

Eagle County Fairgrounds Master Plan 10.11.2022

Master Plan Program Summary				
<i>Room / Functional Space</i>	<i>Total Structure gsf</i>	<i>Total Conceptual Estimate</i>		
		<i>Low</i>	<i>High</i>	<i>Average</i>
A. Phase 3 Buildings - Rodeo Arena Seating	19,600	\$4,953,312	\$6,604,416	\$5,778,864
B. Phase 3 Buildings - Rodeo Arena VIP Platform		\$1,061,200	\$1,446,200	\$1,253,700
C. Phase 3 Buildings - Covered Arena		\$3,841,600	\$5,292,000	\$4,566,800
Total	19,600	\$9,856,112	\$13,342,616	\$11,599,364

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
A. Phase 3 Buildings - Rodeo Arena Seating	19,600	\$3,528,000	\$4,704,000	\$4,116,000
PROBABLE DIRECT CONSTRUCTION COST		\$3,528,000	\$4,704,000	\$4,116,000
CONTRACTOR P&O, BOND, ETC.	15%	\$529,200	\$705,600.00	\$617,400
DESIGN & CONSTRUCTION CONTINGENCY	10%	\$352,800	\$470,400	\$411,600
FURNITURE/FIXTURES/EQUIPMENT (FF&E)	5%	\$176,400.00	\$235,200	\$205,800
ESTIMATED CONSTRUCTION COST		\$4,586,400	\$6,115,200	\$5,350,800
DESIGN & ENGINEERING FEES	8%	\$366,912.00	\$489,216.00	\$428,064
TOTAL PROJECT BUDGET		\$4,953,312	\$6,604,416	\$5,778,864

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A. Phase 3 Buildings - Rodeo Arena Seating

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	est. cost	High	est. cost	Avg.	est. cost
1.0 Precast Seats										
- Structure	2	5,000	10,000		\$ 180.00	\$ 1,800,000.00	\$ 240.00	\$ 2,400,000.00	\$ 210.00	\$ 2,100,000.00
- Canopy	1	9,600	9,600		\$ 180.00	\$ 1,728,000.00	\$ 240.00	\$ 2,304,000.00	\$ 210.00	\$ 2,016,000.00
Example Subtotal			19,600							
Estimated Direct Construction Cost						\$ 3,528,000.00		\$ 4,704,000.00		\$ 4,116,000.00

A. Phase 3 Buildings - Rodeo Arena Seating	19,600	Total Estimated Cost:	\$3,528,000	\$4,704,000	\$4,116,000
		Average Cost Per Square Foot:	\$180	\$240	\$210

Project Summary

Room / Functional Space	Total Structure gsf	Total Conceptual Estimate		
		Low	High	Average
B. Phase 3 Buildings - Rodeo Arena VIP Platform	7,601	\$758,000	\$1,033,000	\$895,500
PROBABLE DIRECT CONSTRUCTION COST		\$758,000	\$1,033,000	\$895,500
CONTRACTOR P&O, BOND, ETC.	15%	\$113,700	\$154,950.00	\$134,325
DESIGN & CONSTRUCTION CONTINGENCY	10%	\$75,800	\$103,300	\$89,550
ESTIMATED CONSTRUCTION COST		\$947,500	\$1,291,250	\$1,119,375
DESIGN & ENGINEERING FEES	12%	\$113,700.00	\$154,950.00	\$134,325
TOTAL PROJECT BUDGET		\$1,061,200	\$1,446,200	\$1,253,700

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B. Phase 3 Buildings - Rodeo Arena VIP Platform

Room / Functional Space	No.	Sq. Ft.	Total	Design Comments	Est. Cost per Sq. Ft. Low	Order of Magnitude est. cost Low	Est. Cost per Sq. Ft. High	Order of Magnitude est. cost Low	Est. Cost per Sq. Ft. Avg.	Order of Magnitude est. cost Avg.
1.0 VIP Platform										
- Ramp	1	2,800	2,800	Unit Cost	\$ 15.00	\$ 42,000.00	\$ 25.00	\$ 70,000.00	\$ 20.00	\$ 56,000.00
- Elevator	1	1	1		\$ 120,000.00	\$ 120,000.00	\$ 160,000.00	\$ 160,000.00	\$ 140,000.00	\$ 140,000.00
- Decking	1	4,600	4,600		\$ 60.00	\$ 276,000.00	\$ 80.00	\$ 368,000.00	\$ 70.00	\$ 322,000.00
- Restrooms	2	100	200		\$ 200.00	\$ 40,000.00	\$ 250.00	\$ 50,000.00	\$ 225.00	\$ 45,000.00
- Canopy	1	3,500	3,500		\$ 80.00	\$ 280,000.00	\$ 110.00	\$ 385,000.00	\$ 95.00	\$ 332,500.00
Example Subtotal			7,601							
				Estimated Direct Construction Cost		\$ 758,000.00		\$ 1,033,000.00		\$ 895,500.00

B. Phase 3 Buildings - Rodeo Arena VIP Platform	7,601	Total Estimated Cost:	\$758,000	\$1,033,000	\$895,500
		Average Cost Per Square Foot:	\$100	\$136	\$118

Project Summary

Room / Functional Space	Total Structure gsf	Total Conceptual Estimate		
		Low	High	Average
C. Phase 3 Buildings - Covered Arena	28,000	\$2,744,000	\$3,780,000	\$3,262,000
PROBABLE DIRECT CONSTRUCTION COST		\$2,744,000	\$3,780,000	\$3,262,000
CONTRACTOR P&O, BOND, ETC.	15%	\$411,600	\$567,000.00	\$489,300
DESIGN & CONSTRUCTION CONTINGENCY	10%	\$274,400	\$378,000	\$326,200
ESTIMATED CONSTRUCTION COST		\$3,430,000	\$4,725,000	\$4,077,500
DESIGN & ENGINEERING FEES	12%	\$411,600.00	\$567,000.00	\$489,300
TOTAL PROJECT BUDGET		\$3,841,600	\$5,292,000	\$4,566,800

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C. Phase 3 Buildings - Covered Arena

Room / Functional Space	No.	Sq. Ft.	Total	Design Comments	Est. Cost per Sq. Ft. Low	Order of Magnitude est. cost Low	Est. Cost per Sq. Ft. High	Order of Magnitude est. cost Low	Est. Cost per Sq. Ft. Avg.	Order of Magnitude est. cost Avg.
1.0 Covered Arena										
- Structure	1	28,000	28,000		\$ 95.00	\$ 2,660,000.00	\$ 130.00	\$ 3,640,000.00	\$ 112.50	\$ 3,150,000.00
- Footing	1	28,000			\$ 3.00	\$ 84,000.00	\$ 5.00	\$ 140,000.00	\$ 4.00	\$ 112,000.00
Example Subtotal			28,000							
Estimated Direct Construction Cost						\$ 2,744,000.00		\$ 3,780,000.00		\$ 3,262,000.00

C. Phase 3 Buildings - Covered Arena	28,000	Total Estimated Cost:	\$2,744,000	\$3,780,000	\$3,262,000
		Average Cost Per Square Foot:	\$98	\$135	\$117