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Construction Management
Existing Site Conditions & Tech 1 Assignment 1
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Executive Summary:

The Research and Economic Development Center, located in Erie, Pennsylvania, is an unusual building. What makes it so is its owner. The building idea came from The Pennsylvania State University, as did its initial planning stages. After this the Department of General Services took over as the Owner. The land is part of the Penn State's Behrend Campus and the building will not belong to Penn State. The construction almost seems as though there were two owners. Decisions and money come from DGS while the owner requested change orders are coming from the college.

Unlike the contractual intricacies, the actual building is standard construction. The project is run off of a rigid schedule. The finish date of January 31, 2006 is all important. In this schedule though, is a standard construction sequence. This sequence is repeated four times as the building progresses from the east wing to the west wing. It began with excavation of an overlarge pit so no support was needed, and preceded through foundation, steel erection, floors, roofing, exterior and finally interior work.

The Project is also expected to stick to a fairly set budget of \$30 million. For this 161,500 SF building, it comes to \$165.76/SF. The cost and schedule are maintained by the CM Agency, Turner Construction Company, and in enforced to the five prime contractors. On site owners, inspectors and a commissioning team also oversee the construction. This contractual arrangement is standard for most DGS project and is working well, due to the primes being local and are working well together.

The building has cooling from a cooling tower and heating by hot water heated with gas burners. It has a standard wiring system that enters through the building via the duct back and circulates through a series of transformers and switches to the building. A backup battery system is also provided.