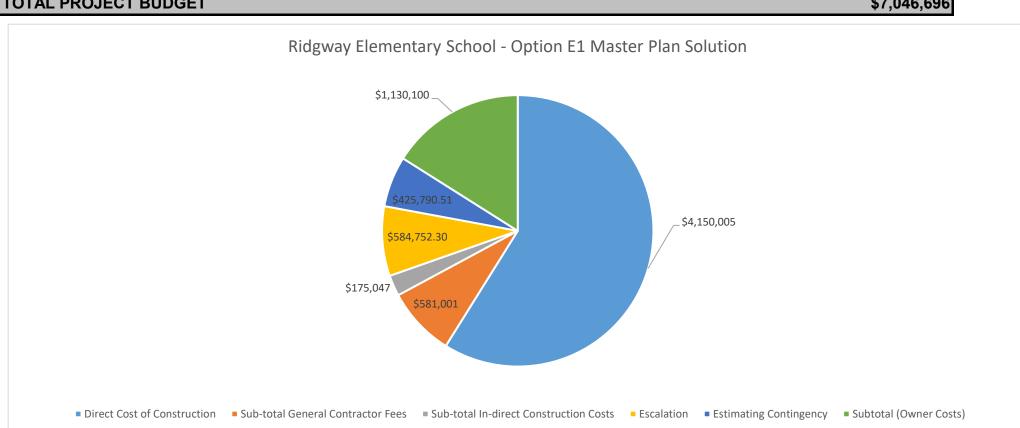


Ridgway School District R-2 Ridgway Elementary School - Option E1 Master Plan Solution Ridgway, Colorado

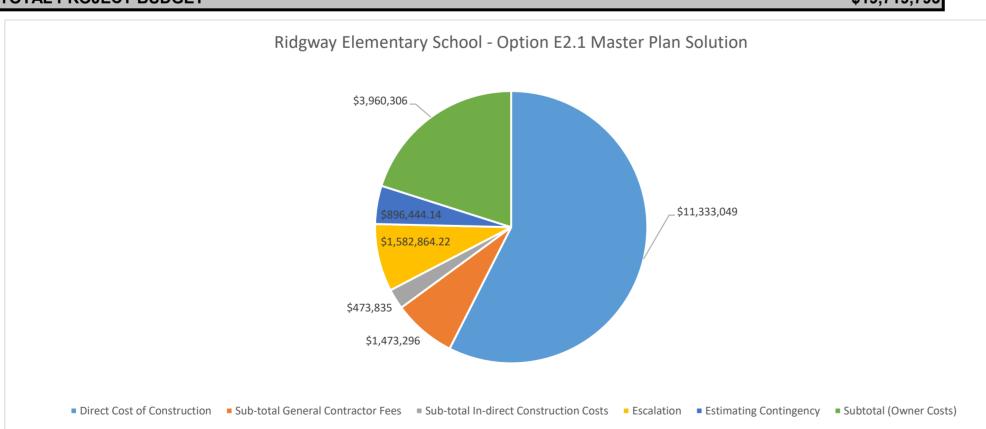
She Note	Itore					Line	Catamam		
Sile Work	Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
Prime shaling grand alone			53110	3 233 2 333 2		7000			76
Page containing ginesed parame 1	1				***	* 40 = 000			
Second profession and second position and se		• •		7,567	·	•			1.50%
Signate Sign	3			-	·			Pave gravel parking area or leave as is?	0.00%
	4	•		-					0.00%
Pacific Construction	5	Site demolition area	Sī	-	\$2.00	\$0			0.00%
Reside Replacement	6	Sub-total of Site Construction					\$105,938		1.50%
Interior Finish	7	Building Construction							
Micrica Friends	8	Roof Replacement	sf	34,667	\$14.50	\$502,672		- 1	7.13%
10 Exterior Mindows & Doros	9	Interior Finish	sf	34,667	\$19.00	\$658,673			9.35%
						•			2.13%
1						•		•	5.90%
13 Lighting Replacement sf . 513.00 Se Educides elegated in Section 15 Education 15 Ed		•		•		•			15.25%
Electrical Distribution			_	-					0.00%
15 Five Alum's Lew Voltage Systems				34 667					5.90%
Interior Renovation Section Se						· ·			5.05%
								Unit cost does not duplicate lines above, new interior	
Sub-total of Construction Sub-total of Construction Sub-total of Construction Sub-total Sub-t	16	Interior Renovation	st					_	0.71%
Direct Cost of Construction S4,150,005 S4,150,005 S4,150,005 S4,150,005 S4,150,005 S4,150,005 S4,150,005 S5,150,005	17	Building Addition	sf	1,000	\$420.00	\$420,000		building	5.96%
Construction Fees	18	Sub-total of Construction					\$4,044,067		57.4%
General Conditions	19	Direct Cost of Construction					\$4,150,005		58.9%
22 Contractor's Fee	20	Construction Fees							
Sub-total General Contractor Fees		General Conditions	est.		10%	\$415.000.50			5.9%
Indirect Construction Costs Sulider's Risk Insurance:		Contractor's Fee							2.4%
Builder's Risk Insurance:	23	Sub-total General Contractor Fees					\$581,001		8.2%
Builder's Risk Insurance:	24	Indirect Construction Costs							
Umbrella & General Liability Insurance:		Builder's Risk Insurance:	est		0.50%	\$23 655 03			0.3%
Performance & Payment Bond:						· ·			0.5%
Cost of Construction S4,906,053 2 years of 6% annual escalation anticipated S8, 2		•				· ·			1.7%
Stimating Contingency 9.00% \$425,790.51 \$584,752.30 \$2 years of 6% annual escalation anticipated 8.00% \$425,790.51 \$425,790.51 \$2 years of 6% annual escalation anticipated 8.00% \$425,790.51 \$425,790.51 \$2 years of 6% annual escalation anticipated 8.00% \$425,790.51 \$2 years of 6% annual escalation anticipated 8.00% \$425,790.51 \$2 years of 6% annual escalation anticipated 8.00% \$425,790.51 \$2 years of 6% annual escalation anticipated 8.00% \$425,790.51 \$2 years of 6% annual escalation anticipated 8.00% \$2 years of 6% annual escalation anticipated \$2 years of	28	Sub-total In-direct Construction Costs					\$175,047		2.5%
Secondation	29	Cost of Construction					\$4,906,053		70%
Sestimating Contingency 9.00% \$425,790.51 \$425,790.51 \$425,790.51	00	Facilities			•	4504 750 00			
Cost/SF Cost						·		2 years of 6% annual escalation anticipated	8.3% 6.0%
Legal Services (property acquisition / title work / contract review) Is S. S. S. S. S. S. S. S	32	TOTAL COST OF CONSTRUCTION					\$5,916,596		84%
Solution Subtotal (Owner Costs) Subtotal (Parch (Size)	33	Owner Costs							
Solution Subtotal (Owner Costs) Subtotal	34	Legal Services (property acquisition / title work / contract review)	ls			\$5,000			0.1%
Owner's Construction Contingency allow 7.00% \$414,162 55					1.00%	· ·			0.8%
Design Services - (Arch, civil, landscape, electrical, structural, mechanical) est. 8.25% \$488,119 68 19 19 19 19 19 19 19 1		•				· ·			5.9%
Building Permit (Plan Check Fee): allow \$7,446.00 \$7,446.00		Design Services - (Arch, civil, landscape, electrical, structural,							
Inspections/ Material Testing/Survey/ Geo-technical / Environmental: allow 0.30% \$17,750 Mechanical System Commissioning allow 0.65% \$38,458 40 Furniture Fixtures and Equipment allow 0.00% \$0 Abatement est. \$100,000 allowance 1.00 42 Subtotal (Owner Costs) Cost/SF		•				· ·			6.9%
38 Environmental: allow 0.30% \$17,750 0 39 Mechanical System Commissioning allow 0.65% \$38,458 0 40 Furniture Fixtures and Equipment allow 0.00% \$0 41 Abatement est. \$100,000 allowance 1 42 Subtotal (Owner Costs) \$1,130,100 Cost/SF Cost/SF	3/	· · · · · · · · · · · · · · · · · · ·	allow		\$7,446.00	\$1,446.00			0.1%
Mechanical System Commissioning allow 0.65% \$38,458 Furniture Fixtures and Equipment allow 0.00% \$0 Abatement est. \$100,000 allowance 1 Subtotal (Owner Costs) \$1,130,100 Cost/SF	00		٠٠ الــ		0.0007	M47 750			0.000
40 Furniture Fixtures and Equipment allow 0.00% \$0 41 Abatement est. \$100,000 allowance 1 42 Subtotal (Owner Costs) \$1,130,100 Cost/SF									0.3% 0.5%
Abatement est. \$100,000 allowance 1 2 Subtotal (Owner Costs) Cost/SF		•							0.0%
Cost/SF		• •		_	0.00%			allowance	0.0% 1.4%
Cost/SF	42	Subtotal (Owner Costs)		_			\$1,130,100		16%
TOTAL PROJECT BUDGET \$108.91 10								•	
		TOTAL PROJECT BUDGET					\$7,046,696	\$108.91	100.0%





Ridgway School District R-2 Ridgway Elementary School - Option E2.1 Master Plan Solution Ridgway, Colorado

Item					Line	Category		
No.	Description	Unit	Amount	Unit Cost	Total	Total	Remarks	%
4	Oite West					(Rounded)		
2	Site Work Paved site & play areas	sf	8,049	\$14.00	\$112,686		Courtyard, fencing, & play area	0.57%
	. ,						Pave gravel parking areas & reuse drop off area paving	
3	Pave existing gravel area	sf	51,483	\$6.00	\$308,898		(33,045 sf) Connection between Highway 62 & Amelia St with	1.57%
4	Bus drop off lane	sf	20,014	\$18.00	\$360,252		turnaround	1.83%
5	Sub-total of Site Construction					\$781,836		2.06%
5	Sub-total of Site Construction					\$701,030		3.96%
6	Building Construction							
7	Roof Replacement	sf	34,667	\$14.50	\$502,672		1972 building portion	2.55%
							1972 building portion & renovated areas, paint (\$3),	
8	Interior Finish Exterior Windows & Doors	sf	42,739	\$19.00	\$812,041 \$160,000		flooring (\$9), & ACT ceilings (\$7), including demolition	4.12%
9 10	Exterior Windows & Doors Exterior Cladding	cr sf	16 34,667	\$10,000.00 \$12.00	\$160,000 \$416,004		3 new windows & 1 new door per classroom 1972 building portion, including demolition	0.81% 2.11%
11	HVAC	sf	34,667	\$31.00	\$1,074,677		1972 building portion, including demolition	5.45%
		-	0.,00.	ψοσσ	4 1,61 1,61 1		Includes fixtures, finishes, accessories, and sanitary	51.1575
12	Plumbing	fx	28	\$23,775.00	\$665,700		replacement	3.38%
13	Lighting Replacement	sf	300	\$13.00	\$3,900		New lights in small area with flourescents	0.02%
14	Electrical Distribution	sf	34,667	\$12.00	\$416,004		1972 building portion, including demolition	2.11%
15	Sprinklers Co. 1	sf	64,700	\$7.50	\$485,250		Entire building, 8" pipe at 90 psi under Amelia St	2.46%
16 17	Fire Alarm & Low Voltage Systems Interior Renovation	sf sf	64,700	\$5.50 \$115.00	\$355,850		Entire building	1.80%
17	Interior Renovation	SI	26,185	\$115.00	\$3,011,275		This line does not duplicate the lines above New Pre-k, 4th, 5th grade areas & enclosed corridor	15.27%
18	Building Addition	sf	6,968	\$380.00	\$2,647,840		between pre-k & main building	13.43%
19	Sub-total of Construction					\$40 EE4 242		F2 F0/
19	Sub-total of Construction					\$10,551,213		53.5%
20	Direct Cost of Construction					\$11,333,049		57.5%
21	Construction Fees							
22	General Conditions	est.		9%	\$1,019,974.37			5.2%
23	Contractor's Fee	est.		4%	\$453,321.94			2.3%
24	Sub-total General Contractor Fees					\$1,473,296		7.5%
24	oub-total ocheral contractor rees					ψ1,470,200		7.576
25	Indirect Construction Costs							
26	Builder's Risk Insurance:	est.		0.50%	\$64,031.72			0.3%
27	Umbrella & General Liability Insurance:	est.		0.70%	\$89,644.41			0.5%
28	Performance & Payment Bond:	est		2.50%	\$320,158.62			1.6%
29	Sub-total In-direct Construction Costs					\$473,835		2.4%
30	Cost of Construction					\$13,280,180		67%
31	Escalation			2	\$1,582,864.22	\$1,582,864.22	2 years of 6% annual escalation anticipated	8.0%
32	Estimating Contingency			7.00%	\$896,444.14	\$896,444.14	2 years or 6% armuar escaration articipated	8.0% 4.5%
22	TOTAL COST OF CONSTRUCTION					¢45 750 400		000/
33	TOTAL COOL OF CONSTRUCTION					\$15,759,488		80%
34	Owner Costs							
35	Legal Services (property acquisition / title work / contract review)	ls			\$5,000			0.0%
36	Owner's Representative Fees	ls		1.00%	\$157,595			0.8%
36	Owner's Construction Contingency	allow		7.00%	\$1,103,164			5.6%
	Design Services - (Arch, civil, landscape, electrical, structural,							
37	mechanical)	est.		8.25%	\$1,300,158			6.6%
38	Building Permit (Plan Check Fee):	est.		\$13,385.00	\$13,385.00			0.1%
39	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$47,278			0.2%
40	Mechanical System Commissioning	allow		0.65%	\$102,437			0.5%
41	Furniture Fixtures and Equipment	allow		3.00%	\$472,785			2.4%
	Abatement	est.			\$500,000	allowance		2.5%
	Temporary Classrooms	allow	3_	\$86,168.00	\$258,504			1.3%
42	Subtotal (Owner Costs)					\$3,960,306		209/
42	Oublotal (Owliel Obsts)					ψυ, υ ου,υυ	Cost/SF	20%
	TOTAL PROJECT BUDGET					\$19,719,793	\$275.15	100.0%



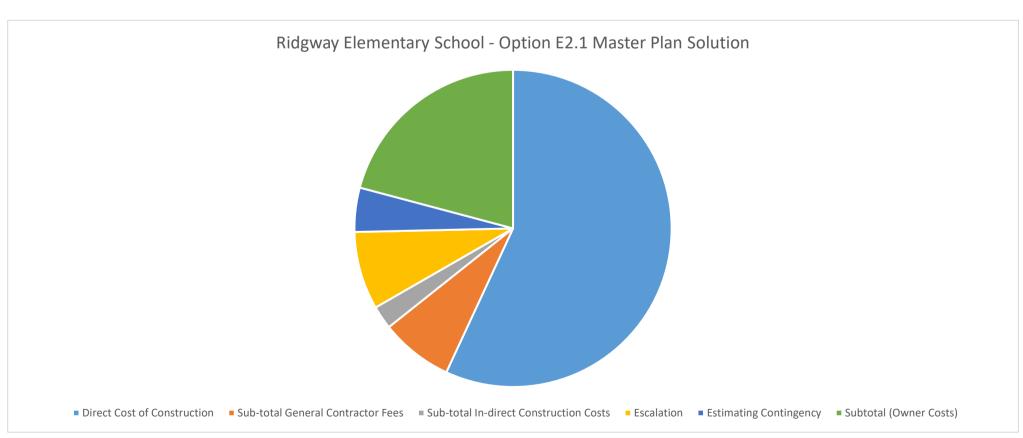


Ridgway School District R-2 Ridgway Elementary School - Option E2.2 Master Plan Solution Ridgway, Colorado

Conceptual Budget of Probable Cost

6/17/2020

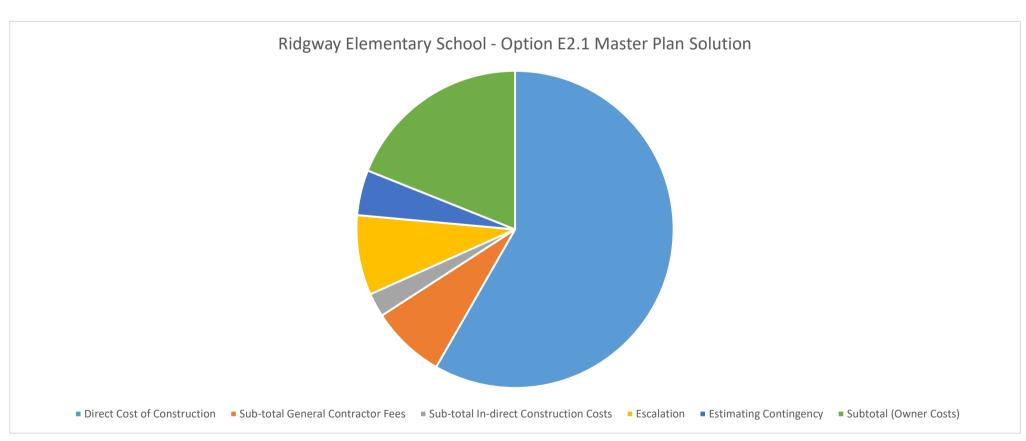
14 -						2 /		
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
						(Rounded)		
1 2	Site Work Paved site & play areas	sf	8,049	\$14.00	\$112,686		Courtyard, fencing, & play area	0.82%
_	r avoa oko a piay aroao	0.	0,010	Ψ11.00	ψ112,000		Pave gravel parking areas & reuse drop off area paving	0.0270
3	Pave existing gravel area	sf	51,483	\$6.00	\$308,898	Excluded	(33,045 sf) Connection between Highway 62 & Amelia St with	2.25%
4	Bus drop off lane	sf	20,014	\$18.00	\$360,252		turnaround	2.63%
5	Site demolition area	sf	-	\$2.00	\$0		In above	0.00%
6	Sub-total of Site Construction					\$472,938		3.45%
7	Building Construction							
8	Roof Replacement	sf	34,667	\$14.50	\$502,672		1972 building portion	3.66%
0	Interior Finish	o.f	40.720	¢40.00	#949.044		1972 building portion & renovated areas, paint (\$3),	5.000/
9 10	Interior Finish Exterior Windows & Doors	sf cr	42,739 16	\$19.00 \$10,000.00	\$812,041 \$160,000		flooring (\$9), & ACT ceilings (\$7), including demolition 3 new windows & 1 new door per classroom	5.92% 1.17%
11	Exterior Cladding	cr sf	34,667	\$10,000.00	\$416,004		1972 building portion, including demolition	3.03%
12	HVAC	sf	34,667	\$31.00	\$1,074,677		1972 building portion, including demolition	7.83%
		0.	01,001	ψο 1.00	Ψ1,011,011		Includes fixtures, finishes, accessories, and entire	7.0370
13	Plumbing	fx	28	\$23,775.00	\$665,700		sanitary system replacement	4.85%
14	Lighting Replacement	sf	300	\$13.00	\$3,900		New lights in small area with flourescents	0.03%
15	Electrical Distribution	sf	34,667	\$12.00	\$416,004		1972 building portion, including demolition	3.03%
16	Sprinklers	sf	64,700	\$7.50	\$485,250		Entire building, 8" pipe at 90 psi under Amelia St	3.54%
17	Fire Alarm & Low Voltage Systems	sf	64,700	\$5.50	\$355,850		Entire building	2.59%
18	Minor Interior Renovation	sf	13,586	\$72.00	\$978,192		This line does not duplicate the lines above	7.13%
19	Major Interior Renovation	sf	9,075	\$115.00	\$1,043,625		This line does not duplicate the lines above	7.61%
							New Pre-k & enclosed corridor between pre-k & main	
20	Building Addition	sf	1,000	\$420.00	\$420,000		building	3.06%
21	Sub-total of Construction					\$7,333,915		53.5%
22	Direct Cost of Construction					\$7,806,853		56.9%
						Ψ1,000,000		30.370
23	Construction Fees							
24	General Conditions	est.		9%	\$702,616.73			5.1%
25	Contractor's Fee	est		4%	\$312,274.10			2.3%
26	Sub-total General Contractor Fees					\$1,014,891		7.4%
27	Indirect Construction Costs							
28	Builder's Risk Insurance:	est.		0.50%	\$44,108.72			0.3%
29	Umbrella & General Liability Insurance:	est.		0.70%	\$61,752.20			0.5%
30	Performance & Payment Bond:	est.		2.50%	\$220,543.58			1.6%
31	Sub-total In-direct Construction Costs				, , , , , , , , , , , , , , , , , , , ,	\$326,405		2.4%
32	Cost of Construction					\$9,148,148		67%
33	Escalation			2	\$1,090,367.47	\$1,090,367.47	2 years of 6% annual escalation anticipated	7.9%
34	Estimating Contingency			7.00%	\$617,522.03	\$617,522.03	_ ,	4.5%
35	TOTAL COST OF CONSTRUCTION					\$10,856,037		79%
36	Owner Costs							
0.7	Logal Sarvigae /property acquisition / title world / acataget accident	la.			# F 000			0.004
37	Legal Services (property acquisition / title work / contract review)	ls		4.000/	\$5,000			0.0%
38 38	Owner's Representative Fees Owner's Construction Contingency	ls allow		1.00% 7.00%	\$108,560 \$759,923			0.8% 5.5%
00	Design Services - (Arch, civil, landscape, electrical, structural,	anovv		7.0070	Ψ1 00,020			J.J/0
39	mechanical)	est.		8.25%	\$895,623			6.5%
40	Building Permit (Plan Check Fee):	est.		\$13,385.00	\$13,385.00			0.1%
	Inspections/ Material Testing/Survey/ Geo-technical /			,	, , , , , , , , , , , , , , , , , , , ,			
41	Environmental:	allow		0.30%	\$32,568			0.2%
42	Mechanical System Commissioning	allow		0.65%	\$70,564			0.5%
43	Furniture Fixtures and Equipment	allow		2.00%	\$217,121			1.6%
	Abatement	est.			\$500,000		Allowance	3.6%
	Temporary Classrooms	allow	3_	\$86,168.00	\$258,504		3 modular CR units Leased	1.9%
44	Subtotal (Owner Costs)					\$2,861,248	0	21%
	TOTAL PROJECT BUDGET					\$13,717,286	Cost/SF \$208.79	100.0%
	TOTALTROOLOT BODGLI					ψ13,717,20 0	Q200.73	100.070





Ridgway School District R-2 Ridgway Elementary School - Option E2.2 Pre-School Addition Ridgway, Colorado

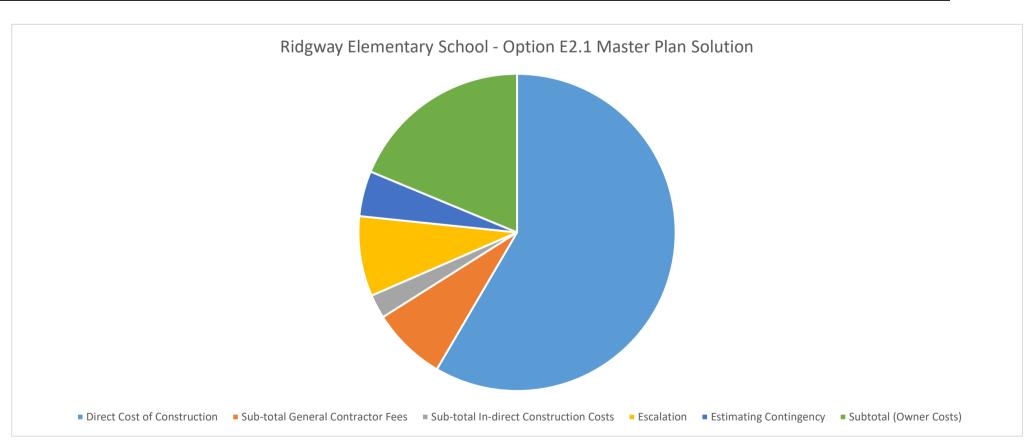
Item					Line	Category		
No.	Description	Unit	Amount	Unit Cost	Total	Total	Remarks	%
1	Site Work					(Rounded)		
2	Paved site & play areas	sf						0.00%
3	Pave existing gravel area	sf						0.00%
4	Bus drop off lane	sf						0.00%
5	Site demolition area	sf						0.00%
6	Sub-total of Site Construction					\$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 Minor Interior Renovation	sf						0.00%
18 19	Major Interior Renovation	sf sf						0.00% 0.00%
19	Major Interior Neriovation	51					Pre-school classroom addtion (does not include	0.00%
20	Building Addition	sf	1,200	\$380.00	\$456,000		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%
22	Construction Fees							
23 24	General Conditions	oct		9%	\$41,040.00			F 20/
2 4 25	Contractor's Fee	est. est.		4%	\$18,240.00			5.2% 2.3%
				470	Ψ10,240.00			
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	2 years or on annual escalation anticipated	4.6%
35	TOTAL COST OF CONSTRUCTION					\$634,104		81%
36	Owner Costs					\$004,104		31 70
27	Legal Services (property acquisition / title work / contract review)	l _a			¢ E 000			0.694
37 38	Legal Services (property acquisition / title work / contract review) Owner's Representative Fees	ls Is		1.00%	\$5,000 \$6,341			0.6%
38	Owner's Construction Contingency	allow		10.00%	\$63,410			0.8% 8.1%
33	Design Services - (Arch, civil, landscape, electrical, structural,	311011		10.0070	ΨΟΟ, ΤΙΟ			3.170
39	mechanical)	est.		8.25%	\$52,314			6.7%
40	Building Permit (Plan Check Fee): Inspections/ Material Testing/Survey/ Geo-technical /	est.		\$2,500.00	\$2,500.00			0.3%
41	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%
. •	Abatement	est.			,, ~~			0.0%
	Temporary Classrooms	allow	0	\$86,168.00	\$0			0.0%
44	Subtotal (Owner Costs)					\$148,271		19%
							Cost/SF	
	TOTAL PROJECT BUDGET					\$782,375	\$651.98	100.0%





Ridgway School District R-2 Ridgway Elementary School - Option E2.2 Fifth Grade Addition Ridgway, Colorado

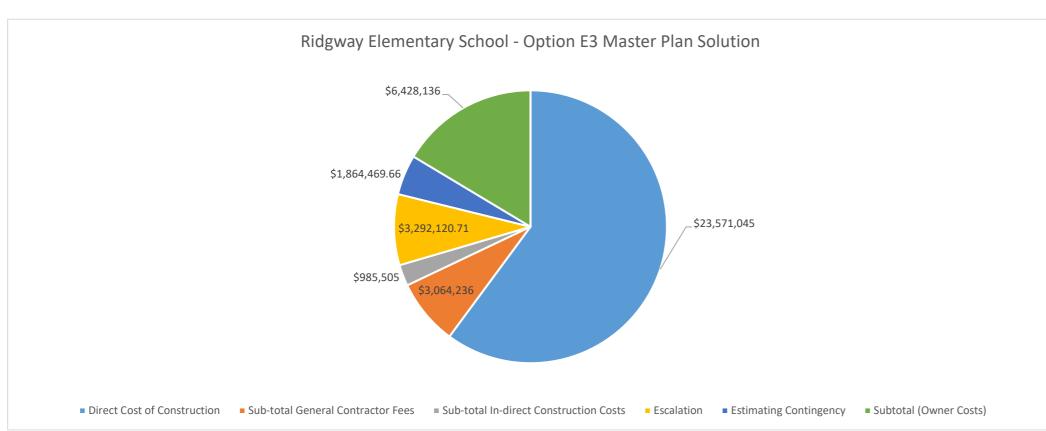
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
1	Site Work	Onit	Amount	Omit Cost	Total	Total	Remarks	70
2	Paved site & play areas	sf						0.00%
3	Pave existing gravel area	sf						0.00%
4 5	Bus drop off lane Site demolition area	sf sf						0.00% 0.00%
6	Sub-total of Site Construction					\$0		0.00%
7	Building Construction							
8	Roof Replacement	sf						0.00%
9	Interior Finish	sf						0.00%
10 11	Exterior Windows & Doors Exterior Cladding	cr sf						0.00% 0.00%
12	HVAC	sf						0.00%
13	Plumbing	fx						0.00%
14 15	Lighting Replacement Electrical Distribution	sf sf						0.00% 0.00%
16	Sprinklers	sf						0.00%
17	Fire Alarm & Low Voltage Systems	sf						0.00%
18 19	Minor Interior Renovation Major Interior Renovation	sf sf						0.00% 0.00%
ıθ	wajor interior Nellovation	ы					Addition in the courtyard including Fifth Grade	0.00%
20	Building Addition	sf	2,100	\$380.00	\$798,000		Classrooms (2) plus a flex area	58.44%
21	Sub-total of Construction					\$798,000		58.4%
22	Direct Cost of Construction					\$798,000		58.4%
23	Construction Fees							
24	General Conditions	est.		9%	\$71,820.00			5.3%
25	Contractor's Fee	est		4%	\$31,920.00			2.3%
26	Sub-total General Contractor Fees					\$103,740		7.6%
27	Indirect Construction Costs							
28	Builder's Risk Insurance:	est.		0.50%	\$4,508.70			0.3%
29 30	Umbrella & General Liability Insurance: Performance & Payment Bond:	est. est.		0.70% 2.50%	\$6,312.18 \$22,543.50			0.5% 1.7%
31	Sub-total In-direct Construction Costs	est		2.50 %	φ22,343.30	\$33,364		2.4%
32	Cost of Construction					\$935,104		68%
32						\$335,104		68%
33 34	Escalation Estimating Contingency			2 7.00%	\$111,455.06 \$63,121.80	\$111,455.06 \$63,121.80	2 years of 6% annual escalation anticipated	8.2% 4.6%
35	TOTAL COST OF CONSTRUCTION				· ,	\$1,109,681		81%
36	Owner Costs							
37	Legal Services (property acquisition / title work / contract review)	ls			\$5,000			0.4%
38	Owner's Representative Fees	ls		1.00%	\$11,097			0.8%
38	Owner's Construction Contingency	allow		10.00%	\$110,968			8.1%
20	Design Services - (Arch, civil, landscape, electrical, structural,	aat		0.050/	004 540			C 701
39 40	mechanical) Building Permit (Plan Check Fee):	est. est.		8.25% \$4,500.00	\$91,549 \$4,500.00			6.7% 0.3%
-70	Inspections/ Material Testing/Survey/ Geo-technical /	031.		Ψ-1,000.00	ψ-1,000.00			0.3/0
41	Environmental:	allow		0.30%	\$3,329			0.2%
42	Mechanical System Commissioning	allow 		0.65%	\$7,213			0.5%
43	Furniture Fixtures and Equipment Abatement	allow est.		2.00%	\$22,194			1.6% 0.0%
	Temporary Classrooms	allow	0	\$86,168.00	\$0			0.0%
44	Subtotal (Owner Costs)		_			\$255,849		19%
							Cost/SF	
	TOTAL PROJECT BUDGET					\$1,365,530	\$650.25	100.0%





Ridgway School District R-2 Ridgway Elementary School - Option E3 Master Plan Solution Ridgway, Colorado

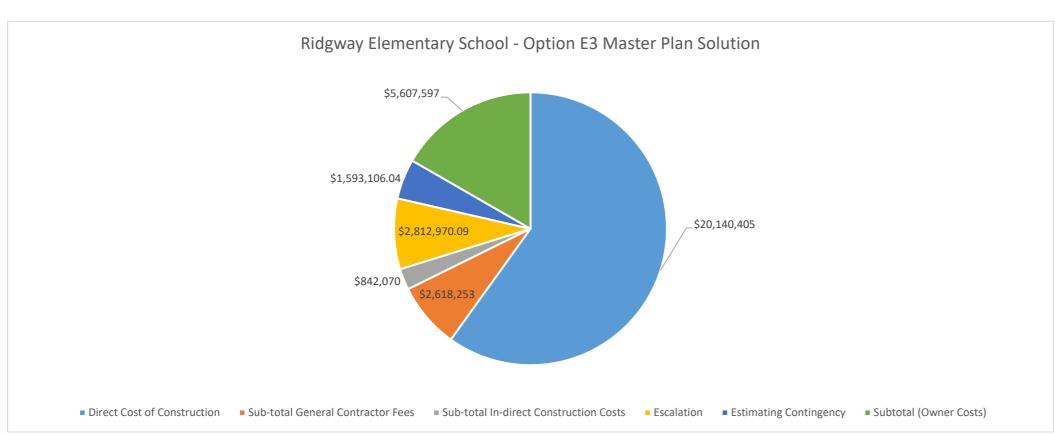
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
1101		- Clint	7 anount	Onic Good	10141	(Rounded)	Romano	70
1	Site Work	of	0E 017	¢12.00	¢1 021 004		Countries of forcing along areas & positing/dues off areas	2.620/
2 3	Paved site & play areas Pave existing gravel area	sf sf	85,917 52,922	\$12.00 \$6.00	\$1,031,004 \$317,532		Courtyard, fencing, play areas, & parking/drop off areas Pave gravel parking area	2.63% 0.81%
Ü	Tave existing graver area	O1	02,022	ψ0.00	ψ017,002		Connection between Highway 62 & Amelia St with	0.0170
4	Bus drop off lane	sf	15,266	\$18.00	\$274,788		turnaround	0.70%
5	Site demolition area	sf	33,045	\$2.00	\$66,090		Demolish existing drop off paving	0.17%
6	Sub-total of Site Construction					\$1,689,414		4.31%
7	Building Construction							
8	Building Demolition	sf	37,374	\$11.00	\$411,114		Demolish 1972 and pre-k buildings	1.05%
9	Sprinklers	sf	25,909	\$7.50	\$194,318		1995 building portion	0.50%
10	Fire Alarm & Low Voltage Systems	sf	25,909	\$5.50	\$142,500		1995 building portion	0.36%
11	Lighting Replacement	sf	-	\$13.00	\$0		excluded	0.00%
12	Interior Renovation	sf	-	\$295.34	\$0		Not including possible renovation of library New building attached to 1995 portion housing gym,	0.00%
13	Building Additions + New Construction	sf	55,615	\$380.00	\$21,133,700		classrooms, cafeteria, admin, & new outdoor play areas	53.90%
14	Sub-total of Construction					\$21,881,631		55.8%
15	Direct Cost of Construction					\$23,571,045		60.1%
10						420,011,010		00.170
16	Construction Fees							
17	General Conditions	est.		9%	\$2,121,394.05			5.4%
18	Contractor's Fee	est		4%	\$942,841.80			2.4%
19	Sub-total General Contractor Fees					\$3,064,236		7.8%
20	Indirect Construction Costs							
21	Builder's Risk Insurance:	est.		0.50%	\$133,176.40			0.3%
22	Umbrella & General Liability Insurance:	est.		0.70%	\$186,446.97			0.5%
23	Performance & Payment Bond:	est		2.50%	\$665,882.02			1.7%
24	Sub-total In-direct Construction Costs					\$985,505		2.5%
25	Cost of Construction					\$27,620,786		70%
26 27	Escalation Estimating Contingency			2 7.00%	\$3,292,120.71 \$1,864,469.66	\$3,292,120.71 \$1,864,469.66	2 year of 6% annual escalation anticipated	8.4% 4.8%
28	TOTAL COST OF CONSTRUCTION					\$32,777,377		84%
29	Owner Costs							
20	Legal Services (property acquisition / title work / contract review)	la			¢10,000			0.007
30 31	Legal Services (property acquisition / title work / contract review) Owner's Representative Fees	ls Is		1.00%	\$10,000 \$327,774			0.0% 0.8%
31	Owner's Construction Contingency	allow		7.00%	\$2,294,416			5.9%
	Design Services - (Arch, civil, landscape, electrical, structural,				, ,			
32	mechanical)	est.		7.25%	\$2,376,360			6.1%
33	Building Permit (Plan Check Fee):	est.		\$21,923.00	\$21,923.00			0.1%
34	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$98,332			0.3%
3 4 35	Mechanical System Commissioning	allow		0.30%	\$98,332 \$213,053			0.3% 0.5%
36	Furniture Fixtures and Equipment	allow		1.00%	\$327,774			0.8%
	Abatement	est.			\$500,000		Allowance	1.3%
	Temporary Classrooms	allow	3	\$86,168.00	\$258,504		3 60' x 24' modular classrooms & 18 month minimum lease	0.7%
37	Subtotal (Owner Costs)					\$6,428,136		16%
	TOTAL PROJECT BUDGET					\$20 20E E42	cost/sf \$489.81	100.00/
	IOTAL PROJECT BUDGET					\$39,205,512	18.594¢	100.0%





Ridgway School District R-2 Ridgway Elementary School - Option E3.1 Master Plan Solution Ridgway, Colorado

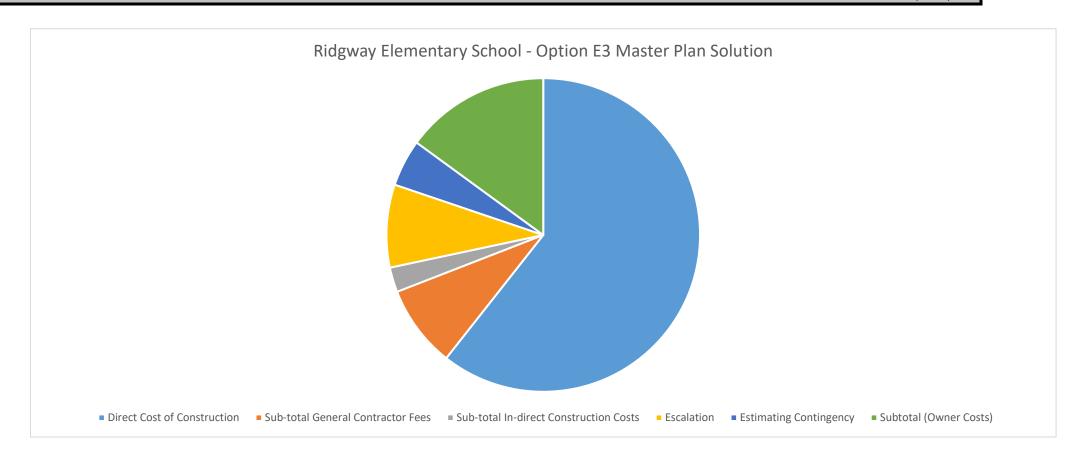
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
1	Site Work					(Rounded)		
2	Paved site & play areas	sf	85,917	\$12.00	\$1,031,004		Courtyard, fencing, play areas, & parking/drop off areas	3.07%
3	Pave existing gravel area	sf	52,922	\$6.00	\$317,532		Pave gravel parking area	0.94%
	D "I	•	45.000	040.00	#074 700		Connection between Highway 62 & Amelia St with	
4	Bus drop off lane	sf	15,266	\$18.00	\$274,788		turnaround	0.82%
5	Site demolition area	sf	33,045	\$2.00	\$66,090		Demolish existing drop off paving	0.20%
6	Sub-total of Site Construction					\$1,689,414		5.03%
7	Building Construction							
8	Building Demolition	sf	37,374	\$11.00	\$411,114		Demolish 1972 and pre-k buildings	1.22%
9	Sprinklers	sf	25,909	\$7.50	\$194,318		1995 building portion	0.58%
10	Fire Alarm & Low Voltage Systems	sf	25,909	\$5.50	\$142,500		1995 building portion	0.42%
11	Lighting Replacement	sf	-	\$13.00	\$0		Excluded	0.00%
12	Interior Renovation	sf	-	\$295.34	\$0		Not including possible renovation of library New building attached to 1995 portion housing gym,	0.00%
13	Building Additions + New Construction	sf	46,587	\$380.00	\$17,703,060		classrooms, cafeteria, admin, & new outdoor play areas	52.67%
14	Sub-total of Construction					\$18,450,991		54.9%
15	Direct Cost of Construction					\$20,140,405		59.9%
16	Construction Fees							
17	General Conditions	est.		9%	\$1,812,636.45			5.4%
18	Contractor's Fee	est.		4%	\$805,616.20			2.4%
	Sub-total General Contractor Fees					£0 C40 0E2		
19	Sub-total General Contractor Fees					\$2,618,253		7.8%
20	Indirect Construction Costs							
21	Builder's Risk Insurance:	est.		0.50%	\$113,793.29			0.3%
22	Umbrella & General Liability Insurance:	est.		0.70%	\$159,310.60			0.5%
23	Performance & Payment Bond:	est		2.50%	\$568,966.44			1.7%
24	Sub-total In-direct Construction Costs					\$842,070		2.5%
25	Cost of Construction					\$23,600,728		70%
26	Escalation			2	\$2,812,970.09	\$2,812,970.09	2 year of 6% annual escalation anticipated	8.4%
27	Estimating Contingency			7.00%	\$1,593,106.04	\$1,593,106.04		4.7%
28	TOTAL COST OF CONSTRUCTION					\$28,006,804		83%
29	Owner Costs							
30	Legal Services (property acquisition / title work / contract review)	Is			\$10,000			0.0%
31	Owner's Representative Fees	ls		1.00%	\$280,068			0.8%
31	Owner's Construction Contingency Design Services - (Arch, civil, landscape, electrical, structural,	allow		7.00%	\$1,960,476			5.8%
32	mechanical)	est.		7.25%	\$2,030,493			6.0%
33	Building Permit (Plan Check Fee):	est.		\$21,923.00	\$21,923.00			0.1%
	Inspections/ Material Testing/Survey/ Geo-technical /							
34	Environmental:	allow		0.30%	\$84,020			0.2%
35	Mechanical System Commissioning	allow		0.65%	\$182,044			0.5%
36	Furniture Fixtures and Equipment	allow		1.00%	\$280,068		• 11	0.8%
	Abatement	est.			\$500,000		Allowance	1.5%
	Temporary Classrooms	allow	3	\$86,168.00	\$258,504		3 60' x 24' modular classrooms & 18 month minimum lease	0.8%
37	Subtotal (Owner Costs)					\$5,607,597	Cost/SF	17%
	TOTAL PROJECT BUDGET					\$33,614,401	\$474.16	100.0%
						+00,01 N,401	,	_55.675





Ridgway School District R-2 Ridgway Secondary School - Option S1 Ridgway, Colorado

14					15	0-1		
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
1	Site Improvments					(Rounded)		
2	Partial All Weather Track	sf	30,600	\$16.50	\$504,900	EXCLUDED	Assumes half normal track 6 ln, grading, all weather asphalt, track surface, erosion control	34.22%
3	Outdoor Learning Spaces	sf	5,000	\$20.00	\$100,000		Assumes two 2500 sf areas, concrete seating, landscaping,	6.78%
		31	3,000	Ψ20.00	φ100,000		Hatwork	
4	Sub-total of Site Construction					\$0		0.00%
5	Building Renovation							
6	Enclose North Storage Bay	sf	1,750	\$45.00	\$78,750	EXCLUDED	Includes exterior wall, OH Door, man door, heating	5.34%
7	Solar Panel Project	sf			\$200,000		Provided by RSD, plug number based on 50 KVA (\$600k based on full bldg load and covered parking)	13.56%
8	Roof Replacement	sf	41,000	\$8.50	\$348,500		New TPO on entire building	23.62%
9	HVAC Unit Replacement	sf	48,000	\$11.00	\$528,000	EXCLUDED	Excludes Gym Addition	35.79%
10	DDC Controls	sf	-	\$0.00	\$0		Provided by RSD	0.00%
11	Auditorium Improvments	sf	-				New building attached to 1995 portion housing gym, classrooms, cafeteria, admin, & new outdoor play areas	0.00%
	Sound and Performance Lighting System				\$250,000		New sound system, new digital perf. Ligting, new projector and screen, control booth	
	Acoustic Treatments in Cafetorium	sf	2,500	\$16.00	\$43,500		Reflector panels in front, acoustic absorbion (top priority), and rear curtain	
	Mechanical sound isolation				\$40,000		two new lined hard ducts, sound boots	
	Improve Sound isolation at walls				\$29,000		Extend walls to deck at stage, vestibule at lift area	
12	Sub-total of Construction					\$911,000		61.7%
13	Direct Cost of Construction					\$911,000		61.7%
11	Construction Fees							
14 15	General Conditions	est.		10%	\$91,100.00			6.2%
16	Contractor's Fee	est.		4%	\$36,440.00			2.5%
17	Sub-total General Contractor Fees					\$127,540		8.6%
18	Indirect Construction Costs							
19	Builder's Risk Insurance:	est.		0.50%	\$5,192.70			0.4%
20	Umbrella & General Liability Insurance:	est.		0.70%	\$7,269.78			0.5%
21	Performance & Payment Bond:	est		2.50%	\$25,963.50			1.8%
22	Sub-total In-direct Construction Costs					\$38,426		2.6%
23	Cost of Construction					\$1,076,966		73%
24	Escalation			2	\$128,363.54	\$128,363.54	2 year of 6% annual escalation anticipated	8.7%
25	Estimating Contingency			7.00%	\$72,697.80	\$72,697.80	2 year or on annual escalation underpated	4.9%
26	TOTAL COST OF CONSTRUCTION					\$1,278,027		87%
27	Owner Costs							
28	Legal Services (property acquisition / title work / contract review)	ls			\$5,000			0.3%
29	Owner's Representative Fees	ls		1.00%	\$12,780			0.5%
29	Owner's Construction Contingency	allow		5.00%	\$63,901			4.3%
	Design Services - (Arch, civil, landscape, electrical, structural,							
30	mechanical)	est.		8.50%	\$108,632			7.4%
31	Building Permit (Plan Check Fee):	est.		0.25%	\$3,195.07			0.2%
32	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$3,834			0.3%
33	Mechanical System Commissioning	allow		1.00%	\$3,634 \$0			0.3%
34	Furniture Fixtures and Equipment	allow		0.00%	\$0			0.0%
÷ •	Abatement	est.			\$0			0.0%
	Temporary Classrooms	allow	0	\$86,168.00	\$0			0.0%
35	Subtotal (Owner Costs)					\$197,343		13%
	TOTAL PROJECT BUDGET					\$1,475,370		100.09/
	TOTAL FROMEOT BUDGET					ψ1,475,37U		100.0%





Ridgway School District R-2 Ridgway Secondary School - Option S1 (J Track) Ridgway, Colorado

Item					Line	Category		
No.	Description	Unit	Amount	Unit Cost	Total	Total	Remarks	%
1	Site Improvments					(Rounded)	Assessment to the state of the	
2	Partial All Weather Track	sf	30,600	\$16.50	\$504,900		Assumes half normal track 8 ln, grading, all weather asphalt, track surface, erosion control	66.04%
3	Outdoor Learning Spaces							0.00%
4	Sub-total of Site Construction					\$504,900		66.04%
5	Building Renovation							
6	Enclose North Storage Bay							0.00%
7 8 9 10	Solar Panel Project Roof Replacement HVAC Unit Replacement DDC Controls							0.00% 0.00% 0.00% 0.00%
11	Auditorium Improvments							0.00%
	Sound and Performance Lighting System							
	Acoustic Treatments in Cafetorium							
	Mechanical sound isolation							
	Improve Sound isolation at walls							
12	Sub-total of Construction							0.0%
13	Direct Cost of Construction					\$504,900		66.0%
14 15 16	Construction Fees General Conditions Contractor's Fee	est. est.		4% 4%	\$20,196.00 \$20,196.00			2.6% 2.6%
17	Sub-total General Contractor Fees					\$40,392		5.3%
18 19 20 21	Indirect Construction Costs Builder's Risk Insurance: Umbrella & General Liability Insurance: Performance & Payment Bond:	est. est. est.		0.50% 0.70% 2.50%	\$2,726.46 \$3,817.04 \$13,632.30			0.4% 0.5% 1.8%
22	Sub-total In-direct Construction Costs					\$20,176		2.6%
23	Cost of Construction					\$565,468		74%
24 25	Escalation Estimating Contingency			2 5.00%	\$67,398.09 \$27,264.60	\$67,398.09 \$27,264.60	2 year of 6% annual escalation anticipated	8.8% 3.6%
26	TOTAL COST OF CONSTRUCTION					\$660,130		86%
27	Owner Costs							
28 29 29	Legal Services (property acquisition / title work / contract review) Owner's Representative Fees Owner's Construction Contingency Design Services - (Arch, civil, landscape, electrical, structural,	ls Is allow		1.00% 5.00%	\$5,000 \$6,601 \$33,007			0.7% 0.9% 4.3%
30 31	mechanical) Building Permit (Plan Check Fee): Inspections/ Material Testing/Survey/ Geo-technical /	est. est.		8.50% 0.25%	\$56,111 \$1,650.33			7.3% 0.2%
32 33 34	Environmental: Mechanical System Commissioning Furniture Fixtures and Equipment Abatement	allow allow allow est.		0.30% 0.00% 0.00%	\$1,980 \$0 \$0 \$0			0.3% 0.0% 0.0% 0.0%
	Temporary Classrooms	allow	0	\$86,168.00	\$0			0.0%
35	Subtotal (Owner Costs)					\$104,350		14%
	TOTAL PROJECT BUDGET					\$764,480		100.0%

