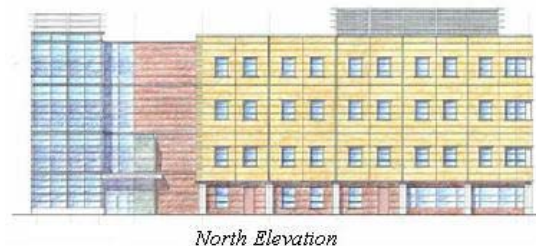


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EXECUTIVE SUMMARY

In Technical Assignment 2, you will find a Detailed Project Schedule, Site Layout Plans, an Assemblies Estimate, a Detailed Structural Systems Estimate, and a General Conditions Estimate. At the end of this report, a Summary Estimate was included for the purpose of comparison between systems. This report is intended to give the reader a quantified view of the make up of the Columbia Heights Community Center.

The detailed project schedule allows the reader to see the exact breakdown of activities for the Columbia Heights Community Center. A key aspect of this schedule is the sequencing of the installation of the building skin, which can be seen on the Detailed Project Schedule under the “Skin” activities. The brick exterior is constructed by face so that the north and east walls are completed first to allow the curtainwall contractor to begin work as soon as possible.

In the assemblies estimate, the material quantities and prices can be seen for the building skin of the Columbia Heights Community Center. The method of takeoff for this system was by square-foot for the brick face and curtainwall and by each unit for the windows. When accessing cost data for the windows, it was found that the community center contains some uniquely sized windows and assumptions had to be made to account for this.

The detailed structural systems estimate included the takeoff and pricing of all structural concrete and steel. The cost of the foundations, slab on grade, steel frame, and slabs on deck can be seen in the Detailed Structural Systems Estimate section. Upon review of the total concrete cost, it was found that the price was significantly lower than the reported actual cost. The possible causes of this will be discussed further in the report.

The general conditions estimate for the community center was based on project staffing and projected costs of the General Contractor. These costs add up to be 6.64% of the entire building construction costs, which is lower than the average of 10%.

The estimate summary includes all total costs of the systems mentioned in this report and shows the percentage of the total building cost associated with each system. The total costs include all location modifiers, waste factors, and connections allowances.