



AGENDA

- 1) **CALL TO ORDER**
- Board Chair Barbara Bynum
- 2) **THE PLEDGE OF ALLEGIANCE**
- 3) **ROLL CALL**
- City Clerk Lisa DelPiccolo
- 4) **CHANGES TO THE AGENDA, INCLUDING ADDITIONS AND DELETIONS**
- 5) **CALL FOR PUBLIC COMMENT**
The "Call for Public Comment" agenda item is a time when concerned members of the community may publicly voice their concerns and discuss items of interest. Please note that no formal action will be taken on the matters raised during this time. Comments made during this time should be addressed to the MURA Board of Commissioners and pertain to matters of at least general importance to the Montrose Urban Renewal Authority and its operations. Please be aware that neither the MURA Board nor staff are expected to respond or engage in discussion or debate. Personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial or gender-oriented slurs are prohibited, as is any "disorderly conduct" that violates state or local law and shall not be permitted.
- 6) **CONSIDERATION OF MINUTES**
- City Clerk Lisa DelPiccolo
- 7) **MURA EXPENDITURE UPDATE (10 minutes)**
- City Engineer Scott Murphy
- 8) **PROJECT LOLLIPOP ECONOMIC INCENTIVES REQUEST (45 minutes)**
- Executive Director Bill Bell
- 9) **SCHEDULE FUTURE MEETINGS**
- 10) **ADJOURNMENT**

A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Wednesday, July 19, 2023, at 2:00 p.m. in the Buckhorn Meeting Room, located in City Hall at 400 E. Main Street. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Barbara Bynum, J. David Reed, Dave Frank, Doug Glaspell, Ed Ulibarri, Brad Hughes, Tad Rowan, Allison Howe, Stephen Bush, Executive Director William Bell

GUESTS: David Dragoo, City Engineer Scott Murphy, City Clerk Lisa DelPiccolo, Assistant City Attorney Chris Dowsey, Gail Marvel, Jim Anderson, Jordan Caylor, Charlie Rose, Michael Hagan, Project Lollipop representatives

CALL TO ORDER

The meeting was called to order at 1:59 p.m. by Chairperson Barbara Bynum.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Board members Barbara Bynum, Dave Frank, Doug Glaspell, J. David Reed, Ed Ulibarri, Brad Hughes, Tad Rowan, Allison Howe, Stephen Bush, and Executive Director William Bell were present.

CHANGES TO THE AGENDA, INCLUDING ADDITIONS AND DELETIONS

No changes were made to the agenda.

CALL FOR PUBLIC COMMENT

Jim Anderson requested clarification on funding incentives for Shelter Distilling that were described in a recent newspaper article. Chairperson Barbara Bynum stated that information on City Council decisions is available from the City Clerk's Office.

CONSIDERATION OF MINUTES

The MURA Board considered the minutes of the March 22, 2023, regular MURA board meeting.

City Clerk Lisa DelPiccolo reviewed a correction to the minutes to reflect that Stephen Bush was absent and did not participate in discussion regarding the bylaws.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve the minutes of the March 22, 2023, regular MURA Board meeting as corrected. All voted yes. Motion passed.

TIF EXPENDITURE UPDATE

City Engineer Scott Murphy provided an update on current TIF expenditures within the Colorado Outdoors development.

Mr. Murphy stated that the Fairfield Hotel is estimated for completion in September of 2023. Of the \$600,000.00 authorized, approximately \$100,000.00 remains. The first two Base Camp apartment buildings received certificates of occupancy. The first building is fully occupied and the second is one-quarter full. All four buildings will be completed in 2024. The remaining \$253,000.00 will be used for landscaping. Three disbursements totaling approximately \$90,000.00 have been made to Shelter Distilling of the authorized \$700,000.00.

PROJECT LOLLIPOP INTRODUCTION

Executive Director Bill Bell provided an overview of the planned addition of a privately funded medical office building to the Colorado Outdoors development. Construction will begin later in the year. The facility will open in 2025 and include 190 full-time jobs with above average salaries.

EXECUTIVE SESSION

At 2:19 p.m., a motion was made by Doug Glaspell, seconded by Dave Frank, to enter into an executive session for the purpose of determining positions relative to matters that may be subject to negotiations, under C.R.S. Section 24-6-402(4)(e), and the following additional details are provided for identification purposes: Project Lollipop negotiations

RECONVENEMENT

The meeting reconvened at 3:16 p.m.

SCHEDULE OF FUTURE MEETINGS

The August 15, 2023, regular meeting of the Montrose Urban Renewal Authority was rescheduled to Wednesday, August 30, 2023.

GENERAL DISCUSSION

No discussion was held.

ADJOURNMENT

A motion was made by Dave Frank, seconded by Barbara Bynum, to adjourn the meeting at 3:16 p.m. with no further action taken. All voted yes. Motion passed.

ATTEST:

Barbara Bynum, Chairperson

William E. Bell, Executive Director

TABLE 1
Montrose Urban Renewal Authority
Summary of MURA Expenditures to Date
Rev. 9/11/2023

Work Element	Promissory Note Date	Promissory Note Amount	Contract or Expense Authorization Date	Contract or Expense Authorization	Consultant/ Contractor	Expenses to Date	Anticipated Outstanding Expenses	Grant Revenues (Where Applicable)	Total Anticipated Out of Pocket Expense ^(a)
Stantec/Black Mtn. Design Reimbursements	5/11/2017	\$353,759.55	5/11/2017	\$353,759.55	Black Mtn. Reimbursements	\$353,759.55	\$0.00		\$353,759.55
Phase I Civil Design	6/5/2017	\$552,570.00	6/5/2017	\$462,370.00	Del-Mont Consultants	\$462,118.83	\$0.00		\$462,118.83
Phase I Design Incidentals				\$90,200.00	P. Hayes et. al.	\$90,207.73	\$0.00		\$90,207.73
Uncompahgre River Improvements Design	7/24/2017	\$121,951.00	7/24/2017	\$146,881.00	Ecological Resource Consultants	\$146,881.00	\$0.00	\$25,000.00	\$121,881.00
Sewer Materials Direct Purchase	10/5/2017	\$6,750,000.00	11/16/2018	\$413,208.24	Winwater GJ Pipe	\$417,329.40	\$0.00		\$417,329.40
Phase I Civil Design Change Order			1/2/2018	\$95,250.00	Del-Mont Consultants	\$80,292.90	\$0.00		\$80,292.90
Phase I Design Incidentals Change Order				\$10,175.00	P. Hayes	\$10,175.00	\$0.00		\$10,175.00
Power Utilities				\$1,080,000.00	DMEA	\$676,916.84	\$0.00		\$676,916.84
Natural Gas Utilities				\$375,000.00	Black Hills Energy	\$371,016.09	\$0.00		\$371,016.09
SCADA and Hot Tap				\$43,115.00	Multiple	\$42,860.00	\$0.00		\$42,860.00
Survey and Const. Support				\$274,100.00	Del-Mont Consultants	\$172,327.95	\$0.00		\$172,327.95
Entrance Drives/Access Road Along Mayfly				\$204,459.60	Rundle Const. Ridgway Valley Ent.	\$188,747.02	\$0.00		\$188,747.02
Support/Planning Services				-	Multiple	\$148,704.73	\$0.00		\$148,704.73
Phase I Construction - Base Bid				\$3,346,750.69	Ridgway Valley Ent.	\$3,346,750.69	\$0.00		\$3,346,750.69
Phase I Construction - Bid Alternates	\$665,116.82			\$665,116.82	\$0.00		\$665,116.82		
Fairfield Hotel Horiz. Site Improvements	Savings		1/21/2020	\$600,000.00	LaMont Companies	\$499,075.74	\$100,924.26		\$600,000.00
Mayfly Site Horiz. Site Improvements	10/15/2018	\$805,937.09	10/15/2018	\$805,937.09	Black Mtn. Capital	\$653,078.89	\$0.00		\$653,078.89
Phase I River Construction	3/6/2019	\$1,100,000.00	2/3/2020	\$1,600,000.00	ERC/Naranjo	\$1,602,969.34	\$0.00	\$784,588.00	\$818,381.34
Phase II Infrastructure Civil Design	Savings		1/14/2020	\$111,300.00	Del-Mont Consultants	\$88,716.68	\$0.00		\$88,716.68
Colorado Yurt Horizontal Site Imp.	4/7/2021	\$853,935.00	4/7/2021	\$853,935.00	Alcorn Const.	\$853,935.00	\$0.00		\$853,935.00
Basecamp Apt. Horiz. Site Imp.	6/16/2021	\$1,367,000.00	6/16/2021	\$1,367,000.00	Misc.	\$1,354,880.60	\$12,119.40		\$1,367,000.00
Flex Buildings Horizontal Site Imp.	10/20/2021	\$1,100,000.00	10/20/2021	\$1,100,000.00	Black Mtn/Shaw	\$1,100,000.00	\$0.00	\$0.00	\$1,100,000.00
Shelter Distilling Horiz. Site Improvements	(b)	-	6/2/2022	\$700,000.00	Shaw	\$159,687.64	\$540,312.36	\$0.00	\$700,000.00
TOTAL		\$13,005,153				\$13,485,548	\$653,356	\$809,588	\$13,329,316

(a) Expenses to Date + Outstanding Expenses - Grant Revenues

(b) No promissory note utilized. Project to be paid using savings from previous promissory notes as available and MURA fund balance

(c) Total Anticipated Out of Pocket Expense - Total Promissory Notes

EXPENDITURE BALANCE (TO BE FUNDED BY MURA REVENUE) ^(c) \$324,163.82

Completed lines shaded grey

General update on outstanding reimbursements:

Fairfield: Modularity set and working on interior and exterior finishes. Opening still planned for 2023.

Basecamp: Final landscaping underway. CO issued for three of the four buildings. All CO's anticipated by end of 2023.

Shelter: Foundation nearly complete, starting to work on building.

MURA PHASE I - PROJECT LOLLIPOP



Project Lollipop will add a new, high-end medical office building to the Colorado Outdoors project. The building location is along Grand Avenue near the main entrance at Mountaineer Street. Lollipop will offer comprehensive pediatrics and medical care services, including retail sales. The company's vision includes:

- Larger, spacious exam rooms;
- Specialized urgent care capabilities with supporting retail;
- Expanded office hours M-F from 8 am to 8 pm and Saturdays from 8 am to 4 pm;
- Centralized operational center for ownerships 7 current locations and future operations;
- Active principal and staff participation in the Montrose community;
- Support job growth expansion.

SIZE/LOCATION: MURA Phase I, Lot 11 (TBD Mayfly Drive) with a lot size of 1.575 acres. The indoor/outdoor space includes 7,500 square feet of building with 17 exam rooms, an imaging room, a large employee break room, and spacious parking.

PROJECT TYPE: Pediatrics Facility and Medical Office Building (MOB) capable of serving several hundred patients per day for well visits, sick visits, and specialized urgent care services.

OWNER: Kids First Pediatrics, LLC

ESTIMATED COST OF CONSTRUCTION/VALUATION: \$5,700,000

CURRENT LAND STATUS: Closed in April 2023 with purchase price of \$960,000

IMPLEMENTATION TIMELINE: Construction to start Late 2023/Early 2024

JOB CREATION: Company owners, and support staff with approximately 19 Full-Time jobs at the opening. The average annual wage is approximately \$75,760, not including benefits.

ESTIMATED MURA TIF REVENUES: \$837,500 from Property and Sales Taxes through 2042

REQUEST FOR MURA TIF ANTICIPATORY FINANCING: \$843,362 for Horizontal Site Improvements

OTHER PROJECT CONTRIBUTIONS: City Building Permit Waivers \$123,227 (approved by City Mgr)

ALREADY EXISTING MURA PROVIDED SITE INFRASTRUCTURE: \$331,000



“Base Plan” V2.1

Modeled "Base Plan" Development - Assumptions

Location: Lot 11 (Colo. Outdoors Amd. 6)
 Lot Size (acres): 1.575

Current Land Market Value (Tax Year 2023 prelim)

Vacant Land - Total MV = \$448,330
 assumed biennial inflation in "base" MV = 2.00%

Assumed Development Phasing

	<u># buildings</u>	<u>sq. ft. GBA</u>	<u>start</u>	<u>finish</u>	<u>open</u>
Office - Building 1	1	6,000	7/1/2024	7/1/2025	Q3 2025

Building as conceptually planned for the site in Colorado Outdoors Master Site Plan (11 June 2020). Conceptual anticipated building square footages per Colorado Outdoors, LLC. Project timing an assumption for purposes of modeling - to reflect a fairly aggressive "best case" in the absence of another current prospect for the site.

Sales Assumptions

Office - 1

No taxable sales generation on-site assumed: \$0

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“Base Plan” V2.1

Modeled "Base Plan" Development - Assumptions - continued

Real Property Valuation Assumptions

Office - 1

Total MV per Sq. Ft. GBA (Tax Year 2023) = \$275.00

biennial inflation in MV = 2.00%

Assumed valuations equal to those assumed for Project Care model v 1.1, and for Project Green "Base Plan" v 1.1 in \$ TY 2022 values, inflated by about 15% to reflect the 2023 general reassessment.

Personal Property Valuation Assumptions

Office - 1

All accounts assumed less than HB21-1312 exemption threshold of \$52,000.

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"Base Plan" - Project Lollipop - Projection of Tax Increment Revenues Available for TIF

"Base Plan" 2.1 - 6,000 sq. ft. office building @ MV of \$275/sq. ft. - no taxable sales.

	Tax Increment Revenues - Total Negotiated Share Available for TIF				TOTAL TAX INCREMENT AVAILABLE FOR TIF
	Property Tax Increment - All Shares for TIF 1/	City Sales Tax Increment @ 3.00%	City Meals Tax Increment @ 0.80% 2/	City Lodging Tax Increment @ 0.90% 2/	
2023	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0
2026	\$6,472	\$0	\$0	\$0	\$6,472
2027	\$20,363	\$0	\$0	\$0	\$20,363
2028	\$18,884	\$0	\$0	\$0	\$18,884
2029	\$18,884	\$0	\$0	\$0	\$18,884
2030	\$19,261	\$0	\$0	\$0	\$19,261
2031	\$19,261	\$0	\$0	\$0	\$19,261
2032	\$19,647	\$0	\$0	\$0	\$19,647
2033	\$19,647	\$0	\$0	\$0	\$19,647
2034	\$20,040	\$0	\$0	\$0	\$20,040
2035	\$20,040	\$0	\$0	\$0	\$20,040
2036	\$20,440	\$0	\$0	\$0	\$20,440
2037	\$20,440	\$0	\$0	\$0	\$20,440
2038	\$20,849	\$0	\$0	\$0	\$20,849
2039	\$20,849	\$0	\$0	\$0	\$20,849
2040	\$21,266	\$0	\$0	\$0	\$21,266
2041	\$21,266	\$0	\$0	\$0	\$21,266
2042	\$21,691	\$0	\$0	\$0	\$21,691
	\$329,300	\$0	\$0	\$0	\$329,300

1/ **Increment calculated net of total current land value of project site.** Revenues less County Treasurer's fees. Modeled with: adjustments to Montrose Schools RE-1J's total program mill levy rate per HB 21-1164; sunset of Montrose Library Issue 5A mill levy in 2027; and otherwise with certified 2022 (payable 2023) mill levies. Assessment rates modeled per current law as of model date - does not reflect potential passage of Proposition HH. The rate of real property appreciation for commercial development is modeled at only 2.00% biennially.

2/ Availability for TIF subject to annual appropriation by City of Montrose.

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"Base Plan" - Project Lollipop - Detailed Property Tax Increment Projection

"Base Plan" 2.1 - 6,000 sq. ft. office building @ MV of \$275/sq. ft. - no taxable sales.

	Incremental Assessed Value			Total Incremental AV
	AV - Office Real Prop.	AV - Personal Property	Less "Base" AV	
2023	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0
2025	\$244,035	\$0	(\$132,616)	\$111,419
2026	\$488,070	\$0	(\$132,616)	\$355,454
2027	\$497,831	\$0	(\$135,268)	\$362,563
2028	\$497,831	\$0	(\$135,268)	\$362,563
2029	\$507,788	\$0	(\$137,974)	\$369,814
2030	\$507,788	\$0	(\$137,974)	\$369,814
2031	\$517,944	\$0	(\$140,733)	\$377,211
2032	\$517,944	\$0	(\$140,733)	\$377,211
2033	\$528,303	\$0	(\$143,548)	\$384,755
2034	\$528,303	\$0	(\$143,548)	\$384,755
2035	\$538,869	\$0	(\$146,419)	\$392,450
2036	\$538,869	\$0	(\$146,419)	\$392,450
2037	\$549,646	\$0	(\$149,347)	\$400,299
2038	\$549,646	\$0	(\$149,347)	\$400,299
2039	\$560,639	\$0	(\$152,334)	\$408,305
2040	\$560,639	\$0	(\$152,334)	\$408,305
2041	\$571,852	\$0	(\$155,381)	\$416,471
2042				

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"Base Plan" - Project Lollipop - Detailed Property Tax Increment Projection - continued

"Base Plan" 2.1 - 6,000 sq. ft. office building @ MV of \$275/sq. ft. - no taxable sales.

	Total Incremental AV	Property Tax Increment Revenue - Negotiated Share Available for TIF										Total Tax Increment - Share for TIF
		Share for TIF	Montrose County	Montrose Schools - Tot. Program	Share for TIF	Montrose Rural Fire	Montrose Recreation District	Montrose Library District	Tri-County Water	Bostwick Park Water	Colorado River Water	
2023	\$0	95%	\$0	\$0	30.25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	95%	\$0	\$0	30.25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$111,419	95%	\$0	\$0	30.25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$355,454	95%	\$2,204	\$2,998	30.25%	\$304	\$546	\$420	\$0	\$0	\$0	\$6,472
2027	\$362,563	95%	\$7,030	\$9,575	30.25%	\$971	\$1,742	\$1,045	\$0	\$0	\$0	\$20,363
2028	\$362,563	70%	\$5,284	\$9,767	30.25%	\$991	\$1,777	\$1,066	\$0	\$0	\$0	\$18,884
2029	\$369,814	70%	\$5,284	\$9,767	30.25%	\$991	\$1,777	\$1,066	\$0	\$0	\$0	\$18,884
2030	\$369,814	70%	\$5,389	\$9,962	30.25%	\$1,011	\$1,812	\$1,087	\$0	\$0	\$0	\$19,261
2031	\$377,211	70%	\$5,389	\$9,962	30.25%	\$1,011	\$1,812	\$1,087	\$0	\$0	\$0	\$19,261
2032	\$377,211	70%	\$5,497	\$10,161	30.25%	\$1,031	\$1,848	\$1,109	\$0	\$0	\$0	\$19,647
2033	\$384,755	70%	\$5,497	\$10,161	30.25%	\$1,031	\$1,848	\$1,109	\$0	\$0	\$0	\$19,647
2034	\$384,755	70%	\$5,607	\$10,365	30.25%	\$1,051	\$1,885	\$1,131	\$0	\$0	\$0	\$20,040
2035	\$392,450	70%	\$5,607	\$10,365	30.25%	\$1,051	\$1,885	\$1,131	\$0	\$0	\$0	\$20,040
2036	\$392,450	70%	\$5,719	\$10,572	30.25%	\$1,072	\$1,923	\$1,154	\$0	\$0	\$0	\$20,440
2037	\$400,299	70%	\$5,719	\$10,572	30.25%	\$1,072	\$1,923	\$1,154	\$0	\$0	\$0	\$20,440
2038	\$400,299	70%	\$5,833	\$10,783	30.25%	\$1,094	\$1,961	\$1,177	\$0	\$0	\$0	\$20,849
2039	\$408,305	70%	\$5,833	\$10,783	30.25%	\$1,094	\$1,961	\$1,177	\$0	\$0	\$0	\$20,849
2040	\$408,305	70%	\$5,950	\$10,999	30.25%	\$1,116	\$2,001	\$1,200	\$0	\$0	\$0	\$21,266
2041	\$416,471	70%	\$5,950	\$10,999	30.25%	\$1,116	\$2,001	\$1,200	\$0	\$0	\$0	\$21,266
2042		70%	\$6,069	\$11,219	30.25%	\$1,138	\$2,041	\$1,224	\$0	\$0	\$0	\$21,691
			\$93,861	\$169,012		\$17,145	\$30,743	\$18,539	\$0	\$0	\$0	\$329,300

All revenues are less County Treasurer's fees, as established in § 30-1-102, C.R.S.

Shares available for TIF, per Property Tax Increment Revenue Sharing Agreements between MURA and each respective taxing entity.

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"Base Plan" - Project Lollipop - Detailed Property Tax Increment Projection - continued

"Base Plan" 2.1 - 6,000 sq. ft. office building @ MV of \$275/sq. ft. - no taxable sales.

	Total Incremental AV	Property Tax Increment Revenue Generated - Negotiated Share <u>Not</u> for TIF										
		Not for TIF	Montrose County	Montrose Schools - Bond	Not for TIF	Montrose Rural Fire	Montrose Recreation District	Montrose Library District	Tri-County Water	Bostwick Park Water	Colorado River Water	Total Tax Increment - Not for TIF
2023	\$0	5%	\$0	\$0	69.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	5%	\$0	\$0	69.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$111,419	5%	\$0	\$0	69.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$355,454	5%	\$116	\$334	69.75%	\$702	\$0	\$0	\$219	\$107	\$55	\$1,532
2027	\$362,563	5%	\$370	\$1,064	69.75%	\$2,240	\$0	\$0	\$698	\$343	\$175	\$4,889
2028	\$362,563	30%	\$2,264	\$1,085	69.75%	\$2,284	\$0	\$0	\$712	\$350	\$178	\$6,874
2029	\$369,814	30%	\$2,264	\$1,085	69.75%	\$2,284	\$0	\$0	\$712	\$350	\$178	\$6,874
2030	\$369,814	30%	\$2,310	\$1,107	69.75%	\$2,330	\$0	\$0	\$726	\$357	\$182	\$7,011
2031	\$377,211	30%	\$2,310	\$1,107	69.75%	\$2,330	\$0	\$0	\$726	\$357	\$182	\$7,011
2032	\$377,211	30%	\$2,356	\$1,129	69.75%	\$2,377	\$0	\$0	\$740	\$364	\$185	\$7,151
2033	\$384,755	30%	\$2,356	\$1,129	69.75%	\$2,377	\$0	\$0	\$740	\$364	\$185	\$7,151
2034	\$384,755	30%	\$2,403	\$1,152	69.75%	\$2,424	\$0	\$0	\$755	\$371	\$189	\$7,294
2035	\$392,450	30%	\$2,403	\$1,152	69.75%	\$2,424	\$0	\$0	\$755	\$371	\$189	\$7,294
2036	\$392,450	30%	\$2,451	\$1,175	69.75%	\$2,473	\$0	\$0	\$770	\$378	\$193	\$7,440
2037	\$400,299	30%	\$2,451	\$0	69.75%	\$2,473	\$0	\$0	\$770	\$378	\$193	\$6,265
2038	\$400,299	30%	\$2,500	\$0	69.75%	\$2,522	\$0	\$0	\$786	\$386	\$197	\$6,391
2039	\$408,305	30%	\$2,500	\$0	69.75%	\$2,522	\$0	\$0	\$786	\$386	\$197	\$6,391
2040	\$408,305	30%	\$2,550	\$0	69.75%	\$2,573	\$0	\$0	\$801	\$394	\$200	\$6,518
2041	\$416,471	30%	\$2,550	\$0	69.75%	\$2,573	\$0	\$0	\$801	\$394	\$200	\$6,518
2042		30%	\$2,601	\$0	69.75%	\$2,624	\$0	\$0	\$818	\$402	\$204	\$6,649
			\$36,755	\$11,520		\$39,533	\$0	\$0	\$12,316	\$6,050	\$3,080	\$109,255

All revenues are less County Treasurer's fees, as established in § 30-1-102, C.R.S.

Shares available for TIF, per Property Tax Increment Revenue Sharing Agreements between MURA and each respective taxing entity.

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Comparison of Projected Total Tax Increment Revenues Shared for TIF Project Lollipop vs. "Base Plan"

Site: 1.575 Acres - Lot 11 (Colo. Outdoors Amd. 6)

	Project Lollipop Model Version 2.1			"Base Plan" Model Version 2.1 - no taxable sales		
	7,582 sq. ft. Medical Office Aug-2023 to Aug-2024			6,000 sq. ft. Office / Commercial Jul-2024 to Jul-2025		
	Property Tax	Sales Tax	Total TIF Revenue	Property Tax	Sales Tax	Total TIF Revenue
2023	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$1,073	\$1,073	\$0	\$0	\$0
2025	\$31,806	\$3,267	\$35,072	\$0	\$0	\$0
2026	\$46,409	\$3,316	\$49,725	\$6,472	\$0	\$6,472
2027	\$44,731	\$3,365	\$48,097	\$20,363	\$0	\$20,363
2028	\$40,794	\$3,416	\$44,210	\$18,884	\$0	\$18,884
2029	\$40,225	\$3,467	\$43,692	\$18,884	\$0	\$18,884
2030	\$41,067	\$3,519	\$44,586	\$19,261	\$0	\$19,261
2031	\$40,674	\$3,572	\$44,246	\$19,261	\$0	\$19,261
2032	\$40,724	\$3,625	\$44,350	\$19,647	\$0	\$19,647
2033	\$42,798	\$3,680	\$46,478	\$19,647	\$0	\$19,647
2034	\$43,630	\$3,735	\$47,365	\$20,040	\$0	\$20,040
2035	\$42,721	\$3,791	\$46,512	\$20,040	\$0	\$20,040
2036	\$43,294	\$3,848	\$47,142	\$20,440	\$0	\$20,440
2037	\$43,904	\$3,906	\$47,810	\$20,440	\$0	\$20,440
2038	\$44,863	\$3,964	\$48,827	\$20,849	\$0	\$20,849
2039	\$43,964	\$4,024	\$47,988	\$20,849	\$0	\$20,849
2040	\$47,113	\$4,084	\$51,197	\$21,266	\$0	\$21,266
2041	\$46,916	\$4,145	\$51,061	\$21,266	\$0	\$21,266
2042	\$47,633	\$438	\$48,071	\$21,691	\$0	\$21,691
Total:	\$773,266	\$64,234	\$837,500	\$329,300	\$0	\$329,300

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

V2.1

Project Lollipop - Modeled Assumptions

Construction Timeline: Aug-2023 to Aug-2024
 Open: 31-Aug-2024
 Total Sq. Ft. GBA: 7,582
 Lot Size (acres): 1.575
 Location: Lot 11 (Colo. Outdoors Amd. 6)

Assessor's Valuation & Land Sale Information:

Account # R0026491
Parcel # 3767-282-46-002
Desc. Lot 11 (Colo. Outdoors Amd. 6)

Land Sq. Ft. 68,605
Land Acres 1.57

TY 2023 prelim Market Value \$448,330
TY 2023 prelim MV per Sq. Ft. \$6.53

Tax Area: 1180

Owner: Lollipop Project LLC
Sale Date: 4/07/2023
Sale Price: \$960,470
Land Sale Price per Sq. Ft. \$14.00

Modeled TIF "Base" Value:

Land Sq. Ft.	68,605
Acres	1.575
TY 2023 prelim MV per Sq. Ft.	\$6.53
TY 2023 prelim Total MV	\$448,330

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

V2.1

Project Lollipop - Modeled Assumptions - continued

Taxable Sales Projection:

Category	Projected Annual Sales	assumed % taxable	% meals taxable
OTC Drugs & Medications	\$67,811.16	100%	0%
Vitamins & OTC Nutritional	\$13,250.76	100%	0%
OTC Medical Supplies & Devices	\$9,976.32	100%	0%
Personal Care & Hygiene Products	\$17,686.08	100%	0%
Total Taxable Retail Sales =	\$108,724.32	100%	0%
Taxable Sales per Sq. Ft. GBA =	\$14.34		

assumed annual inflation in sales:	1.50%
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Projected sales agglomerated into categories, based on extensively detailed retail sales projection of OTC taxable sales prepared by Project Lollipop, as provided by Colorado Outdoors. Project Lollipop's sales projection provided was by individual product item, cost of product item, and annual sales frequency of such items.

Real Property Value Estimates:

Assumed Total Real MV per Sq. Ft. GBA: **\$375.00** in \$ TY 2023/24

Assumed Total Real MV: **\$2,843,250** in \$ TY 2023/24

Assumed Biennial Inflation in Real Property Values: **2.00%**

Real property valuation based on analysis of comparable medical office sales in Montrose, actual TY 2023 preliminary valuations of comparable medical office properties according to the Montrose County Assessor's Office, and range of Marshall & Swift cost approach value estimates - for the project concept as described by Project Lollipop and Colorado Outdoors.

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

V2.1

Project Lollipop - Modeled Assumptions - continued

Business Personal Property Value Estimates:

Economic Life 1/	Initial Market Value (\$ 2024) 2/
3-year technologically advanced	\$39,120
4-year technologically advanced	\$25,600
6-year	\$161,140
10-year	\$86,275
Total Estimated Market Value:	\$312,135
Assumed Annual Cost Factor Inflation:	2.00%
Assume Replacement @ End of Economic Life?	yes
Proportion Replaced @ End of Economic Life:	100% - all

1/ Property categories per: Colorado Department of Local Affairs, Department of Property Taxation, Assessor's Reference Library Volume 5 (15-AS-DPT, ARL VOL 5, 2-89 Rev. 1-23) - Chapter 4, Personal Property Tables, and 7.48 Medical Personal Property.

2/ Values aggregated per a detailed anticipated business personal property inventory prepared by Project Lollipop, as provided by Colorado Outdoors. Project Lollipop anticipates personal property inventories to be replaced at end of economic life, which is a reasonable assumption for the type of occupancy anticipated.

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

Comparable Real Property Valuations in Montrose - Tax Year 2023 prelim. - Medical Offices

Account	Business Name	Use	Year Built	Main Impvt. Quality	TY 2023 prelim. Land MV	TY 2023 prelim. Impvt. MV	TY 2023 prelim. Total MV	Impvt. Sq. Ft.	Total MV per Impvt. Sq. Ft.
R0019739	BLACK CANYON SURGICAL CENTER	SURGICAL CENTER - CONDO	2005	Ab. Avg.	\$0	\$3,501,720	\$3,501,720	9,363	\$374.00
R0015256	ALEXANDER ORTHODONTICS	MED OFFICE	2002	Ab. Avg.	\$295,100	\$1,203,040	\$1,498,140	4,254	\$352.17
R0025212	RIVER VALLEY FAMILY HEALTH CENTER	MED OFFICE (EXEMPT)	2019	Good	\$350,190	\$3,352,450	\$3,702,640	11,104	\$333.45
R0017677	REMAX ALPINE VIEW	MED OFFICE	2004	Avg.	\$241,970	\$873,320	\$1,115,290	3,455	\$322.80
R0015255	GRAFF & PETERSON DENTAL	MED OFFICE	2004	Ab. Avg.	\$196,900	\$1,101,990	\$1,298,890	4,042	\$321.35
R0015252	COLORADO WEST OPHTHAMOLOGY	MED OFFICE	2001	Ab. Avg.	\$332,910	\$1,687,950	\$2,020,860	7,296	\$276.98
R0019740	MONTROSE SURGICAL ASSOCIATES	MED OFFICE - CONDO	2005	Avg.	\$0	\$618,550	\$618,550	2,599	\$238.00
R0018279	MMH CARDIOLOGY CLINIC	MED OFFICE	2006	Ab. Avg.	\$187,530	\$1,396,340	\$1,583,870	6,720	\$235.69
R0001630	SOUTHWEST SPINE SERVICES	MED OFFICE & RETAIL	2007	Avg.	\$54,310	\$656,220	\$710,530	3,456	\$205.59
R0021869	IN MOTION THERAPY	MED OFFICE - CONDO	2005	Avg.	\$0	\$1,219,290	\$1,219,290	5,977	\$204.00
R0650652	PEDIATRIC ASSOCIATES	MED OFFICE	1979	Avg.	\$173,030	\$987,540	\$1,160,570	6,220	\$186.59
R0001709	INTERNAL MEDICINE DOCTORS OFFICE	MED OFFICE	1990	Avg.	\$148,310	\$1,167,030	\$1,315,340	8,130	\$161.79
R0651797	ROCKY MOUNTAIN RESTORATIVE MEDICINE	MED OFFICE	1994	Avg.	\$121,630	\$382,540	\$504,170	3,802	\$132.61
R0650567	DR. SHARP	MED OFFICE	1970	Avg.	\$28,840	\$241,030	\$269,870	2,312	\$116.73

Comparable Real Property Sales in Montrose - Medical Office

Account	Business Name	Use	Year Built	Main Impvt. Quality	Sale Date	Sale Price	Impvt. Sq. Ft.	Sale Price per Impvt. Sq. Ft.
R0019739	BLACK CANYON SURGICAL CENTER	SURGICAL CENTER - CONDO	2005	Ab. Avg.	8/13/2018	\$3,800,000	9,363	\$405.85
R0001630	SOUTHWEST SPINE SERVICES	MED OFFICE & RETAIL	2007	Avg.	10/1/2018	\$490,000	3,456	\$141.78
R0018279	MMH CARDIOLOGY CLINIC	MED OFFICE	2006	Ab. Avg.	11/7/2018	\$1,600,000	6,720	\$238.10
R0650652	PEDIATRIC ASSOCIATES	MED OFFICE	1979	Avg.	9/17/2019	\$860,000	6,220	\$138.26
R0651797	ROCKY MOUNTAIN RESTORATIVE MEDICINE	MED OFFICE	1994	Avg.	6/30/2020	\$370,000	3,802	\$97.32
R0017677	REMAX ALPINE VIEW	MED OFFICE	2004	Avg.	10/26/2020	\$800,000	3,455	\$231.55
R0650567	DR. SHARP	MED OFFICE	1970	Avg.	11/30/2020	\$189,900	2,312	\$82.14
R0019740	MONTROSE SURGICAL ASSOCIATES	MED OFFICE - CONDO	2005	Avg.	3/23/2022	\$625,000	2,599	\$240.48
R0018279	MMH CARDIOLOGY CLINIC	MED OFFICE	2006	Ab. Avg.	4/20/2023	\$1,750,000	6,720	\$260.42
R0651797	ROCKY MOUNTAIN RESTORATIVE MEDICINE	MED OFFICE	1994	Avg.	6/1/2023	\$590,000	3,802	\$155.18

Source: Montrose County Assessor's Office - Commercial Sales Reports; and online property records database; with parcel search from Montrose County GIS (Mapping).

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Cost Approach Valuation Analysis - Marshall & Swift:

Marshall & Swift cost estimates as of July 2023:

Assumed Land Value @ TY 2023 prelim MV =	\$448,330
Conceptual Project Valuations - with Land MV:	
Average Quality - Total MV =	\$2,047,390
MV per Sq. Ft. GBA =	\$270.03
Above Average Quality - Total MV =	\$2,208,461
MV per Sq. Ft. GBA =	\$291.28
Good Quality - Total MV =	\$2,370,073
MV per Sq. Ft. GBA =	\$312.59
Very Good Quality - Total MV =	\$2,569,631
MV per Sq. Ft. GBA =	\$338.91
Excellent Quality - Total MV =	\$2,771,721
MV per Sq. Ft. GBA =	\$365.57

Conceptual Marshall & Swift estimates prepared utilizing CoreLogic's SwiftEstimator, based on preliminary site plan and floorplan, and description of Project Lollipop construction, as provided by Colorado Outdoors. These cost estimates were not prepared by a certified appraiser.

Class D (Wood or Steel Framed Exterior Walls)

Quality	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Light stucco or siding on wood or steel studs, very plain	Drywall, cheap partitions, acoustic tile, asphalt tile	Minimum lighting and outlets, adequate plumbing	Forced air
Average	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and outlets, adequate plumbing	Package A.C.
Good	Best stucco on good frame, good brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	Good fluorescent lighting, X-ray rooms, good plumbing, lab	Warm and cool air (zoned)
Excellent	Studs or steel columns, bar or web joists, brick or stone veneer, EIFS	Best plaster, paneling, carpet and vinyl tile, many soundproof rooms	Fluorescent panels, air piping, X-ray rooms, good plumbing	Warm and cool air (zoned)

341 Medical Office

These are buildings designed for medical and/or dental services with examination and outpatient treatment. They include a reception/lobby area as well as individual rooms.

Floor finishes are carpet or resilient flooring. Ceilings are acoustic tile and may be on a suspended system. Most utilize high-intensity fluorescent lighting with the better qualities also having x-ray capabilities and built-in cabinetry.

Individual treatment rooms may have plumbing and sinks. Restrooms are adequate to service the amount of personnel working in the building.

The following are not included in the costs: X-ray equipment, autoclaves, office equipment, permanent examination lights and other medical equipment.

For small dental offices or clinics, use occupancy [444 \(Dental Office/Clinic\)](#).

Availability of [Elevators by Area](#) for this occupancy: Yes

Marshall Valuation Service sections: 15 and 45.

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Conceptual Cost Approach Estimate – “Average” Quality Improvements

**CoreLogic - SwiftEstimator
Commercial Estimator - Summary Report**

General Information

Estimate ID:	Project Lollipop - Model V2.1	Date Created:	7-8-2023
Property Owner:	Lollipop Project LLC	Date Updated:	
Property Address:	Colorado Outdoors Lot 11 Montrose, CO 81401	Date Calculated:	07-08-2023
Local Multiplier:	1	Cost Data As Of:	07-2023
Architects Fee:		Report Date:	using default

Medical Office

Area	7582	Overall Depreciation %	
Stories in Section	1	Physical Depreciation %	
Stories in Building	1	Functional Depreciation %	
Shape	rectangular	External Depreciation %	
Perimeter	(auto-calc)		
Effective Age	0		

Occupancy Details

Occupancy	%	Class	Height	Quality
341 Medical Office	100	D	12	2.0
Occupancy Total Percentage	100			

System : Exterior Walls

	%/Units	Quality	Depr %	Other
881 Exterior Walls : Stud -Ashlar Stone Veneer	25	Occ.		
882 Exterior Walls : Stud -Brick Veneer	25	Occ.		
888 Exterior Walls : Stud -Metal Siding	50	Occ.		
Total Percent for Exterior Walls:	100			

System : HVAC (Heating)

	%/Units	Quality	Depr %	Other
611 HVAC (Heating) : Package Unit	100	Occ.		
Total Percent for HVAC (Heating):	100			

System : Land and Site

	%/Units	Quality	Depr %	Other
7001 Land and Site : Paving, Asphalt	34560	Occ.		
7004 Land and Site : Paving, Concrete, Unreinforced	3000	Occ.		

Calculation Information (All Sections)

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
Basic Structure					
Base Cost	7,582	\$137.47	\$1,042,298		\$1,042,298
Exterior Walls	7,583	\$30.47	\$231,082		\$231,082
Heating & Cooling	7,582	\$25.43	\$192,810		\$192,810
Basic Structure Cost	7,582	\$193.38	\$1,466,190	\$0	\$1,466,190
Miscellaneous					
Paving, Asphalt	34,560	\$3.25	\$112,320		\$112,320
Paving, Concrete, Unreinforced	3,000	\$6.85	\$20,550		\$20,550
Total Cost	7,582	\$210.90	\$1,599,060	\$0	\$1,599,060

Cost data by CoreLogic, Inc.

Except for items and costs listed under ♦Addition Details, ♦ this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.



Conceptual Cost Approach Estimate – “Above Average” Quality Improvements

**CoreLogic - SwiftEstimator
Commercial Estimator - Summary Report**

General Information

Estimate ID:	Project Lollipop - Model V2.1	Date Created:	7-8-2023
Property Owner:	Lollipop Project LLC	Date Updated:	
Property Address:	Colorado Outdoors Lot 11 Montrose, CO 81401	Date Calculated:	07-08-2023
Local Multiplier:	1	Cost Data As Of:	07-2023
Architects Fee:		Report Date:	using default

Medical Office

Area	7582	Overall Depreciation %	
Stories in Section	1	Physical Depreciation %	
Stories in Building	1	Functional Depreciation %	
Shape	rectangular	External Depreciation %	
Perimeter	(auto-calc)		
Effective Age	0		

Occupancy Details

Occupancy	%	Class	Height	Quality
341 Medical Office	100	D	12	2.5
Occupancy Total Percentage	100			

System : Exterior Walls

	%/Units	Quality	Depr %	Other
881 Exterior Walls : Stud -Ashlar Stone Veneer	25	Occ.		
882 Exterior Walls : Stud -Brick Veneer	25	Occ.		
888 Exterior Walls : Stud -Metal Siding	50	Occ.		
Total Percent for Exterior Walls:	100			

System : HVAC (Heating)

	%/Units	Quality	Depr %	Other
611 HVAC (Heating) : Package Unit	100	Occ.		
Total Percent for HVAC (Heating):	100			

System : Land and Site

	%/Units	Quality	Depr %	Other
7001 Land and Site : Paving, Asphalt	34560	Occ.		
7004 Land and Site : Paving, Concrete, Unreinforced	3000	Occ.		

Calculation Information (All Sections)

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
Basic Structure					
Base Cost	7,582	\$155.57	\$1,179,532		\$1,179,532
Exterior Walls	7,583	\$32.42	\$245,831		\$245,831
Heating & Cooling	7,582	\$25.43	\$192,810		\$192,810
Basic Structure Cost	7,582	\$213.42	\$1,618,173	\$0	\$1,618,173
Miscellaneous					
Paving, Asphalt	34,560	\$3.46	\$119,578		\$119,578
Paving, Concrete, Unreinforced	3,000	\$7.46	\$22,380		\$22,380
Total Cost	7,582	\$232.15	\$1,760,131	\$0	\$1,760,131

Cost data by CoreLogic, Inc.

Except for items and costs listed under ♦Addition Details, ♦ this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.



Conceptual Cost Approach Estimate – “Good” Quality Improvements

**CoreLogic - SwiftEstimator
Commercial Estimator - Summary Report**

General Information

Estimate ID:	Project Lollipop - Model V2.1	Date Created:	7-8-2023
Property Owner:	Lollipop Project LLC	Date Updated:	
Property Address:	Colorado Outdoors Lot 11 Montrose, CO 81401	Date Calculated:	07-08-2023
Local Multiplier:	1	Cost Data As Of:	07-2023
Architects Fee:		Report Date:	using default

Medical Office

Area	7582	Overall Depreciation %	
Stories in Section	1	Physical Depreciation %	
Stories in Building	1	Functional Depreciation %	
Shape	rectangular	External Depreciation %	
Perimeter	(auto-calc)		
Effective Age	0		

Occupancy Details

Occupancy	%	Class	Height	Quality
341 Medical Office	100	D	12	3.0
Occupancy Total Percentage	100			

System : Exterior Walls

	%/Units	Quality	Depr %	Other
881 Exterior Walls : Stud -Ashlar Stone Veneer	25	Occ.		
882 Exterior Walls : Stud -Brick Veneer	25	Occ.		
888 Exterior Walls : Stud -Metal Siding	50	Occ.		
Total Percent for Exterior Walls:	100			

System : HVAC (Heating)

	%/Units	Quality	Depr %	Other
611 HVAC (Heating) : Package Unit	100	Occ.		
Total Percent for HVAC (Heating):	100			

System : Land and Site

	%/Units	Quality	Depr %	Other
7001 Land and Site : Paving, Asphalt	34560	Occ.		
7004 Land and Site : Paving, Concrete, Unreinforced	3000	Occ.		

Calculation Information (All Sections)

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
Basic Structure					
Base Cost	7,582	\$173.73	\$1,317,221		\$1,317,221
Exterior Walls	7,583	\$34.37	\$260,637		\$260,637
Heating & Cooling	7,582	\$25.43	\$192,810		\$192,810
Basic Structure Cost	7,582	\$233.54	\$1,770,668	\$0	\$1,770,668
Miscellaneous					
Paving, Asphalt	34,560	\$3.67	\$126,835		\$126,835
Paving, Concrete, Unreinforced	3,000	\$8.08	\$24,240		\$24,240
Total Cost	7,582	\$253.46	\$1,921,743	\$0	\$1,921,743

Cost data by CoreLogic, Inc.

Except for items and costs listed under ♦Addition Details, ♦ this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.



Conceptual Cost Approach Estimate – “Very Good” Quality Improvements

**CoreLogic - SwiftEstimator
Commercial Estimator - Summary Report**

General Information

Estimate ID:	Project Lollipop - Model V2.1	Date Created:	7-8-2023
Property Owner:	Lollipop Project LLC	Date Updated:	
Property Address:	Colorado Outdoors Lot 11 Montrose, CO 81401	Date Calculated:	07-08-2023
Local Multiplier:	1	Cost Data As Of:	07-2023
Architects Fee:		Report Date:	using default

Medical Office

Area	7582	Overall Depreciation %	
Stories in Section	1	Physical Depreciation %	
Stories in Building	1	Functional Depreciation %	
Shape	rectangular	External Depreciation %	
Perimeter	(auto-calc)		
Effective Age	0		

Occupancy Details

Occupancy	%	Class	Height	Quality
341 Medical Office	100	D	12	3.5
Occupancy Total Percentage	100			

System : Exterior Walls

	%/Units	Quality	Depr %	Other
881 Exterior Walls : Stud -Ashlar Stone Veneer	25	Occ.		
882 Exterior Walls : Stud -Brick Veneer	25	Occ.		
888 Exterior Walls : Stud -Metal Siding	50	Occ.		
Total Percent for Exterior Walls:	100			

System : HVAC (Heating)

	%/Units	Quality	Depr %	Other
611 HVAC (Heating) : Package Unit	100	Occ.		
Total Percent for HVAC (Heating):	100			

System : Land and Site

	%/Units	Quality	Depr %	Other
7001 Land and Site : Paving, Asphalt	34560	Occ.		
7004 Land and Site : Paving, Concrete, Unreinforced	3000	Occ.		

Calculation Information (All Sections)

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
Basic Structure					
Base Cost	7,582	\$196.55	\$1,490,242		\$1,490,242
Exterior Walls	7,583	\$36.59	\$277,471		\$277,471
Heating & Cooling	7,582	\$25.43	\$192,810		\$192,810
Basic Structure Cost	7,582	\$258.58	\$1,960,523	\$0	\$1,960,523
Miscellaneous					
Paving, Asphalt	34,560	\$3.89	\$134,438		\$134,438
Paving, Concrete, Unreinforced	3,000	\$8.78	\$26,340		\$26,340
Total Cost	7,582	\$279.78	\$2,121,301	\$0	\$2,121,301

Cost data by CoreLogic, Inc.

Except for items and costs listed under ♦Addition Details, ♦ this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.



Conceptual Cost Approach Estimate – “Excellent” Quality Improvements

**CoreLogic - SwiftEstimator
Commercial Estimator - Summary Report**

General Information

Estimate ID:	Project Lollipop - Model V2.1	Date Created:	7-8-2023
Property Owner:	Lollipop Project LLC	Date Updated:	
Property Address:	Colorado Outdoors Lot 11 Montrose, CO 81401	Date Calculated:	07-08-2023
Local Multiplier:	1	Cost Data As Of:	07-2023
Architects Fee:		Report Date:	using default

Medical Office

Area	7582	Overall Depreciation %	
Stories in Section	1	Physical Depreciation %	
Stories in Building	1	Functional Depreciation %	
Shape	rectangular	External Depreciation %	
Perimeter	(auto-calc)		
Effective Age	0		

Occupancy Details

Occupancy	%	Class	Height	Quality
341 Medical Office	100	D	12	4.0
Occupancy Total Percentage	100			

System : Exterior Walls

	%/Units	Quality	Depr %	Other
881 Exterior Walls : Stud -Ashlar Stone Veneer	25	Occ.		
882 Exterior Walls : Stud -Brick Veneer	25	Occ.		
888 Exterior Walls : Stud -Metal Siding	50	Occ.		
Total Percent for Exterior Walls:	100			

System : HVAC (Heating)

	%/Units	Quality	Depr %	Other
611 HVAC (Heating) : Package Unit	100	Occ.		
Total Percent for HVAC (Heating):	100			

System : Land and Site

	%/Units	Quality	Depr %	Other
7001 Land and Site : Paving, Asphalt	34560	Occ.		
7004 Land and Site : Paving, Concrete, Unreinforced	3000	Occ.		

Calculation Information (All Sections)

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
Basic Structure					
Base Cost	7,582	\$219.49	\$1,664,173		\$1,664,173
Exterior Walls	7,583	\$38.82	\$294,364		\$294,364
Heating & Cooling	7,582	\$25.43	\$192,810		\$192,810
Basic Structure Cost	7,582	\$283.74	\$2,151,347	\$0	\$2,151,347
Miscellaneous					
Paving, Asphalt	34,560	\$4.15	\$143,424		\$143,424
Paving, Concrete, Unreinforced	3,000	\$9.54	\$28,620		\$28,620
Total Cost	7,582	\$306.44	\$2,323,391	\$0	\$2,323,391

Cost data by CoreLogic, Inc.

Except for items and costs listed under ♦Addition Details,♦ this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.



Project Lollipop - Projection of Tax Increment Revenues Available for TIF

Version 2.1

	Tax Increment Revenues - Total Negotiated Share Available for TIF				TOTAL TAX INCREMENT AVAILABLE FOR TIF
	Property Tax Increment - All Shares for TIF 1/	City Sales Tax Increment @ 3.00%	City Meals Tax Increment @ 0.80% 2/	City Lodging Tax Increment @ 0.90% 2/	
2023	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$1,073	\$0	\$0	\$1,073
2025	\$31,806	\$3,267	\$0	\$0	\$35,072
2026	\$46,409	\$3,316	\$0	\$0	\$49,725
2027	\$44,731	\$3,365	\$0	\$0	\$48,097
2028	\$40,794	\$3,416	\$0	\$0	\$44,210
2029	\$40,225	\$3,467	\$0	\$0	\$43,692
2030	\$41,067	\$3,519	\$0	\$0	\$44,586
2031	\$40,674	\$3,572	\$0	\$0	\$44,246
2032	\$40,724	\$3,625	\$0	\$0	\$44,350
2033	\$42,798	\$3,680	\$0	\$0	\$46,478
2034	\$43,630	\$3,735	\$0	\$0	\$47,365
2035	\$42,721	\$3,791	\$0	\$0	\$46,512
2036	\$43,294	\$3,848	\$0	\$0	\$47,142
2037	\$43,904	\$3,906	\$0	\$0	\$47,810
2038	\$44,863	\$3,964	\$0	\$0	\$48,827
2039	\$43,964	\$4,024	\$0	\$0	\$47,988
2040	\$47,113	\$4,084	\$0	\$0	\$51,197
2041	\$46,916	\$4,145	\$0	\$0	\$51,061
2042	\$47,633	\$438	\$0	\$0	\$48,071
	\$773,266	\$64,234	\$0	\$0	\$837,500

1/ Increment calculated net of total current land value of project site. Revenues less County Treasurer's fees. Modeled with: adjustments to Montrose Schools RE-1J's total program mill levy rate per HB 21-1164; sunset of Montrose Library Issue 5A mill levy in 2027; and otherwise with certified 2022 (payable 2023) mill levies. Assessment rates modeled per current law as of model date - does not reflect potential passage of Proposition HH. The rate of real property appreciation for commercial development is modeled at only 2.00% biennially.

2/ Availability for TIF subject to annual appropriation by City of Montrose.

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Project Lollipop - Detailed Property Tax Increment Revenue Projection

Version 2.1

	Incremental Assessed Value			Total Incremental AV
	AV - Real Property	AV - Personal Property	Less "Base" AV	
2023	\$0	\$0	\$0	\$0
2024	\$687,119	\$0	(\$130,016)	\$557,103
2025	\$841,033	\$90,519	(\$132,616)	\$798,936
2026	\$841,033	\$72,395	(\$132,616)	\$780,812
2027	\$857,854	\$60,647	(\$135,268)	\$783,233
2028	\$857,854	\$49,725	(\$135,268)	\$772,311
2029	\$875,011	\$51,432	(\$137,974)	\$788,469
2030	\$875,011	\$43,900	(\$137,974)	\$780,937
2031	\$892,511	\$30,116	(\$140,733)	\$781,894
2032	\$892,511	\$69,939	(\$140,733)	\$821,717
2033	\$910,362	\$70,872	(\$143,548)	\$837,685
2034	\$910,362	\$53,428	(\$143,548)	\$820,242
2035	\$928,569	\$49,091	(\$146,419)	\$831,241
2036	\$928,569	\$60,800	(\$146,419)	\$842,950
2037	\$947,140	\$63,565	(\$149,347)	\$861,357
2038	\$947,140	\$46,315	(\$149,347)	\$844,108
2039	\$966,083	\$90,806	(\$152,334)	\$904,555
2040	\$966,083	\$87,031	(\$152,334)	\$900,780
2041	\$985,405	\$84,512	(\$155,381)	\$914,535
2042				

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Project Lollipop - Detailed Property Tax Increment Revenue Projection - continued

Version 2.1

	Total Incremental AV	Property Tax Increment Revenue - Negotiated Share Available for TIF										
		Share for TIF	Montrose County	Montrose Schools - Tot. Program	Share for TIF	Montrose Rural Fire	Montrose Recreation District	Montrose Library District	Tri-County Water	Bostwick Park Water	Colorado River Water	Total Tax Increment - Share for TIF
2023	\$0	95%	\$0	\$0	30.25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$557,103	95%	\$0	\$0	30.25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$798,936	95%	\$11,018	\$14,433	30.25%	\$1,522	\$2,730	\$2,102	\$0	\$0	\$0	\$31,806
2026	\$780,812	95%	\$15,801	\$21,496	30.25%	\$2,183	\$3,915	\$3,014	\$0	\$0	\$0	\$46,409
2027	\$783,233	95%	\$15,442	\$21,034	30.25%	\$2,134	\$3,826	\$2,296	\$0	\$0	\$0	\$44,731
2028	\$772,311	70%	\$11,414	\$21,099	30.25%	\$2,140	\$3,838	\$2,303	\$0	\$0	\$0	\$40,794
2029	\$788,469	70%	\$11,255	\$20,805	30.25%	\$2,110	\$3,784	\$2,271	\$0	\$0	\$0	\$40,225
2030	\$780,937	70%	\$11,490	\$21,240	30.25%	\$2,155	\$3,863	\$2,318	\$0	\$0	\$0	\$41,067
2031	\$781,894	70%	\$11,380	\$21,037	30.25%	\$2,134	\$3,827	\$2,296	\$0	\$0	\$0	\$40,674
2032	\$821,717	70%	\$11,394	\$21,063	30.25%	\$2,137	\$3,831	\$2,299	\$0	\$0	\$0	\$40,724
2033	\$837,685	70%	\$11,975	\$22,136	30.25%	\$2,245	\$4,026	\$2,416	\$0	\$0	\$0	\$42,798
2034	\$820,242	70%	\$12,207	\$22,566	30.25%	\$2,289	\$4,105	\$2,463	\$0	\$0	\$0	\$43,630
2035	\$831,241	70%	\$11,953	\$22,096	30.25%	\$2,241	\$4,019	\$2,412	\$0	\$0	\$0	\$42,721
2036	\$842,950	70%	\$12,113	\$22,392	30.25%	\$2,272	\$4,073	\$2,444	\$0	\$0	\$0	\$43,294
2037	\$861,357	70%	\$12,284	\$22,708	30.25%	\$2,304	\$4,130	\$2,478	\$0	\$0	\$0	\$43,904
2038	\$844,108	70%	\$12,552	\$23,204	30.25%	\$2,354	\$4,221	\$2,532	\$0	\$0	\$0	\$44,863
2039	\$904,555	70%	\$12,301	\$22,739	30.25%	\$2,307	\$4,136	\$2,482	\$0	\$0	\$0	\$43,964
2040	\$900,780	70%	\$13,182	\$24,367	30.25%	\$2,472	\$4,432	\$2,659	\$0	\$0	\$0	\$47,113
2041	\$914,535	70%	\$13,127	\$24,266	30.25%	\$2,462	\$4,414	\$2,648	\$0	\$0	\$0	\$46,916
2042		70%	\$13,327	\$24,636	30.25%	\$2,499	\$4,481	\$2,689	\$0	\$0	\$0	\$47,633
			\$224,216	\$393,318		\$39,960	\$71,652	\$44,121	\$0	\$0	\$0	\$773,266

All revenues are less County Treasurer's fees, as established in § 30-1-102, C.R.S.

Shares available for TIF, per Property Tax Increment Revenue Sharing Agreements between MURA and each respective taxing entity.

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Project Lollipop - Detailed Property Tax Increment Revenue Projection - continued

Version 2.1

	Total Incremental AV	Property Tax Increment Revenue Generated - Negotiated Share <u>Not</u> for TIF										
		Not for TIF	Montrose County	Montrose Schools - Bond	Not for TIF	Montrose Rural Fire	Montrose Recreation District	Montrose Library District	Tri-County Water	Bostwick Park Water	Colorado River Water	Total Tax Increment - Not for TIF
2023	\$0	5%	\$0	\$0	69.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$557,103	5%	\$0	\$0	69.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$798,936	5%	\$580	\$1,668	69.75%	\$3,510	\$0	\$0	\$1,094	\$537	\$274	\$7,662
2026	\$780,812	5%	\$832	\$2,392	69.75%	\$5,034	\$0	\$0	\$1,568	\$770	\$392	\$10,988
2027	\$783,233	5%	\$813	\$2,338	69.75%	\$4,920	\$0	\$0	\$1,533	\$753	\$383	\$10,739
2028	\$772,311	30%	\$4,892	\$2,345	69.75%	\$4,935	\$0	\$0	\$1,537	\$755	\$385	\$14,849
2029	\$788,469	30%	\$4,823	\$2,312	69.75%	\$4,866	\$0	\$0	\$1,516	\$745	\$379	\$14,642
2030	\$780,937	30%	\$4,924	\$2,360	69.75%	\$4,968	\$0	\$0	\$1,548	\$760	\$387	\$14,948
2031	\$781,894	30%	\$4,877	\$2,338	69.75%	\$4,921	\$0	\$0	\$1,533	\$753	\$383	\$14,805
2032	\$821,717	30%	\$4,883	\$2,341	69.75%	\$4,927	\$0	\$0	\$1,535	\$754	\$384	\$14,823
2033	\$837,685	30%	\$5,132	\$2,460	69.75%	\$5,178	\$0	\$0	\$1,613	\$792	\$403	\$15,578
2034	\$820,242	30%	\$5,232	\$2,508	69.75%	\$5,278	\$0	\$0	\$1,644	\$808	\$411	\$15,881
2035	\$831,241	30%	\$5,123	\$2,456	69.75%	\$5,168	\$0	\$0	\$1,610	\$791	\$403	\$15,550
2036	\$842,950	30%	\$5,191	\$2,489	69.75%	\$5,238	\$0	\$0	\$1,632	\$802	\$408	\$15,759
2037	\$861,357	30%	\$5,265	\$0	69.75%	\$5,311	\$0	\$0	\$1,655	\$813	\$414	\$13,457
2038	\$844,108	30%	\$5,380	\$0	69.75%	\$5,427	\$0	\$0	\$1,691	\$831	\$423	\$13,751
2039	\$904,555	30%	\$5,272	\$0	69.75%	\$5,319	\$0	\$0	\$1,657	\$814	\$414	\$13,476
2040	\$900,780	30%	\$5,649	\$0	69.75%	\$5,700	\$0	\$0	\$1,776	\$872	\$444	\$14,441
2041	\$914,535	30%	\$5,626	\$0	69.75%	\$5,676	\$0	\$0	\$1,768	\$869	\$442	\$14,381
2042		30%	\$5,712	\$0	69.75%	\$5,762	\$0	\$0	\$1,795	\$882	\$449	\$14,600
			\$80,205	\$28,005		\$92,138	\$0	\$0	\$28,704	\$14,101	\$7,180	\$250,333

All revenues are less County Treasurer's fees, as established in § 30-1-102, C.R.S.

Shares available for TIF, per Property Tax Increment Revenue Sharing Agreements between MURA and each respective taxing entity.

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“Base Plan” V2.2

Modeled "Base Plan" Development - Assumptions

Location: Lot 11 (Colo. Outdoors Amd. 6)
Lot Size (acres): 1.575

Current Land Market Value (Tax Year 2023 prelim)

Vacant Land - Total MV = \$448,330
 assumed biennial inflation in "base" MV = 2.00%

Assumed Development Phasing

	<u># buildings</u>	<u>sq. ft. GBA</u>	<u>start</u>	<u>finish</u>	<u>open</u>
Office - Building 1	1	6,000	7/1/2024	7/1/2025	Q3 2025

Building as conceptually planned for the site in Colorado Outdoors Master Site Plan (11 June 2020). Conceptual anticipated building square footages per Colorado Outdoors, LLC. Project timing an assumption for purposes of modeling - to reflect a fairly aggressive "best case" in the absence of another current prospect for the site.

Sales Assumptions

Office - 1

Sales Space as % Sq. Ft. GBA =	15.00%
Total Sales-Generating Sq. Ft. GBA =	900
Avg. Taxable Sales per Sq. Ft. (\$ 2022) =	\$300.00
% Subject to Meals Tax =	33.33%
Annual Inflation in Taxable Sales =	1.50%
<i>Rampup of Sales:</i>	
Year 1 =	75%
Year 2 and after =	100%

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“Base Plan” V2.2

Modeled "Base Plan" Development - Assumptions - continued

Real Property Valuation Assumptions

Office - 1

Total MV per Sq. Ft. GBA (Tax Year 2022) = \$275.00

biennial inflation in MV = 2.00%

Assumed valuations equal to those assumed for Project Care model v 1.1, and for Project Green "Base Plan" v 1.1 in \$ TY 2022 values, inflated by about 15% to reflect the 2023 general reassessment.

Personal Property Valuation Assumptions

Office - 1

All accounts assumed less than HB21-1312 exemption threshold of \$52,000.

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"Base Plan" - Project Lollipop - Projection of Tax Increment Revenues Available for TIF

"Base Plan" 2.2 - v2.1 w/ 15% of total sq. ft. sales-generating, taxable sales @ \$300/sq.ft., 1/3 subject to meals tax

	Tax Increment Revenues - Total Negotiated Share Available for TIF				TOTAL TAX INCREMENT AVAILABLE FOR TIF
	Property Tax Increment - All Shares for TIF 1/	City Sales Tax Increment @ 3.00%	City Meals Tax Increment @ 0.80% 2/	City Lodging Tax Increment @ 0.90% 2/	
2023	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$3,134	\$282	\$0	\$3,416
2026	\$6,472	\$7,422	\$669	\$0	\$14,563
2027	\$20,363	\$8,610	\$776	\$0	\$29,749
2028	\$18,884	\$8,739	\$787	\$0	\$28,410
2029	\$18,884	\$8,870	\$799	\$0	\$28,553
2030	\$19,261	\$9,003	\$811	\$0	\$29,076
2031	\$19,261	\$9,138	\$823	\$0	\$29,223
2032	\$19,647	\$9,275	\$836	\$0	\$29,758
2033	\$19,647	\$9,414	\$848	\$0	\$29,909
2034	\$20,040	\$9,556	\$861	\$0	\$30,456
2035	\$20,040	\$9,699	\$874	\$0	\$30,612
2036	\$20,440	\$9,845	\$887	\$0	\$31,172
2037	\$20,440	\$9,992	\$900	\$0	\$31,333
2038	\$20,849	\$10,142	\$914	\$0	\$31,905
2039	\$20,849	\$10,294	\$927	\$0	\$32,071
2040	\$21,266	\$10,449	\$941	\$0	\$32,656
2041	\$21,266	\$10,605	\$955	\$0	\$32,827
2042	\$21,691	\$1,121	\$101	\$0	\$22,913
	\$329,300	\$155,309	\$13,991	\$0	\$498,601

1/ **Increment calculated net of total current land value of project site.** Revenues less County Treasurer's fees. Modeled with: adjustments to Montrose Schools RE-1J's total program mill levy rate per HB 21-1164; sunset of Montrose Library Issue 5A mill levy in 2027; and otherwise with certified 2022 (payable 2023) mill levies. Assessment rates modeled per current law as of model date - does not reflect potential passage of Proposition HH. The rate of real property appreciation for commercial development is modeled at only 2.00% biennially.

2/ Availability for TIF subject to annual appropriation by City of Montrose.

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"Base Plan" - Project Lollipop - Detailed Property Tax Increment Projection

"Base Plan" 2.2 - v2.1 w/ 15% of total sq. ft. sales-generating, taxable sales @ \$300/sq.ft., 1/3 subject to meals tax

	Incremental Assessed Value			Total Incremental AV
	AV - Office Real Prop.	AV - Personal Property	Less "Base" AV	
2023	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0
2025	\$244,035	\$0	(\$132,616)	\$111,419
2026	\$488,070	\$0	(\$132,616)	\$355,454
2027	\$497,831	\$0	(\$135,268)	\$362,563
2028	\$497,831	\$0	(\$135,268)	\$362,563
2029	\$507,788	\$0	(\$137,974)	\$369,814
2030	\$507,788	\$0	(\$137,974)	\$369,814
2031	\$517,944	\$0	(\$140,733)	\$377,211
2032	\$517,944	\$0	(\$140,733)	\$377,211
2033	\$528,303	\$0	(\$143,548)	\$384,755
2034	\$528,303	\$0	(\$143,548)	\$384,755
2035	\$538,869	\$0	(\$146,419)	\$392,450
2036	\$538,869	\$0	(\$146,419)	\$392,450
2037	\$549,646	\$0	(\$149,347)	\$400,299
2038	\$549,646	\$0	(\$149,347)	\$400,299
2039	\$560,639	\$0	(\$152,334)	\$408,305
2040	\$560,639	\$0	(\$152,334)	\$408,305
2041	\$571,852	\$0	(\$155,381)	\$416,471
2042				

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"Base Plan" - Project Lollipop - Detailed Property Tax Increment Projection - continued

"Base Plan" 2.2 - v2.1 w/ 15% of total sq. ft. sales-generating, taxable sales @ \$300/sq.ft., 1/3 subject to meals tax

	Total Incremental AV	Property Tax Increment Revenue - Negotiated Share Available for TIF										Total Tax Increment - Share for TIF
		Share for TIF	Montrose County	Montrose Schools - Tot. Program	Share for TIF	Montrose Rural Fire	Montrose Recreation District	Montrose Library District	Tri-County Water	Bostwick Park Water	Colorado River Water	
2023	\$0	95%	\$0	\$0	30.25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	95%	\$0	\$0	30.25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$111,419	95%	\$0	\$0	30.25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$355,454	95%	\$2,204	\$2,998	30.25%	\$304	\$546	\$420	\$0	\$0	\$0	\$6,472
2027	\$362,563	95%	\$7,030	\$9,575	30.25%	\$971	\$1,742	\$1,045	\$0	\$0	\$0	\$20,363
2028	\$362,563	70%	\$5,284	\$9,767	30.25%	\$991	\$1,777	\$1,066	\$0	\$0	\$0	\$18,884
2029	\$369,814	70%	\$5,284	\$9,767	30.25%	\$991	\$1,777	\$1,066	\$0	\$0	\$0	\$18,884
2030	\$369,814	70%	\$5,389	\$9,962	30.25%	\$1,011	\$1,812	\$1,087	\$0	\$0	\$0	\$19,261
2031	\$377,211	70%	\$5,389	\$9,962	30.25%	\$1,011	\$1,812	\$1,087	\$0	\$0	\$0	\$19,261
2032	\$377,211	70%	\$5,497	\$10,161	30.25%	\$1,031	\$1,848	\$1,109	\$0	\$0	\$0	\$19,647
2033	\$384,755	70%	\$5,497	\$10,161	30.25%	\$1,031	\$1,848	\$1,109	\$0	\$0	\$0	\$19,647
2034	\$384,755	70%	\$5,607	\$10,365	30.25%	\$1,051	\$1,885	\$1,131	\$0	\$0	\$0	\$20,040
2035	\$392,450	70%	\$5,607	\$10,365	30.25%	\$1,051	\$1,885	\$1,131	\$0	\$0	\$0	\$20,040
2036	\$392,450	70%	\$5,719	\$10,572	30.25%	\$1,072	\$1,923	\$1,154	\$0	\$0	\$0	\$20,440
2037	\$400,299	70%	\$5,719	\$10,572	30.25%	\$1,072	\$1,923	\$1,154	\$0	\$0	\$0	\$20,440
2038	\$400,299	70%	\$5,833	\$10,783	30.25%	\$1,094	\$1,961	\$1,177	\$0	\$0	\$0	\$20,849
2039	\$408,305	70%	\$5,833	\$10,783	30.25%	\$1,094	\$1,961	\$1,177	\$0	\$0	\$0	\$20,849
2040	\$408,305	70%	\$5,950	\$10,999	30.25%	\$1,116	\$2,001	\$1,200	\$0	\$0	\$0	\$21,266
2041	\$416,471	70%	\$5,950	\$10,999	30.25%	\$1,116	\$2,001	\$1,200	\$0	\$0	\$0	\$21,266
2042		70%	\$6,069	\$11,219	30.25%	\$1,138	\$2,041	\$1,224	\$0	\$0	\$0	\$21,691
			\$93,861	\$169,012		\$17,145	\$30,743	\$18,539	\$0	\$0	\$0	\$329,300

All revenues are less County Treasurer's fees, as established in § 30-1-102, C.R.S.

Shares available for TIF, per Property Tax Increment Revenue Sharing Agreements between MURA and each respective taxing entity.

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"Base Plan" - Project Lollipop - Detailed Property Tax Increment Projection - continued

"Base Plan" 2.2 - v2.1 w/ 15% of total sq. ft. sales-generating, taxable sales @ \$300/sq.ft., 1/3 subject to meals tax

	Total Incremental AV	Property Tax Increment Revenue Generated - Negotiated Share <u>Not</u> for TIF										
		Not for TIF	Montrose County	Montrose Schools - Bond	Not for TIF	Montrose Rural Fire	Montrose Recreation District	Montrose Library District	Tri-County Water	Bostwick Park Water	Colorado River Water	Total Tax Increment - Not for TIF
2023	\$0	5%	\$0	\$0	69.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	5%	\$0	\$0	69.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$111,419	5%	\$0	\$0	69.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$355,454	5%	\$116	\$334	69.75%	\$702	\$0	\$0	\$219	\$107	\$55	\$1,532
2027	\$362,563	5%	\$370	\$1,064	69.75%	\$2,240	\$0	\$0	\$698	\$343	\$175	\$4,889
2028	\$362,563	30%	\$2,264	\$1,085	69.75%	\$2,284	\$0	\$0	\$712	\$350	\$178	\$6,874
2029	\$369,814	30%	\$2,264	\$1,085	69.75%	\$2,284	\$0	\$0	\$712	\$350	\$178	\$6,874
2030	\$369,814	30%	\$2,310	\$1,107	69.75%	\$2,330	\$0	\$0	\$726	\$357	\$182	\$7,011
2031	\$377,211	30%	\$2,310	\$1,107	69.75%	\$2,330	\$0	\$0	\$726	\$357	\$182	\$7,011
2032	\$377,211	30%	\$2,356	\$1,129	69.75%	\$2,377	\$0	\$0	\$740	\$364	\$185	\$7,151
2033	\$384,755	30%	\$2,356	\$1,129	69.75%	\$2,377	\$0	\$0	\$740	\$364	\$185	\$7,151
2034	\$384,755	30%	\$2,403	\$1,152	69.75%	\$2,424	\$0	\$0	\$755	\$371	\$189	\$7,294
2035	\$392,450	30%	\$2,403	\$1,152	69.75%	\$2,424	\$0	\$0	\$755	\$371	\$189	\$7,294
2036	\$392,450	30%	\$2,451	\$1,175	69.75%	\$2,473	\$0	\$0	\$770	\$378	\$193	\$7,440
2037	\$400,299	30%	\$2,451	\$0	69.75%	\$2,473	\$0	\$0	\$770	\$378	\$193	\$6,265
2038	\$400,299	30%	\$2,500	\$0	69.75%	\$2,522	\$0	\$0	\$786	\$386	\$197	\$6,391
2039	\$408,305	30%	\$2,500	\$0	69.75%	\$2,522	\$0	\$0	\$786	\$386	\$197	\$6,391
2040	\$408,305	30%	\$2,550	\$0	69.75%	\$2,573	\$0	\$0	\$801	\$394	\$200	\$6,518
2041	\$416,471	30%	\$2,550	\$0	69.75%	\$2,573	\$0	\$0	\$801	\$394	\$200	\$6,518
2042		30%	\$2,601	\$0	69.75%	\$2,624	\$0	\$0	\$818	\$402	\$204	\$6,649
			\$36,755	\$11,520		\$39,533	\$0	\$0	\$12,316	\$6,050	\$3,080	\$109,255

All revenues are less County Treasurer's fees, as established in § 30-1-102, C.R.S.

Shares available for TIF, per Property Tax Increment Revenue Sharing Agreements between MURA and each respective taxing entity.

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

PROJECT:

**KIDS FIRST PEDIATRICS
MONTROSE CLINIC
MONTROSE, CO**

PREPARED FOR:

**KIDS FIRST PEDIATRICS
FORT PAYNE, AL**

DESIGN DEVELOPMENT ESTIMATE

August 29, 2023

PREPARED BY: **FCI Constructors, Inc.**

FCI Constructors, Inc.

Date:

August 29, 2023

Project:

MONTROSE CLINIC

KIDS FIRST PEDIATRICS

DESIGN DEVELOPMENT ESTIMATE

DESCRIPTION	SD ESTIMATE 6/29/2023	DD ESTIMATE		DD ESTIMATE		8,260	+/-	NOTES
		Sitework		Building				
			COST/SF		COST/SF			
010000 GENERAL CONDITIONS	\$ 493,645	\$ 91,813	\$ 11.12	\$ 275,439	\$ 33.35	\$ (126,393)		
020000 EXISTING CONDITIONS								N/A-EXCLUDED
030000 CONCRETE	\$ 154,497			\$ 207,782	\$ 25.16	\$ 53,285		
040000 MASONRY	\$ 70,102			\$ 101,522	\$ 12.29	\$ 31,420		
050000 METALS	\$ 369,115			\$ 561,330	\$ 67.96	\$ 192,215		
060000 WOOD & PLASTICS	\$ 285,966			\$ 236,632	\$ 28.65	\$ (49,334)		
070000 THERMAL & MOISTURE PROTECTION	\$ 598,797			\$ 517,673	\$ 62.67	\$ (81,124)		
080000 DOORS & WINDOWS	\$ 282,903			\$ 285,635	\$ 34.58	\$ 2,732		
090000 FINISHES	\$ 717,944			\$ 964,656	\$ 116.79	\$ 246,712		
100000 SPECIALTIES	\$ 102,847			\$ 34,734	\$ 4.21	\$ (68,113)		
110000 EQUIPMENT								N/A-EXCLUDED
120000 FURNISHINGS	\$ 18,540			\$ -	\$ -	\$ (18,540)		SEE ALTERNATE SUMMARY
130000 SPECIAL CONSTRUCTION								N/A-EXCLUDED
140000 CONVEYING SYSTEMS								N/A-EXCLUDED
210000 FIRE SUPPRESSION								N/A-EXCLUDED
220000 PLUMBING	\$ 198,192			\$ 256,558	\$ 31.06	\$ 58,366		
230000 HVAC	\$ 343,820			\$ 412,480	\$ 49.94	\$ 68,660		
260000 ELECTRICAL	\$ 429,416			\$ 440,800	\$ 53.37	\$ 11,384		
27/280000 LOW VOLTAGE/SPECIAL SYSTEMS	\$ 89,935			\$ 7,917	\$ 0.96	\$ (82,018)		SEE ALTERNATE SUMMARY
310000 EARTHWORK - SITE	\$ 168,010	\$ 216,506	\$ 26.21			\$ 48,496		
310000 EARTHWORK - BUILDING	\$ 112,326			\$ 106,619	\$ 12.91	\$ (5,707)		
320000 SITE IMPROVEMENTS	\$ 517,997	\$ 403,224	\$ 48.82			\$ (114,773)		
330000 UTILITIES	\$ 56,265	\$ 47,142	\$ 5.71			\$ (9,123)		
SUBTOTAL - DIRECT COST	\$ 5,010,317	\$ 758,686	\$ 91.85	\$ 4,409,779	\$ 533.87	\$ 158,147		
CONTINGENCY- BID/ESTIMATING	\$ 150,310	\$ 11,380	\$ 1.38	\$ 66,147	\$ 8.01	\$ (72,783)		1.50%
CONTINGENCY- CONSTRUCTION	\$ 154,819	\$ 23,102	\$ 2.80	\$ 134,278	\$ 16.26	\$ 2,561		3.00%
SUBCONTRACTOR DEFAULT INSURANCE	\$ 60,273	\$ 8,767	\$ 1.06	\$ 54,185	\$ 6.56	\$ 2,678		1.25%
GENERAL LIABILITY INSURANCE	\$ 57,150	\$ 7,183	\$ 0.87	\$ 41,667	\$ 5.04	\$ (8,301)		0.85%
PROPERTY SURVEY	\$ -	\$ -		\$ -	\$ -			BY OWNER
SOILS INVESTIGATION / GEOTECHNICAL ENGINEERING	\$ -	\$ -		\$ -	\$ -			BY OWNER
MATERIALS TESTING / INSPECTION	\$ -	\$ -		\$ -	\$ -			BY OWNER
PLANNING CLEARANCE FEES	\$ -	\$ -		\$ -	\$ -			BY OWNER
BUILDING PERMIT / PLAN REVIEW FEES	\$ -	\$ -		\$ -	\$ -			BY OWNER
BUILDERS RISK INSURANCE	\$ 14,288	\$ 365		\$ 2,118	\$ 0.26	\$ (11,805)		
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M&E)	\$ -	\$ -		\$ -	\$ -			BY OWNER
FCI PAYMENT/PERFORMANCE BONDS	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ (35,000)		SEE ALTERNATE SUMMARY
FCI PRECONSTRUCTION PHASE FEE	\$ 6,500	\$ 1,500	\$ 0.18	\$ 5,000	\$ 0.61	\$ -		LUMP SUM
FCI CONSTRUCTION PHASE FEE	\$ 219,286	\$ 32,379	\$ 3.92	\$ 188,327	\$ 22.80	\$ 1,420		4.00%
TOTAL ESTIMATED CONSTRUCTION COST	\$ 5,707,943	\$ 843,362	\$ 102.06	\$ 4,901,499	\$ 593.40	\$ 36,918		

FCI Cost Worksheet

Project: **MONTROSE CLINIC**

Div. 1: GENERAL CONDITIONS

Original Design														
DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	LABOR BURDEN	TOTAL			
ONSITE MANAGEMENT														
PROJECT MANAGER	8.0	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,830.00	\$ 38,640.00	INCLUDED	\$ 38,640.00			
SUPERINTENDENT	39.0	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,410.00	\$ 171,857.70	INCLUDED	\$ 171,857.70			
ENGINEER	14.0	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,528.00	\$ 49,392.00	INCLUDED	\$ 49,392.00			
TEMPORARY FACILITIES														
OFFICE TRAILER	9.0	MO	\$ 1,000.00	\$ 9,000.00	\$ -	INSTALL	\$ 8,500.00	\$ -	\$ -	\$ -	\$ 17,500.00			
STORAGE VAN	9.0	MO	\$ 350.00	\$ 3,150.00	\$ -	INSTALL	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 4,650.00			
TEMP POWER	9.0	MO	\$ 500.00	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500.00			
CELL PHONE	9.0	MO	\$ 200.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00			
TRAILER PHONE/INTERNET	9.0	MO	\$ 250.00	\$ 2,250.00	\$ -	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 3,750.00			
IT/COMPUTER	9.0	MO	\$ 490.00	\$ 4,410.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,410.00			
COPIER	9.0	MO	\$ 650.00	\$ 5,850.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,850.00			
TEMP TOILET	9.0	MO	\$ -	\$ -	\$ -	\$ 500.00	\$ 4,500.00	\$ -	\$ -	\$ -	\$ 4,500.00			
TEMP WATER	9.0	MO	\$ -	\$ -	\$ -	\$ 150.00	\$ 1,350.00	\$ -	\$ -	\$ -	\$ 1,350.00			
TEMP FENCE	9.0	MO	\$ -	\$ -	\$ -	\$ 600.00	\$ 5,400.00	\$ -	\$ -	\$ -	\$ 5,400.00			
DRINKING WATER	9.0	MO	\$ 50.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00			
SMALL TOOLS	9.0	MO	\$ 100.00	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00			
DUMPSTER FEES	9.0	MO	\$ 2,000.00	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000.00			
EQUIPMENT														
PICKUP RENT	9.0	MO	\$ 750.00	\$ 6,750.00	\$ -	\$ 1,025.00	\$ 9,225.00	\$ -	\$ -	\$ -	\$ 15,975.00			
SKID LOADER	4.0	MO	\$ 1,620.00	\$ 6,480.00	\$ -	\$ 1,025.00	\$ 4,100.00	\$ -	\$ -	\$ -	\$ 10,580.00			
MISCELLANEOUS														
OFFICE SUPPLIES	9.0	MO	\$ 175.00	\$ 1,575.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,575.00			
LODGING	0.0	MO	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
PER DIEM	30.0	WKS	\$ 375.00	\$ 11,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,250.00			
HOME/OFFICE TRAVEL	39.0	WKS	\$ 50.00	\$ 1,948.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,948.50			
PLANS & SPECIFICATIONS PRINTING	1.0	LS	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00			
POSTAGE	1.0	LS	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00			
PROJECT SIGN	1.0	LS	\$ 800.00	\$ 800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800.00			
SAFETY	9.0	MO	\$ 350.00	\$ 3,150.00	\$ -	\$ -	\$ -	\$ 200.00	\$ 1,800.00	\$ 1,224.00	\$ 6,174.00			
TOTALS			\$	86,263.50	\$	-	\$	36,075.00	\$	261,689.70	\$	1,224.00	\$	367,252.20

JOB MONTHS **9.00**
 WEEKS **38.97**
 CALENDAR DAYS **272.79**

MATERIAL TAX **0.00%**
 LABOR BURDEN **68%**

Item	Description	COST	ACCEPTED	Pending	REJECTED	Notes
ADD ALT #1	PERIMETER FOUNDATION DRAIN	\$ 14,304		\$ 14,304		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #2	FOUNDATION DAMPPROOFING & PROTECTION BOARD	\$ 10,453		\$ 10,453		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #3	UNISTRUT IMAGING EQUIPMENT SUPPORT	\$ 16,505		\$ 16,505		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #4	WALL PROTECTION - CORNER GUARDS	\$ 8,803		\$ 8,803		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #5	WALL PROTECTION - WALLS IN EXAM ROOMS	\$ 53,256		\$ 53,256		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #6	MARKERBOARDS & TACKBOARDS	\$ 3,329		\$ 3,329		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #7	WINDOW SHADES	\$ 20,411		\$ 20,411		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #8	FIRE SUPPRESSION	\$ 95,729		\$ 95,729		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #9	FIRE ALARM	\$ 33,010		\$ 33,010		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #10	CCTV/SECURITY SYSTEM	\$ 27,508		\$ 27,508		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #11	ACCESS CONTROL	\$ 18,486		\$ 18,486		BUDGET ALLOWANCE COST - FURTHER DESIGN REQUIRED
ADD ALT #12	FCI PAYMENT & PERFORMANCE BOND	\$ 37,411		\$ 37,411		
VE ALT #1	UNDERSLAB INSULATION AT 48" IN FROM BUILDING PERIMETER IN LIUE OF FULL BUILDING	\$ (25,000)		\$ (25,000)		
VE ALT #2	STORM PIPING TO BE PVC IN LIUE OF CAST IRON	\$ (3,000)		\$ (3,000)		
VE ALT #3	SANITARY PIPING TO BE PVC IN LIUE OF CAST IRON	\$ (12,300)		\$ (12,300)		
VE ALT #4	DOMESTIC WATER PIPING TO BE PEX IN LIUE OF COPPER	\$ (3,600)		\$ (3,600)		
ADD ALTERNATE TOTALS			\$ -	\$ 339,205	\$ -	
VE ALTERNATE TOTALS			\$ -	\$ (43,900)	\$ -	

FCI Cost Worksheet

Project: **KIDS FIRST PEDIATRICS
MONTROSE CLINIC**

August 29, 2023
DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE					
033000 CAST-IN-PLACE CONCRETE					
CONTINUOUS FOOTINGS-12"H X 24" TH					
FORM/STRIP FOOTINGS		SF	842.00	\$ -	SF \$ 172,700
REBAR TO FOOTINGS		TN	1.87	\$ -	TN INCLUDED
CONCRETE TO FOOTINGS		CY	37.42	\$ -	CY INCLUDED
SUBTOTAL- CONTINUOUS FOOTINGS					\$ 172,700
ISOLATED FOOTINGS-12"H X 48" X 48" F4.0					
FORM/STRIP FOOTINGS		SF	448.00	\$ -	SF INCLUDED
REBAR TO FOOTINGS		TN	1.00	\$ -	TN INCLUDED
CONCRETE TO FOOTINGS		CY	19.91	\$ -	CY INCLUDED
SUBTOTAL- ISOLATED FOOTINGS					\$ -
ISOLATED FOOTINGS-12"H X 60" X 60" F5.0					
FORM/STRIP FOOTINGS		SF	175.00	\$ -	SF INCLUDED
REBAR TO FOOTINGS		TN	0.39	\$ -	TN INCLUDED
CONCRETE TO FOOTINGS		CY	7.78	\$ -	CY INCLUDED
SUBTOTAL- ISOLATED FOOTINGS					\$ -
ISOLATED FOOTINGS-12"H X 84" X 84" F7.0					
FORM/STRIP FOOTINGS		SF	196.00	\$ -	SF INCLUDED
REBAR TO FOOTINGS		TN	0.44	\$ -	TN INCLUDED
CONCRETE TO FOOTINGS		CY	8.71	\$ -	CY INCLUDED
SUBTOTAL- ISOLATED FOOTINGS					\$ -
ISOLATED FOOTINGS-24"H X 72" X 16'-1 1/4" F16.1					
FORM/STRIP FOOTINGS		SF	384.00	\$ -	SF INCLUDED
REBAR TO FOOTINGS		TN	0.85	\$ -	TN INCLUDED
CONCRETE TO FOOTINGS		CY	17.07	\$ -	CY INCLUDED
SUBTOTAL- ISOLATED FOOTINGS					\$ -
ISOLATED FOOTINGS-24"H X 72" X 21'-4 1/4" F21.4					
FORM/STRIP FOOTINGS		SF	264.00	\$ -	SF INCLUDED
REBAR TO FOOTINGS		TN	0.59	\$ -	TN INCLUDED
CONCRETE TO FOOTINGS		CY	11.73	\$ -	CY INCLUDED
SUBTOTAL- ISOLATED FOOTINGS					\$ -
PILASTERS & PIERS - 24"X24"X24"					
FORM/STRIP FOOTINGS		SF	280.00	\$ -	SF INCLUDED
REBAR TO FOOTINGS		TN	0.62	\$ -	TN INCLUDED
CONCRETE TO FOOTINGS		CY	12.44	\$ -	CY INCLUDED
SUBTOTAL- ISOLATED FOOTINGS					\$ -

FCI Cost Worksheet

Project: **KIDS FIRST PEDIATRICS
MONTROSE CLINIC**

August 29, 2023
DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE					
033000 CAST-IN-PLACE CONCRETE					
STEM WALLS-24"H X 8" TH					
FORM/STRIP WALLS		SF	1,684.00	\$ -	SF INCLUDED
REBAR TO WALLS		TN	2.18	\$ -	TN INCLUDED
POINT & PATCH WALLS		SF	842.00	\$ -	SF INCLUDED
FORM BRICK LEDGE		LF	421.00	\$ -	LF INCLUDED
CONCRETE TO WALLS		CY	43.67	\$ -	CY INCLUDED
SUBTOTAL- STEM WALLS					\$ -
SLABS ON GRADE-5" THICK					
CONCRETE TO SLAB ON GRADE		CY	152.93	\$ -	CY INCLUDED
ADD FOR MOSTURE BARRIER ADMIXTURE	N/A-EXCLUDED	CY	-	\$ -	CY \$ -
FINE GRADE SUBGRADE		SF	8,258.00	\$ -	SF INCLUDED
EDGE FORMS- 5"		LF	60.00	\$ -	LF INCLUDED
REBAR TO SLAB ON GRADE- #4'S AT 16" OC		TN	5.16	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9	N/A-EXCLUDED	SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	1,073.54	\$ -	LF INCLUDED
TROWEL FINISH SLAB ON GRADE		SF	8,258.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	8,258.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 5" X 1/2"		LF	409.00	\$ -	LF INCLUDED
FORM COLUMN POCKETS		EA	35.00	\$ -	EA INCLUDED
GROUT COLUMN POCKETS		EA	35.00	\$ -	EA INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
MISC CONCRETE					
CONCRETE CLEANOUT		PULLS	3.00	\$ 850.00	PULLS \$ 2,550
GROUT COLUMN BASE PLATES		EA	35.00	\$ 38.92	EA \$ 1,362
WEATHER PROTECTION/TEMP HEAT		MO	1.50	\$ 15,420.00	/MO \$ 23,130
CONCRETE PUMP		DYS	3.00	\$ -	DYS INCLUDED
EQUIPMENT/HOUSEKEEPING PADS		LS	1.00	\$ 3,000.00	LS \$ 3,000
LAYOUT		HRS	80.00	\$ 63.00	HRS \$ 5,040
SUBTOTAL- MISC CONCRETE					\$ 35,082
030000 CONCRETE - TOTALS					\$ 207,782

FCI Cost Worksheet

Project: **KIDS FIRST PEDIATRICS
MONTROSE CLINIC**

August 29, 2023
DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
040000 MASONRY						
044300 STONE WORK						
<i>EXTERIOR WALLS- MANUF. STONE - THIN STONE VENEER</i>						
		<i>SF</i>	1,688.50			
EXTERIOR MANUF THIN STONE WALL VENEER	<i>ADHERED STONE</i>	SF	1,688.50	\$	-	88,200
BASE/THRU-WALL FLASHING	<i>SHEET METAL FLASHING</i>	LF	200.00	\$	-	INCLUDED
SCAFFOLD EXTERIOR WALLS		SF	1,688.50	\$	-	INCLUDED
WASHDOWN STONE VENEER		SF	1,688.50	\$	-	INCLUDED
WALL ANCHORS- 1/ 4 SF OF WALL AREA	<i>STAINLESS STEEL</i>	EA	422.13	\$	-	INCLUDED
CUT STONE SILLS	<i>WINDOW SILLS</i>	LF	82.00	\$	-	INCLUDED
WINTER PROTECTION		MOS	0.35	\$	22,500.00	7,875
LAYOUT/COORDINATION		HRS	40.00	\$	63.00	2,520
CLEANUP		HRS	41.00	\$	47.00	1,927
DUMPSTERS		PULLS	1.00	\$	1,000.00	1,000
SUBTOTAL- STONE WORK					\$	101,522
040000 MASONRY - TOTALS					\$	101,522

FCI Cost Worksheet

August 29, 2023

Project: KIDS FIRST PEDIATRICS
MONTROSE CLINIC

DESIGN DEVELOPMENT ESTIMATE
SF 8,260

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL
050000 METALS						
051200 STRUCTURAL STEEL						
TS/WF FRAMING		TNS	45.43	\$	-	TNS \$ 531,270
STRUCTURAL STEEL ERECTION		DY	15.00	\$	-	DY INCLUDED
TOUCH UP PRIMER		LS	1.00	\$	1,500.00	LS \$ 1,500
CRANE PADS/LEVELING		LS	1.00	\$	3,000.00	LS \$ 3,000
LAYOUT		HRS	80.00	\$	63.00	HRS \$ 5,040
DUMPSTERS		PULLS	1.00	\$	1,000.00	PULLS \$ 1,000
SUBTOTAL- STRUCTURAL STEEL						\$ 541,810
053100 METAL DECKING						
ROOF DECK - 1.5" 20 GA- G60 COATING		SF	11,072.00	\$	-	SF INCLUDED
SUBTOTAL- METAL DECKING						\$ -
055250 MISCELLANEOUS METALS						
BOLLARDS		EA	7.00	\$	-	EA INCLUDED
GATE PAIR-TRASH ENCLOSURE		EA	2.00	\$	-	EA INCLUDED
EXTERIOR WOOD BENCH SUPPORT		LS	1.00	\$	3,000.00	LS \$ 3,000
MISCELLANEOUS METALS		SF	8,260.00	\$	2.00	SF \$ 16,520
SUBTOTAL- MISCELLANEOUS METALS						\$ 19,520
050000 METALS - TOTALS						\$ 561,330

FCI Cost Worksheet

Project: **KIDS FIRST PEDIATRICS
MONTROSE CLINIC**

August 29, 2023
DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
060000 WOOD & PLASTICS					
061100 ROUGH CARPENTRY					
EXTERIOR/ROOF BLOCKING		LF	3,986.00	\$ 11.08	44,178
EXTERIOR CEDAR FENCING		LF	60.00	\$ 75.00	4,500
INTERIOR WALL STRAPPING/BLOCKING	TRASH ENCLOSURE	LF	894.00	\$ 11.08	9,909
INTERIOR WALL STRAPPING/BLOCKING	CASEWORK & ACCESSORIES	LF	500.00	\$ 11.08	5,542
ROUGH HARDWARE/FASTENERS	MISC BLOCKING	LS	1.00	\$ 3,500.00	3,500
EXTERIOR WALL-MTD BENCH		LF	31.00	\$ 500.00	15,500
LAYOUT		HRS	80.00	\$ 63.00	5,040
CLEANUP		HRS	80.00	\$ 47.00	3,760
DUMPSTERS		PULLS	2.00	\$ 1,000.00	2,000
SUBTOTAL- ROUGH CARPENTRY					\$ 93,928
064000 MILLWORK					
BASE CABINETS - PLAS LAM		LF	99.00	\$ -	131,280
COUNTERTOPS- SOLID SURF		LF	73.00	\$ -	INCLUDED
COUNTERTOPS W/SUPPORTS- SOLID SURF		LF	157.00	\$ -	INCLUDED
WALL CABINETS- PLAS LAM		LF	73.00	\$ -	INCLUDED
RECEPTION DESK W/ 3 FORM PANELS		LF	50.00	\$ -	INCLUDED
MISC CASEWORK/FINISH CARPENTRY		SF	8,260.00	\$ 1.20	9,912
LAYOUT		HRS	24.00	\$ 63.00	1,512
SUBTOTAL- MILLWORK					\$ 142,704
060000 WOOD & PLASTICS - TOTALS					\$ 236,632

FCI Cost Worksheet

Project: **KIDS FIRST PEDIATRICS
MONTROSE CLINIC**

August 29, 2023
DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
070000 THERMAL & MOISTURE PROTECTION					
071060 DAMPPROOFING					
DAMPPROOF PERIM STEM WALLS	N/A-EXCLUDED	SF	-	\$ -	\$ -
ADD FOR PROTECTION + DRAINAGE BOARD	N/A-EXCLUDED	SF	-	\$ -	\$ -
SUBTOTAL- DAMPPROOFING					\$ -
072100 BUILDING INSULATION					
SPRAY-FOAM INSULATION TO EXTERIOR WALLS- 0.5" THICK	EXTERIOR WALLS	SF	5,753.50	\$ -	\$ 48,175
SPRAY-FOAM INSULATION	MISC BLIND APPLICATIONS	LS	1.00	\$ -	INCLUDED
FOUNDATION WALL INSULATION-R10 RIGID		SF	842.00	\$ -	INCLUDED
UNDERSLAB INSULATION-R10 RIGID		SF	8,258.00	\$ -	INCLUDED
SUBTOTAL- BUILDING INSULATION					\$ 48,175
074293 SOFFIT PANELS					
WOOD SOFFIT/CEILING PANELS		SF	3,118.00	\$ 27.70	\$ 86,369
SUBTOTAL- SOFFIT PANELS					\$ 86,369
074520 METAL ROOFING					
STEEP SLOPE ROOFING*****		SF	5,588.00		
METAL ROOF PANELS - STANDING SEAM / 22 GA GALVANIZED + PAINTED FINISH		SF	5,588.00	\$ -	\$ 146,300
HIGH TEMP UNDERLAYMENT		SF	5,867.40	\$ -	INCLUDED
ROOF INSULATION-R30 POLYISO		SF	5,867.40	\$ -	INCLUDED
VAPOR BARRIER		SF	5,588.00	\$ -	INCLUDED
GYPSON BD UNDERLAYMENT-5/8" TH	N/A-EXCLUDED	SF	-	\$ -	\$ -
FASCIA TRIM		LF	453.00	\$ -	INCLUDED
LAYOUT		HRS	40.00	\$ 63.00	\$ 2,520
CLEANUP		HRS	40.00	\$ 47.00	\$ 1,880
DUMPSTERS		PULLS	1.00	\$ 1,000.00	\$ 1,000
SUBTOTAL- METAL ROOFING					\$ 151,700
074520 METAL WALL & SOFFIT PANELS					
METAL WALL PANELS-CORRUGATED/CONCEALED FASTENER		SF	3,035.00	\$ -	\$ 62,700
SUBTOTAL- METAL WALL & SOFFIT PANELS					\$ 62,700
074520 MEMBRANE ROOFING					
LOW SLOPE ROOFING*****		SF	5,484.00		
EPDM ROOF MEMBRANE- 60 MIL TH	FULLY ADHERED	SF	5,484.00	\$ -	\$ 129,600
ROOF INSULATION-R30 POLYISO		SF	5,758.20	\$ -	INCLUDED
ROOF INSULATION- ADD FOR TAPERED AREAS		SF	1,096.80	\$ -	INCLUDED
VAPOR BARRIER		SF	5,758.20	\$ -	INCLUDED
GYPSON BD UNDERLAYMENT-5/8" TH	N/A-EXCLUDED	SF	-	\$ -	\$ -
ROOF COVER BOARD- 0.50" TH-DENSDECK/GLASS MAT	HORIZONTAL SURFACES	SF	5,484.00	\$ -	INCLUDED
PERIMETER FLASHING- MEMBRANE MATERIAL	BACK SIDE OF PARAPETS	SF	584.00	\$ -	INCLUDED
ROOF INSULATION-1.5" TH POLYISO	BACK SIDE OF PARAPETS	SF	584.00	\$ -	INCLUDED
ROOF COVER BOARD- 0.50" TH-DENSDECK/GLASS MAT	BACK SIDE OF PARAPETS	SF	584.00	\$ -	INCLUDED
MISC FLASHING- MEMBRANE-ROOF OPENINGS		SF	500.00	\$ -	INCLUDED
ROOF WALKWAY PADS		SF	548.40	\$ 5.75	\$ 3,153
ROOF EXPANSION JOINTS		LF	-	\$ -	\$ -
FLASH ROOF DRAINS/OVERFLOW DRAINS		EA	12.00	\$ -	INCLUDED
PERIMETER COPING - 24 GA PAINT FIN- GALV STEEL		LF	584.00	\$ -	INCLUDED
BREAK METAL FORMED		LF	584.00	\$ -	INCLUDED
PERIMETER COPING - 24 GA PAINT FIN- GALV STEEL		LF	584.00	\$ -	INCLUDED
BREAK METAL FORMED	FLAT ROOF FASCIA	LF	200.00	\$ -	INCLUDED
CONTINUOUS GUTTER- 24 GA GALV STEEL	N/A-EXCLUDED	LF	-	\$ -	\$ -
MISC FLASHINGS		LS	1.00	\$ 15,000.00	\$ 15,000
SAFETY/TEMP BARRICADES		HRS	40.00	\$ 53.00	\$ 2,120
LAYOUT		HRS	40.00	\$ 63.00	\$ 2,520
CLEANUP		HRS	40.00	\$ 47.00	\$ 1,880
DUMPSTERS		PULLS	2.00	\$ 1,000.00	\$ 2,000
SUBTOTAL- MEMBRANE ROOFING					\$ 156,273

FCI Cost Worksheet

Project: KIDS FIRST PEDIATRICS
MONTROSE CLINIC

August 29, 2023
DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
070000 THERMAL & MOISTURE PROTECTION						
077200 ROOF ACCESSORIES						
SNOW FENCE	N/A-EXCLUDED	LF	-	\$ -	LF \$	-
ROOF HATCH	N/A-EXCLUDED	EA	-	\$ -	EA \$	-
SUBTOTAL-ROOF ACCESSORIES						\$ -
079010 JOINT TREATMENTS						
CAULKING - ALLOW		SF	8,260.00	\$ 0.60	SF \$	4,956
EXTERIOR JOINT SEALANTS		LS	1.00	\$ 7,500.00	LS \$	7,500
SUBTOTAL- JOINT TREATMENTS						\$ 12,456
070000 THERMAL & MOISTURE PROTECTION - TOTALS						\$ 517,673

FCI Cost Worksheet

Project: **KIDS FIRST PEDIATRICS
MONTROSE CLINIC**

August 29, 2023
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SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
080000 DOORS & WINDOWS					
081140 METAL DOORS & FRAMES					
HM DOOR FRAMES- 3'0" X 7'0"		EA	36.00	\$ -	EA \$ 52,809
HM DOOR FRAMES- 3'-0" X 7'-0"	LEAD-LINED	EA	1.00	\$ -	EA INCLUDED
HM DOORS-3'0" X 7'0"		EA	2.00	\$ -	EA INCLUDED
HM DOOR INSTALLATION		EA	2.00	\$ 325.00	/EA \$ 650
LAYOUT		HRS	40.00	\$ 63.00	HRS \$ 2,520
CLEANUP		HRS	40.00	\$ 47.00	HRS \$ 1,880
SUBTOTAL- HOLLOW METAL DOORS & FRAMES					\$ 57,859
082110 WOOD DOORS					
SOLID CORE WOOD DOORS- PLAIN SLICED WHITE BIRCH- 3' X 7'		EA	34.00	\$ -	/EA INCLUDED
WOOD DOOR INSTALLATION		EA	34.00	\$ 325.00	/EA \$ 11,050
ADD FOR LITE KITS		EA	6.00	\$ -	/EA INCLUDED
SUBTOTAL- WOOD DOORS					\$ 11,050
083100 ACCESS DOORS					
WALL / CEILING ACCESS DOORS		EA	6.00	\$ 92.00	/EA \$ 552
SUBTOTAL- ACCESS DOORS					\$ 552
084220 ALUMINUM ENTRANCES & STOREFRONTS					
EXTERIOR ALUMINUM / GLASS STOREFRONT SYSTEM- MFG STD EXTRUSIONS- ANODIZED FIN.- 6" D FRAMING		SF	1,030.00	\$ -	SF \$ 179,922
EXTERIOR ALUM/GLASS ENTRY DOORS-6'0" X 7'0" - MED STILE		EA	2.00	\$ -	/EA INCLUDED
INTERIOR ALUM/GLASS ENTRY DOORS-6'0" X 7'0" - MED STILE		EA	1.00	\$ -	/EA INCLUDED
DOOR HARDWARE- ALUM DOOR OPENINGS (LABOR W/ DOOR INSTALLATION)		EA	6.00	\$ -	EA INCLUDED
TEMP WINDOW ENCLOSURES-RHINO CLOTH		SF	1,030.00	\$ 1.06	SF \$ 1,092
FINAL CLEANING OF GLASS		SF	1,030.00	\$ 0.72	SF \$ 742
LAYOUT		HRS	40.00	\$ 63.00	HRS \$ 2,520
SUBTOTAL- ALUMINUM ENTRANCES & STOREFRONTS					\$ 184,275
087110 FINISH HARDWARE					
DOOR HARDWARE- WOOD DOOR OPENINGS (LABOR W/ DOOR INSTALLATION)		EA	34.00	\$ -	EA INCLUDED
DOOR HARDWARE- HM DOOR OPENINGS (LABOR W/ DOOR INSTALLATION)		EA	2.00	\$ -	EA INCLUDED
AUTOMATIC DOOR OPERATORS		EA	2.00	\$ -	EA \$ 9,110
SUBTOTAL- FINISH HARDWARE					\$ 9,110
088100 GLASS & GLAZING					
GLAZE INTERIOR SC WD DOORS		EA	6.00	\$ -	EA \$ 936
3' HT BUTT GLAZING ON ALUMINUM TRACK	PROVIDER 115B	SF	215.00	\$ -	SF \$ 13,593
MISC GLAZING		SF	8,260.00	\$ 1.00	SF \$ 8,260
SUBTOTAL- GLASS & GLAZING					\$ 22,789
080000 DOORS & WINDOWS - TOTALS					\$ 285,635

FCI Cost Worksheet

Project: **KIDS FIRST PEDIATRICS
MONTROSE CLINIC**

August 29, 2023
DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
090000 FINISHES					
092520 DRYWALL					
<i>EXTERIOR WALLS- 6" STUDS*****</i>					
6" METAL TRACK - T & B-14 GA	16 GA TRACK	LF	5,753.50	\$ -	656,000
6" METAL STUD FRAMING- 16GA/16" OC		LF	5,753.50	\$ -	INCLUDED
U CHANNEL BRIDGING	16 GA COLD FORMED CHANNEL	LF	409.00	\$ -	INCLUDED
DEFLECTION CLIPS- 32" OC	N/A	EA	-	\$ -	-
EXTERIOR WALL SHEATHING		SF	5,753.50	\$ -	INCLUDED
2" POLY ISO INSULATION BD- FOIL FACED-SPRAYED JOINTS/SEAMS	THERMAX XARMOR CI	SF	5,753.50	\$ -	INCLUDED
BUILDING WRAP TO EXTERIOR WALLS-TYVEK	N/A	SF	-	\$ -	-
5/8" DW TO EXTERIOR WALLS- INTERIOR SIDE		SF	5,753.50	\$ -	INCLUDED
TAPE & FINISH DW		SF	5,753.50	\$ -	INCLUDED
SCAFFOLD EXTERIOR WALLS		SF	5,753.50	\$ -	INCLUDED
<i>INTERIOR PARTITIONS- 14' H</i>					
3-5/8" MTL TRACK- T & B		LF	1,192.00	\$ -	INCLUDED
ADD FOR SLIP/DEFLECTION TRACK		LF	596.00	\$ -	INCLUDED
3-5/8" MTL STUD FRAMING		LF	8,344.00	\$ -	INCLUDED
RESILIENT FURRING CHANNELS	N/A-EXCLUDED	LF	-	\$ -	-
CORNER BEAD TRIM		LF	596.00	\$ -	INCLUDED
5/8" DW TO STUDS		SF	16,688.00	\$ -	INCLUDED
ADD FOR IMPACT RESISTANT GYP BD	N/A-EXCLUDED	SF	-	\$ -	-
ACOUSTIC INSULATION TO WALLS		SF	8,344.00	\$ -	INCLUDED
TAPE & FINISH DW		SF	16,688.00	\$ -	INCLUDED
SEAL PTNS TOP & BOT		LF	596.00	\$ -	INCLUDED
<i>INTERIOR PARTITIONS- 14' H</i>					
6" MTL TRACK- T & B		LF	532.00	\$ -	INCLUDED
ADD FOR SLIP/DEFLECTION TRACK		LF	266.00	\$ -	INCLUDED
6" MTL STUD FRAMING		LF	3,724.00	\$ -	INCLUDED
RESILIENT FURRING CHANNELS	N/A-EXCLUDED	LF	-	\$ -	-
CORNER BEAD TRIM		LF	266.00	\$ -	INCLUDED
5/8" DW TO STUDS		SF	7,448.00	\$ -	INCLUDED
ADD FOR IMPACT RESISTANT GYP BD	N/A-EXCLUDED	SF	-	\$ -	-
ACOUSTIC INSULATION TO WALLS		SF	3,724.00	\$ -	INCLUDED
TAPE & FINISH DW		SF	7,448.00	\$ -	INCLUDED
SEAL PTNS TOP & BOT		LF	266.00	\$ -	INCLUDED
<i>DRYWALL CEILINGS-SINGLE LAYER W/ BLACK IRON SUPPORT*****</i>					
1 1/2" MAIN CARRIER CHANNELS		LF	939.84	\$ -	INCLUDED
7/8" CROSS RUNNERS		LF	1,424.00	\$ -	INCLUDED
5/8" DW TO CEILINGS		SF	2,848.00	\$ -	INCLUDED
TAPE & FINISH DW CEILINGS		SF	1,908.16	\$ -	INCLUDED
<i>EXTERIOR SOFFITS</i>					
1 1/2" MAIN CARRIER CHANNELS		LF	1,028.94	\$ -	INCLUDED
7/8" CROSS RUNNERS		LF	1,559.00	\$ -	INCLUDED
EXTERIOR GYP TO SOFFITS		SF	3,118.00	\$ -	INCLUDED
TAPE & FINISH DW CEILINGS	FIRE TAPE ONLY	SF	2,089.06	\$ -	INCLUDED
<i>MISCELLANEOUS DRYWALL/INTERIORS ITEMS*****</i>					
FRP WALL PANELS- JANITOR		SF	50.00	\$ 6.75	338
ADD FOR LEAD-LINED GYP BD	X-RAY ROOM	LS	1.00	\$ -	INCLUDED
ADD FOR LEVEL 5 FINISH ON EXPOSED SURFACES	N/A-EXCLUDED	LS	-	\$ -	-
ADD TILE BACKER BOARD		SF	889.20	\$ -	INCLUDED
WINTER PROTECTION	N/A-EXCLUDED	LS	-	\$ -	-
FLOOR PROTECTION		SF	8,260.00	\$ 0.75	6,195
FINAL CLEANING		SF	8,260.00	\$ 0.50	4,130
LAYOUT		HRS	80.00	\$ 63.00	5,040
CLEANUP		HRS	80.00	\$ 47.00	3,760
DUMPSTERS		PULLS	3.00	\$ 1,000.00	3,000
SUBTOTAL- DRYWALL					\$ 678,463

FCI Cost Worksheet

Project: **KIDS FIRST PEDIATRICS**
MONTROSE CLINIC

August 29, 2023
DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
090000 FINISHES					
093120 CERAMIC TILE					
PORCELAIN CERAMIC FLOOR TILE- THINSET		SF	405.60	\$ -	SF \$ 94,500
CERAMIC WALL TILE - THIN SET	<i>48" HEIGHT</i>	SF	889.20	\$ -	SF INCLUDED
ADD FOR EPOXY GROUT/SEAL TILE		SF	1,294.80	\$ -	SF INCLUDED
ADD FOR CRACK ISOLATION MEMBRANE		SF	1,294.80	\$ -	SF INCLUDED
FLOOR PREP		LS	1.00	\$ 1,520.00	LS \$ 1,520
SUBTOTAL- CERAMIC TILE					\$ 96,020
095210 ACOUSTICAL CEILINGS					
ACT CEILINGS-2' X 2'- EXPOSED TEE GRID- DIRECT HUNG FROM STRUCT.		SF	4,910.00	\$ -	SF \$ 95,026
2'X6' ACOUSTIC PANEL SYSTEM W/ METAL TRACK SUPPORT- SIRECT HUNG FROM STRUCT.		LS	1.00	\$ -	LS INCLUDED
SUBTOTAL- ACOUSTICAL CEILINGS					\$ 95,026
096520 RESILIENT FLOOR & BASE					
4" H RUBBER BASE-COVED		LF	2,156.00	\$ -	LF INCLUDED
RESILIENT LVT PLANK FLOORING		SF	6,497.50	\$ -	SF INCLUDED
FLOORING MOISTURE MITIGATION	<i>N/A-EXCLUDED</i>	SF	-	\$ -	SF \$ -
FLOOR PREP		SF	6,497.50	\$ 0.90	SF \$ 5,848
SUBTOTAL- RESILIENT FLOORING					\$ 5,848
096810 CARPET					
CARPET TILES- DIRECT GLUEDOWN		SY	116.41	\$ -	SY INCLUDED
WALKOFF CARPET- DIRECT GLUEDOWN		SY	50.83	\$ -	SY INCLUDED
FLOORING MOISTURE MITIGATION	<i>N/A-EXCLUDED</i>	SF	-	\$ -	SF \$ -
SUBTOTAL- CARPET					\$ -
099100 PAINTING & WALLCOVERING					
PAINT DRYWALL PTNS- LATEX-SINGLE COLOR		SF	29,889.50	\$ -	SF \$ 80,000
EPOXY PAINT TO DRYWALL PTNS	<i>RESTROOMS</i>	SF	1,500.00	\$ -	SF INCLUDED
PAINT DRYWALL CEILINGS - EPOXY-SINGLE COLOR		SF	1,908.16	\$ -	SF INCLUDED
CONCRETE FLOOR SEALER- FLOOR HARDENER/SEALER		SF	463.00	\$ -	SF INCLUDED
EXTERIOR WOOD SOFFIT - STAIN/SEAL		SF	3,118.00	\$ -	SF INCLUDED
PAINT EXPOSED STRUCTURE	<i>EXTERIOR COLUMNS</i>	LS	1.00	\$ -	LS INCLUDED
PAINT EXPOSED STRUCTURE	<i>ROOFTOP MECH SCREEN</i>	LS	1.00	\$ -	LS INCLUDED
PAINT TRASH ENCLOSURE GATES		LS	1.00	\$ -	LS INCLUDED
PAINT HM DOOR FRAMES		EA	37.00	\$ -	EA INCLUDED
PAINT HM DOORS		EA	2.00	\$ -	EA INCLUDED
PAINT BOLLARDS		LS	1.00	\$ -	LS INCLUDED
PAINT TOUCHUP		HRS	40.00	\$ 95.00	HRS \$ 3,800
LAYOUT		HRS	50.00	\$ 63.00	HRS \$ 3,150
CLEANUP		HRS	50.00	\$ 47.00	HRS \$ 2,350
SUBTOTAL- PAINTING & WALLCOVERING					\$ 89,300
090000 FINISHES - TOTALS					\$ 964,656

FCI Cost Worksheet

Project: **KIDS FIRST PEDIATRICS
MONTROSE CLINIC**

August 29, 2023
DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
100000 SPECIALTIES					
101200 VISUAL DISPLAY BOARDS					
MARKER BOARD- 6' X 4'-W/ MARKER TRAY	N/A-EXCLUDED	EA	4.00	\$ -	\$ -
TACKBOARD	N/A-EXCLUDED	SF	25.00	\$ -	\$ -
SUBTOTAL- VISUAL DISPLAY BOARDS					\$ -
102600 WALL & CORNER PROTECTION					
CORNER GUARDS-42" - SURFACE MOUNTED	N/A-EXCLUDED	EA	53.00	\$ -	\$ -
SHEET WALL PROTECTION-48" HEIGHT	N/A-EXCLUDED	SF	2,420.00	\$ -	\$ -
SUBTOTAL- WALL & CORNER PROTECTION					\$ -
104010 IDENTIFYING DEVICES (SIGNAGE)					
ROOM/EGRESS/CODE SIGNS		EA	44.00	\$ 250.00	\$ 11,000
EXTERIOR BUILDING MOUNTED SIGN		LS	1.00	\$ 7,500.00	\$ 7,500
MONUMENT SIGN	N/A - EXCLUDED	LS	-	\$ -	\$ -
SUBTOTAL- IDENTIFYING DEVICES					\$ 18,500
105205 FIRE EXTINGUISHERS & CABS					
FIRE EXTINGUISHERS-10#ABC	FURNISH & INSTALL	EA	4.00	\$ 110.88	\$ 444
FIRE EXTINGUISHER CABINETS- PTD STEEL CABINET, DOOR & TRIM- RATED	FURNISH & INSTALL	EA	4.00	\$ 335.00	\$ 1,340
SUBTOTAL- FIRE EXTINGUISHERS & CABINETS					\$ 1,784
108010 TOILET ROOM ACCESSORIES					
24"X36" MIRROR		EA	5.00	\$ 251.00	\$ 1,255
TOILET PAPER HOLDER		EA	5.00	\$ 200.50	\$ 1,003
COMBINATION PAPER TOWEL DISPENSER/RECEPTACLE		EA	5.00	\$ 750.00	\$ 3,750
PAPER TOWEL DISPENSER	OFCI	EA	-	\$ -	\$ -
HANDICAP GRAB BARS		EA	15.00	\$ 128.15	\$ 1,922
SOAP DISPENSER	OFCI	EA	-	\$ -	\$ -
SANITARY NAPKIN DISPENSER		EA	1.00	\$ 401.00	\$ 401
SANITARY NAPKIN DISPOSAL		EA	4.00	\$ 120.50	\$ 482
BABY CHANGING STATION		EA	3.00	\$ 1,602.00	\$ 4,806
ROBE HOOK		EA	5.00	\$ 76.00	\$ 380
JANITOR'S MOP RACK		EA	1.00	\$ 226.00	\$ 226
UTILITY SHELF - 24"		EA	1.00	\$ 226.00	\$ 226
SUBTOTAL- TOILET ROOM ACCESSORIES					\$ 14,451
108200 MISC SPECIALTIES					
INSTALL OWNER-PROVIDED ITEMS	N/A - EXCLUDED	HRS	-	\$ -	\$ -
METAL LOCKERS-TWO-TIER-12"X15"X72"	N/A - EXCLUDED	EA	-	\$ -	\$ -
SUBTOTAL- MISC SPECIALTIES					\$ -
10000 SPECIALTIES - TOTALS					\$ 34,734

FCI Cost Worksheet

Project: KIDS FIRST PEDIATRICS
MONTROSE CLINIC

August 29, 2023
DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
120000 FURNISHINGS					
124910 WINDOW TREATMENTS					
MANUAL WINDOW SHADES-LIGHT FILTERING		SF	1,030.00	\$ -	\$ -
SUBTOTAL- WINDOW TREATMENTS					\$ -
120000 FURNISHINGS - TOTALS					\$ -

FCI Cost Worksheet

August 29, 2023

Project: KIDS FIRST PEDIATRICS
 MONTROSE CLINIC

DESIGN DEVELOPMENT ESTIMATE
 SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
22/230000 MECHANICAL					
220000 PLUMBING					
PLUMBING WORK		SF	8,260.00	\$ -	229,758
FIXTURE PACKAGE		LS	1.00	\$ -	INCLUDED
PIPING-D/W/V		LS	1.00	\$ -	INCLUDED
WATER HEATER VENTING		LS	1.00	\$ -	INCLUDED
UNDERGROUND ROUGH IN TRENCHING		LS	1.00	\$ -	15,000
LAYOUT		HRS	80.00	\$ 63.00	5,040
CLEANUP		HRS	80.00	\$ 47.00	3,760
DUMPSTERS		PULLS	3.00	\$ 1,000.00	3,000
SUBTOTAL- PLUMBING					\$ 256,558
230000 HVAC					
HVAC WORK-RTU/VAV SYSTEM		SF	8,260.00	\$ -	394,180
EXHAUST FANS		LS	1.00	\$ -	INCLUDED
CONTROLS		LS	1.00	\$ -	INCLUDED
BIM COORDINATION		LS	1.00	\$ -	6,500
LAYOUT		HRS	80.00	\$ 63.00	5,040
CLEANUP		HRS	80.00	\$ 47.00	3,760
DUMPSTERS		PULLS	3.00	\$ 1,000.00	3,000
SUBTOTAL- HVAC					\$ 412,480
22/230000 MECHANICAL - TOTALS					\$ 669,038

FCI Cost Worksheet

August 29, 2023

Project: KIDS FIRST PEDIATRICS
MONTROSE CLINIC

DESIGN DEVELOPMENT ESTIMATE
SF 8,260

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
261000 ELECTRICAL WORK						
ELECTRICAL WORK		SF	8,260.00	\$ -	SF	\$ 430,000
SERVICE GEAR		LS	1.00	\$ -	LS	INCLUDED
LIGHTING PACKAGE		LS	1.00	\$ -	LS	INCLUDED
BRANCH WIRING		LS	1.00	\$ -	LS	INCLUDED
FIRE ALARM	N/A - EXCLUDED	LS	-	\$ -	LS	\$ -
RACEWAYS-LOW VOLT SYSTEMS		LS	1.00	\$ -	LS	INCLUDED
LAYOUT		HRS	80.00	\$ 63.00	HRS	\$ 5,040
CLEANUP		HRS	80.00	\$ 47.00	HRS	\$ 3,760
DUMPSTERS		PULLS	2.00	\$ 1,000.00	PULLS	\$ 2,000
SUBTOTAL- ELECTRICAL						\$ 440,800
261000 ELECTRICAL WORK - TOTALS						\$ 440,800

FCI Cost Worksheet

Project: KIDS FIRST PEDIATRICS
 MONTROSE CLINIC

August 29, 2023
 DESIGN DEVELOPMENT ESTIMATE
 SF 8,260

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
270000/ 280000 SPECIAL SYSTEMS					
271000 STRUCTURED CABLING					
STRUCTURED CABLING SYSTEM		SF	8,260.00	\$ -	7,917
SUBTOTAL- STRUCTURED CABLING					\$ 7,917
272000 CCTV SYSTEMS					
CCTV SYSTEM	N/A - EXCLUDED	SF	-	\$ -	-
SUBTOTAL- CCTV SYSTEMS					\$ -
273000 ACCESS CONTROL					
ACCESS CONTROLLED OPENINGS	N/A - EXCLUDED	EA	-	\$ -	-
ACCESS CONTROLLED OPENINGS	N/A - EXCLUDED	EA	-	\$ -	-
DURESS BUTTONS	N/A - EXCLUDED	LS	-	\$ -	-
SUBTOTAL- ACCESS CONTROL					\$ -
270000 SPECIAL SYSTEMS - TOTALS					\$ 7,917

FCI Cost Worksheet

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DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
310000 EARTHWORK				
312100 SITE PREPARATION				
SOIL/EROSION & SEDIMENT CONTROL-INITIAL SETUP & INSTALL	<i>SILT TRAPS/SILT FENCING/INLET PROTECTION</i>	LS	1.00 \$ -	LS \$ 4,759
SOIL EROSION MAINTENANCE		MO	9.00 \$ 750.00	MO \$ 6,750
SUBTOTAL- SITE PREPARATION				\$ 11,509
312150 SITE DEMOLITION				
MISC SITE REMOVALS		LS	1.00 \$ -	LS INCLUDED
SUBTOTAL- SITE DEMOLITION				\$ -
312200 MASS EXCAVATION & SITE GRADING				
MOBILIZATION		LS	1.00 \$ -	LS \$ 176,497
INITIAL SURVEY & LAYOUT		LS	1.00 \$ 25,000.00	LS \$ 25,000
CLEAR & GRUB/STOCKPILE TOPSOIL		CY	1,400.00 \$ -	CY INCLUDED
SITE GRADING		CY	1,380.00 \$ -	CY INCLUDED
SCARIFY & RECOMPACT - 12"	<i>PREPARE SUBGRADES-CONCRETE WALKS & ASPHALT PAVING</i>	SY	3,841.15 \$ -	SY INCLUDED
RESPREAD TOPSOIL FROM ONSITE STOCKPILE	<i>ASSUME 6" AVG TH</i>	LS	1.00 \$ -	LS INCLUDED
POT HOLING FOR EXISTING UTILITIES		LS	1.00 \$ 3,500.00	LS \$ 3,500
SUBTOTAL- MASS EXCAVATION & GRADING				\$ 204,997
310000 EARTHWORK - TOTALS				\$ 216,506

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BASE BID

DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
310000 EARTHWORK				
310000 EXCAVATION, BACKFILL & COMPACT				
MOBILIZATION/DEMobilIZATION	LS	1.00	\$ -	LS \$ 106,619
EXCAVATE FOUNDATIONS	CY	970.00	\$ -	CY INCLUDED
BACKFILL FOUNDATIONS- NATIVE MAT'L- FINISHED GRADE LESS 6"	CY	124.74	\$ -	CY INCLUDED
EXCAVATE SLAB	CY	673.04	\$ -	CY INCLUDED
SCARIFY & RECOMPACT	SY	1,175.06	\$ -	SY INCLUDED
BACKFILL SLAB- IMPORT MAT'L-24"	CY	673.04	\$ -	CY INCLUDED
SLAB DRAINAGE COURSE-4"	CY	152.96	\$ -	CY INCLUDED
UNDERSLAB VAPOR BARRIER	SY	1,009.56	\$ -	SY INCLUDED
TOTAL - EXCAVATION, BACKFILL & COMPACT				\$ 106,619
315000 FOUNDATION DRAINAGE SYSTEM				
PERIMETER FOUNDATION DRAINS - 4" DIA	LF	-	\$ -	LF \$ -
UNDERSLAB DRAINS- 4" PERF PIPING	LS	-	\$ -	LS \$ -
TOTAL - FOUNDATION DRAINAGE SYSTEM				\$ -
310000 EARTHWORK - BLDG - TOTALS				\$ 106,619

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DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
320000 SITE IMPROVEMENTS				
321200 ASPHALT PAVING				
ASPHALT PAVING - 3" THK	TN	552.75	\$ 202.00	TN \$ 111,655
FINE GRADE SUBGRADE	SY	3,232.44	\$ 1.80	SY \$ 5,818
PAVEMENT LINE STRIPING & SIGNAGE	LS	1.00	\$ 10,000.00	LS \$ 10,000
ASPHALT PATCHING	LS	1.00	\$ 3,500.00	LS \$ 3,500
	<i>UTILITY TIE-INS</i>			
SUBTOTAL- ASPHALT PAVING				\$ 130,973
322515 PAVEMENT BASE MATERIAL				
PAVEMENT BASE COURSE- 12" OF CLASS 6 ROAD BASE	<i>CONCRETE WALKS</i>	CY	209.53	\$ - CY INCLUDED
PAVEMENT BASE COURSE- 12" OF CLASS 6 ROAD BASE	<i>CURB & GUTTER</i>	CY	198.93	\$ - CY INCLUDED
PAVEMENT BASE COURSE- 12" OF CLASS 6 ROAD BASE	<i>ASPHALT PAVING</i>	CY	1,292.98	\$ - CY INCLUDED
PAVEMENT BASE COURSE- 12" OF CLASS 6 ROAD BASE	<i>CONCRETE PAVING</i>	CY	33.96	\$ - CY INCLUDED
SUBTOTAL- PAVEMENT BASE MATERIAL				\$ -
322550 SITE CONCRETE				
PEDESTRIAN TRAFFIC - 4" THICK*****				
CONCRETE TO SIDEWALKS		CY	62.33	\$ - CY \$ 114,750
ADD FOR FIBER MESH REINFORCING		CY	62.33	\$ - CY INCLUDED
ADD FOR COLORED CONCRETE	<i>N/A-EXCLUDED</i>	CY	-	\$ - CY \$ -
REBAR TO SIDEWALKS	<i>N/A-EXCLUDED</i>	TN	-	\$ - TN \$ -
FINE GRADE SUBGRADE		SF	4,714.33	\$ - SF \$ -
EDGE FORMS-4"		LF	1,423.00	\$ - LF INCLUDED
EXPANSION JOINTS		LF	235.72	\$ - LF INCLUDED
SCORE JOINTS		LF	942.87	\$ - LF INCLUDED
FINISH SIDEWALKS- LT BROOM FIN		SF	4,714.33	\$ - SF INCLUDED
CURE & PROTECT		SF	4,714.33	\$ - SF INCLUDED
SUBTOTAL- CONCRETE WALKS				\$ 114,750
CONCRETE PAVING- 8" THICK*****				
CONCRETE TO PAVEMENT		CY	19.91	\$ - CY INCLUDED
ADD FOR FIBER MESH REINFORCING		CY	19.91	\$ - CY INCLUDED
REBAR TO CONC PAVING- #4 BARS AT 16" OC- 1 LAYER		TN	0.57	\$ - TN INCLUDED
FINE GRADE SUBGRADE		SF	764.00	\$ - SF INCLUDED
EDGE FORMS-8"		LF	112.00	\$ - LF INCLUDED
FINISH CONC PAVEMENT- LT BROOM FIN		SF	764.00	\$ - SF INCLUDED
CURE & PROTECT CONC PAVEMENT		SF	764.00	\$ - SF INCLUDED
SUBTOTAL- CONCRETE PAVING				\$ -
MISC CONCRETE				
CONCRETE CURB & GUTTER		LF	1,492.00	\$ - LF INCLUDED
LIGHT POLE BASES-CONC		EA	9.00	\$ - EA INCLUDED
SET/FILL BOLLARDS		EA	7.00	\$ - EA INCLUDED
SET/FILL FENCE POSTS	<i>TRASH ENCLOSURE</i>	EA	9.00	\$ - EA INCLUDED
SUBTOTAL- MISC CONCRETE				\$ -

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320000 SITE IMPROVEMENTS				
322900 LANDSCAPING & IRRIGATION				
			<i>ALLOWANCE</i>	
FINE GRADE LS AREAS	LS	1.00	\$ 2,500.00	LS \$ 2,500
AMEND TOPSOIL	LS	1.00	\$ 3,000.00	LS \$ 3,000
BLUEGRASS SOD	SF	3,794.00	\$ 1.70	SF \$ 6,450
TREES	EA	21.00	\$ 450.00	EA \$ 9,450
SHRUBS	EA	152.00	\$ 150.00	EA \$ 22,800
LANDSCAPE BOULDER	EA	31.00	\$ 250.00	EA \$ 7,750
CONCRETE EDGER	LF	300.00	\$ 15.00	LF \$ 4,500
IRRIGATION SYSTEM SLEEVING	LS	1.00	\$ 2,000.00	LS \$ 2,000
DECOMPOSED GRANITE/WEED BARRIER FABRIC	SF	6,172.00	\$ 1.60	SF \$ 9,875
COBBLE MULCH/WEED BARRIER FABRIC	SF	12,784.00	\$ 1.50	SF \$ 19,176
LANDSCAPE IRRIGATION SYSTEM	LS	1.00	\$ 30,000.00	LS \$ 30,000
LANDSCAPING	LS	1.00	\$ 40,000.00	LS \$ 40,000
				<i>STREET FRONTAGE</i>
				<i>STREET FRONTAGE</i>
				<i>STREET FRONTAGE</i>
				<i>REMAINDER OF SITE</i>
SUBTOTAL- LANDSCAPING & IRRIGATION				\$ 157,501
320000 EXTERIOR IMPROVEMENTS - TOTALS				\$ 403,224

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DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
330000 UTILITES				
332660 SANITARY SEWER				
SANITARY SEWER - 6"	LF	130.00	\$ -	47,142
CONNECT TO EXG MAIN	EA	1.00	\$ -	INCLUDED
SUBTOTAL- SANITARY SEWER				\$ 47,142
332665 WATER SERVICE				
WATER LINE- 2"	LF	170.00	\$ -	INCLUDED
CONNECT TO EXG MAIN	EA	1.00	\$ -	INCLUDED
SUBTOTAL- WATER SERVICE				\$ -
332670 STORM SEWER				
CURB INLET	EA	2.00	\$ -	INCLUDED
SUBTOTAL- STORM SEWER				\$ -
332665 DRY UTILITIES				
GAS SERVICE		<i>TRENCH & BACKFILL ONLY</i>	LF 155.00 \$ -	INCLUDED
TELECOM SERVICE		<i>TRENCH & BACKFILL ONLY</i>	LF 216.00 \$ -	INCLUDED
ELECTRICAL SERVICE - PRIMARY & SECONDARY		<i>TRENCH & BACKFILL ONLY</i>	LF 252.00 \$ -	INCLUDED
SITE LIGHTING		<i>TRENCH & BACKFILL ONLY</i>	LF 694.00 \$ -	INCLUDED
SUBTOTAL- DRY UTILITIES				\$ -
330000 UTILITES - TOTALS				\$ 47,142