

Executive Summary

This technical document emphasizes the conditions under which Baldwin (junior/senior) High School is being constructed. It also elaborates on the scope of work that will be involved during the renovation and addition phases of construction. Included within this report are a project schedule summary, building systems summary, and also several forms of cost evaluation.

The tentative project schedule has work beginning in January of 2006 and finishing in February of 2009. Phase I of the project required demolition of the existing pool and locker room structure and construction of the new gymnasium, natatorium, and locker rooms. Phase II focuses primarily on the demolition of a portion of the two-story south wing containing guidance offices and language classrooms. Beginning fall of 2006, the new athletic entrance and graphics and communication classrooms will begin construction in this same area.

Accompanying the schedule is a detailed list of the major building systems that will makeup the new facility. A few of the main processes being looked at are the demolition, site work, structural, mechanical, and electrical areas of construction. The assignment also gives insight on how this high school project compares to other projects of its same size and complexity. By producing relative cost estimates, a reference base will be established; in order to easily justify any comparisons needed.