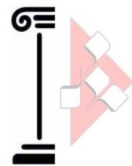




PROJECT PLANNING

- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING
- FOLLOW-UP
- TRENDS

NEW ORLEANS, LA
JANUARY 2024



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Project Planning





THE IMPORTANCE OF PROJECT PLANNING

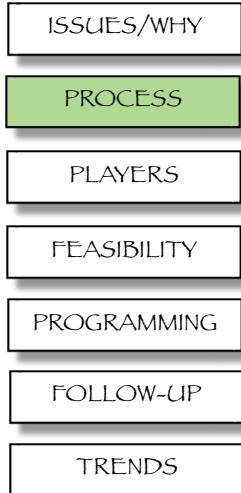
- Define Scope of Work
- Obtain Funding
- Set Expectations
- Prepare for Design
- Test Options



ISSUES/WHY
PROCESS
PLAYERS
FEASIBILITY
PROGRAMMING
FOLLOW-UP
TRENDS



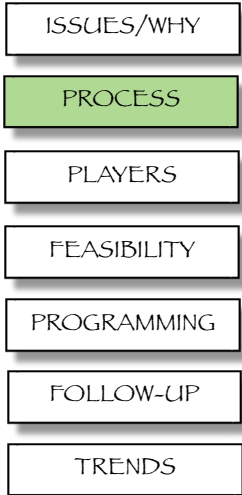
WHEN DO YOU START THE PROJECT PLAN?



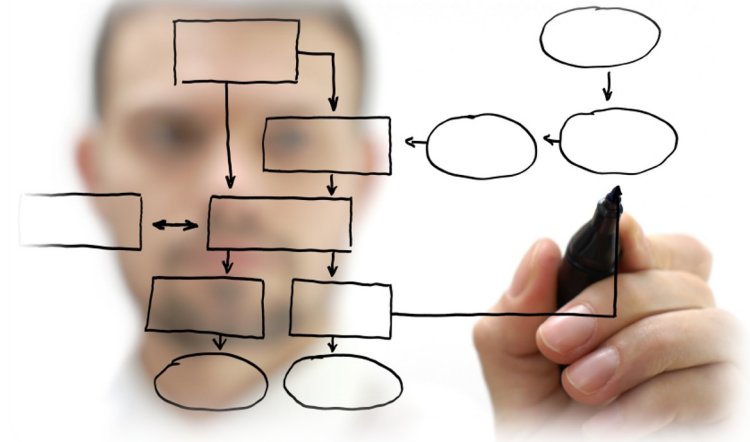
- Master Planning/Process
- Priority in Capital Plan
- Gift Donations
- Emergency
 - Mother Nature
 - Regulatory
 - System/Building Failure
- Program Driven Request



PROCESS



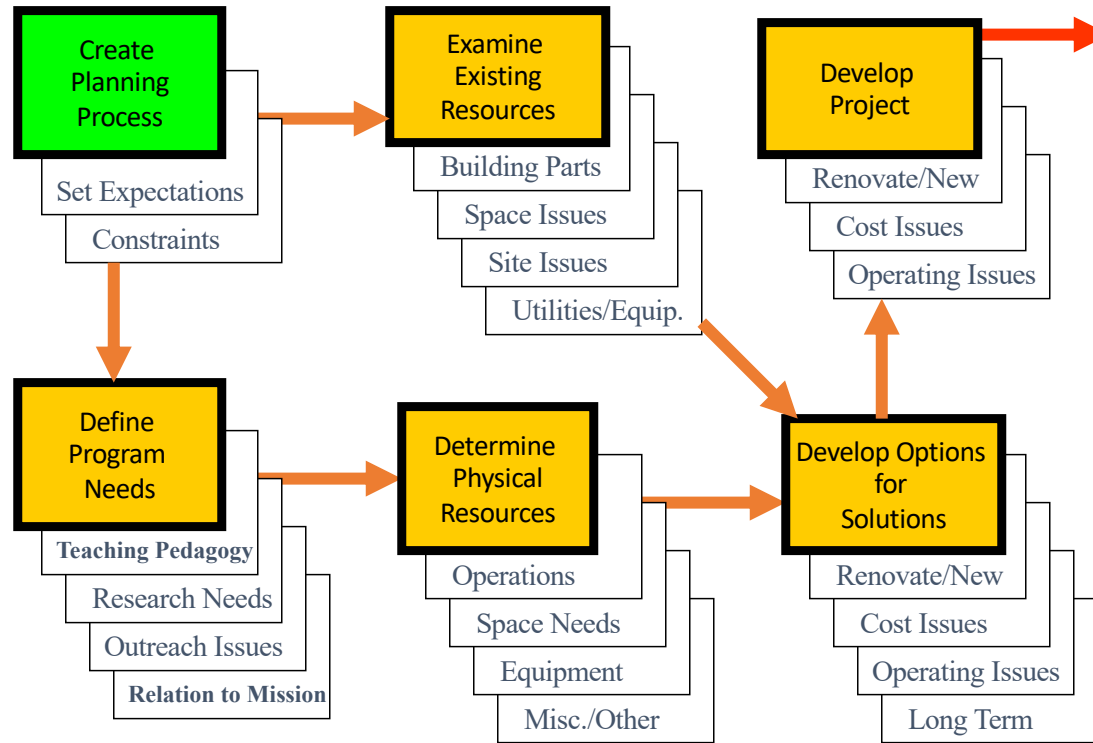
- Approach/Action Plan
- Set Expectations/Objectives
- Establish Planning Team
 - Lead Team
 - Supplemental Expertise
 - Clients
- Use of Consultants
 - Planners
 - Architects/Engineers
- Collect and Create Data



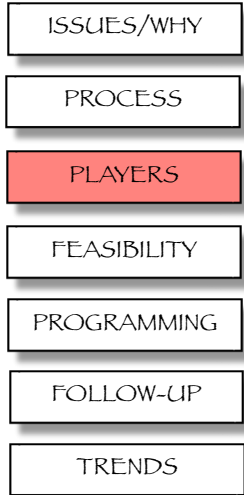


- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING
- FOLLOW-UP
- TRENDS

GENERAL APPROACH



Project Planning



- Stakeholders

- Occupant
- Program
- Donor



WHO SHOULD BE INVOLVED?

- Owners

- Administration
- State
- Other (Board/Community)

- Professionals

- Project Manager/Planner
- Architects/Engineers
- Specialty
- FM Staff
- Other Staff (IT, Security, etc.)



ADMINISTRATION/OWNER

- ISSUES/WHY
- PROCESS
- PLAYERS**
- FEASIBILITY
- PROGRAMMING
- FOLLOW-UP
- TRENDS



**FOR SALE
BY OWNER:**

STREET PARKING AVAILABLE!



- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING
- FOLLOW-UP
- TRENDS

Project Planning

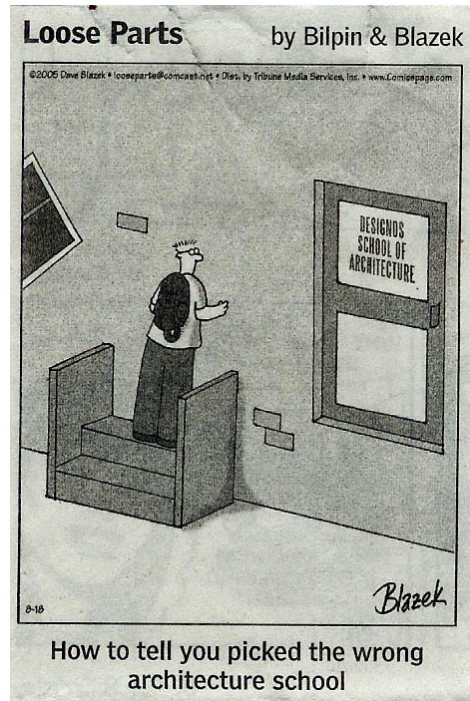
PLANNER





CONSULTANT OR IN HOUSE - ARCHITECT

- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING
- FOLLOW-UP
- TRENDS



Project Planning



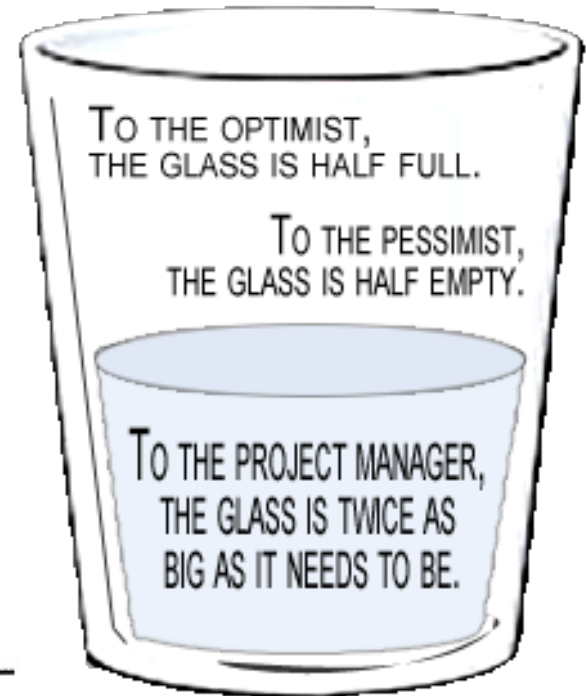
UNIVERSITY PROJECT MANAGER

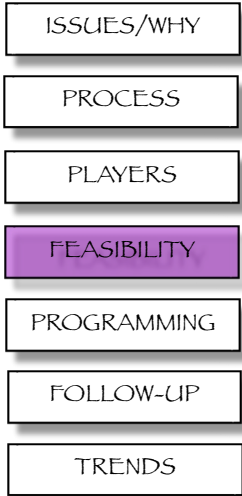
- ISSUES/WHY
- PROCESS
- PLAYERS**
- FEASIBILITY
- PROGRAMMING
- FOLLOW-UP
- TRENDS

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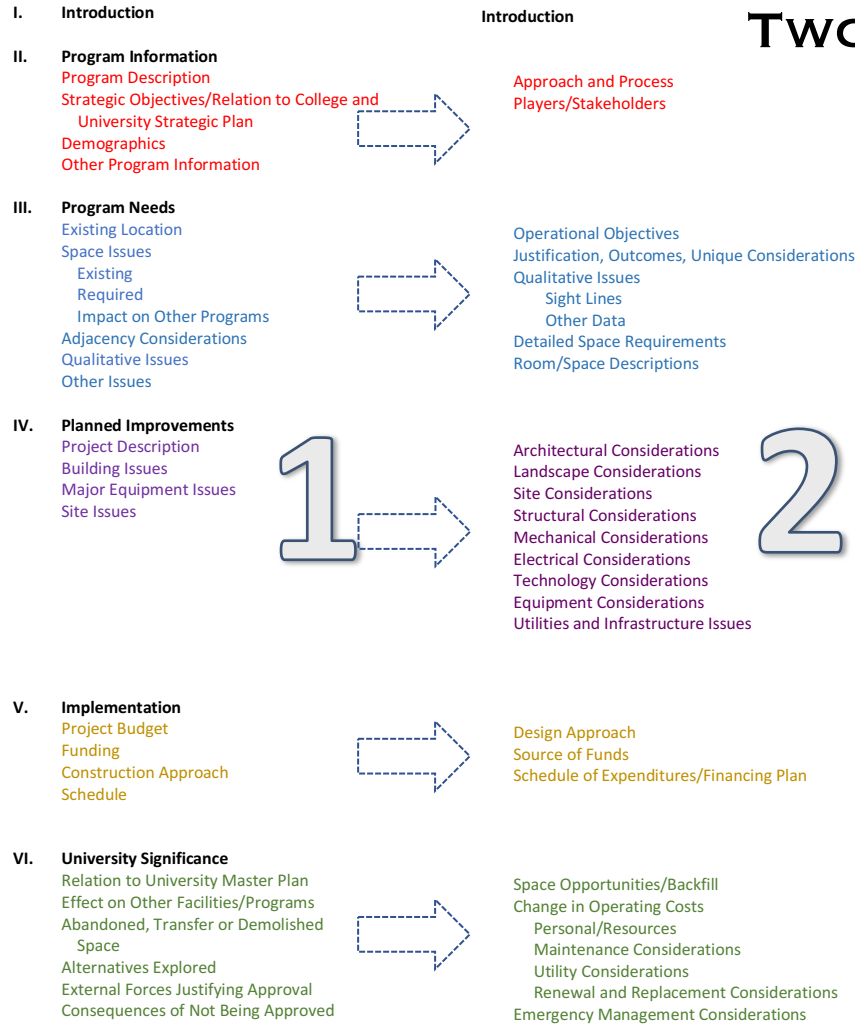


“That’s our new mission statement.”





Project Planning



TWO LEVELS OF PLANNING



90% of project problems, are due to a lack of planning, not design.

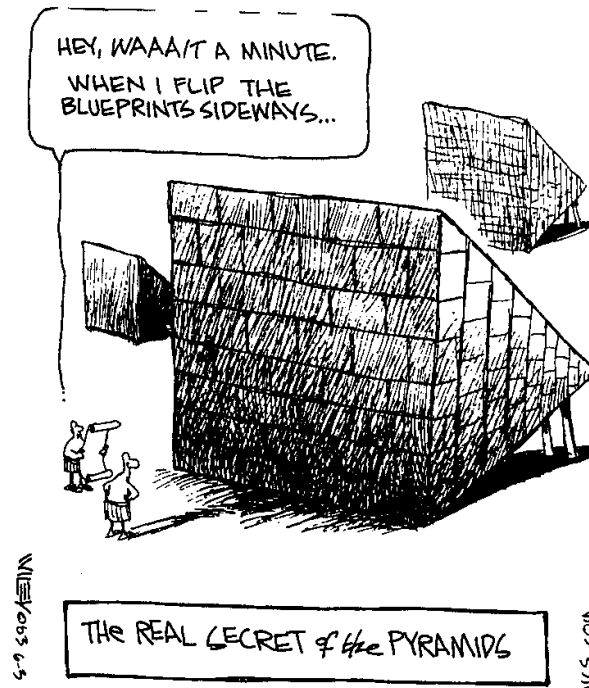




FEASIBILITY

- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY**
- PROGRAMMING
- FOLLOW-UP
- TRENDS

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





FEASIBILITY

ISSUES/WHY
PROCESS
PLAYERS
FEASIBILITY
PROGRAMMING
FOLLOW-UP
TRENDS

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

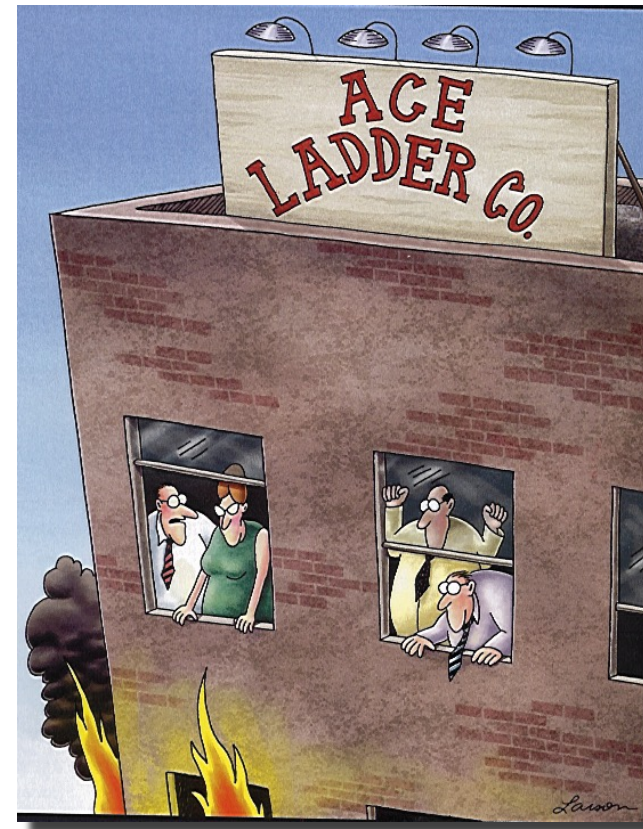




FEASIBILITY

- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY**
- PROGRAMMING
- FOLLOW-UP
- TRENDS

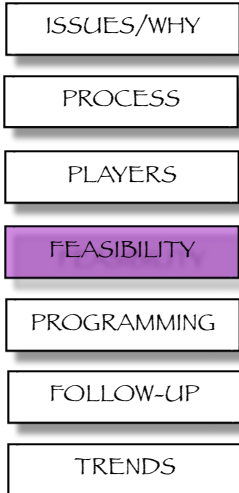
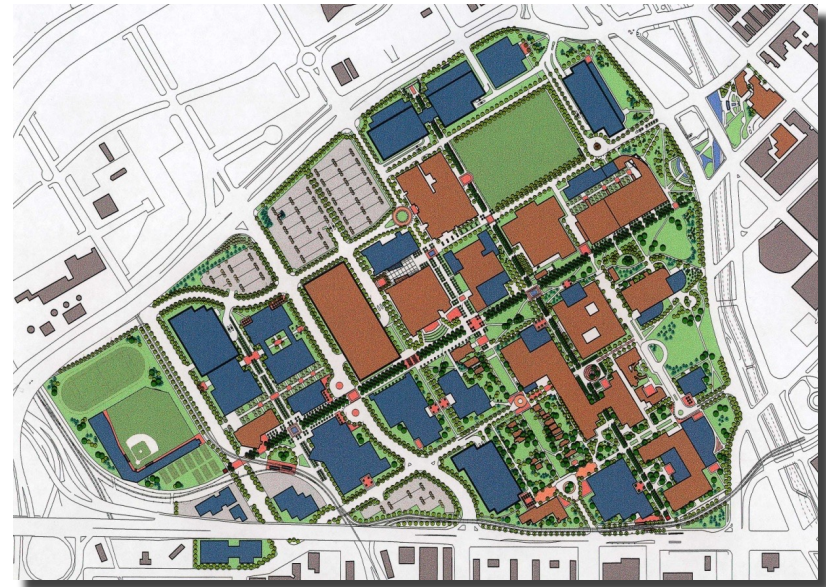
- Space Requirements
- Unique or Special Features
- Health and Life Safety Issues
- Accreditation Issues





FEASIBILITY

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

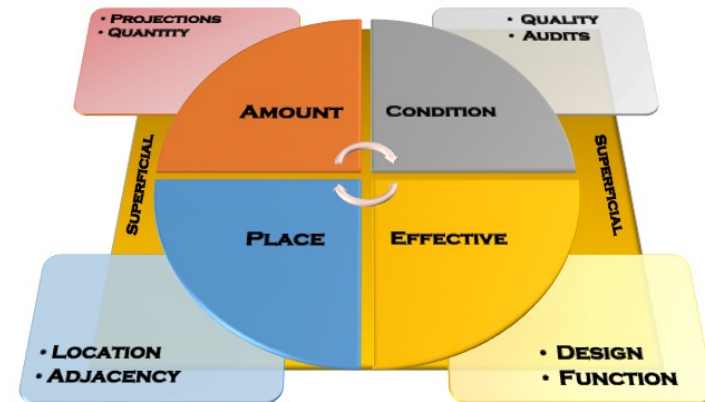




REFINE THE SPACE NEEDS

- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING**
- FOLLOW-UP
- TRENDS

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





- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING**
- FOLLOW-UP
- TRENDS

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

BUILDING ISSUES





- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING**
- FOLLOW-UP
- TRENDS

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

PROPOSED SOLUTIONS





ESTABLISHING THE BUDGET

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

ISSUES/WHY

PROCESS

PLAYERS

FEASIBILITY

PROGRAMMING

FOLLOW-UP

TRENDS



Project Planning



IMPLEMENTATION

ISSUES/WHY

PROCESS

PLAYERS

FEASIBILITY

PROGRAMMING

FOLLOW-UP

TRENDS

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



Project Planning



- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING
- FOLLOW-UP
- TRENDS

Project Planning

LIFE CYCLE COST ANALYSIS							
Project:		Allied Health Building @ LC					
Date:		7.16.13					
Square Ft:		49,500					
Year	Utilities	Custodial	Maintenance	Liability / Risk Management	CSP Staffing Needs	Facilities Staffing Needs	49,500 Sq Ft. TOTAL
1	\$ 119,336	\$ 85,933	\$ 11,195	\$ 6,884	\$ 38,368.00	\$ 110,775	\$ 372,491
2	\$ 125,302	\$ 88,511	\$ 11,755	\$ 7,228	\$ 39,135.00	\$ 112,990	\$ 384,921
3	\$ 131,568	\$ 92,051	\$ 12,343	\$ 7,589	\$ 40,700.00	\$ 117,509	\$ 401,760
4	\$ 138,145	\$ 95,733	\$ 12,960	\$ 7,968	\$ 41,514.00	\$ 119,858	\$ 416,178
5	\$ 145,052	\$ 99,562	\$ 13,608	\$ 8,366	\$ 43,175.00	\$ 124,653	\$ 434,416
6	\$ 152,306	\$ 103,544	\$ 14,288	\$ 8,784	\$ 44,039.00	\$ 127,146	\$ 450,107
7	\$ 159,922	\$ 107,686	\$ 15,002	\$ 9,223	\$ 45,801.00	\$ 132,232	\$ 469,866
8	\$ 167,918	\$ 111,993	\$ 15,752	\$ 9,684	\$ 46,717.00	\$ 134,877	\$ 486,941
9	\$ 176,313	\$ 116,473	\$ 16,540	\$ 10,168	\$ 48,586.00	\$ 140,272	\$ 508,352
10	\$ 185,128	\$ 121,132	\$ 17,367	\$ 10,676	\$ 49,558.00	\$ 143,078	\$ 526,939
11	\$ 194,385	\$ 125,977	\$ 18,235	\$ 11,210	\$ 51,540.00	\$ 148,801	\$ 550,148
12	\$ 204,105	\$ 131,016	\$ 19,147	\$ 11,771	\$ 52,571.00	\$ 151,777	\$ 570,387
13	\$ 214,311	\$ 136,257	\$ 20,104	\$ 12,360	\$ 54,674.00	\$ 157,848	\$ 595,554
14	\$ 225,027	\$ 141,707	\$ 21,109	\$ 12,978	\$ 55,767.00	\$ 161,004	\$ 617,592
15	\$ 236,279	\$ 147,375	\$ 22,164	\$ 13,627	\$ 57,998.00	\$ 167,444	\$ 644,887

Repair and Replacement Cost									
Project:		Front Range Community College, Allied Health and Nursing Building							
Date:		25-Jun-13							
Inflation Factor:		5%							
Construction Cost:		\$17,671,500							
Study Period:		30 Years							
Facility Sub Systems	Likely Life	Range	Useful Life Chosen	% of Project Cost	Current Replacement Cost	Provisions for Renewal w/o Inflation	Future Value Factor (FV) 5% useful Life	Total Replacement Cost w/ Inflation	Total Annual Provision for (FV) Renewal
Foundation/Structure	N/A	N/A	N/A	5%	\$883,575				
Roofing	25	15-30	20	3%	\$530,145	\$26,507	2.635	\$1,396,932	\$69,847
Exterior Enclosure	30	30-50	40	8%	\$1,413,720	\$35,343	7.040	\$9,952,589	\$248,815
Interior Partitions	20	15-30	30	14%	\$2,474,010	\$82,467	4.322	\$10,692,671	\$356,422
Interior Finishes	10	5-15	15	11%	\$1,943,865	\$129,591	2.079	\$4,041,295	\$269,420
Elevators	40	25-up	30	3%	\$530,145	\$17,672	4.322	\$2,291,287	\$76,376
Plumbing	30	20-60	40	12%	\$2,120,580	\$53,015	7.040	\$14,928,883	\$373,222
HVAC - moving	15	15-25	15	13%	\$2,297,295	\$153,153	2.079	\$4,776,076	\$318,405
HVAC - static	40	30-60	40	10%	\$1,767,150	\$44,179	7.040	\$12,440,736	\$311,018
Electrical - moving	35	15-50	25	8%	\$1,413,720	\$56,549	3.386	\$4,786,856	\$191,474
Electrical - static	50	30-60	40	7%	\$1,237,005	\$30,925	7.040	\$8,708,515	\$217,713
Fire Protection	50	30-60	40	3%	\$530,145	\$13,254	7.040	\$3,732,221	\$93,306
Special Equip/Misc.	30	15-50	20	3%	\$530,145	\$26,507	2.635	\$1,396,932	\$69,847
Totals				100%	\$17,671,500	\$669,161		\$79,144,994	\$2,595,864

OWNERSHIP ISSUES

c. Life Cycle Cost

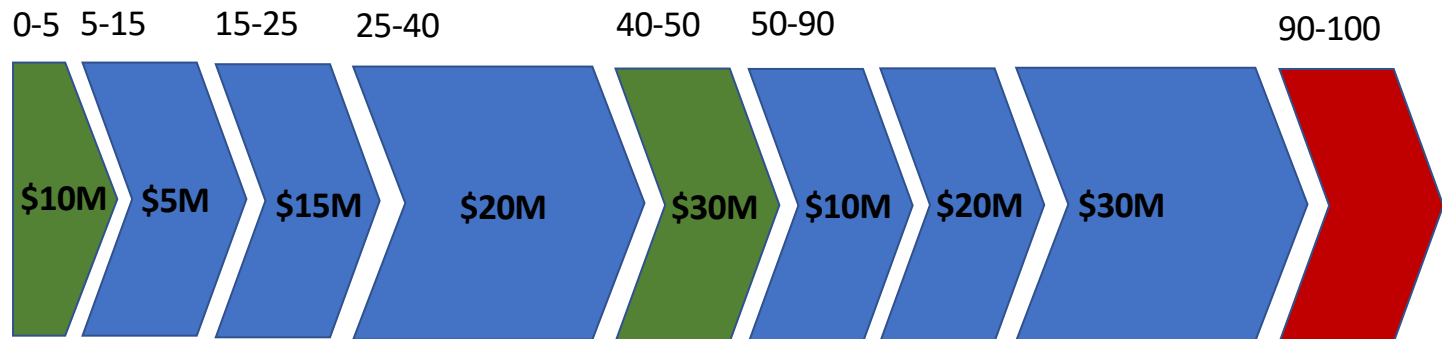
Life Cycle Cost								
Project:		FRCC Allied Health & Nursing						
Study Period:		30 years						
Discount rate:		6%						
Date:		25-Jun-13						
Study Method:		Present value of One Dollar						
Building Value:		\$17,671,500						
Additional Optg. & Maint. Costs:		\$200,000	First Year					
Additional Energy/Utilities:		\$150,000	First Year					
Inflation Factor:		5%						
Year	Principal & Interest or Investment	Major Repair & Replacement	Operating & Maintenance	Energy Utilities	Salvage Value	Total	Discount Rate, Amortized	Present Value
1	\$17,671,500		\$200,000	\$150,000		\$18,021,500	0.9434	\$17,001,483
2			\$210,000	\$157,500		\$367,500	0.8900	\$327,075
3			\$220,500	\$165,375		\$385,875	0.8396	\$323,981
4			\$231,525	\$173,644		\$405,169	0.7921	\$320,934
5			\$243,101	\$182,326		\$425,427	0.7473	\$317,922
6			\$255,256	\$191,442		\$446,699	0.7050	\$314,922
7			\$268,019	\$201,014		\$469,033	0.6651	\$311,954
8			\$281,420	\$211,065		\$492,485	0.6274	\$308,985
9			\$295,491	\$221,618		\$517,109	0.5919	\$306,077
10			\$310,266	\$232,699		\$542,965	0.5584	\$303,192
11			\$325,779	\$244,334		\$570,113	0.5268	\$300,336
12			\$342,068	\$256,551		\$598,619	0.4970	\$297,514
13			\$359,171	\$269,378		\$628,550	0.4688	\$294,664
14			\$377,130	\$282,847		\$659,977	0.4423	\$291,908
15		\$4,241,160	\$395,986	\$296,990		\$4,934,136	0.4173	\$2,059,015
16			\$415,786	\$311,839		\$727,625	0.3936	\$286,393
17			\$436,575	\$327,431		\$764,006	0.3714	\$283,752
18			\$458,404	\$343,803		\$802,207	0.3503	\$281,013
19			\$481,324	\$360,993		\$842,317	0.3305	\$278,386
20		\$1,060,290	\$505,390	\$379,043		\$1,944,723	0.3118	\$606,364
21			\$530,660	\$397,995		\$928,654	0.2942	\$273,210
22			\$557,193	\$417,894		\$975,087	0.2775	\$270,587
23			\$585,052	\$438,789		\$1,023,841	0.2618	\$268,042
24			\$614,305	\$460,729		\$1,075,033	0.2470	\$265,533
25		\$1,413,720	\$645,020	\$483,765		\$2,542,505	0.2330	\$592,404
26			\$677,271	\$507,953		\$1,185,224	0.2198	\$260,512
27			\$711,135	\$533,351		\$1,244,485	0.2074	\$258,106
28			\$746,691	\$560,018		\$1,306,710	0.1956	\$255,592
29			\$784,026	\$588,019		\$1,372,045	0.1846	\$253,280
30		\$3,004,155	\$823,227	\$617,420	-\$55,202,420	-\$50,757,618	0.1741	-\$8,836,901
Total Present Value for Owning and Operating Costs over the Study Period								18,676,234



OWNERSHIP ISSUES

\$10M Capital Project Translates to \$130M Investment

- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING**
- FOLLOW-UP
- TRENDS



Plan, Design, Construct

Occupy and Adjust

Renovate

Modernize

Reconstruct

Recycle

3% Inflation over that time

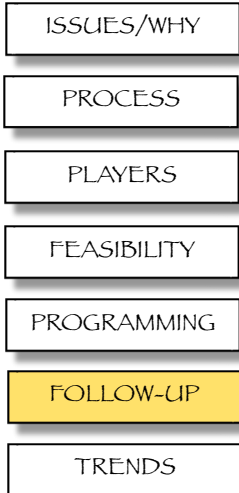
\$ 1.86 B

Project Planning



PITFALLS AND ISSUES

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





- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING
- FOLLOW-UP**
- TRENDS

Project Planning

- Process Review
- Budget Review
- Facilities Operations



CONTINUOUS IMPROVEMENT

- 11 Month Inspection
- Long Range Plan Updates



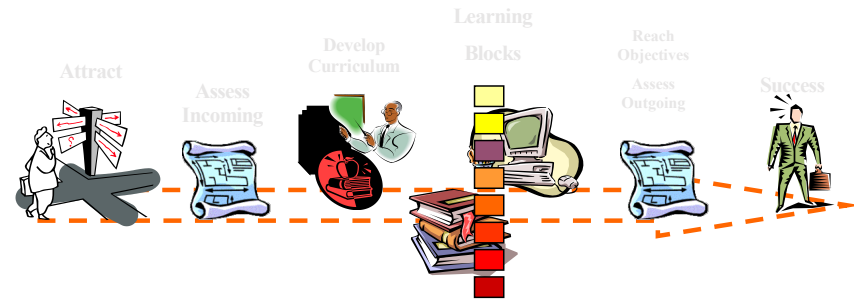
A Lack of Direction?



TRENDS AND CONSIDERATIONS

- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING
- FOLLOW-UP
- TRENDS

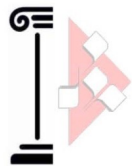
- ICL's Model
- Flexibility
- 100 year shells
- Public Private Partnerships
- Architect, Contractor Partnerships
- Schematic Design





THANK YOU

- ISSUES/WHY
- PROCESS
- PLAYERS
- FEASIBILITY
- PROGRAMMING
- FOLLOW-UP
- TRENDS



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Project Planning

