

Session 1-A: Leveraging Project & Firm Networks to Deliver Facilities

Room 202

Track: Resilience

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Questions:

- What is integrative design?
- What makes some teams more successful at integrative design?
- What are the success factors?
- How can we better facilitate the owner's values/ expectations to the potential project teams?
- How would team selection impact the design of a project?
- How can the owner's' values be implemented in the design and construction of a project?
- How can we base the design and construction decisions on the total cost of ownership instead of first cost of project?
- What are the challenges to implementing integrative design?
- How can the owner move the design process to be more integrative?
- What role can integrative design play in creating sustainable buildings?
- What is the impact of integrative design on cost, quality, schedule?

Notes:

- The current design process is a shared process rather than integrated. Pieces are simply gathered and put together, Usually tasks don't get revisited as resources are limited, linear process, limited budget,
- to evolve the process within the limited resources teams should allocate resources at the right level.
- teams should connect early with end users and trade-partners to eliminate waste in time and redesign
- assure accountability when engaging end users early in the design process
- be careful with distraction and overwhelming when engaging end-users at the beginning
- if design team engages contractor too early it may results in wasteful time
- engagement of key stakeholders may need to start as early as planning the program of the building

- are teams chosen or developed?
- construction starts but design is not finished yet, causes frustration.
- analyze carefully execute decisively
- challenges when working/engaging with customers in the design process: 1- they don't understand the process 2- their requests can be overwhelming to the design team
- cost: chose design teams who are qualified not cheap
- not just about choosing the good firm, but who from the firm are going to work on this specific project
- you may chose a highly qualified firm but end up with not so much qualified team members (may have less experience or they are hard to work with)
- projects with lots of variables (complex projects) requires more collaboration therefor may requires a unique delivery method such as integrated project delivery method or Design Build method
- choosing the best delivery method does not guarantee the behaviors and the culture of the design teams
- the role of owner on the success of a project,
- flexible owner vs difficult owner
- flexible owner can drive the teams to success. can control the demands of the end users, give trust to teams, guide them but does not control them
- owner responsibility is not just to choose the right teams but also to enable them
- Selection method : Interview over lunch vs across table /Committee interview
- interview over lunch: observe manners of team members, builds relationship, flexible interaction
- across table /Committee interview : teams prepared themselves to impress the committee. can show the best proposal but the teams are not flexible in the way they interact with others, this type of interview may not help show their behavior/cultural side
- Selection meetings/ interviews should enable the teams to interact with end user in a workshop session, committee should observe how the team is able to engage and gather information from the audience
- the expected behaviors/cultures of teams should be clearly defined in the contract language