

Executive Summary

The schedule for Charles Commons can be divided into five sequences: site demolition, excavations/foundations, site utilities, St. Paul building, and Charles building. Site demolition of three buildings needed to be performed before excavation for the buildings. The overall schedule is 653 days and lasts from May 14, 2004 to December 11, 2006.

The site layout for Charles Commons are quite strict, especially since the lane closing permits that were initially planned with were rejected by the City of Baltimore. As part of the ensuing negotiations, a construction entrance and delivery drop-offs were allowed on 33rd Street. In addition, site use is both through laydown areas and site utility construction.

The exterior skin of the buildings consists of architectural precast panels, brick veneer, wood windows, and steel storefronts. Both buildings have a composite structure made up of two-way partially post-tensioned slabs with cast-in-place columns, cast-in-place shear walls, a composite foundation, and a steel penthouse. The assemblies estimate for the exterior skin package of both buildings totaled \$2.27 million and the detailed structural estimate totaled \$4.14 million.

The general conditions for the project amounted to \$3.23 million which is 5% of the total project cost. A significant contributor to the general conditions cost are the Owner-Controlled Insurance Program (OCIP) requirements, which comprise of 8% of the total general conditions. Approximately 52% of the General Conditions are project team salaries.

