



Charles

Commons

Recommendations

In order to improve the decision-making of the project team on Charles Commons, analyses were conducted to change the delivery method, the structural slab system, and the MEP coordination process. Each one of these analyses resulted in a change to the existing system, although many of the alternatives were not taken.

The following changes were taken:

- Design-Build-Operate-Maintain: saves on long-term costs and 10 months
- Flat-Plate Structural Slab: saves \$731,412, including 48 days
- 3-D MEP Coordination/Duct Rerouting: saves \$394,823

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 has been proven that with more-informed decision-making, the project team would have averted the debilitating delays and overruns associated with the dining hall, bookstore, and lobby spaces in the St. Paul building.