

5. Project Team Overview

5.1 Client Information

Turnberry Limited are the primary owners of this project with Facchina Development as the secondary owners. The project was owned by Facchina initially and needed another party to come in, back the project and become the primary owner. Turnberry is known for picking sites that are “dramatic” and providing something that can’t be duplicated. Some of their other sites include Paradise Island in the Bahamas and Las Vegas, Nevada. Further expansion includes on the water in Boston, Massachusetts.

This site was selected because of the views that will be offered. At the top, you will have unobstructed views to all of the District of Columbia and Georgetown and parts of the Anacostia River. The building has been outfitted since Turnberry has purchased the building to fit their décor. High ceilings in the lobby level with plenty of down light and magnificent finishes will greet guests as they enter the building. Turnberry will also have installed two water features that will be noticed by anyone who passes by the building. These few features along with stone from Norway and the full height window walls will allow Turnberry Tower Arlington to become a symbol for the Rosslyn section of Arlington County.

Cost, quality, and schedule are the three most important factors in achieving a successful project. In the case of this project an interesting approach was taken. When Facchina sold the building to Turnberry and became the secondary owner, one stipulation was that Facchina’s general contractor division would be used to build and manage the job. The hope was that by having the owner and general contractor work together and be one in the same that it would be possible to achieve cost, quality, and schedule which is not typical on most projects. When there was a delay from permitting problems, both sides worked together very well. The project fell behind three months and it did not sit well with any of the parties. Both sides worked together and were able to speed up the project to get back on the original schedule and they did this without increasing any cost or decreasing any quality.

Throughout construction there was also constant communication between the owner and general contractor dealing with all changes. In an effort to keep costs down, quality high, and schedule on track, these parties would meet regularly to discuss any and all changes. This showed that when the general contractor has a vested interest in a project they will try to do what they can to keep cost, quality, and schedule in check.

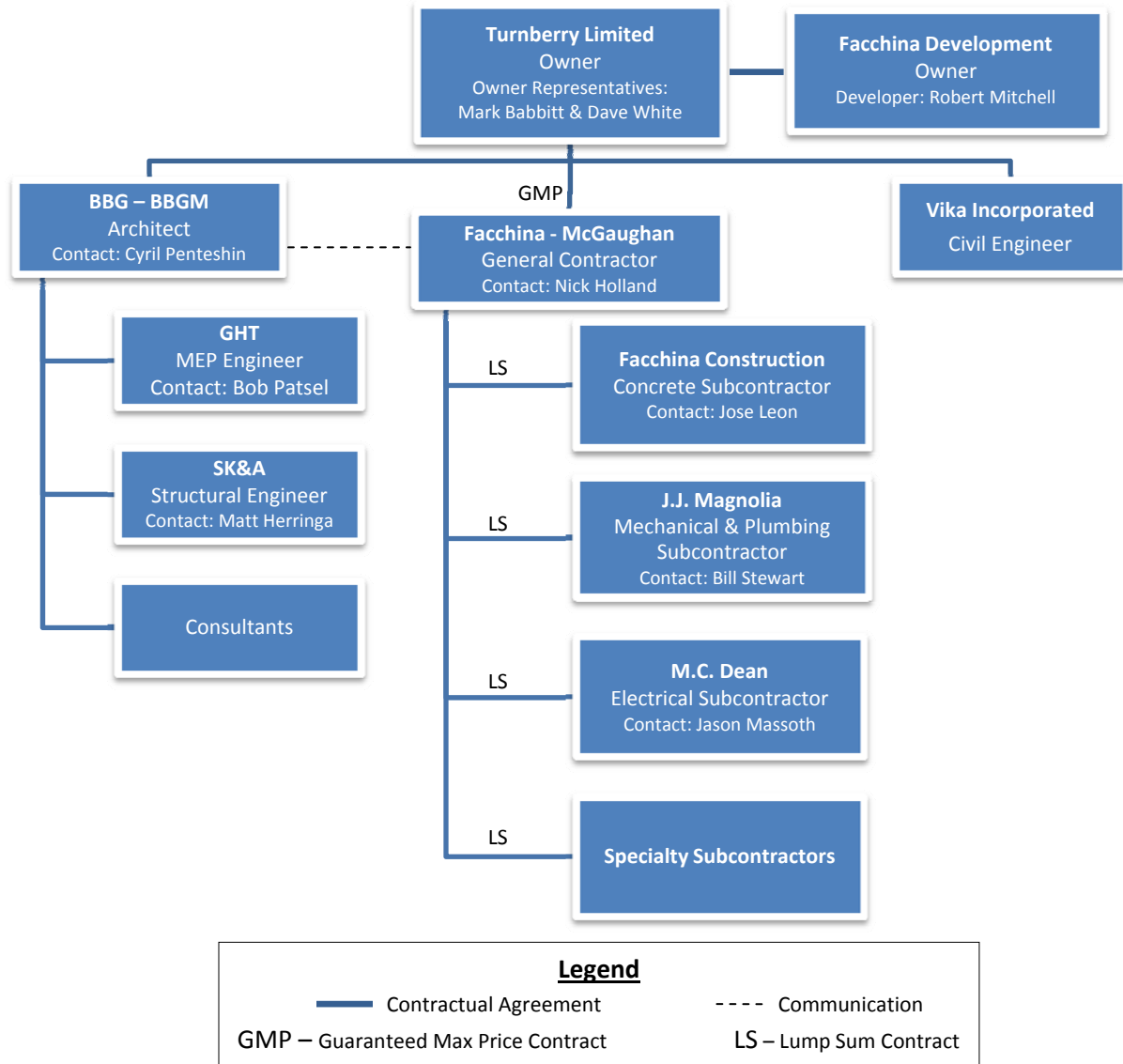
When asked what safety expectations were required, the only answer from the owner was “100% at all times.”

In order to complete this project so the owner is satisfied, all of the units must have the kitchens and bathrooms finished and have the rest of the unit roughed out with junction boxes for lights and power to the receptacles. The corridors on the typical floors must be finished as well. The lobby level will need

to be completely finished including the pool, spa, gym, and mezzanine level. The parking garage will need to have all private garage doors installed. All the systems in the building must be commissioned, online and ready to work properly for turnover.

5.2 Project Delivery System

Turnberry Tower Arlington Organizational Chart



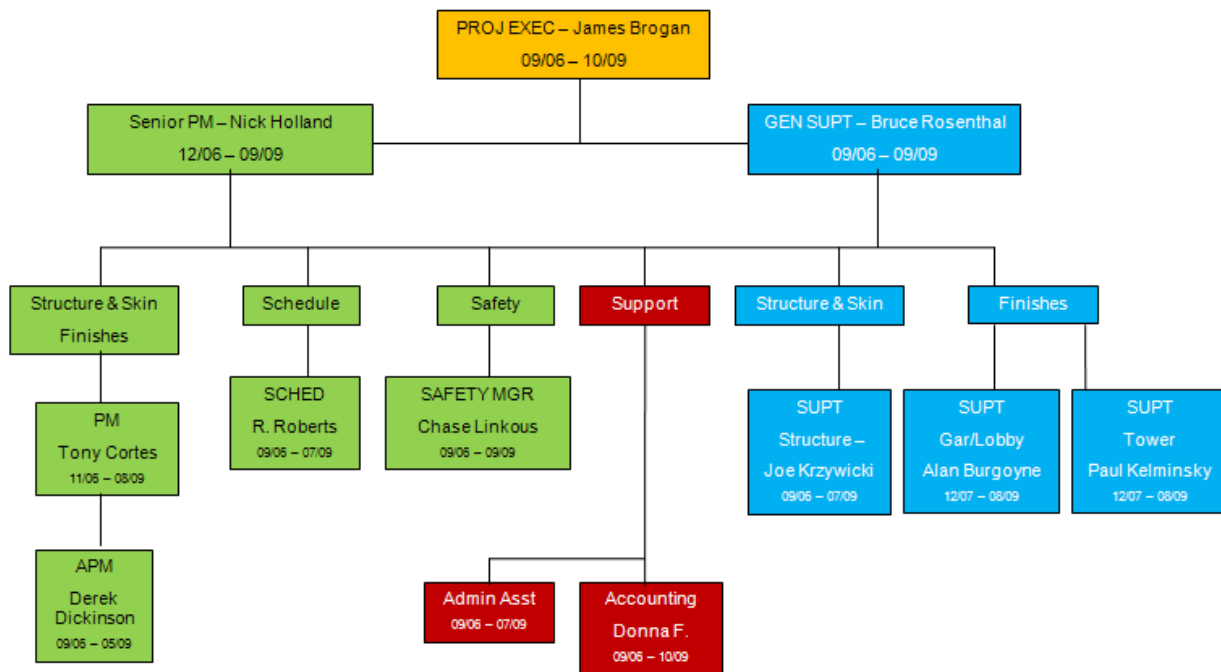
This project is being delivered in a design-bid-build approach. This was chosen because Turnberry wanted to the building to fit their exact needs so it could be a building they would be proud to own.

Between the owner and the general contractor there is GMP contract. In parts of the budget where items were not yet purchased or it was not decided what was exactly needed, an allowance was put in. A lump sum contract is used between the general contractor and subcontractors. The subcontractors were picked by the use of a hard bid. In some cases it was required for the subcontractor to bond 1.5% of their bid in the form of a payment and performance bond. The project uses a CCIP Insurance program so all subcontractors were required to participate in this program.

5.3 Project Staffing Plan

Below is the organization chart and the staffing plan for the Turnberry Tower Arlington project being used by the general contractor. The organization chart is set so there is one project executive that deals primarily with the owner while everyone else has who they should report to. Because of the flexibility of this project and the open communication between the owner and general contractor, everyone on the job is able to communication with everyone on the owner’s side and vice versa. The staffing chart was set up before the job and describes what the job will need in regards to the onsite personal.

Facchina-McGaughan Organization Chart



Facchina-McGaughan Staffing Chart

