

Executive Summary

Currently, the latest state-of-the-art dormitory for Johns Hopkins University (JHU) is going to be late for the Fall '06 grand opening. Two years ago, Charles Commons was a schematic sketch of a facility that would house 600+ students as part of JHU's five-year plan. Since Spring '05, Charles Commons is site of the most grueling 24-hour, 7-day shiftwork due to program/design changes, MEP coordination/imbeds issues, and delays associated with the first two floors of St. Paul Building. This report details the preventative medicines for these issues and aims to arm owners with a better roadmap to their project's future.

Charles Commons, as in every construction project, has its accomplishments and its problems. The investigations are:

- Assessment of Design-Build-Operate-Maintain and Build-Operate-Transfer As Delivery Methods in Building Construction
- Partial Redesign of Post-Tensioned Slabs with Alternative Systems
- MEP Coordination/Resizing for the Alternative Structural Systems

The main theme for these investigations is preventing the schedule delays experienced at Charles Commons. This, in turn, would help alleviate the shiftwork problems and lower the overall costs for JHU.