



## **Executive Summary**

The Washington Nationals Ballpark is a fast-tracked design build baseball ballpark located in the SE of Washington, DC. The ballpark is set to be completed by opening day for Major League Baseballs Washington Nationals in April of 2008. Three major general contractors in the DC area formed “A Joint Venture” to become Clark / Hunt / Smoot, to oversee the ballparks erection. The ballpark is the creation of another joint venture in HOK Sport and Devroux and Purnell, the architects who came together to create the beautiful, and unique ballpark. The project has the largest construction cost ever to date for a Major League Baseball stadium with an overall project cost of \$611 million.

This is the proposal for the Spring 2008 Thesis on The Washington National Ballpark at The Pennsylvania State University. This will focus on four different areas of research:

### **Analysis 1 – Joint Ventures**

The research is about how a joint venture was and can be used. It also looks at the advantages and disadvantage of having multiple construction companies as the general contractor working together as one project team.

### **Analysis 2 – LEED Improvement (Breath Topic)**

This analysis will discover what could have been done to improve on the LEED Certified rating by looking at how they could achieve a LEED Silver or Gold rating, specifically looking at the lighting design criteria. There will be a redesign of the lighting in the luxury boxes, a major contribution to the ballparks income.

### **Analysis 3 – Structural Redesign (Breath Topic)**

There will be a redesign of the structural systems specifically looking at using an all steel structural system and an all concrete structural system. It will look at the benefits and trade offs that will deal with the use of the different systems as well as cost impact and the project schedule impact that the 2 different structural systems will effect.

### **Analysis 4 – Site Congestion**

The ballparks site has major issued with congestion. There are major concerns with not only access to the site but the site logistics as well. There is very limited space to use for material lay down areas.