

<b>Applicant:</b>	<b>Huerfano School District Re-1</b>	<b>Date of Report:</b>	<b>01/25/21</b>
<b>City, County:</b>	<b>Walsenburg, Huerfano</b>	<b>Revision Date:</b>	
<b>Project Title:</b>	<b>John Mall High School Replacement</b>	<b>Revision Date:</b>	
<b>Contact:</b>	<b>Michael Moore</b>	<b>Affected Sq. Ft.:</b>	<b>55,998</b>

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			A/E	GC	Owner		
<b>SOFT COSTS</b>							
<b>Design/ Consulting Fees</b>	<b>Architectural/ Design Fees</b>	Architectural				\$ 2,124,862.00	Estimated at 8.5% to include all sub-consultants
		Structural				\$ -	Incl. w/ Arch
		Mechanical				\$ -	Incl. w/ Arch
		Electrical				\$ -	Incl. w/ Arch
		Landscape Design				\$ -	Incl. w/ Arch
		Code and Accessibility Review				\$ -	Incl. w/ Arch
		Interiors				\$ -	Incl. w/ Arch
		Printing/ Reimbursables/ Mileage				\$ -	Incl. w/ Arch
		3D Modeling/ Computer Animation/ Model				\$ -	Incl. w/ Arch
		Acoustical Design				\$ -	Incl. w/ Arch
		Lighting Design				\$ -	Incl. w/ Arch
		Food Service Design				\$ -	Incl. w/ Arch
		Health Dept. Review				\$ -	in permit fees with GC
		Historical Reviews				\$ -	
		Civil Engineering				\$ -	Incl. w/ Arch
		Drainage Study				\$ 20,000.00	Irrigation canal on-site
		Zoning				\$ -	NA
		PUD				\$ -	NA
		Special Use Permit Costs				\$ -	Incl. w/ Arch
		Colorado Geological Survey				\$ -	
		Transportation Improvement Plan				\$ -	
		Traffic Study/Parking				\$ 10,000.00	
		High Performance Energy Modeling				\$ 25,000.00	Coord thru Governors Energy Office and MEP
		High Performance Commissioning (Cx)				\$ 80,000.00	Building Cx
		LEED/CHPS Design & Coordination				\$ 50,000.00	LEED Design & Submittal
		LEED/CHPS Certification				\$ 5,000.00	LEED Certification
		Project Management/ Owners Representative				\$ 312,500.00	1.25% of Project Hard Costs
		Other:				\$ -	
		Other:				\$ -	
<b>Design Fees Subtotal</b>						<b>\$ 2,627,362.00</b>	
<b>City and Planning Fees</b>							
		Preliminary Development Plan (PDP)				\$ -	existing school site
		Official Development Plan (ODP)				\$ -	existing school site
		Amendment to PDP of ODP				\$ -	existing school site
		Rezoning Fee (if applicable)				\$ -	

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			A/E	GC	Owner		
	Public Right-of-Way Easement Vacation					\$ -	
	Park Development Fees					\$ -	
	Street Excavation Permit					\$ -	
	Submittal Fees					\$ 20,000.00	
	Other:					\$ -	
	Other:					\$ -	
<b>City Planning Fees Subtotal</b>						<b>\$ 20,000.00</b>	

Utility and Development Costs	Category	Sub-Category	A/E	GC	Owner	Enter Cost Here	Applicant Notes for CCA -enter in any clarifying statements here-
	Water Tap and Development Review Assessments					\$ -	
		Well Permits (water)				\$ -	
		Fire Protection Water Tap				\$ -	single tap for fire and domestic split outside building
		Fire Hydrants				\$ 25,000.00	allowance for 3 new hydrants
		Water Reserve for Fire Protection				\$ 75,000.00	current building not sprinkled
		Water Tap Fees				\$ 75,000.00	
		Existing Water Tap Credits				\$ -	
		Special Metro Districts				\$ -	
	Sanitary Sewer Review and Assessment					\$ -	
		Septic System/ Leach Fields				\$ -	
		Metro District				\$ -	
		County (as applicable)				\$ -	
		City				\$ 50,000.00	
		State (as applicable)				\$ -	
	Storm Sewer					\$ -	
	Utility Services					\$ -	
		Utility Extensions				\$ -	
		Gas				\$ 35,000.00	
		Fuel Storage/ Propane/ Wood?				\$ -	
		Electric				\$ 50,000.00	
		3 Phase Power				\$ -	
	Phone Cabling					\$ -	
	Cable Television Cabling					\$ -	
	City Traffic Impact Fee					\$ -	
	City Development Excise Tax					\$ -	
	Metro District Fees					\$ -	
						\$ -	
	Street Lighting Fees					\$ -	
	Traffic Control Devices					\$ -	

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			A/E	GC	Owner		
	Extraordinary Offsite Utility Costs					\$ -	
	Other:					\$ -	
	Other:					\$ -	
<b>Utility &amp; Development Costs Subtotal</b>						<b>\$ 310,000.00</b>	
<b>Site Survey and Soils Report</b>							
	Site Survey					\$ 8,000.00	
	Geo Technical Report					\$ 22,500.00	Geotech for foundation and parking design
	Other:					\$ -	
	Other:					\$ -	
<b>Site Survey and Soils Report Subtotal</b>						<b>\$ 30,500.00</b>	
<b>Material Testing/ 3rd Party Inspections</b>							
							<b>*Included but not limited to the noted below.</b>
	Caisson Inspection					\$ 50,000.00	caissons are anticipated based on existing soils
	Soils Compaction					\$ 40,000.00	
	Rebar Inspection					\$ 25,000.00	
	Concrete Testing					\$ 50,000.00	
	Steel Welds & Bolted Connections					\$ 15,000.00	
	Asphalt Testing					\$ 10,000.00	
	Spray Fireproofing					\$ -	
	Other:					\$ -	
	Other:					\$ -	
<b>Material Testing Subtotal</b>						<b>\$ 190,000.00</b>	
<b>Environmental</b>							
	ACM Abatement					\$ 1,406,000.00	All walls are friable block filler or drywall texture
		Block Filler				\$ -	Block filler is confirmed 4% chrysotile
	Underground Tanks/Contaminated Soils					\$ -	N/A
	Lead					\$ -	Included in abatement scope
	CFCs					\$ -	Included in abatement scope
	Storm Water Management					\$ -	
	State Demolition Permit					\$ -	Included in abatement scope
	State Fugitive Dust Permit					\$ -	
	Animal Removal/Relocation					\$ -	
		Endangered Species Act				\$ -	
	Other:					\$ -	
	Other:					\$ -	
<b>Environmental/Hazmat/Testing Subtotal</b>						<b>\$ 1,406,000.00</b>	

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			A/E	GC	Owner		
<b>Additional Costs</b>							<b>* The owner is tax exempt</b>
	Builder's Risk Insurance (If by owner)					\$ -	In GC hard cost
	Leasing Fees					\$ -	
		Rental costs during construction				\$ -	
	Legal Fees					\$ 30,000.00	Advertising and contract review
	Finance Costs					\$ -	
	Moving & Relocating Costs					\$ 40,000.00	Assumes no modulars to sequence work
	Land Purchase					\$ -	land already owned by District
	Site Development					\$ -	
	Colo. Dept. of Transportation Costs					\$ -	
	Easement Dedications					\$ -	
	Construction Loan Interest					\$ -	
	Other:					\$ -	
	Other:					\$ -	
	Other:					\$ -	
<b>Additional Costs Subtotal</b>						<b>\$ 70,000.00</b>	
<b>Building Systems Infrastructure (by owner)</b>							
	Sound System/Audiovisual/TV-DVD					\$ 110,000.00	
	Telecommunications					\$ -	
		Phone Systems Cabling				\$ -	In electrical hard costs
		Data Systems Cabling				\$ -	In electrical hard costs
		Equipment				\$ 60,000.00	New servers for security, phone, access control, BAS
	Security Systems					\$ -	In building cost
	Fire Alarm System					\$ -	In building cost, Voice evac system
	Other:					\$ -	
	Other:					\$ -	
<b>Building Systems Subtotal</b>						<b>\$ 170,000.00</b>	
<b>Furniture/ Fixtures and Equipment</b>							<b>*Items may or may not be included with the grant application, to be reviewed.</b>
	Window Coverings					\$ -	In building cost
	Parking Lot Signage					\$ -	In building cost
	Permanent Interior Signage					\$ -	In building cost
		Interior Plaque				\$ 2,500.00	BEST dedication plaque
	Permanent Exterior Signage					\$ -	In building cost

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			A/E	GC	Owner		
		Monument Signage				\$ 15,000.00	
	Technology					\$ -	
		Computers/Laptops/Tablets				\$ 80,000.00	
		Projection Equipment				\$ 50,000.00	Media Center, Gymnasium
		Smart boards, LED Touch Screens, Etc.				\$ 60,000.00	Interactive whiteboard
	School Desks/ Tables/ Chairs					\$ 325,000.00	
	Cafeteria Chairs and Tables					\$ 40,000.00	
	Office Furniture					\$ 50,000.00	
	Office Equipment					\$ 15,000.00	
	Display Cases					\$ 25,000.00	
	Marker & Tack Boards					\$ 30,000.00	In construction hard costs
	Foodservice Equipment					\$ -	In construction hard costs
	Indoor Sports Equipment					\$ 20,000.00	
		Bleachers				\$ -	In construction hard costs
		Scoreboards				\$ -	In construction hard costs
	Site Furnishings					\$ -	
		Site Furniture				\$ 38,000.00	In construction hard costs
		Outdoor Sports Equipment				\$ -	In construction hard costs
		Playground Equipment				\$ -	In construction hard costs
	Other:	CTE Furnishings (not in construction)				\$ 200,000.00	
	Other:					\$ -	
<b>Project Furniture/ Fixtures and Equipment Subtotal</b>						<b>\$ 950,500.00</b>	
<b>SOFT COST TOTAL</b>						<b>\$ 5,774,362</b>	

**HARD COST**

Permits, Taxes, Bonds	*Public School Facilities are tax exempt						
Building, Mechanical, Plumbing, Electrical Permit Fees						\$ -	In construction hard costs
Plan Review Fee (State)						\$ 25,000.00	
Fire Department Review Fee						\$ 6,000.00	
State Inspections by 3rd Party						\$ 15,000.00	
Storm Water Permit Fees						\$ -	In construction hard costs
Land Disturbance Fee						\$ -	In construction hard costs
Other:						\$ -	
Other:						\$ -	
Other:						\$ -	
Other:						\$ -	
<b>Permits, Taxes, Bonds Subtotal</b>						<b>\$ 46,000.00</b>	

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Building Construction Cost							
<b>Direct Cost of Work by Division</b>		<b>Cost per SF</b>				<b>Totals</b>	
<b>Division 1</b>	General Requirements	\$ 18.21				\$ 1,020,000.00	Project Staffing & Requirements
<b>Division 2</b>	Sitework	\$ 43.98				\$ 2,462,746.86	Sum of Sitework and demolition
<b>Division 3</b>	Concrete	\$ 27.24				\$ 1,525,329.50	Foundations
<b>Division 4</b>	Masonry	\$ 32.30				\$ 1,808,801.90	Exterior Skin
<b>Division 5</b>	Metals	\$ 32.51				\$ 1,820,644.60	Superstructure
<b>Division 6</b>	Woods & Plastics	\$ -				\$ -	
<b>Division 7</b>	Thermal / Moisture Protection	\$ 16.80				\$ 940,734.14	Roofing
<b>Division 8</b>	Doors & Windows	\$ 12.72				\$ 712,335.65	
<b>Division 9</b>	Finishes	\$ 56.18				\$ 3,145,964.74	Interiors
<b>Division 10</b>	Specialties	\$ -				\$ -	
<b>Division 11</b>	Equipment	\$ 7.52				\$ 420,880.40	Equipment
<b>Division 12</b>	Furnishings	\$ -				\$ -	
<b>Division 13</b>	Special Construction	\$ -				\$ -	
<b>Division 14</b>	Conveying Systems	\$ 1.63				\$ 91,274.00	Elevator
<b>Division 15</b>	Mechanical	\$ 69.73				\$ 3,904,975.00	Plumbing, Fire Protection, Mech
<b>Division 16</b>	Electrical	\$ 42.94				\$ 2,404,567.00	Electrical
<b>Single Scope</b>	Lump Sum Bid (use if no divisions provided)	\$ -				\$ -	
<b>Subtotal for Direct Cost of Work</b>		<b>\$ 361.77</b>				<b>\$ 20,258,253.79</b>	Cost of Work
<b>Contingencies in Hard Costs</b>	Escalation	3.00%				\$ 607,748	
	Construction Contingency	3.00%				\$ 607,748	
<b>Subtotal for Direct and Indirect Cost of Work</b>		<b>\$ 383.47</b>				<b>\$ 21,473,749.02</b>	
<b>Fees, Insurance, and Bonds</b>	General Liability Insurance	1.00%				\$ 214,737.49	
	Builder's Risk Insurance	0.25%				\$ 53,684.37	
	Fees for Overhead and Profit	5.00%				\$ 1,073,687.45	4.5% for OHP plus .5% for Precon Services
	Performance and Payment Bonds	0.85%				\$ 182,526.87	
<b>Total Construction Hard Costs</b>		<b>410.7001178</b>				<b>\$ 22,998,385.20</b>	
<b>Owner's Contingency on Construction</b>		<b>6.00%</b>				<b>\$ 1,379,903.11</b>	
<b>Building Construction Costs Subtotal</b>						<b>\$ 24,378,288.31</b>	
<b>Other Costs Not Listed Above</b>	<b>Please list:</b>						
	1)					\$ -	
	2)					\$ -	
	3)					\$ -	

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			A/E	GC	Owner		
		4)				\$ -	
		5)				\$ -	
		6)				\$ -	
		7)				\$ -	
<b>Excluded Items Subtotal</b>						\$ -	
<b>HARD COST TOTAL</b>						\$ 24,424,288.31	

<b>PROJECT SUMMARY</b>			
		<b>Cost Totals</b>	<b>Cost Per Sq. Ft.</b>
	<b>Soft Cost Total</b>	\$ 5,774,362.00	103.1172899
	<b>Hard Cost Total</b>	\$ 24,424,288.31	436.1635828
	<b>TOTAL PROJECT COST</b>	\$ 30,198,650.31	539.2808727