

Technical Assignment #2

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Construction Management

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Two Liberty Center

Arlington, VA



Executive Summary

Detailed Project Schedule:

- Structure Complete – March 7, 2007
- Building Enclosed – June 1, 2007
- Phased Completion by Floor – July 24 - September 8, 2007

Site Layout Planning:

- Centrally located trailers for supervision
- One-way vehicular site traffic
- Tower crane with 360° range of operation

Assemblies Estimate of Building Façade:

- Under \$40 per SF of façade
- Pre-cast Concrete Panels and Aluminum Frames Window Walls

Detailed Structural Systems Estimate:

- Structural cost of just under \$500 per CY of concrete
- At over 14,000 CY of concrete, total structural cost is \$7.3 Million
- Entire structure is cast-in-place concrete placed with crane and bucket

General Conditions Estimate:

- Costs based on 19 month duration of construction
- Half of on-site staffing is on site for only 60% of the duration
- General Conditions costs of \$1.7 Million, or \$90,000 per month