



Technical Assignment #1 Construction Project Management

Table of Contents

A. Executive Summary.....	2
B. Site Plan of Existing Condition.....	3
C. Local Conditions.....	4
D. Client Information.....	5
E. Project Delivery System.....	6
F. Staffing Plan.....	8
G. Appendix A.....	10



A. Executive Summary

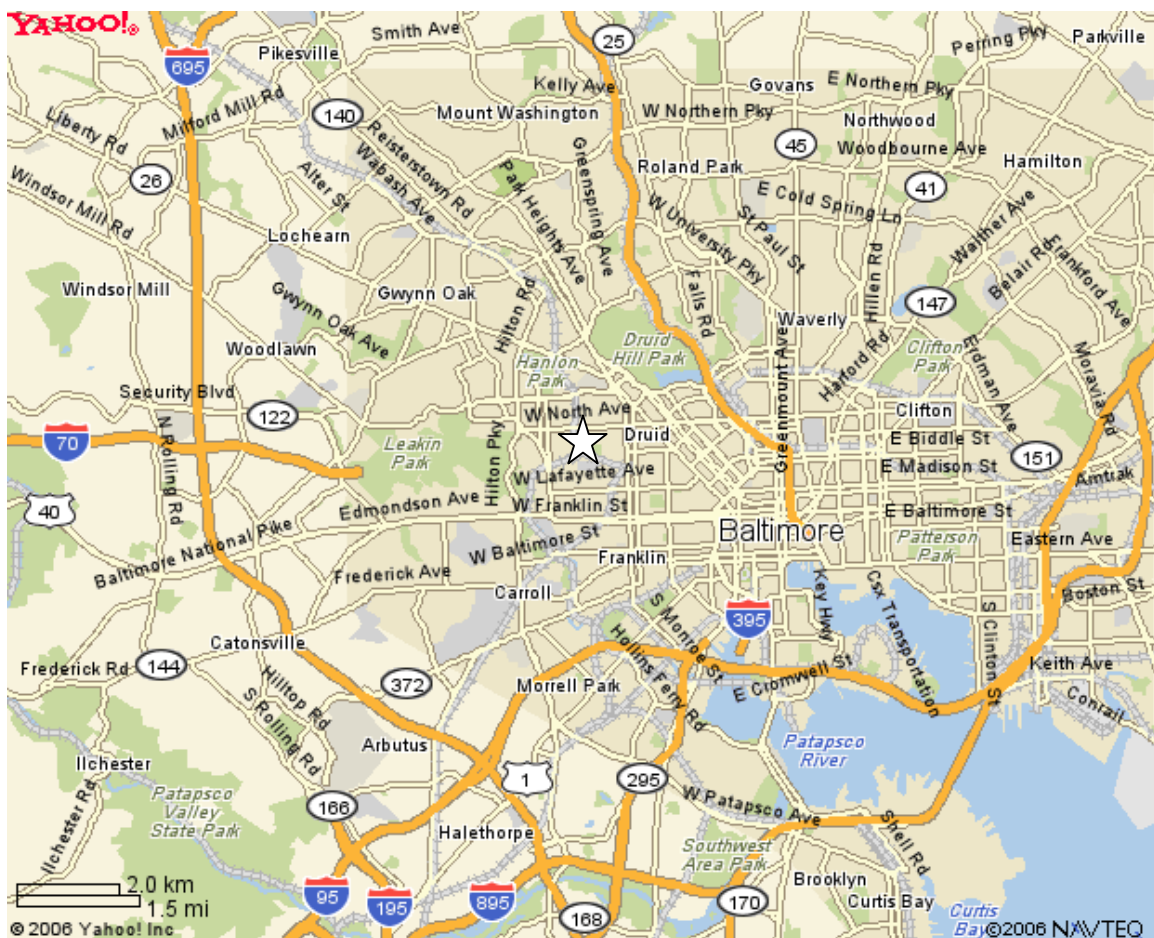
This technical assignment describes the construction management techniques used at Coppin State University's Health and Human Services Building, located in Baltimore, Maryland. In this assignment, the project's existing conditions concerns, local conditions, client information, project delivery system, and the construction management staffing plan is analyzed.

Barton Malow Company was hired by the University of Maryland to be the Construction Manager at Risk with a GMP. The University of Maryland, Baltimore oversees the design and construction and Coppin State University will inhabit the building. The building's designer is Design Collective, Inc. The site is located at 2500 W. North Avenue in Baltimore, Maryland. The Health and Human Services is the first building of many in Coppin State University's Master Plan to be built on the south side of W. North Avenue. This \$48.6 million building requires an experienced construction management team detailed in the Staffing Plan on page 8.



B. Site Plan of Existing Conditions

The Health and Human Services Building is the first building at Coppin State University is located at 2500 W. North Avenue in Baltimore, Maryland. This is located northwest of the Inner Harbor. A detailed plan of the construction site can be seen in Appendix A.





OPPIN STATE UNIVERSITY

HEALTH & HUMAN SERVICES BUILDING
BALTIMORE, MARYLAND



CORINNE AMBLER • CONSTRUCTION MANAGEMENT • ADVISOR: DR. HORMAN

C. Local Conditions

Coppin State University is located in an urban setting in Baltimore, Maryland. The urban setting and being on a college campus limits the availability of parking. Geologically there are rocks near the surface and the design team thought blasting was going to be necessary. The site is ten to fifteen miles from the Inner Harbor which caused the water table to not be an issue.

The building is a state project which creates extra requirements that would not be on a privately owned building. The construction of the building must have minority participation. This means that each subcontractor must have some minorities on their staff. Each organization on site is tracked throughout the project and at completion the project as a whole must have 25% minority participation.



OPPIN STATE UNIVERSITY

HEALTH & HUMAN SERVICES BUILDING BALTIMORE, MARYLAND



CORINNE AMBLER • CONSTRUCTION MANAGEMENT • ADVISOR: DR. HORMAN

D. Client Information

Coppin State University (CSU) is now trying to expand their facilities to the south side of North Avenue. Currently, all of campus exists on the north side of North Avenue. The University is expanding rapidly. The number of commuter students has been increasing over the past five years. The University has decided to respond to this by creating a south campus and updating their athletic facilities. At the present time the campus consists of eight buildings. In years to come the University has devised a Master Plan to add twenty-one new facilities. The map and list of new and old facilities is below:





OPPIN STATE UNIVERSITY

HEALTH & HUMAN SERVICES BUILDING
BALTIMORE, MARYLAND



CORINNE AMBLER • CONSTRUCTION MANAGEMENT • ADVISOR: DR. HORMAN

E. Project Delivery System

Coppin State University (CSU) is not yet a major university and does not have the resources to run the project. The state of Maryland requires that colleges and universities like this use the University of Maryland services. Therefore all contracts are held by The University of Maryland (UMB).

Barton Malow Company has a soft GMP with the University of Maryland, Baltimore. This means that all of the subcontractors bid on the project and using those amounts a GMP was established. The project was bid in three phases by trade:

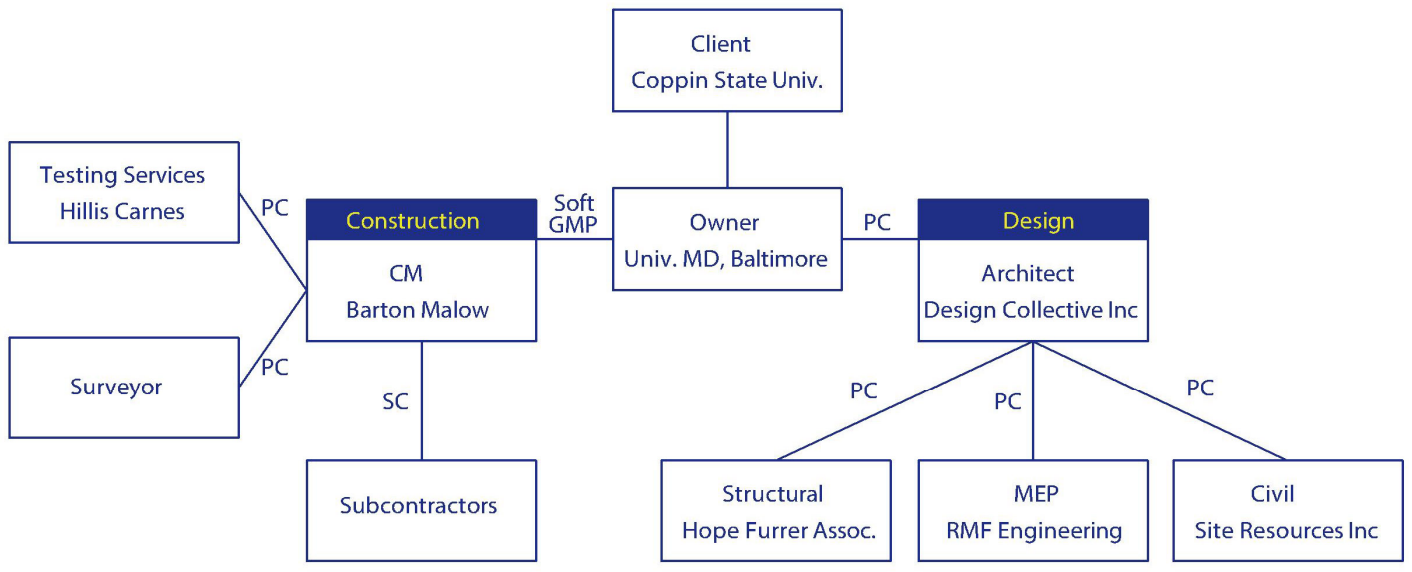
Phase I
Excavation and
Grading
Demolition
Deep Foundations
Concrete
Structural Steel
Elevators

Phase II
Fireproofing
Glass Systems
Fire Protection
Mechanical
Electrical

Phase III
Final Sitework
Landscaping
Masonry
Misc. Metals
Carpentry &
Woodwork
Metal Panels
Roofing
Doors, Frames and
Hardware
Partitions and Ceilings
Ceramic Tile
Painting and Coating
Lab Casework

After each phase a GMP was set between Barton Malow and University of Maryland which included a fee. The fee was agreed upon prior to the phased trade bids in the original contract.

The Professional Contracts (PC) have a fee associated with them for the professional services provided. The Services Contracts (SC) are a GMP which was a hard bid between contractors. Below is an organizational chart for the delivery system:



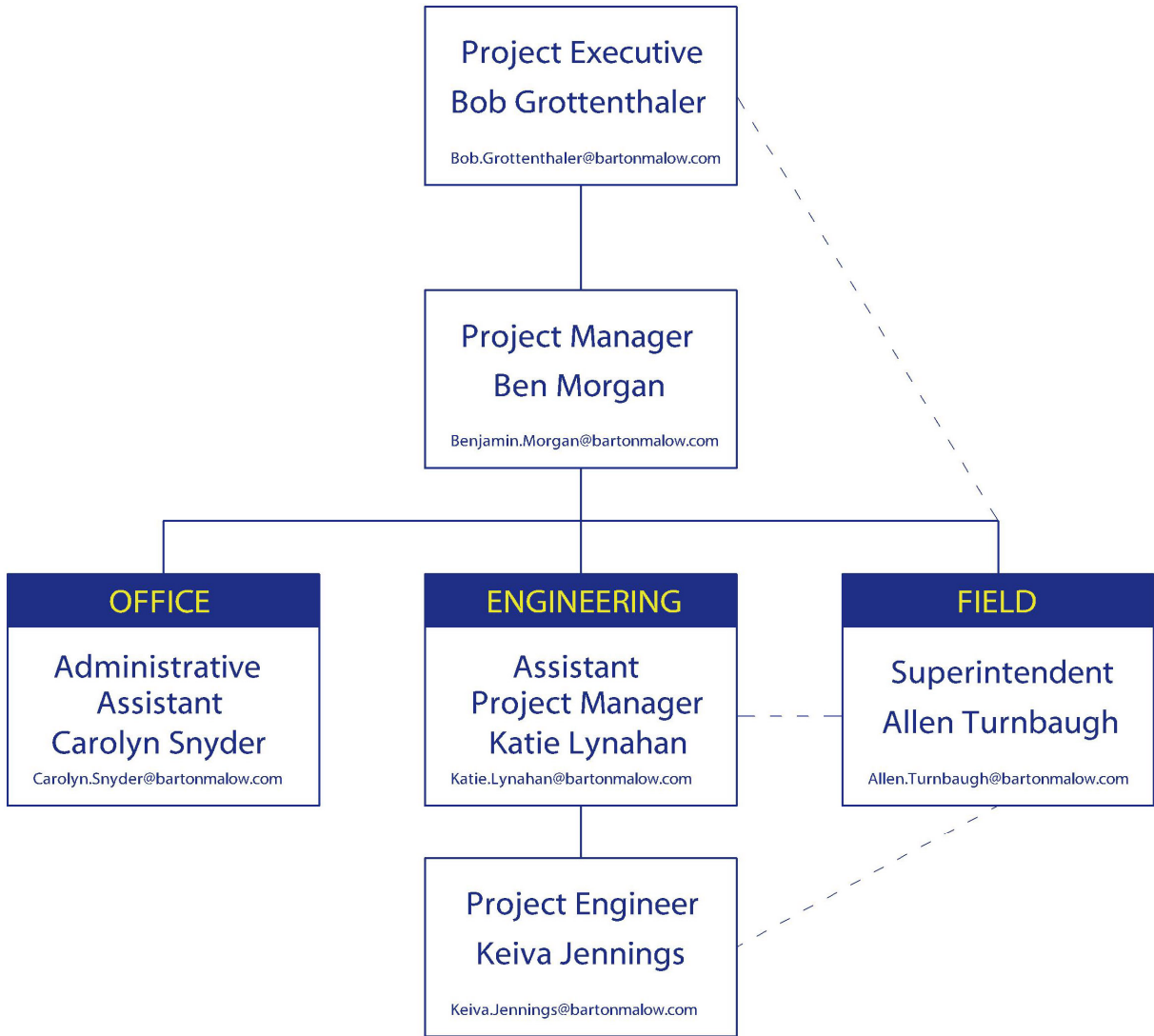


F. Staffing Plan

Barton Malow Company has a smaller team on this project compared to most of the company's larger projects. Usually, there are more Project Engineers and an Assistant Superintendent. The team at Coppin State University is very close and team oriented. Everyone helps each other with increased workload. The more experienced members of the team are always available and willing to help with any questions.

Bob Grottenthaler is the Project Executive and oversees the project. He attends all monthly Owner's Meetings and Bi-Weekly Project Team Progress Meetings. He is the only member on the organizational chart that is not in the trailer daily. Ben Morgan is ultimately responsible for the project and therefore all team members report to him. Allen is a Senior Superintendent, so although Ben is his project manager Allen still has direct ties to Bob. Katie Lynahan is the Assistant Project Manager and helps to delegate Project Engineer responsibilities. Keiva, Project Engineer, reports to Ben as her supervisor but most of the time Katie and Keiva work out problems with each other depending on their experience. Katie and Keiva have divided the contractors in half and are each responsible for the submittals and RFI's of their trades. In July I will join the team below Keiva as a Project Engineer. Carolyn helps everyone with administrative tasks.

On the following page is an organizational chart of the Staffing Plan.





OPPIN STATE UNIVERSITY
HEALTH & HUMAN SERVICES BUILDING
BALTIMORE, MARYLAND



CORINNE AMBLER • CONSTRUCTION MANAGEMENT • ADVISOR: DR. HORMAN

Appendix A

Site Plan

