	sf						0.00%
6	Sub-total of Site Construction					\$0		0.00%
7	Building Construction							
8	Roof Replacement	sf						0.00%
9	Interior Finish	sf						0.00%
10	Exterior Windows & Doors	cr						0.00%
11	Exterior Cladding	sf						0.00%
12	HVAC	sf						0.00%
13	Plumbing	fx						0.00%
14	Lighting Replacement	sf						0.00%
15	Electrical Distribution	sf						0.00%
16	Sprinklers	sf						0.00%
17	Fire Alarm & Low Voltage Systems	sf						0.00%
18	Minor Interior Renovation	sf						0.00%
19	Major Interior Renovation	sf						0.00%
20	Building Addition	sf	1,200	\$380.00	\$456,000		Pre-school classroom addition (does not include connecting corridor - that is part of E2.2)	58.28%
21	Sub-total of Construction					\$456,000		58.3%
22	Direct Cost of Construction					\$456,000		58.3%
23	Construction Fees							
24	General Conditions	est.		9%	\$41,040.00			5.2%
25	Contractor's Fee	est.		4%	\$18,240.00			2.3%
26	Sub-total General Contractor Fees					\$59,280		7.6%
27	Indirect Construction Costs							
28	Builder's Risk Insurance:	est.		0.50%	\$2,576.40			0.3%
29	Umbrella & General Liability Insurance:	est.		0.70%	\$3,606.96			0.5%
30	Performance & Payment Bond:	est.		2.50%	\$12,882.00			1.6%
31	Sub-total In-direct Construction Costs					\$19,065		2.4%
32	Cost of Construction					\$534,345		68%
33	Escalation			2	\$63,688.61	\$63,688.61	2 years of 6% annual escalation anticipated	8.1%
34	Estimating Contingency			7.00%	\$36,069.60	\$36,069.60		4.6%
35	TOTAL COST OF CONSTRUCTION					\$634,104		81%
36	Owner Costs							
37	Legal Services (property acquisition / title work / contract review)	ls			\$5,000			0.6%
38	Owner's Representative Fees	ls		1.00%	\$6,341			0.8%
38	Owner's Construction Contingency	allow		10.00%	\$63,410			8.1%
39	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$52,314			6.7%
40	Building Permit (Plan Check Fee):	est.		\$2,500.00	\$2,500.00			0.3%
41	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$1,902			0.2%
42	Mechanical System Commissioning	allow		0.65%	\$4,122			0.5%
43	Furniture Fixtures and Equipment	allow		2.00%	\$12,682			1.6%
43	Abatement	est.						0.0%
43	Temporary Classrooms	allow	0	\$86,168.00	\$0			0.0%
44	Subtotal (Owner Costs)					\$148,271		19%
TOTAL PROJECT BUDGET						\$782,375		
						Cost/SF	\$651.98	100.0%

