



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								0.00%
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%



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