

RESIDENTIAL HIGH RISE PROJECT



SCOPES OF WORK:

- Cold Form Framing, Exterior & Interior
- Exterior Sheathing
- Interior Drywall Framing
- Insulation
- Drywall
- Shaftwall Assemblies
- Acoustical Ceilings
- Plastering

REFERENCE:

Power Construction

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Chicago, IL 60631

Eric Ruck - Project Manager

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OWNER:

White Oak Reality Partners

ARCHITECT:

FitzGerald Associates

ARTISAN CIRCLE SQUARE

10600 Chester Cleveland, OH

23 FLOORS | 298 UNITS

1.3 MILLION

\$6 MILLION

SF of Drywall

13 MONTH DURATION

425,000 SF luxury apartment building comprised of studio, 1-3 bedroom units at Circle Square District

BUILDING BREAKDOWN:

- Level 1-Lobby, Lease Space, Retail Shell Space
- Level 2-6 - Parking (Elevator Lobbies)
- Level 7-22 - Typical Residential Floor (18 units)
- Level 23 - Residential Floor (10 units)
- Level 24 - Amenity Space, Media Room, Gym
- Level 25 - Mechanical Penthouse

BACKGROUND:

- Selected by Power to create certainty and eliminate obstacles that could delay progress once construction begins.
- All of our wall and ceiling assemblies were modeled and coordinated to **Level of Detail 400**.
- Preconstruction efforts started in May'21 and continued through January'22 when construction began, lasting **37 weeks**.
- **126** unique coordination issues were identified that comprised **13,769** instances.
- The vast majority of our identified issues were resolved without any cost to Power or the Owner.
- On similar projects where RG was not engaged to provide VDC/BIM services, the average cost incurred on change orders has been **10%** of our contract value, compared to **1.5%** on this project including our preconstruction fee.
- This created certainty and provided the GC, owner and architect the optionality on how to resolve issues to minimize cost.
- Ensures a more productive job for all trades during construction and increases schedule certainty.
- The **quality** of our installations are improved as we leverage our preconstruction deliverables using BIM360. Ensuring what is built matches what was coordinated.
- Below is a summary of the major categories of issues identified for the project during coordination:

TRADE ISSUE INSTANCES					
VDC/BIM Issue Breakdown	MECHANICAL	ELECTRICAL	PLUMBING	FIRE PROTECTION	CONSTRUCTABILITY + DESIGN
Issues by %	39%	1%	53%	0%	4%

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