



Ignacio SD - High School: Extended Learning Improvements Option A
Master Plan Construction Budget
Ignacio, Colorado

Conceptual Budget of Probable Cost - **DRAFT**
12/19/2024

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%
							(Rounded)	
1	Site and Building Demolition							
2								
3	Building Demolition (Extg cooler and Misc. Demo)	sf	455	\$15.00	\$6,825			16.72%
4	Site Demolition	sf	0	\$0.00	\$0			0.00%
5	Sub-total of Site and Building Demolition					\$6,825		16.72%
6	Site Construction							
7	Parking Lot Modificaiton / Sidewalks	sf	0	\$0.00	\$0			0.00%
8	Landscaping / Irrigation	sf	0	\$0.00	\$0			0.00%
9								
10	Sub-total of Site and Building Demolition					\$0		0.00%
11								0.00%
12	Building Construction							
13	Building Construction - floor coverings	sf	2,000	\$5.00	\$10,000			24.49%
16	White Boards	ea	2	\$800.00	\$1,600			
17	Sub-total of Construction					\$11,600		28.4%
18	Direct Cost of Construction					\$18,425		45.1%
19	Construction Fees							
20	General Conditions	est.		6%	\$1,105.50			2.7%
21	Contractor's Fee	est.		4%	\$737.00			1.8%
22	Sub-total General Contractor Fees					\$1,843		4.5%
23	Indirect Construction Costs							
24	Builder's Risk Insurance:	est.		1.00%	\$202.68			0.5%
25	Umbrella & General Liability Insurance:	est.		0.70%	\$141.87			0.3%
26	Performance & Payment Bond:	est.		0.40%	\$81.07			0.2%
27	Sub-total In-direct Construction Costs					\$426		1.0%
28	Cost of Construction					\$20,693		51%
29	Escalation Contingency			2	\$2,505.06	\$2,505.06	2 years of 6% annual escalation anticipated	6.1%
30	Estimating Contingency			10%	\$2,026.75	\$2,026.75	undefined scope of work	5.0%
31	TOTAL COST OF CONSTRUCTION					\$25,225		62%
32	Owner Costs							
33	Legal Services (property acquisition / title work / contract review / development plan process & fee)							
34	Owner's Construction Contingency	allow		5.00%	\$1,261			3.1%
35	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		10.00%	\$2,522			6.2%
36	Owner's Representative Fee	est.		0.00%	\$0	no OR		0.0%
36	Building Permit (Plan Check Fee):	est.		0.60%	\$151			0.4%
37	Inspections/ Material Testing/Survey/ Geo-technical:	allow		0.75%	\$189			0.5%
38	Mechanical System Commissioning	allow		0.50%	\$126			0.3%
39	Furniture Fixtures and Equipment (Including I.T.)	allow		45.00%	\$11,351		Playground play structures included in site construction cost. Includes all furniture and instructional technology	27.8%
40	Subtotal (Owner Costs)					\$15,602		38%
TOTAL PROJECT BUDGET						\$40,827		100.0%



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