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:
  - A minimum of (10) separate condominium units for private purchase and occupation.
  - 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.
  - Additional commercial leasing space as feasible to occupy remaining area.
  - Public space, utility and service space, parking, transit and circulation areas required to facilitate the mixed-use program.
  - 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:
  - Project approach, program and design.
  - Architect/Engineer/CM Collaboration and Presentation.
  - Estimating, preconstruction and cost control.
  - Site Utilization.
  - Schedule.
  - Sustainability / Green Initiatives. LEED based or otherwise.
  - 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!