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Construction Management
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Executive Summary

The Research and Economic Development Center Building is split up into four phases by the four areas of the building. The schedule shows the key construction work to be excavation, foundations, steel erection, MEP rough-in, equipment installation, and finishes. It is shown on the schedule that the work does not appear to flow well through the floors leading to large gaps in work. This is due to keeping crews with consistent work which will lead to better productivity. The schedule also denotes the key activities as well as a number of milestones, namely the start and finish of the building. These dates are June 3, 2004 and January 31, 2006. This leads to a project length of 20 months.

The assemblies estimate is for the exterior cladding system. The main areas of exterior are standard bricks with metal stud back up and metal siding using corrugated aluminum panel. The glass is insulated single hung glass. The last thing that was taken into account in this estimate was the exterior doors. The final estimate for the cladding system came to \$1,690,061.

For the structural system estimate, calculations are based on one bay located on the west side of Area 1 for all three floors. This was used because it had a section of foundation wall, meaning that the wall could be subtracted to yield a central bay. Utilizing that the typical bay size in this building is 30' by 30', and that there are bays of a similar size and 9 of a 30' by 40' size, a total building super structure has been estimated. This yields that the total structural estimate is \$13,896,427.11. This estimate falls just high of actual cost of the structure \$13,379,000.

The program ICE 2000 was used to come up with a general conditions estimate. All costs and times were estimated using both aerial photographs and the construction schedule. This schedule is for the CM Agency only. It does not take into account any of the general conditions estimates of the other prime contractors. It is important to remember this when one looks at site photographs because there are a number of trailers on the site but only one of those belongs to Turner and resultantly shows up on this estimate. This estimate came to just under \$2,500,000.