

Monjia Belizaire

Construction Management
Faculty Consultant: Dr. Messner
City Hospital
Southeast Pennsylvania



Executive Summary

This report is intended to familiarize you with the conditions under which the City Hospital Phase I building is constructed and the general overview of the systems incorporated into the building. Phase I is an "L" shaped four-story composite building structure which will provide a research facility, an administrative space, a conference space, and a Central Utility Plant (C.U.P.). Phase II is an 8-floor steel frame building above grade that will be used for research in medicine, and phase III is a proposed 22 floor future expansion of phase II. Once the building is completed to its full capacity, the site will accommodate underground parking, imaging, and an ambulatory building with outpatient care facility, which will be an improved facility for patients, families and employees.

City Hospital is seeking LEED Silver Certification for New Construction. To achieve a silver LEED certification the project must earn between 33- 38 points. Basically, the project complies with all the prerequisites of the credit it intends to apply for. Some of which are, construction activity pollution control, fundamental refrigerant management, the use of a commissioning authority, complying to minimum energy performance standard as set forth by ASHRAE90.1-2004, storage and collection of recyclables on site, the omission of CFC use in the building, the minimization of occupants to environmental tobacco smoke, and complying with minimum indoor air quality.

City Hospital was designed by Ballinger and an engineering design team under a cost plus fee agreement. Turner Construction, the construction manager, provides preconstruction and construction services for the \$156 million phased project under a guaranteed maximum price contract. The construction of the 200,000 SF composite building structure has surpassed the current building practices in southern Pennsylvania. For example, the existing site grade was lowered by sixty feet to accommodate the four-story sub grade. The concrete walls are among the highest ever poured in the region. These shear walls were poured in single lifts ranging from forty to seventy-five feet, using the EFCO plate girder system. The research facility will house one of the largest commercial central utility plants in the East Coast. Construction began in March of 2005 with an intended completion date in December 2007.

The following document contains information about the project summary schedule, building systems summary, cost evaluation between RS Means and D4 Cost Estimating methods, a detailed plan of the project site, the project delivery method and a staffing plan.