

### *Executive Summary*

This technical document encompasses the construction management techniques that are being utilized for the Baldwin-Whitehall (junior/senior) High School renovation project. The Baldwin-Whitehall School District is a suburban, residential area located eight miles south of downtown Pittsburgh. The assignment is intended to take a closer look at the environment under which this building is being constructed. More specifically, the conditions of the site plan, local conditions, client information, project delivery system, and construction manager staffing plan.

Baldwin High School, which has remained intact since its origin in 1939, will have an estimated \$64 million overhaul within a three year time period. The renovation will utilize a five phase sequencing plan to enhance the existing building both internally and externally. Upon completion, nearly 80% of the structure will be of new construction.

The school district elected PJ Dick as their CM consultant and HHSDR as their project architect. A renovation committee was organized to interact readily with the school board and to compile necessary budgetary concerns. During phase I of the project, unexpected excavation and temporary facility costs accumulated delays and required the drawing of money from the \$1.126 million project contingency fund. Public financing will provide funding for the project, which will be paid for by utilization of 25 year bonds. The state Department of Education is expected to reimburse the district for about 25 percent of the principal amount of money borrowed.