



Innovation Description

Real-time Comprehensive Planning ("Quickstart") Tool

What the Innovation is: This automation tool enables the user to input project needs and requirements, and have it return a comprehensive space program, scope of work, range cost and schedule, and annual operating cost analysis.

This innovation is *Part 1 of a 6 to 8-part* invention, integration and automation model that has as its primary vision: the reduction of direct labor hours by at least a third, and indirect labor hours by at least three-quarters. Why? To enable its customers to redirect the resulting cost and time savings to 1) invest their own businesses and 2) to have the option to invest in building solutions that increase the performance, quality or aesthetic, and sustainability of the building.

The other features of this Part 1 innovation include: Availability through the internet, in real time, prompted by over 100 selections (90% have pre-defined defaults). It also enables the user to simultaneously track and compare up to three trial solutions or project scope ideas in order to conduct the overall business planning. This innovation also returns (based on either owning or leasing the building) the annual costs expressed in total dollars, dollars per square foot, dollars per employ, and percent of the facility costs as expressed against the employee costs.

The analysis and reports are based on traditional delivery methods (design/bid/build ~ CM ~ design/build) and building designs. Additionally, it then reports a range of savings in costs and time, for the user to consider if it chooses to apply the other innovations Parts 2 ~ 8, that are currently under development. These innovations include: integration and continued automation. prototyping, pre-fabrication, and national/regional accounts. The first market segment currently offered is for office buildings (including corporate headquarters, operations and call centers), at www.theofficebuilder.net. The following illustration is also provided, under the Quickstart tool, with the user name of "CIF" and the password of "NOVA". The full series of input and output reports can be viewed at this location.

Why it is Innovative: This tool launches a model that effectively addresses fragmentation and,

- Accomplishes, in moments and at no cost, what otherwise takes several days or weeks and hundreds of man-hours to accomplish.
- Has a variety of uses in addition to the early planning and comparisons. It can also be used as a "second proposal" for owners negotiating with consultants or contractors, or a "check estimate" for consultants or contractors, or even a "Comp" for appraisers evaluating new or existing buildings.
- Its outputs provide the inputs to the detailed planning, programming, design, procurement and management of the high quality/performance prototypical model. Part 2, the Autodesign Tool, leads the user through the design toward a design/build or development agreement and includes the completion of documents, procurement, permitting and building construction.
- Addresses a number of concerns in the industry, including the lack of productivity improvement as well as the overall shortage of architects, engineers, estimators, managers, etc.
- Does so in a way that no other construction-related organization or team is attempting.
- Though it is initially being applied to finite composites of prototypical assemblies, it is producing technology and business applications to then be used in the custom-designed building market.

What is changed or replaced: This innovation integrates what formerly used to be the work of several disparate entities, including the Architect, CM or General Contractor, and Owner Financial Administrator during the course of the planning and feasibility studies for a project.

Where it originated ~ has been used ~ and is expected to be used in the future: The overall model construction was first proposed by the author in 1994 and 1995, and was renewed in 2004, with the first website coming on line in the Summer of 2006. It is seeing about 10-30 visits per day and since December it has had over 50 public users who have set up projects and generated reports in Quickstart. As the features and functionality is improved, this exposure and use should grow substantially.

Innovation Illustration

Real-time Comprehensive Planning (“Quickstart”) Tool

In 2006 the Detroit Tigers emerged from years near the cellar of baseball's American League, to claim the League Title and earning the right to play in the World Series. Hypothetically this success inspired a vision of a new, hi-class office building for the Tigers, and consequently a feasibility study was commissioned. Two teams were charged with preparing a feasibility plan, which would include a space program, scope of work, budget, schedule, annual cost analysis, and an own vs. lease comparison. The simple requirements detailed that the office must accommodate 750 occupants (including sub-lease tenants), a special space referred to as the batting cage, and a "baseball theme". The three locations were a downtown river front site, a downtown brown field site, and a suburban site. One team assembled a group of consultants, and their report is expected in April or May 2007. The other team used www.theofficebuilder.net and in within an hour generated the following initial but comprehensive analysis:

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the
OfficeBuilder.net

Building Innovation

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Project Information

Project Name

Tigers Office Center

Customer Name

Detroit Tigers

Project Location

Detroit, MI

City or Nearest City

MI, Detroit

save

Trial Index

Trial 1: 8 Story, Downtown Riverfront	Edit	Delete	103,257 SF	\$30,399,551
Trial 2: 5 Story, Downtown Brown Field	Edit	Delete	94,134 SF	\$23,482,402
Trial 3: 2 Story, Downtown Suburb	Edit	Delete	89,210 SF	\$20,877,604

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Sampling of Output Reports

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Building Innovation

project main
Trial Comparison Report
edit inputs

Executive Report
All-In-One Report
Program Report
Scope Report
Annual Cost Report

Project: Tigers Office Center

Trial: 8 Story, Downtown Riverfront

Customer: Detroit Tigers

Location: Detroit, MI

Recommended Program	Trial 1	Trial 2	Trial 3
Total Core Area	25,588	17,186	12,582
Total Finished Office Area	77,689	76,948	76,629
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Total Finished Area (Including Core)	103,257	94,134	89,210
Gross Building Area	103,257	94,134	89,210

Recommended Budget

1 Land Purchase	\$2,000,000	\$300,000	\$1,500,000
2 Finance & Construction Interest	\$1,918,476	\$1,260,038	\$1,032,065
3 Permits, Approvals, Insurances	\$410,327	\$99,032	\$79,548
4 Architecture, Engineering & Consulting Services	\$1,473,334	\$1,194,326	\$960,892
5 Sitework Construction	\$1,105,761	\$1,270,910	\$1,359,714
6 Base Building (Shell/Core) Construction	\$14,480,372	\$10,611,249	\$7,525,493
7 Interior Fit Out (Program Area) Construction	\$4,419,999	\$4,380,186	\$4,237,098
8 Furniture and related power	\$2,335,929	\$2,335,929	\$2,335,929
9 Voice/Data, AV	\$322,982	\$322,982	\$322,982
10 Security	\$97,029	\$83,134	\$75,564
11 Data and Telecom Equipment	\$244,463	\$244,463	\$244,463
12 Other Furnishings	\$151,000	\$150,611	\$150,443
13 Miscellaneous and Unclassified Soft Costs	\$50,056	\$45,634	\$43,247
14 LEED Certification (Certified or Silver)	\$220,328	\$205,244	\$191,363
15 Contingency	\$1,003,672	\$812,540	\$652,678
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PROJECT TOTAL	\$30,233,726	\$23,316,277	\$20,711,479
ADJUSTMENTS	-\$108,125	-\$108,125	-\$108,125
PROJECT GRAND TOTAL	\$30,399,851	\$23,482,402	\$20,877,604

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