# Owners: How to Get What You Want!

Design Build

Rebekah G. Gladson, FAIA group global

- »Not the process...
- »Not the benefits...
- »Not the how to do it...

»How to Get What I Want...



Medical Education 74,919 GSF

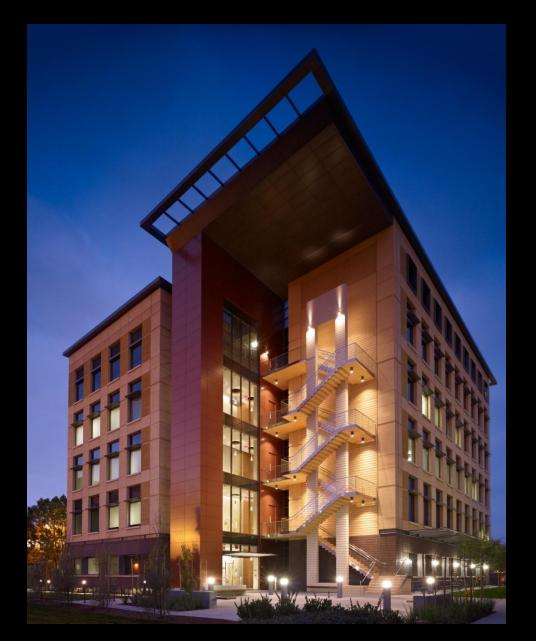




Social and Behavioral Sciences 116,143 GSF



Humanities Building 74,919 GSF





UCIMC Clinical Lab Replacement Building 48,000 GSF



Arts Building 59,492 GSF



#### Stories.....

#### Through the Grapevine:

- » Positives
- » Negatives
- » Don't Know
- » What If.....

# Positive If:

You Can Define?

# Ummm.....Mad King's Castle





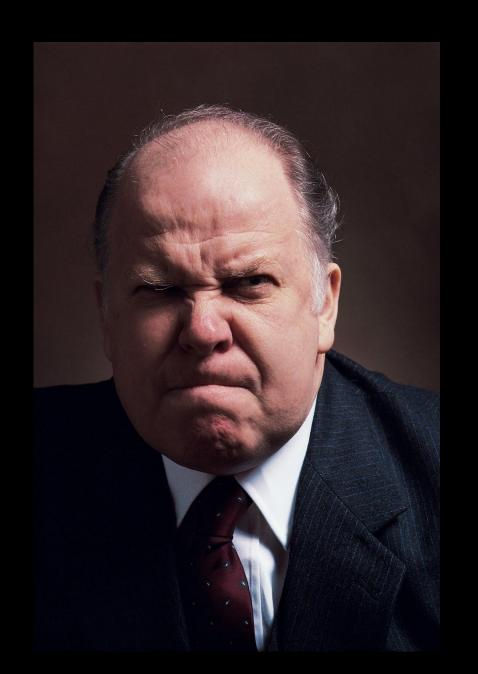


# So we try.....











#### Need to Know?

- Strategic Business Plan /Academic Plan
  - Budget
  - Schedule
- Design Criteria
- Performance Required/Expected
- Business Model
- Communicate

# Design-Build Process

GMP BID/ LUMP SUM Proposal \$MAC













Owner Develop Program

Pre-qualify D-B Teams

Proposal Phase Evaluation Process

Award Part 1 Award Part 2

**Programming** 

**Preliminaries** 

Development
Off Site /
Foundation
Package / Etc.

Construction Drawing & Construction

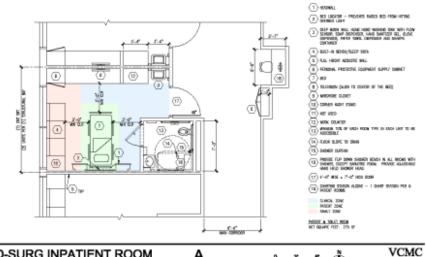
# Know Your Budget



## Design Criteria

#### Program

- Indoor/Outdoor Spaces
  - Use, Quantity, Requirements, Etc.
- Size
  - Special Dimensions
- Room Data Sheets
  - Detailed Information
- Specific Room Diagrams
- Functional Requirements
- Infrastructure
- Equipment



Α

MED-SURG INPATIENT ROOM VENTURA COUNTY MEDICAL CENTER 09/23/2011







Ventura County Medical Center

9/20/2011

#### ROOM DATA SHEET

MED-SURG INPATIENT ROOM - A

(See separate sheet for Patient Tollet Room)

S. ELECTRICAL		7. MECHANICAL	
A. Surge Protestion	As Required	A. Air Pressure	Neutral
fl. Isolation Power	As Required	8. Ducting	Supply / Return
C. Sweng Childre	As Required	C. Centrel	Indicated
0. Headwall/Power	Readwall Power	B: Smake Evac	No
E. Lighting Control	Individual	E. Force House	None
F. Energ Lights	Emergency flectup	F. Air Changes	4/2 Outside Air Air Drungss/Your
G. Lighting Fisture	Several	G. Air Temp.	79
III. Lighting Fishers	Brading	III. Rel. Humidity	France IEE to SE SE
L. Lighting Finture	fram	1. Fibration	MOTE Supports div
J. Lighting Fisture	Flush night light near door haide rm		
s. Lighting Finance	Reading in family some	A. PLUMBING	
S. COMMUNICATION	ONS	A. Water Service	Hen & Carlot
A. Telephone	1 Single	S. Water Filtration	None
8. Intercom	Telephone (verify)	C. Water Control	Hands Pres (Sensor Operated)
C. Paging	Nove	D. Fisture 1	1504
D. Code Blue	1 Vo	E. Fireure 2	Name
E. Hume Call	1 Vec	F. Findure 3	None
F. Gerguter	None	G. Fiscure 6	None
G. HS	1 Ver	M. Fire Suppression	Fire Sprinklers (Wet)
16. MIS	1 Yes	1. Docustion Service	None
I. PACS	None	J. Air Service	1 Medical Air
J. Monitor 1	None	K. Vacuum Service	2 Medical Facuses
E. Monitor 2	None	L. Medical Gas I	2 Grypes
L. Audio Visuali	1 OKTV - Receive	M. Medical Gas 2	None
M. Clock	None		
N. Security	None		
0. Fire	Fire & Smoke Desertor		
SPECIAL REQUIRES	ENTS		
S.D - Medical Head	wall: 2 standard duplex power outlets, 4 er	mengency duples power out?	riti
S.D if Dumb Bed to	ocators are selected. I standard duples po	over outlets, 1 emergency do	splex power outlets
otherwise destined	for the bed locator should be added to the	Headwall	
Provide tamper rec	estant power outlets near floor		

#### ROOM DESCRIPTION

#### LEGEND

HS moulth information System Mts: Medical informatics system

FACS: Picture Archiving and Communication System

None of the power outlets in the petient core should require a mase to bend down.

Intelligent Design & Process Management				Planning/Budge t Confirmation See Notes 1, 1A, 1B							Budget Allocation							Drawings (Obtain Site- Specific Vendor Dwgs where applicable)							Procurement See Note No. 2						Installation / Receiving / Warehousing / Unpacking & Cleanup / Placement / Set-up										
CA	TEGORY	Critical Path		UB Leam Architect/Engineers	Team	Team		Owner - See Note 1A		DB's Construction Budget	DB's Materials Mgmt/Transport Budget	DB's Furniture Budget	DB's Equipment Budget	DB's Healthcare Tech & IT/LV Budget	Owner's Activation Budget	DR Team Architect/Engineers	DB Materials Momt/Transp Planner			DB Team Healthcare Tech & IT/LV Consult	Owner	D	D Buildel W, Aichitect Eligineers assist		DB Healthcare Tech & IT Consultant	DB Healthcare IT & Low Voltage Contrator	Procurement by Owner		DB - Install (and/or Relocate)	DB - Rough-in / Site Readiness			-			Materials Mant/Transport Vander	Materials ingrity Harisport Veridor	Fauipmen	Owner's Activation / Logistics Contractor	DB Low Voltage Contractor	Owner's Staff / Owner Directed Vendor
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а. b.	Anesthesia Columns	Х				X		X					х	$\dashv$	^			H	X						X	-			X	Х	Х	x	х	X	x z	x	t				
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	DIO / VISUAL SYSTEMS & EQUIPMENT	х	x	x 2	<b>x</b> >	ίx	x	х	x	x	х	х	х	х	х	x >	X	x	х	х	х	x :	x >	x	x	x	x	x	х	х	х	х	х	x	<b>x</b> :	x 2	x >	x x	x	х	х
	Portable				Ť			Х							X										Х	_	Х														Х
b.	Projection Screens - Fixed			Х	Ť			Х		Х				7		>	(												Х	Х	Х	х	х	х	x z	х	Ť				
c.	Projection Screens - Movable							Х							X			T						T	Х		Х										T				Х
d.	A/V Systems						Х	Х						х				T		Х						Х			Х	Х	Х	Х	Х	х	x z	х	T			Х	
e.	Video Projectors - Fixed				T		Х	Х						Х			Ī	T		Х			T	T		Х			Х	Х	Х	-	_	X	x z	х	T			Х	
f.	Video Projectors - Movable							Х							X												Х														Х

## **Design Criteria**

#### Design Standards

- Architectural Vocabulary
  - Words, Photos, Bridging Documents, Etc.
- Quality
  - Refer to other projects
- Object or Community
  - Vision Statement
- Communicate Image
  - What do you want to accomplish



## "Best Practice" Visits



VCMC Replacement Hospital Wing Project

PICTURE LOCATION: DESCRIPTION: RADY'S CHILDRENS HOSPITAL

MAIN LOBBY



#### Comments:

Do's:

Good décor for children. Good use of decorative drywall panels in lieu of more complicated architectural treatments. Good use of indirect colored light to create an upbeat, cheerful ambiance.

#### Comments:

Don'ts:

Try to avoid curved walls and curved ceiling soffits; it is especially costly to successfully detail the air diffusers, soffits and wall curvatures.

# **Know Your Regulatory Requirements**



# Truth:

If I can't DEFINE, Design Builder can not DESIGN!

# Performance Required/Expected

#### Financial

- Improved Business Operations
- Return on Investment

#### Life Cycle

- Initial Capital
- Operating Cost
- Maintenance

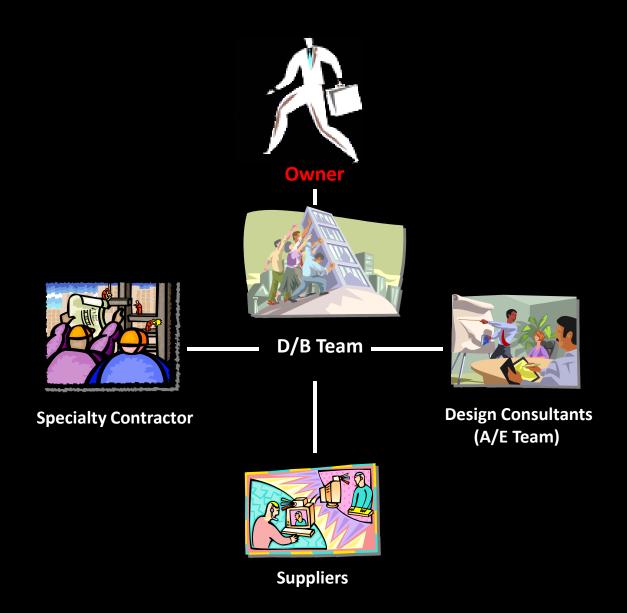
#### Quality

Image, Facility Renewal, Life Span, etc.

#### Others

One on One Meetings

## Understand: DB Contract Relationships



#### **Business Model**

- Culture & General Counsel
- Ability / Willingness to Change
- Qualifications
- Low Bid vs "Best Value"
  - Success / Failure
- Contracts
  - Support / Hinder



#### **Business Model**

- Biased Contracts Cost Money
- Project Changes
- Risk Allocation
  - Define
  - Manage & Control
  - Financial Impact



### Communications

- Decisions
  - How are decision made:
  - Timely
  - Decisions Changed
- Verbal/Written
- Silent Default (Refer to Contract)



# Communications

- Educate Up and Down
- Manage Up and Down
- Build A Team



### Summary

#### Spend the Time Necessary:

- Business Plan
- Budget
- Design Criteria
- Performance Criteria
- Business Model Can and Can't
- Communication Plan

#### Table Talk

- Owner Imaginary Project
- Significant Challenge
- Define "What I Want....."
- Share

#### **Discussion**



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