IFMA™

International Facility Management Association

Empowering Facility Professionals Worldwide

Efficient Project Delivery Methods

for Repair, Renovation, Sustainability, Construction

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Vision Statement

The FMCC is the resource and voice for Facility Management Consultants worldwide to leverage our collective expertise to benefit IFMA members, and the Facility Management profession.

Mission Statement

To serve as a global Facility Management consultants' resource and representative for Knowledge Sharing, Networking and Business Opportunities in support of our impact upon the built environment and value to their clients..

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Today's Presentation

Moderator:

Joshua Amos, IFMA Components Liaison

Presentation Title:

Efficient Project Delivery Methods
for Repair, Renovation, Sustainability, Construction

Presenter(s): Peter Nicholas Cholakis
4Clicks Solutions

Learning Objectives

1. Importance and currently available collaborative project delivery methods
2. Description of key characteristics of a collaborative project delivery method
3. Roles of Owners, AE's, Contractors
4. Importance of standardized information and process-centric technology

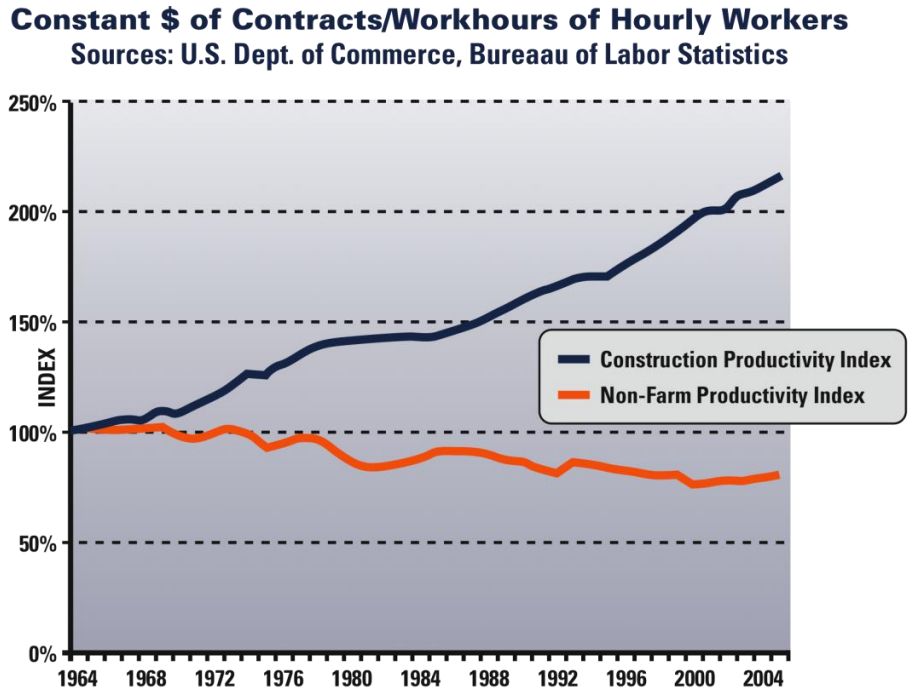
Presenter Bio

- Chief Marketing Officer for 4Clicks Solutions (www.4clicks.com), leading provider of cost estimating and project management software and solutions to the DOD Sector, and software provider for RSMeans JOCWorks.
- Former Senior Consultant for RS Means / Reed Business Information – Strategic partnering with BIM and cost estimating software OEMs as well as large end users.
- Established VFA as thought leader in the facilities consulting and condition assessment industry.
- Defined the CPMS (Capital Planning and Management Solutions) strategic concept effectively bringing it to a market that VFA dominated for years including the higher education and government segments
- Exceptional domain knowledge and expertise in facilities lifecycle costs and total cost of ownership applicable to various market segments including corporate and healthcare
- Seminal thinker on TCO (total cost of ownership) applicable to construction and facilities industry associations including FFC, APPA, NASFA and IFMA

4Clicks
By Estimators For Estimators™
SERVING THE DOD SINCE 2001

Economic and Environmental Drivers

- Altered World Economic Landscape
  - AECOO Productivity has DECLINED over the past 40 years
- Non-renewable Resources & Climate Change
  - Built environment is a major contributor



Fundamental Change

- Any major improvement must be driven by Owners (or regulatory mandate) - Owners pay the bills.

- As long as Owners remain satisfied with the status quo and/or remain unaware/uneducated with respect to improvement methods, lean management processes, and supporting technologies, economic and environmental waste will continue to be rampant.

Key Issues

- Core understanding of fundamental built environment life-cycle management (BLM) principles and practices remains limited.

- U.S. BLM knowledge began within the DoD sector, followed by higher education, healthcare and process-based industry.

Requirements for Change – A Check List

- A Robust Ontology
- Life-cycle cost focus vs. prevalent first-cost mentality
- Migration from linear strategy-design-construction-demolish to multi-faceted, cyclical portfolio management-project delivery-property management model
- "Trust but measure" – Owners can't manage what they don't measure

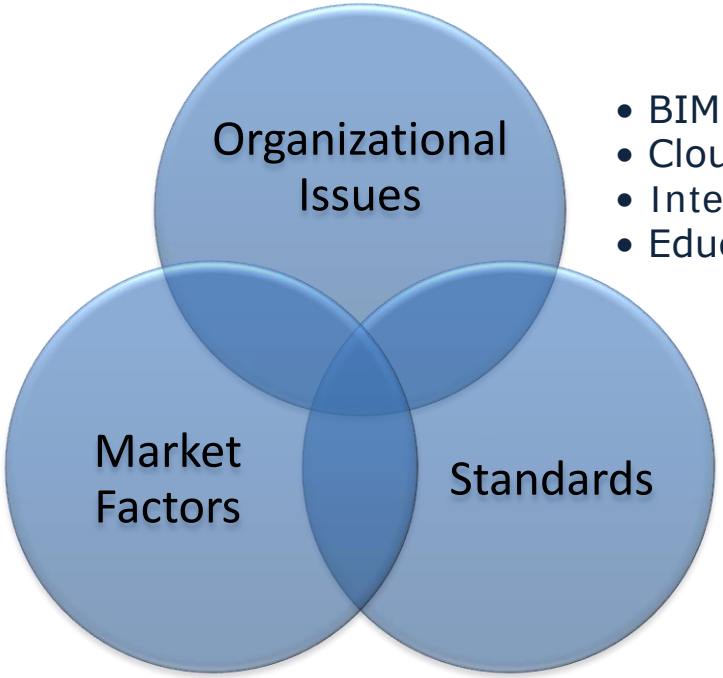
Requirements for Change – A Check List (Con't)

- Collaborative construction delivery methods - Integrated Project Delivery, IPD, and Job Order Contracting, JOC

- STOP reinventing the wheel.
  - Not "rocket science".
  - Many, if not most, processes, procedures, and technologies are readily available.
  - Technology is NOT the issue

Factors Affecting Adoption

- Executive leadership & support
- Human resources
- Process & Information needs/capabilities
- Risk perception
- Financial resources



- BIM Ontology
- Cloud Computing
- Integrated Project Delivery
- Education, Support, & Training

- Economics
- Climate Change
- Mandates
- Stakeholder demands

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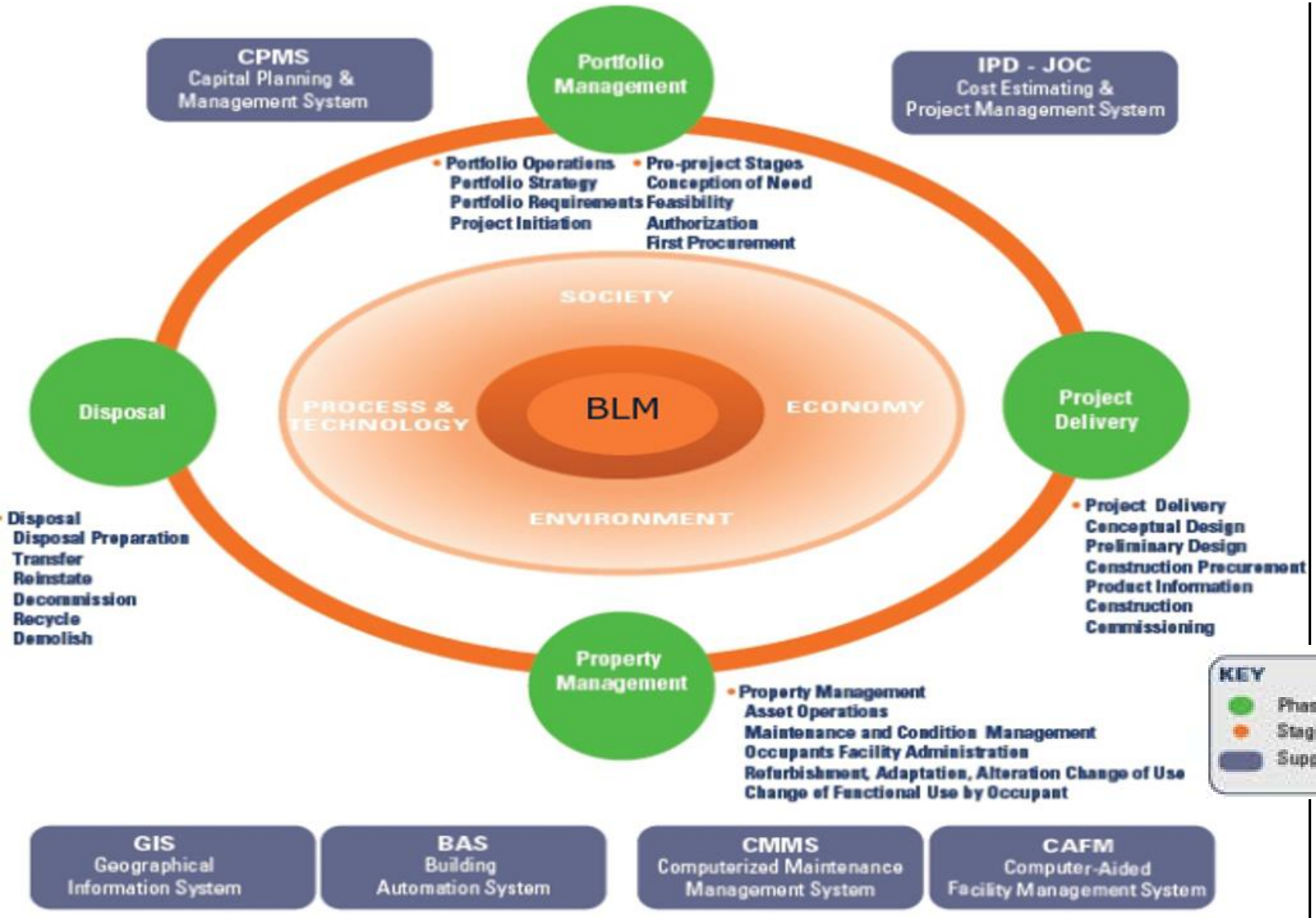
BLM - Built Environment Life-cycle Management



"Traditional" Project Delivery vs. IPD

- Design-Bid-Build (DBB)
- Design-Build (DB)
- CM-at-Risk (CMAR)

UNPRODUCTIVE

ANTAGONISTIC

LAWSUITS

- Integrated Project Delivery (IPD)
- Job Order Contracting (JOC)

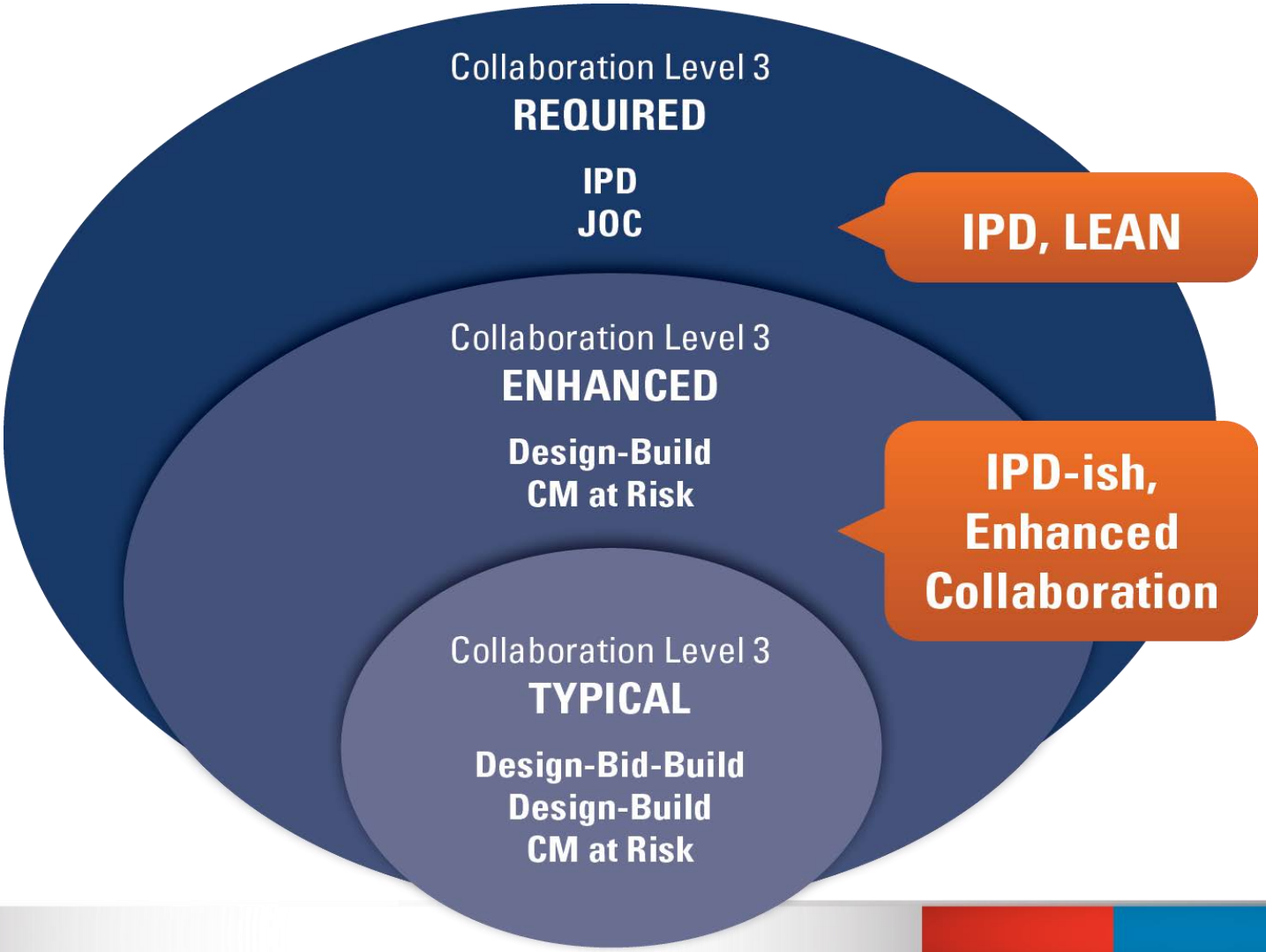
COLLABORATIVE

EFFICIENT

RELATIONSHIPS

TRADITIONAL PROJECT DELIVERY		INTEGRATED PROJECT DELIVERY
Fragmented, ad-hoc, hierarchical, controlled	**Project participants**	Team of project constituencies, open, collaborative
Linear, segregated, silo-oriented, limited information exchange	**Process**	Concurrent, project life-cycle oriented, shared information, collaborative
Individually managed	**Risk**	Collectively shared and managed
Cost-based, individually focused	**Compensation**	Performance and value based
Paper-based and/or digital 2D representations, spreadsheets, domain-centric software silos, email, FTP sites	**Technology**	Object oriented, centralized data repository linked with complementary knowledge-based systems, 2D, 3D, and 4D BIM, IPD/JOC software, shared model

LEAN Construction



Job Order Contracting, a proven, process-driven, ***Integrated Project Delivery*** method ***for facility repair, renovation, & minor new construction***

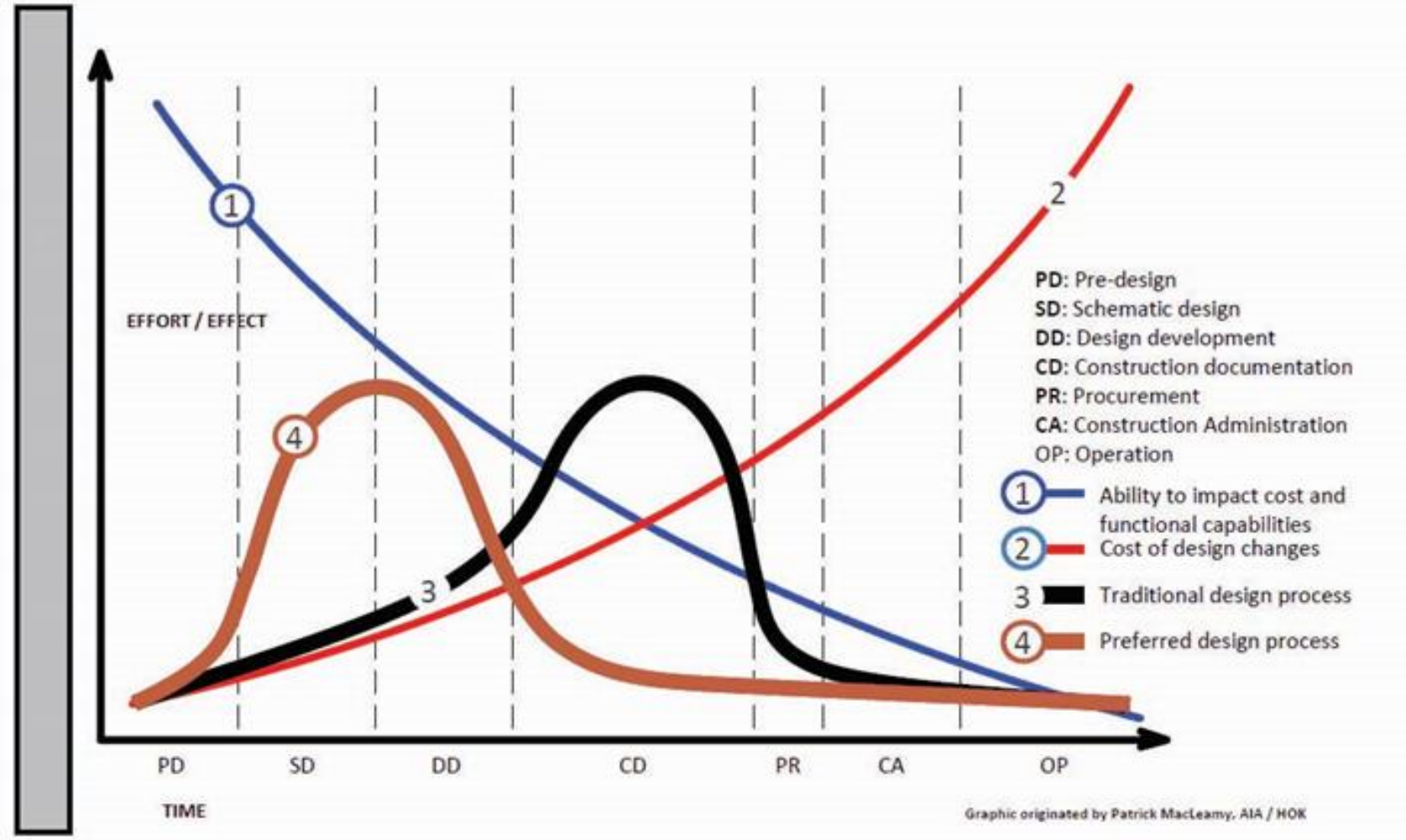
- Collaboration
- Shorter Project Timelines
- Transparency
- Higher Productivity
- Quality
- Longer Term Relationships

- PROVEN – 25-year track within the DOD
- EFFICIENT - Reduces engineering, design, & procurement time
- LONG-TERM - Typically 5 year contracts
- PARTNERING – Requires teamwork – owners, contractors, AE's
- PERFORMANCE-based - Contractors selected value/qualifications
- CONVENIENT – Construction services from concept to close-out

- Win-Win-Win
- More Projects Completed / On-time & On-Budget
- Fewer Change Orders
- Virtually No Legal Disputes
- Contractors/AEs: Reasonable Profit & Predictable Revenue Stream
- Owners: Greater Cost Visibility, Quality Work On-Demand

Shorter Procurement, Fewer Change Orders = Savings

Shorter Procurement, Fewer Change Orders = Savings



Integration of Proven Construction Delivery Methods / Project Management

Standardized Cost Data Architectures / Taxonomies (i.e. RSMeans™ – 400,000 line items)

Comprehensive Document Management

Electronic Visualization / QTO (i.e. eTakeoff™)

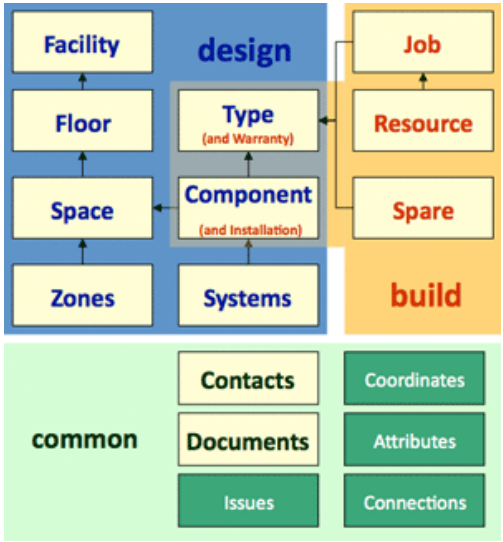
- Track & Manage each project from inception to completion.
- Manage a single project, entire contract, or multiple contracts.
- All project milestones, concept thru warranty period.
- Display status of each project
- Maintain a complete cost history
- Record all estimates associated with a project.
- Review value of all projects awarded on a specific contract, or to a specific contractor.
- Report pre-negotiation strategies and post-negotiation summaries.

Common Data Sets Enable Shared Information

MasterFormat2010, Uniformat II – Reference Cost Databases (aka RSMeans)

COBIE, OMNICLASS

IFC

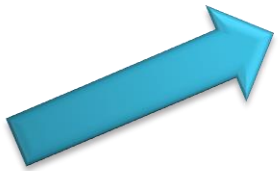


Metrics: FCI, SCI, Cost/GSF, Cost/NSF, Utilization Rates, ….

"WIN-WIN"

Integration of best-in-class, new life-cycle focused processes, technologies and services.

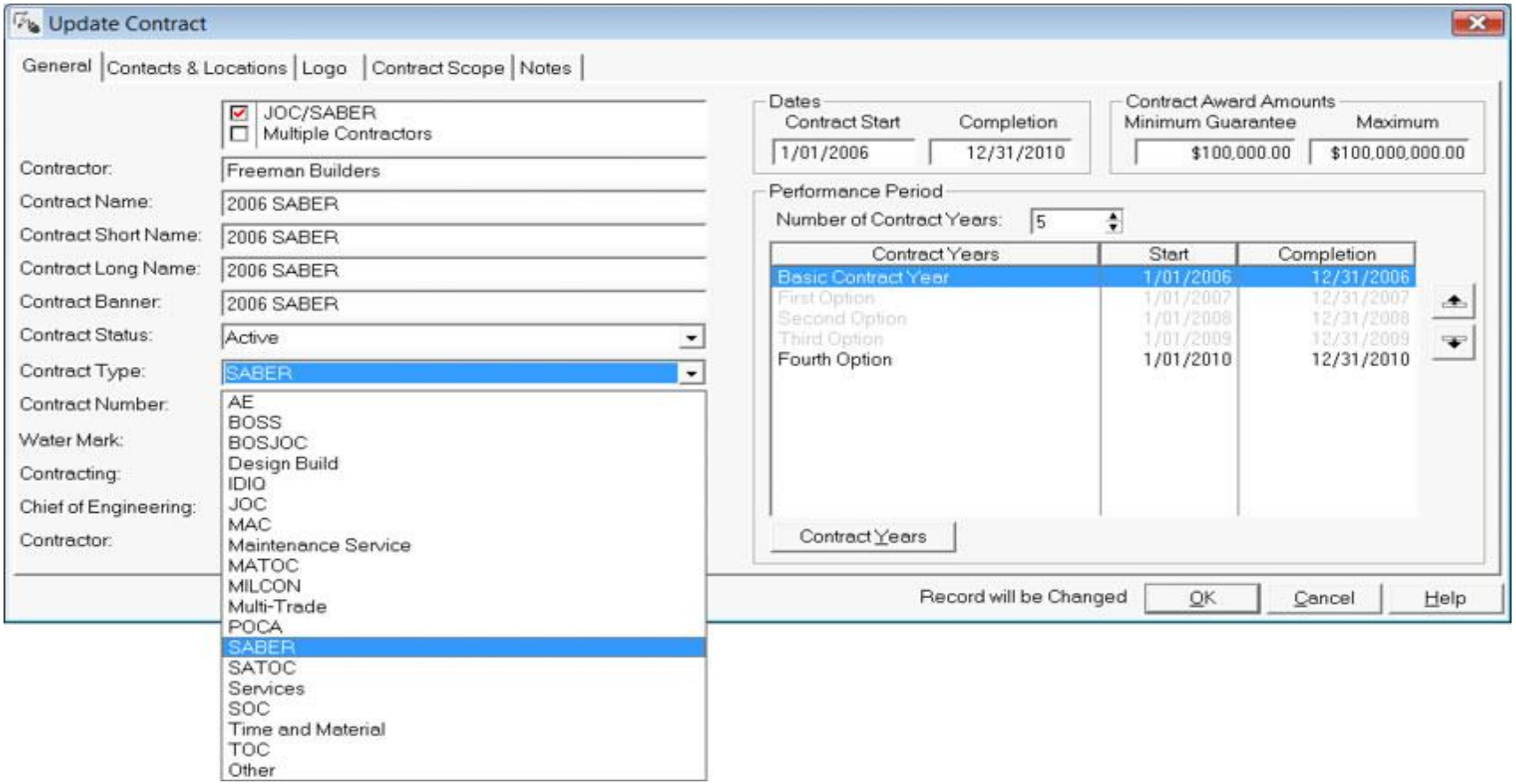
Proprietary, vendor dependent development



Non-proprietary, open standards/development

Supporting Techology

- Collaborative Software Application
- Cloud Computing
- Contract Management
- Project Management
- Document Management
- Visualization / QTO
- Owner & Contractor Modules
- Integration



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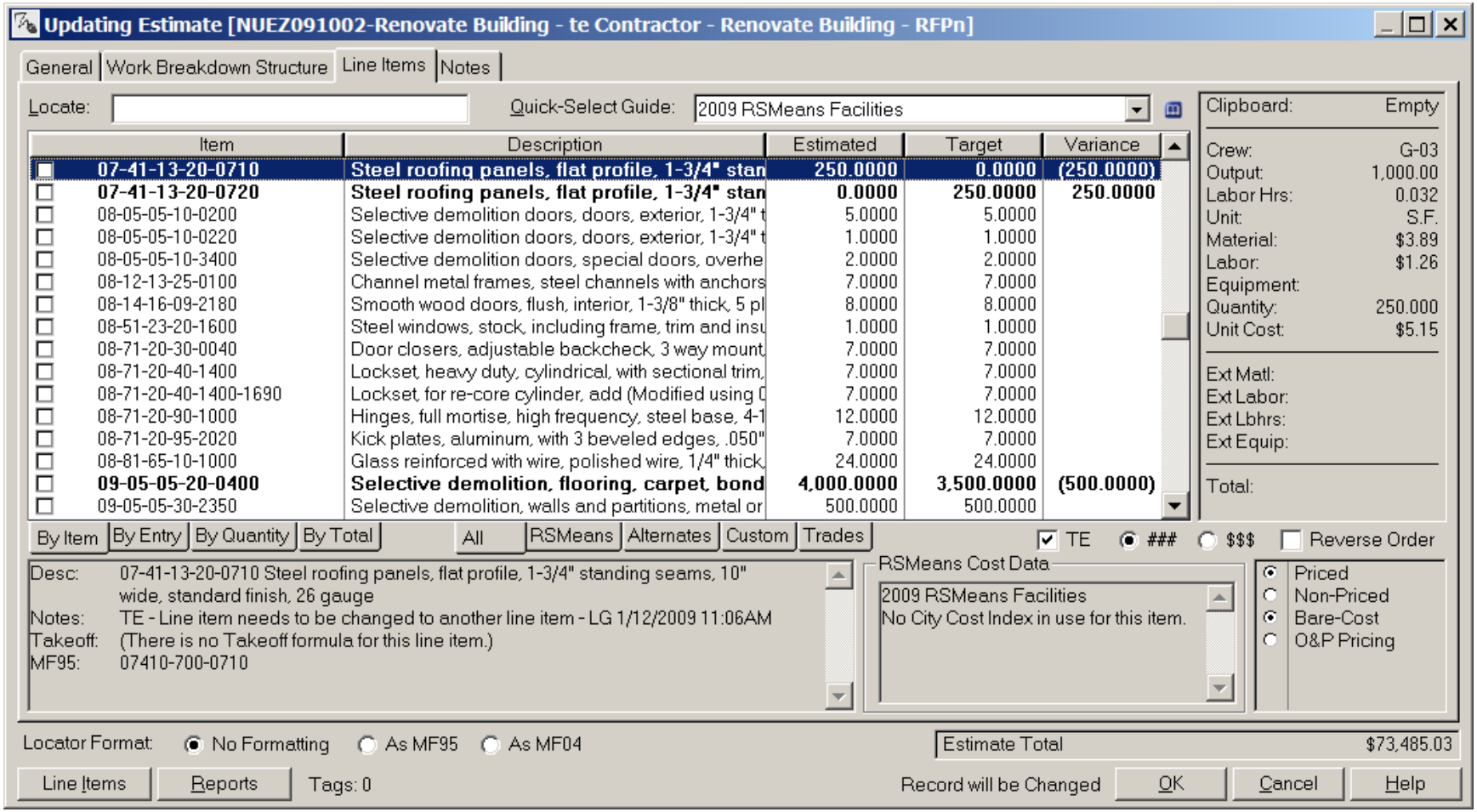
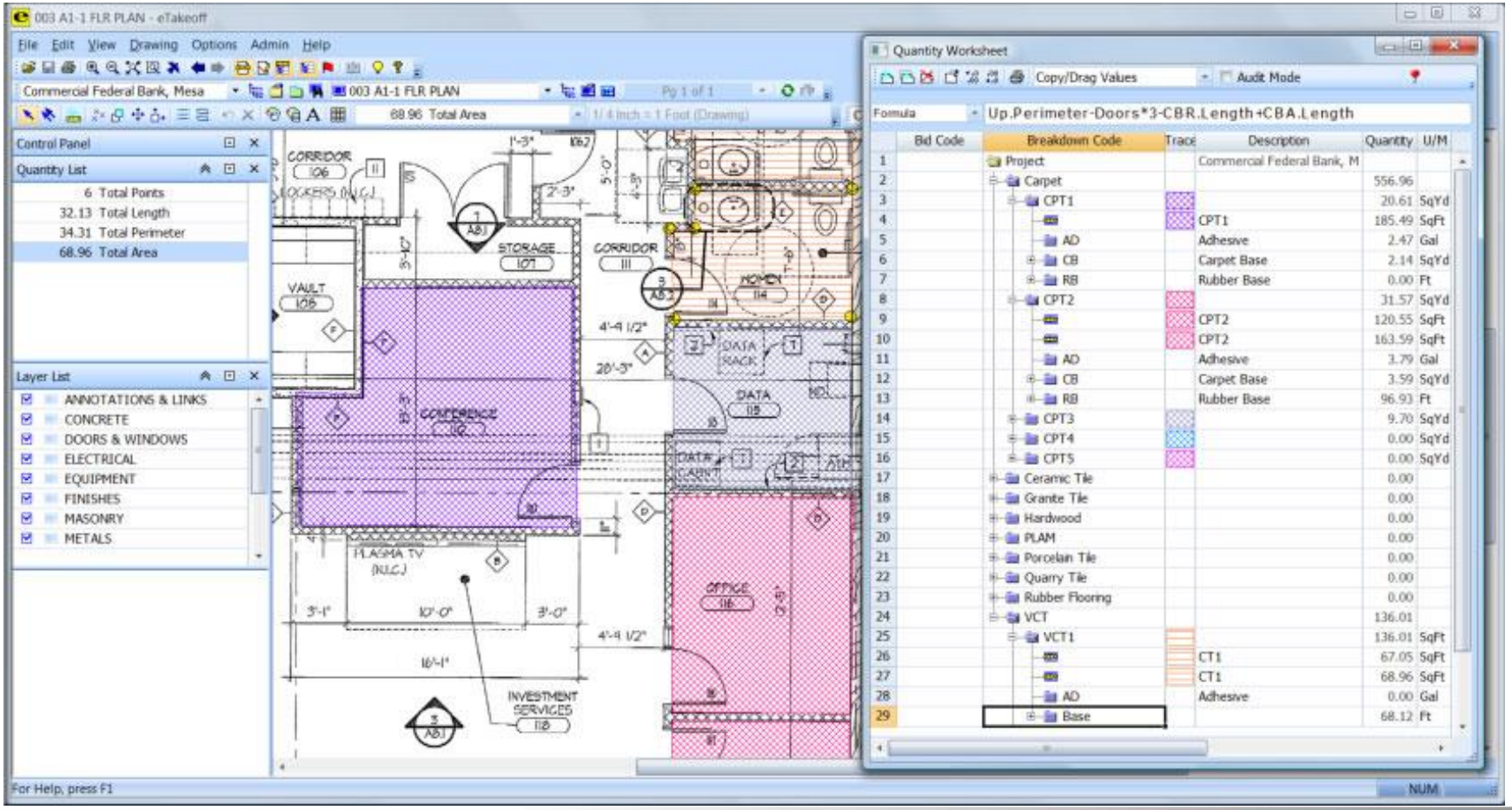
Compare, Evaluate, Negotiate, Award



Visual Estimating / QTO / Pattern Search



Q&A

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www.4Clicks.com

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Please take a moment to answer our brief survey at the conclusion of the webinar.

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