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Construction Management
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Bed Bath & Beyond/
Christmas Tree Shops
300 Ikea Drive
Paramus, New Jersey

Technical Assignment 2

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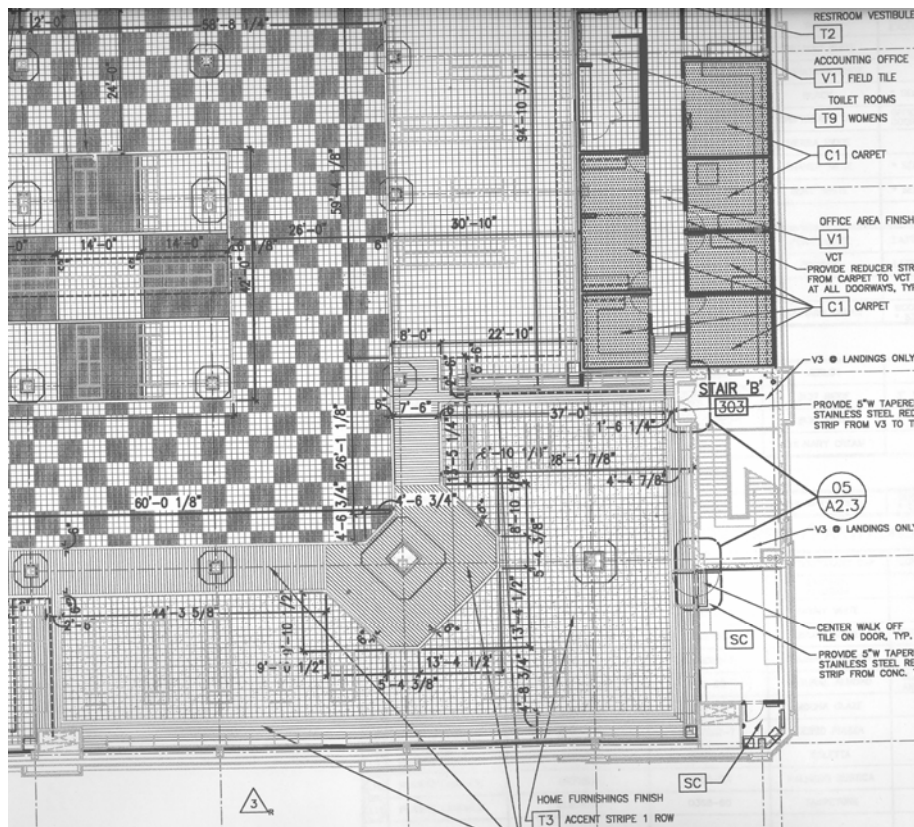
Detailed Project Schedule

Attached on the following Appendix B is a more detailed project schedule. I've oriented the tasks under each trade so that the schedule would be similar to one that would be distributed to subcontractors prior to the project start. Each trades key dates are listed beneath their bolded category which covers their entire project involvement.

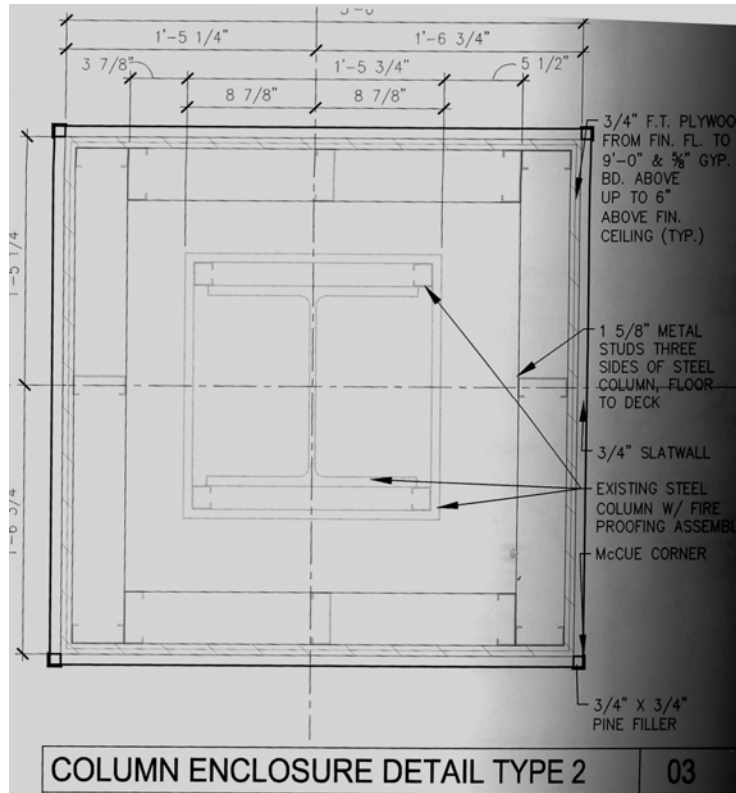
Assemblies Estimate

The interior finishes of a retail space are always important features of the project. Below is an estimate of the drywall package, including all columns and walls, the finished flooring system, and the painting of these items. The estimate was made using R.S. Means Assemblies 2005. Additionally I've included a summary for cost per square foot for these items.

Price Summary Chart		
Item	Cost	Cost/SF
Flooring	\$386,083.95	\$6.91
Acoustical Ceiling	\$132,400.00	\$2.37
Drywall including columns	\$90,373.60	\$1.62
Drywall Painting	27,820.80	\$0.50
Total	\$643,042.35	\$11.51



The photo above was taken from the finished floor plan. The back office area is shown in the upper right corner. The detailed tile layout is shown throughout the entire floor



The photo above shows the column detail and how it is to be finished for the type 2 column

Interior Finish				
Assemblies Estimate				
<i>Spec Section</i>	<i>Flooring Materials</i>	<i>SF</i>	<i>Cost/SF</i>	<i>Total Cost</i>
9310	Tile (T1)	12030	9.5	114285
9310	Tile (T2)	12010	9.5	114095
9310	Tile (T3)	3465	9.5	32917.5
9310	Tile (T4)	5270	9.5	50065
9310	Tile (T9)	240	8.43	2023.2
9658	VCT (1)	924	2.5	2310
9658	VCT (2)	240	2.5	600
9680	Carpet (1)	1146	4.5	5157
9637	Sealed Concrete	2250	1.25	2812.5
6160	Underlayment	35325	1.75	61818.75
Total				\$386,083.95
<i>Spec Section</i>	<i>Acoustical Ceilings</i>	<i>SF</i>	<i>Cost/SF</i>	<i>Cost</i>
9510	Ceiling Tile (2'x4' ACT)	40,000	3.31	\$132,400.00
9120	(includes suspension)			
Total				\$132,400.00
<i>Spec Section</i>	<i>Interior Doors</i>	<i>Quantity</i>	<i>Cost/Each</i>	<i>Total Cost</i>
8200	Oak	9	411	3699
8200	Birch Solid	2	440	880
8100	Metal	3	595	1785
Total				\$6,364.00

Spec Section		Interior Column Finishes				
	Column Type	Quantity	SF 3/4" Slatwall	Cost/SF	Cost	
9770	2	7	72	1.94	977.76	
9770	3	2	108	1.94	419.04	
9770	4	6	72	1.94	838.08	
9770	5	1	108	1.94	209.52	
9770	7	2	72	1.94	279.36	
9770	8	2	72	1.94	279.36	
9770	9	5	72	1.94	698.4	
9770	10	1	144	1.94	279.36	
9770	12	2	72	1.94	279.36	
9770	19	2	108	1.94	419.04	
9770	20	1	108	1.94	209.52	
	Column Type	Quantity	SF 3/4" Plywood	Cost/SF	Cost	
6160	2	7	72	2.2	1108.8	
6160	3	2	108	2.2	475.2	
6160	4	6	72	2.2	960.4	
6160	5	1	108	2.2	237.6	
6160	7	2	72	2.2	316.8	
6160	8	2	72	2.2	316.8	
6160	9	5	72	2.2	792	
6160	10	1	144	2.2	316.8	
6160	12	2	72	2.2	316.8	
6160	19	2	108	2.2	475.2	
6160	20	1	108	2.2	237.6	
	Column Type	Quantity	SF 5/8" Gypsum	Cost/SF	Cost	
9250	2	7	4	0.72	20.16	
9250	3	2	6	0.72	8.64	
9250	4	6	4	0.72	17.28	
9250	5	1	6	0.72	4.32	
9250	7	2	4	0.72	5.76	
9250	8	2	4	0.72	5.76	
9250	9	5	4	0.72	14.4	
9250	10	1	8	0.72	5.76	
9250	12	2	4	0.72	5.76	
9250	19	2	6	0.72	8.64	
9250	20	1	6	0.72	4.32	
	Column Type	Quantity	10 Gauge 6" Metal S	Cost/SF	Cost	
9260	2	7	76	2	1064	
9260	3	2	114	2	456	
9260	4	6	76	2	912	
9260	5	1	114	2	228	
9260	7	2	76	2	304	
9260	8	2	76	2	304	
9260	9	5	76	2	760	
9260	10	1	152	2	304	
9260	12	2	76	2	304	
9260	19	2	114	2	456	
9260	20	1	114	2	228	
Total				\$15,853.60		
Spec Section	Interior Walls/Partitions	SF	Cost/SF	Cost		
9910	Painting	16560	1.68	27820.8		
9260	5/8" WR Gypsum Board with 20 gauge 3-5/8 Metal Stud Framing	16560	4.5	74520		
Total				\$102,340.80		
TOTAL INTERIOR FINISH				\$643,042.35		

Detailed Estimate

Provided below is a detailed estimate of the HVAC system put in place in the Christmas Tree Shop using R.S. Means CostWorks 2005. Due to the project switching General Contractors mid project the roof-top units were included in the original contract and when Schimenti Construction took over the project they were considered "existing" The bulk of the HVAC work for the mechanical subcontractor was furnishing and installing the ductwork and diffusers throughout the project, as well as provide an Air Test and Balance report.

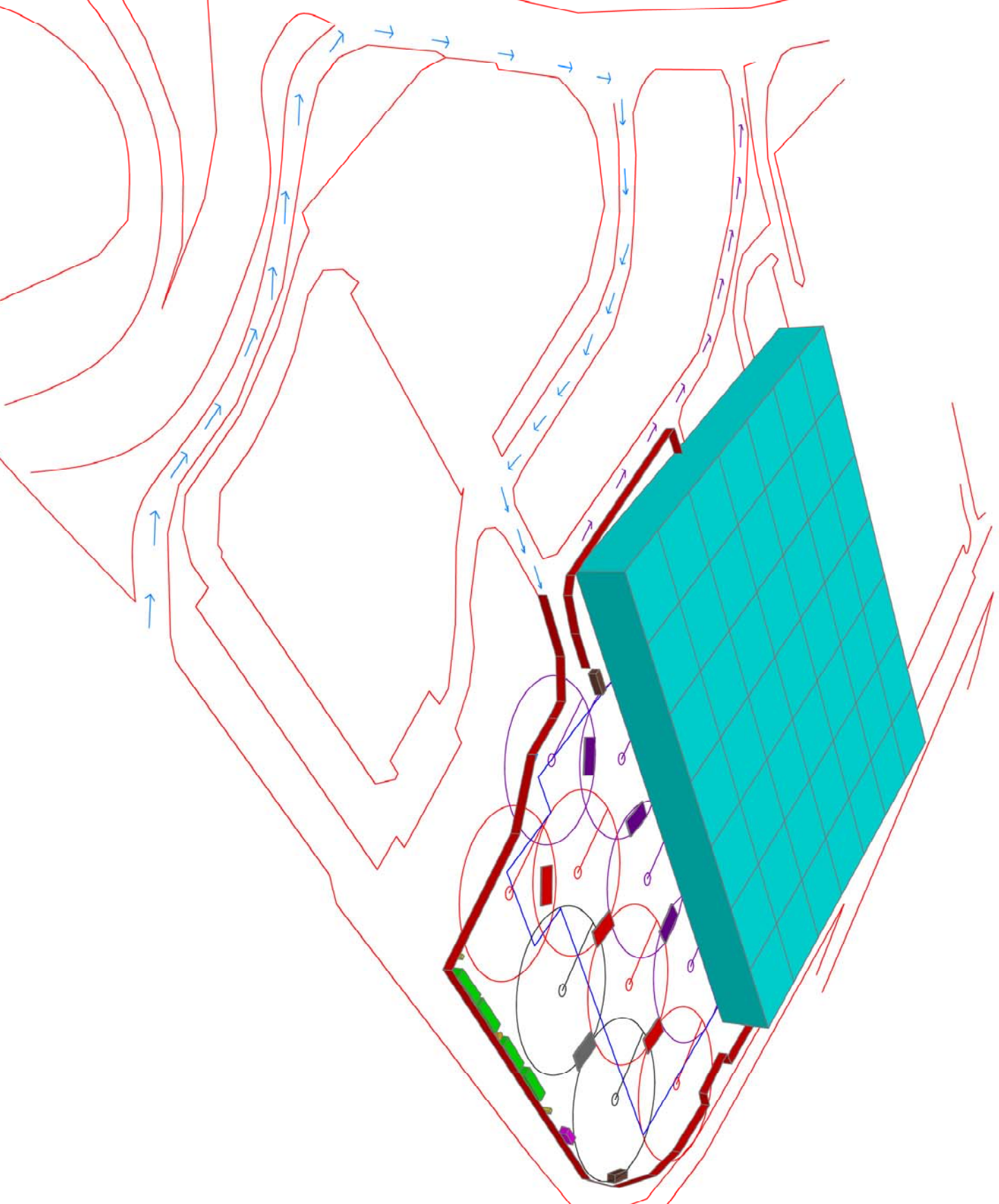
HVAC									
Detailed Estimate									
Ductwork		LF	Gauge	Cost/LF	Total Cost				
Round									
10" Round		140	26	5.62	786.8				
12" Round		190	26	7.28	1383.2				
16" Round		700	24	13.89	9723				
Rectangular Duct									
Dimension 1	Dimension 2	LF	SF	Gauge	lbs/SF	Tons	Cost/Ton	Total Cost	
12	14	30	130.00	24	1.16	0.08	7400.00	556.13	
14	8	50	183.33	24	1.16	0.11	7400.00	784.29	
14	10	70	280.00	24	1.16	0.16	7400.00	1197.82	
14	12	25	108.33	24	1.16	0.06	7400.00	463.44	
18	10	40	186.67	24	1.16	0.11	7400.00	798.55	
18	14	40	213.33	24	1.16	0.12	7400.00	912.63	
18	18	15	90.00	24	1.16	0.05	7400.00	385.01	
20	18	15	95.00	24	1.16	0.05	7400.00	406.40	
22	14	20	120.00	24	1.16	0.07	7400.00	513.35	
22	16	80	506.67	24	1.16	0.29	7400.00	2167.49	
22	18	200	1333.33	24	1.16	0.77	7400.00	5703.92	
26	12	20	126.67	24	1.16	0.07	7400.00	541.87	
26	18	50	366.67	24	1.16	0.21	7400.00	1568.58	
28	14	75	525.00	24	1.16	0.30	7400.00	2245.92	
28	18	25	191.67	24	1.16	0.11	7400.00	819.94	
32	14	40	306.67	22	1.41	0.22	7400.00	1595.57	
32	18	60	500.00	22	1.41	0.35	7400.00	2601.47	
38	20	35	338.33	22	1.41	0.24	7400.00	1760.33	
40	14	30	270.00	22	1.41	0.19	7400.00	1404.79	
42	18	10	100.00	22	1.41	0.07	7400.00	520.29	
42	20	20	206.67	22	1.41	0.15	7400.00	1075.27	
44	16	20	200.00	22	1.41	0.14	7400.00	1040.59	
44	20	20	213.33	22	1.41	0.15	7400.00	1109.96	
52	30	25	341.67	22	1.41	0.24	7400.00	1777.67	
54	16	15	175.00	22	1.41	0.12	7400.00	910.51	
60	18	55	715.00	22	1.41	0.50	7400.00	3720.10	
60	22	115	1571.67	22	1.41	1.11	7400.00	8177.29	
78	18	110	1760.00	22	1.41	1.24	7400.00	9157.17	
TOTAL								\$65,809.38	
Ductwork Insulation				SF	Cost/SF				
1" thick				11940	1.98				
TOTAL								\$23,641.20	

<i>Fans</i>				<i>Quantity</i>	<i>Cost/each</i>	<i>Total</i>
Exhaust Fans 350 CFM, 1/2 HP			7	379	\$2,653.00	
Electric Fan 7.5 HP, 6000 Watt			1	1885	\$1,885.00	
TOTAL						\$4,538.00
<i>Air Curtain</i>				<i>Quantity</i>	<i>Cost/Each</i>	
(5082 CFM, 72' wide 10' high, 2 motors 3/4 HP (4' wide 10' high)			18	384.5		
TOTAL						\$6,921.00
<i>RTUs</i>			<i>CFM</i>	<i>Motor (HP)</i>		
Furnished under separate contract (considered existing as per specs)						
1	10,000	7.5				
2	10,000	7.5				
3	10,000	7.5				
4	10,000	7.5				
5	10,000	7.5				
6	8,000	7.5				
7	7,000	7.5				
8	2000	1.5				
9	2000	1.5				
B-1	10,000	7.5				
B-2	10,000	7.5				
B-3	10,000	7.5				
B-4	10,000	7.5				
B-5	10,000	7.5				
B-6	8,000	7.5				
B-7	7,000	7.5				
B-8	2000	1.5				
B-9	2000	1.5				
<i>Diffusers, Grilles & Registers</i>						
<i>Type</i>	<i>Dimension1</i>	<i>Dimension2</i>	<i>CFM</i>	<i>Quantity</i>	<i>Cost/each</i>	<i>Total Cost</i>
Diffuser S1	16" round		960	10	90	900
Diffuser S1	16" round		1000	33	90	2970
Diffuser S1	16" round		1100	5	90	450
Diffuser S1	16" round		1125	4	90	360
Diffuser S1	12" round		435	16	56.5	904
Diffuser S2	22	8	800	5	140	700
Diffuser S2	22	8	600	2	140	280
Diffuser S2	10" round		250	11	45	495
Diffuser S2	10" round		525	2	45	90
Grille R1	22	22	1425	5	61.8	309
Grille R1	22	22	1000	1	61.8	61.8
Grille R1	10" round		250	8	45	360
Grille R2	30	30	3500	1	415	415
Exhaust Grille E2	10" round		525	5	45	225
Air Supply Registers	22	22		15	115	1725
TOTAL						\$10,244.80
<i>Volume Dampers</i>		<i>Quantity</i>	<i>Cost/each</i>	<i>Total Cost</i>		
10" round		26	45.1	1172.6		
12" round		16	48.25	772		
16" round		52	63	3276		
22"x8" rectangular		13	50.25	653.25		
30"x30" rectangular		1	208.5	208.5		
TOTAL						\$6,082.35
<i>Balancing and tests</i>		<i>Quantity</i>	<i>Cost/each</i>	<i>Total Cost</i>		
Heating and ventilating units		18	445	8010		
diffusers		108	59.5	6426		
exhaust fan		7	198	1386		
TOTAL						\$15,822.00
TOTAL HVAC PACKAGE						\$133,058.73
COST/SF						2.382046385

General Conditions Estimate

This is an estimate for staffing and project costs for the duration of the project using R.S. Means Costworks 2005.

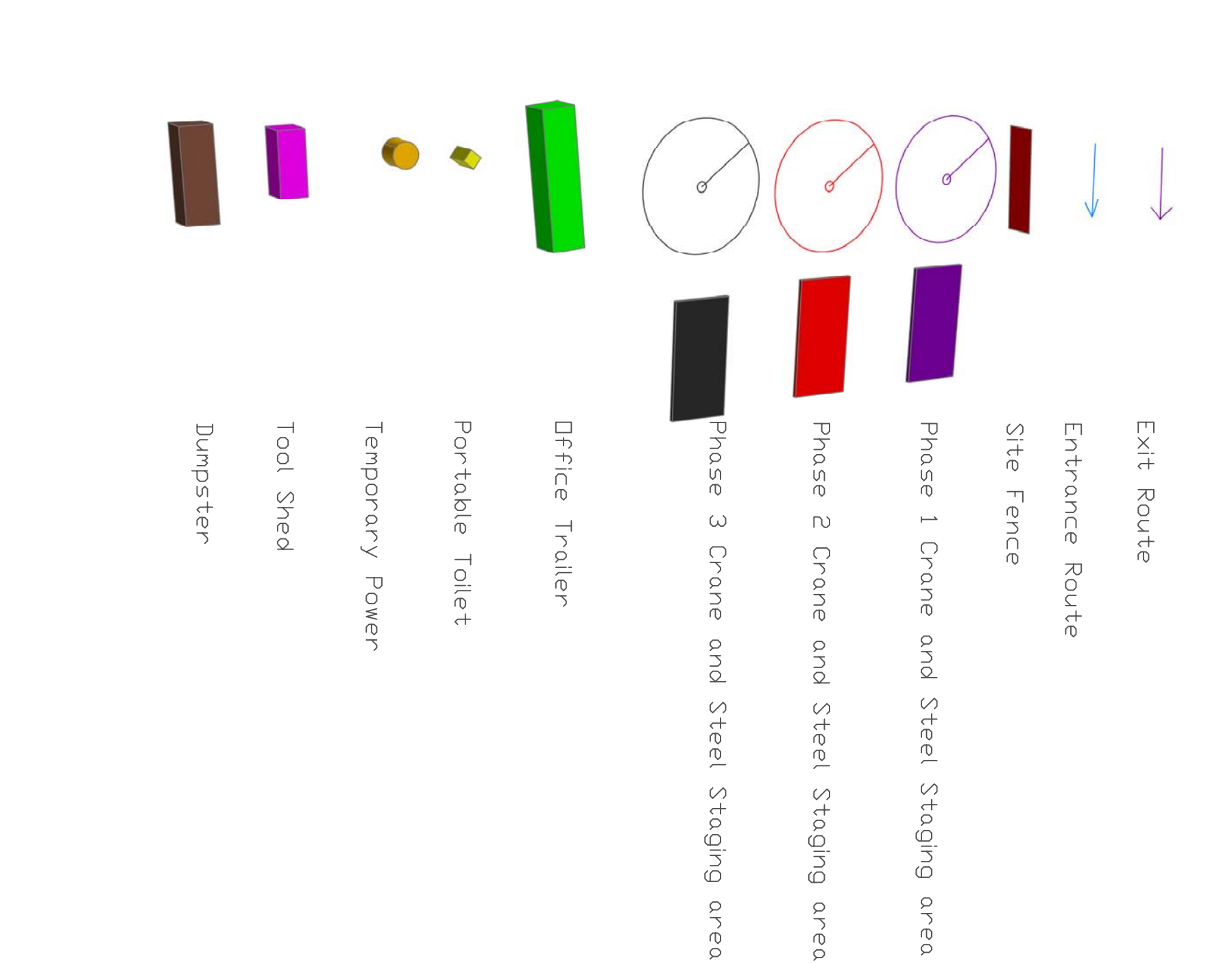
General Conditions Estimate					
Total Job Cost Estimate	\$25,439,012				
	Quantity	Unit	Duration (months)	Cost/month	Cost
Fee					
GC Fee	5%	Job	7	\$254,390.12	\$1,271,950.60
Insurance, Bonds, Permits					
Performance Bond	1%	Job	5	\$50,878.02	\$254,390.12
Insurance - Builder's Risk	0.35%	Job	5	\$17,807.31	\$89,036.54
Permits	1%	Job	5	\$25,439.01	\$127,195.06
Project Staff					
Senior Superintendent	1	Each	5	6900	\$34,500.00
Superintendent	3	Each	5	6400	\$96,000.00
Project Manager	1	Each	7	7400	\$51,800.00
Temporary Utilities					
Temporary Power	1	Each			\$1,750.00
Temporary Lighting	1,700	100 SF	5	12.94	\$21,998.00
Temporary Heating	1,100	100 SF	0.5	34.24	\$18,832.00
Portable Toilets	2	Each	5	159	\$1,590.00
On-Site Offices					
Trailers (32'x8')	4	Each	5	203.5	\$4,070.00
Internet & Phone	1	Each	5	230	\$1,150.00
Copy Machine	2	Each	NA	NA	\$500.00
General Office Supplies	1	Each	5	85	\$425.00
Site Materials					
Dumpsters (20CY, 1 dump/week)	2	Each	5	1780	\$17,800.00
Fences	1100	LF	5	20.5	\$22,550.00
Cranes	4	Each	2	1550	\$12,400.00
				Total	\$2,027,937.32



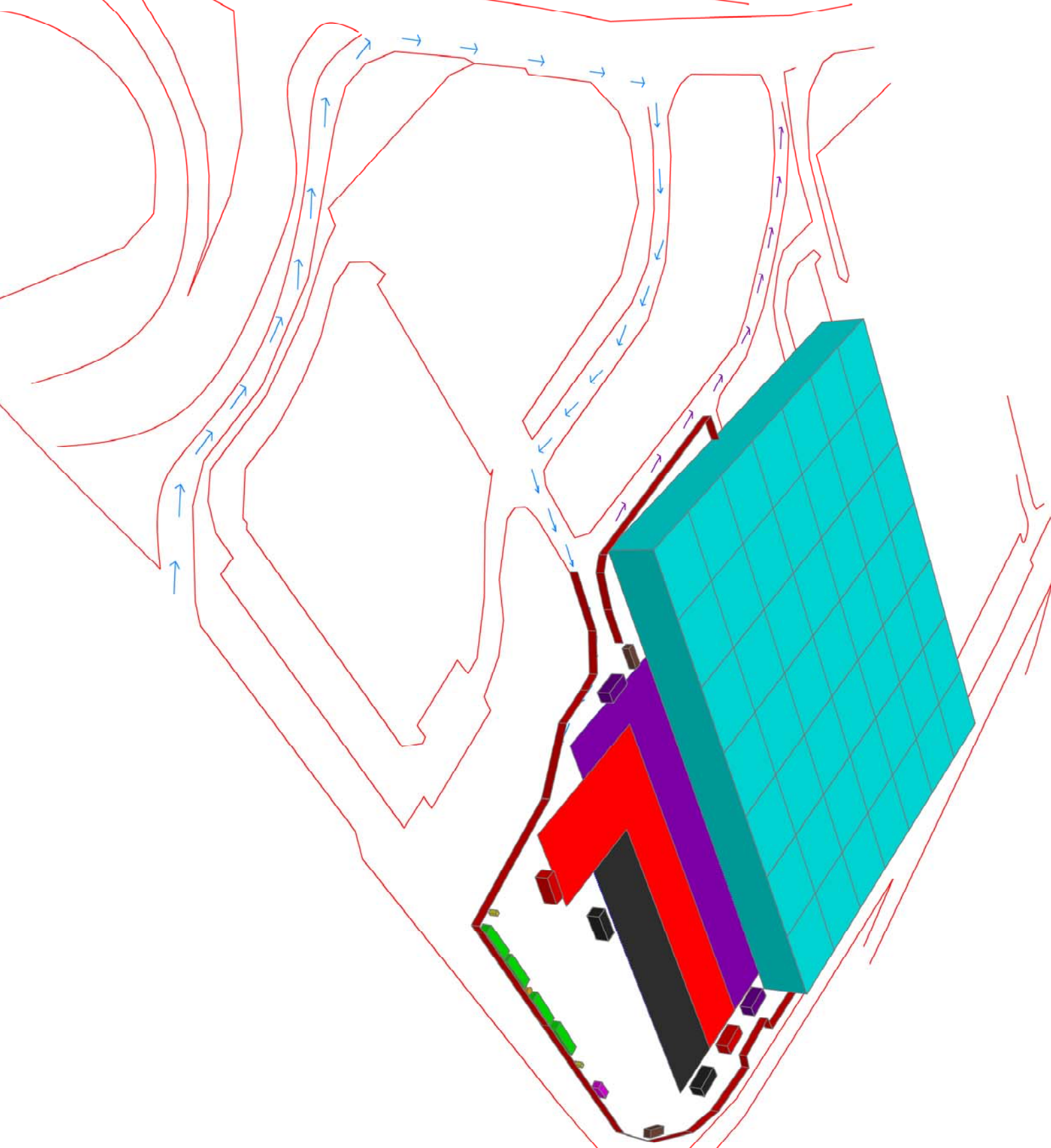
Steel Phasing Plan

Scale: 1" = 100'

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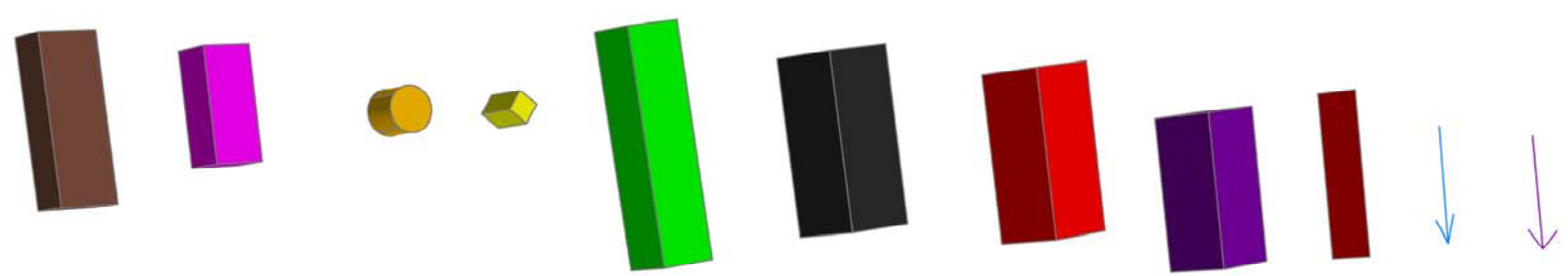


Legend



Concrete Phasing Plan

Scale: 1" = 100'



Exit Route

Entrance Route

Site Fence

Phase 1 Concrete Truck

Phase 2 Concrete Truck

Phase 3 Concrete Truck

Office Trailer

Portable Toilet

Temporary Power

Tool Shed

Dumpster

Note: The colors corresponding to the concrete trucks are the areas serviced by them

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Legend

ID	Task Name	Duration	Start	Finish	Nov 21, '04							Dec 26, '04			Jan 30, '05				Mar 6, '05			Apr 10, '05			May 15, '05			Jun 19, '05			Jul 24, '05			Aug 28, '05			Oct 2, '05			Nov 6, '05		
					T	F	S	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S		
1	Design Of Project	85 days	Wed 12/1/04	Tue 3/29/05	[Task Progress Bar]																																					
2	Bidding Process	25 days	Mon 4/4/05	Fri 5/6/05	[Task Progress Bar]																																					
117	Bid Due Date	0 days	Fri 5/6/05	Fri 5/6/05	[Milestone Diamond]																																					
3	Sitework	35 days	Mon 8/22/05	Fri 10/7/05	[Task Progress Bar]																																					
4	Backfill Loading Dock	3 days	Wed 6/15/05	Fri 6/17/05	[Task Progress Bar]																																					
5	Backfill Screen Wall	1 day	Wed 6/15/05	Wed 6/15/05	[Task Progress Bar]																																					
6	Grade Truck Pad	2 days	Thu 7/28/05	Fri 7/29/05	[Task Progress Bar]																																					
7	Grade Transformer Area	2 days	Mon 8/1/05	Tue 8/2/05	[Task Progress Bar]																																					
8	Conduit Trenching to TSA	5 days	Mon 6/27/05	Fri 7/1/05	[Task Progress Bar]																																					
9	Underground Sewer	3 days	Tue 7/5/05	Thu 7/7/05	[Task Progress Bar]																																					
10	Water Services	4 days	Wed 7/27/05	Mon 8/1/05	[Task Progress Bar]																																					
11	Storm Water Piping & Drains	10 days	Tue 7/26/05	Mon 8/8/05	[Task Progress Bar]																																					
12	Sidewalks - Under Building	6 days	Mon 7/11/05	Mon 7/18/05	[Task Progress Bar]																																					
13	Truck/Compactor Slab	10 days	Mon 9/26/05	Fri 10/7/05	[Task Progress Bar]																																					
14	Sidewalks - Perimeter of Building	10 days	Mon 9/26/05	Fri 10/7/05	[Task Progress Bar]																																					
15	Asphalt Base	3 days	Wed 8/10/05	Fri 8/12/05	[Task Progress Bar]																																					
16	Asphalt Top Coat	5 days	Mon 10/3/05	Fri 10/7/05	[Task Progress Bar]																																					
17	Steel	46 days	Wed 6/15/05	Wed 8/17/05	[Task Progress Bar]																																					
18	Erection	2 days	Thu 6/16/05	Fri 6/17/05	[Task Progress Bar]																																					
19	Detailing	8 days	Wed 6/15/05	Fri 6/24/05	[Task Progress Bar]																																					
20	Decking	6 days	Wed 6/15/05	Wed 6/22/05	[Task Progress Bar]																																					
21	Stud Shooting 3rd Floor	3 days	Thu 6/16/05	Mon 6/20/05	[Task Progress Bar]																																					
22	Stud Shooting 2nd Floor	4 days	Tue 6/21/05	Fri 6/24/05	[Task Progress Bar]																																					
23	Stair B	6 days	Mon 7/25/05	Mon 8/1/05	[Task Progress Bar]																																					
24	Stair A	8 days	Mon 8/8/05	Wed 8/17/05	[Task Progress Bar]																																					
35	Masonry	33 days	Wed 6/15/05	Fri 7/29/05	[Task Progress Bar]																																					
36	Passenger Elevators	7 days	Wed 6/15/05	Thu 6/23/05	[Task Progress Bar]																																					
37	Freight Elevator	14 days	Mon 6/20/05	Thu 7/7/05	[Task Progress Bar]																																					
38	Loading Dock & Mechanical Rooms	13 days	Tue 7/5/05	Thu 7/21/05	[Task Progress Bar]																																					
39	Screen Wall	5 days	Mon 7/18/05	Fri 7/22/05	[Task Progress Bar]																																					
40	Curved Screen Wall	3 days?	Wed 7/27/05	Fri 7/29/05	[Task Progress Bar]																																					
25	Concrete	47 days	Thu 6/16/05	Fri 8/19/05	[Task Progress Bar]																																					
26	West Stair Tower	8 days	Fri 6/17/05	Tue 6/28/05	[Task Progress Bar]																																					
27	Pilasters	7 days	Thu 6/16/05	Fri 6/24/05	[Task Progress Bar]																																					
28	3rd Floor Slab	8 days	Thu 6/23/05	Mon 7/4/05	[Task Progress Bar]																																					
29	2nd Floor Slab	5 days	Thu 6/30/05	Wed 7/6/05	[Task Progress Bar]																																					
30	Stair C Pans & Landing	2 days	Wed 6/22/05	Thu 6/23/05	[Task Progress Bar]																																					
31	Stair B Pans & Landing	1 day	Fri 8/5/05	Fri 8/5/05	[Task Progress Bar]																																					
32	Stair A Pans & Landing	1 day	Fri 8/19/05	Fri 8/19/05	[Task Progress Bar]																																					
33	Slab On Grade	8 days	Mon 6/27/05	Wed 7/6/05	[Task Progress Bar]																																					

Project: thesis sch Date: Mon 10/30/0	Task		Critical Task Progress		Rolled Up Task		Rolled Up Progress		Project Summary	
	Task Progress		Milestone		Rolled Up Critical Task		Split		Group By Summary	
	Critical Task		Summary		Rolled Up Milestone		External Tasks		Deadline	

