

Demystifying Capital Planning and Construction



Understanding the Facility Planning, Renovation and Capital Improvement Process

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1. Overview: Capital Improvement Planning and Construction
2. Project Management Process
3. Building Assessment/Requirements Assessment
4. Construction Delivery Methods
5. Project Cycle
6. Communication
7. Questions?

A campus is a mirror of a college or university's soul, reflecting its history, its culture and image, its management style, and even its future.

- Charles Lockwood

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2. Project Management Process



3. Building Assessment/Requirements Assessment

Project Viability...

- Detailed facility assessment
- +
- Application of priority criteria
- +
- Clear strategic goals
- +
- Accurate financial requirements
- +
- Commitment of financial resources

Needs -Time - Money

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3. Building Assessment/Requirements Assessment

Project Viability: Facility Assessment Sample...

Building	Improvement	Cost Estimate	Detail/Notes
McNary Hall	Fire suppression system	\$ 500,000	In design 2007
	Seismic upgrade	\$ 2,000,000	
	Shower pan replacement	\$ 30,000	
	Replacement of all lighting	\$ 50,000	
	Exterior repair	\$ 300,000	In design 2007
	Plaster repair	\$ 5,000	
	Interior paint	\$ 2,000	
	Window replacement	\$ 800,000	In design 2007
	Mattress replacement	\$ 40,000	
	Data re-wire	\$ 300,000	
	Data closet rebuild	\$ 10,000	In-house
	Roof repair	\$ 1,000,000	
	Digital controls upgrade	\$ 60,000	Apogee
Total		\$ 5,097,000	

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Scheduled out for next 10 years

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4. Construction Delivery Methods

Project Approach

Design & Hard Bid Construction

- Owner contracts with A/E to design project
- A/E creates package to bid
- Lowest bid gets award
- Contractor manages project based on specifications created by A/E.
- Contractor accountable to Owner, A/E has approval/Advisory relationship.

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4. Construction Delivery Methods

Project Approach

Construction Manager/ General Contractor (CMGC)

- Owner contracts with A/E to design project
- CMGC is selected based qualifications
- CMGC works with A/E in finalizing DD/CD
- CMGC provides construction administration/project management

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4. Construction Delivery Methods

Project Approach

Design - Build

- Owner contracts with a General Contractor to design and construct project.
- "Package" approach
- 1 relationship, 1 contract
- May consider 3rd party consultant

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5. Project Cycle: Viability, Approach, Implementation, Evaluation

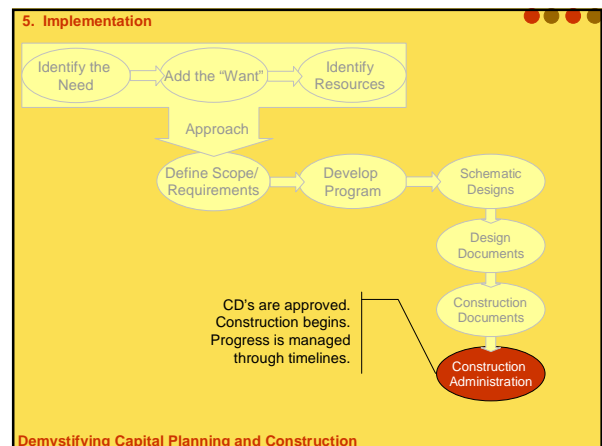
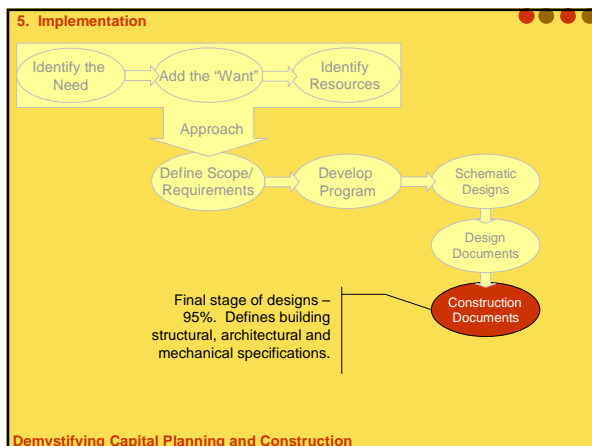
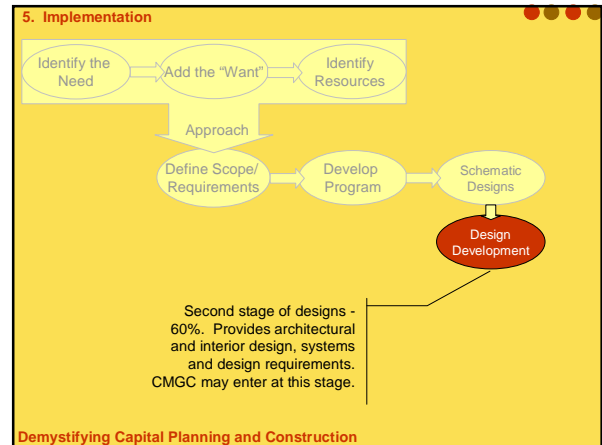
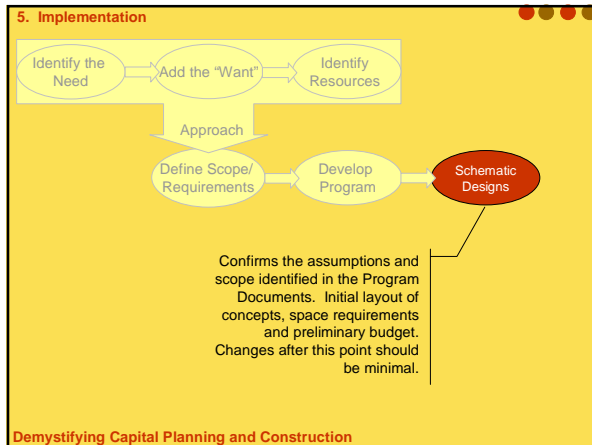
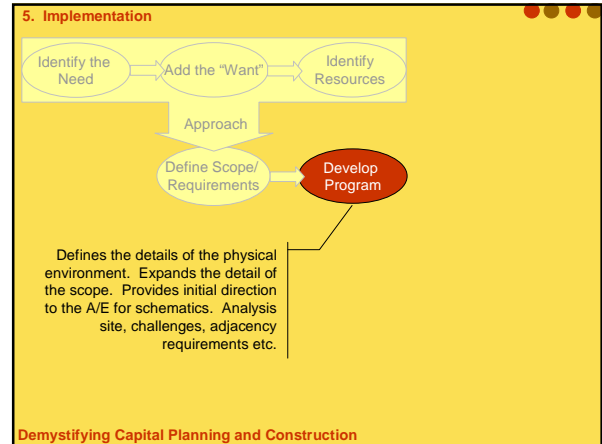
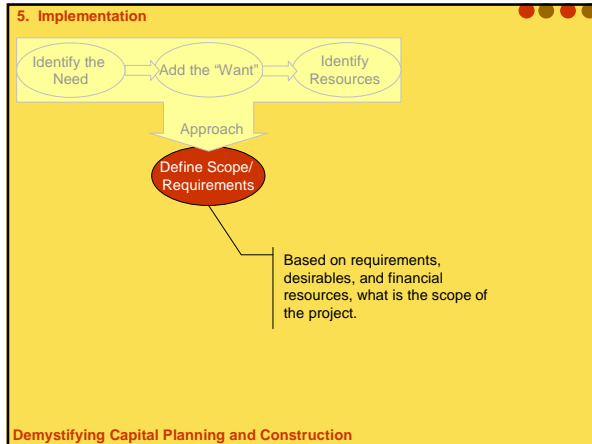
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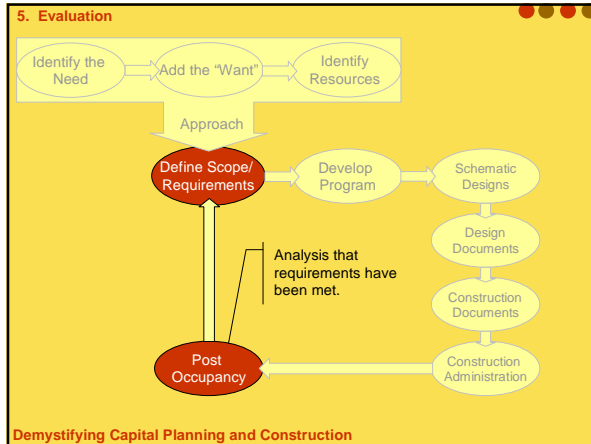
5. Viability

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5. Approach

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- 6. Communication**
- Ensuring a successful project...**
1. Planning Process (buy-in)
 2. Managing the Client's "Voice"
 3. Documentation
 4. Vocabulary
 - VE: Value Engineering
 - SR: Scope Reduction
 - Unforeseeable vs. Unforeseen
 - RFI
 - Submittal
 - CO
 - SD/DD/CD
- Demystifying Capital Planning and Construction

6. Questions?

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