

EDITH GREEN- WENDELL WYATT FEDERAL BUILDING

Integrated Project
Delivery

February 27, 2013



EDITH GREEN-WENDELL WYATT
FEDERAL BUILDING MODERNIZATION



Benefits of Integrated Delivery

- ✓ **Schedule – Speed of Delivery**
- ✓ **Budget – Cost Certainty**
- ✓ **Program - Optimize Value**

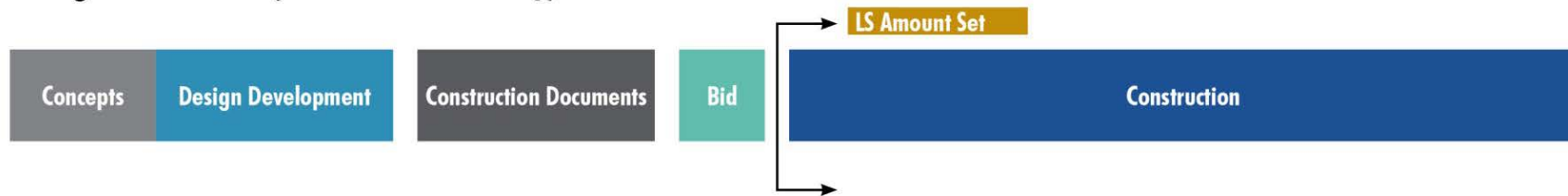


EGWW Project Principles

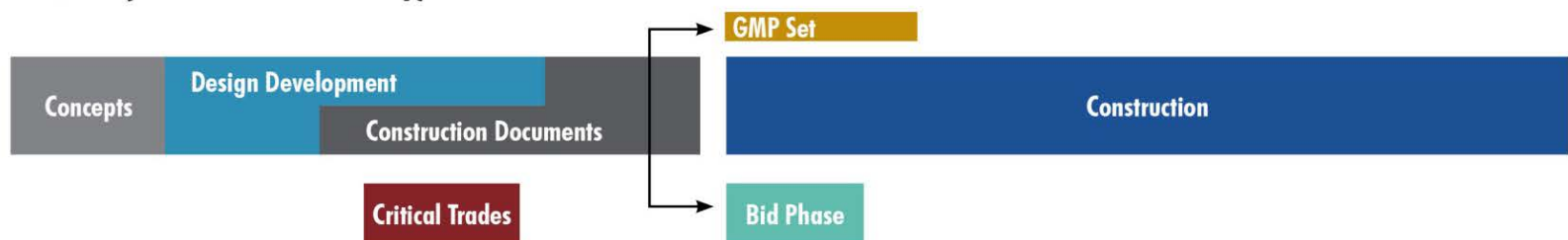
- **Leverage early contribution of expertise.**
- **Everyone is a co-owner.**
- **Full colocation.**
- **Employ open book, transparent processes.**
- **Optimize BIM, technologies, skills, talents.**
- **Continuously improve, innovate, reinvent, learn.**
- **Optimize value and quality.**

SPEED OF DELIVERY

Design - Bid-Build (Traditional Delivery)



CM/GC (Traditional Delivery)

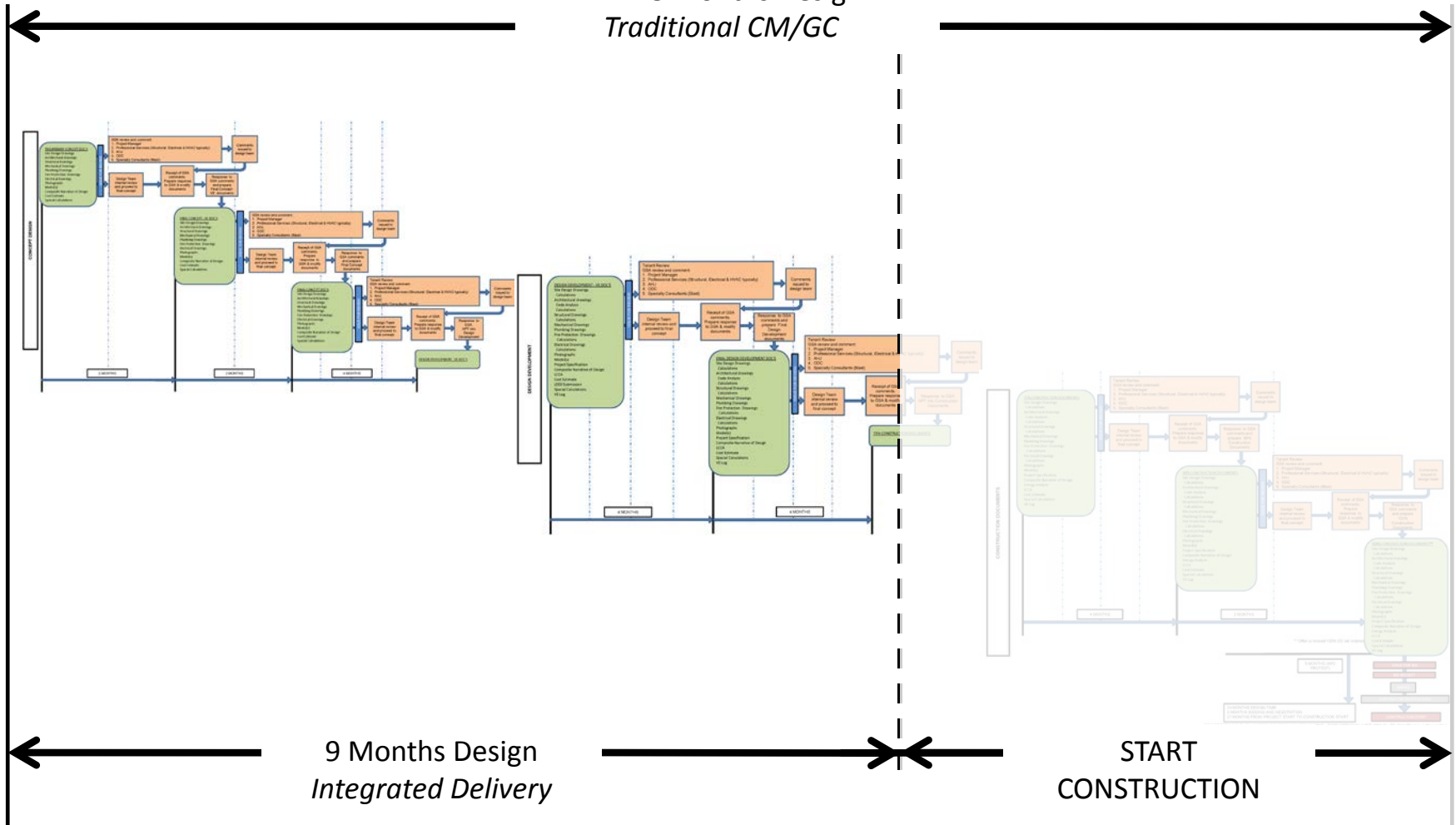


Integrated Delivery



TRADITIONAL CM/GC VS INTEGRATED

12 - 18 Months Design
Traditional CM/GC



9 Months Design
Integrated Delivery

START
CONSTRUCTION

ACQUIRE CRITICAL SUBCONTRACTORS



Budget – Cost Certainty



2009 Budget & Program
\$125M

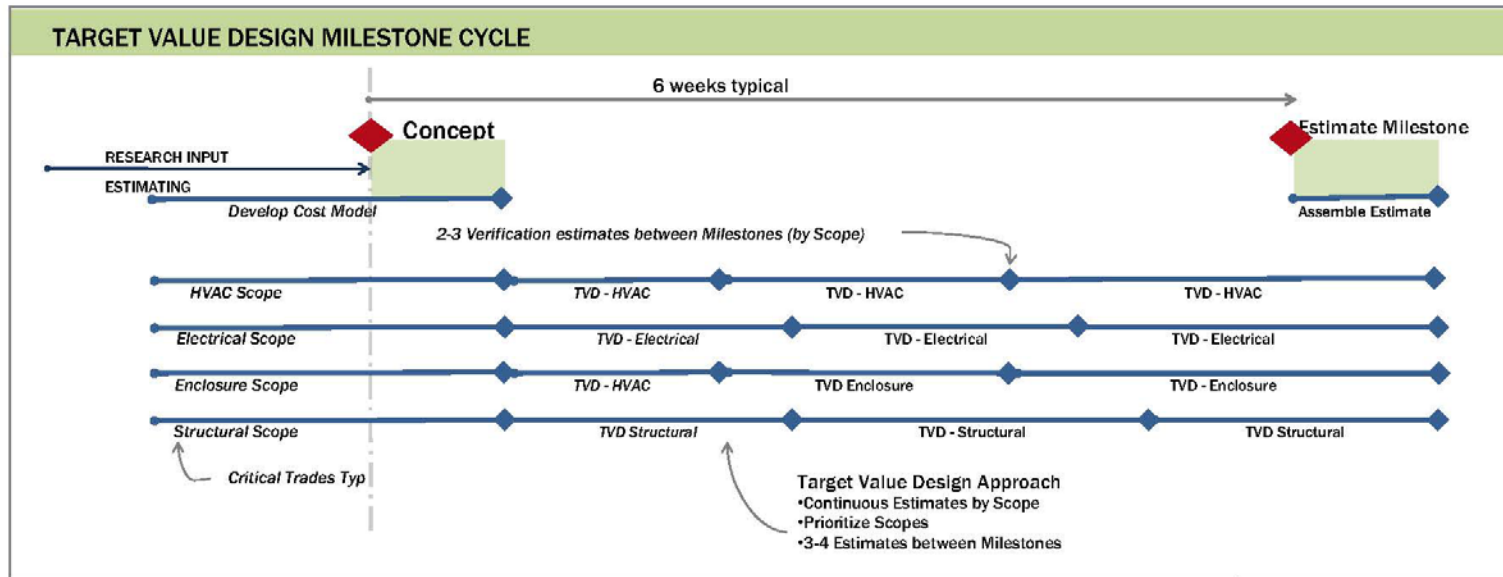


Market Cost Model
\$140M



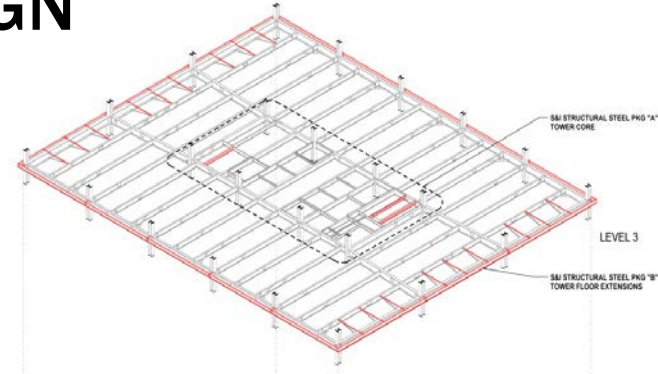
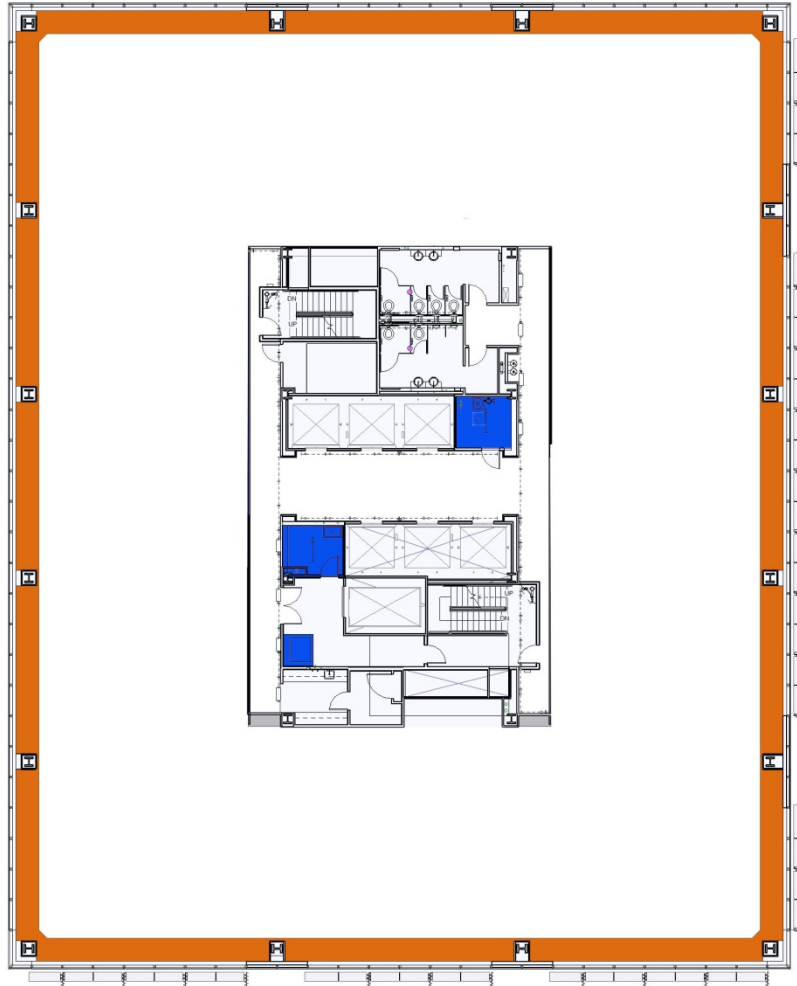
GMP Contract
\$123M

TARGET VALUE DESIGN



- Team Based Design Starting with Detailed Cost Model
- Real Time Estimating of Building Components
- Constructability and Efficiency Built into Design

EFFICIENCY INFLUENCED DESIGN



■ NEW RENTABLE AREA

1600 - 1675 RENTABLE SF GAINED
x 16 FLOORS (2-17)

= 25,600 - 26,800 SF INCREASE

\$ 235,000 - 300,000

Annual Revenue Earned*

INTEGRATED APPROACH - DEMOLITION



- Open Book Subcontracting w/GMP
- Demolition Scope Developed by HSW & Subcontractor
- Subcontractor Efficiencies Built Into Project

Demolition Scope - \$6.75M

Subcontractor OH & P Pre-negotiated

Savings

Return savings to project : \$224,000

Change Mitigation

Additional Scope Value w/in GMP: \$792,000

ARRA AND EISA MINIMUM PERFORMANCE CRITERIA

Energy Star Requirements

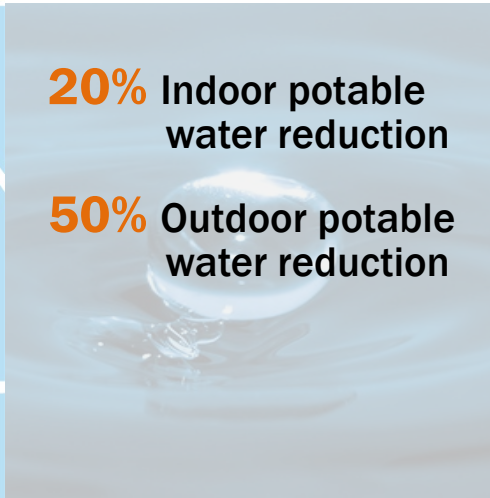


Score goal: **97**

energy

ENERGY STAR

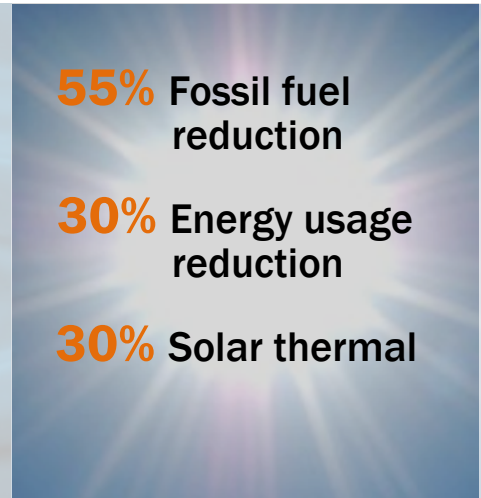
Water Conservation Requirements



20% Indoor potable water reduction

50% Outdoor potable water reduction

Energy Conservation Requirements



55% Fossil fuel reduction

30% Energy usage reduction

30% Solar thermal

LEED Requirements



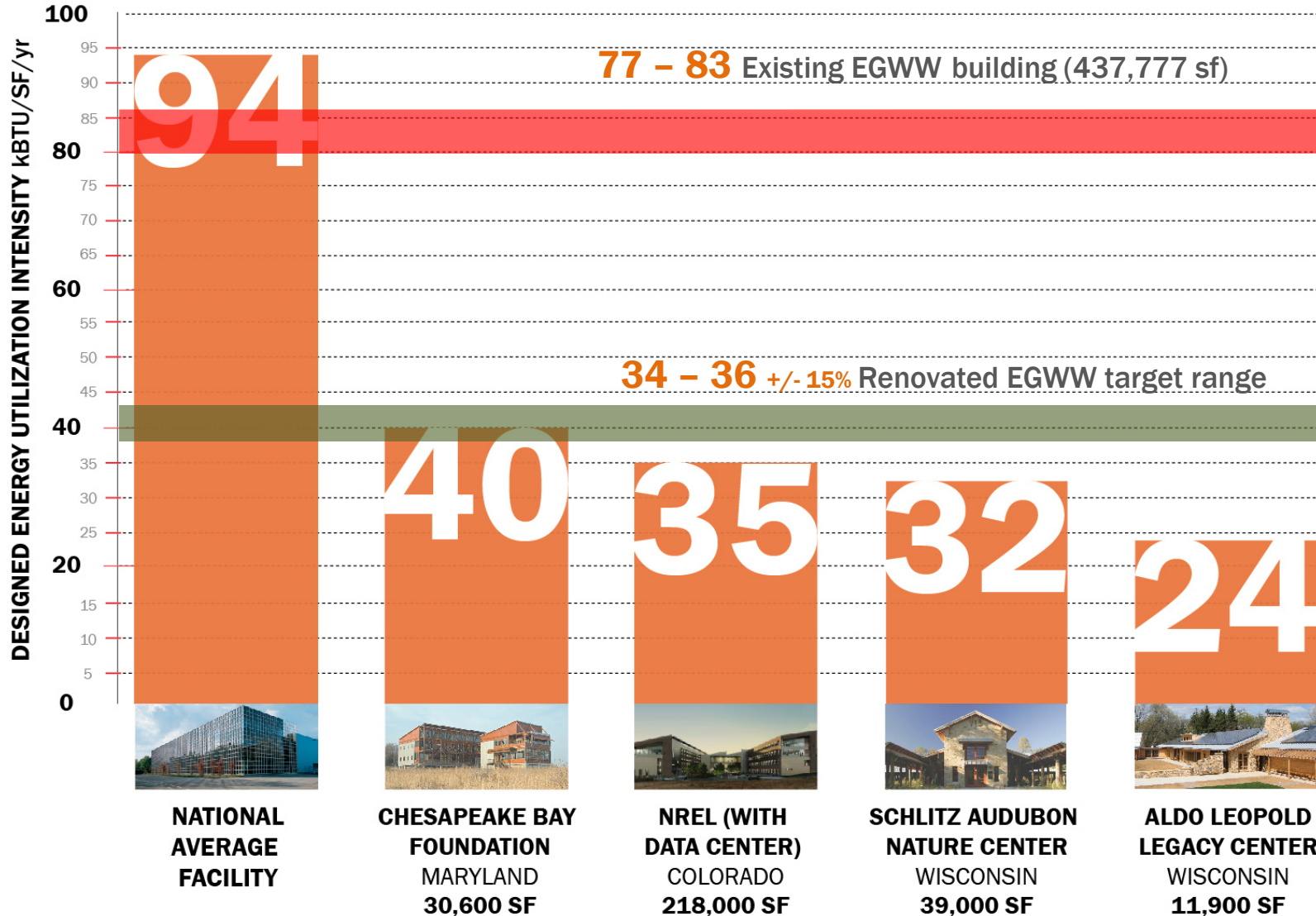
Gold Required

Platinum Goal

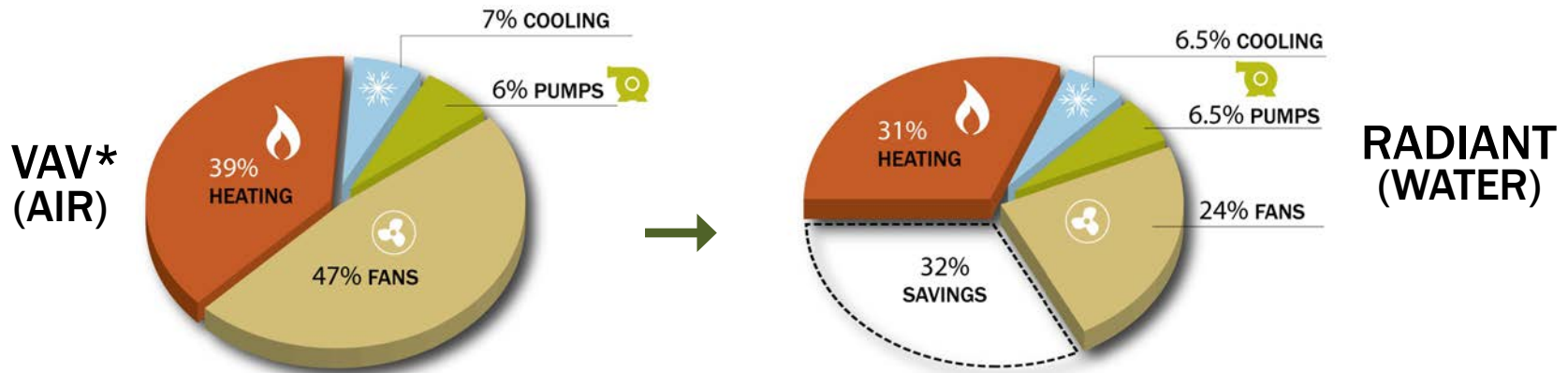
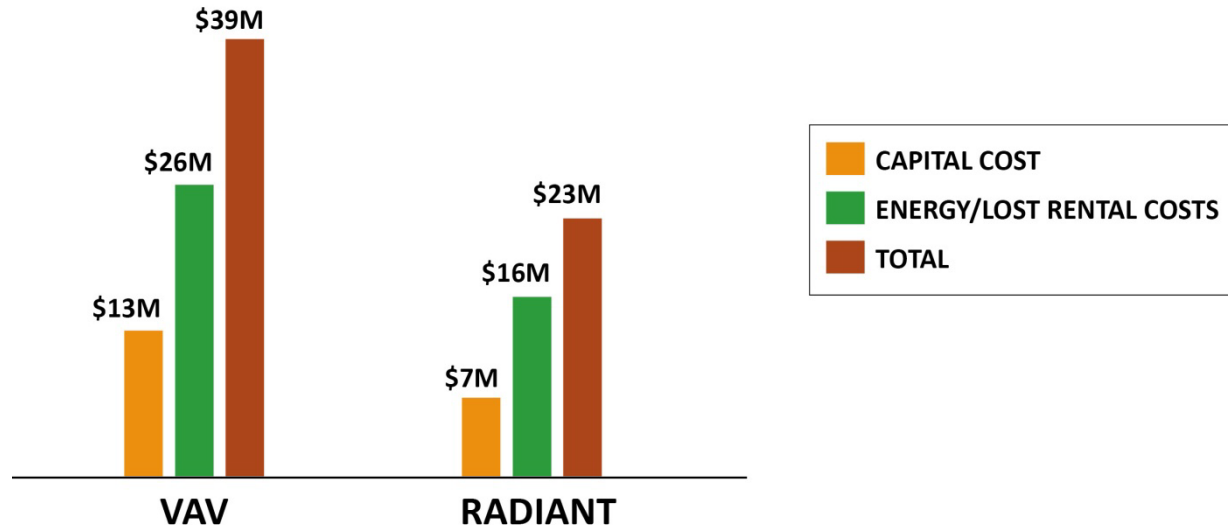
U.S. GREEN BUILDING COUNCIL



ENERGY PERFORMANCE GOAL



MECHANICAL LIFE CYCLE COST ANALYSIS (LCCA)



* VAV system based on P100-2009 Draft requirements

Thank you

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