

EXECUTIVE SUMMARY

Detailed Project Schedule (Pages 2-3) - The Dolphin Mall Expansion project is five months of intensive construction. Preconstruction commenced many months before mobilization to allow for Bass Pro Shop to begin work on October 1, 2006. Skanska U.S.A. Building Inc.'s work will conclude after Bass Pro has mobilized on-site. Both construction managers will be forced to coexist for approximately two months. Appendix A is a complete Dolphin Mall Project Schedule. The project schedule is broken down into subcategories.

Site Layout Planning For Demolition (Pages 4-6) – The Dolphin Mall Expansion project includes intensive demolition. The demolition of the Northwest corner of Dolphin Mall must be completed in preparation for the addition of a new anchor store, Bass Pro Shop. Selective and Shell demolition are included in the project

Assemblies Estimate (Page 6) – The Dolphin Mall Expansion project has an exterior concrete block wall. The wall is located on column line “A.” A twelve-inch concrete masonry unit wall was placed with a painted, stucco finish. The painted, stucco finish was only located on the wall not behind the corridor doors (exposed to public.)

Detailed Structural Systems Estimate (Page 7) – The Dolphin Mall Expansion project is inclusive of substructure and superstructure construction. Concrete footings are located under steel columns. The steel columns support an engineered joist system. Located directly above the joist system is a metal roof deck that supports a lightweight concrete roof system.

General Conditions (Pages 8-9) – The Dolphin Mall Expansion project is a guaranteed maximum price, negotiated contract. Skanska's contract includes locked-in general conditions on the project. The intricacies of the project, and intense scheduling, required multiple shift days and weekends. There is no additional monetary valued added to the estimated GC's for this condition. Assume salaried construction managers.

Appendix A – Project Schedule

Appendix B – Site Layout for Demolition

Appendix C – Assembly Estimate

Appendix D – Structural Estimate

Appendix E – General Conditions

Appendix F – Demolition Pictures

DETAILED PROJECT SCHEDULE

Introduction

The Dolphin Mall Expansion project is five months of intensive construction. Preconstruction commenced many months before mobilization to allow for Bass Pro Shop to begin work on October 1, 2006. Skanska U.S.A. Building Inc.'s work will conclude after Bass Pro has mobilized on-site. Both construction managers will be forced to coexist for approximately two months. Appendix A is a complete Dolphin Mall Project Schedule. The project schedule is broken down into subcategories.

Schedule Subcategories

- Permits-Permits
 - November 11, 2005 through September 14, 2006
- Site-Site Work
 - May 22, 2006 through October 30, 2006
- Bass Pro Shop-Boat Storage
 - June 5, 2006 through November 5, 2006
- Demo-Demolition
 - July 10, 2006 through September 7, 2006
- MC-Mall Reconfiguration
 - July 24, 2006 through December 1, 2006
- ID-Information Desk Relocation
 - November 11, 2005 through September 14, 2006

Subcategory Description

Permits

- Permitting was a continuous process with the Miami-Dade Building Department. A site improvement and building permit were required. With each addendum, Miami-Dade Bldg. Dept. is required to review and approve all changes. The process includes resubmission of drawings, an expediting stage, and fee collection. Subcontractors are required to pull permits for each individual inspection area of the project they are responsible for. WASD approval is separate from the Miami-Dade Bldg. Dept. and was obtained after a three week evaluation period on September 7th, 2006.

Site Work

- Mobilization took place on May 22nd, 2006 and proceeded throughout the demolition phase. Coordination was required to allow for utility tie-in while Pre-Cast and the roof system were removed. A significant amount of storm water/ site drainage material was installed. The pad was turned over on October 2nd, 2006 for use by Bass Pro Shop's construction team.

Boat Storage

- Unlike the Bass Pro pad, boat storage had the ability for construction after the pad turnover date. Drainage, electrical, footings and a masonry wall were installed during the five-month duration.

Demolition

- Demolition consists of system, selective and shell demolition. Removal of existing utilities had to be complete before the shell could be removed. Selective demolition was utilized to continue the demolition schedule when exterior Pr-Cast panels could not be removed. An example of selective demolition can be seen in the roof top unit's removal. Dolphin Mall is located in a jurisdiction with hurricane restraints and requires a hurricane wall on its exterior at all times. Because of this code requirement, the interior of the demo areas were gutted and a temporary hurricane wall was constructed before panels and the roof system were touched. The last element removed was Entry #1. Entry #1 included an awning and glass door entrance. Egress restrictions forced this section of demolition to take place at the completion of the temporary egress corridors.



F1. RTU Removal for future re-installment

Mall Reconfiguration

- Two former anchor stores were severed from Dolphin Mall. What remained of the two anchor stores was scheduled to be used as storage. The corner of the mall was removed in preparation for the addition of a new Bass Pro Shop. The mall was reconfigured to create an entrance 30'x16' into the new facility. Mechanical and structural systems were removed, altered or installed to accommodate this construction.

Information Desk Relocation

- An information desk located directly in the path of the new entrance was removed and reinstalled at Entry #2. The team was able to un-assemble the desk and reassemble it without need for a new design and construction. Existing concrete benches were trimmed and the desk's east side was cut 18-inches to allow for ten feet of egress between The Sports Authority tenant wall and the desk.

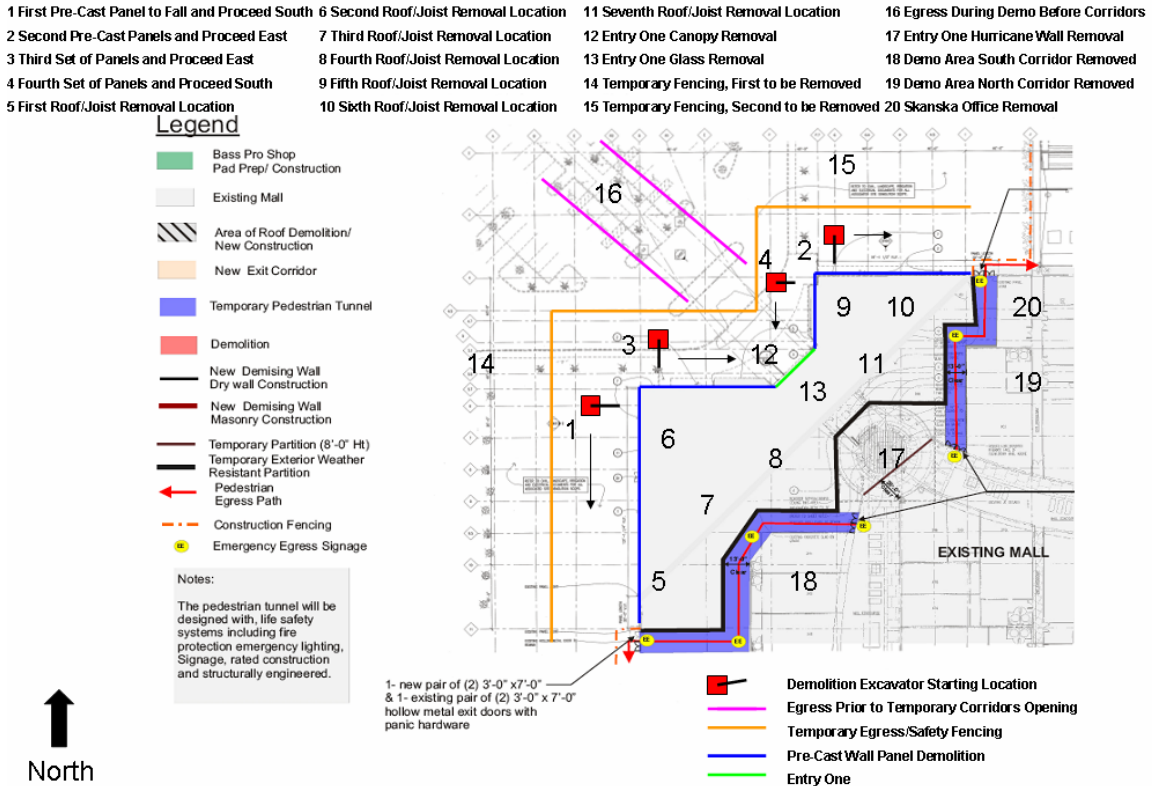


F2. Relocation area for Information Desk

SITE LAYOUT PLANNING FOR DEMOLITION

Introduction

The Dolphin Mall Expansion project includes demolition. The demolition of the Northwest corner of Dolphin Mall must be completed in preparation for the addition of a new anchor store, Bass Pro Shop. The graphic shown below is located in Appendix B.



Sequence of Demolition

Dolphin Mall is one of the highest grossing malls in the Florida. Because operations can not be shut down, much of the demolition required had to be accomplished without interference with the mall. Two weeks of selective demolition were utilized to remove all existing interior mechanical, electrical, plumbing and fire protection materials.

- Items 1-4 consisted of the burning of the clips and joists, and dropping the panels at joints. Panels were saw cut once on the ground and removed from site.



F3. First Panel Removed on West Wall.

- Items 5-11 involved the removal of the roof system. A lightweight concrete roof system supported by engineered joist was removed in 40'x40' bays.



F4. Roof System Removal after Columns & Joists Were Burned

- Item 12 & 13 are the awning and Glass entrance located at Entry #1. Because of egress requirements these two stages had to be accomplished after the installation of the temporary egress corridors, listed as the temporary pedestrian tunnel in the graphic on the previous page.
- Items 14 & 15 are temporary fencing moved throughout demolition to best suit site work utility installation.

- Item 16 is the 30-foot wide egress through the heart of site work. The Miami-Dade Fire Department requires the 30-foot egress be rolled with no obstructions or change of elevation. Daily maintenance of the egress path was necessary.
- Item 17 is the removal of Entry#1. After a temporary hurricane wall was constructed the awning and glass entrance were removed.
- Items 18 & 19 are the temporary egress corridors. The corridors were removed upon the competition of the permanent corridor located parallel to column line “A.” Column line “A” becomes the interior tenant line for Bass Pro Shop.
- Item 20 is the trailer location for Skanska’s construction management team. The team is to be located in this position until close-out has been completed. Dolphin Mall will ultimately turn this location into “back-of-house” storage.

ASSEMBLIES ESTIMATE

Introduction

The Dolphin Mall Expansion project has an exterior concrete block wall. The wall is located on column line “A.” A twelve-inch concrete masonry unit wall was placed with a painted stucco finish. The painted stucco finish was only located on the wall not behind corridor walls and open to the public.

Assembly Estimate

The estimate is broken down into block, caulking, stucco, finish and scaffolding required for installation. The wall is 288-feet long and 29-feet high. The numbers used to create the estimate can be found in R.S. Means Building Construction Cost catalog. Miami requires a location index correction multiplier of .87.

Dolphin Mall Expansion Project						
An Assembly Estimate Prepared by Travis Anderson Smith						
Mall Building Detail	Means Call #	Quantity	Unit	\$ Per Unit w/ .87 Location Factor	15% O&P	Total Cost
288' Exterior Wall Assembly						174,176.04
12" Concrete Block	4,810,187	7,872.00	Sq Ft.	\$15.20 Sq. Ft	\$ 17.50	137,760.00
Caulking	7,900,800	7,872.00	Sq Ft.	\$0.85 Sq. Ft	\$ 0.97	7,635.84
Stucco Finish	9,220,200	1,985.00	Sq Ft.	\$5.20 Sq. Ft	\$ 6.00	11,910.00
Stucco Finish Paint & Sealer	9,910,140	1,985.00	Sq Ft.	\$2.60 Sq. Ft	\$ 3.00	5,955.00
Scaffolding	1,540,755	288.00	L F	\$32.95 L F	\$ 37.90	10,915.20
Total Cost	\$604.78 Per L F	\$22.13 Per Sq Ft.				Roughly 3% of Total Project Cost

Wall is 288'x29' 3500psi 12" Grouted Concrete Block = 8352Sq Ft.
 Bass Pro Shop Opening is 30'x16' = 480Sq Ft.
 Scaffolding Is Placed Southwest of Concrete Block Wall
 Stucco Finish on 85' of Wall Minus the 30'x16' Opening. 85' Equates to the Wall Open to Public (Not in Corridor)
 Location Factor of .87 for Miami-Dade County & 15% Mark-up/O&P

The estimate yields a value of \$604.78 per linear foot or \$22.13 per square foot. This is approximately three-percent of the total project cost. This information is also located in Appendix C.

DETAILED STRUCTURAL SYSTEMS ESTIMATE

Introduction

The Dolphin Mall Expansion project is inclusive of substructure and superstructure construction. Concrete footings are located under steel columns. The steel columns support an engineered joist system. Located directly above the joist system is a metal roof deck that supports a lightweight concrete roof system. A detailed estimate is located in Appendix D.

Structural Estimate

An estimate was compiled for the Dolphin Mall Expansion project. The estimate was done in accordance with The Steel Joist Institute, 2005-42nd Addition, and AISC Manual of Steel Construction, LRFD-Third Edition. The estimate contains two categories (sub/superstructure,) but is broken down into seven subcategories. The values for the subcategories are as follows:

Substructure	\$24,583.00
Demolition Preperation For Foundations	\$5,170.00
Concrete	\$10,018.00
Rebar	\$9,395.00
Superstructure	\$178,255.00
Columns	\$15,549.00
Beams	\$14,332.00
Joists	\$134,097.00
Roof	\$14,277.00
Total Strucutral Cost	\$202,838.00

Additional Description

Demolition for the structural system can also be considered formwork. The existing slab had to be cut out for the installation of the footings. Forms were not necessary because the earthen form method could be utilized as specified by the architect and engineer. The roof system demolition was done in a staggered line to eliminate the need for additional columns and girders. Only two W10x77 columns were installed and they were located at the north-most and south-most extents of column line "A."



F5. Earthen Form Footing Pour

GENERAL CONDITIONS ESTIMATE

Introduction

The Dolphin Mall Expansion project is a guaranteed maximum price, negotiated contract. Skanska's contract includes locked-in general conditions on the project. The intricacies of the project, and intense scheduling, required multiple shift days and weekends. There is no additional monetary valued added to the estimated GC's for this condition.

Estimate Break Down

Below is a summary of the estimate located in Appendix E. The estimate is grouped into categories that include:

- Personnel
- Relocation, Subsistence & Travel
- Temporary Facilities, Supplies & Security
- Equipment
- Reproduction & Postage
- Quality Control
- Fees & Permitting
- Insurance & Bonding
- Other Costs

Personnel	\$ 412,300.00
Relocation, Subsistence & Travel	\$ 99,700.00
Temp Facilities, Supplies & Security	\$ 130,390.00
Equipment	\$ 54,600.00
Reproduction and Postage	\$ 57,950.00
Quality Control	\$ 79,650.00
Fees & Permitting	\$ 98,000.00
Insurance & Bonding	\$ 76,000.00
Other Costs	\$ 26,300.00
TOTAL GENERAL CONDITIONS COSTS	\$ 1,034,890.00

Typical General Conditions

Items typically included in general conditions can sometimes be bought out in subcontract work packages. The Dolphin Mall Expansion Project had the following items included in packages as opposed to general conditions:

- Site Work
 - \$125,000 for Remediation of Soils
- Electrical
 - \$15,000 for Special Equipment Hook-Up's

- Finish Work
 - \$12,000 for Labor for Clean-Up
 - \$10,000 for Misc. Carpentry

- Concrete/Masonry
 - \$18,000 for Dumpsters
 - \$10,000 for Labor for Clean-Up

Appendix F



F6. West Wall on Ground before Saw Cutting



F7. Lightweight Concrete Roof Demolition



F8. Column Torching For Demolition