

Space 2 Create- Guaranteed Maximum Price
August 29, 2025

GMP
Contractor Elk Mountain Construction
Owner Town of Grand Lake

Building Total SF	\$10,400
Site SF	\$28,295

BID TOTAL	\$3,291,884
SF Price	\$316.53

Div.	Description	Labor	Material	Equipment	Subcontract	Total	Total PSF
	GENERAL CONDITIONS	\$ 182,630	\$ 10,000	\$ 30,000	\$ 35,000	\$ 257,630	\$ 24.77
	SURVEY	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 1.44
	TEMP UTILITIES	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ 1.44
	TESTING- SOILS, CONCRETE, STEEL- ALLOWANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	SITE DEMO	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 5.77
	DEMO EXISTING LIGHT POLES	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ 0.05
	DEMO EXISTING STORM SEWER LINE	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 0.58
	EROSION CONTROL	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 0.96
	EXCAVATION/ BACKFILL- MAKERSPACE	\$ -	\$ -	\$ -	\$ 38,000	\$ 38,000	\$ 3.65
	EXCAVATION/ BACKFILL- RESIDENCES	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000	\$ 8.17
	TRUCKING	\$ -	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 3.37
	STRUCTURAL FILL IMPORT/BOARDWALK FILL/ BEDDING	\$ -	\$ -	\$ -	\$ 7,000	\$ 7,000	\$ 0.67
	CLASS "C" GRAVEL UNDER SLABS & DRIVE	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 1.54
	FINE GRADE SITE	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 1.92
	SITE CONCRETE PAVING/ SIDEWALK	\$ -	\$ -	\$ 5,000	\$ 69,000	\$ 74,000	\$ 7.12
	6" VERTICLE CONCRETE CURB	\$ -	\$ -	\$ -	\$ 19,200	\$ 19,200	\$ 1.85
	2' WIDE CONCRETE CURB & GUTTER	\$ -	\$ -	\$ -	\$ 17,000	\$ 17,000	\$ 1.63
	PARKING LOT STRIPING	\$ -	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 0.43
	PARKING LOT HANDI-CAP SIGNAGE	\$ -	\$ -	\$ -	\$ 850	\$ 850	\$ 0.08
	ASPHALT PAVING	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 1.15
	FLOWFILL	\$ -	\$ 4,500	\$ -	\$ -	\$ 4,500	\$ 0.43
	3/4" WATER SERVICE- MAKERSPACE	\$ -	\$ -	\$ -	\$ 6,500	\$ 6,500	\$ 0.63
	4" WATER SERVICE- RESIDENCES	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 2.40
	WATER TAPS	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 0.38
	4" SANITARY SEWER SERVICE	\$ -	\$ -	\$ -	\$ 7,700	\$ 7,700	\$ 0.74
	6" SANITARY SEWER- RESIDENCES	\$ -	\$ -	\$ -	\$ 10,985	\$ 10,985	\$ 1.06
	SANITARY SEWER TAP MAIN LINE	\$ -	\$ -	\$ -	\$ 7,000	\$ 7,000	\$ 0.67
	SS MANHOLE	\$ -	\$ -	\$ -	\$ 10,500	\$ 10,500	\$ 1.01
	STORM SEWER GRATES/ BOXES	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 1.92
	LANDSCAPE & IRRIGATION	\$ 1,400	\$ 5,600	\$ -	\$ 103,000	\$ 110,000	\$ 10.58
	CONCRETE FOUNDATIONS- MAKERSPACE	\$ -	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 3.37
	CONCRETE FOUNDATIONS- RESIDENCES	\$ -	\$ -	\$ 4,500	\$ 165,000	\$ 169,500	\$ 16.30
	CONCRETE SLAB ON GRADE- MAKERSPACE	\$ -	\$ -	\$ 1,500	\$ 36,408	\$ 37,908	\$ 3.65
	2" RIGID FOAM INSULATION- MAKERSPACE FOUNDATION	\$ 1,950	\$ 7,800	\$ -	\$ -	\$ 9,750	\$ 0.94
	TRASH ENCLOSURE	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 1.44
	WOOD FENCING & GATES	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 1.44
	2x8 BEARING WALLS IN CRAWL SPACE	\$ 7,200	\$ 7,500	\$ -	\$ -	\$ 14,700	\$ 1.41
	ROUGH CARPENTRY- LUMBER	\$ 5,000	\$ 15,000	\$ -	\$ -	\$ 20,000	\$ 1.92
	ROUGH CARPENTRY- TUSSES	\$ 30,000	\$ 75,000	\$ 8,000	\$ -	\$ 113,000	\$ 10.87
	ROOF SHEATHING- RESIDENCES	\$ 5,800	\$ 17,600	\$ -	\$ -	\$ 23,400	\$ 2.25
	2X6 TREATED SILL PLATE	\$ 1,800	\$ 3,500	\$ -	\$ -	\$ 5,300	\$ 0.51
	EXTERIOR WOOD SIDING	\$ 85,000	\$ 135,000	\$ -	\$ -	\$ 220,000	\$ 21.15
	MISC. EXTERIOR WOOD TRIM	\$ 5,500	\$ 6,500	\$ -	\$ -	\$ 12,000	\$ 1.15
	EXTERIOR PAINTING/STAIN	\$ -	\$ -	\$ -	\$ 55,000	\$ 55,000	\$ 5.29
	2X12 FASCIA BOARD	\$ 3,500	\$ 3,798	\$ -	\$ -	\$ 7,298	\$ 0.70
	2X8 FASCIA BOARD	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ 7,000	\$ 0.67
	SOFFIT	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ 15,000	\$ 1.44
	TYVEK BUILDING WRAP	\$ 1,200	\$ 4,250	\$ -	\$ -	\$ 5,450	\$ 0.52
	6X12 BEAMS	\$ 3,000	\$ 5,000	\$ -	\$ -	\$ 8,000	\$ 0.77
	6X6 POSTS	\$ 5,000	\$ 8,000	\$ -	\$ -	\$ 13,000	\$ 1.25
	NAILS; SCREWS; MISC. HARDWARE	\$ -	\$ 6,500	\$ -	\$ -	\$ 6,500	\$ 0.63
	WOOD BOARDWALK	\$ -	\$ -	\$ -	\$ 118,664	\$ 118,664	\$ 11.41
	METAL FLASHING @ SIDING	\$ 725	\$ 2,713	\$ -	\$ -	\$ 3,438	\$ 0.33
	MODULAR SET AND STITCH	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000	\$ 11.54
	DRYWALL ON 2X8 BEARING WALLS IN CRAWL SPACE	\$ -	\$ -	\$ -	\$ 10,623	\$ 10,623	\$ 1.02
	SPRAY FOAM INSULATION- CRAWL SPACE FOUNDATION	\$ -	\$ -	\$ -	\$ 15,600	\$ 15,600	\$ 1.50
	SPRAY FOAM INSULATION- TRUSSES ATTIC	\$ -	\$ -	\$ -	\$ 84,600	\$ 84,600	\$ 8.13
	SPRAY FOAM INSULATION- MAKERSPACE BUILDING ROOF	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 2.40
	ASPHALT SHINGLES	\$ -	\$ -	\$ -	\$ 67,200	\$ 67,200	\$ 6.46
	STANDING SEAM ROOF- GUTTERS & DOWNSPOUTS	\$ -	\$ -	\$ -	\$ 69,000	\$ 69,000	\$ 6.63
	FOUNDATION DAMPPROOFING	\$ -	\$ -	\$ -	\$ 6,500	\$ 6,500	\$ 0.63
	FOUNDATION DRAIN	\$ -	\$ -	\$ -	\$ 10,500	\$ 10,500	\$ 1.01
	JOINT SEALANTS	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 0.72

FIRESTOPPING	\$ -	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 0.43
FIRE RATED ACCESS DOORS	\$ 600	\$ 5,250	\$ -	\$ -	\$ 5,850	\$ 0.56
MAKERSPACE POST FRAME BUILDING	\$ -	\$ -	\$ -	\$ 152,166	\$ 152,166	\$ 14.63
FIRE EXTINGUISHERS	\$ 435	\$ 2,170	\$ -	\$ -	\$ 2,605	\$ 0.25
KNOX BOX	\$ 73	\$ 1,085	\$ -	\$ -	\$ 1,158	\$ 0.11
WINDOW COVERINGS	\$ -	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 1.35
PLUMBING- RESIDENCES	\$ -	\$ -	\$ -	\$ 90,500	\$ 90,500	\$ 8.70
PLUMBING- MAKERSPACE	\$ -	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 1.30
FIRE SPRINKLER	\$ -	\$ -	\$ -	\$ 56,787	\$ 56,787	\$ 5.46
ROOF AWNINGS	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 0.48
ELECTRICAL- RESIDENCES	\$ -	\$ -	\$ -	\$ 155,484	\$ 155,484	\$ 14.95
ELECTRICAL- MAKERSPACE	\$ -	\$ -	\$ -	\$ 32,332	\$ 32,332	\$ 3.11
SITE LIGHTING- LIGHT POLES	\$ -	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 1.35
FIRE ALARM	\$ -	\$ -	\$ -	\$ 18,725	\$ 18,725	\$ 1.80
INSTALL OWNER FURNISHED EQUIPMENT	\$ 7,250	\$ -	\$ -	\$ -	\$ 7,250	\$ 0.70
LOW VOLT/ DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WINTER CONDITIONS ALLOWANCE	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 4.81
SUBTOTAL	\$ 359,063	\$ 337,766	\$ 114,000	\$ 2,058,324	\$ 2,869,153	\$ 275.88
				Insurance	\$ -	\$ -
				Builders Risk	BY OWNER	
				P&OH	\$ 143,458	\$ 13.79
				Contingency	\$ 90,378	\$ 8.69
				Bond	\$ 108,605	\$ 10.44
				TOGL Use Tax	\$ 80,290	\$ 7.72
				TOTAL	\$ 3,291,884	\$ 316.53

Included in fee

5.00%
3.00%
3.50%