

## Project Report

### Corporate HQ 101 Corporate Offices

**Project Number:** C-101      **Year:** 2018      **Stage:** Construction Document- ation

**Project Type:** New Const.

**Project Size:** (GSF) 180,000      (GSM) 16,723      **Lot Size:** (GSF) 0      (GSM) 0

**Project Cost per:** (GSF) \$183      (GSM) \$1,973      **# of Floors:** 6      **Height:** 93 F 28.35 M

**Building Type:** Office      **Code Year:** 2015      **cGMP:** No

**Use Type by %:** 50% Office, 41.67% Building Support, 8.33% Office Support

**Occupancy by %:** 100% Business

**Project Description:** Corporate Headquarters relocation project to consolidate corporate executives and senior management with corresponding business departments into a single facility. It is intended to be a showcase facility for the company's many clients and visitors.

**FPT Score:** **1.73**

(The FPT score is the average of all engineering standard selection levels optioned for the project. Scores closest to 1 indicate a high number of baseline standards, scores closest to 3 indicate a high degree of building complexity.)

The following is a list of engineering standards optioned for this project along with explanatory notes and symbols illustrating the cost, schedule, and sustainability impacts of the selection. P = pre-baseline standard, B = baseline standard, E = enhanced standard, I=Intricate standard. In the impact columns, a single symbol indicates low impact, double is medium impact and triple is high impact.

Template	B (1)	E (2)	I (3)	Notes	Cost	Schedule	Sustain- ability
Jurisdictional Complexity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Known permitting; no special needs	\$	1	
Geopolitical Complexity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	USA is stable environment	\$	1	
Geologic Complexity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Expansive soils	\$ \$	1 2	
Climate Complexity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Colorado based project	\$ \$	1	
Infrastructure Complexity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate municipal infrastructure	\$	1	
Construction Complexity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate land for construction activity	\$	1	
Construction Labor Rate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Colorado Based	\$ \$	1	
Landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Leed certification demand	\$	1	
Building Flexibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Build to meet program	\$	1	
Structure: Seismic Activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project relocated to low seismic region	\$	1	
Structure: Seismic Importance Factor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assembly area within project	\$ \$ \$	1 2	
Structure: Seismic Response	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low seismic region, mid rise building of 6 stories	\$	1	
Structure: Wind and Other Lateral Forces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low lateral load area	\$	1	

Template	B E I			Notes	Cost	Schedule	Sustain-ability
	(1)	(2)	(3)				
Structure: Flood Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not in flood area			
Structure: Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High rise buiding on poor soil	\$ \$		
Flat Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Highest quality roof advised	\$ \$		
Structure: Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Typical office loads	\$ \$		
Floor to Floor Height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Typical office floor to floor heights	\$		
Structure: Roof Loads	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No extraordinary roof loads	\$		
Occupancy and Building Separations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B and A occupancies only	\$		
Building Shape	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Extra corner offices requested	\$ \$ \$		
Building Envelope	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Corporate headquarters demands additional detailing	\$ \$		
Lobbies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staffed visitor lobby	\$		
Wellness	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Improved employee experience prioritized	\$ \$		
Building Height	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High rise building	\$ \$ \$		
ECSA Sustainability Initiatives	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Silver certification preferred	\$		
Circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Office function	\$		
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lobby connection to C-suite offices on 2nd floor	\$ \$		
Elevators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Office function	\$		
Utility Flexibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Build to known program	\$ \$		
Mechanical System Reliability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No redundancy required	\$		
Central Utility Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No CUP			
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recirculated air system	\$		
Air Changes per Hour	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recirculated Air, ACH per AHJ			
Central Utility Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating and cooling	\$ \$ \$		
Mechanical Heating / Cooling Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Separate heating and ventilating systems	\$ \$ \$		
Electrical Load	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Office building	\$		
Electrical Power System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No critical opeations	\$		
Electrical Reliability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Data center off site - no critical operations	\$		
Electrical Power Sustainability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar power on adjacent parking structure	\$ \$		
Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Better quality lighting and control for corporate office	\$ \$		
IT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Server room	\$		

Template	B E I			Notes	Cost	Schedule	Sustain- ability
	(1)	(2)	(3)				
Plumbing Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Office building domestic water systems	\$	1	
Building Automation System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Connect to central alarm and monitoring system	\$	1	
Fire and Life Safety System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No special requirements	\$	1	
MEPA Sustainability Initiatives	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Increased sustainability initiatives to offset climate complexity	\$	1 2	
Office - Area/Person	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Corporate offices with high SF offices	\$ \$ \$	1	
Office - Configuration	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Offices along perimeter	\$	1 2	
Office - Conference Rooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telepresence room requested	\$ \$	1	
Office - Informal Meeting Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	With emphasis on offices, less workplace choice required	\$	1	
Office - Construction and Finishes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High degree of privacy required	\$ \$	1	
Floor Amenities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seating area preferred	\$	1	
Food Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Small store to support flexible schedules	\$	1	
Fitness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building gym	\$	1	
Childcare Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No childcare center			
Lab - Area/Person	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Hazardous Occupancies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab to Office Adjacency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab to Support Adjacency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Module	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Casework	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Type: Biology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Type: Chemistry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Type: Analytical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Type: Nanotechnology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Plumbed and Piped Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lab Finishes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Use and Zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Lease Cost	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Location Tax Impact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Template	B E I			Notes	Cost	Schedule	Sustain-ability
	(1)	(2)	(3)				
CRE: Total Cost of Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Space Demand Availability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Building Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Building Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Property Adjacency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Workforce Availability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Workforce Labor Cost	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Supply Chain Support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: Market Expansion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CRE: TI Scope & Schedule	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				