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Columbia Heights Community Center
1480 Girard St. NW
Washington, DC 20009
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North Elevation

Executive Summary

Columbia Heights Community Center, located at 1480 Girard St. NW, is just one step Washington DC is taking towards revival of its' neighborhoods. This unique project is a mixed-use facility for learning and recreational activities as well as a satellite office for the DC Department of Parks and Recreation. The community center will be delivered using a CM at Risk delivery method and a general contractor. Columbia Heights is intended to have a minimal impact on the environment as illustrated by a LEED™ Silver Certification.

The following technical assignment was designed to evaluate existing conditions and project management. Included in this is an analysis of the project schedule, a building systems summary, a project cost evaluation, a site plan of existing conditions, and an analysis of local conditions, client information, project delivery system and staffing plan.

Key findings in these analyses have raised questions about project cost and the way it is being delivered. When comparing the cost of Columbia Heights Community Center to other community centers via D4 Cost Analysis and web research, it is found that Columbia Heights is significantly more expensive per square foot. Studies have shown that buildings are slightly more expensive if they pursue a LEED™ rating, but the costs varied more than a few percent. In regards to the delivery system, this project uses a CM at Risk delivery method and a general contractor. The project delivery structure, with a construction manager *and* general contractor, allowed for communications issues. With the position of the Construction Manager as the channel of field information (from the GC) to the owner, the chances of a "bottle-necking" effect and loss of information are increased.

Lastly, as you will see on the site plan and in the building systems summary, the project site is extremely congested. This will require increased planning by all parties. An example of this is illustrated in the project summary schedule where the slab on grade can not be poured until the crane is totally offsite and all steel is erected. Also, a hydraulic scaffold will be used in lieu of a traditional scaffold in order to fit onsite.