



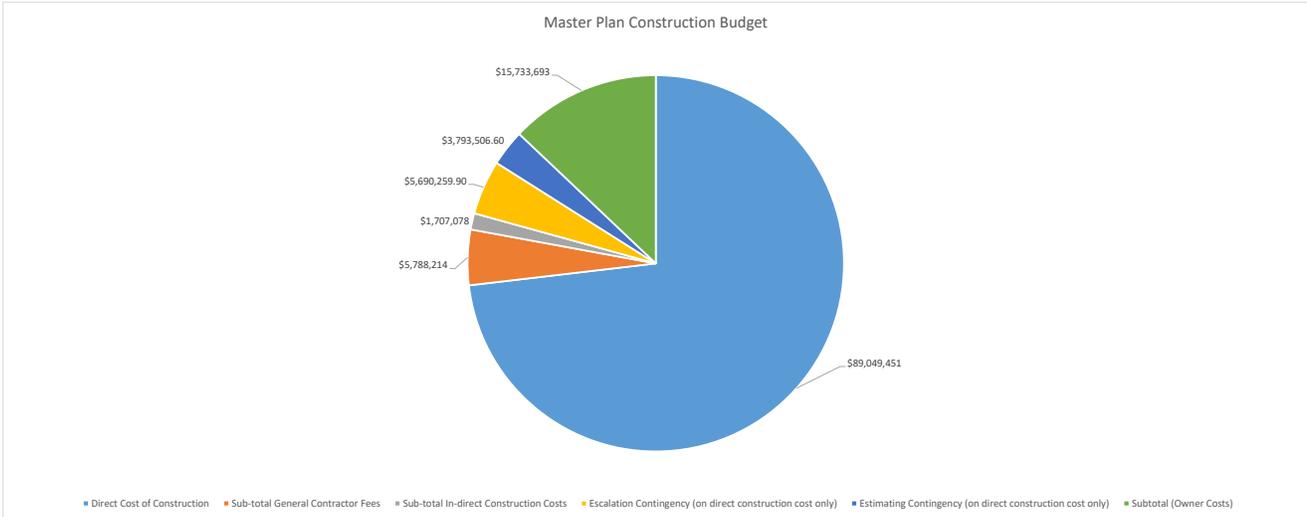
Archuleta School District - Pagosa Springs K-8 (Vista Site)
Master Plan Construction Budget
Pagosa Springs, Colorado

Master Plan Conceptual Budget
1/5/2026

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	GENERAL CONTRACTOR AVERAGED ESTIMATE	Remarks	%	
							(Rounded)			
1	Site and Building Demolition									
2	Site Demolition / Grubbing - Green Field Site	sf	773,321	\$0.75	\$579,991			Site demolition	0.48%	
3	Offsite Demolition - Limited / Street Repair Allowance	sf	20,000	\$12.00	\$240,000			Includes some crosswalk construction	0.20%	
4	Sub-total of Site and Building Demolition					\$819,991			0.67%	
5	Site Construction							Anticipate spring 2027 construction start		
6	0.5 ac wetland mitigation	ea	0.5	\$360,000.00	\$180,000					
7	Junior High 6 lane track and athletic field, no lighting, bleachers (150 spectators), natural turf	ea	1	\$1,500,000.00	\$1,500,000				1.23%	
8	Offsite Traffic: Signal timing, turn lane highway 161	ea	1	\$2,900,000.00	\$2,900,000				2.38%	
9	Playground / playfield improvements	sf	182,000	\$7.00	\$1,274,000			Includes playground equipment, perimeter fencing, asphalt, playground striping, 3- 400 sq ft shade	1.05%	
10	Parking lot, parking lot lighting, sidewalks, storm water, water quality ponds	sf	193,000	\$12.00	\$2,316,000				1.90%	
11	Utilities: Sanitary Sewer Extension / Pump Upgrades	ea	1	\$1,820,000.00	\$1,820,000				1.49%	
12	Sub-total of Site and Building Demolition					\$9,990,000	\$13,152,408		8.20%	
13	Building Construction									
14	Building Construction - 2-story (80,000 sq ft footprint)	sf	140,972	\$555.00	\$78,239,460				64.26%	
15	Premium for Deep Foundations	sf	0	\$25.00	\$0			Not needed due to initial geo-tech report	0.00%	
16	Sub-total of Construction					\$78,239,460	\$76,801,221		64.3%	
17	Direct Cost of Construction					\$89,049,451	\$89,953,629		73.1%	
18	Construction Fees									
19	General Conditions	est.		4.00%	\$3,561,978.03			16 -18 months of construction	2.9%	
20	Contractor's Fee	est.		2.50%	\$2,226,236.27				1.8%	
21	Sub-total General Contractor Fees					\$5,788,214	\$5,661,377		4.8%	
22	Indirect Construction Costs									
23	Builder's Risk Insurance:	est.		0.20%	\$189,675.33				0.2%	
24	Umbrella & General Liability Insurance:	est.		0.95%	\$900,957.82				0.7%	
25	Performance & Payment Bond:	est.		0.65%	\$616,444.82				0.5%	
26	Sub-total In-direct Construction Costs					\$1,707,078		Similar to estimate.	1.4%	
27	Cost of Construction					\$96,544,743	\$97,376,414		79%	
28	Escalation Contingency (on direct construction cost only)			1	\$5,690,259.90	\$5,690,259.90		1 year of 6% annual escalation anticipated	4.7%	
29	Estimating Contingency (on direct construction cost only)			4%	\$3,793,506.60	\$3,793,506.60			3.1%	
30	TOTAL COST OF CONSTRUCTION					\$106,028,510	\$106,458,581	\$752.12 Const cost per SQ FT	87%	
31	Owner Costs									
32	Legal Services (plat modifications / property acquisition / title work / contract review / development plan process & fee)	ls			\$50,000				0.04%	
33	Owner's Construction Contingency	allow		4.50%	\$4,771,283				3.9%	
34	Design Services - (Architectural, civil, landscape, electrical, structural, mechanical, plumbing, kitchen, acoustics, technology)	est.		5.75%	\$6,096,639				5.0%	
35	Owner's Representative Fee	est.		1.50%	\$1,590,428				1.3%	
36	Building Permit (Plan Check Fee):	est.		0.60%	\$636,171				0.5%	
37	Inspections/ Material Testing / Survey / Geo-technical:	allow		0.55%	\$583,157				0.5%	
38	Mechanical System Commissioning (code req'd)	allow		0.23%	\$243,866				0.2%	
39										
40	Furniture Fixtures and Equipment (Including I.T.)	sf	140972	12.50	\$1,762,150			Playground play structures included in site construction cost. Includes all furniture and instructional technology	1.4%	
41	Subtotal (Owner Costs)					\$15,733,693	\$15,795,559		13%	
TOTAL PROJECT BUDGET							\$121,762,203	\$122,778,184	** The blue column does not sum, but instead shows the average estimate based on the Contractor review.	100.0%
Total project cost / SF							\$864			



Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	GENERAL CONTRACTOR AVERAGED ESTIMATE	Remarks	%
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ARCHITECTS

Archuleta School District - Pagosa Springs K-8 (High School Site - Field Area)
Master Plan Construction Budget
Pagosa Springs, Colorado

Master Plan Conceptual Budget
1/5/2026

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total (Rounded)	GENERAL CONTRACTOR AVERAGED ESTIMATE	Remarks	%
1	Site and Building Demolition								
2	Site Demolition	sf	970,000	\$1.25	\$1,212,500			Site demolition including existing baseball fields	0.93%
3	Offsite Demolition - Limited / Street Repair Allowance	sf	10,000	\$12.00	\$120,000			\$14 Includes some crosswalk construction	0.09%
4	Sub-total of Site and Building Demolition					\$1,332,500	\$1,522,000		1.03%
5	Site Construction							Anticipate spring 2027 construction start	
6	High School Baseball Field including lighting, dugouts, bleachers (150 spectators), 1 batting cage, pressbox, lighting, natural turf	ea	1	\$2,250,000.00	\$2,250,000				1.73%
7	Baseball outfield retaining wall - (mechanical stabilized earth wall) - average of 4' tall, 300' long	ff	1,200	\$85.00	\$102,000		\$88		0.08%
8	Relocate 2 existing baseball field to alternate site (no cost of land included) 2 fields, fencing, gravel lot, limited grading, no utilities	ls	1	\$1,000,000.00	\$1,000,000			Potential GOCO Grant	0.77%
9	Multi-purpose synthetic turf practice field (regulation CHSAA football / soccer field)	ea	1	\$750,000.00	\$750,000				0.58%
10	Multi-purpose partial field, natural turf, irrigation	sf	83,000	\$12.00	\$996,000				0.77%
11	Offsite Traffic: Signal timing, turn lane 8th/Apache, sidewalks	ea	1	\$1,630,000.00	\$1,630,000				1.26%
12	Playground / Playfield Improvements	sf	182,000	\$7.00	\$1,274,000			Includes playground equipment, perimeter fencing, asphalt, playground striping, 3- 400 sq ft shade structures	0.98%
13	Parking lot, parking lot lighting, sidewalks, storm water, water quality ponds	sf	300,000	\$12.00	\$3,600,000				2.77%
14	Utilities: Sanitary Sewer Extension	ea	1	\$300,000.00	\$300,000				0.23%
15	Sub-total of Site and Building Demolition					\$11,902,000	\$14,926,000		9.17%
16	Building Construction								
17	Building Construction - 2-story (80,000 sq ft footprint)	sf	140,972	\$555.00	\$78,239,460		\$536		60.29%
18	Premium for Deep Foundations	sf	140,972	\$25.00	\$3,524,300		\$29		2.72%
19	Sub-total of Construction					\$81,763,760	\$79,808,445		63.0%
20	Direct Cost of Construction					\$94,998,260	\$95,153,010		73.2%
21	Construction Fees								
22	General Conditions	est.		4.00%	\$3,799,930.40		3.94	16 -18 months of construction	2.9%
23	Contractor's Fee	est.		2.50%	\$2,374,956.50				1.8%
24	Sub-total General Contractor Fees					\$6,174,887	\$5,989,344		4.8%
25	Indirect Construction Costs								
26	Builder's Risk Insurance:	est.		0.20%	\$202,346.29				0.2%
27	Umbrella & General Liability Insurance:	est.		0.95%	\$961,144.90				0.7%
28	Performance & Payment Bond:	est.		0.65%	\$657,625.45		0.68		0.5%
29	Sub-total In-direct Construction Costs					\$1,821,117	\$1,889,638		1.4%
30	Cost of Construction					\$102,994,264	\$103,029,742		79%
31	Escalation Contingency (on direct construction cost only)			1	\$6,070,388.81	\$6,070,388.81		5.5 1 year of 6% annual escalation anticipated	4.7%
32	Estimating Contingency (on direct construction cost only)			4%	\$4,046,925.88	\$4,046,925.88			3.1%
33	TOTAL COST OF CONSTRUCTION					\$113,111,578	\$113,527,927	\$802.37	87%
34	Owner Costs								
35	Legal Services (plat modifications / property acquisition / title work / contract review / development plan process & fee)	ls			\$50,000				0.04%
36	Owner's Construction Contingency	allow		4.50%	\$5,090,021				3.9%
37	Design Services - (Architectural, civil, landscape, electrical, structural, mechanical, plumbing, kitchen, acoustics, technology)	est.		5.75%	\$6,503,916				5.0%
38	Owner's Representative Fee	est.		1.50%	\$1,696,674				1.3%
39	Building Permit (Plan Check Fee):	est.		0.60%	\$678,669				0.5%
40	Inspections/ Material Testing / Survey / Geo-technical:	allow		0.55%	\$622,114				0.5%
41	Mechanical System Commissioning (code req'd)	allow		0.23%	\$260,157				0.2%
42	Furniture Fixtures and Equipment (Including I.T.)	sf	140972	12.50	\$1,762,150			Playground play structures included in site const cost. Includes all furniture and instructional technology	1.4%
43	Subtotal (Owner Costs)					\$16,663,700	\$16,764,643		13%
TOTAL PROJECT BUDGET						\$129,775,278	\$130,151,884	** The green column does not sum, but instead shows the average estimate based on the Contractor review.	100.0%
Total Project Cost/SF						\$921			



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 1/5/2026

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	GENERAL CONTRACTOR AVERAGED ESTIMATE	Remarks	%
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