

RUSTY HOFFMAN
CONSTRUCTION MANAGEMENT

URSINUS COLLEGE RESIDENCE HALL 2
COLLEGEVILLE, PENNSYLVANIA



A. Executive Summary

This existing construction conditions report provides an in depth look at the project schedule, building systems and project cost for the Ursinus College Residence Hall 2 project. This project is very important to both the owner, Ursinus College, and the construction manager, Warfel Construction Company (WCC).

Residence Hall 2 is a design-bid-build project that the college hired Wallace, Roberts and Todd Architects to design in October 2005. The college issued the notice to proceed to WCC in April 2006. The site for the project exists on the colleges north campus directly across from an existing residence hall that WCC completed several years ago and Residence Hall 2 is modeled to match. The project cost is at \$10.6 million. There are two estimates in this report that are used to compare the cost generated to the actual building cost. This project is a part of a three phase construction project occurring on campus. This is the only new project that is a part of this construction. Turnover to the college is scheduled for the end of July 2007 and the project is on track to meet this deadline.