
***EXISTING CONSTRUCTION CONDITIONS &
TECH #1: CONSTRUCTION PROJECT MANAGEMENT***

Executive Summary

The phase IV addition and renovation is the last phase of construction to be done on the Frederick Memorial Hospital building. After the completion of Phase III, Frederick Memorial Hospital is a 298 bed hospital dedicated to serving the areas residents providing a variety of healthcare services. Phase IV is the complete renovation of the G wing of the hospital. The renovated G wing will feature a new entry vestibule, an employee gym, medical exam rooms, physical therapy facility, and administrative offices. Phase IV also includes the addition of a sprinkler system and minor renovations in the H wing of the hospital. The interior courtyard of the G wing, previously a garden, will be infilled to create more usable square footage for each floor in the wing. The building envelope is brick façade. Red brick is on the exterior of the first three floors, and yellow brick on the last floor. The existing façade is to remain and the new façade is placed in front of the existing envelope.

The most unique feature of the project is the fact that the wing is connected and integral with the rest of the hospital. Temporary partitions have to be constructed and maintained so that hospital workers and patients cannot enter the jobsite, and construction workers cannot enter the hospital. Special care has to be made so that no construction dust and debris infiltrates into the hospital. Infection control procedures are stringent for these reasons.

The project has a fairly aggressive schedule and the hospital ownership is adamant that cost remain low. Based on the parametric estimate of \$11 Million, and a square foot estimate of \$16 Million I have calculated, FMH has managed to keep their costs low so far.

The following report will provide a summary schedule of the project, and a summary of the systems within the building. A cost analysis has been performed to compare the actual costs with two different cost estimates. A site plan of existing conditions is shown, as well as a description of the local conditions and information about the client. Lastly, is a description of the project delivery system and the staffing plan.