

Industry Best Practices in Procuring and
Managing the Design Process

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

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SENECA
REAL ESTATE
GROUP
INC.

Kindergarten

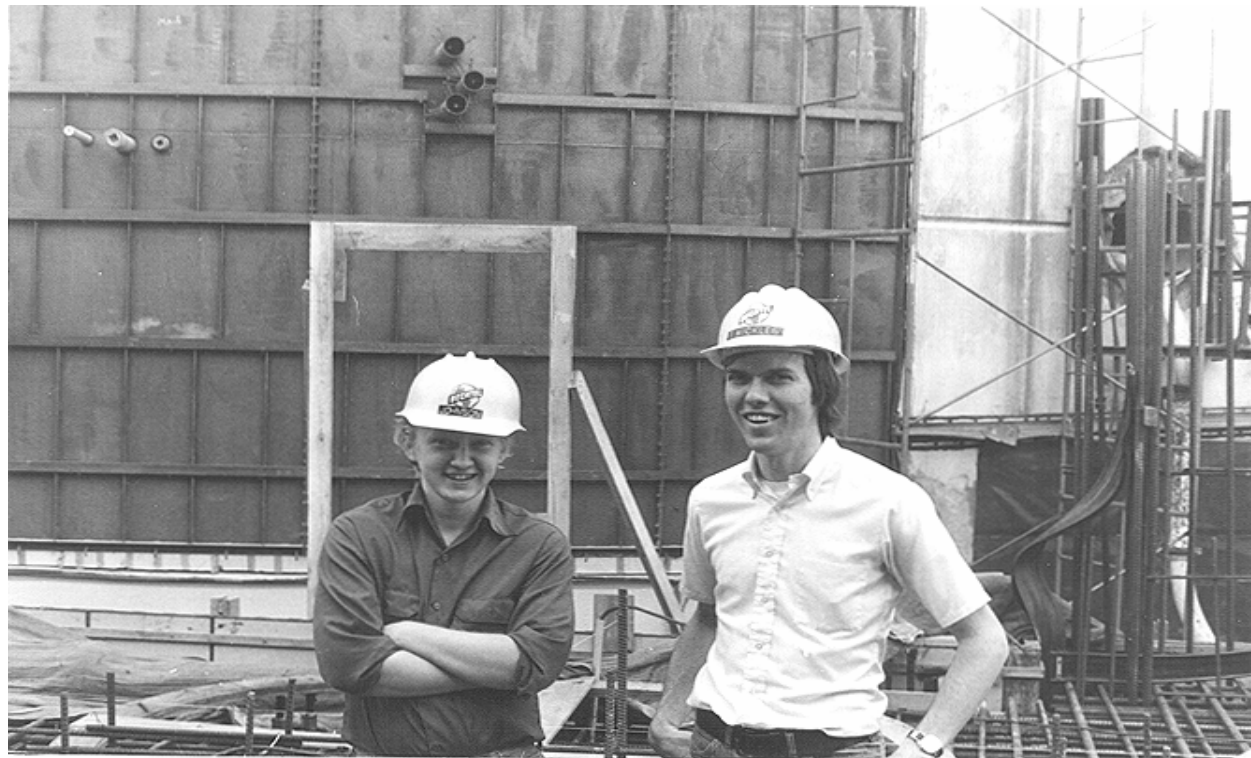


College



ILLINOIS

Bob goes to Work for Bechtel



Project Delivery Method

- I Design Contracting Approach
 - Design/Build
 - Mech/Electrical Design/Build
 - Mech/Electrical Design Assist
 - Fully Engineered Design
- I Construction Contracting Approach
- I Internal Facilities Engineering Involvement
- I Strategic Alliances

How Do You Select Design Team

I RFQ/RFP Process

- Selecting Team Members vs a Firm
- Quality Control Process (% for design errors)
- Design to Budget
- Selection of Engineering Consultants
- Starchitecture (local affiliate or office)

I 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

- I Real Need for a Project Manager
 - Manage the Client
 - Resolve Issues between Designer and Contractor
 - Educate Client on Design Process
 - Change Control Process
- I Project Champion (engaged owner)
- I Establish Reasonable Design Fee
- I Construction Contractor Involvement
 - Constructability/construction schedule/estimating

Questions

