

General Conditions Estimate for Construction Phase of Civista Medical Center

Category	Description	Quantity	Units	Duration	Units	Rate	Total Cost
Field Labor	Project Manager	1	Ea	32	Mo	11,500	368,000
	Assistant Project Manager	1	Ea	32	Mo	10,100	323,200
	Project Engineer	1	Ea	32	Mo	7,800	249,600
	Office Engineer	1	Ea	26	Mo	6,200	161,200
	General Superintendant	1	Ea	32	Mo	10,700	342,400
	MEP Superintendant	1	Ea	22	Mo	9,300	204,600
	Area Superintendant	1	Ea	32	Mo	8,600	275,200
Total Field Labor Costs							\$1,924,200
<i>** Estimate Values from RS Means Cost Works</i>							
Site Support	Field Office						
	Trailer Complex	1	Ea	32	Mo		
	Security System	1	LS			2,000	2,000
	Maintenance & Repair			32	Mo	250	8,000
	Field Office Equipment						
	Copy Machine			32	Mo	1,000	32,000
	Furniture	7	Stat			2,000	4,000
	Computer Equipment			32	Mo	527	60,000
	Telephone System	7	Stat			700	4,900
	Field Office Expense						
	Drinking Water			32	Mo	80	2,560
	Construction Signage	10	Est			1,000	10,000
	Blueprinting			32	Mo	300	9,600
	First Aid Supplies	1	LS			1,500	1,500
	Postage & Shipping			32	Mo	400	12,800
	Progress Photos			32	Mo	200	6,400
	Small Tools & Supplies			32	Mo	200	6,400
	Stationary, Paper & Supplies			32	Mo	620	19,840
	Nextel Phones, Beepers			32	Mo	600	19,200
	Job Travel Expense						
	Staff Travel			32	Mo	525	16,800
	Job Vehicle / Auto Allowance			41	Mo	600	24,600
	Temporary Living Expense			18	Mo	2,600	46,800
Total Site Support Costs							\$287,400
Site Services	Temporary Facilities						
	Chemical Toilets			32	Mo	115	3,680
	Storage Trailers & Tool Rooms			32	Mo	300	9,600
	Layout / Engineering						
	Precondition Survey	1	LS			30,000	30,000
	Temporary Construction / Safety						
	First Aid Kits	10	Ea			120	1,200
	Project Fire Extinguishers	10	Est			150	1,500
	Safety Incentives	2	Est			5,000	10,000
	Temp Elevator Operator			2	Mo	14,000	28,000
	Temp Protection of Existing Roofs	1	Est			25,000	25,000
	Temp Walkways & Guard Rails	1	Est			30,000	30,000
	Trash Chutes			24	Mo	3,000	72,000
	Project Clean-Up						
	Dumpster Services			33	Mo	1,400	46,200
	Final Clean-Up	160,000	SF			0.15	24,000
	Clean Exterior Windows	71,400	SF			0.35	25,000
	Temporary Power & Sewer						
	Connection - Water & Electric	1	Est			10,000	10,000
	Water & Sewer Charges			33	Mo	450	14,850
	Electric Consumption			33	Mo	7,000	231,000
	Temp. Heat	1	Est			38,000	38,000
	Insurance / Taxes						

	General & Excess Liability	1	Calc			220,000	220,000
						Total Site Services Costs	\$820,030
Additional Services	Temp. Utility Installation		LS			93,680	93,680
	Temp. Roads / Signage		LS			150,000	150,000
	Infection Control / LSM		LS			220,000	220,000
	Hoisting & Scaffolding		LS			180,000	180,000
						Total Additional Services Costs	\$643,680
CM Fee	Fee @ 1.5% of Project Costs						645,000
						Total CM Fee	\$645,000
						Total Project General Conditions	\$4,320,310