

## Table of Contents

Abstract.....	ii
Acknowledgements.....	iii
List of Visuals.....	vi
Executive Summary.....	viii
1.0 Project Introduction.....	1
2.0 Project Team Overview.....	2
2.1 Client Information.....	2
2.2 Project Delivery System and Contracts.....	2
2.3 Project Team Organizational Structure.....	3
3.0 Existing Conditions.....	4
3.1 Architectural Description.....	4
3.2 Zoning and Codes.....	4
3.3 Insurance and Bonding.....	5
3.4 Building Systems Summary.....	5
3.4.1 Demolition.....	5
3.4.2 Structural Steel Frame.....	6
3.4.3 Cast-in-Place Concrete.....	6
3.4.4 Precast Architectural Concrete.....	6
3.4.5 Mechanical System.....	7
3.4.6 Electrical System.....	7
3.4.7 Masonry.....	7
3.4.8 Curtain Wall.....	8
3.4.9 Excavation Support.....	8
3.5 Local Conditions.....	8
3.5.1 Local Soil Conditions.....	8
3.5.2 Special Local Site Conditions.....	8
3.5.3 Local Weather Conditions.....	9
3.6 Site Plan of Existing Conditions.....	9
3.7 Site Logistics Plans.....	10
3.7.1 Common Items.....	10
3.7.2 Foundations Site Logistics Plan.....	11
3.7.3 Superstructure Site Logistics Plan.....	11
3.7.4 Interiors / Finishes Site Logistics Plan.....	11
4.0 Project Schedule, Sequencing, and Budget Information.....	12
4.1 Detailed Project Schedule.....	12
4.1.1 Foundation Schedule Impacts.....	12
4.1.2 Structural Schedule Impacts.....	13
4.1.3 Finishing Schedule Impacts.....	13
4.1.4 Schedule Assumptions.....	13

4.2 Sequencing.....	13
4.3 Cost Evaluation.....	14
4.3.1 Actual Building Construction Cost.....	14
4.3.2 Total Project Cost.....	14
4.3.3 Major Building Systems Cost.....	15
4.3.4 Parametric Estimate Using D4Cost.....	15
4.3.5 Square Foot Estimate Using 2008 R.S. Means.....	15
4.3.6 Cost Comparison.....	16
4.3.7 General Conditions Estimate.....	16
5.0 Thesis Introduction.....	17
6.0 Analysis 1: Developing Previous Facilities.....	18
<i>Construction Management Depth</i>	
<i>MAE Requirement</i>	
6.1 Introduction.....	18
6.2 Problem Statement.....	18
6.3 Goals.....	18
6.4 Methodology.....	18
6.5 Tools and Resources.....	19
6.6 Expectations.....	19
6.7 Quick Background.....	19
6.8 Establishing the Need.....	20
6.7.1 Market Research.....	20
6.7.2 Local Conditions Research.....	21
6.9 Initial Budget Establishment.....	21
6.10 Initial Schedule Development.....	22
6.11 Constructability and Logistics.....	23
6.12 Development Options.....	24
6.12.1 Develop to Sell.....	24
6.12.2 Develop to Run.....	25
6.12.3 Partially Develop to Run.....	26
6.12.4 Develop to Lease.....	27
6.13 Preferred Development Analysis.....	27
6.14 Conclusion and Recommendations.....	28
7.0 Analysis 2: Redesign of Deep Foundation System.....	30
<i>Structural Breadth</i>	
7.1 Introduction.....	30
7.2 Problem Statement.....	30
7.3 Goals.....	30
7.4 Methodology.....	30
7.5 Tools and Resources.....	30
7.6 Expectations.....	31
7.7 Current Foundation System.....	31
7.8 Alternative Method Analysis.....	31

7.9 Redesign of Deep Foundation System.....	32
7.10 Schedule Review.....	35
7.11 Budget Review.....	35
7.12 Constructability and Logistics.....	36
7.12.1 Constructability.....	36
7.12.2 Safety.....	36
7.13 Conclusion and Recommendations.....	37
 8.0 Analysis 3: Composite Precast Panel Wall Implementation.....	38
<i>Mechanical Breadth</i>	
8.1 Introduction.....	38
8.2 Problem Statement.....	38
8.3 Goals.....	38
8.4 Methodology.....	38
8.5 Tools and Resources.....	39
8.6 Expectations.....	39
8.7 Current Brick Cavity Wall System.....	39
8.8 Alternative Method Analysis: Metal Stud Crete®.....	39
8.8.1 Achieving the Brick Look.....	40
8.8.2 Green Construction.....	40
8.8.3 Technical Aspects.....	41
8.9 Schedule Review.....	42
8.10 Budget Review.....	43
8.11 Constructability and Logistics.....	43
8.12 Thermal and Mechanical Analysis.....	45
8.12.1 Thermal Analysis.....	45
8.12.2 Energy-10 Analysis.....	47
8.13 Conclusion and Recommendations.....	48
 9.0 Completing the Picture.....	50
9.1 Introduction.....	50
9.2 Brief Analysis.....	50
9.3 Conclusion.....	51
 10.0 Conclusion.....	52
 11.0 References.....	95

## List of Visuals

Table 3.1: Building Systems Summary.....	5
Table 4.1: Building Sequencing Order.....	14
Table 4.2: Major Building Systems Cost Summary.....	15
Table 4.3: Parametric Estimate.....	15
Table 4.4: Cost Comparison.....	16

Table 4.5: General Conditions Estimate Summary.....	16
Table 6.1: Construction Market Study.....	20
Table 6.2: Initial Budget.....	22
Table 6.3: Initial Schedule.....	23
Table 6.4: Summary Table of Residual Analysis.....	25
Table 6.5: Develop to Run Cash Flow Summary.....	25
Table 6.6: Partially Develop to Run Cash Flow Summary.....	26
Table 6.7: Develop to Lease Cash Flow Summary.....	27
Table 7.1: Initial Alternate Foundation Analysis.....	32
Table 7.2: Schedule Comparison.....	35
Table 7.3: Cost Comparison Summary.....	35
Table 8.1: Schedule Comparison.....	42
Table 8.2: Systems Cost Comparison.....	43
Table 8.3: Sequencing Order for Façade.....	44
Table 8.4: Thermal Wall Analysis Comparison.....	46
Table 8.5: Summer and Winter Thermal Comparison.....	47
Figure 2.1: CM Organization Chart.....	3
Figure 3.1: Existing Site.....	9
Figure 3.2: Existing Site with New Medical Center.....	9
Figure 3.3: Site Plan.....	10
Figure 6.1: Satellite Image.....	19
Figure 6.2: Proximity Map.....	19
Figure 6.3: Site Utilization Plan.....	23
Figure 7.1: Caisson Diagram.....	31
Figure 7.2: Elevation of Sample Minipile Cap.....	34
Figure 7.3: Plan of Sample Minipile.....	34
Figure 7.4: Drill Rig.....	36
Figure 8.1: Flat Brick Casting.....	40
Figure 8.2: Final Panel Look.....	40
Figure 8.3: Web Connector.....	41
Figure 8.4: Track.....	41
Figure 8.5: Panel to Panel Connection.....	41
Figure 8.5: Logistics plan for Façade.....	45
Appendices A-N.....	53