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Executive Summary

Cost and Methods Analysis

The following report examines aspects of the Cancer Institute project that are critical to understanding how the project will be executed. Detailed analyses of the project schedule, site layout, and structural, curtainwall, and general conditions estimates provide a look into how PSHMC's plan came together. The findings of this report will be important later on in the research process as any proposed redesign, value engineering, or sequencing changes will impact these project elements.

The detailed project schedule is broken down into logical project phases, including design, early site work and renovation, structure, rough-ins, and finishes. These phases are then further sequenced to show the manner in which the facility will be constructed and how the trades will flow through the floors.

Detailed site plans are ordered to reflect the phasing schedule developed by PSHMC and Gilbane. The first plan shows the early phase of the project, which consists of site improvements and the emergency delivery renovation. The remaining two plans depict the structural phase of construction, which is of particular concern to PSHMC since full shutdowns will occur for every emergency helipad delivery.

Estimates for the structural and curtainwall systems, as well the general conditions, were developed so that comparisons can be made later to any adjusted costs associated with the redesign proposals. The mechanical estimate was produced using the Means Assemblies Estimating Manual, whereas the structural estimate utilizes a square foot method.