



ASC – DESIGN/BUILD COMPETITION 2007

PROJECT OVERVIEW

SHAWMUT DESIGN AND CONSTRUCTION

- The project site is an existing building – 2-story plus basement - consisting of a cast-in-place foundation, a cast-in place concrete, wood, and steel structure with an envelope comprised of brick cladding over Concrete Masonry Units. Also an attached 1-story wing consisting of Concrete Masonry Units and steel roof framing. Constructed approximately 1930, GSF: 29,000. Lot size: ½ acre.
- Current building program is jewelry manufacturing – consisting of electroplating, plating, polishing, anodizing and coloring. The project site is located in a Historic Overlay District consisting largely of former industrial manufacturing structures converted to mixed-use commercial, restaurant, retail and residential use.
- Proposed building program post renovation:
 - o *A minimum of (10) separate condominium units for private purchase and occupation.*
 - o *Leasing space to accommodate a minimum of (1) or more consumer eating/ drinking establishments, bar, night club, café – AND OR (1) or more commercial retail establishments.*
 - o *Additional commercial leasing space as feasible to occupy remaining area.*
 - o *Public space, utility and service space, parking, transit and circulation areas required to facilitate the mixed-use program.*
 - o *AN EXPANSION OF THE BUILDING ENVELOPE AND GSF, EITHER VERTICALLY OR THROUGH INCREASED FOOTPRINT WILL BE REQUIRED IN ORDER TO MEET THE ABOVE PROGRAM REQUIREMENTS.*
- The scope of work consists of a design-build enterprise to renovate and update all elements of the existing core building retaining only the structure and shell. Expansion of the building area is required as noted above. A new MEP system will be required appropriate to the building programming.
- Competition exercise will focus heavily on a design/build team responding to a Request for Proposal, creating a preliminary design, locating stated program elements and following through with this design as the basis for the following requirements and areas of focus as well as others:
 - o Project approach, program and design.
 - o Architect/Engineer/CM Collaboration and Presentation.
 - o Estimating, preconstruction and cost control.
 - o Site Utilization.
 - o Schedule.
 - o Sustainability / Green Initiatives. LEED based or otherwise.
 - o Branding concept and marketability of the final product.
- Particular emphasis will be placed on client presentation of all aspects of the design-build package in a mock-interview scenario with Design Build Judges acting in the role of Client and Owner’s Representative.

Thanks and Good Luck!