

12/5/2023

San Luis Valley Potato Research Facility Cost Breakdown

State Requirements													
	*Base Facility \$/gsf	**Research Scope \$/gsf	CSU Building Standards (10%)	Remote location (10%)	Escalation (40% from 2019)	Buy Clean Colorado (7%)	High Performance Certification- (5%)	2021 IECC (7%)	Art in Public Places (1%)	Soft Costs: Design, project management, survey, inspection, contingency (30%)	Total S/gsf	Total Cost for 15,700 gsf	Notes
Steel building	\$120	\$20	\$14	\$14	\$56	\$10	\$7	\$10	\$3	\$75	\$312	\$4,894,946	Insulated/energy efficient structure with outside walls insulated and steel lined
HVAC	\$7	\$20	\$3	\$3	\$11	\$29	\$28	\$2	\$1	\$31	\$130	\$2,046,165	Forced air at floor, remote access climate instrumentation and control
Utilities/site	\$2	\$0	\$0	\$0	\$1	\$1	\$0	\$0	\$0	\$1	\$6	\$86,664	Upgraded utility connection to 3-phase electric, sanitary sewer for restrooms
Equipment/furnishing/telecom		\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11	\$46	\$714,350	
Total \$/gsf	\$129	\$75	\$17	\$17	\$68	\$40	\$35	\$12	\$4	\$118	\$493		
***Relocate Pesticide Mixing and Storage												\$50,207	Currently in footprint of new facility
Total at 15,700 gsf												\$7,792,332	

\*Base Facility: premanufactured metal building with standard insulation, propane gas heater,outside air supply fans

\*\*Research scope: climate control with plenum floor to provide forced air at floor, (maintain 36-40 degrees F with no more than 2 degree variation/day), humidification range 90-95%, remote sensing (CO2, Ethylene, humidity), compressed air, power wash, restroom facilities, work space for sorting, grading, and loading potatoes, and spacing for maneuvering crates and pallets of seed potatoes for research and sales.

\*\*\*Current Pesticide Mixing and Storage Facility is within footprint of the planned facility and insufficient to meet size and complexity of modern equipment used at the site.