Bridging the Gap between Design, Construction and Facility Management
Different Parts of the World
Different Parts of the World

### Doha

Next 7 Days

<table>
<thead>
<tr>
<th>Day</th>
<th>Temperature</th>
<th>Weather Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sun</td>
<td>11/17</td>
<td>Mainly sunny</td>
</tr>
<tr>
<td>Mon</td>
<td>11/18</td>
<td>Chance of a shower</td>
</tr>
<tr>
<td>Tue</td>
<td>11/19</td>
<td>Rain</td>
</tr>
<tr>
<td>Wed</td>
<td>11/20</td>
<td>A Few showers</td>
</tr>
<tr>
<td>Thu</td>
<td>11/21</td>
<td>A mix of sun and clouds</td>
</tr>
<tr>
<td>Fri</td>
<td>11/22</td>
<td>Showers</td>
</tr>
<tr>
<td>Sat</td>
<td>11/23</td>
<td>A Few showers</td>
</tr>
</tbody>
</table>

### Saint John

Next 7 Days

<table>
<thead>
<tr>
<th>Day</th>
<th>Temperature</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Sun</td>
<td>11/17</td>
<td>Sunny</td>
</tr>
<tr>
<td>Mon</td>
<td>11/18</td>
<td>Cloudy with showers</td>
</tr>
<tr>
<td>Tue</td>
<td>11/19</td>
<td>Cloudy with showers</td>
</tr>
<tr>
<td>Wed</td>
<td>11/20</td>
<td>Cloudy with sunny breaks</td>
</tr>
<tr>
<td>Thu</td>
<td>11/21</td>
<td>Mainly sunny</td>
</tr>
<tr>
<td>Fri</td>
<td>11/22</td>
<td>Rain</td>
</tr>
<tr>
<td>Sat</td>
<td>11/23</td>
<td>Chance of a shower</td>
</tr>
</tbody>
</table>

Weather icons represent:
- ☀️: Sunny
- ☁️: Cloudy
- 🔄: Showers
- ☨️: Rain
- ☃️: Mixed weather
But Similar Challenges

- Budget and Schedule!
Project Phases

• Project Conception
• Design Phase
• Construction
• Turnover and Operation/Occupancy
Project Conception

• Owner realizes a need for project.
• Business case, corporate or government approval.
• Request for Proposal (RFP) and engage a design team.
  • Different models depending on factors.
    (Private/Public Partnership, Design Build, etc)
• Engage Cx Authority (CxA) early. Develop “Owners Project Requirements.” (OPR)
Design

• Win the project and work through design.
• Need good representation from the Owner.
  • Clear definition of project goals and criteria.
  • Track requirements through OPR.
• Engage Facility Management (FM) staff.
• Engage CxA during design.
Construction

- Realistic schedule.
- Schedule Cx during construction.
- Engage Facility Management staff during Cx.
Turnover and Operation

• Balancing and Cx complete.
• Train Facility Management staff.
• Keep design staff engaged (?):
  • But they are onto next project.
  • No fees left.
• Recent Project Examples:
  • Emergency generator sizing.
  • Chiller sizing.
  • Building pressurization.
Observations and Recommendations

• Engagement by all parties, applicable at each stage.
• Understand and respect other’s responsibilities (budget).
• Don’t minimize other’s roles.
• Allow proper time for each phase (schedule!).
QUESTIONS?

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