

PROJECT LOGISTICS DETAILS

Detailed Project Schedule

The Columbia Heights Community Center schedule consists of 188 activities, which are broken into 13 major phases. The detailed project schedule can be found in *Appendix B*.

Estimate Summary

“*Table 2 – Estimate Summary*” (below) includes all general conditions, structural, and curtainwall items. All total costs include location modifiers and the percentages are based against the reported total construction cost of \$9,800,000. All data was obtained from *R.S. Means 2005*.

Table 2 - Estimate Summary

Code	Division Name	% of total Cost	Projected Cost
01000	General Requirements	6.64%	\$650,994
03000	Concrete		
	Foundation	0.76%	\$74,430
	Slab on Grade	0.23%	\$22,200
	Decks	0.55%	\$53,422
04000	Masonry		
	Face Brick	3.85%	\$377,081
05000	Metals		
	Structural Steel	14.30%	\$1,401,495
08000	Doors and Windows		
	Curtainwall	0.94%	\$92,316
	Windows	1.25%	\$122,921

Total Building Costs	100%	\$9,800,000
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General Conditions Estimate

An estimate of the General Conditions (GC) for the Columbia Heights Community Center can be seen on “Table 3 – General Conditions” (below).

Table 3 - General Conditions

Category	Item	Quantity	Unit	Time (Months)	Unit Cost	Cost / Month (\$)	Total Cost (\$)
Fee							
	GC Fee	2.50%	Job	14	\$245,000	\$17,500	\$245,000
Bonds / Insurance							
	Bonds (Performance)	0.60%	Job	14	\$58,800	\$4,200	\$58,800
	Insurance (Builder's Risk)	0.24%	Job	14	\$23,520	\$1,680	\$23,520
Staffing							
	Project Executive	1	Ea.	5		\$10,000	\$50,000
	Project Manager	1	Ea.	15	-	\$7,400	\$111,000
	Senior Superintendent	1	Ea.	15	-	\$6,900	\$103,500
	Intern / Field Engineer	1	Ea.	6	-	\$3,060	\$18,360
Temp Utilities							
	Temp Water (Hydrant)	1	Ea.	6	\$750	-	\$750
	Temp Power	1	Ea.	14	-	\$250.00	\$3,500
	Temp Lighting	1	Ea.	10	-	\$18	\$180
	Temp Heating	1	Ea.	3	-	\$36	\$108
	Toilets (Portable Chemical)	2	Ea.	14		\$159	\$4,452
Office Support							
	Trailer (10'x40')	1	Ea.	14	-	\$254	\$3,556
	Office Supplies	1	Ea.	14	-	\$85	\$1,190
	Telephone / Internet	1	Ea.	14	-	\$204	\$2,856
	Trailer Lights / HVAC	1	Ea.	14	-	\$98	\$1,372
	Copy Machine	1	Ea.	14	\$250.00	-	\$250.00
Other:							
	Dumpsters (Pulled Weekly)	2	Ea.	14	-	\$665	\$18,620
	Temporary Fencing - 8' High	520	LF	14	-	\$19	\$9,854
	Trash Chutes (4-12' stories)	2	Ea.	14	\$7,272	-	\$7,272
	Jersey Barriers	250	LF	14	\$6,988	-	\$6,988

Total	\$42,528	\$671,128
	x DC Location Factor (.97)	
		\$650,994

* All prices were taken from R.S. Means 2005

** If min and max prices listed, the average of the two was used