Executive Summary

This thesis assignment provides insight into the existing construction conditions for The Center for Health Research and Rural Advocacy project, which is located on the Geisinger Medical Campus in Danville, Pennsylvania. The 67,200 square foot facility will house numerous conference spaces, research offices, and a three hundred seat auditorium. The eventual client of the facility will be the Center for Health Research and Rural Advocacy division of the Geisinger Health System. The facility will be a center for healthcare research regionally, nationally, and globally in the years to come.

Geisinger Health Systems will budget the project out to their own construction division known as Geisinger Facilities which will act as a general contractor throughout the process. Geisinger Facilities will oversee the design process and manage construction through lump sum contracts with the subcontractors. The project will be delivered through a design-build structure, which will allow for the infrastructure and utility relocations to occur while the remainder of the project is designed. Geisinger Facilities' experience greatly enhances their ability to effectively manage a design build project.

Cost estimates for the Center for Health Research and Rural Advocacy using D4 Cost and R.S. Means were much lower than the actual project cost. This was due to the high quality of standards for the facility, as well as the large amount of sitework to be completed before the building project may begin. The aluminum curtain wall system is a large part of the total cost of the project and will need to be efficiently managed to ensure proper coordination and erection.

The CHRRA will be striving for sustainability through LEED certification by using energy efficient mechanical, electrical, and plumbing systems, building automation, and effective waste management. This method of construction is different than most of the other projects completed by Geisinger Facilities and will need to be closely managed to ensure that the desired rating is acquired. The aluminum curtain wall system is also radically different than the typical brick and concrete structures on the Geisinger Medical Campus.