



Executive Summary

Bloomingdales is an 180,000 sq. ft. structure with three main floor levels, a penthouse, and four story below grade parking garage. This project is located in Chevy Chase, Maryland. The original bid was \$17,310,000. With ever increasing change orders and other unforeseen conditions the projected overall cost has come to a projected \$18,860,000 million.

This project has its unique and complex problems. Issues with buyouts and mergers have greatly affected this project and its schedule. Added to construction layout are plans including a new office tower and the existing retail stores and community center in the adjacent properties. The control of traffic during deliveries is one of the greatest hindrances to project flow. Due to this projects location in a moderate traffic environment of Chevy Chase with already existing construction conditions in the immediate area during the day there was an issue of managing how and when deliveries were made. Having already been delayed numerous times in the design phase of the project due to a redesign of interior plans, the project needs to be delivered as soon as possible. Fortunately for Federated and Buch, they have a previously existing relationship from past Macy's, Hecht's and Bloomingdales projects that will lend itself to collaboration and avoid any unnecessary conflict on an already difficult project. Due to the relationships of the past on similar projects Federated choose to use Lump Sum contracting for all entities involved.