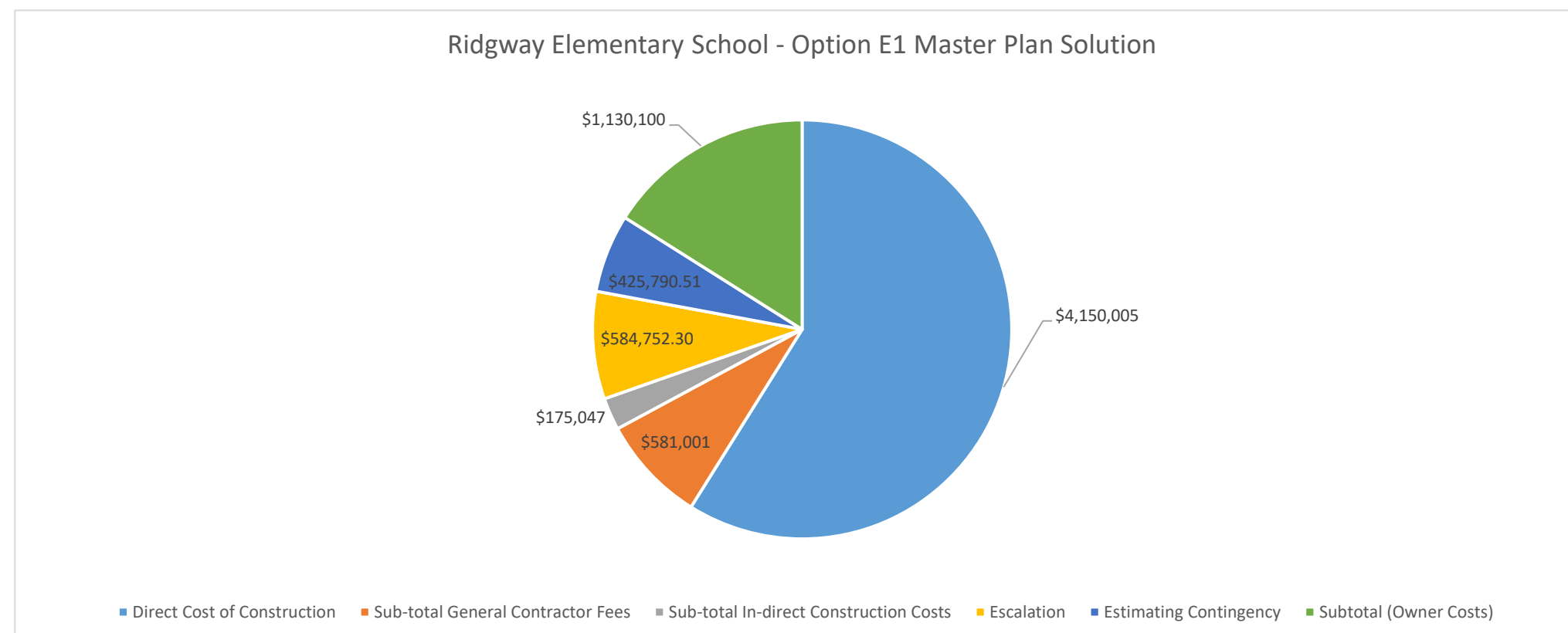




Ridgway School District R-2
Ridgway Elementary School - Option E1 Master Plan Solution
Ridgway, Colorado

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	7,567	\$14.00	\$105,938		Courtyard renovation & western fencing connection	1.50%
3	Pave existing gravel area	sf	-	\$6.00	\$0		Pave gravel parking area or leave as is?	0.00%
4	Bus drop off lane	sf	-	\$18.00	\$0			0.00%
5	Site demolition area	sf	-	\$2.00	\$0			0.00%
6	Sub-total of Site Construction					\$105,938		1.50%
7	Building Construction							
8	Roof Replacement	sf	34,667	\$14.50	\$502,672		1972 building portion, insulated metal panel	7.13%
9	Interior Finish	sf	34,667	\$19.00	\$658,673		1972 building portion, paint (\$3), flooring (\$9), & ACT ceilings (\$7), including demolition	9.35%
10	Exterior Windows & Doors	cr	15	\$10,000.00	\$150,000		3 new windows & 1 new door per classroom	2.13%
11	Exterior Cladding	sf	34,667	\$12.00	\$416,004		1972 building portion, including demolition	5.90%
12	HVAC	sf	34,667	\$31.00	\$1,074,677		1972 building portion, including demolition	15.25%
13	Lighting Replacement	sf	-	\$13.00	\$0		Excluded - district has retrofitted LED	0.00%
14	Electrical Distribution	sf	34,667	\$12.00	\$416,004		1972 building portion, including demolition	5.90%
15	Fire Alarm & Low Voltage Systems	sf	64,700	\$5.50	\$355,850		Entire building, FA with notification, access control, PA	5.05%
16	Interior Renovation	sf	275	\$182.50	\$50,188		Unit cost does not duplicate lines above, new interior corridor between enclosed corridor & existing corridor	0.71%
17	Building Addition	sf	1,000	\$420.00	\$420,000		New enclosed corridor linking pre-k building to main building	5.96%
18	Sub-total of Construction					\$4,044,067		57.4%
19	Direct Cost of Construction					\$4,150,005		58.9%
20	Construction Fees							
21	General Conditions	est.		10%	\$415,000.50			5.9%
22	Contractor's Fee	est.		4%	\$166,000.20			2.4%
23	Sub-total General Contractor Fees					\$581,001		8.2%
24	Indirect Construction Costs							
25	Builder's Risk Insurance:	est.		0.50%	\$23,655.03			0.3%
26	Umbrella & General Liability Insurance:	est.		0.70%	\$33,117.04			0.5%
27	Performance & Payment Bond:	est.		2.50%	\$118,275.14			1.7%
28	Sub-total In-direct Construction Costs					\$175,047		2.5%
29	Cost of Construction					\$4,906,053		70%
30	Escalation			2	\$584,752.30	\$584,752.30	2 years of 6% annual escalation anticipated	8.3%
31	Estimating Contingency			9.00%	\$425,790.51	\$425,790.51		6.0%
32	TOTAL COST OF CONSTRUCTION					\$5,916,596		84%
33	Owner Costs							
34	Legal Services (property acquisition / title work / contract review)	ls			\$5,000			0.1%
35	Owner's Representative Fees	ls		1.00%	\$59,166			0.8%
35	Owner's Construction Contingency	allow		7.00%	\$414,162			5.9%
36	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$488,119			6.9%
37	Building Permit (Plan Check Fee):	allow		\$7,446.00	\$7,446.00			0.1%
38	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$17,750			0.3%
39	Mechanical System Commissioning	allow		0.65%	\$38,458			0.5%
40	Furniture Fixtures and Equipment	allow		0.00%	\$0			0.0%
41	Abatement	est.			\$100,000		allowance	1.4%
42	Subtotal (Owner Costs)					\$1,130,100		16%
TOTAL PROJECT BUDGET						\$7,046,696	Cost/SF \$108.91	100.0%

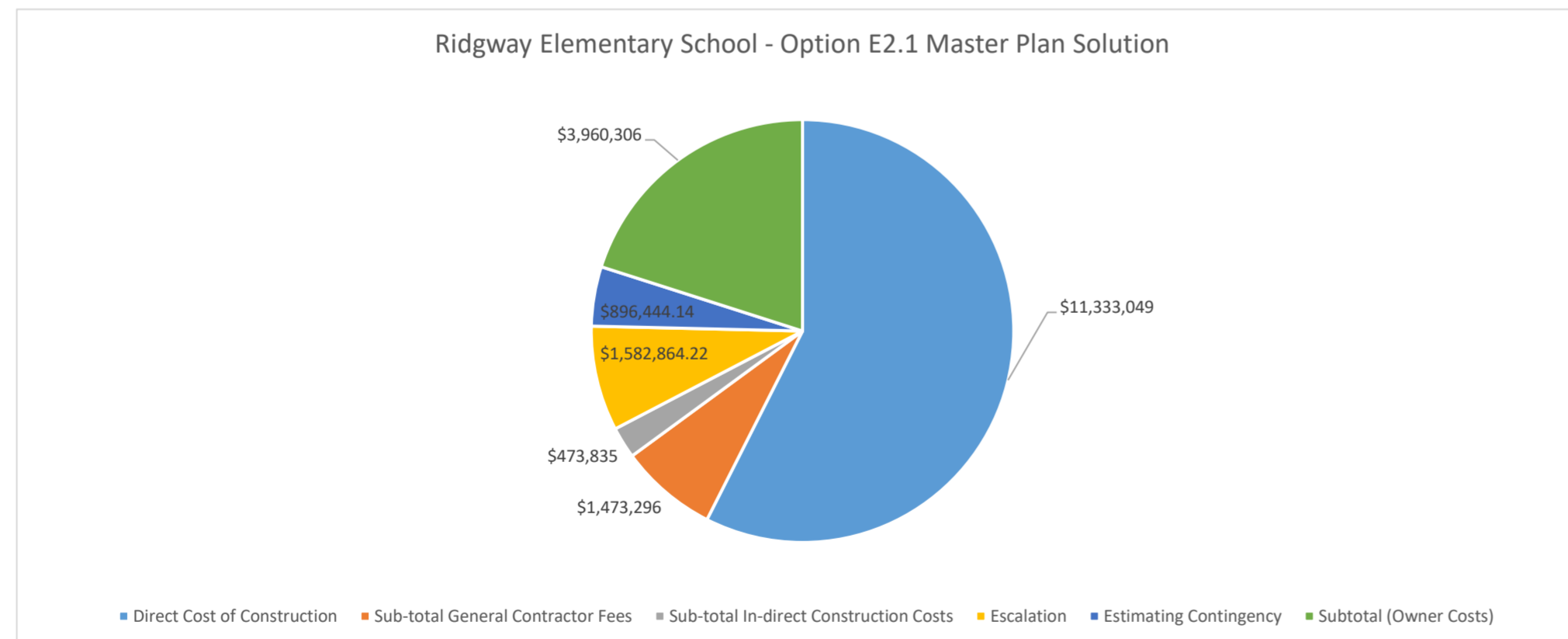




Ridgway School District R-2
Ridgway Elementary School - Option E2.1 Master Plan Solution
Ridgway, Colorado

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	8,049	\$14.00	\$112,686		Courtyard, fencing, & play area	0.57%
3	Pave existing gravel area	sf	51,483	\$6.00	\$308,898		Pave gravel parking areas & reuse drop off area paving (33,045 sf)	1.57%
4	Bus drop off lane	sf	20,014	\$18.00	\$360,252		Connection between Highway 62 & Amelia St with turnaround	1.83%
5	Sub-total of Site Construction					\$781,836		3.96%
6	Building Construction							
7	Roof Replacement	sf	34,667	\$14.50	\$502,672		1972 building portion	2.55%
8	Interior Finish	sf	42,739	\$19.00	\$812,041		1972 building portion & renovated areas, paint (\$3), flooring (\$9), & ACT ceilings (\$7), including demolition	4.12%
9	Exterior Windows & Doors	cr	16	\$10,000.00	\$160,000		3 new windows & 1 new door per classroom	0.81%
10	Exterior Cladding	sf	34,667	\$12.00	\$416,004		1972 building portion, including demolition	2.11%
11	HVAC	sf	34,667	\$31.00	\$1,074,677		1972 building portion, including demolition	5.45%
12	Plumbing	fx	28	\$23,775.00	\$665,700		Includes fixtures, finishes, accessories, and sanitary replacement	3.38%
13	Lighting Replacement	sf	300	\$13.00	\$3,900		New lights in small area with fluorescents	0.02%
14	Electrical Distribution	sf	34,667	\$12.00	\$416,004		1972 building portion, including demolition	2.11%
15	Sprinklers	sf	64,700	\$7.50	\$485,250		Entire building, 8" pipe at 90 psi under Amelia St	2.46%
16	Fire Alarm & Low Voltage Systems	sf	64,700	\$5.50	\$355,850		Entire building	1.80%
17	Interior Renovation	sf	26,185	\$115.00	\$3,011,275		This line does not duplicate the lines above	15.27%
18	Building Addition	sf	6,968	\$380.00	\$2,647,840		New Pre-k, 4th, 5th grade areas & enclosed corridor between pre-k & main building	13.43%
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%
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		4.5%
33	TOTAL COST 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%
37	Design Services - (Arch, civil, landscape, electrical, structural, 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%
41	Abatement	est.			\$500,000	allowance		2.5%
41	Temporary Classrooms	allow	3	\$86,168.00	\$258,504			1.3%
42	Subtotal (Owner Costs)					\$3,960,306		20%
TOTAL PROJECT BUDGET						\$19,719,793	Cost/SF \$275.15	100.0%

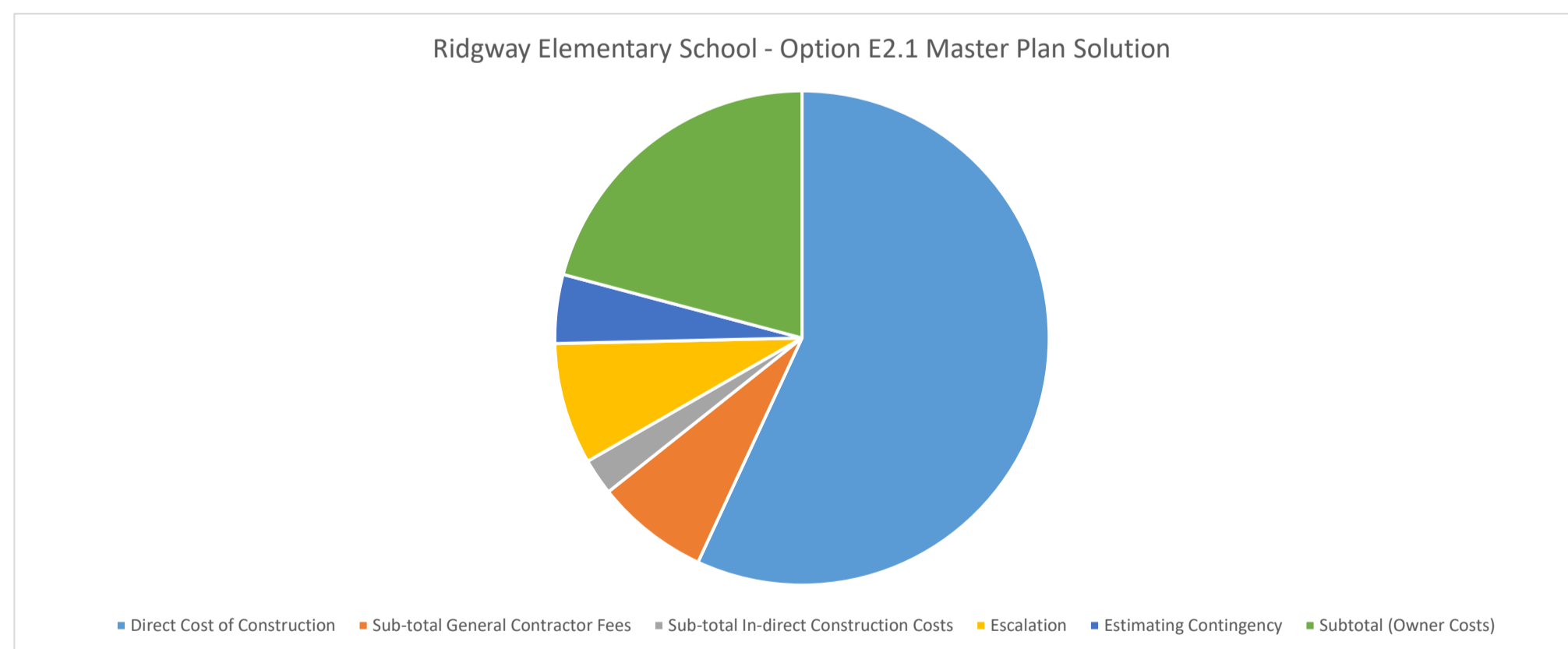




Ridgway School District R-2
Ridgway Elementary School - Option E2.2 Master Plan Solution
Ridgway, Colorado

Conceptual Budget of Probable Cost
6/17/2020

Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
(Rounded)								
1	Site Work							
2	Paved site & play areas	sf	8,049	\$14.00	\$112,686		Courtyard, fencing, & play area	0.82%
3	Pave existing gravel area	sf	51,483	\$6.00	\$308,898	Excluded	Pave gravel parking areas & reuse drop off area paving (33,045 sf)	2.25%
4	Bus drop off lane	sf	20,014	\$18.00	\$360,252		Connection between Highway 62 & Amelia St with 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%
9	Interior Finish	sf	42,739	\$19.00	\$812,041		1972 building portion & renovated areas, paint (\$3), flooring (\$9), & ACT ceilings (\$7), including demolition	5.92%
10	Exterior Windows & Doors	cr	16	\$10,000.00	\$160,000		3 new windows & 1 new door per classroom	1.17%
11	Exterior Cladding	sf	34,667	\$12.00	\$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%
13	Plumbing	fx	28	\$23,775.00	\$665,700		Includes fixtures, finishes, accessories, and entire 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%
20	Building Addition	sf	1,000	\$420.00	\$420,000		New Pre-k & enclosed corridor between pre-k & main building	3.06%
21	Sub-total of Construction					\$7,333,915		53.5%
22	Direct Cost of Construction					\$7,806,853		56.9%
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							
37	Legal Services (property acquisition / title work / contract review)	ls			\$5,000			0.0%
38	Owner's Representative Fees	ls		1.00%	\$108,560			0.8%
38	Owner's Construction Contingency	allow		7.00%	\$759,923			5.5%
39	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$895,623			6.5%
40	Building Permit (Plan Check Fee):	est.		\$13,385.00	\$13,385.00			0.1%
41	Inspections/ Material Testing/Survey/ Geo-technical / 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%
43	Abatement	est.			\$500,000		Allowance	3.6%
43	Temporary Classrooms	allow	3	\$86,168.00	\$258,504		3 modular CR units Leased	1.9%
44	Subtotal (Owner Costs)					\$2,861,248		21%
TOTAL PROJECT BUDGET						\$13,717,286	Cost/SF \$208.79	100.0%

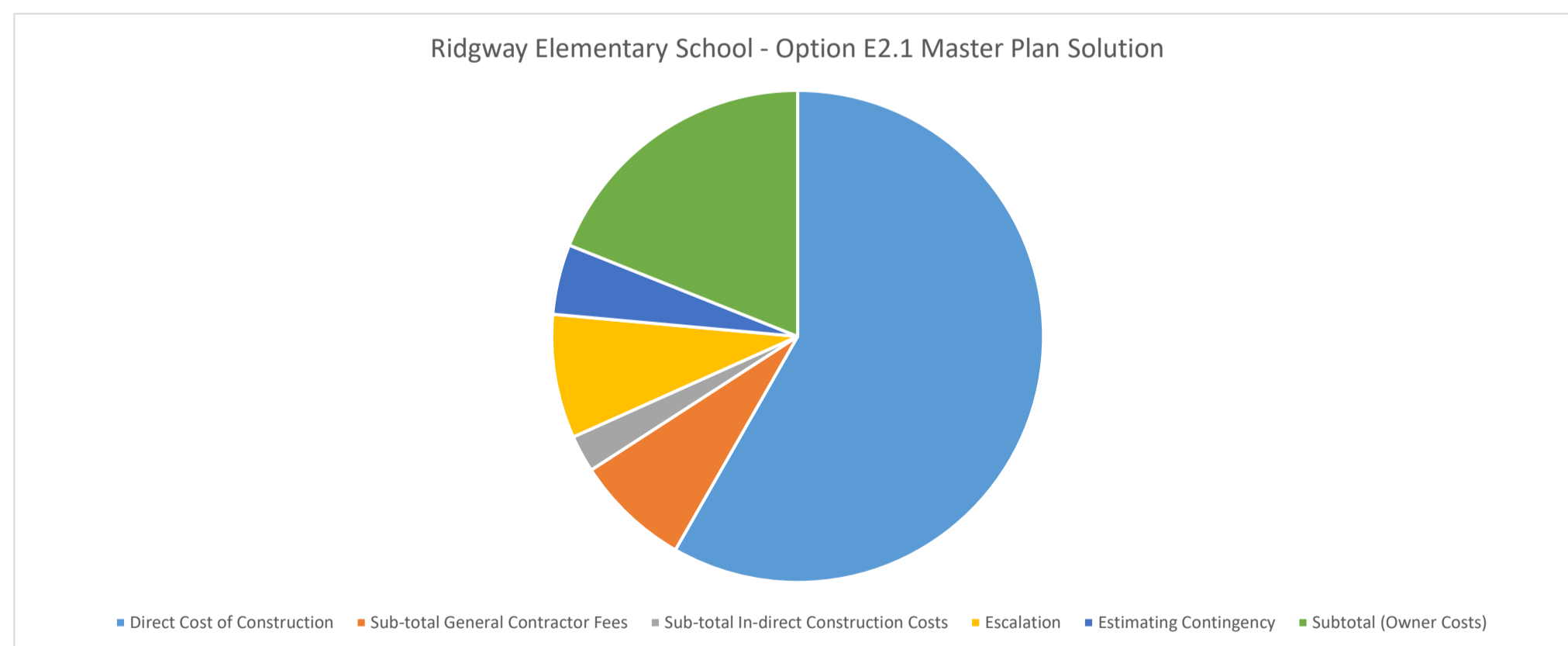




Ridgway School District R-2
 Ridgway Elementary School - Option E2.2 Pre-School Addition
 Ridgway, Colorado

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%

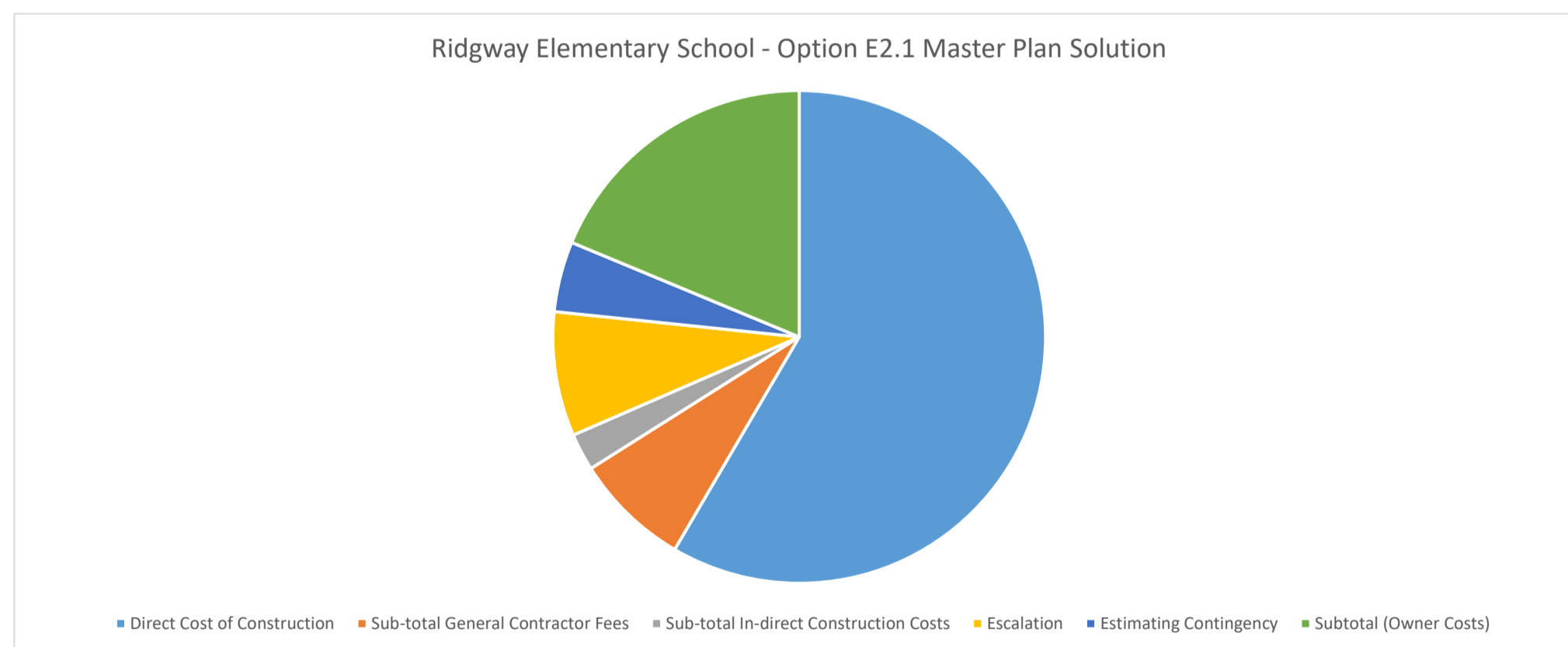




Ridgway School District R-2
 Ridgway Elementary School - Option E2.2 Fifth Grade Addition
 Ridgway, Colorado

Conceptual Budget of Probable Cost
 6/17/2020

Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
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	2,100	\$380.00	\$798,000		Addition in the courtyard including Fifth Grade 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	Umbrella & General Liability Insurance:	est.		0.70%	\$6,312.18			0.5%
30	Performance & Payment Bond:	est.		2.50%	\$22,543.50			1.7%
31	Sub-total In-direct Construction Costs					\$33,364		2.4%
32	Cost of Construction					\$935,104		68%
33	Escalation			2	\$111,455.06	\$111,455.06	2 years of 6% annual escalation anticipated	8.2%
34	Estimating Contingency			7.00%	\$63,121.80	\$63,121.80		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%
39	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$91,549			6.7%
40	Building Permit (Plan Check Fee):	est.		\$4,500.00	\$4,500.00			0.3%
41	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$3,329			0.2%
42	Mechanical System Commissioning	allow		0.65%	\$7,213			0.5%
43	Furniture Fixtures and Equipment	allow		2.00%	\$22,194			1.6%
43	Abatement	est.						0.0%
43	Temporary Classrooms	allow	0	\$86,168.00	\$0			0.0%
44	Subtotal (Owner Costs)					\$255,849		19%
	TOTAL PROJECT BUDGET					\$1,365,530	Cost/SF \$650.25	100.0%

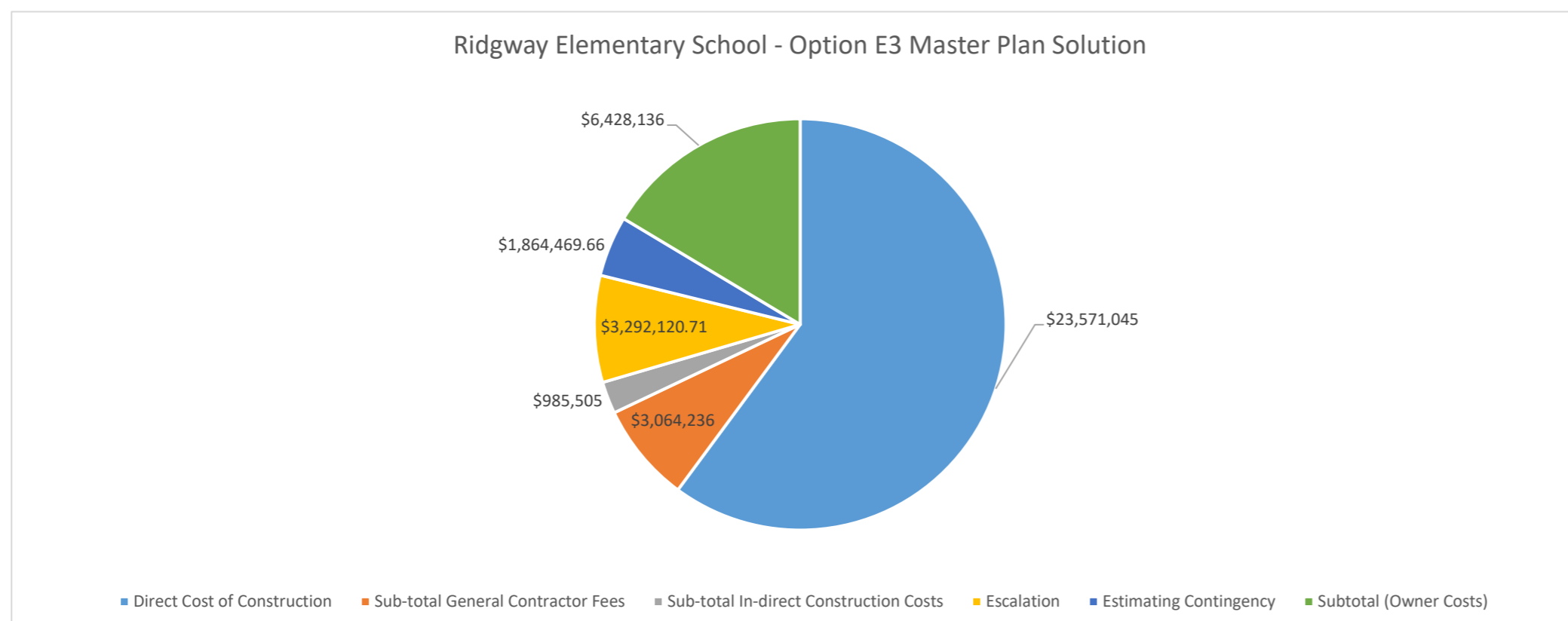




Ridgway School District R-2
Ridgway Elementary School - Option E3 Master Plan Solution
Ridgway, Colorado

Conceptual Budget of Probable Cost
6/17/2020

Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total (Rounded)	Remarks	%
1	Site Work							
2	Paved site & play areas	sf	85,917	\$12.00	\$1,031,004		Courtyard, fencing, play areas, & parking/drop off areas	2.63%
3	Pave existing gravel area	sf	52,922	\$6.00	\$317,532		Pave gravel parking area	0.81%
4	Bus drop off lane	sf	15,266	\$18.00	\$274,788		Connection between Highway 62 & Amelia St with 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	0.00%
13	Building Additions + New Construction	sf	55,615	\$380.00	\$21,133,700		New building attached to 1995 portion housing gym, 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%
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	Escalation			2	\$3,292,120.71	\$3,292,120.71	2 year of 6% annual escalation anticipated	8.4%
27	Estimating Contingency			7.00%	\$1,864,469.66	\$1,864,469.66		4.8%
28	TOTAL COST OF CONSTRUCTION					\$32,777,377		84%
29	Owner Costs							
30	Legal Services (property acquisition / title work / contract review)	ls			\$10,000			0.0%
31	Owner's Representative Fees	ls		1.00%	\$327,774			0.8%
31	Owner's Construction Contingency	allow		7.00%	\$2,294,416			5.9%
32	Design Services - (Arch, civil, landscape, electrical, structural, 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%
35	Mechanical System Commissioning	allow		0.65%	\$213,053			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					\$39,205,512	cost/sf \$489.81	100.0%

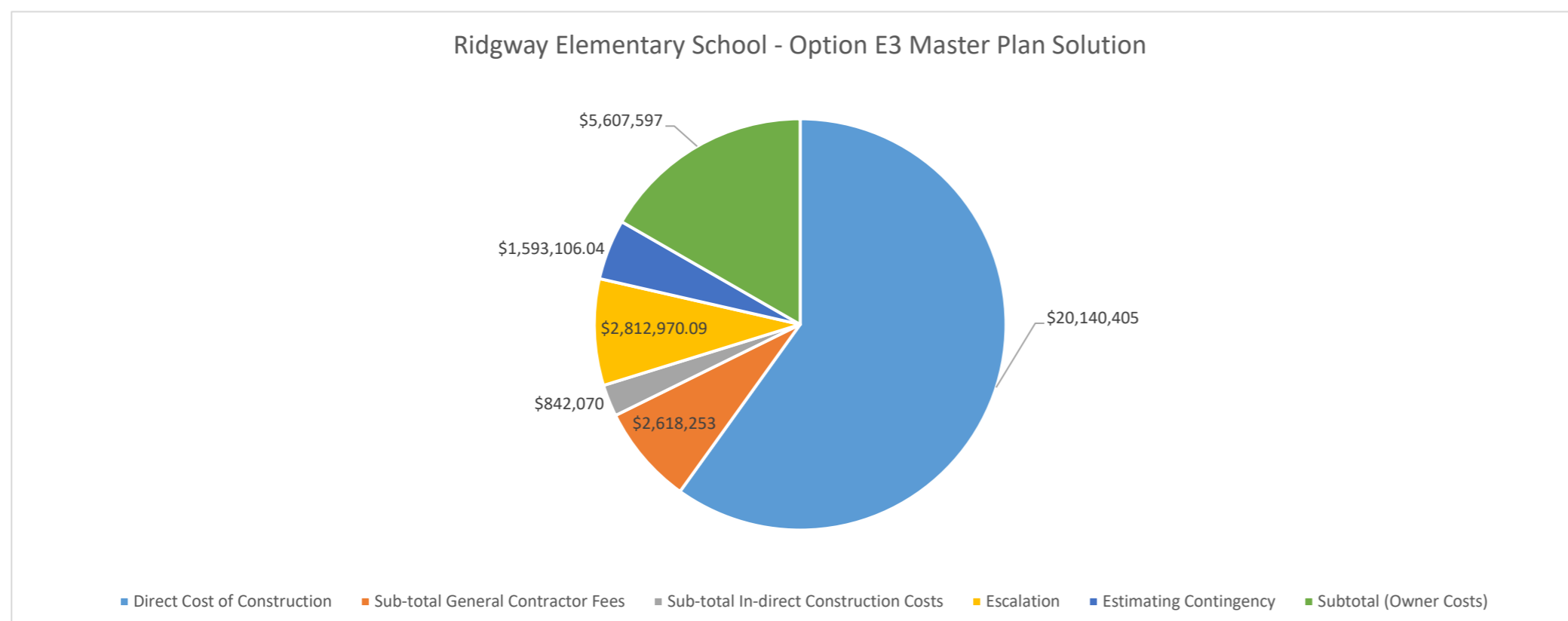




Ridgway School District R-2
Ridgway Elementary School - Option E3.1 Master Plan Solution
Ridgway, Colorado

Conceptual Budget of Probable Cost
6/17/2020

Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total (Rounded)	Remarks	%
1	Site Work							
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%
4	Bus drop off lane	sf	15,266	\$18.00	\$274,788		Connection between Highway 62 & Amelia St with 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	0.00%
13	Building Additions + New Construction	sf	46,587	\$380.00	\$17,703,060		New building attached to 1995 portion housing gym, 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%
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)	ls			\$10,000			0.0%
31	Owner's Representative Fees	ls		1.00%	\$280,068			0.8%
31	Owner's Construction Contingency	allow		7.00%	\$1,960,476			5.8%
32	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		7.25%	\$2,030,493			6.0%
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%	\$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			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		17%
	TOTAL PROJECT BUDGET					\$33,614,401	Cost/SF \$474.16	100.0%

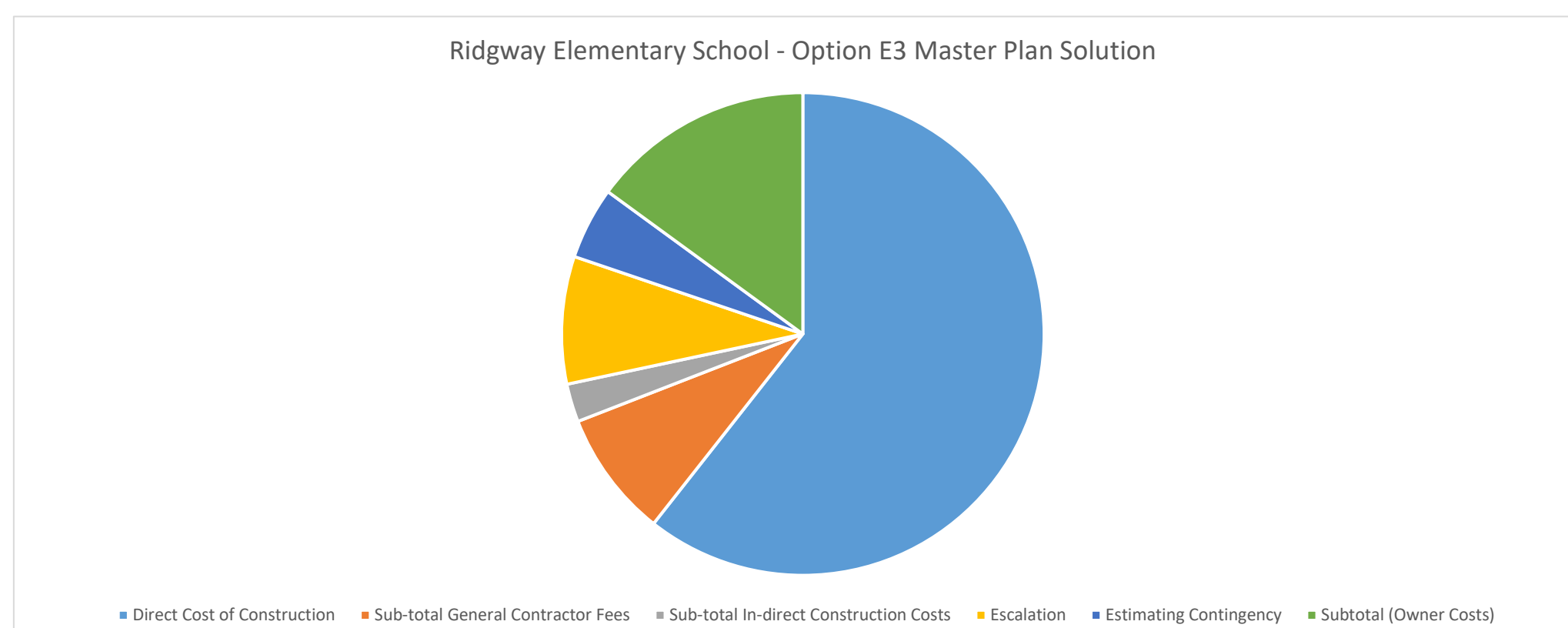




**Ridgway School District R-2
Ridgway Secondary School - Option S1
Ridgway, Colorado**

**Conceptual Budget of Probable Cost
6/17/2020**

Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total	Remarks	%
(Rounded)								
1	Site Improvements							
2	Partial All Weather Track	sf	30,600	\$16.50	\$504,900	EXCLUDED	Assumes half normal track 6 in, grading, all weather asphalt, track surface, erosion control	34.22%
3	Outdoor Learning Spaces	sf	5,000	\$20.00	\$100,000	EXCLUDED	Assumes two 2500 sf areas, concrete seating, landscaping, flatwork	6.78%
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 Provided by RSD, plug number based on 50 KVA (\$600k based on full bldg load and covered parking)	5.34%
7	Solar Panel Project	sf			\$200,000		New TPO on entire building	13.56%
8	Roof Replacement	sf	41,000	\$8.50	\$348,500	EXCLUDED	Excludes Gym Addition	23.62%
9	HVAC Unit Replacement	sf	48,000	\$11.00	\$528,000		Provided by RSD	35.79%
10	DDC Controls	sf	-	\$0.00	\$0			0.00%
11	Auditorium Improvements	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. Lighting, new projector and screen, control booth	
	Acoustic Treatments in Cafetorium	sf	2,500	\$16.00	\$43,500		Reflector panels in front, acoustic absorption (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%
14	Construction Fees							
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		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			0.9%
29	Owner's Construction Contingency	allow		5.00%	\$63,901			4.3%
30	Design Services - (Arch, civil, landscape, electrical, structural, 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%	\$0			0.0%
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		100.0%





Ridgway School District R-2
Ridgway Secondary School - Option S1 (J Track)
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 Improvements							
2	Partial All Weather Track	sf	30,600	\$16.50	\$504,900		Assumes half normal track 8 in, 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	Solar Panel Project							0.00%
8	Roof Replacement							0.00%
9	HVAC Unit Replacement							0.00%
10	DDC Controls							0.00%
11	Auditorium Improvements							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	Construction Fees							
15	General Conditions	est.		4%	\$20,196.00			2.6%
16	Contractor's Fee	est.		4%	\$20,196.00			2.6%
17	Sub-total General Contractor Fees					\$40,392		5.3%
18	Indirect Construction Costs							
19	Builder's Risk Insurance:	est.		0.50%	\$2,726.46			0.4%
20	Umbrella & General Liability Insurance:	est.		0.70%	\$3,817.04			0.5%
21	Performance & Payment Bond:	est.		2.50%	\$13,632.30			1.8%
22	Sub-total In-direct Construction Costs					\$20,176		2.6%
23	Cost of Construction					\$565,468		74%
24	Escalation			2	\$67,398.09	\$67,398.09	2 year of 6% annual escalation anticipated	8.8%
25	Estimating Contingency			5.00%	\$27,264.60	\$27,264.60		3.6%
26	TOTAL COST OF CONSTRUCTION					\$660,130		86%
27	Owner Costs							
28	Legal Services (property acquisition / title work / contract review)	ls			\$5,000			0.7%
29	Owner's Representative Fees	ls		1.00%	\$6,601			0.9%
29	Owner's Construction Contingency	allow		5.00%	\$33,007			4.3%
	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.50%	\$56,111			7.3%
31	Building Permit (Plan Check Fee):	est.		0.25%	\$1,650.33			0.2%
	Inspections/ Material Testing/Survey/ Geo-technical /							
32	Environmental:	allow		0.30%	\$1,980			0.3%
33	Mechanical System Commissioning	allow		0.00%	\$0			0.0%
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)					\$104,350		14%
TOTAL PROJECT BUDGET						\$764,480		100.0%

