



A. EXECUTIVE SUMMARY

This document provides an introduction to the existing construction conditions for Medlar Field at Lubrano Park, located in University Park, Pennsylvania. In the assignment, the building is analyzed in terms of its project schedule, building systems summary, and project cost evaluation.

Medlar Field at Lubrano Park is a fast-track traditional project delivery system. Barton Malow Company was hired by Penn State University to serve as the construction management agency for the project, whereas L. Robert Kimball & Associates is the lead project architect. The construction schedule for the project shows that construction began in June 2005 and will finish in time for State College Baseball's first minor league baseball game slated for June 2006. An in-depth look at the building systems shows that the stadium shell is constructed using steel and load bearing masonry walls with brick veneer. The seating bowl is shaped using a slab-on-grade approach to form the seating risers. The original project cost when construction began in June 2005 was \$23.8 million; however the cost has since risen to \$30.8 million. This actual cost compared to D4 Cost Estimating and previously managed Barton Malow minor league baseball facilities is significantly higher than expected; a higher cost is the result of many factors which cannot be discussed.