



## How and When to Influence a Design Team to Make Concrete the Material of Choice

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If at any time during the course of a meeting or other activity, Association staff believes that a sensitive topic under the antitrust laws is being discussed, or is about to be discussed, they will so advise and halt further discussion for the protection of all participants. Member attendees at any meeting or activity should likewise not hesitate to voice any concerns or questions that they may have in this regard.

Adopted by the NRMCA Board of Directors, September 18, 2006.

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Welcome!



## How and When to Influence a Design Team to Make Concrete the Material of Choice

### Phases of Construction Projects

- Project initiation
- Project design
- Project planning, scheduling, and risk management
- Project Procurement
- Construction
- Project closeout

## Types of Design Professionals

### ▪ Architects

- Architects help give shape to a concept
- Focus on aesthetic issues
- For some the physical context is the guiding feature, others are guided by activities that will occur in the building, and still others focus on creating a unique image
- Highly successful architects focus on all three
- Type of architects
  - Drafters/CAD operators
  - Spec writers
  - Interior designers
  - Landscape architects

## Types of Design Professionals

### ▪ Engineers

- Design the building systems – structures as well as mechanical, electrical, and plumbing systems
- Tackle a challenge objectively and systematically
- Type of Engineers
  - Structural engineers
  - Mechanical engineers
  - Electrical engineers
  - Civil engineers
  - Surveyors
  - Geo-Technical Engineer

## Construction Design Process Defined

### Construction Project Phases



## Design of the project

- **Design** is divided into distinct stages so the owner can review the progress at milestones along the way.
  - Programming – A concisely written project objective matched to the owner’s budget and schedule.
  - Schematic – An investigation of different design alternatives that meet the program.
  - Design Development – Refinement of the selected design scheme accomplished on a system by system basis.
  - Construction Documents – The preparation of the final documents used to describe the work to the builders
  - Bidding – Process of selecting a contractor and/or subs
  - Construction – Executing the project in the physical world
  - Occupancy – Owner uses the building for intended purpose

## Contractor Involvement in Design Process

- If the project continues to move forward, the owner may hire a construction professional (typically a contractor) who provides cost, schedule, and construction advice throughout the design process
- Contractor's are often hired for this purpose during the Schematic Design phase since contractors will be the best source for accurate construction costs to allow for realistic comparisons between various building methods
- The selection of project delivery method may change the timing of when contractors are involved in a specific project.

In summary ....



# Questions?

Thank you!

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