

Fairfax High School Renovation & Addition
3500 Old Lee Highway
Fairfax, VA 22030



A. EXECUTIVE SUMMARY

This technical assignment provides an introduction to the construction project management techniques for the Fairfax High School Renovation and Addition which is located in Fairfax, VA. Included in this assignment is an analysis of the project schedule, a building systems summary, a project cost evaluation, a site plan of existing conditions, and an analysis of local conditions, client information, project delivery system and staffing plan.

Fairfax High School is a design-bid-build project delivery system. With design-bid-build, the owner has the option to get a fair value for the work at a low price while still being selective about the General Contractor. The Contractors achieve the lowest competitive pricing from the sub-contractors and can pass that value on to the owner. However, the project was value engineered at contract time, to remove various items of scope and the overall value of the project was reduced from \$56 million to \$45 million. There was \$1.2 million in contingency allowances for change order work.

The primary reason for the renovation was due to the increased class sizes. The school was forced to rent classroom trailers and place them in the back parking lot. The renovation also added more updated classrooms. Safety is also a big issue with all of the students occupying the school during construction. The GC was required to build a floor to deck, drywall partition between all work areas, and occupied school areas.

The schedule is outlined in the phasing documents, and is part of the contract, so the CPM has to mirror the contract phasing. They continue to work with the school administrators to coordinate all work activities and turnover dates and in most cases, work areas are being provided earlier than expected to help facilitate the completion dates.