

Journeyman International

Third Lens Ministries Residential Development

PRECONSTRUCTION SCOPE

- Scope Analysis
- Hazard Mitigation Analysis
- Construction Safety Plan
- Storm Water Pollution Prevention Plan
- Site Logistics Plan
- Phasing Plan
- Estimate
- Schedule

PROJECT COST PER 1 DUPLEX

- Cost/SF | \$182/SF
- Total Cost | \$200,071.83
- Contingency: 2.4%
- Tax Rate: 7%

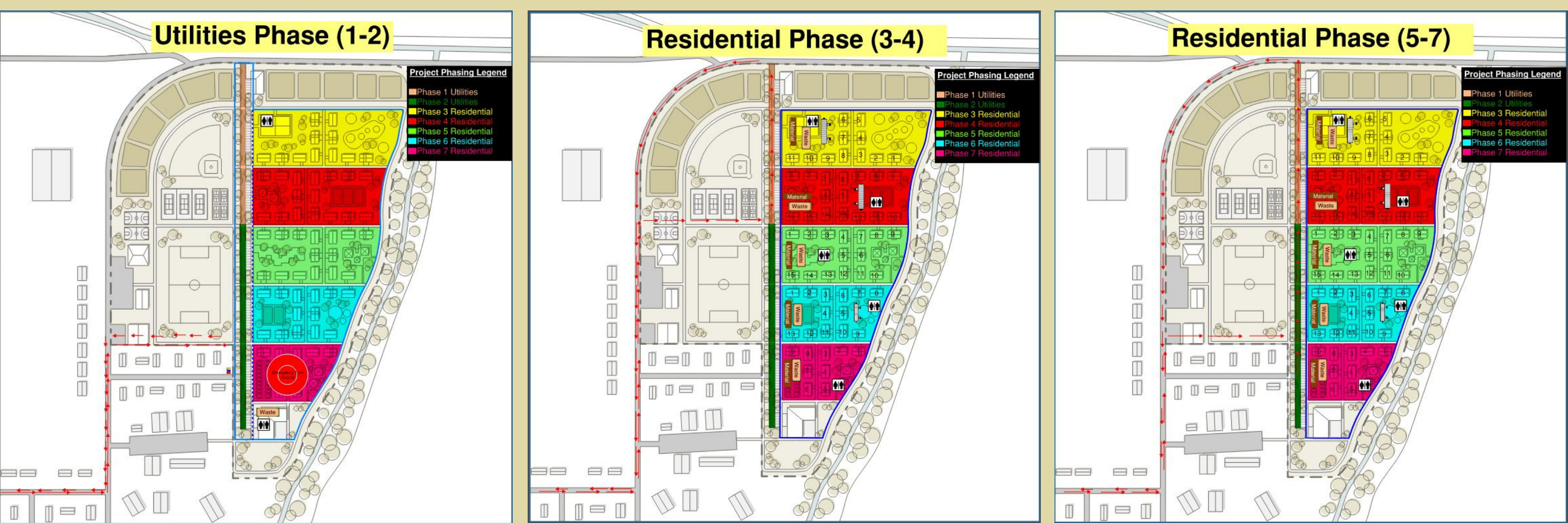
PROJECT RISKS

- Safety for all workers
 - Natural Disasters
 - Keeping all run off on site
 - Crime
 - Insect Destruction
- *See write up for Risk Mitigation measures*

PROJECT SCOPE

- Utilities
- New Road Construction
- 65 Duplexes w/ Solar
- Sports Fields
- Gardens
- Parking Lots w/ Solar
- Walking Paths
- Planting

SITE LOGISTICS/PHASING



SCHEDULE

Task Name	Duration	Start	Finish	Q2 2022		Q3 2022			Q4 2022			Q1 2023			Q2 2023			Q3 2023			Q4 2023			Q1 2024			Q2 2024		
				May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	
Preconstruction	21 days	Mon 5/16/22	Mon 6/13/22	[Gantt bar]																									
Notice to Proceed	0 days	Mon 6/13/22	Mon 6/13/22	◆ 6/13/22																									
Site Logistics	12 days	Tue 6/14/22	Wed 6/29/22	[Gantt bar]																									
Phase 1 Utilities	38 days	Thu 6/30/22	Mon 8/22/22	[Gantt bar]																									
Phase 2 Utilities	38 days	Tue 8/23/22	Thu 10/13/22	[Gantt bar]																									
Phase 3 Residential (11)	162 days	Fri 10/14/22	Mon 5/29/23	[Gantt bar]																									
Phase 4 Residential (16)	170 days	Tue 12/6/22	Mon 7/31/23	[Gantt bar]																									
Phase 5 Residential (17)	186 days	Mon 1/30/23	Mon 10/16/23	[Gantt bar]																									
Phase 6 Residential (13)	157 days	Thu 4/27/23	Fri 12/1/23	[Gantt bar]																									
Phase 7 Residential (9)	139 days	Mon 7/17/23	Thu 1/25/24	[Gantt bar]																									
Site Work/Solar Install	75 days	Fri 1/26/24	Thu 5/9/24	[Gantt bar]																									



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Cal Poly Construction Management CAL POLY