

Construction management

Business, Management



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150 Keith Smith July 22, 2009 Construction Management The function of a construction manager is to advise and consult a client or owner concerning the programming and design of a project. This would include cost estimation, coordination of the work schedule , equipment and material deliveries. A concern in the managers advisement and consultation is trade jurisdiction of the various contractors and the activity coordination of the engineers and architect.

One of the most important functions of a construction manager is to offer critical analysis as it relates to the design, economics, and constructibility being proposed by the architect while always keeping in mind the initial budget and the ultimate goal of providing the best possible facility.

Demographics In the analysis of demographics and its impact on commercial spending, consideration should be given to the cause of Dayton residents who flee to neighboring communities, increasing crime rates.

The lack of employment opportunities, and the infiltration of less desirable residents who fail to take proper care of their property, are some reasons for this flight, which robs Dayton City limits of responsible consumers whose spending would otherwise enhance retail development and progress. It is true, that those disadvantaged families who have been victimized by alcohol and substance abuse, economic down turns and criminal activity, need decent residents like anyone else.

However; given the current economically depressing conditions, law enforcement, city inspectors and other institutional overseers are obliged to

be more diligent in minimizing problems that arise under these circumstances. Urban Retail Strategy Proper use of land based resources dictates that urbanism advocates mixed-use development which combines residential, commercial, cultural, and recreational uses, rather than segregating these uses into separate zones or traditional single-use zoning.

This strategy also facilitates the presence of a variety of demographic entities as per age, sex, income, etc. These varied consumers would be available in the area of retail development and would also cancel some concerns of isolated criminal activity. Environmental Concerns Asbestos legal firms advertising to represent victims of asbestos contamination , appear hourly on tv commercials. This fact emphasizes that asbestos is still a dangerous threat to the population at large.

It is a carcinogenic with a prolong incubation period (30+) years, that incapacitates the lungs and breathing process by the infiltration of hook-like fibers for which there is no cure. The state of Ohio is reminded of the devastation caused by asbestos in the city of Mansfield. Exposure to construction materials that were manufactures there, consisting of asbestos caused the death of workers and their families. This occurred prior to governmental warnings and regulations of asbestos containing materials; and has resulted in a host of multi- billion dollar class-action law suits.

Dayton is likewise, littered with older structures and vacant buildings that present a similar threat and must be dealt with in consideration of any urban renewal strategy. Environmental Considerations Type I and type II environmental research and analysis involves a careful walk-thru grid

pattern of the land area to investigate the presence of illegal dumping, oil and chemical leakage, the presence of underground utilities and other buried materials. Various municipal departments and the fire department, should be consulted as to the historical use of a particular parcel.

The type II process involves the abatement of such research which include taking bulk samples of hazardous materials for lab analysis and later air samples during and after abatement to determine atmospheric quality. For many decades throughout the country we have seen large segments of the general populace favor suburban residency. This same phenomenon has affected the downtown and inner-city areas of the city of Dayton for many of the same reasons: I- The increase of inner-city crime, home invasions, robbery, drug traffic, drive-by shootings.

II- Unhealthy industrial environment: violation of EPA (Environmental Protection Agency). Federal standards pertaining to harmful emissions and chemical contamination, as well as accidents due to violation of OSHA (Occupational Safety and Health Administration) standards. III- Atmospheric pollution and traffic congestion. IV- Relocation of business parks and shopping centers to the outgoing suburbs. In the case of Dayton in particular, the demise of NCR, GM, DHL, HEWITT SON FACTORY, have all contributed to massive unemployment and relocation and displacement of the city's residents.

Large National and international retailers and franchises such as Kroger, Walmart, McDonald's have traditionally, preceded their decisions to locate in a metropolitan area, based upon an impact assessment of the location. Such

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assessment have been based upon most of the considerations that I have just itemized, and include others such as geographical flood and storm histories, traffic patterns, age, income, and educational demographics and statistical analysis.

Judging from this itemized list it becomes obvious why Dayton lacks the presence of some of these franchises in certain areas. My target date for completion of the proposed report shall be 60 days maximum or less after contract award. My recommended fee for completing the requirements of the contract is \$175, 000(one hundred and seventy-five thousand dollars). A lesser amount can be considered by myself as an independent consultant, and in consideration of the city's budget limitations. A schedule for intermediate reports and presentations shall be available on a bi-weekly time-table.