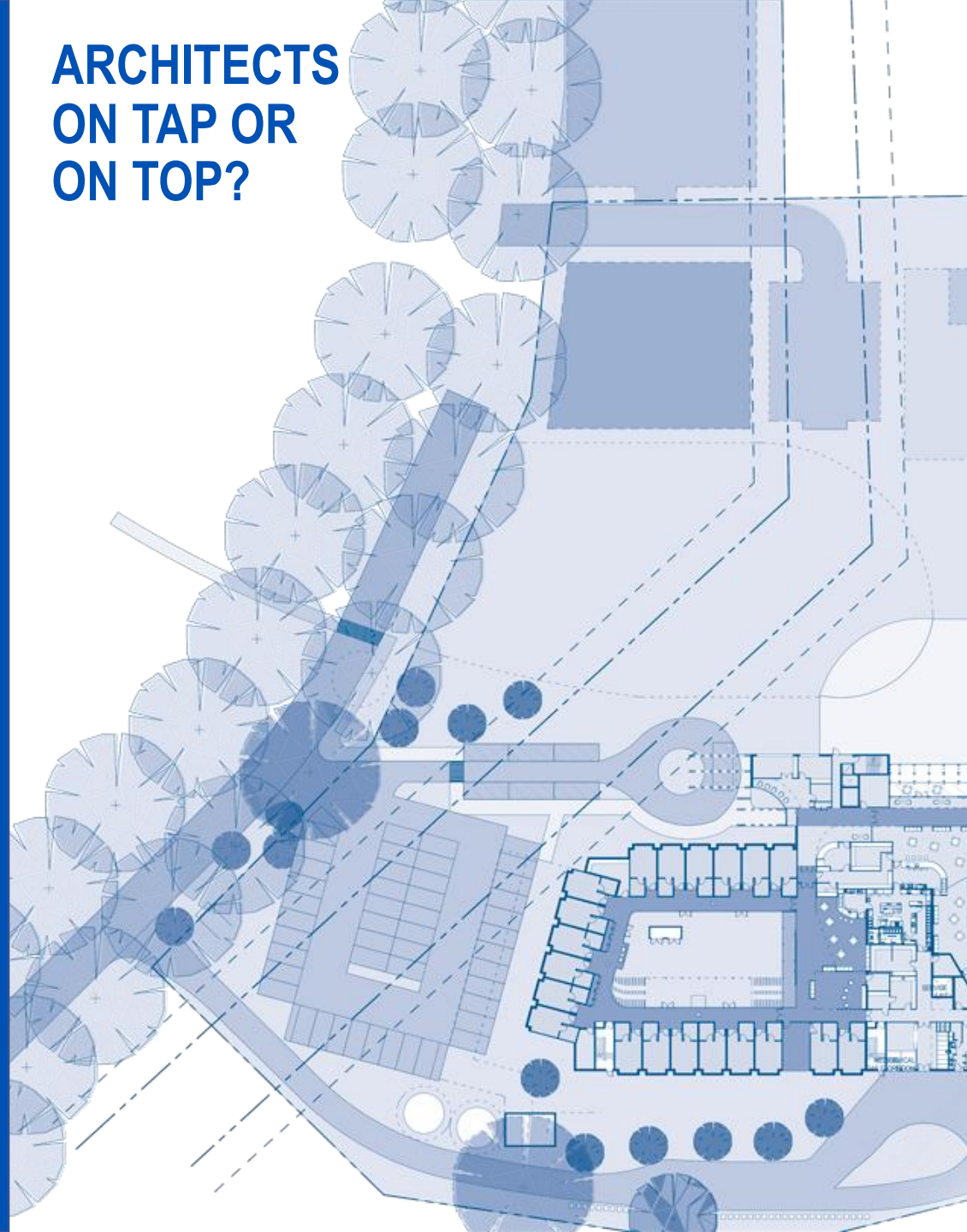


# 10

**RULES TO BUILD  
THE FACILITY  
YOU WANT**

**(AND KEEP YOURSELF NICE)**

**ARCHITECTS  
ON TAP OR  
ON TOP?**





Luke  
Naughton

David  
Ettershank

- **Provide a set of 10 basic rules** and to inform managers considering a development or redevelopment
- **Provide guiding principles** to ensure your vision and operational priorities survive the design and construction process
- **Provide outrageous generalisations** but hey, it's almost lunch time



# Clearly Define Your Project

**SERVICE MODEL**



**BUSINESS CASE**



**DESIGN BRIEF**

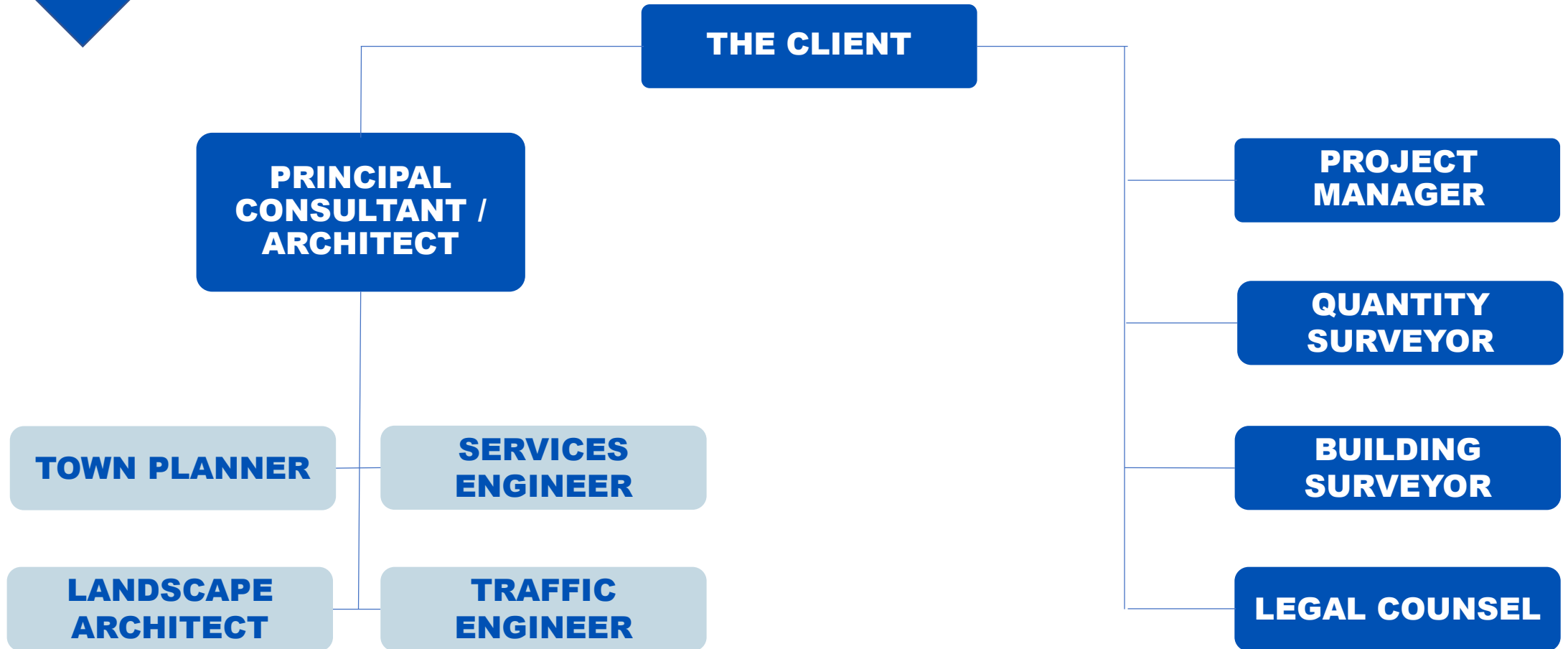


## Get the Right Team

- **Understand** types, range and procurement methods of consultants required
- **Cultural fit** is important
- **Rely on the Principal Consultant** to engage the bulk of the project team
- Don't be afraid to **directly engage key members** of the project team

# 2

## Get the Right Team





# Get the Right People in the Room

- In shaping your team be pragmatic about **how much time you can commit** and what support you will need
- Maximise using the “**right people**” and the “**same people**” throughout
- User groups can provide very valuable input, but **use strategically**
- **Don't let the Board design the facility:** the management-governance split applies equally here



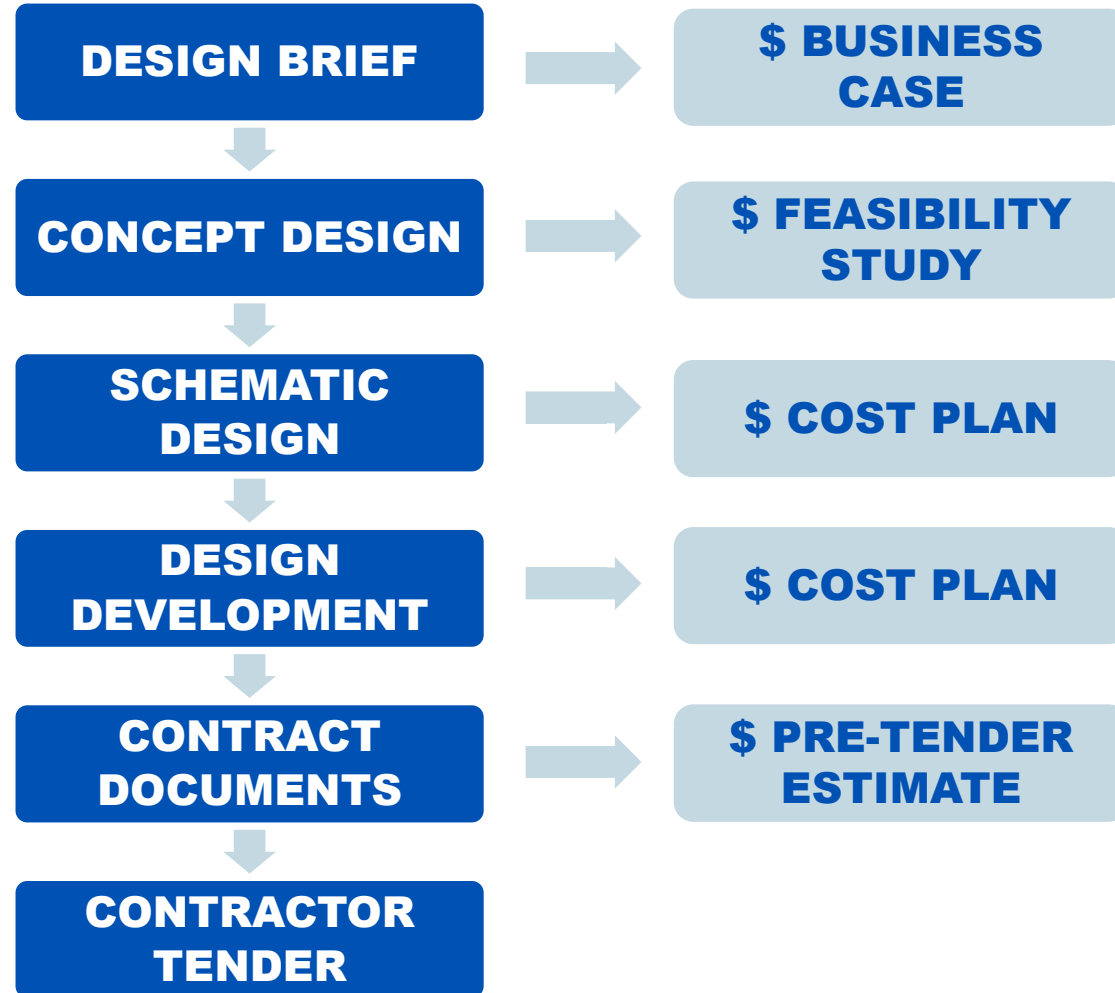
# Trust the Process

- Design and construction is a highly structured process of **increasing detail and specificity**
- **Understand** the stages of the process and timeframes
- Agree to it
- Seek to stick to it



# 4

## Trust the Process





# The Right Builder Under the Right Terms

- There are many ways to **tender/procure** a builder
- Determine the option that will best **balance** your budget, appetite for risk and project circumstances
- Develop appropriate tender evaluation **criteria**
- **Cultural fit** is important



# Expect the Unexpected And Plan for It

- Risk planning is key
- Capital projects have their own **unique risks**
- What if the project **isn't completed** when expected?
- What if there's an issue that leads to **negative publicity**?
- Start early and revisit periodically



# It Will Cost More Than You Think

- Develop **scope and budget** and stick to it
- **Use your Quantity Surveyor proactively** to manage project budgets at all stages, especially during the design period
- If the budget is not looking good – you need **more money** or **less building**: wishing won't change anything
- **Nothing** comes free
- **Plan** for contingency



# It Will Take Longer Than You Think

- Large capital projects are often **years** in the planning and **years** in the making
- **ACFA 2017 Report:** average is **4.25 years** from ACAR announcement to commissioning
- Projects fail when the planning and design stages are **rushed** in order to get to the build
- Design and planning timeframe **equal or greater** than construction period

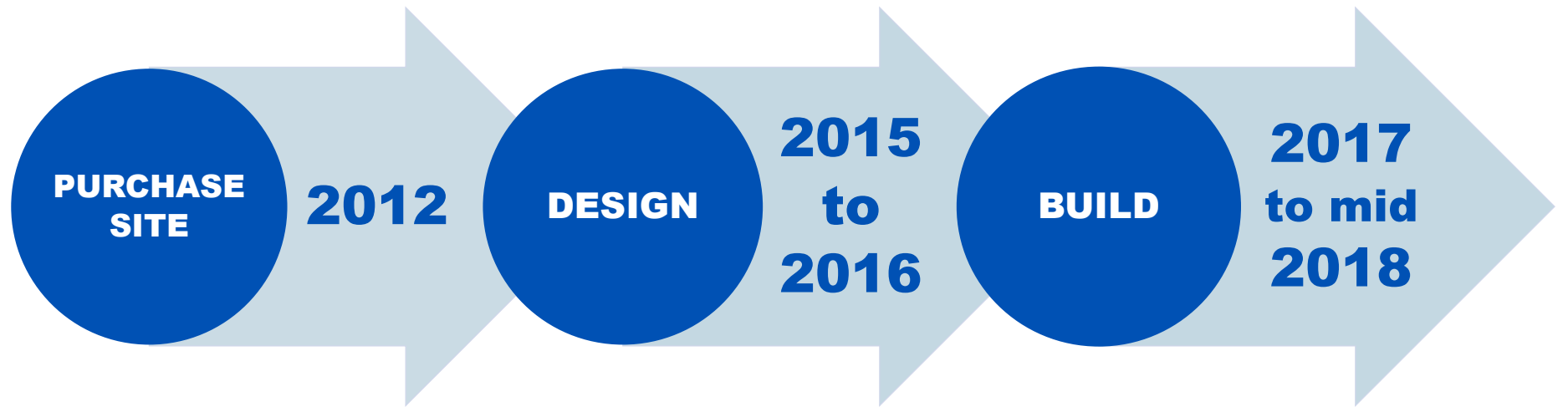
8

It Will Take Longer Than You Think





# It Will Take Longer Than You Think



Shepparton Villages Maculata Place Project, Shepparton Victoria





# Plan for the Transition

- What needs to happen **in the lead up** to completion of the works?
- What needs to happen **after** completion of the works?
- **Change management**
- Start Early

## Comms Strategy:

- Residents
- Family
- Department
- Staff

## Commissioning Plan

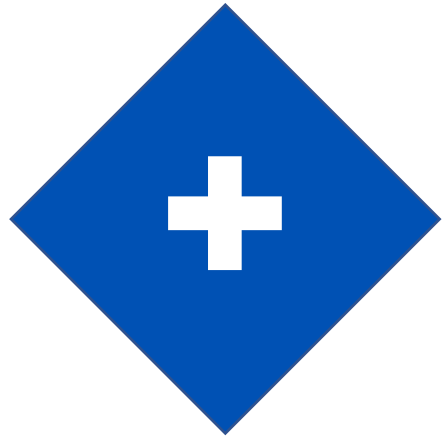
- Stocking
- Furniture
- ICT
- Timing
- Orientation





# It's Not Over When They Hand You The Keys

- There is **much to do once the works are complete** to ensure the long term success of the project
  - Commissioning
  - Training
  - Understanding building systems
  - Maintenance / facility review
  - Post Occupancy Evaluation – learn from the experience



## Find Out More

- Go to [johnstaff.com.au/casestudy](http://johnstaff.com.au/casestudy) to download a free case study on the key principles of preconstruction planning.
- Email Luke: [luke.naughton@johnstaff.com.au](mailto:luke.naughton@johnstaff.com.au)
- Email David: [david@outcomesplus.com.au](mailto:david@outcomesplus.com.au)

**ARCHITECTS  
ON TAP OR  
ON TOP?**

**THANK YOU**

