

Breadth Topics

A breadth study will be conducted on the construction-related issues involved in redesign of the building. Included in this will be an evaluation of increased revenue that could be expected by adding an additional story. Another breadth study will be performed on the building envelope to help ensure the longevity of building systems and save on repair costs over the building's lifetime.

Construction Management

This breadth study will focus on the scheduling impact and cost-related issues that will be impacted by the proposed structural changes. If a similar structural layout is practical to maintain, the only notable scheduling changes would involve the additional time needed excavate down to build the sub-grade parking level and to construct the extra residential story.

Cost analyses will be conducted separately for the increased revenue and the additional cost of labor and materials to implement the proposed building alterations. Additionally, the increased construction time will be considered before directly comparing revenue to cost. The owner is unable to profit from a condominium until construction is complete so small revenue gains may not outweigh scheduling delays.

Building Envelope

The building façade materials, installation methods, and maintenance routine outlined in the specifications will be analyzed to find possible sources of water and sediment intrusion into the building envelope. Addendums will be added to the current specs in an effort to produce a more complete building envelope with the least chance of failure in either the short or long term.