

Technical Report 2

The Woodley

PSUAE

The Pennsylvania State University Department of Architectural Engineering Construction Management Option

AE 481W – Fall 2013 Faculty Advisor: Ray Sowers







EXECUTIVE SUMMARY

The following technical report investigates the construction of The Woodley, an \$85 million dollar 8story luxury apartment building located in Woodley Park, Northwest Washington, DC. This report includes a detailed project schedule, detailed structural estimate, assemblies exterior skin estimate, general conditions estimate, site utilization planning, constructability challenges and LEED evaluation.

The detailed project schedule made up of approximately 200 activities breaks down the building's scope of work by trade and provides an appropriate amount of detail so sequencing can be examined through CPM scheduling methods through its creation on Primavera P6 scheduling software. The project start date is June 16, 2011 and is scheduled to finish on March 14, 2014 at substantial completion, resulting in 701 working day total project duration or approximately 23 months.

A detailed structural systems estimate was calculated for the buildings cast-in-place concrete structure which included the building foundation, below-grade structure and above-grade structure. The total cost of the detailed estimate was calculated at \$8,767,623 compared to the Tech Report 1 square foot estimate at \$11,413,310. However, with the addition of the cost for excluded items that were not incorporated into the detailed estimate's quantity takeoff, the total cost for the building's structural system is \$10,844,659 at \$25.76 per SF, 4.98% lower than the square foot estimates \$27.11 per SF. The additional cost of this excluded work was determined with Clark quantities and pricing.

In addition to the detailed structural systems estimate, an assemblies estimate was also performed for the building's exterior skin, including: brick, limestone and cast stone veneer wall systems, roof covering, windows and doors. The assemblies estimate using both actual Clark cost and RS Means cost data resulted in a total cost of \$5,446,028 at a cost per square foot of \$36.93, whereas, the actual total Clark cost for the entire building enclosure was \$6,987,523 at \$47.39 per SF. This variance in cost per square foot was a result of RS Means lower pricing for the wall types present on the building's exterior and the rooftop slate shingles.

The general conditions estimate for the Woodley was calculated to be \$5,132,335 resulting in a monthly cost of \$205,293, based on a 25 month construction schedule. The most costly out of the four sections broken down from the estimate was project personnel at 58%, followed by safety & cleanup at 22%, administrative costs at 13% and insurance and miscellaneous costs making up the remaining 7%.

Site utilization plans within this technical report provide logistical visuals for Phase 1 and 2 of The Woodley's construction, including demolition of an existing parking garage and construction of a vehicular/pedestrian tunnel, excavation, structure construction and enclosure/finishes/site work construction. Constructability challenges faced by Clark Construction the project's general contractor are also examined which included exterior skin construction and sequencing, humidity control for interior finish trades, and south egress demolition and construction phasing.

Lastly, a LEED Evaluation was provided for the MR and IEQ credits Clark Construction was responsible for managing and earning towards the project's anticipated LEED Silver Certification.

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DETIALED PROJECT SCHEDULE

The detailed project schedule produced for the construction of The Woodley was created using Primavera P6 scheduling software and can be referenced in Appendix A. This schedule is broken down by trade and details the work performed by each respected trade. The schedule is made up of approximately 200 activities and milestones starting with support of excavation and ending with substantial completion. It should be noted that this schedule only represents Phase 2, the residential construction of The Woodley and does not incorporate Phase 1 of the Woodley's construction which included demolition of the existing parking garage and the construction of a vehicular/pedestrian tunnel connecting to existing Marriot Wardman hotel. Phase 2 of construction started on June 16, 2011 and is expected to finish on March 14, 2014 resulting in a total project duration of 701 working days or approximately 23 months. The amount of detail incorporated into this schedule allows for sequencing of different trades and activities performed to be visualized and comprehended without expanding out into a fully developed master project. Following Table 1 below gives a complied overview of major phases and milestones of the project. Following Table 1, major trades such as the building's concrete structure, exterior skin and unit build-out are further investigated to examine activities driving the schedule.

	DETAILED SCHEDULE OVE	RVIEW	
Phase	Start Date	Finish Date	Duration Days
MS - NTP	16-Jun-11	-	
Support of Excavation	16-Jun-11	02-Dec-11	119
Above & Below Grade Structure	05-Dec-11	06-Mar-13	332
MS – Structure Top out	15-Jan-13	-	0
Exterior Skin	15-Nov-12	11-Nov-13	252
MS - Watertight	19-Jul-13	-	
MEP Installations	09-Oct-12	02-May-13	145
Unit Build-out	21-Jan-13	07-Feb-14	270
Lobby & Corridor Build-out	11-Oct-12	14-Mar-14	364
MS – Substantial Completion	14-Mar-14	-	
Full Project	16-Jun-11	14-Mar-14	701

Table 1. Detailed Project Schedule Overview

Above-Grade Structure

The building's superstructure is entirely made of cast-in-place concrete and two way post-tensioned concrete slabs, with except to the penthouse roof trusses. Concrete formwork, reinforcement, pours and finishing drove the project schedule as a critical activity. Because concrete pours started on succeeding floors once half of the preceding floor was finished the critical activity for each floor was the completion of shear walls and columns connecting to the above floor, which allowed that next floor to initiate its frame pour. The below Table 2 shows the start and end dates of each floor leading up to the completion of the entire building's concrete structure at top out on January 15, 2013, with an average floor being turned over in an average of approximately three weeks or 22 days. Overall, along with unit and lobby/corridor build out the entire concrete structure made up the bulk of the schedule's duration with a total duration of 332 days.

	Detailed Above-Grade	e Structure Overview	
Floor	Start Date	End Date	Duration
Ground	29-Aug-12	17-Oct-12	35
2 nd	03-Oct-12	29-Oct-12	19
3 rd	16-Oct-12	08-Nov-12	18
4 th	26-Oct-12	26-Nov-12	21
5 th	07-Nov-12	06-Dec-12	21
6 th	19-Nov-12	19-Dec-12	22
7 th	03-Dec-12	02-Jan-13	21
8 th	13-Dec-12	15-Jan-13	22
Average			22

Table 2. Detailed Above-Grade Structure Overview

Exterior Skin

To achieve the building's watertight milestone the exterior skin trades were on the project schedules critical path. Exterior sheathing, flashing and window installation all drove the project schedule in anticipation of finishing trades starting in June of 2013. Consequently, until windows and balcony doors/closures were installed exterior masonry could not start which turned out to be a lagging activity throughout construction, which is typical for the intricate and slow masonry construction of the building's brick, limestone and cast stone façade. Installation of the FRACO hydraulic lift scaffolding and swing stages were also a critical path items which had to be finished before exterior masonry could start.

Unit Build-out

As with any residential apartment building project interior unit build out trades and floor turnover was on the schedules critical path to achieve owner approval and meet punchlist deadlines. Unit build out started on January 21, 2013 and was completed by February 7, 2014 taking a total of 270 days. Having MEP rough-ins on schedule with inspections and finishing drywall was critical to the work flow of finish trades such as finish carpentry, millwork, tile and paint, which all fell under the schedule's critical path due to their finish start relationship dependence upon each other.

DETAILED STRUCTURAL SYSTEMS ESTIMATE

Foundation

The building foundation's footings for both the P3 and P2 levels were taken off in cubic yards of concrete based on the provided Clark pricing of \$270 per cubic yard, which included reinforcement. Foundation walls for both the P3 and P2 levels were taken off in square feet based on Clark's pricing per square foot, including reinforcement and wall height. The resulting detailed estimate for the building's foundation was a calculated at \$1,473,382, approximately 14% lower than Clark's estimated value at \$1,716,820. This variance can mainly be contributed to the exclusion of the South Egress structure's foundation.

Below-Grade Structure

The below grade structure's detailed estimate included the P3, P2, P1 and P1 Mezzanine levels. Clark cost data was utilized for slab on grade, shear walls, concrete stairs and supported slabs. Reinforcement was included in Clark's cost data, as well as concrete beams and drop panels for the cost per square foot for supported slabs. The total cost for the below grade structure was calculated at \$1,563,717, approximately 16% lower than the Clark estimated value at \$1,868,433. This difference in cost can be contributed to the assumption that the entire P2 levels floor was slab on grade, when in actuality some portions are of a different slab type and the exclusion of the South Egress retaining wall, tunnel and stair tower in this exercise's quantity take-off.

Above-Grade Structure

For the above grade structure a typical floor take-off was performed using the buildings 3rd Floor including the supported slab, shear walls and concrete stairs. The supported slab square footage includes all reinforcement, beams and columns for a 7 ½ in. thick 5000 psi NW two way post-tensioned concrete slab; likewise, 12" shear wall square footage also includes reinforcement as well. Clark pricing was used for the supported slab and shear walls per square foot and concrete stairs by flight. Once this total cost per typical floor was calculated it was then extrapolated 9 times to price the buildings 9 floors and roof level. The per floor total cost for structural concrete calculated at \$636,725, resulting in a total above grade structural concrete total cost of \$5,730,525, 1.5% higher than Clark's priced value of \$5,646,149. This minor variance in cost can be accounted for due to differences in the amount of mechanical duct openings on each floor slab and the higher floor to floor. The table below shows the pricing breakdown for the used typical floor and then its extrapolated total value for the entire above grade concrete structure.

Detailed vs. Square Foot Structural Estimate Cost Comparison

The below Table 3 detailed structural estimate breakdown shows a total cost and square foot cost comparison between the detailed structural estimate performed for this exercise at \$8,767,623 and the Tech Report 1 square foot estimate at \$11,413,310. However, with the addition of the cost for excluded items that were not taken-off the total cost for the building's structural system is \$10,844,659 at \$25.76 per SF, 4.98% lower than the square foot estimates \$27.11 per SF. The additional cost of this excluded work was determined with Clark quantities and pricing. Below Table 3 a list of this excluded work from the quantity take-off is shown. Besides the potential causes for variance in cost noted in the above descriptions of the above-grade, below-grade and foundation estimates, the 4.98% lower total cost calculated relative the Tech 1 Report square foot estimate can be contributed to differences between the Clark pricing used for this detailed estimate and RS Means 2013 cost data used for the square foot estimate.

	DETAILED STRUCTURAL	ESTIMATE BREAKDOWN	
Item	Detailed Estimate	Detailed Estimate (w/ excluded work)	Tech 1 Square Foot Estimate
Above Grade Structure	\$5,730,525	\$6,876,376	\$6,792,000
Below Grade Structure	\$1,563,716	\$2,251,463	\$2,556,180
Foundation	\$1,473,382	\$1,716,820	\$1,716,820
Total	\$8,767,623	\$10,844,659	\$11,065,000
SF	421,000	421,000	421,000
Cost/SF	\$20.83	\$25.76	\$26.28

Table 3. Detailed Structural Estimate Breakdown

Exclusions from Quantity Takeoff:

- All concrete sitework including courtyard and infinity swimming pool
- South Egress and Tunnel
- Light Gauge trusses at Penthouse Roof
- Concrete fills, curbs, and pads
- Slab topping
- Concrete Ramp walls
- Concrete Plaza slab

ASSEMBLIES EXTERIOR SKIN ESTIMATE

An assemblies estimate for the building's exterior skin system was performed as a comparison tool to the square estimate breakdown performed in Technical Report and to achieve a higher level of accuracy. However, because the square foot cost from Tech 1 for enclosure varied by such a high degree from the actual cost per square foot, this exercise rather shows the a comparison between what RS Means 2014 Assemblies cost data yielded and the actual cost breakdown priced by Clark for the same assemblies. Therefore, both the RS Means pricing and Clark pricing for cost per square foot used a total exterior skin area of 147,450 SF. The assemblies estimate for the building's enclosure included masonry and stone veneer wall systems, roof systems, windows and doors. RS means was only used for masonry veneer wall system costs, which could be somewhat accurately matched to actual brick, limestone and cast stone wall types present throughout the building's exterior.

The assemblies estimate using both actual Clark cost and RS Means cost data resulted in a total cost of \$5,446,028 at a cost per square foot of \$36.93, whereas, the actual total Clark cost for the entire building enclosure was \$6,987,523 at \$47.39 per SF. This resulting variance is due to lower RS Means projected costs per square foot for the brick, limestone and cast stone veneer wall systems, as well as, slate shingles which came in particular low at \$8.49/SF relative to the cost of the faux slate actually used at \$30/SF.

Table 4 below displays the above breakdown and the entire assemblies estimate can be referenced in Appendix C.1.

Exterior Skin Assemblies Estimate Summary												
Item	Assemblies Total Cost	Actual Clark Cost										
Total Cost	\$5,446,028	\$6,987,523										
Cost/SF	\$36.93	\$47.39										

Table 4. Exterior Skin Assemblies Estimate Summary

GENERAL CONDITIONS ESTIMATE

The general conditions estimate performed for the Woodley is a representation of the operational costs of the jobsite for the general contractor Clark Construction. This general conditions estimate and its division breakdown can be seen in Appendix C.2. This estimate included supervision and project management personnel, field engineering, administrative facilities and supplies, safety, cleanup, insurance and other miscellaneous costs. These categories were broken down into four main sections: project personnel, including all supervision and project management costs, administrative costs, including field engineering and administrative facilities/supplies, safety and cleanup, and insurance and miscellaneous costs.

General Conditions Summary												
Section	Total Cost (\$)	Cost per Month										
Project Personnel	2,969,333	118,773										
Administrative Costs	660,292	26,412										
Safety & Cleanup	1,151,693	46,068										
Insurance & Misc. Costs	358,018	14,321,										
TOTAL	5,132,336	205,293										

Table 5. General Conditions Summary

Table 4 above shows the general conditions estimate summary for the four main sections noted above which resulted in a total cost of \$5,132,335 for the project, 6.1% of the negotiated GMP contract value for the project at \$84,583,082. Based on this total cost and a 25 month construction schedule a \$205,293 per month cost resulted. A combination of 2013 RS Means Construction Cost Data and actual known costs were used to price the items included in the general conditions estimate. The most costly out of the four sections broken down from the estimate was project personnel at 58%, followed by safety & cleanup at 22%, administrative costs at 13% and insurance and miscellaneous costs making up the remaining 7%. This cost breakdown in show below in Figure 1.



SITE UTILIZATION PLANNING

All site utilization plans show below can be referenced in Appendix D in full 11"x17" size.



Demolition and Tunnel Construction

Phase 1 of the Woodley's construction included the demolition of the site's existing parking garage and lot and the construction of an underground tunnel connecting to adjacent the Marriot Wardman Hotel. The proposed site utilization plan uses much of the existing site's space for material staging, which in addition to material storage was also used for mobilization of heavy construction equipment and movement of demolished debris. It should be noted that the location of the South Egress required emergency egress for the Marriot throughout the entirety of both phases of construction. Due to emergency egress being required the existing Spanish Steps in this location of the site were not demolished during Phase 1, whose demolition of phased out during Phase 2. Clark's two field offices were located just beyond the site entrance along the temporary road built.







Excavation

With demolition complete excavation required a new temporary site road that allowed site traffic throughout the east and north ends of the site down to the west end leading to the South Egress. Wash racks were places at both the site gate entrance and down at the South Egress to eliminate dirt and debris from reaching public streets. Dumpsters were placed at both the Northeast and Southeast corners of the buildings pit. Material staging was also moved with Clark Concrete utilizing the staging area at the east end of the site and the remaining excavation trades at the Northwestern end of the site. Two Clark tower cranes were also mobilized and installed during excavation. Tower Crane 1, the smaller of the two, was a 163 foot high Liebherr 200HC model crane with a 197 foot jib and 67 foot counter jib counterweighted at 23,920 lbs with a 149 foot hook height and 120 foot hook radius. The larger Tower Crane 2 was a 225 foot high Peiner SK 415-20 model crane with a 230 foot jib and 73 foot counter jib counterweighted at 54,675 lbs with a 215 foot hook height and 213 foot hook radius. Clark's two field offices during Phase 1 were moved from their original location and reduced to one located next to material staging along the west temporary site road. The site's construction fence was built upon during excavation to continue from the Northwest corner extent of the site footprint down along the Woodley Park property line to the South Egress.



Residential Construction – Structure

With the Woodley's excavation complete, Clark's larger Tower Crane 2 was moved to the base of the pit for Clark Concrete's construction of the building's concrete foundation and superstructure. Tower Crane 2's footing was integrated with the building's permanent spread footing for column 013. The smaller Clark Tower Crane 1 was also moved to the west courtyard. All crane design and specification was performed by Clark Concrete, with service loads for the integrated footing of Tower Crane 2 at the spread footing of column 013 being provided by the structural engineer of record, SK&A Structural Engineers, PLLC. Clark's field office moved from its location during excavation to the Northwest corner of the site where a Clark C-container was also brought on site for the addition of arrival Clark Labor crews on site. Site parking, although limited, was also located in the Northwest corner of the site next to the Clark field office. Clark Concrete's trailer still remained at the eastern end of the site with closer access to their material staging.



Residential Construction – Skin/Finishes/Site

With the Woodley topped out the two Clark tower cranes were removed and an exterior trash chute and material hoist were installed on the building's east elevation. With masonry, MEP, and finish trades starting new subcontractor trailers were placed adjacent to the Clark field office at the Northwest corner of the site in back of the on-site parking. Due to tight site constraints all staging for delivery trucks has to take place on Woodley Road before entering the site. Due to this congestion on Woodley Road and the lack of space for delivery trucks at the eastern end of the site, delivery scheduling to be of the upmost importance. Down at the South Egress of the site there still remained the not yet demolished Spanish Steps connecting to the existing Marriott Wardman Hotel at the topping out of the building's superstructure. Emergency egress for the Marriot had to be maintained throughout the entirely of construction, both Phase 1 and 2, which required the demolition of the Spanish Steps and construction of the tunnel, retaining wall and stair tower to all be phased, which is further explained in the next section concerning constructability challenges.

CONSTRUCTABILITY CHALLENGES

1. Exterior Skin Construction Sequencing

With the Woodley's exterior skin construction calling for brick, cast stone and limestone masonry Clark had to meet the challenge of driving the schedule for exterior construction, which was anticipated to be a lagging activity throughout its start and completion. It was also vital to push exterior skin construction with interior finishes starting on the building's first floor in June 2013 only two months after the start of installing exterior skin masonry on the courtyard elevations in April. Clark's original plan to sequence the work by elevation was changed to floor to floor sequencing scheme to accelerate the schedule with interior finishes starting once window and sheathing installation was completed. To achieve this floor to floor sequencing Clark installed FRACO mast climbing work platforms for the North, East and West elevations to allow mason's to install the exterior skin on any ready floor based on the sequencing plan. FRACO's also allowed for brick and stone installation to run concurrently in different elevation and floor locations which are denoted in the scaffold sequencing plan in Figure 2 below. Clark also pre-stocked brick pallets within the interior units of the building to accelerate installation and help to combat the high demand for use of the material hoist being used for masonry, MEP and framing material supply.



2. Humidity Control for Interior Finish Trades

As noted in the prior constructability challenge interior finishes started before the building's exterior masonry facade was complete. Not only was the exterior skin not fully constructed but the building was also not air tight at the start of interior unit finishes due the continual use of the site's material hoist and trash chute into August 2013. Controlling relative humidity is absolutely crucial when installing finish carpentry such as crown molding, trim and other millwork. During the very warm and humid summer months in the Washington, DC area, controlling the relative humidity inside the building became an issue when maintaining quality control for finishes. The early start to interior finishes on the building's first floor in June 2013 allowed Clark to jumpstart mock-ups and pre-punch list activities, so it was imperative to maintain quality when installing finish carpentry to not delay other finishing trades such as paint, tile and appliances. Clark's solution to controlling the inside relative humidity of the building was installing eight temporary dehumidifiers on every floor. This solution worked efficiently until dehumidifiers started leaking due to either malfunctioning or damage from laborers, which only served to compound the problem of moisture control. Clark's second solution was installing four temporary A/C units on each floor, which produced much better results for humidity control as well as aiding in temperature control from a safety standpoint. The temporary A/C units helped to lower the overall temperature inside the building which also started to become an issue with the extremely warm weather the project experienced that summer of 2013. Figure 3 below shows the dehumidifier and temporary AC unit models serviced to Clark by Rankin.



3. South Egress Demolition and Construction Phasing

Throughout the entirety of demolition and construction Clark had to maintain emergency egress for the existing tunnel connecting to the Wardman Marriot Hotel at the South Egress. This resulted in a phasing challenge to demolish the existing Spanish Stairs and the build out of the lower existing tunnel. The solution was to phase the work in two tiers, the demolition of the upper portion of the Spanish Stairs and temporary platform in the first tier and then the lower stairs and existing tunnel construction in the second tier, all while maintaining emergency egress. In July of 2012 the upper portion of the stairs was demolished and a platform was built over the lower stairs to accommodate the require egress and to allow the lower section of the stairs to be demolished. Meanwhile, excavation began at the existing tunnel connecting to the Marriot and Clark foundations installed lagging boards and tiebacks. In September 2012, with the demolition of the upper portion of the Spanish Stairs completed in August, the demolition of the lower stairs commenced and a new platform was built to maintain emergency egress, while excavation work continued for the existing tunnel. With the entire Spanish Stairs demolished work to waterproof the existing tunnel and install bituthene on exposed below grade concrete walls started in October of 2012. By March 2013 the footings for the South Egress serpentine retaining wall were installed and the retaining wall and stair tower structure work continued into June of 2013. Figure 5 and 6 show the Spanish Steps at the South Egress before and during its demolition.

Figure 5. Before Demo

Figure 6. During Demo





LEED EVALUATION

JGB Companies had a target goal of LEED Silver Certification for the Woodley. Working with architect Cooper Carry, lighting consultant Domingo, MEP Engineer Integral and Clark Construction the general contractor they proposed a total of 40 anticipated points through sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation and design process credits. At 40 anticipated certified LEED points The Woodley came well within the goal of Silver Certification (33 to 38 points) and actually well within the Gold Certification range of 39 to 51 points. The following analysis only considers the requirements and strategies for projected credits Clark Construction was responsible for achieving. This evaluation analyzes the proposed Clark MR and IEQ credits and also provides the option to earning 3 more credits towards Gold Certification for a total of 43 certification points through Materials Reuse MR Credits 3.1 and 3.2 and Certified Wood MR Credit 7.

The Woodley's project scorecard based on LEED v2.2 for New Construction and Major Renovations can be referenced in Appendix E.

Anticipated Credits

Construction Waste Management – MR Credits 2.1 and 2.2

Recycled Content – MR Credits 4.1 and 4.2

Regional Materials – MR Credits 5.1 and 5.2

Indoor Air Quality - IEQ Credits 3.1 and 3.2

Low-Emitting Materials – IEQ Credits 4.1, 4.2, 4.3 and 4.4

Additional Possible Credits

Materials Reuse – MR Credits 3.1 and 3.2

Requirement – Use salvaged, refurbished or reused materials, the sum of which constitutes at least 5% or 10%, based on cost, of the total value of materials on the project. The minimum percentage materials reused for each point threshold is as follows:

Reused Materials	Points
5%	1
10%	2

Mechanical, electrical and plumbing components and specialty items such as elevators and equipment cannot be included in this calculation. Include only materials permanently installed in the project.

Furniture may be included if it is included consistently in MR Credit 3: Materials Reuse through MR Credit 7: Certified Wood.

Proposed Strategy – Cooper Carry and Clark will coordinate through the submittal process to identify possible implementation of salvaged, refurbished or reused materials when approving products for construction. Materials such as courtyard stone, swing and pocket doors and tile are possible candidates for use of reused products, as long as both Cooper Carry and Clark maintain the high quality and luxury design intended for the Woodley's finishes.

Certified Wood – MR Credit 7

Requirement - Use a minimum of 50% (based on cost) of wood-based materials and products that are certified in accordance with the Forest Stewardship Council's principles and criteria, for wood building components. These components include at a minimum, structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes. Include only materials permanently installed in the project. Wood products purchased for temporary use on the project (e.g., formwork, bracing, scaffolding, sidewalk protection, and guard rails) may be included in the calculation at the project team's discretion. If any such materials are included, all such materials must be included in the calculation. If such materials are purchased for use on multiple projects, the applicant may include these materials for only one project, at its discretion. Furniture may be included if it is included consistently in MR Credits 3, Materials Reuse, through MR Credit 7, Certified Wood.

Proposed Strategy – Likewise to the strategy proposed for MR Credits 3.1 and 3.2, Cooper Carry and Clark should coordinate through the submittal and approval process to identify wood materials that are certified in accordance with the FCS that can be installed. Possible materials to consider would be the building's wood flooring, swing and pocket doors, millwork and finish carpentry and the rooftop pergola timber.

APPENDIX A

Detailed Schedule

The W	oodley					Cla	assic Sch	edule L	ayo	out										
#	Activity Name	Original	Start	Finish	201	1						2	2012							
		Duration			Jun	Jul Aug S	Sep Oct	Nov D	Dec	Jan Feb	Mar Ap	r May Ju	n Jul Au	ıg Sep C	Oct Nov I	Dec J	lan Feb Ma			
1	E RESIDENTIAL The Woodley	701	16-Jun-11	14-Mar-14																
2	🖷 RESIDENTIAL.1 Design	0																		
3	RESIDENTIAL.2 PHASE 1 - Demo and Tunnel	0																		
4	RESIDENTIAL 3 PHASE 2 - Residential Building	701	16-Jun-11	14-Mar-14	_								_							
		701	10 Jun 11	14 Mor 14			1													
5	RESIDENTIAL 3.1.1 Support of Excavation	110	16 Jun 11	14-Ivial - 14		·			02	Doc 11 P			Support of	Executiv						
0	ESIDENTIAL 3111 No ELOOB OR LEVEL	119	16- Jun-11	02-Dec-11					02-	Dec-11, R	ESIDĘNT ESIDĖNT	1AL.3.1.1 3)/EI					
8		119	16-Jun-11	02-Dec-11			1		02-	Dec-11, R	SIDÉNT	IAL 3.1 1.1								
9	Prepare SOE	2	16-Jun-11	17-Jun-11	I P	repare SOE														
10	Review & Approve/Price and Purchase SOE Dwgs for Perr	94	22-Jul-11	02-Dec-11			:		Rev	view & App	rove/Pric	e and Purc	hase SOE	Dwgs for	r Permit ar	nd JBC	Approval			
11	RESIDENTIAL.3.1.2 Below Grade Structure	200	05-Dec-11	14-Sep-12				Ţ				-+		— 14	-Sep-12. F	RESID	ENTIAL.3.1.			
12	RESIDENTIAL.3.1.2.1 Site	98	05-Dec-11	20-Apr-12								20-Apr-1	2 RESID	NTIAL.3.	.1.2.1 Site					
13	RESIDENTIAL.3.1.2.1.1 All Locations	98	05-Dec-11	20-Apr-12				•			_	20-Apr-1	2, RESIDI	NTIAL.3.	.1.2.1.1 All	Locat	ions			
14	Install Sediment & Erosion Control/Bridge @ Elect. Vaults	10	05-Dec-11	16-Dec-11						nstall Sedir	nent & Er	osion Cont	rol/Bridge	@ Elect. \	Vaults					
15	Demo for access along West Side	6	16-Dec-11	23-Dec-11						Demo for a	access al	long West	Side							
16	Establish access road @ North Side	3	28-Dec-11	30-Dec-11					0	Establish	access i	rdad @ No	rth Side							
17	Demo/Precut/Drill Piles East Side	29	03-Jan-12	10-Feb-12	-				-		emo/Prec	cut/Drill Pile	s East Sic	le						
18	Demo MSE Wall/Balance Garage/Foundation Walls	32	24-Jan-12	07-Mar-12	-							MSF Wall	Balance (arage/Eo	oundation \	Nalls				
19	Excavate/Lag/Install tiebacks on East Side to 1st Tier	19	24-Jan-12	17-Feb-12	-						Excavate		tiebacks	n Fast Si	ide to 1st	Tier				
20	Excavato/Lag/Install ticbacks on East Side to 1st her	22	17 Eob 12	20 Mar 12	-							voto/l.og/	Inctall tich		Fact Side t	o 2nd .	Tior			
20	Excavate/Lag/Inistali tiebacks on East Side to 2nd her	23	02 Mar 12	20-1viai-12								avale/Lay/		acks of L		ort				
21		30	02-1viai-12	20-Apr-12								Excavale								
22	RESIDENTIAL 31221 Area1	31	18-Apr-12	31-May-12									1-1viay-12,	RESIDEN		2.2 ¢r 2.2 t	Area 1			
23	ERP Crane Pad/Erect Crane #2	31	18-Apr-12	30-Apr-12									ane Pad/I	rect Crar	111AL.3.1.2	2.2.1; F	Aled I			
25	EPP Crane Pad/Erect Crane #1	22	01 May 12	21 May 12	-									Dad/Erac	t Cropo $\#1$					
20	PERFORME Fault Lect Grane #1	70	01-Iviay-12	21 Aug 12						 										
20	RESIDENTIAL 31231 All Locations	79	01-May-12	21-Aug-12										▼ 21-Aug	1-12, RESI		TAL 3.1.2.3			
28	ERP Footings/Gradebeams/Walls & Columns	79	01-May-12	21-Aug-12									<u>i i</u>		ootings/Gr	adehe	ams/Malls 8			
20		30	23-May-12	18- Jul-12	-									derslah M	IFP					
30		26	08- lun-12	16- Jul-12	-										-					
21		10		10-Jul 12		·				 					Dour Er					
20		12	02-Jul 12	10-Jul-12	-												enai			
32	FRP Slab OII GTade	14	12-JUI-12	31-Jul-12	-											0				
33	Framed Siab Pour - Cast Siab/Strip	14	12-Jul-12	31-Jul-12										ramed Si		Jastis	lab/Strip			
34	RESIDENTIAL 31.2.4 Parking P1 and P1 Mezzanine	46	12-Jul-12	14-Sep-12										14	-Sep-12, F	RESIDI	ENTIAL 3.1.2			
36		46	12-Jul-12	29-Διια-12	+									Fram	- Sep-12, h	(ESIDI	ENTIAL.3.1.2			
27		30	12-Jul 12	23-Aug-12	-															
37		32	19-Jul-12	04 Sep 12	-															
30		31	23-JUI-12	04-Sep-12	-										I SIAD POU					
39		33	31-JUI-12	14-Sep-12	-										ip Pour					
40	P1 Walls & Columns to P1 Mezzanine/P1M Walls & Column	23	07-Aug-12	07-Sep-12									·	P1 \	Walls & Co	Jumhs	to P1 Mezz			
41	RESIDENTIAL.3.1.3 Above Grade Structure	132	29-Aug-12	06-Mar-13																
42	RESIDENTIAL 3.1.3.1 Ground Floor	35	29-Aug-12	17-Oct-12											▼ 17-Oct	-12,¦R				
43		35	29-Aug-12	17-Oct-12											Frame Dr	-12, R				
44		24	23-Muy-12	02-000-12	-										Dahar 9					
45		21	00-Sep-12	04-Oct-12						 			· -				ui ; ;			
46		20	10-Sep-12	05-Uct-12	-											Pour				
47	Strip Pour	22	18-Sep-12	17-Oct-12											Strip P	our ¦				
48		14	20-Sep-12	09-Oct-12			1								Walls &	Colum	ns to 2nd Flo			
	Actual Level of Effort Remaining Work \blacklozenge Milestone						Page	1 of 7						TASK	Cfilter: All /	Activiti	es			
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)6	-Mar	13, R	ESID	ENTI	AL.3.	1.3 At	ove	Grad	e Stru	cture	+	L , ,	
	3.1.3.	1 Gr	ound	Floor				, , ,	, , ,	1 1 1		1 1 1	1
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The W	loodley		<u> </u>		•	Classic Schedule Layout														
#	Activity Na	me	Original	Start	Finish	20	11								2012					
			Duration			Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan Feb Mar	Apr May	/ Jun Ju	ul Aug	J Sep Oct	i Nov Der	Jan F	eb Ma
49		RESIDENTIAL.3.1.3.2 2nd Floor	19	03-Oct-12	29-Oct-12													▼ 29-Oct-	12, RES	IDENTI
50		RESIDENTIAL.3.1.3.2.1 All Locations	19	03-Oct-12	29-Oct-12								· · · · · · · · · · · · · · · · · · ·					▼ 29-Oct-	12, RES	IDENTI
51			10	03-Oct-12	16-Oct-12	_												Frame Po	ur	
52		Rebar & PT Pour	8	09-Oct-12	18-Oct-12	_												Rebar & I	PT Pour	
53		Cast Slab Pour	7	11-Oct-12	19-Oct-12	_												Cast Slab	Pour	
54		Walls & Columns to 3rd Floor	8	15-Oct-12	24-Oct-12													Walls &	Columns	to 3rd I
55		Stress PT Cables Pour	7	16-Oct-12	24-Oct-12								· · · · · · · · · · · · · · · · · · ·					Stress P	T Cable	s Pour
56		Strip Pour	8	18-Oct-12	29-Oct-12													Strip Pc	ur	
57		RESIDENTIAL.3.1.3.3 3rd Floor	18	16-Oct-12	08-Nov-12													🔫 08-Nc	w-12, RI	ESIDEN
58		RESIDENTIAL.3.1.3.3.1 All Locations	18	16-Oct-12	08-Nov-12													🔫 08-Nc	v-12, RI	ESIDEN
59		Frame Pour	9	16-Oct-12	26-Oct-12	_												I Frame F	our	
60		Rebar & PT Pour	7	22-Oct-12	30-Oct-12	i							 				; ; [Rebar 8	& PT Ροι	ur :
61		Cast Slab Pour	6	24-Oct-12	31-Oct-12												[Cast SI	ab Pour	
62		Walls & Columns to 3rd Floor	8	25-Oct-12	05-Nov-12												ſ	🔲 Walls	& Colum	ns to 3r
63		Stress PT Cables Pour	6	29-Oct-12	05-Nov-12													Stress	PT Cab	les Pou
64		🔲 Strip Pour	8	30-Oct-12	08-Nov-12													Strip I	Pour	
65		RESIDENTIAL.3.1.3.4 4th Floor	21	26-Oct-12	26-Nov-12												T	26	Nov-12	, RĖSID
66		RESIDENTIAL.3.1.3.4.1 All Locations	21	26-Oct-12	26-Nov-12												T	26	Nov-12	, RESID
67		🔲 Frame Pour	9	26-Oct-12	07-Nov-12												1	🔲 Frame	Pour	
68		🔲 Rebar & PT Pour	7	01-Nov-12	09-Nov-12													🔲 Reba	& PT P	our
69		💼 Cast Slab Pour	6	05-Nov-12	12-Nov-12													Cast	Slab Po	ur
70		Walls & Columns to 5th Floor	8	06-Nov-12	15-Nov-12													🔲 Wall	s & Colu	mns to t
71		Stress PT Cables Pour	6	08-Nov-12	15-Nov-12													Stre	ss PT Ça	ables Po
72		Strip Pour	11	09-Nov-12	26-Nov-12													Str	ip Pour	
73		RESIDENTIAL.3.1.3.5 5th Floor	21	07-Nov-12	06-Dec-12														6-Dec-1	12, RESI
74		RESIDENTIAL.3.1.3.5.1 All Locations	21	07-Nov-12	06-Dec-12														6-Dec-1	12, RESI
75		🔲 Frame Pour	9	07-Nov-12	19-Nov-12													🔲 Fra	ne Pour	
76		🔲 Rebar & PT Pour	7	13-Nov-12	21-Nov-12									· · · · ·				🔲 Rel	ar & PT	Pour
77		😑 Cast Slab Pour	7	15-Nov-12	26-Nov-12													🗖 Ca	st Slab I	Pour
78		Walls & Columns to 4th Floor	9	16-Nov-12	29-Nov-12													🗖 W	alls & ¢o	olumns t
79		Stress PT Cables Pour	7	20-Nov-12	29-Nov-12													🔲 St	ress PT	Cables
80		Strip Pour	11	21-Nov-12	06-Dec-12														Strip Pou	ir 🛛
81		RESIDENTIAL.3.1.3.6 6th Floor	22	19-Nov-12	19-Dec-12														19-Dec	c-12, RE
82		RESIDENTIAL.3.1.3.6.1 All Locations	22	19-Nov-12	19-Dec-12														19-Dec	2-12, RE
83		Frame Pour	10	19-Nov-12	03-Dec-12													📄 F	rame Po	our
84		📄 Rebar & PT Pour	7	27-Nov-12	05-Dec-12													📮 F	lebar & l	PT Pour
85		🛑 Cast Slab Pour	6	29-Nov-12	06-Dec-12														ast Slat	o Pour
86		Walls & Columns to 7th Floor	8	30-Nov-12	11-Dec-12						i		-iii 	† ! ! ! !					Walls &	Column
87		Stress PT Cables Pour	6	04-Dec-12	11-Dec-12														Stress F	יT Cable
88		Strip Pour	9	07-Dec-12	19-Dec-12														Strip P	our
89		RESIDENTIAL.3.1.3.7 7th Floor	21	03-Dec-12	02-Jan-13													-	🕇 02-J	Jan-13, F
90		RESIDENTIAL.3.1.3.7.1 All Locations	21	03-Dec-12	02-Jan-13													-	🕇 02-J	Jan-13, F
91		Frame Pour	9	03-Dec-12	13-Dec-12														Frame I	Pour
92		🔲 🔲 Rebar & PT Pour	7	07-Dec-12	17-Dec-12	1													Rebar	& P† Po
93		Cast Slab Pour	6	11-Dec-12	18-Dec-12														Cast S	lab Pour
94		Walls & Columns to 5th Floor	8	12-Dec-12	21-Dec-12														Walls	& Cplum
95		Stress PT Cables Pour	6	14-Dec-12	21-Dec-12	1													Stress	PTCab
96		Strip Pour	8	20-Dec-12	02-Jan-13	+	+				· +			++					Strip	Pour
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4	L.3.1.	3.2 2	nd Fl	oor				ļ	⊧	ļ		ļ	-
4	L.3.1	3.2.1	All Lo	ocatio	ns			: : : :	 	 	, , , ,	, , , ,	
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The W	/oodley					Class	sic Schedu	ule Layout													08-Oct	-13 22:50		
#	Activity Na	me	Original Start	Finish	2011							201	2 2013									2014		
			Duration		Jun Jul	Aug Sep	Oct No	ov Dec Ja	an Feb N	Mar Apr	May	Jun	Jul Aug	Sep	Oct	ov Dec Jan Fe	eb Mar	Apr Ma	ay Jun	Jul A	ug Sep	Oct Nov De	c Jan F	eb Mar pr
97		RESIDENTIAL.3.1.3.8 8th Floor	22 13-Dec-12	15-Jan-13										i.		15-	Jan-13,	RESIDE	NTIAL.3.	.1.3.8	8th Floor			
98		RESIDENTIAL.3.1.3.8.1 All Locations	22 13-Dec-12	15-Jan-13												15-	Jan-13,	RESIDE	NTIAL.3.	.1.3.8.1	1 All Loca	tions		
99		Frame Pour	10 13-Dec-12	27-Dec-12												E Frame	Pour							
100		Rebar & PT Pour	8 19-Dec-12	31-Dec-12							¦					🔲 Rebar	& PT P	pur						
101		Cast Slab Pour	7 21-Dec-12	02-Jan-13												🔲 Cast	Slab Pou	ur						
102		Walls & Columns to 5th Floor	8 26-Dec-12	07-Jan-13												🔲 Walls	s & Colu	imns to 5	ith Floor					
103		Stress PT Cables Pour	6 28-Dec-12	07-Jan-13												📮 Stres	s PT C	ables Po	ur					
104		👝 Strip Pour	10 02-Jan-13	15-Jan-13												🔲 Stri	p Pour							
105		RESIDENTIAL.3.1.3.9 Roof	17 27-Dec-12	21-Jan-13												21	-Jan-13	, RE\$IDI	ENTIAL.3	3.1.3.9	Roof			
106		RESIDENTIAL.3.1.3.9.1 All Locations	17 27-Dec-12	21-Jan-13												21	-Jan-13	, REŜIDI	ENTIAL.3	3.1.3.9	.1 All Loc	ations		
107		Roof Frame Pour	10 27-Dec-12	10-Jan-13												🗖 Roo	f Frame	Pour						
108		🔤 Roof Rebar & PT Pour	8 03-Jan-13	14-Jan-13												🗖 Roc	of Rebar	& PT Pc	JUL					
109		Roof Cast Slab Pour	7 07-Jan-13	15-Jan-13							1					🗖 Roo	of Cast S	Şlab Pou	r					
110		Roof Stress PT Cables Pour	5 10-Jan-13	16-Jan-13									1			🛛 Ro	of Stres	s PT Cat	oles Pour	r				
111		🔲 Root Curbs & Parapet Walls	7 10-Jan-13	18-Jan-13											· · · · · · · · · · · · · · · · · · ·	🔲 Ro	otCurb	s & Para	pet Walls	3				
112		🔲 Roof Strip Pour	7 11-Jan-13	21-Jan-13												🗖 Ro	of Strip	Pour						
113		RESIDENTIAL.3.1.3.10 Penthouses	35 17-Jan-13	06-Mar-13													06	-Mar+13	, RESIDE	ENTIAL		Penthouses		
114		RESIDENTIAL.3.1.3.10.1 All Locations	35 17-Jan-13	06-Mar-13										-			06	Mar+13	, RESIDE	ENTIAL	.3.1.3.10	All Location	s	
115		PH Erect Structural Steel/Exterior Framing	25 17-Jan-13	20-Feb-13	1												PH E	rect Stru	uctural St	teel/Ex	terior Fra	ning		
116		PH Set MEP Equipment	10 31-Jan-13	13-Feb-13													ΡH Se	t MEP E	quipment	.t				
117		PH Set Trusses	10 07-Feb-13	20-Feb-13													PH S	et Truss	es					
118		PH Frame for Roofing	15 14-Feb-13	06-Mar-13													E PH	Frame	for Roofi	ing				
119		RESIDENTIAL.3.1.4 Exterior Skin	252 15-Nov-12	11-Nov-13													_		_			11-N	ov-13, RI	SIDENTIA
120		RESIDENTIAL.3.1.4.1 Ground Floor	74 15-Nov-12	01-Mar-13											٦		- 01-	Mar-13,	RESIDE	NTIAL	.3.1.4.1 0	round Floor		
121		RESIDENTIAL.3.1.4.1.1 No LOCATION	74 15-Nov-12	01-Mar-13											٦		01-	Mar-13,	RESIDE	NTIAL	.3.1.4.1.1	No LOCATIC	N	
122		Install Support & Balcony Steel/Ext. Framing Stone B.U.	18 15-Nov-12	11-Dec-12												Install Sur	hoort & I	: Balconv S	Steel/Ext	Fram	ina Stone	BUL		
123		Install Ext. Sheathing/Flashing	15 25-Jan-13	14-Feb-13										1	1		Install	Ext. She	eathing/F!	lashing	a			
124		Waterproof Curbs/Install Vapor Barrier	15 01-Feb-13	21-Feb-13													U Wate	erproof C	Curbs/Ins	stall Var	oor Barrie	r i i		
125		Install Windows & Balcony Doors/Closures	10 18-Feb-13	01-Mar-13													lns	tall Wind	lows & Ba	alconv	Doors/Cl	sures		
126		RESIDENTIAL 3.1.4.2 2nd Floor	74 26-Nov-12	11-Mar-13							+						1	1-Mar-13	3 RESIDI	ENTIA	13142	2nd Floor		
127		RESIDENTIAL.3.1.4.2.1 No LOCATION	74 26-Nov-12	11-Mar-13												V	1	1-Mar-13	3. RESIDI	ENTIA	L.3.1.4.2	No LOCATI	ON	
400		•	47. 00 Nev 40	10 Dec 10													- 1: - 6 A		,		F			
128	-	Install Relief Angles & Balcony Steel/Ext. Framing/Stone B.C	17 26-INOV-12	18-Dec-12										į			eller Ang	les & Ba	icony Ste		Framing/	Stone B.U.		
129			17 05-Feb-13	27-Feb-13														tall Exteri	or Sheatr	ning/+	lasnings//	VВ		
130		Install Windows & Balcony Doors/Closures	10 26-Feb-13	11-Mar-13	.												Ir 🛄	istall Win	Idows & E	Balcon	y Doors/(osures		
131		RESIDENTIAL 31.4.3 3rd Floor	78 05-Dec-12	26-Mar-13														26-Mar	-13, RES		ПАЦ.З.1.4 ГГАЦ О.4.4			
132		RESIDENTIAL.3.1.4.3.1 NO LOCATION	78 05-Dec-12	20-IVIAI-13														26-iviar			(t Eromin	Stope Bill		
100			10 05-Det-12	27-Dec-12															alcony Si					
134	-		10 25-Feb-13	08-IVIAI-13																auning/i	Flashings			
135			5 20-Mar-13	26-Mar-13	· +						¦					···	· · · · · · · · ·	Install v	VINCOWS	& Baic	cony Door	s/Closures		
136		RESIDENTIAL 3.1.4.4 4th Floor	73 14-Dec-12	28-Mar-13													1	28-Mar	-13, RES		TIAL.3.1.4			
137		RESIDENTIAL.3.1.4.4.1 NO LOCATION	73 14-Dec-12	28-IVIAF-13														28-Mar	° Poloon		TIAL.3.1.4	4.1 NO LOC		
130		Install Relief Angles & Datcony Steel/Ext. Framing/Stone B.L	10 14-Dec-12	10-Jan-13									1								a/Elechie			
139			17 25-FeD-13	19-IVIAR-13														instali Ex			y/riasnin			
140			10 15-Mar-13	28-Mar-13							÷					····		Install \	/vindows	& Balo	cony Doo	s/Closures		
141		RESIDENTIAL 31.4.5 5th Floor	72 27-Dec-12	08-Apr-13													1	▼ 08-A	pr-13, RE	-SIDEN	NTIAL.3.1	4.5 5th Floor		
142		RESIDENTIAL.S. 1.4.3.NO LOCATION NO LOCATION	17 27-Dec-12	08-Apr-13													tall Par	rv ∪ŏ-A∣ iof Δράιος	рі-13, КЕ с & Вајас	SIDE	NTIAL.3.1	H.5.NO LUCA	TION N	LOCATIO
143			10 15 Mar 10	21-Jan-13																Shock			.0	
144			10 15-Mar-13	zo-iviar-13							<u>;</u>		i I	1				, instail t	Exterior S	Sheath	ii ig/riash	US/AVB		
ļ	• . • •		1																					
	Actual L	Level of Effort Remaining Work Milestone					Page 3 c	of 7						TAS	SK filter:	All Activities							. .	
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The	Noodley							Cla	assic S	Schedule	e Layo	out				08	3-Oct-13 22:50
#	Activity Na	me		Original Start	Finish	20	11							2012		2013	2014
				Duration		Jun	Jul	Aug S	Sep C	Oct Nov	/ Dec	Jan Feb	Mar Apr	May Jun Jul Aug	g Sep Oct Nov Dec	b Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec J	an Feb Mar Pr
145			Install Windows & Balcony Doors/Closures	10 26-Mar-13	3 08-Apr-13	3										Install Windows & Balcony Doors/Closures	
146			RESIDENTIAL.3.1.4.6 6th Floor	72 08-Jan-13	17-Apr-13	3										▼ 17-Apr-13, RESIDENTIAL.3 1.4.6 6th Floor	
147			RESIDENTIAL.3.1.4.6.1 No LOCATION	72 08-Jan-13	17-Apr-13	3				-						▼ 17-Apr-13, RESIDENTIAL.3.1.4.6.1 No LOÇA	πιον
148			Install Relief Angles & Balcony Steel/Ext. Framing/Stone B.L	17 08-Jan-13	30-Jan-1	3										Install Relief Angles & Balcony Steel/Ext. F aming/Stone B.U	
149			Install Exterior Sheathing/Flashings/AVB	10 26-Mar-13	8 08-Apr-13	3										Install Exterior Sheathing/Flashings/AVB	
150			Install Windows & Balcony Doors/Closures	10 04-Apr-13	17-Apr-13	3										Install Windows & Balcony Doors/Closures	
151			RESIDENTIAL.3.1.4.7 7th Floor	65 17-Jan-13	17-Apr-13	3										▼ 17-Apr-13, RESIDENTIAL.3.1.4.7 7th Floor	
152			RESIDENTIAL.3.1.4.7.1 No LOCATION	65 17-Jan-13	17-Apr-13	3				-		1 I I 1 I 1 I				T7-Apr-13, RESIDENTIAL.3. 1.4.7.1 No LOCA	TION
153			Install Relief Angles & Balcony Steel/Ext. Framing/Stone B.L	10 17-Jan-13	30-Jan-1	3										Install Relief Angles & Balcony Steel/Ext. F aming/Stone B.U	
154			Install Exterior Sheathing/Flashings/AVB	10 26-Mar-13	8 08-Apr-13	3										Install Exterior Sheathing/Flashings/AVB	
155			Install Windows & Balcony Doors/Closures	3 15-Apr-13	17-Apr-13	3										Install Windows & Balcony Doors/Closures	
156			RESIDENTIAL.3.1.4.8 8th Floor	72 28-Jan-13	07-May-1	3					- i i			· •		▼ 07-May-13, RESIDENTIAL.3.1.4.8 8th Flo	or
157			RESIDENTIAL.3.1.4.8.1 No LOCATION	72 28-Jan-13	07-May-1	3										▼ 07-May-13, RESIDENTIAL.3.1.4.8.1 No.L	OCATION
158			Install Relief Angles & Balcony Steel/Ext. Framing/Stone B.L	17 28-Jan-13	19-Feb-1	3										Install Relief Angles & Balcony Steel/Ex. Framing/Stone	B.U
159			Install Exterior Sheathing/Flashings/AVB	17 04-Apr-13	26-Apr-13	3										Install Exterior Sheathing/Fashings/AVB	
160			Install Windows & Balcony Doors/Closures	10 24-Apr-13	07-May-1	3										Install Windows & Balcony Doors/Closures	3
161			RESIDENTIAL.3.1.4.9 Roof	124 25-Jan-13	19-Jul-13								·····	· • • • • • • • • • • •		▼ 19-Jul-13, RESIDENTIAL.3.1	.4.9 Roof
162			RESIDENTIAL.3.1.4.9.1 No LOCATION	124 25-Jan-13	19-Jul-13	-				-		1 I I 1 I I 1 I				▼ 19-Jul-13, RESIDENTIAL.3.1	.4.9.1 No LOCA
163			Flash and Seal Misc. Roof Penetrations	46 25-Jan-13	29-Mar-1	3										Flash and Seal Misc. Roof Penetrations	
164			Temp Roofing at Elevator Machine & Mechanical Rooms	10 01-Feb-13	3 14-Feb-1	3										Temp Roofing at Elevator Machine & Mechanical Rooms	
165			Install Roofing	25 14-Jun-13	19-Jul-13											Install Roofing	
166			RESIDENTIAL.3.1.4.10 Penthouses	30 28-Feb-13	3 10-Apr-13	3										10-Apr-13. RESIDENTIAL 3.1 4.10 Perthouses	s
167			RESIDENTIAL.3.1.4.10.1 No LOCATION	30 28-Feb-13	3 10-Apr-13	3				1						10-Apr-13, RESIDENTIAL.3.1 4.10.1 No LOCA	TION
168			PH Exterior Sheathing/Brick Veneer/Roofing	30 28-Feb-13	3 10-Apr-13	3										PH Exterior Sheathing/Brick Veneer/Roofing	
169			RESIDENTIAL.3.1.4.11 South Elevation	120 10-Jan-13	27-Jun-1	3										27-Jun-13, RESIDENTIAL.3.1.4.1	11 South Elevati
170			RESIDENTIAL.3.1.4.11.1 No LOCATION	120 10-Jan-13	27-Jun-1	3										▼ 27-Jun-13, RES DENTIAL.3.1.4.1	1.1 No LOCATI
171			Install Scaffolding/Masonry/Stone	105 10-Jan-13	06-Jun-1	3										Install Scaffolding/Masonry/Stone	
172			Install Sealants/Balcony Railings	15 07-Jun-13	27-Jun-1	3				1		1 I I 1 I 1 I				Install Sealants/Balcony Railings	
173			RESIDENTIAL.3.1.4.12 West Elevation	161 17-Dec-12	2 02-Aug-1	3										02-Aug-18, RESIDENTIAL	.3.1.4.12 West /
174			RESIDENTIAL.3.1.4.12.1 No LOCATION	161 17-Dec-12	2 02-Aug-1	3		-		-		1 I I 1 I I 1 I I				02-Aug-13, RESIDENTIAL	.3.1.4.12.1 No L
175			Install Scaffolding/Masonry/Stone	146 17-Dec-12	2 12-Jul-13											Install Scaffolding/Masonry/Sto	ne
176			Install Sealants/Balcony Railings	15 15-Jul-13	02-Aug-1	3					- ;		i	· •		Install Sealants/Balcony Ra	ıilings
177			RESIDENTIAL.3.1.4.13 North Elevation	173 20-Dec-12	2 23-Aug-1	3									•	▼ 23-Aug-13, RE\$IDENT	IAL.3.1.4.13 No
178			RESIDENTIAL.3.1.4.13.1 No LOCATION	173 20-Dec-12	2 23-Aug-1	3										Z3-Aug-13, RE\$IDENT	IAL.3.1.4.13.1 N
179			Install Scaffolding/Masonry/Stone	163 20-Dec-12	2 09-Aug-1	3		-		-		1 I I 1 I 1 I				Install Scaffolding/Masonr	y/Stone
180			Install Sealants/Balcony Railings	10 12-Aug-13	3 23-Aug-1	3										Install Sealants/Balcony	/ Railings
181			RESIDENTIAL.3.1.4.14 East Elevation	237 07-Dec-12	2 11-Nov-1	3					- +		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		, , , , , , , , , , , , , , , , , , ,	3, RESIDENTIA
182			RESIDENTIAL.3.1.4.14.1 No LOCATION	237 07-Dec-12	2 11-Nov-1	3										▼ 11-Nov-1	3, RESIDENTIA
183			Install Scaffolding/Masonry/Stone	217 07-Dec-12	2 14-Oct-13	3										Install Scaffold	ling/Masonry/Sto
184			Install Sealants/Balcony Railings	20 15-Oct-13	* 11-Nov-1	3										Install Se	alants/Balcony F
185		Fig. F	RESIDENTIAL.3.1.5 MEP Installations	145 09-Oct-12	02-May-1	3									—	▼ 02-May-13, RESIDENTIAL.3.1.5 MEP Insta	allations
186			RESIDENTIAL.3.1.5.1 Parking Levels - P3, P2, P1 and Mezza	68 09-Oct-12	15-Jan-1	3					- ;		<u>+</u>	· ;		▼ 15-Jan-13, RESIDENTIAL.3.1.5.1 Parking Levels - P3, P2, P1	and Mezzanine
187			RESIDENTIAL.3.1.5.1.1 Core & Shell	68 09-Oct-12	15-Jan-1	3										▼ 15-Jan-13, RESIDENTIAL.3.1.5.1.1 Core & Shell	
188			FRP MEP pads & curbs	28 09-Oct-12	15-Nov-1	2									FRP	MEP pads & curbs	
189			Install plumbing/sprinkler/duct risers	28 11-Oct-12	19-Nov-1	2				-					Insta	all plumbing/sprinkler/duct risers	
190			Electrical/Mechanical rough-in	42 15-Oct-12	12-Dec-1	2										Flectrical/Mechanical rough in	
191			Instal fuel oil tanks & numps/drains & numbing nining	35 15-Oct-12	03-Dec-1	2								+		stal fuel oil tanks & numns/drains & nlumbing nining	
107			Sprinkler mains & branches	37 16-Oct-12	06-Dec-1	2										Sprinkler mains & hranches	
102				40 24-Oct-12	19-Dec-1	2										Install Generator/Supply Fans	
195				40 24-001-12	13-Dec-1	-	1	1		1			1				<u> </u>
	Actual	_evel o Nork	of Effort Remaining Work A Milestone						Pa	age 4 of	7				TASK filter: All Activ	vities © Orac	cle Corporation
			o												1		

The	Woodley								Classic Schedule Lay	out							08-Oct-13 22:50
#	Activity	Nam	e		Original Start	Finish	2	011				2012		1		2013	2014
404				- Oct Outlebaces/Fire Duran/Deal Fauin		04 Dec 4	Jun	Jul	Aug Sep Oct Nov Dec	Jan Feb	Mar Apr	May Jun Jul Aug	Sep Oct			an Feb Mar Apr May Jun Jul Aug Sep Oct	Nov Dec Jan Feb Mar Pr
194			-	Set Switchgear/Fire Pump/Pool Equip.	34 05-INOV-12	21-Dec-1	2								 ;5	at Switchgear/Fire Pump/Pool Equip.	
195					2 04-Dec-12	2 05-Dec-1	2		· · · · · · · · · · · · · · · · · · ·						Insta		
196					21 14-Dec-12	2 15-Jan-1	3	-					1				
197				RESIDENTIAL 3.1.5.2 Ground Floor	49 29-Nov-12	07-Feb-1	3						1		1	07-Feb-13, RESIDENTIAL 3:1.5.2 Ground F	Sholl
190					49 29-NOV-12		2									all plumbing (oprinkler/dust risers	Shell
200			-		21 13-Dec-12	2 12-Dec-	2									Install sprinkler/duct mains & branches	
200				Frame/MEP Rough-in/Hang/Einish/Paint Set Equip. for telec	18 15-Jan-13	07-Feb-1	3		· · · · · · · · · · · · · · · · · · ·							Frame/MEP/Rough-in/Hang/Finish/Paint Set	Equip, for telecom/electircal/tra
202			-	RESIDENTIAL.3.1.5.3 2nd Floor	49 29-Nov-12	2 07-Feb-1	3	-					1	-	_	07-Feb-13, RESIDENTIAL.3 1.5.3 2nd Foo	
203				RESIDENTIAL.3.1.5.3.1 Core & Shell	49 29-Nov-12	2 07-Feb-1	3						1	-		07-Feb-13, RESIDENTIAL.3.1.5.3.1 Core &	Shell
204				Install plumbing/sprinkler/duct risers	10 29-Nov-12	2 12-Dec-1	2						1		lins	all plumbing/sprinkler/duct risers	
205				Install sprinkler/duct mains & branches	21 13-Dec-12	2 14-Jan-1	3									Install sprinkler/duct mains & branches	
206				Frame/MEP Rough-in/Hang/Finish/Paint Set Equip. for telec	18 15-Jan-13	07-Feb-1	3		- <u>1</u>	-	· · · · · · · · · · · · · · · · · · ·	±				Frame/MEP Rough-in/Hang/Finish/Paint Set	Equip, for telecom/electircal/tra
207				RESIDENTIAL.3.1.5.4 3rd Floor	54 13-Dec-12	2 28-Feb-1	3								-	28-Feb-13, RESIDENTIAL.3.1,5.4 3rd F	loor
208				RESIDENTIAL.3.1.5.4.1 Core & Shell	54 13-Dec-12	2 28-Feb-1	3						1			28-Feb-13, RESIDENTIAL.3.1.5.4.1 Cor	e & Shell
209				Install plumbing/sprinkler/duct risers	11 13-Dec-12	2 28-Dec-1	2						1			nstall plumbing/sprinkler/duct risers	
210				Install sprinkler/duct mains & branches	43 31-Dec-12	2 28-Feb-1	3						1		ė	Install sprinkler/duct mains & branches	
211				Frame/MEP Rough-in/Hang/Finish/Paint Set Equip. for telec	18 29-Jan-13	21-Feb-1	3					+				Frame/MEP Rough-in/Hang/Finish/Paint S	et Equip. for telecom/electircal
212			-	RESIDENTIAL.3.1.5.5 4th Floor	48 31-Dec-12	2 07-Mar-1	3								-	▼ 07-Mar-13, RESIDENTIAL.3.1.5.5 4th I	Floor
213				RESIDENTIAL.3.1.5.5.1 Core & Shell	48 31-Dec-12	2 07-Mar-1	3						1		- •	● 07-Mar-13, RESIDENTIAL.3.1.5.5.1 Co	ore & \$hell
214				Install plumbing/sprinkler/duct risers	10 31-Dec-12	2 14-Jan-1	3						1		į.	Install plumbing/sprinkler/duct risers	
215				Install sprinkler/duct mains & branches	20 15-Jan-13	11-Feb-1	3						i i			Install sprinkler/duct mains & branches	
216				Frame/MEP Rough-in/Hang/Finish/Paint Set Equip. for telec	18 12-Feb-13	07-Mar-1	3									Frame/MEP Rough-in/Hang/Finish/Fain	t Set Equip. for telecom/electire
217				RESIDENTIAL.3.1.5.6 5th Floor	48 15-Jan-13	21-Mar-1	3									21-Mar-13, RESIDENTIAL 3.1.5.6 5	th Floor
218				RESIDENTIAL.3.1.5.6.1 Core & Shell	48 15-Jan-13	21-Mar-1	3						1			21-Mar-13, RESIDENTIAL 3.1.5 (.1	Core & Shell
219				Install plumbing/sprinkler/duct risers	10 15-Jan-13	28-Jan-1	3						1			Install plumbing/sprinkler/duct risers	
220				Install sprinkler/duct mains & branches	20 29-Jan-13	25-Feb-1	3		· · · · · · · · · · · · · · · · · · ·			++				Install sprinkler/duct mains & branches	
221				Frame/MEP Rough-in/Hang/Finish/Paint Set Equip. for telec	18 26-Feb-13	21-Mar-1	3									Frame/MEP Rough-in/Hang/Finish/Pa	aint Set Equip. for telecom/elec
222				RESIDENTIAL 3.1.5.7 6th Floor	48 29-Jan-13	04-Apr-1	3						1			04-Apr-13, RESIDENTIAL.3.1.5.7	6th Floor
223	_			RESIDENTIAL.3.1.5.7.1 Core & Snell	48 29-Jan-13	04-Apr-1	3									▼ 04-Apr-13, RESIDENTIAL.3.1.5.7.	1 Core & Shell
224			-		10 29-Jail-13	11-Feb-1	3										
220	_		-	Frome/MED Bough in/Hong/Einigh/Doint Set Equip for tales	20 12-Feb-13	04 Apr 1	3 2					++					(Doint Sot Envir, for tologom/ol
220					10 12-Mai-13	19 Apr 1	2										7 Zth'Eloor
227				RESIDENTIAL 31581 Core & Shell	48 12-Feb-13	18-Apr-1	3						1			18-Apr-13, RESIDENTIAL 31.5	8 1 Oore & Shell
220				Install plumbing/sprinkler/duct risers	10 12-Feb-13	25-Feb-1	3						1			Install plumbing/sprinkler/duct risers	
230				Install sprinkler/duct mains & branches	20 26-Feb-13	25-Mar-1	3						1			Install sprinkler/duct mains & branch	es
231				Frame/MEP Rough-in/Hang/Finish/Paint Set Equip. for telec	18 26-Mar-13	18-Apr-1	3					++++				Frame/MEP Rough-in/Hand/Fini	sh/Paint Set Equip. for telecom
232				RESIDENTIAL.3.1.5.9 8th Floor	48 26-Feb-13	02-Mav-1	3									02-May-13, RESIDENTIAL.3.	1.5.9 8th Floor
233				RESIDENTIAL.3.1.5.9.1 Core & Shell	48 26-Feb-13	02-May-1	3									02-May-13, RESIDENTIAL.3.	1.5.9.1 Core & Shell
234				Install plumbing/sprinkler/duct risers	10 26-Feb-13	11-Mar-1	3	-					1			Install plumbing/sprinkler/duct risers	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
235				Install sprinkler/duct mains & branches	20 12-Mar-13	08-Apr-1	3						1			Install sprinkler/duct mains & tran	ches
236				Frame/MEP Rough-in/Hang/Finish/Paint Set Equip. for telec	18 09-Apr-13	02-May-1	3		· • • • • • • • • • • • • • • • • • • •	-ii						Frame/MEP Rough-in/Harg/F	inish/Paint Set Equip. for telec
237			RI	ESIDENTIAL.3.1.6 Elevator Installation	157 22-Jan-13	30-Aug-1	3									▼ 30-Aug-	13, RÉSIDENTIAL.3.1.6 Eleva
238				RESIDENTIAL.3.1.6.1 All Floors/Levels/Elevations	157 22-Jan-13	30-Aug-1	3									▼ 30-Aµg-	13, RESIDENTIAL.3.1.6.1 AII I
239				RESIDENTIAL.3.1.6.1.1 Elevators A,B,C,D and E	157 22-Jan-13	30-Aug-1	3									▼ 30-Aug-	13, RESIDENTIAL.3.1.6.1.1 E
240				Installtion	157 22-Jan-13	30-Aug-1	3			· · ·						Length Installtio	n l
241				Pointup shaft & install sprinkler/fire	90 18-Apr-13	23-Aug-1	3									Pointup s	haft & install sprinkler/fire
242				Test & inspect for temp use	8 09-May-13	3 20-May-1	3	1					 		1	Test & inspect for temp us	e
	Actua Actua	al Lev al Wo	vel of ork	Effort Remaining Work \blacklozenge Milestone Critical Remaining Work \checkmark summary					Page 5 of 7				TASK filt	er: All A	Activiti	2S	© Oracle Corporation

The Wo	oodley								Class	ic Scł	nedule	e Layo	ut											
#	Activity N	ame (Original	Start	Finish	20	011		_									20	12					
			Juration			Jun	Jı	ul Aug	g Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	JulA	ug	Sep Oct	Nov Dec	Jan F	eb Ma
243		RESIDENTIAL 3.1.7 Unit Buildout	270	21-Jan-13	07-Feb-14					-														-
244		RESIDENTIAL 3.1.7.1 All Floors	270	21-Jan-13	07-Feb-14			i.												į				
245			270	21-Jan-13	07-Feb-14		Ļ				L					L I					!	 		
240			01	21-Jan-13	20-Apr-13		i.					i.								į				
247			01	11 Mor 12	20-Jul 12		-			-	-	-												
248		Frame/Drywaii Cenings	01	11-IVIAI-13	02-Jul-13																			
249		Electrical/Plumbing/Rerridg Rough-in Walls	86	18-IVIAF-13	17-Jul-13		1			1		-												
250			81	01-Apr-13	24-Jul-13																			
251			81	15-Apr-13	07-Aug-13					1									}		1		-	
252		Wall & Ceiling Inspections	76	29-Apr-13	14-Aug-13		-					-									1			
253		Install and inspect insulation	82	08-May-13	03-Sep-13		i.				1									Ì				
254		Hang partion/ceiling drywall	85	23-May-13	23-Sep-13		1					-												
255		Finish wall & ceiling drywall	80	14-Jun-13	07-Oct-13																	 		
256		Prep & finish exposed ceilings	80	21-Jun-13	14-Oct-13		1				1	-												
257		Set door frames	5	28-Jun-13	05-Jul-13		1					-												
258		Prime/paint walls and ceilings	75	08-Jul-13	21-Oct-13		1				1													
259		Hang doors, hardware	75	10-Jul-13	23-Oct-13		1					-												
260		Trim Out and HU A/C Units	75	15-Jul-13	28-Oct-13		-					-												
261		Install Cabinets/Floor & wall tile	80	18-Jul-13	07-Nov-13					;		;									 ! !	 		;
262		Set Countertops/Plmb fixtures & A/C Units	82	23-Jul-13	14-Nov-13		-					-												
263		Electical Trimout	75	08-Aug-13	21-Nov-13		1				1										1			
264		Finish Paint	75	08-Aug-13	21-Nov-13					-	1													
265		Set & Hookup Appliances	75	12-Aug-13	25-Nov-13		į.				1									į				
266		Install Window Shades	76	15-Aug-13	02-Dec-13							+										L L		
267		Point Up and final paint	74	21-Aug-13	04-Dec-13							-							-					
268			76	26-Aug-13	11-Dec-13		1				1								1		1			
269			81	03-Sep-13	26-Dec-13		-					-							-					
203			82	17-Son-13	10- Jan-14		į.					i.		į						į				
270			02	01 Oct 12	24 Jon 14							·												
271			02	15 Oct 12*	24-Jan 14		i.	i.				į								Ì				
272			//	15-Oct-13"	31-Jan-14		1	-	1	:	1	:					1		:		1	1 I I I I I	: :	
273			25	06-Jan-14*	07-Feb-14		-				-													
274		RESIDENTIAL.3.1.8 Lobby/Corridor Buildout	364	11-Oct-12	14-Mar-14		1		1	}	1	:												
275		RESIDENTIAL 3.1.8.1 All Parking Levels and Floors	364	11-Oct-12	14-Mar-14																			
270			110	11-Oct-12	14-1vial-14		1																: :	
277			20	15 Oct 12	21 Nov 12		-			-		-												
270			170	05 Nov 12	47 Jul 42		i.	i				i.								į			iasorii y	
279		Install framing/luming/	1/0	14 Nov 12	17-Jul-13																			
280			38	14-INOV-12	09-Jan-13																	· · · · · · · · · · · · · · · · · · ·	inst 	aii iignt
281			116	08-May-13	21-Oct-13						-	-												
282		Prime & Paint Walls & Ceilings	116	15-May-13	28-Oct-13		1					-												
283		Swing Doors	2	22-May-13	23-May-13		1		-	-	1	-												
284		Paint & Seal Floors	111	22-May-13	28-Oct-13					-	-													
285		Final Paint Walls & Ceilings	124	30-May-13	21-Nov-13																	 		
286		Install Stripping/Door Hardware	14	04-Jun-13	21-Jun-13					1	-								-					
287		Mechanical/Electrical Trim-out	36	04-Jun-13	24-Jul-13						, , , ,					1				÷				
288		Install signage/floor	7	04-Jun-13	12-Jun-13					1	-	1												
289		Punchlist	197	07-Jun-13	14-Mar-14						-													
290		📮 Final Clean	177	14-Jun-13	21-Feb-14					1	-													
	ActualActual	Level of Effort Remaining Work \blacklozenge Milestone Work Critical Remaining Work \checkmark summary								Page	e 6 of	7									TASK filte	er: All Activ	ities	



The V	loodley						C	Classic	Schedule	e Layout																			08-Oct-13	22:50
#	Activity N	Name	Original	Start	Finish	2011								2	012									2013					2014	ł
			Duration			Jun J	ul Aug	Sep (Oct Nov	Dec Ja	an F	eb Mar	Apr Ma	y Jun	Jul	Aug	Sep C	oct No	/ Dec	Jan F	eb Mar	Apr N	May J	Jun Ju	ul Aug	Sep	Oct N	lov De	ec Jan Feb	Mar pr
291		RESIDENTIAL.3.1.9 Sitework & Site Improvements	0						Î					-	-									Ì	-					
292		RESIDENTIAL.3.1.10 Final Inspections/Project Completion	126	03-Sep-13	27-Feb-14																							1		27-Fe
293		RESIDENTIAL.3.1.10.1 All Floors/Levels/Elevations	126	03-Sep-13	27-Feb-14																							1		27-Fe
294		RESIDENTIAL.3.1.10.1.No Location No LOCATION	126	03-Sep-13	27-Feb-14																					-				27-Fe
295		Final Elevator Inspection	5	03-Sep-13	09-Sep-13																					🔲 Fír	al Elev	vator lı	nspection	
296		Stair Pressurization Testing	10	10-Sep-13	23-Sep-13			-		+		+										 	+-				Stair P	ressu	ization Testing	J
297		Chlorination	6	26-Nov-13	04-Dec-13																							ļ.	Chlorination	
298		Mechanical/Plumbing/Electical Final	42	03-Dec-13	30-Jan-14						i												i			1				hanica
299		Building/Zoning Final	10	31-Jan-14	13-Feb-14																								🗖 В	uilding/
300		📮 Fire Marshall Final	10	14-Feb-14	27-Feb-14				1							 	1											1		Fire N

Actual Level of Effort Remaining Work \blacklozenge Milestone	Page 7 of 7	TASK filter: All Activities
Actual Work Critical Remaining Work summary		

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APPENDIX B

Detailed Structural Estimate

Quantity Takeoff

Above Grade Structure					
Typical Floor (3rd Floor)	Quantity		Unit	Cost/Unit	Cost/Flr.
Supported Slab	35950		SF	\$17.25	\$620,138
Shear Wall		145	SF	\$27.50	\$3,988
Concrete Stairs		2	flight	\$6,300.00	\$12,600
				Subtotal	\$636,725
	Quantity		Unit	Cost/Unit	Total Cost
Total Structure		9	Floors	\$636,725.00	\$5,730,525
Clark Total					\$5,646,149
					-1.49%

Below Grade Structure				
P3	Quantity	Unit	Cost/Unit	Cost/Flr.
SOG	8106	SF	\$6.50	\$52,689
Shear Wall	80	SF	\$27.50	\$2,200
Concrete Stairs	1	flight	\$6,300.00	\$6,300
			Subtotal	\$61,189
P2				
SOG	54944	SF	\$6.50	\$357,136
Shear Walls	146	SF	\$27.50	\$4,015
Concrete Stairs	2	flight	\$6,300.00	\$12,600
			Subtotal	\$373,751
P1				
Supported Slab	53530	SF	\$18.00	\$963,540
Shear Walls	149	SF	\$27.50	\$4,098
Concrete Stairs	2	flight	\$6,300.00	\$12,600
			Subtotal	\$980,238
P1 Mezzanine				
Supported Slab	7378	SF	\$18.00	\$132,804
Shear Walls	114	SF	\$27.50	\$3,135
Concrete Stairs	2	flight	\$6,300.00	\$12,600
			Subtotal	\$148,539
			Item	Iotal Cost

Item	Total Cost
Total Structure	\$1,563,717
Clark Total	\$1,868,433
	16.31%

Foundations				
Р3	Quantity	Unit	Cost/Unit	Cost/Flr.
P3 Footings	781.77	CY	\$270.00	\$211,078
P3 Foundation Walls	14652	SF	\$22.00	\$322,344
			Subtota	\$533,422
P2				
P2 Footings	938.22	CY	\$270.00	\$253,319
P2 Foundation Walls	29636	SF	\$22.00	\$651,992
			Subtota	\$939,961
			Item	Total Cost
			Total Structure	\$1,473,382

Item	Total Cost
Total Structure	\$1,473,382
Clark Total	\$1,716,820
	14.18%

APPENDIX C.1

Assemblies Exterior

Skin Estimate

		Exterior Sk	cin Envelope Assembli	ies Estimate		
ltem	Unit	Quantity	RS Means Cost/Unit	Actual Cost/Unit	Assembly Total Cost	Actual Cost
Masonry/Stone						
Brick Standard Running Bond	SF	76225	\$23.70	\$35.00	\$1,806,532.50	\$2,667,875.00
Cast Stone	SF	751	\$47.00	\$45.00	\$35,297.00	\$33, 795.00
Limestone	SF	15283	\$55.25	00 [.] 06\$	\$844,385.75	\$1,375,470.00
Subtotal					\$2,686,215.25	\$4,077,140.00
Roof						
Slate Shingles	SF	2000	\$8.49	\$30.00	\$59,430.00	\$210,000.00
Subtotal					\$59,430.00	\$210,000.00
Windows						
Aluminum-Clad Wood Double Hung Windows	SF	25479		\$69.00	\$178,051.00	\$1,758,051.00
Subtotal					\$1,758,051.00	\$1,758,051.00
Doors						
Aluminum-Clad Wood and Glass Doors	SF	13628		\$69.00	\$940,332.00	\$940,332.00
Hollow Metal Doors	leaf	2		\$1,000.00	\$2,000.00	\$2,000.00
Subtotal					\$942,332.00	\$942,332.00
Total Cost					\$5,446,028.25	\$6,987,523.00

January 1, 2013 [TECHNICAL REPORT 2]

APPENDIX C.2

General Conditions

Estimate

SUPERVISION/PROJECT MANAGEMEN	Т				
Scheduling	1	Job Cost	1	0.04%	\$33,833
Supervision	1	Week	100	\$15,025	\$1,502,500
Project Executive	1	Week	100	\$2,565	\$256,500
Project Management	1	Week	100	\$10,560	\$1,056,000
Jobsite Secretary	1	Week	100	\$425	\$42,500
MEP Coordinator	1	Week	100	\$710	\$71,000
SUBTOTAL					\$2,962,333
FIELD ENGINEERING					
Engineering Instruments/Supplies	1	Ea.	1	\$335,164.00	\$335,164
SUBTOTAL					\$335,164
ADMINSTRATIVE FACILITIES AND SUPP	PLIES				
Contractor Office set-Up and Rental	2	Month	25	\$386.00	\$19,300
Security Equipment	1	Ea.	1546	\$23.10	\$35,713
Pest Control	1	Ea.	750	\$36.80	\$27,600
Personal Computers	1	Ea.	1	\$96,665.00	\$96,665
Telephone-Setup (from IT Estimate)	1	Ea.	1	\$19,000.00	\$19,000
Jobsite Sheds	6	Month	25	\$74.00	\$11,100
Drawings and Specifications	10	Month	25	\$75.00	\$18,750
Motor Vechicle Expenses	1	Month	25	\$3,280.00	\$82,000
Travel Expenses	1	Ea.	1	\$15,000.00	\$15,000
SUBTOTAL					\$325,128
SAFETY					
Jod Safety Expenses	1	Ea.	1	\$90,450.00	\$90,450
Backrails and Opening Covers	1	LF	1000	\$28.47	\$28,470
Safety Inspector	1	Ea.	100	\$1,270.00	\$127,000
SUBTOTAL					\$245,920
CLEANUP					
Periodic Cleanup	1	M.S.F.	421	\$325.25	\$136,930
Dumpster Service	1	Loads	350	\$450.00	\$157,500
Fences/Barricades	1	LF	7500	\$20.30	\$152,250
Rainwater Pumping	1	Ea.	1	\$5,000.00	\$5,000
Misc. Tools & Equipment	1	Ea.	1	\$20,000.00	\$20,000
Monthly Electric Bill	1	Ea.	25	\$15,500.00	\$387,500
Temporary Heat	1	CSF Floor	297	\$59.15	\$17,568
Temporary Tiolets	6	Month	25	\$183.00	\$27,450
Construction Water	1	Month	25	\$63.00	\$1,575
SUBTOTAL					\$905.773

MISCELLANEOUS					
Cost Engineering	1	Ea.	1	\$31,778.00	\$31,778
Purchasing	1	Ea.	1	\$75,000.00	\$75,000
SUBTOTAL					\$106,778
INSURANCE					
Excess Liability Insurnace	1	Ea.	1	\$251,240.00	\$251,240
SUBTOTAL					\$251,240
JOB TOTAL					\$5,132,336

APPENDIX D

Site Utilization Plans

APPENDIX E

LEED Scorecard

	LEED v2	2.2 for New Construction and Major Renovations		M 2				
((d)))	Project Sco	ward		COORED CARRY				
23082	Project Add	res: 2668 Woodlev Rd. Washington, D.C. 20008		THE CENTER FER DOWNECTIVE ARCHITECTURE				
37 6 26		Possible Points:	69					
	Certified 26	to 32 points. Silver 33 to 28 points. Gold 39 to 53 points. Matinum 52 to 61						
9 1 4	Sustaina	ble Sites Possible Points:	14					
Y 2 N D	C + Design Co	rdit / Construction Credit		Responsible for Documentation	Status with GBC/			
Y C	Prereg 1	Construction Activity Pollution Prevention	Regid	Clark Construction	Credit attempted Earned			
1000	Credit 2	Development Density and Community Connectivity	1	cc	Carned			
1000	Credit 2	Brownfield Redevelopment	1	<u>ee</u>	Camed			
1000	Credit 4.2	Atternative Transportation - Public Transportation Access Alternative Transportation - Ricycle Storage and Changing Rooms	1	6C	Earned			
1 0 0 D	Credit 4.3	Alternative Transportation - Low-Emitting and FueHEfficient Vehicles	1	<u>ac</u>	famed			
0 0 1 D	Credit 5.1	Atternative Transportation - Parking Capacity Site Development - Protect or Restore Habitat	1	KC MVLA	Credit attempted			
1 0 0 D	Credit S.2	Site Development - Maximize Open Space	1	AME	Earned			
0 0 1 D	Credit 6.1	Stormwater Design - Quantity Control Stormwater Design - Quality Control	1	60 20	Credit not attempted			
1 0 0 0	Gredit 7.1	Heat Island Effect - Non-roof	1	cc	Credit attempted			
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3 0 2 Water Efficiency Possible Points: 5								
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0 0 1 0	Credit 1.2	Water Efficient Landscaping - No Potable Water Use or No Irrigation	1	cc	Credit not attempted			
0010	Gredit 2	Innovative Watewater Technologies Water Use Reduction - 2016 Reduction	1	CC	Credit not attempted			
1000	Credit 3.2	Water Use Reduction - 30% Reduction	1	Integral	Camed			
6 8 10			47					
6 0 11	Energy a	ind Atmosphere Possible Points: rdk / Contraction Credit	17	Reconcible for Documentation				
Y C	Prereg 1	Fundamental Commissioning of Building Energy Systems	Reg'd	CPM Scheduling	Credit attempted			
Y D	Preneg 2	Minimum Energy Performance	Regid	Integral	Camed Camed			
1000	Credit 1.1	Optimize Energy Performance - 10.5% New / 3.5% Existing Renovations	1	Integral	Earned			
1 0 0 D	Credit 1.2	Optimize Energy Performance - 14% New / 7% Existing Renovations	1	Integral	Earned			
	Credit 1.3	Optimize Energy Performance - 17.5% New / 10.5% Existing Renovations Optimize Energy Performance - 21% New / 14% Existing Renovations	1	Integral	Not Earned			
0010	Gredit 1.5	Optimize Energy Performance - 24.5% New / 17.5% Existing Renovations	1	Integral	Not Earned			
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0 0 1 0	Credit 1.9	Optimize Energy Performance - 28.5% New / 21.5% Existing Renovations	1	Integral	Not Earned			
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0010	Credit 2.2	On-Site Renewable Energy - 12.5% Renewable Energy Enhanced Commissioning	1	CC BG / CPM Scheduline	Credit not attempted Credit attempted			
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