

# **Thesis Proposal**

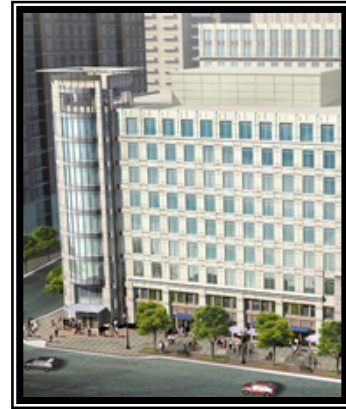
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**Two Liberty Center**

**Arlington, VA**



## **Executive Summary**

### **Analysis 1 – Development Options and Building Efficiency**

This analysis will be an investigation into the relationship between the types of leasing options that developers use and the consideration towards building efficiency. This analysis will also identify the effects of recent changes in energy costs on the decisions that developers are making on new construction projects, as well as guidelines for making these decisions.

### **Analysis 2 – Centralized HVAC System**

This will be a proposed redesign of the mechanical system of Two Liberty Center to utilize a centralized air-side mechanical system. This type of change could have cost and schedule savings for construction. A structural redesign will be necessary to support the larger roof-top equipment. This proposed change could also necessitate changes to the leasing agreements use for the tenants of Two Liberty Center. A recommendation will be made based on the results of this analysis.

### **Analysis 3 – Façade Construction**

This analysis will examine the façade construction process and sequencing for Two Liberty Center. A reevaluation of the façade construction process could have potential benefits to the construction schedule and/or the occupancy schedule which is most critical to the owner. Reduction of these schedules could also lead to construction savings. A recommendation will be made for the method used to erect the façade of Two Liberty Center.