



ARCHITECTS

**Ignacio SD - High School: Extended Learning Improvements Option B
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	1,500	\$15.00	\$22,500			5.16%	
4	Site Demolition	sf	0	\$0.00	\$0			0.00%	
5	Sub-total of Site and Building Demolition						\$22,500		5.16%
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									
11	Sub-total of Site and Building Demolition						\$0		0.00%
12	Building Construction								
12	Nanawall doors installed	ea	4	\$25,000.00	\$100,000				
13	Install booths (4)	ea	4	\$12,000.00	\$48,000				
13	Relocate Casework and patch	lf	72	\$180.00	\$12,960			2.97%	
16	Floor covering impacts	sf	3,000	\$6.00	\$18,000				
17	Sub-total of Construction						\$178,960		41.1%
18	Direct Cost of Construction						\$201,460		46.2%
19	Construction Fees								
20	General Conditions	est.		6%	\$12,087.60			2.8%	
21	Contractor's Fee	est.		4%	\$8,058.40			1.8%	
22	Sub-total General Contractor Fees						\$20,146		4.6%
23	Indirect Construction Costs								
24	Builder's Risk Insurance:	est.		1.00%	\$2,216.06			0.5%	
25	Umbrella & General Liability Insurance:	est.		0.70%	\$1,551.24			0.4%	
26	Performance & Payment Bond:	est.		0.40%	\$886.42			0.2%	
27	Sub-total In-direct Construction Costs						\$4,654		1.1%
28	Cost of Construction						\$226,260		52%
29	Escalation Contingency			2	\$27,390.50	\$27,390.50	2 years of 6% annual escalation anticipated	6.3%	
30	Estimating Contingency			15%	\$33,240.90	\$33,240.90	undefined scope of work	7.6%	
31	TOTAL COST OF CONSTRUCTION						\$286,891		66%
32	Owner Costs								
33	Legal Services (property acquisition / title work / contract review / development plan process & fee)				\$0			0.0%	
34	Owner's Construction Contingency	allow		5.00%	\$14,345			3.3%	
35	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		10.00%	\$28,689			6.6%	
36	Owner's Representative Fee	est.		0.00%	\$0		no OR	0.0%	
36	Building Permit (Plan Check Fee):	est.		0.60%	\$1,721			0.4%	
37	Inspections/ Material Testing/Survey/ Geo-technical:	allow		0.75%	\$2,152			0.5%	
38	Mechanical System Commissioning	allow		0.50%	\$1,434			0.3%	
39	Furniture Fixtures and Equipment (Including I.T.)	allow		35.00%	\$100,412		Playground play structures included in site construction cost. Includes all furniture and instructional technology	23.0%	
40	Subtotal (Owner Costs)						\$148,753		34%
TOTAL PROJECT BUDGET						\$435,644		100.0%	



Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%
----------	-------------	------	--------	------	------------	----------------	---------	---

