



Overall Executive Summary

This assignment will encompass all of the areas that will be used for this thesis proposal. Each topic discussed, will address topics and issues affecting the Sears Centre from an industrial and/or project specific view. After preliminary evaluation of each of the topics, a procedural analysis will be detailed for the purpose of isolating research issues.

Critical Industry Issues

Critical Industry Issues focus on all aspects of construction that have an affect on project efficiencies. Majority of the sources in this document have originated from this years PACE Seminar. This year's theme, C.L.I.M.B (*Changes in Leadership, Innovation, Markets & Business*) addressed the affects of new technologies on project solutions.

Topics of Interest from this year's seminar:

- ❖ When to use "Design-Build-Operate-Maintain" (DBOM)
- ❖ Material Procurement efficiency- Managing the "e"-submittal process

Critical Issues Research Methods

The section of this report will provide the guidelines for researching the topics presented at this year's seminar. Today DB firms & other GC are pushing resources to become familiar with alternative delivery methods. Technologies offered have enable companies to expand expertise in roles that are atypical of construction entities. This has permitted successful firms to develop reputation for creating standards in process delivery and facility maintenance.

Problem Identification

Specific problems to the Chicago construction markets are determinants to successful project deliveries. Problems addressed in this section will form the frame work for breath studies solutions. Solutions will cover, but aren't limited to three "key" areas:

- ❖ Value Engineering
- ❖ Constructability/ Coordination Review
- ❖ Schedule Reduction/ Compression

Project Specific Problems (Solution analysis & Evaluation)

1. *Probable alternatives to complex enclosure & cladding systems*
2. *Decisions affecting Pre-cast/ Cast In Place Concrete Construction*
3. *FF & E Installation (Coordination/ Sequencing)*

Technical Analysis Methods

Studies for this analysis will focus on all of the technical aspects of the project, mentioned in the previous section. Analysis will be based on owner's needs and avenues of cost savings and schedule reduction. If time permits, an evaluation of proposed systems will be used to prove the validity of a current system. Detailed selection criteria will accompany a proposed decision. Each are of focus will provide insight to fluid project delivery. The procedures and methods highlighted in this section will be compared to similar projects in different regions. It will be interesting to see the deviation between each case.