

# Eagle County Fairgrounds Master Plan

## 10.11.2022

<b>Master Plan Program Summary</b>				
<i>Room / Functional Space</i>	<i>Total Structure gsf</i>	<i>Total Conceptual Estimate</i>		
		<i>Low</i>	<i>High</i>	<i>Average</i>
<b>A. Phase 1 Buildings</b>	1,050	\$305,760	\$421,512	\$363,636
<b>B. Phase 1 RV Campground</b>	94	\$3,277,487	\$4,923,004	\$4,100,246
<b>C.</b>	0	\$0	\$0	\$0
<b>Total</b>	1,144	\$3,583,247	\$5,344,516	\$4,463,882

NOTE: This opinion of probable construction cost is made on the basis of Architect's experience and qualifications and represents the Architect's best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Architect has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Architect cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost as provided. If the Owner wishes greater assurance as to probable construction costs, Owner shall employ an independent cost estimator or contractor.

**Project Summary**

Room / Functional Space	Total Structure gsf	Total Conceptual Estimate		
		Low	High	Average
<b>A. Phase 1 Buildings</b>	1,050	\$210,000	\$289,500	\$249,750
<b>PROBABLE DIRECT CONSTRUCTION COST</b>		<b>\$210,000</b>	<b>\$289,500</b>	<b>\$249,750</b>
<b>CONTRACTOR P&amp;O, BOND, ETC.</b>	15%	<b>\$31,500</b>	<b>\$43,425.00</b>	<b>\$37,463</b>
<b>DESIGN &amp; CONSTRUCTION CONTINGENCY</b>	10%	<b>\$21,000</b>	<b>\$28,950</b>	<b>\$24,975</b>
<b>FURNITURE/FIXTURES/EQUIPMENT (FF&amp;E)</b>	5%	<b>\$10,500.00</b>	<b>\$14,475</b>	<b>\$12,488</b>
<b>ESTIMATED CONSTRUCTION COST</b>		<b>\$273,000</b>	<b>\$376,350</b>	<b>\$324,675</b>
<b>DESIGN &amp; ENGINEERING FEES</b>	12%	<b>\$32,760.00</b>	<b>\$45,162.00</b>	<b>\$38,961</b>
<b>TOTAL PROJECT BUDGET</b>		<b>\$305,760</b>	<b>\$421,512</b>	<b>\$363,636</b>

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**A. Phase 1 Buildings**

Room / Functional Space	No.	Sq. Ft. per unit	Total	Design Comments	Est. SF Cost	Order of Magnitude	Est. SF Cost	Order of Magnitude	Est. SF Cost	Order of Magnitude
					Low	Low	High	Low	Avg.	Avg.
<b>1.0 Office / Restroom and Guest Services</b>										
- Office	1	200	200		\$ 120.00	\$ 24,000.00	\$ 175.00	\$ 35,000.00	\$ 147.50	\$ 29,500.00
- Restrooms	1	450	450		\$ 200.00	\$ 90,000.00	\$ 250.00	\$ 112,500.00	\$ 225.00	\$ 101,250.00
- Camp Store	1	400	400		\$ 120.00	\$ 48,000.00	\$ 175.00	\$ 70,000.00	\$ 147.50	\$ 59,000.00
- Covered Meeting Area	1	600	600		\$ 80.00	\$ 48,000.00	\$ 120.00	\$ 72,000.00	\$ 100.00	\$ 60,000.00
<b>Example Subtotal</b>			1,050							
<b>Estimated Direct Construction Cost</b>						<b>\$ 210,000.00</b>		<b>\$ 289,500.00</b>		<b>\$ 249,750.00</b>

**A. Phase 1 Buildings**

1,050

**Total Estimated Cost:**

**\$210,000**

**\$289,500**

**\$249,750**

Average Cost Per Square Foot:

\$200

\$276

\$238

**Project Summary**

Room / Functional Space	Total Structure gsf	Total Conceptual Estimate		
		Low	High	Average
<b>B. Phase 1 RV Campground</b>	94	\$2,473,575	\$3,715,475	\$3,094,525
<b>PROBABLE DIRECT CONSTRUCTION COST</b>		<b>\$2,473,575</b>	<b>\$3,715,475</b>	<b>\$3,094,525</b>
<b>CONTRACTOR P&amp;O, BOND, ETC.</b>	15%	\$371,036	\$557,321.25	\$464,179
<b>DESIGN &amp; CONSTRUCTION CONTINGENCY</b>	10%	\$247,358	\$371,548	\$309,453
<b>ESTIMATED CONSTRUCTION COST</b>		<b>\$3,091,969</b>	<b>\$4,644,344</b>	<b>\$3,868,156</b>
<b>DESIGN &amp; ENGINEERING FEES</b>	6%	\$185,518.13	\$278,660.63	\$232,089
<b>TOTAL PROJECT BUDGET</b>		<b>\$3,277,487</b>	<b>\$4,923,004</b>	<b>\$4,100,246</b>

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**B. Phase 1 RV Campground**

Room / Functional Space	No.	Sq. Ft. per unit	Total	Design Comments	Est. Cost per space Low	Order of Magnitude est. cost Low	Est. Cost per space High	Order of Magnitude est. cost Low	Est. Cost per space Avg.	Order of Magnitude est. cost Avg.
<b>1.0 RV Spaces</b>										
- Full Service RV Space	94	N/A	94		\$ 15,000.00	\$ 1,410,000.00	\$ 25,000.00	\$ 2,350,000.00	\$ 20,000.00	\$ 1,880,000.00
<b>Example Subtotal</b>			94							
				<b>Estimated Direct Construction Cost</b>		<b>\$ 1,410,000.00</b>		<b>\$ 2,350,000.00</b>		<b>\$ 1,880,000.00</b>
Room / Functional Space	No.	Ln. Ft. per unit	Total	Design Comments	Est. Cost per space Low	Order of Magnitude est. cost Low	Est. Cost per space High	Order of Magnitude est. cost Low	Est. Cost per space Avg.	Order of Magnitude est. cost Avg.
<b>2.0 Utility Extensions</b>										
- Water Main	1	3,523	3,523	12" PVC	\$ 95.00	\$ 334,685.00	\$ 120.00	\$ 422,760.00	\$ 107.50	\$ 378,722.50
- Sanitary Sewer	1	2,280	2,280		\$ 90.00	\$ 205,200.00	\$ 120.00	\$ 273,600.00	\$ 105.00	\$ 239,400.00
- Storm Sewer	1	2,225	2,225		\$ 120.00	\$ 267,000.00	\$ 155.00	\$ 344,875.00	\$ 137.50	\$ 305,937.50
- Electric	1	1,351	1,351		\$ 95.00	\$ 128,345.00	\$ 120.00	\$ 162,120.00	\$ 107.50	\$ 145,232.50
- Gas	1	1,351	1,351		\$ 95.00	\$ 128,345.00	\$ 120.00	\$ 162,120.00	\$ 107.50	\$ 145,232.50
<b>Example Subtotal</b>										
				<b>Estimated Direct Construction Cost</b>		<b>\$ 1,063,575.00</b>		<b>\$ 1,365,475.00</b>		<b>\$ 1,214,525.00</b>

**B. Phase 1 RV Campground**

94

**Total Estimated Cost:**

**\$2,473,575**

**\$3,715,475**

**\$3,094,525**