



Executive Summary

The intent of this executive summary is to introduce the criteria which form the framework for this thesis' research. A wide variety of construction practices and delivery methods were assessed before the official decision was made by Ryan Companies to pursue the Sears Centre project. This executive summary highlights the background information for existing construction conditions. Report structure consist of (7) primary section which are supported by related subtopics.

Report Structure:

1. Project Key Findings
 - ❖ *Budget-Fiscal Constraints*
 - ❖ *Building Construction-Schedule Constraints*
2. Scheduling/ Contraction QC w/ Scheduling Supplement
3. Building System Summary
4. Project Cost Evaluation (RS Means vs. D4 Cost Est.)
5. Project Delivery System
6. Staffing Plan
7. Appendix Section
 - ❖ *Site Layout PDF*
 - ❖ *Schedule Summary PDF*
 - ❖ *Building System Matrix PDF*
 - ❖ *Project Delivery Diagram PDF*
 - ❖ *Project Staffing Plan PDF*

This existing conditions report will describe in depth the multiple factors affecting the development and construction process. Project Delivery Systems are a critical aspect for successful completion of any project. Since the nature of the Sears Centre is time sensitive and impeded by liquidity damage clauses typical of any revenue generating project, regional and project specific constraints have been defined early. These constraints have a direct impact on subcontracts, material selection and procurement, site layout and construction practices. Seven potential issues have been included under the question and concerns –“QC” section for the schedule supplement to further illustrate the importance of project coordination and process documentation.

From the PDS standpoint a unique relationship has been created between the Village of Hoffman Estates, Sears & Roebuck and Ryan Companies US, Inc. Ryan Companies has assumed the role of the design build entity. In an effort to comply with all litigation practices this arrangement has created a corporate “spin-off” from Ryan Companies that will assume initial ownership and arena operations (*MADKATSTEP-COO Entertainment*). The Prairie Stone Business Park complex will prove the land for arena and infrastructure development. Sears & Roebuck have obtained 5-year naming rights as part of the overall deal to bring a stable entity to Hoffman Estates Entertainment.