

Responsibilities Of the Owner in Defining Design Intent



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Responsibilities Of the Owner in Defining Design Intent



■ Introduction:

Exploring the principles that drive the Owner in the building process.

Working with the Owner to define his requirements into the design and building process.

Responsibilities Of the Owner in Defining Design Intent



➔ NERF drives the Owner in a project

<u>N</u> needs	meeting the minimum
<u>E</u> economy	profit from the action
<u>R</u> requirements	define what is essential
<u>F</u> inancing	cost of time and money

Responsibilities Of the Owner in Defining Design Intent



- ⇒ What the Owner wants!
 - Separating Desired from Required
 - Getting what is required in the design
 - Benchmarking essential minimum

- ⇒ The Owner must who learn what he does not know
 - Helping the Owner relate to the work
 - Help establish the level of design

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⇒ Defining the Owner

- who is the stakeholder
- who drives the requirement process
- who is the decision maker
- who is responsible as the Owner's designated alternate

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- ⇒ The Owners statement of work objectives
 - Defining the Scope of the Project
 - Identify impacted building groups
 - Use Focusing aids (ASTM)
 - Input in outline specification
 - Owner on design Cx team
 - Review contract for requirements

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⇒ Owner Focus

- getting the requirements right
- define the building elements
- define cost benefit analysis
- energy use and equipment overview

⇒ Owner Participation

- absolute essential at any level

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- ⇒ Maintaining the Owner's interest
 - essential part of Cx Authority
 - required part of decision process
 - interest is financial implications
- ⇒ "Bridging" the Owner's Requirements
 - 30% review presentation
 - Outline Specifications

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- ⇒ Owner's Role in the design development
 - Cx in the design phase
 - Design presentations time/money
 - method of specification and level
- ⇒ Owner's Decision for Cx
 - Contract requirements in design
 - Contract requirements in build-out

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Summary

- ⇒ This Discussion projects a number of ways to affirm the role of the Owner in getting what he wants.
- ⇒ Commissioning to help the Owner to define his essential requirements

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- ⇒ The Owner gets what he give by participation in the work design.

The Owner who knows what they want get what they want.
- ⇒ The Owner is given a chance to overcome the learning curve and improve the chance of a successful project.

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