Charles  Commons

Executive Summary

Currently, the latest state-of-the-art dormitory for Johns Hopkins University (JHU) is going to be late for the Fall 2006 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 2005, Charles Commons is site of the most grueling 16-hour, 7-day shiftwork in Baltimore due to the superstructure construction delays and MEP coordination issues associated with the first three 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 own project's future.

In order to investigate these challenges of Charles Commons, three analyses were prepared:

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

These analyses were initiated to take a multi-faceted approach at the design, coordination, and construction processes of Charles Commons in order to pin-point errors relating to the decision-making of the owner, engineer, and construction manager. It is my belief that with more-informed decision-making, the project team could have averted the debilitating delays and overruns associated with the dining hall, bookstore, and lobby spaces in the St. Paul building.