

Detailed Project Budget

Packet must include Attachment A and Attachment B



**Lake County School District R-1
Leadville, Lake
West Park PK-2 ES Replacement
Kate Bartlett
2/14/2019**

**Total Project Cost:
\$34,676,113.80**



COLORADO
Department of Education

Applicant:	Lake County School District R-1	Date of Report:	02/14/19
City, County:	Leadville, Lake	Revision Date:	
Project Title:	West Park PK-2 ES Replacement	Revision Date:	
Contact:	Kate Bartlett	Affected Sq. Ft.:	58,495

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Group Header	Category	Sub-Category	Sugg. Responsible Party			Enter Cost Here	Applicant Notes for CCA -enter in any clarifying statements here-
			A/E	GC	Owner		
SOFT COSTS							
Design/ Consulting Fees							
	Architectural/ Design Fees	Architectural				\$ 2,000,000.00	approx. 8% of Hard Costs
		Structural				\$ -	Included w/ Arch
		Mechanical				\$ -	Included w/ Arch
		Electrical				\$ -	Included w/ Arch
		Landscape Design				\$ -	Included w/ Arch
		Code and Accessibility Review				\$ -	Included w/ Arch
		Interiors				\$ -	Included w/ Arch
		Printing/ Reimbursables/ Mileage				\$ 30,000.00	
	3D Modeling/ Computer Animation/ Model					\$ -	If needed, included w/ Arch
	Acoustical Design					\$ -	Included w/ Arch
	Lighting Design					\$ -	Included w/ Arch
	Food Service Design					\$ -	Included w/ Arch
		Health Dept. Review				\$ 500.00	By county
	Historical Reviews					\$ -	NA
	Civil Engineering					\$ -	Included w/ Arch
		Drainage Study				\$ -	Included w/ Arch
		Zoning				\$ -	NA
		PUD				\$ -	NA
		Special Use Permit Costs				\$ -	NA
		Colorado Geological Survey				\$ -	NA
	Transportation Improvement Plan					\$ -	NA
	Traffic Study/Parking					\$ -	NA
	High Performance Energy Modeling					\$ -	Included w/ Arch
	High Performance Commissioning (CxA)					\$ 40,000.00	
	LEED/CHPS Design & Coordination					\$ -	Included w/ Arch
	LEED/CHPS Certification					\$ 10,000.00	Cert. program TBD
	Project Management/ Owners Representative					\$ 460,000.00	
	Other:	PM / OR Reimbursables				\$ 15,000.00	
	Other:					\$ -	
Design Fees Subtotal						\$ 2,555,500.00	
City and Planning Fees							
	Preliminary Development Plan (PDP)					\$ -	NA
	Official Development Plan (ODP)					\$ -	NA
	Amendment to PDP of ODP					\$ -	NA
	Rezoning Fee (if applicable)					\$ -	NA
	Public Right-of-Way Easement Vacation					\$ -	NA
	Park Development Fees					\$ -	NA
	Street Excavation Permit					\$ -	NA
	Submittal Fees					\$ -	NA
	Other:					\$ -	NA
	Other:					\$ -	NA

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			A/E	GC	Owner		
City Planning Fees Subtotal						\$ -	
Utility and Development Costs	Water Tap and Development Review Assessments					\$ -	NA
		Well Permits (water)				\$ -	NA
		Fire Protection Water Tap				\$ -	NA
		Fire Hydrants				\$ -	NA
		Water Reserve for Fire Protection				\$ -	NA
		Water Tap Fees				\$ 78,575.00	water & fire protection 3" tap
		Existing Water Tap Credits				\$ -	NA
		Special Metro Districts				\$ -	NA
	Sanitary Sewer Review and Assessment					\$ -	NA
		Septic System/ Leach Fields				\$ -	NA
		Metro District				\$ -	NA
		County (as applicable)				\$ -	NA
		City				\$ 13,650.00	2.1 EQR @ \$6,500 per EQR
		State (as applicable)				\$ -	NA
	Storm Sewer					\$ -	NA
	Utility Services					\$ -	NA
		Utility Extensions				\$ -	NA
		Gas				\$ 30,000.00	
		Fuel Storage/ Propane/ Wood?				\$ -	NA
		Electric				\$ 25,000.00	
		3 Phase Power				\$ -	
	Phone Cabling					\$ -	NA
	Cable Television Cabling					\$ 15,000.00	Phone / data / internet
	City Traffic Impact Fee					\$ -	NA
	City Development Excise Tax					\$ -	NA
	Metro District Fees					\$ -	NA
						\$ -	NA
	Street Lighting Fees					\$ -	NA
	Traffic Control Devices					\$ -	NA
	Extraordinary Offsite Utility Costs					\$ -	NA
Other:					\$ -	NA	
Other:					\$ -	NA	
Utility & Development Costs Subtotal						\$ 162,225.00	
Site Survey and Soils Report							
	Site Survey					\$ 10,000.00	Some survey work recently completed for Play Yard
	Geo Technical Report					\$ 20,000.00	
	Other:					\$ -	NA
	Other:					\$ -	NA
Site Survey and Soils Report Subtotal						\$ 30,000.00	

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			A/E	GC	Owner		
Material Testing/ 3rd Party Inspections							*Included but not limited to the noted below.
	Caisson Inspection					\$ 10,000.00	Deep foundaiton inspection (TBD)
	Soils Compaction					\$ 15,000.00	
	Rebar Inspection					\$ 5,000.00	
	Concrete Testing					\$ 10,000.00	
	Steel Welds & Bolted Connections					\$ 5,000.00	
	Asphalt Testing					\$ 2,000.00	
	Spray Fireproofing					\$ 1,500.00	
	Other:	3rd Party Inspection				\$ 2,500.00	
	Other:					\$ -	
Material Testing Subtotal						\$ 51,000.00	
Environmental							
	ACM Abatement					\$ 1,095,000.00	From abatement contractor budget
		Block Filler				\$ 60,000.00	Environmental Consultant - Abatement Oversight
	Underground Tanks/Contaminated Soils					\$ -	NA
	Lead					\$ -	NA
	CFCs					\$ -	NA
	Storm Water Management					\$ -	Included in construction
	State Demolition Permit					\$ -	NA
	State Fugitive Dust Permit					\$ -	NA
	Animal Removal/Relocation					\$ -	NA
		Endangered Species Act				\$ -	NA
	Other:	Building Demoliton				\$ 603,673.00	Demoliton of existing building
	Other:	Abatement Contingency				\$ 87,600.00	8% of abatement
Environmental/Hazmat/Testing Subtotal						\$ 1,846,273.00	
Additional Costs							* The owner is tax exempt
	Builder's Risk Insurance (If by owner)					\$ -	NA
	Leasing Fees					\$ -	NA
		Rental costs during construction				\$ -	NA
	Legal Fees					\$ 5,000.00	contract review
	Finance Costs					\$ -	NA
	Moving & Relocating Costs					\$ 25,000.00	moving company and rental stoarge containers
	Land Purchase					\$ -	NA
	Site Development					\$ -	NA
	Colo. Dept. of Transportation Costs					\$ -	NA
	Easement Dedications					\$ -	NA
	Construction Loan Interest					\$ -	NA
	Other:					\$ -	NA
	Other:					\$ -	NA
	Other:					\$ -	NA
Additional Costs Subtotal						\$ 30,000.00	

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			A/E	GC	Owner		
Building Systems Infrastructure (by owner)							
	Sound System/Audiovisual/TV-DVD					\$ -	Included in construction
	Telecommunications					\$ -	NA
		Phone Systems Cabling				\$ -	Included in construction
		Data Systems Cabling				\$ -	Included in construction
		Equipment				\$ 65,740.00	Phone equipment
	Security Systems					\$ -	Included in construction
	Fire Alarm System					\$ -	Included in construction
	Other:	Servers, switches, WAPs				\$ 175,995.00	
	Other:	Security cameras				\$ 30,000.00	
Building Systems Subtotal						\$ 271,735.00	
Furniture/ Fixtures and Equipment							*Items may or may not be included with the grant application, to be reviewed.
	Window Coverings					\$ -	Included in construction
	Parking Lot Signage					\$ -	Included in construction
	Permanent Interior Signage					\$ -	Included in construction
		Interior Plaque				\$ -	Included in construction
	Permanent Exterior Signage					\$ -	Included in construction
		Monument Signage				\$ -	Included in construction
	Technology					\$ -	NA
		Computers/Laptops/Tablets				\$ 30,000.00	Computers, ipads
		Projection Equipment				\$ 80,000.00	Short throw projectors
		Smart boards, LED Touch Screens, Etc.				\$ -	Included above
	School Desks/ Tables/ Chairs					\$ 650,000.00	FF&E
	Cafeteria Chairs and Tables					\$ -	Included in FF&E
	Office Furniture					\$ -	Included in FF&E
	Office Equipment					\$ -	Included in FF&E
	Display Cases					\$ -	Included in FF&E
	Marker & Tack Boards					\$ -	Included in construction
	Foodservice Equipment					\$ -	Included in construction
	Indoor Sports Equipment					\$ -	Included in FF&E
		Bleachers				\$ -	Included in construction
		Scoreboards				\$ -	Included in construction
	Site Furnishings					\$ -	NA
		Site Furniture				\$ -	Included in FF&E
		Outdoor Sports Equipment				\$ -	Included in FF&E
		Playground Equipment				\$ -	Included in construction
	Other:	Hard surface and carpet floor scubbers				\$ 8,000.00	"chariots" or similar
	Other:	Custodial equipment				\$ 2,500.00	mop buckets, etc.
Project Furniture/ Fixtures and Equipment Subtotal						\$ 770,500.00	

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SOFT COST TOTAL						\$ 5,717,233	

HARD COST

Permits, Taxes, Bonds							*Public School Facilities are tax exempt
Building, Mechanical, Plumbing, Electrical Permit Fees						\$ 30,000.00	
Plan Review Fee (State)						\$ -	Included in Building Permit
Fire Department Review Fee						\$ -	Included in Building Permit
State Inspections by 3rd Party						\$ -	Included in Material Testing
Storm Water Permit Fees						\$ -	Included in construction
Land Disturbance Fee						\$ -	NA
Other:						\$ -	NA
Other:						\$ -	NA
Other:						\$ -	NA
Other:						\$ -	NA
Permits, Taxes, Bonds Subtotal						\$ 30,000.00	

Building Construction Cost

Direct Cost of Work by Division	Cost per SF	Totals		
Division 1 General Requirements	\$ 16.67	\$ 975,000.00		
Division 2 Sitework	\$ 48.04	\$ 2,810,121.00		
Division 3 Concrete	\$ 16.06	\$ 939,577.00		
Division 4 Masonry	\$ 10.93	\$ 639,577.00		
Division 5 Metals	\$ 25.92	\$ 1,516,325.00		
Division 6 Woods & Plastics	\$ 15.37	\$ 899,337.00		
Division 7 Thermal / Moisture Protection	\$ 24.29	\$ 1,420,677.00		
Division 8 Doors & Windows	\$ 15.33	\$ 896,960.00		
Division 9 Finishes	\$ 54.55	\$ 3,191,068.00		
Division 10 Specialties	\$ 4.60	\$ 269,077.00		
Division 11 Equipment	\$ 17.44	\$ 1,020,172.00		
Division 12 Furnishings	\$ 1.78	\$ 104,345.00		
Division 13 Special Construction	\$ -	\$ -	NA	
Division 14 Conveying Systems	\$ -	\$ -	NA	
Division 15 Mechanical	\$ 71.75	\$ 4,197,016.00		
Division 16 Electrical	\$ 38.50	\$ 2,252,058.00		
Single Scope Lump Sum Bid (use if no divisions provided)	\$ -	\$ -	NA	
Subtotal for Direct Cost of Work		\$ 361.25	\$ 21,131,310.00	Feb 2019 pricing
Contingencies in Hard Costs	Escalation	9.00%	\$ 1,901,818	Anticipate May 2020 start
	Construction Contingency	9.00%	\$ 1,901,818	5% bidding/estimating & 4% construction

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Subtotal for Direct and Indirect Cost of Work		\$ 426.27				\$ 24,934,945.80	
Fees, Insurance, and Bonds	General Liability Insurance	0.60%				\$ 150,357.72	
	Builder's Risk Insurance	0.23%				\$ 58,347.77	
	Fees for Overhead and Profit	5.00%				\$ 1,246,747.29	
	Performance and Payment Bonds	0.60%				\$ 149,859.02	
Total Construction Hard Costs		453.7183966				\$ 26,540,257.61	
Owner's Contingency on Construction		9.00%				\$ 2,388,623.18	
Building Construction Costs Subtotal						\$ 28,928,880.80	
Other Costs Not Listed Above	Please list:						
	1)					\$ -	
	2)					\$ -	
	3)					\$ -	
	4)					\$ -	
	5)					\$ -	
	6)					\$ -	
	7)					\$ -	
Excluded Items Subtotal						\$ -	
HARD COST TOTAL						\$ 28,958,880.80	

PROJECT SUMMARY		
	Cost Totals	Cost Per Sq. Ft.
Soft Cost Total	\$ 5,717,233.00	97.73883238
Hard Cost Total	\$ 28,958,880.80	495.0659167
TOTAL PROJECT COST	\$ 34,676,113.80	592.804749