

Owners: How to Get What You Want!

Design Build

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roup global

»Not the process...

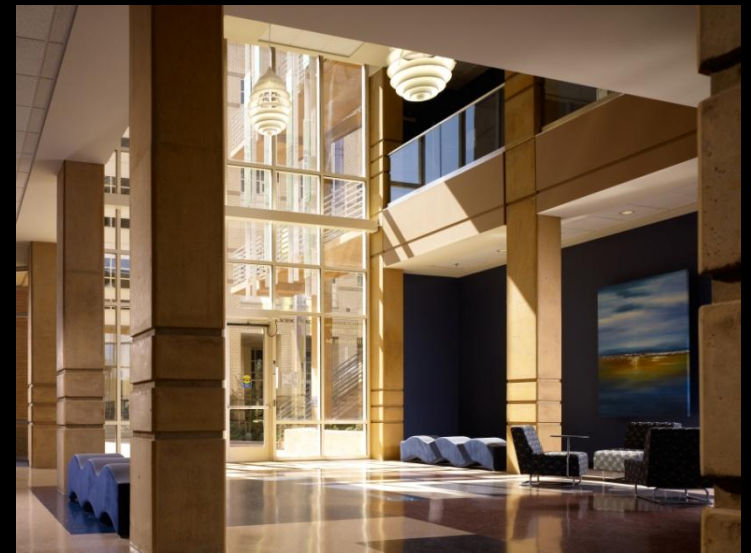
»Not the benefits...

»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

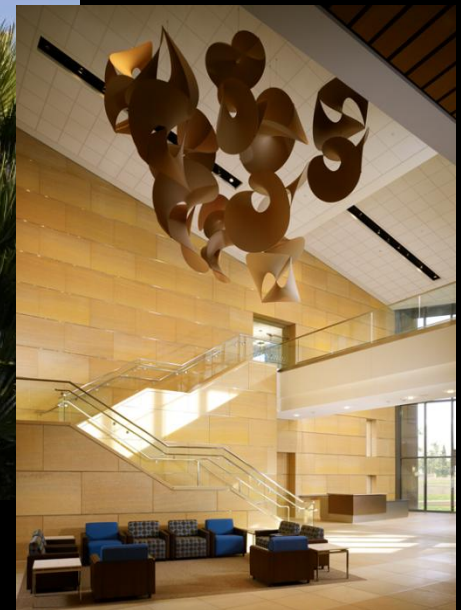


UCIMC Clinical Lab Replacement Building
48,000 GSF



Arts Building
59,492 GSF





UC Irvine Douglas Hospital
482,428 GSF

Stories.....

Through the Grapevine:

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

Positive If:

You Can Define?

Ummm....Mad King's Castle





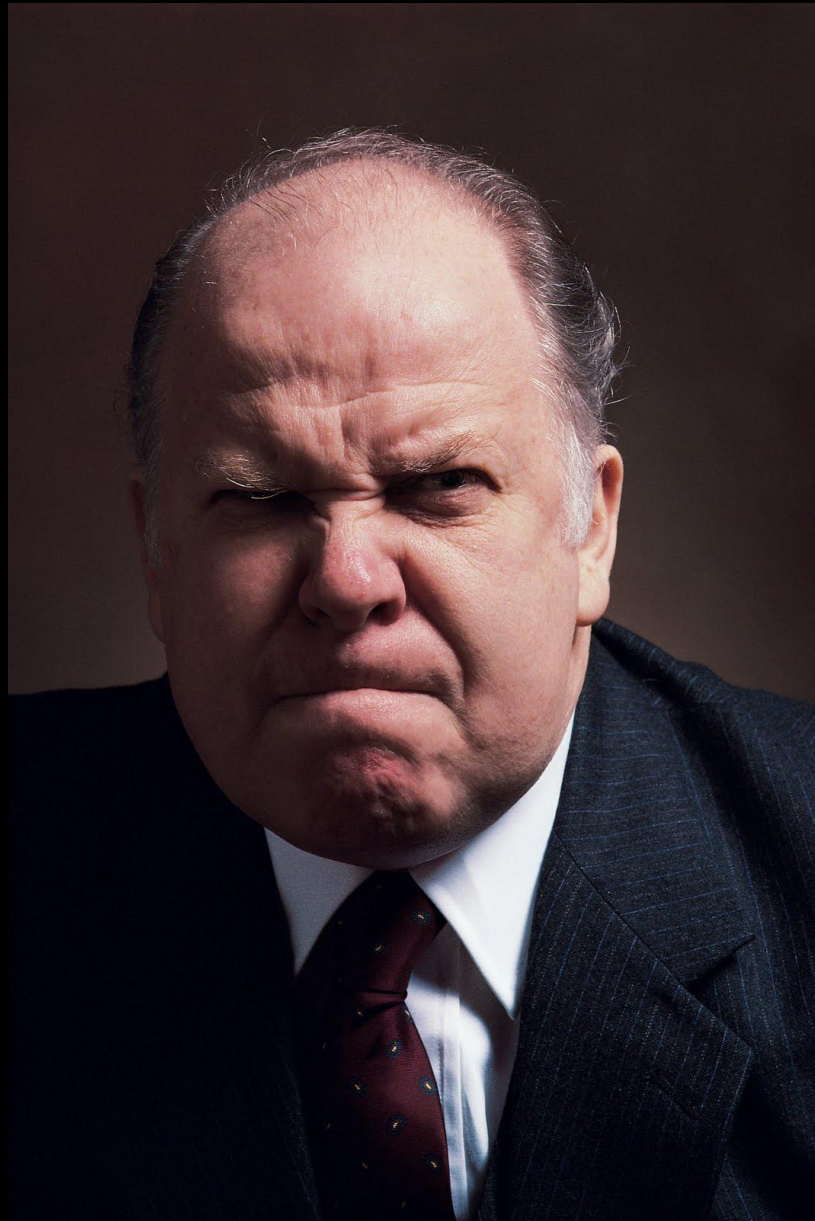


So we try.....











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

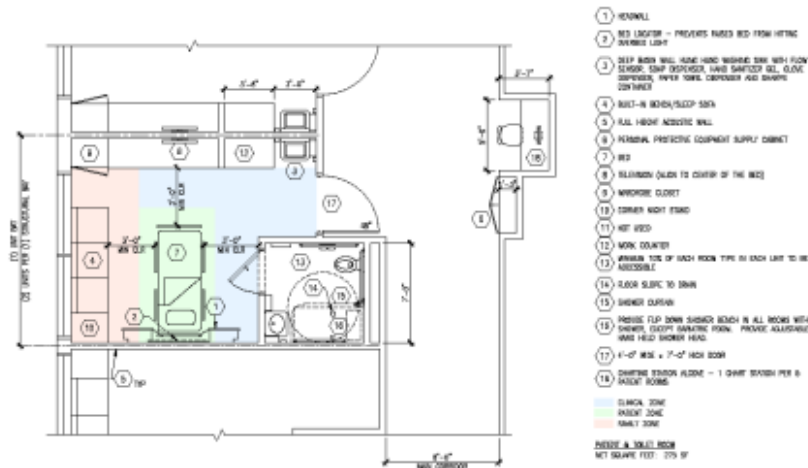
- Detailed Information

- Specific Room Diagrams

- Functional Requirements

- Infrastructure

- Equipment



MED-SURG INPATIENT ROOM

VENTURA COUNTY MEDICAL CENTER

09/23/2011

A



VCMC

ROOM DATA SHEET MED-SURG INPATIENT ROOM - A

9/20/2011

(See separate sheet for Patient Toilet Room)

N. ELECTRICAL

A. Surge Protection	As Required
B. Isolation Power	As Required
C. Emergency Outlets	As Required
D. Heat/Cool/Power	Heat/Cool/Power
E. Lighting Control	Individual
F. Emergency Lights	Emergency Backup
G. Lighting Fixture	General
H. Lighting Fixture	Reading
I. Lighting Fixture	Exam
J. Lighting Fixture	Flush night light near door inside rm
K. Lighting Fixture	Reading in family area

N. COMMUNICATIONS

A. Telephone	1 Single
B. Intercom	Telephone (w/RF)
C. Paging	None
D. Code Blue	1 Yes
E. Nurse Call	2 Yes
F. Computer	None
G. HIS	1 Yes
H. SMS	1 Yes
I. PACS	None
J. Monitor 1	None
K. Monitor 2	None
L. Audio Visual	2 CRTV - Receive
M. Clock	None
N. Security	None
O. Fire	Fire & Smoke Detector

SPECIAL REQUIREMENTS

S.D - Medical Headwall: 2 standard duplex power outlets, 4 emergency duplex power outlets
 S.D - If Dumb bed locations are selected, 2 standard duplex power outlets, 1 emergency duplex power outlets otherwise designated for the bed locator should be added to the headwall
 provide tamper resistant power outlets near floor
 None of the power outlets in the patient zone should require a nurse to bend down.

ROOM DESCRIPTION

LEGEND

- HIS: Health Information System
- MIS: Medical Informatics Systems
- PACS: Picture Archiving and Communication Systems

Z. MECHANICAL

A. Air Pressure	Neutral
B. Ducting	Supply / Return
C. Control	Individual
D. Smoke Evac	No
E. Fume Hoods	None
F. Air Changes	4/2 Outside Air Air Changes/Year
G. Air Temp.	75
H. Rel. Humidity	From 55 to 65 %
I. Filtration	MFN Supply Air

J. PLUMBING

A. Water Service	Hot & Cold
B. Water Filtration	None
C. Water Control	Hands Free (Sensor Operated)
D. Fixture 1	1 Sink
E. Fixture 2	None
F. Fixture 3	None
G. Fixture 4	None
H. Fire Suppression	Fire Sprinklers (Wet)
I. Evacuation Service	None
J. Air Service	3 Medical Air
K. Vacuum Service	2 Medical Vacuum
L. Medical Gas 1	2 Oxygen
M. Medical Gas 2	None

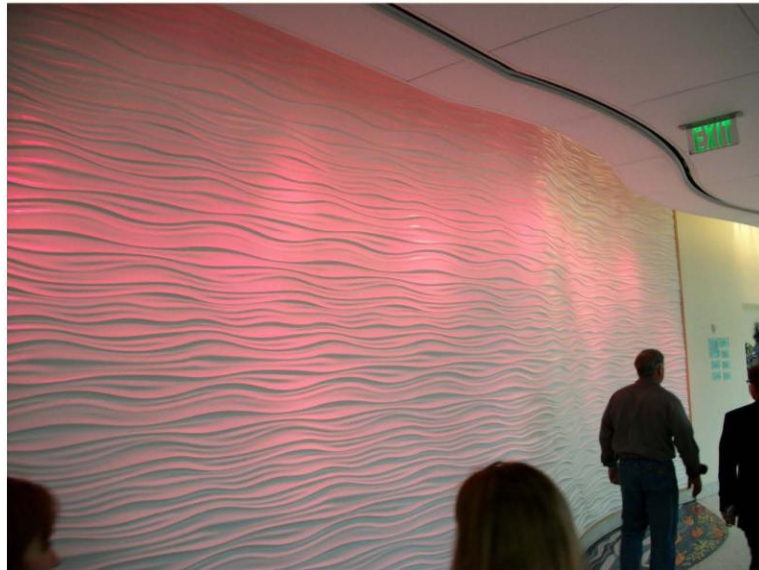
Design Criteria

- **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

PICTURE LOCATION: RADY'S CHILDRENS HOSPITAL
DESCRIPTION: 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

OSHPD OSP PreApproval



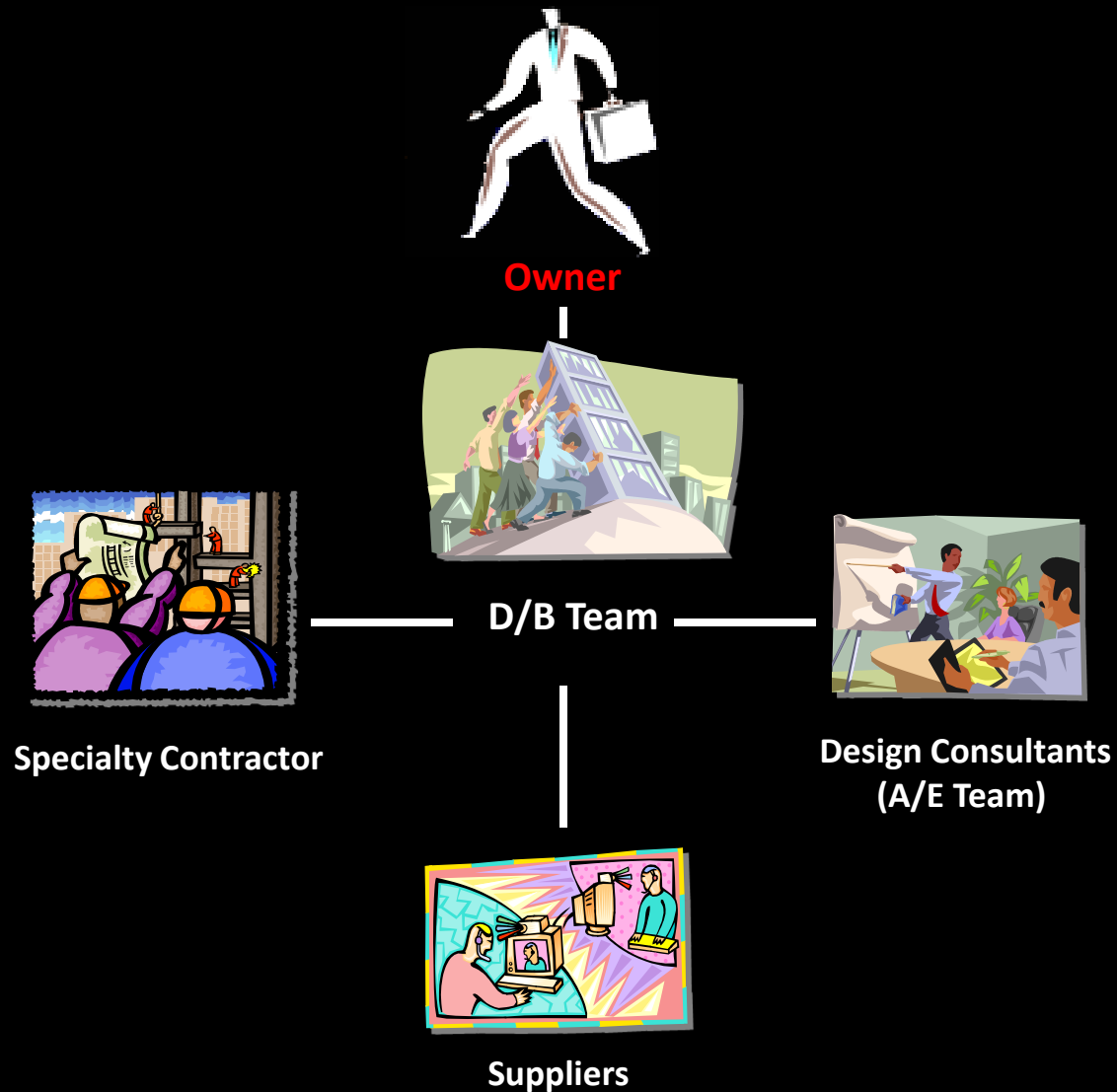
Truth:

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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