

Applicant:	Norwood R2-J	Date of Report:	03/06/25
City, County:	Norwood, San Miguel County	Revision Date:	
Project Title:	PK-12 Replacement School	Revision Date:	
Contact:	Todd Bissell	Affected Sq. Ft.:	70,344

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			A/E	GC	Owner		

SOFT COSTS

Design/ Consulting Fees							If cost exceeds recommended ranges, please indicate reason
	Architectural/ Design Fees (Typ 7% - 9%)	Architectural				\$ 1,531,015.00	Includes E&O Insurance
		Structural				\$ 197,800.00	Includes Structural Peer Review
		Mechanical				\$ 549,000.00	Includes Mechanical and Plumbing
		Electrical				\$ 280,000.00	
		Landscape Design				\$ 82,800.00	
		Code and Accessibility Review				\$ -	
		Interiors				\$ 243,500.00	
		Printing/ Reimbursables/ Mileage				\$ 92,000.00	Design Travel
	3D Modeling/ Computer Animation/ Model					\$ -	
	Acoustical Design					\$ 46,000.00	
	Lighting Design					\$ -	
	Food Service Design					\$ 18,400.00	
		Health Dept. Review				\$ -	
	Historical Reviews					\$ -	
	Civil Engineering					\$ 198,000.00	
		Drainage Study				\$ -	
		Zoning				\$ -	
		PUD				\$ 14,000.00	Planning
		Special Use Permit Costs				\$ -	
		Colorado Geological Survey				\$ -	
	Transportation Improvement Plan					\$ -	
	Traffic Study/Parking					\$ -	
	High Performance Energy Modeling					\$ 27,600.00	
	High Performance Commissioning (CxA)					\$ 55,000.00	
	LEED/CHPS Design & Coordination					\$ 55,200.00	
	LEED/CHPS Certification					\$ 10,000.00	
	Project Management/ Owners Representative (Typ 1% - 3%)					\$ 400,000.00	
	Other:	Pre-Construction Services				\$ 210,400.00	Includes Cost Estimating
	Other:	Fire Supression Design				\$ 145,000.00	
Design Fees Subtotal						\$ 4,155,715.00	

City and Planning Fees							If cost exceeds recommended ranges, please indicate reason
	Preliminary Development Plan (PDP)					\$ -	
	Official Development Plan (ODP)					\$ -	
	Amendment to PDP of ODP					\$ -	
	Rezoning Fee (if applicable)					\$ -	
	Public Right-of-Way Easement Vacation					\$ -	
	Park Development Fees					\$ -	
	Street Excavation Permit					\$ -	
	Submittal Fees					\$ -	
	Other:					\$ -	
	Other:					\$ -	
City Planning Fees Subtotal						\$ -	

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			A/E	GC	Owner			
Utility and Development Costs								
	Water Tap and Development Review Assessments					\$ 30,000.00		
		Well Permits (water)				\$ -		
		Fire Protection Water Tap				\$ -		
		Fire Hydrants				\$ -		
		Water Reserve for Fire Protection				\$ -		
		Water Tap Fees				\$ 55,000.00		
		Existing Water Tap Credits				\$ -		
		Special Metro Districts				\$ -		
	Sanitary Sewer Review and Assessment					\$ 30,000.00		
		Septic System/ Leach Fields				\$ -		
		Metro District				\$ -		
		County (as applicable)				\$ -		
		City				\$ -		
		State (as applicable)				\$ -		
	Storm Sewer						\$ -	
	Utility Services						\$ 36,000.00	
		Utility Extensions					\$ -	
		Gas					\$ -	
		Fuel Storage/ Propane/ Wood?					\$ -	
		Electric					\$ -	
		3 Phase Power					\$ 50,000.00	
							\$ -	
	Existing Solar Panel Removal & Reconnection						\$ -	
							\$ -	
							\$ -	
	Phone Cabling						\$ -	
	Cable Television Cabling						\$ -	
	City Traffic Impact Fee						\$ -	
	City Development Excise Tax						\$ -	
	Metro District Fees						\$ -	
							\$ -	
	Street Lighting Fees						\$ -	
	Traffic Control Devices						\$ -	
	Extraordinary Offsite Utility Costs						\$ -	
	Other:						\$ -	
	Other:						\$ -	
Utility & Development Costs Subtotal						\$ 201,000.00		
Site Survey and Soils Report								
	Site Survey					\$ 20,000.00		
	Geo Technical Report					\$ 20,000.00		
	Other:					\$ -		
	Other:					\$ -		
Site Survey and Soils Report Subtotal						\$ 40,000.00		

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			A/E	GC	Owner		
Material Testing/ 3rd Party Inspections	*Included but not limited to the noted below.						
	Caisson Inspection					\$ -	
	Soils Compaction					\$ 25,000.00	
	Rebar Inspection					\$ 25,000.00	
	Concrete Testing					\$ 25,000.00	
	Steel Welds & Bolted Connections					\$ 25,000.00	
	Asphalt Testing					\$ 25,000.00	
	Spray Fireproofing					\$ -	
	Other:					\$ -	
	Other:					\$ -	
Material Testing Subtotal						\$ 125,000.00	
Environmental							
	ACM Abatement					\$ -	
		Block Filler				\$ -	
	Underground Tanks/Contaminated Soils					\$ -	
	Lead					\$ -	
	CFCs					\$ -	
	Storm Water Management					\$ -	
	State Demolition Permit					\$ -	
	State Fugitive Dust Permit					\$ -	
	Animal Removal/Relocation					\$ -	
		Endangered Species Act				\$ -	
	Other:	Demolition				\$ -	
	Other:					\$ -	
Environmental/Hazmat/Testing Subtotal						\$ -	
Additional Costs	* The owner is tax exempt						
	Builder's Risk Insurance (If by owner)					\$ -	
	Leasing Fees					\$ -	
		Rental costs during construction				\$ -	
	Legal Fees					\$ -	
	Finance Costs					\$ -	
	Moving & Relocating Costs					\$ -	
	Land Purchase					\$ -	
	Site Development					\$ -	
	Colo. Dept. of Transportation Costs					\$ -	
	Easement Dedications					\$ -	
	Construction Loan Interest					\$ -	
	Other:					\$ -	
	Other:					\$ -	
	Other:					\$ -	
Additional Costs Subtotal						\$ -	

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			A/E	GC	Owner		
Building Systems Infrastructure (by owner)							
	Sound System/Audiovisual/TV-DVD					\$ -	Included in Construction
	Telecommunications					\$ -	Included in Construction
		Phone Systems Cabling				\$ -	
		Data Systems Cabling				\$ -	
		Equipment				\$ -	
	Security Systems					\$ 150,000.00	
	Fire Alarm System					\$ -	
	Other:	DAS System				\$ 100,000.00	
	Other:	Clock Speaker System				\$ 100,000.00	
Building Systems Subtotal						\$ 350,000.00	
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					\$ -	
	Permanent Interior Signage					\$ -	Included in Construction
		Interior Plaque				\$ -	
	Permanent Exterior Signage					\$ -	Included in Construction
		Monument Signage				\$ -	
	Technology					\$ 220,000.00	
		Computers/Laptops/Tablets				\$ -	
		Projection Equipment				\$ -	
		Smart boards, LED Touch Screens, Etc.				\$ -	
	School Desks/ Tables/ Chairs					\$ 490,000.00	
	Cafeteria Chairs and Tables					\$ 58,000.00	
	Office Furniture					\$ 52,000.00	
	Office Equipment					\$ 30,000.00	
	Display Cases					\$ -	Included in Construction
	Marker & Tack Boards					\$ -	Included in Construction
	Foodservice Equipment					\$ -	Included in Construction
	Indoor Sports Equipment					\$ -	Included in Construction
		Bleachers				\$ -	
		Scoreboards				\$ -	
	Site Furnishings					\$ -	
		Site Furniture				\$ 20,000.00	
		Outdoor Sports Equipment				\$ -	
		Playground Equipment				\$ 400,000.00	Includes Fall Surface
	Other:	CTE Equipment				\$ 100,000.00	
	Other:					\$ -	
Project Furniture/ Fixtures and Equipment Subtotal						\$ 1,370,000.00	
SOFT COST TOTAL						\$6,241,715.00	
HARD COST							

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			A/E	GC	Owner		
Permits, Taxes, Bonds	*Public School Facilities are tax exempt						
	Building, Mechanical, Plumbing, Electrical Permit Fees					\$ 30,000.00	
	Plan Review Fee (State)					\$ 30,000.00	
	Fire Department Review Fee					\$ 30,000.00	
	State Inspections by 3rd Party					\$ -	
	Storm Water Permit Fees					\$ -	
	Land Disturbance Fee					\$ -	
	Other:					\$ -	
	Other:					\$ -	
	Other:					\$ -	
Other:					\$ -		
Permits, Taxes, Bonds Subtotal						\$ 90,000.00	

Direct Cost of Work by Division		Cost per SF				Totals	If cost exceeds recommended ranges, please indicate reason
Division 00	Procurement and Contracting Requirements	\$ -				\$ -	
Division 1	General Requirements	\$ 62.99				\$ 4,431,251.00	Includes Warranty
Division 2	Existing Conditions	\$ -				\$ -	
Division 3	Concrete	\$ 86.67				\$ 6,096,539.00	
Division 4	Masonry	\$ 0.16				\$ 11,280.00	
Division 5	Metals	\$ 35.40				\$ 2,490,200.00	
Division 6	Woods, Plastics & Composites	\$ 14.77				\$ 1,038,949.00	
Division 7	Thermal and Moisture Protection	\$ 21.16				\$ 1,488,420.00	
Division 8	Openings	\$ 17.35				\$ 1,220,630.00	
Division 9	Finishes	\$ 81.64				\$ 5,742,887.00	
Division 10	Specialties	\$ 1.89				\$ 132,885.00	
Division 11	Equipment	\$ 17.06				\$ 1,200,000.00	
Division 12	Furnishings	\$ 1.61				\$ 113,200.00	
Division 13	Special Construction	\$ -				\$ -	
Division 14	Conveying Systems	\$ 4.05				\$ 285,000.00	
Division 21	Fire Supression	\$ 18.79				\$ 1,321,500.00	
Division 22	Plumbing	\$ 34.66				\$ 2,438,300.00	
Division 23	Heating, Ventating, and Air Conditioning (HVAC)	\$ 96.60				\$ 6,795,000.00	
Division 25	Integrated Automation	\$ -					
Division 26	Electrical	\$ 81.07				\$ 5,702,500.00	
Division 27	Communications	\$ 5.05				\$ 355,000.00	
Division 28	Electronic Safety and Security	\$ 10.09				\$ 710,000.00	Includes Fire Alarm
Division 31	Earthwork	\$ 16.33				\$ 1,148,917.00	
Division 32	Exterior Improvements	\$ 22.57				\$ 1,587,995.00	
Division 33	Utilities	\$ 4.09				\$ 288,000.00	
Single Scope	Lump Sum Bid (use if no divisions provided)	\$ 1.42				\$ 100,000.00	Weather Conditions Allowance

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	Subtotal for Direct Cost of Work	\$ 634.01				\$ 44,698,453.00	
Contingencies in Estimate	Escalation Contingency (Typ 3% - 6%)	4.00%				\$ 1,787,938	
	Construction Contingency (Typ 3% - 6%)	5.00%				\$ 2,234,923	
	Subtotal for Direct and Indirect Cost of Work	\$ 692.62				\$ 48,721,313.77	
Fees, Insurance, and Bonds	General Liability Insurance (Typ 1%)	1.60%				\$ 779,541.02	
	Builder's Risk Insurance (Typ 0.10% - 0.20%)	0.13%				\$ 63,337.71	
	Fees for Overhead and Profit (2% - 4%)	4.00%				\$ 1,948,852.55	
	Performance and Payment Bonds (0.65% - 1%)	0.91%				\$ 443,363.96	
			Building Construction Costs Subtotal			\$ 51,956,409.00	
Other Costs Not Listed Above	Please list:						
	1)					\$ -	
	2)					\$ -	
	3)					\$ -	
	4)					\$ -	
	5)					\$ -	
	6)					\$ -	
	7)					\$ -	
			Other Hard Costs Subtotal			\$ -	
HARD COST SUBTOTAL		739.8841266				\$52,046,409.00	
OWNER'S CONTINGENCY (Typ 3% - 6%)		5.00%				\$ 2,602,320.45	
HARD COST TOTAL						\$54,648,729.45	

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PROJECT SUMMARY		
	Cost Totals	Cost Per Sq. Ft.
Soft Cost Total	\$6,241,715.00	\$ 88.73
Hard Cost Total	\$54,648,729.45	\$ 776.88
(Enter this amount in Application Sect. III Question C. "Project Cost") TOTAL PROJECT COST	\$60,890,444.45	\$ 865.61

For GAINS Budget "BGA - BEST Grant Amount": Refer to calculated value in Application Sect. III Question E "Requested BEST Grant Amount"