



PROJECT PLANNING

ISSUES/WHY

PROCESS

PLAYERS

FEASIBILITY

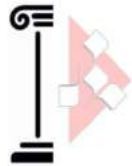
PROGRAMMING

FOLLOW-UP

TRENDS

NASHVILLE, TN


SEPTEMBER, 2019



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JBA 1 INCORPORATED
WWW.JBA1.COM
JOE@JBA1.COM**


Project Planning





THE IMPORTANCE OF PROJECT PLANNING

- Define **Scope** of Work
- Obtain Funding
- Set Expectations
- Prepare for Design
- Test Options



ISSUES/WHY

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Project Planning



WHEN DO YOU START THE PROJECT PLAN?



- Master Planning/Process
- Priority in Capital Plan
- Gift Donations
- Emergency
 - Mother Nature
 - Regulatory
 - System/Building Failure
- Program Driven Request

ISSUES/WHY

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Project Planning



PROCESS

- Approach/Action Plan
- Set Expectations/Objectives
- Establish Planning Team
 - Lead Team
 - Supplemental Expertise
 - Clients
- Use of Consultants
 - Planners
 - Architects/Engineers
- Collect and Create Data



ISSUES/WHY

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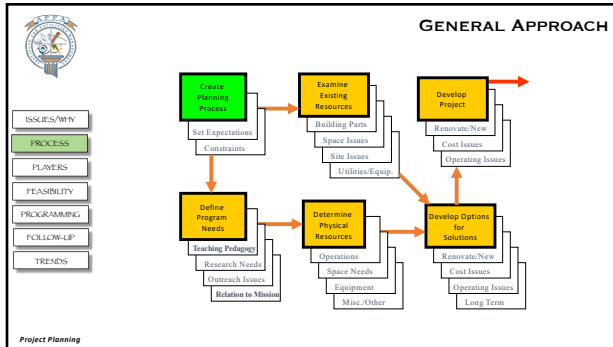
FEASIBILITY

PROGRAMMING

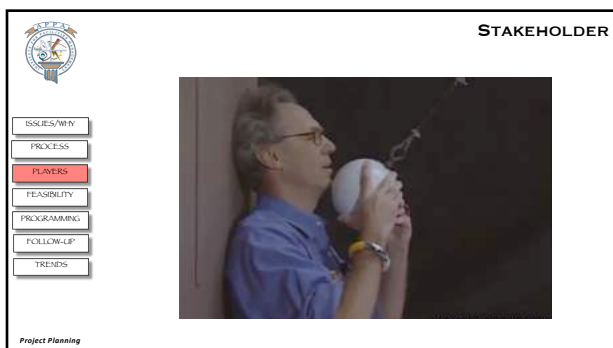
FOLLOW-UP


TRENDS

Project Planning










ADMINISTRATION/OWNER

FOR SALE
BY OWNER:

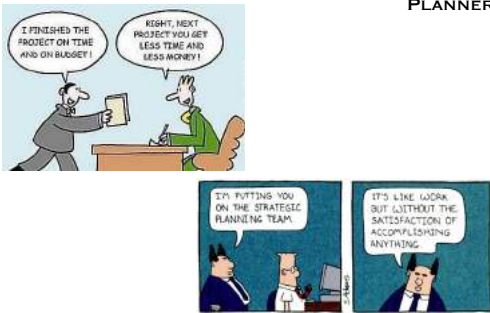


STREET PARKING AVAILABLE!


Project Planning





PLANNER




Project Planning



CONSULTANT OR IN HOUSE - ARCHITECT



Project Planning



CONSULTANT OR IN-HOUSE ENGINEER

ISSUES/WIN

PROCESS


PLAYERS

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PROGRAMMING

FOLLOW-UP

TRENDS



Project Planning



UNIVERSITY PROJECT MANAGER

ISSUES/WIN

PROCESS


PLAYERS

FEASIBILITY

PROGRAMMING

FOLLOW-UP

TRENDS



Project Planning



TWO LEVELS OF PLANNING

ISSUES/WIN

PROCESS

PLAYERS

FEASIBILITY


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TRENDS

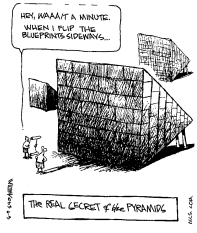


Project Planning




FEASIBILITY

- Description of Program
- Operational Strategies
- History or Program
- Program Trends
- Relation to Role and Mission
- Relation to Outside Programs



THE REAL SECRET OF THE PYRAMID

Project Planning




FEASIBILITY

- People
- Business/Program
- Facility Conditions
- Research Components
- Business Relationships
- Regulatory Issues

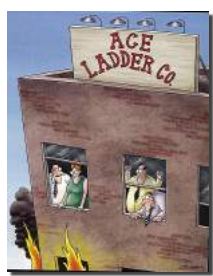


Project Planning



FEASIBILITY

- Space Requirements
- Unique or Special Features
- Health and Life Safety Issues
- Accreditation Issues



Project Planning



ISSUES/WHY

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FEASIBILITY

- Master Plans
- Long Range Plans
- Other Projects
- Community Issues
- Private Sector
- State & Federal Issues



Project Planning



ISSUES/WHY

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TRENDS

REFINE THE SPACE NEEDS

- Quantitative Issues
- Qualitative Issues
- Obsolescence Issues
- Adjacency Issues
- Information Issues



Project Planning



ISSUES/WHY

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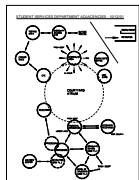

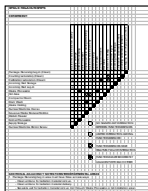
PROGRAMMING

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TRENDS

SPACE ADJACENCIES

- Bubble Diagrams
- Space Matrix



Project Planning



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TRENDS

SPACE DESCRIPTIONS


- Space Details
- Diagrams/Sketches
- Physical Issues
- Equipment

Room	Area	Volume	Notes
101	100	100	
102	100	100	
103	100	100	
104	100	100	
105	100	100	
106	100	100	
107	100	100	
108	100	100	
109	100	100	
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Project Planning



ISSUES/WHY

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TRENDS

BUILDING ISSUES

- Architectural Issues
- Mechanical/Electrical Issues
- Technology Issues
- Equipment Requirements
 - Fixed
 - Movable
 - Operational Costs
 - Replacement Issues
- Other Issues



Project Planning



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SITE ISSUES

- Relationship to other Programs
- Access Issues
- Security Issues
- Parking
- Pedestrian
- Bicycles
- Utility Issues
- MP Issues



Project Planning


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ISSUES/WHY
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PROPOSED SOLUTIONS

- Project Descriptions
- Schematic Design
- Budget Estimates
- Life Cycle Costs
 - Staffing
 - Utilities Costs
 - Maintenance Costs
 - Repair and Replacement Budget
- Project Alternatives




Project Planning




ISSUES/WHY
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ESTABLISHING THE BUDGET

- Average Cost of Facilities
- Breakout of Costs per Building Type
- Professional Fees
- Site Costs
- Equipment and Furniture
- Contingencies




Project Planning




ISSUES/WHY
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IMPLEMENTATION

- Scheduling
- Funding
- Staging
- Construction Delivery Method
- M & O



Project Planning



OWNERSHIP ISSUES

SIFE CYCLE COST ANALYSIS

Project: Al-Balad with floating oil jet

Location: Al-Balad

System: Oil Jet

Item	Quantity	Unit	Material	Unit Price	Material Cost	Unit Price	Material Cost	Unit Price	Material Cost
1	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
2	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
3	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
4	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
5	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
6	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
7	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
8	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
9	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
10	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
11	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
12	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
13	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
14	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
15	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
16	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
17	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
18	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
19	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
20	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
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25	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
26	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
27	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
28	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
29	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
30	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
31	1.000000	EA	1.000000	1.000000	1.000000	1.000000	1		

The diagram illustrates the lifecycle of a capital project, from planning to recycling, with associated costs and ownership issues. The lifecycle is divided into stages: 0-5, 5-15, 15-25, 25-40, 40-50, 50-90, and 90-100. The costs are: \$10M, \$5M, \$15M, \$20M, \$30M, \$10M, \$20M, and \$30M. The ownership issues are: Plan, Design, Construct; Occupy and Adjust; Renovate; Modernize; Reconstruct; and Recycle. The total cost is \$130M. The diagram also shows a 3% inflation over that time, resulting in a final cost of \$1.86 B.

Stage	Duration	Cost	Ownership Issues
1	0-5	\$10M	Plan, Design, Construct
2	5-15	\$5M	Plan, Design, Construct
3	15-25	\$15M	Plan, Design, Construct
4	25-40	\$20M	Plan, Design, Construct
5	40-50	\$30M	Plan, Design, Construct
6	50-90	\$10M	Plan, Design, Construct
7	50-90	\$20M	Plan, Design, Construct
8	50-90	\$30M	Plan, Design, Construct
9	90-100	\$30M	Plan, Design, Construct


Ownership Issues: Plan, Design, Construct; Occupy and Adjust; Renovate; Modernize; Reconstruct; Recycle.

Costs: \$10M, \$5M, \$15M, \$20M, \$30M, \$10M, \$20M, \$30M.

Total Cost: \$130M


Inflation: 3% Inflation over that time

Final Cost: \$1.86 B



PITFALLS AND ISSUES

- Insufficient Space Planning (non-assignable spaces)
- Costs
- Buy-in
- Review Process
- Change in Players
- Program Creep
- Growth Issues
- Time Constraints
- Technology



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CONTINUOUS IMPROVEMENT

- Process Review
- Budget Review
- Facilities Operations
- 11 Month Inspection
- Long Range Plan Updates




Darn Space Guidelines !



A Lack of Direction?

Project Planning



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TRENDS AND CONSIDERATIONS

- ICL's Model
- Flexibility
- 100 year shells
- Public Private Partnerships
- Architect, Contractor Partnerships
- Schematic Design



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THANK YOU



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