



*2016
Leadership in Georgia Educational Facilities*



“Help me, help YOU!”

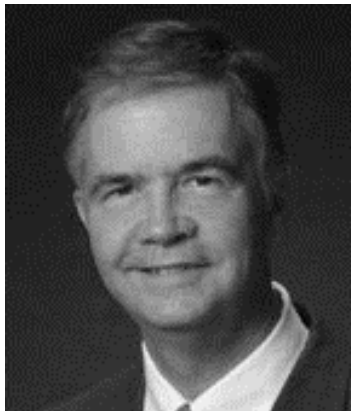
Working with your design professional to achieve optimal project success

TECHNICAL COLLEGE
TCSG
SYSTEM OF GEORGIA



MAY | ARCHITECTURE + INTERIORS

Panel



David E. Smith, PE

Senior Project Manager, Technical College System of Georgia



Jay Jenkins

Director of Operations, May Architecture + Interiors

Objectives

Gain a better understanding of the roles, responsibilities and authorities of team members and stakeholders

Understand what factors should be considered while preparing for a major capital project prior to the design professional being selected

Provide tips and strategies to enhance the partnership between the design professional and using agency

Project Team Members Roles & Responsibilities

Project Team Members

Owner

- + State of Georgia
 - + GSFIC
 - + Board of Regents
 - + Technical College System of Georgia
 - + University
 - + Landlord
 - + PPV

Project Team Members

Stakeholders

- + Administration
- + Occupants
 - + Current
 - + Future
- + Operators
- + University Board
- + Neighbors

Project Team Members

Regulatory Agencies

- + Accreditation
- + Historic Preservation Division
- + State Fire Marshal
- + Local Building Authority

Project Team Members

Design / Construction Team

- + Program Manager
 - + Design Professional
 - + Construction Professional
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- + Delivery method, funding, other factors may dictate
 - + Impact on Selection Process
 - + Impact on Timing

Preparing for a Major Capital Project

Preparing for a Capital Project

Master Plan / Strategic Plan

- + Is the master plan up to date?
- + Project relationship to master plan
- + Does the project require an update to the master plan?

Preparing for a Capital Project

Begin with the end in mind

- + Define success
 - + Schedule, budget, tenant satisfaction, etc.
 - + Depends on who you ask
- + Closeout Process
 - + Tenant expectations (schedule)
 - + Documentation
 - + Format
 - + Hierarchy

Preparing for a Capital Project

Selection Process

- + Who are the decision makers?
 - + Executive Committee
 - + Steering Committee
- + Who controls the process?
 - + GSFIC
 - + Board of Regents
 - + Using Agency
- + What is the driving factor? (Time, cost, quality, other?)

Preparing for a Capital Project

Pre-planning

- + Property Acquisition
 - + Clean Certificate of Ownership
 - + Utility Easements
- + Existing Property
 - + Existing Utility Infrastructure
 - + Hazardous Materials
 - + Historic property

Preparing for a Capital Project

Pre-planning (cont.)

- + How well defined is your project?
 - + Program Development
 - + Program Verification
 - + Meaningful Cost Estimate

Strategies to Enhance the Partnership

Strategies to enhance relationship

From the Design Professional's Perspective

- + Be prepared
 - + Understand your vision, constraints, priorities and community
 - + Have the info for the DP to hit the ground running
 - + Communicate the vision early and often
- + Identify your internal leadership structure
- + Embrace collaboration
- + Give everyone access to a common communication platform (e-builder, Newforma, Procore, etc)

Strategies to enhance relationship

From the Owner's Perspective

- + Due diligence
- + Does the Design Professional have the right experience?
 - + Specific project experience
 - + Experience with institutional clients
 - + Experience with delivery method
 - + Size, location, personnel
- + What are the hot buttons for campus?
 - + Parking, security, noise, traffic disruption, football, etc.
- + Does Design Professional understand the owner and their mission?

Discussion, Questions & Answers

