



## Executive Summary

This technical assignment examines the existing construction conditions and a few of the project management issues associated with the Capital One Lecture Hall Addition. In this document, the project's existing conditions are analyzed in accordance with its proposed project schedule, the main engineering and construction systems, and a project cost evaluation. Project Management concerns are presented through Capital One's proposal, the project delivery system, and James G. DAVIS Construction Corporation's staffing plan.

Situated on a 29 acre site in McLean, Virginia, the 20,400 ft<sup>2</sup> addition to the base building will eventually house Capital One's recruiting and educational events. From the start of the demolition phase on 13-May-2005 to the proposed project closeout on 23-August-2006, the Design-Bid-Build project will approach \$15 million. Given the fast-track of the project, Jones Lang LaSalle and Capital One entered into a Guaranteed Maximum Price (GMP) contract with a construction manager, that being James G. DAVIS Construction Corporation.

A number of the Lecture Halls' distinct architectural and technological details normally not incorporated within auditoriums include; a garden atrium with water features, medium-size conference rooms with audio-visual support, wireless internet throughout the auditorium, a large skylight, and a glass screen wall system from Italy. When attempting to create an approximate square foot and parametric estimate from similar standard quality construction projects, the calculated \$3.1 and \$4.7 million estimates did not come close.