

Executive Summary

This technical assignment encompasses a number of the actual construction management responsibilities that are required to adequately manage a construction project. Enclosed within, you will find a detailed schedule, site layout plan, assemblies estimate, detailed structural systems estimate, and a general conditions estimate. These were compiled to show the extensive level of detail and a summarized cost breakdown of some of the major building pieces that have and will be going into the facility.

To receive a better understanding of Baldwin High School's renovations and additions, we must first take a closer look at the project's detailed schedule. On the schedule, work picks up during Phase I of the project in September of 2006, and is accounted for until closeout of this section in January of 2007. Because the project has five phases and is currently in the middle of Phase I completion, illustrating this phase was used for the most up-to-date information available.

The schedule adequately serves as a reference base to complete activities on time, but a proper site layout plan also alleviates a vast number of schedule concerns. Accompanying the Phase I schedule will be further elaboration on the site orientation at this time. The site layout plan depicts proper material staging areas, temporary facilities, and access roadways during Phase I of the project. Implementation of the new gym, natatorium, and lock room areas will be examined here.

To give a better understanding of the cost budgeting on the project, a series of estimates have also been compiled. The first estimate is an assemblies estimate and it concentrates primarily on the equipment added during Phase I of construction. Take-offs of the equipment were performed for the sole purpose of elaboration on the innovative approaches that Baldwin School District is taking to comply with today's 21st century standards. The estimate accounts for 1.5% of the total building cost.

The second estimate performed was a detailed structural estimate. This provided primarily the superstructure and foundation materials that will be needed during Phase II & III of the renovation. An extensive curtain wall system will be introduced to the southern part of the building and its structural components were of great interest to examine further. Phase I has been discussed thoroughly during Technical Report #1 so a brief incite into the costs of upcoming activities in Phases II & III were thought to be a source for good comparison. Accumulating 9.5% of the total building cost, this estimate portrays one of the "big-ticket" items that will bring Baldwin High School to the forefront of modernization in high school facilities.

The last estimate assembled was a general conditions estimate. This estimate was used to accurately compare some of the up-front costs of the project to

other building costs that were estimated as well. The general conditions estimate accounts for 3.6% of the total building cost, and plays a somewhat insignificant role in determination of the entire \$54,552,000.00 estimated budget.