



Christian County, Missouri
Project Management Services
Administration Building - Build Out

Preconstruction	10/1/25 - 2/1/26
Construction Services	TBD - By Competitive Bidding

	Project Director	Project Manager	Estimating	Assistant
Pre Construction Services				
Biddability / Design Review		4		
Roles and Responsibility Planning		4		
Final Design Coordination Meetings	2	8		
Detailed Cost Estimate	4		24	
VE Pricing	4		8	
Total Program Budgeting		4		
Contract and Bid Packaging	2	12		
Constructability and Change Order Mitigation		24		2
Bid Marketing		2		4
Pre Bid Meeting		4		
Post Bid Meetings		8		
Post Bid Evaluation and Contract Development Support	1	8		
Total Hours	13	78	32	6
Rate	\$210.96	\$150.54	\$141.82	\$77.89
Sub Total	\$2,742.48	\$11,742.12	\$4,538.24	\$467.34
Lump Sum Total				\$19,490.18

	Project Director	Project Manager	Estimator	Assistant
Construction Phase - PER MONTH (Starts after the Commissions Approval of the Construction Contract)				
General Project Management		8		
OAC Meeting (Agenda, Prep, Meeting, Meeting Minutes)	2	16		
Sub Contractor Meeting & Follow Up		8		
On Site QC Reviews		16		
Documentation and Reporting		6		4
Schedule Management		2		
Pay App Review		2		4
Change Order Management	1	4	2	
RFI and Submittal Coordination		3		
Coordinate all Owner Direct Contracts		4		
Monthly Project Dashboards & Executive Reporting		4		
Total Hours	3	73	4	8
Rate	\$210.96	\$150.54	\$141.82	\$77.89
Sub Total	\$632.88	\$10,989.42	\$567.28	\$623.12
Per Month				\$12,812.70

Preconstruction	\$19,490.18
Construction (6MO)	\$76,876.20
	\$96,366.38
	3.21%