



Appendix C

General Conditions Estimate

Please note: This estimate has been prepared by Casey Mowery. While great effort was made to make this estimate realistic and accurate, it is not the actual GCs estimate for the Washington Christian Academy project.

Washington Christian Academy

General Conditions Estimate Summary

A potential General Conditions Estimate prepared by Casey Mowery

Approx. Construction Start Date: 2/1/2007

Approx. Duration (months): 17

Approx. Construction Completion Date: 7/1/2008

Approx. Duration (weeks): 73.7

	Unit Cost	Unit	Multiplier	Unit	Total Cost	
Temp. Facilities, Supplies, & Expenses						
Field Office Trailer	\$ 275.00	/wk	73.7 wks	\$	20,268	
Project Signs	\$ 1,200.00	/ea	3.0 ea	\$	3,600	
Construction Site Fencing	\$ 19,900.00	ls	1.0 ls	\$	19,900	
Computers	\$ 17.00	/wk	73.7 wks	\$	3,759	3 unit(s)
Copy Machines (Lease)	\$ 60.00	/wk	73.7 wks	\$	4,422	1 unit(s)
Fax Machines	\$ 20.00	/wk	73.7 wks	\$	1,474	1 unit(s)
Nextel Communication Devices	\$ 20.00	/wk	73.7 wks	\$	7,370	5 unit(s)
Site Company Truck	\$ 200.00	/wk	73.7 wks	\$	14,740	
IT Services Equipment	\$ 2,500.00	ls	1.0 ls	\$	2,500	
Postage & Shipping	\$ 5,500.00	ls	1.0 ls	\$	5,500	
Field Office Weekly Expenses	\$ 100.00	/wk	73.7 wks	\$	7,370	
Relocation Expenses	\$ 3,500.00	/ea	1.0 ea	\$	3,500	
				\$	94,402	
Drawings & Inspections						
Drawings & Specifications	\$ 17,500.00	ls	1.0 ls	\$	17,500	
Surveys, Layouts, & Grades	\$ 59,670.00	ls	1.0 ls	\$	59,670	
Safety Inspections	\$240	/mo	17.0 mos	\$	4,080	
Tests & Inspections	\$ 48,800.00	ls	1.0 ls	\$	48,800	
				\$	130,050	
Project Staffing						
Estimating Group	\$ 200,000.00	ls	1.0 ls	\$	200,000	
Project Executive	\$ 4,800.00	/wk	6.0 wks	\$	28,800	
Senior Project Manager	\$ 4,300.00	/wk	14.0 wks	\$	60,200	
Project Manager	\$ 3,100.00	/wk	73.7 wks	\$	228,470	
Assistant Project Manager	\$ 2,150.00	/wk	73.7 wks	\$	158,455	
Superintendent	\$ 3,450.00	/wk	68.8 wks	\$	237,360	
Assistant Superintendent	\$ 2,300.00	/wk	73.7 wks	\$	169,510	
Field Engineer	\$ 1,700.00	/wk	73.7 wks	\$	125,290	
Administrative Assistant	\$ 1,300.00	/wk	25.0 wks	\$	32,500	
IT Technician	\$ 2,000.00	/wk	4.0 wks	\$	8,000	
				\$	1,248,585	

Temporary Utilities					
Telephone Service Connection	\$	650.00	ls	1.0	\$ 650
Tele. Monthly Charges -- Cellular	\$	700.00	/mo	17.0 mos	\$ 11,900
Tele. Monthly Charges -- Ground	\$	300.00	/mo	17.0 mos	\$ 5,100
Electric Service Connection	\$	3,000.00	ls	1.0	\$ 3,000
Electric Monthly	\$	1,200.00	/wk	73.7 wks	\$ 88,440
Water Monthly	\$	125.00	/wk	73.7 wks	\$ 9,213
Temporary Heat	\$	1,000.00	/wk	26.4 wks	\$ 26,400
Sanitary Facilities	\$	90.00	/mo	17.0 mos	\$ 1,530
Site Drinking Water	\$	20.00	/wk	73.7 wks	\$ 1,474
					\$ 147,707
Fees, Warranty, & Bonds					
Legal Fees / Contract Review	\$	5,000.00	/ea	1.0 ea	\$ 5,000
Warranty	\$	18,000.00	/ea	1.0 ea	\$ 18,000
GC Payment & Performance Bonds	\$	100,000.00	ls	1.0	\$ 100,000
					\$ 123,000
Total General Conditions					\$ 1,743,744