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Executive Summary

This report is intended to familiarize you with the cost and methods analysis under which the City Hospital Phase I building is constructed and give you a general overview of the systems incorporated into the building. Phase I is an "L" shaped four-story composite building structure which will provide a research facility, an administrative space, a conference space, and a Central Utility Plant (C.U.P.) located across from the existing main hospital. The structure of the Phase I facility is designed to support twenty two stories of additional research space in the future phases.

The methods in which the project will be completed are outlined in the detailed schedule and the site plan. The detailed schedule reflects how the project will be built, including the phasing and structural sequence of the project. It also shows that construction began in March of 2005 with an intended completion date of December 2007. Some of the key milestones on the schedule are the MEP rough-in, finishes, building enclosure, etc. The site plan provides a description of the key construction phases on the 6.5 acre site. The top level of Phase I is at an elevation of 26 ft. and is about 16ft. below street level. The plans include critical phases such as steel erection and material handling. Temporary equipment, ramps, fences, a crane, hoist, etc., can also be located on the site plan.

Turner Construction provides preconstruction and construction services for the \$156 million phased project under a guaranteed maximum price contract. For cost analysis, a detailed estimate was prepared for the structural system, telecommunications system, and the general conditions. The square foot estimate for the four-story composite structure provides cost of labor, equipment, and materials for the entire structural system. The scope of work includes the cost of concrete, masonry, and steel. An assemblies estimate was completed on the telecommunications system. The general conditions estimate provides a cost breakdown of the general requirements on site that will aid the construction process such as temporary utilities, project and staff cost, etc.

The following document contains information about the detailed project schedule, site plan layout, assemblies estimate, detailed structural systems estimate, and general conditions estimate. The information used in this report was provided by Turner Construction and RS Means Costworks.