Industry Best Practices in Procuring and Managing the Design Process

Best Practices for Owners to Avoid Design Problems and Improve Design Quality

Bob Wicklein
Kindergarten
College
Bob goes to Work for Bechtel
Project Delivery Method

- Design Contracting Approach
  - Design/Build
  - Mech/Electrical Design/Build
  - Mech/Electrical Design Assist
  - Fully Engineered Design

- Construction Contracting Approach

- Internal Facilities Engineering Involvement

- Strategic Alliances
How Do You Select Design Team

1. RFQ/RFP Process
   - Selecting Team Members vs a Firm
   - Quality Control Process (% for design errors)
   - Design to Budget
   - Selection of Engineering Consultants
   - Starchitect (local affiliate or office)

2. Use Design Team Selection Process to Engage Key Stakeholders
How Do You Manage Design Team

- Common Agreement on High Expectations for the Team
- Periodic Process Check Points
- Design Team Commitment to Schedule
- Breakdown Design Fee by Design Phase
- List of Deliverables for Each Phase
- Contractual Requirement - Design to Budget
- Well Defined Design Review Process
Keys For A Successful Design

1. Real Need for a Project Manager
   - Manage the Client
   - Resolve Issues between Designer and Contractor
   - Educate Client on Design Process
   - Change Control Process

2. Project Champion (engaged owner)

3. Establish Reasonable Design Fee

4. Construction Contractor Involvement
   - Constructability/construction schedule/estimating
Questions