



FOR DESIGN BUILDERS

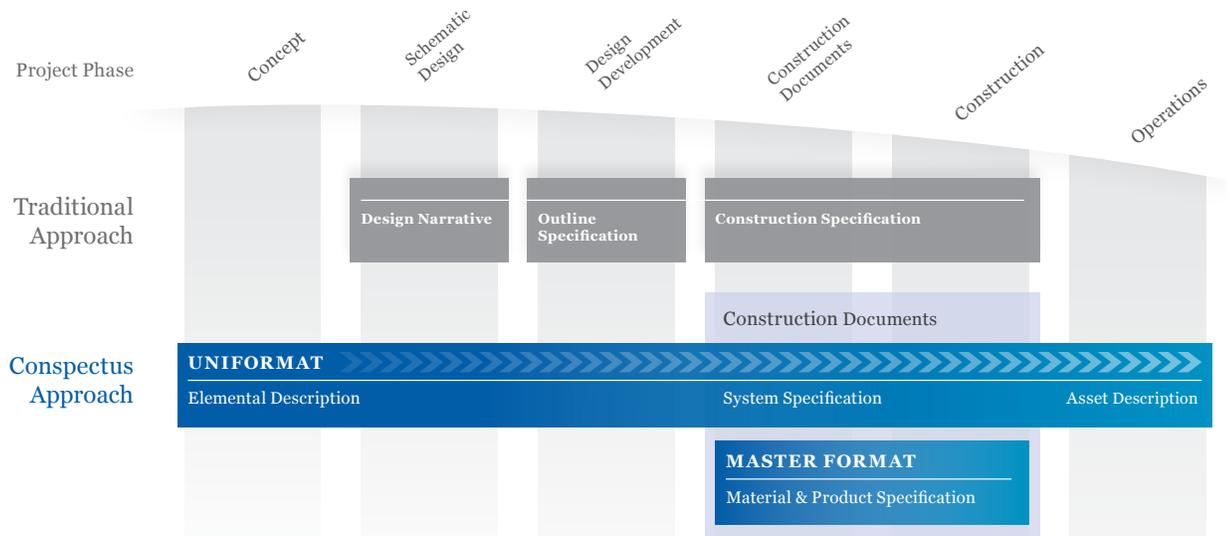
Our Approach

As a design-builder, you face what arguably could be called the most complex set of challenges of any stakeholder in a construction project. Constrained only by the owner's project requirements (OPR), you must assume from the start almost total responsibility — along with a large share of risk — for every aspect of planning and executing both design and construction.

Fulfilling this responsibility requires putting together the right team of designers, specifiers, construction experts, and constructors to optimize project costs and performance. It also means balancing sometimes conflicting priorities and managing the intricate logistics required to deliver a project on time and on budget. Doing this while assuring profitability, collaboration, and conflict management is no easy task by any measure.

For design-builders the consequences of relying on inadequate or incorrect information about design and systems decisions, especially those that can dramatically affect the project schedule and budget, can prove enormous. There is a solution.

Conspectus understands that your ultimate customer is the owner and the decisions you make must focus on fulfilling the owner's project requirements. The Conspectus approach to construction specifications and documentation is grounded in clearly documenting and communicating the owner's requirements and enabling the entire extended project team to work in concert to meet them.



CLOSING THE GAPS. REDUCING THE RISKS.

Traditionally, specifications are developed sequentially as discrete documents, a disjointed process resulting in critical information gaps that often increase risk. Conspectus approaches specifications as a seamless continuum of information gathering, analysis, and documentation that closes the gaps, reduces risk, and adds value for both owners and design-builders.

HELPING MITIGATE RISK BY ENABLING EARLY BUYOUT

One of the most effective ways for design-builders to reduce financial risk is by buying out as much of the project as soon as possible. To do this in the earliest stage, and especially for issuing the first work packages, you must often rely to a great extent on preliminary credible information.

The Conspectus approach helps enable early buyout by accurately and comprehensively documenting design decisions and their rationale from the very start of a project. This attention to meticulous documentation continues throughout, enabling you to focus buyout efforts at every milestone on the project's critical path to avoid logistics problems and schedule interruptions. In some instances, our approach can also serve to lock in these design decisions, which can mean fewer changes in scope and scale and greater efficiency and economy as the project evolves.

RECOGNIZE ALL THE RISKS

Design-builders should carefully examine the serious and potentially costly consequences that can result from a lack of transparency and the subsequent inadequate and poor documentation.

SUBSTANTIATING OPR COMPLIANCE

At the launch of a project, the owner may provide a simple building program, detailed bridging documents, or something in between to communicate expectations and requirements for the finished building. The design-builder's challenge is to interpret these requirements quickly, translate them into a design solution that fulfills the OPR, and ensure that at project completion all the requirements have been met accurately and completely.

ESTABLISHING DESIGN INTENT

Even though the visual imagery portraying the proposed design may properly reflect the owner's vision and win design approval, reality can set in and change the game. Often, those early images, developed before the designed solution becomes final, must be adapted to meet building codes and performance requirements. While such changes are made out of necessity, they may nonetheless compromise design intent and sometimes significantly heighten the design-builder's risk potential.

ASYNCHRONOUS DOCUMENTATION AND CONSTRUCTION

Designers are conditioned to deliver completed design documentation before construction begins. Requiring designers to produce work packages consistent with construction sequencing can create inefficiencies in the design process and result in inadequate or conflicting documentation within and among the required work packages.

MISSED DEADLINES

Staying on schedule is a challenge for every construction project, and the blame for delays can extend across the full project team. For example, when specifications are not written to accommodate construction work packages and downstream contractors can't understand or execute on a poorly written specification during construction, the design-builder's risk of missing incremental deadlines or failing to deliver the finished project on time increases.

LITIGATION

Owners expect their completed buildings to perform as promised. When performance criteria are inadequately documented, the owner faces the increased risk of lower performance, reduced efficiencies, and higher than projected costs for the life of the building. The design-builder is responsible for the design and assumes the risk of meeting the OPR. Faulty design and documentation embed permanent risk for litigation, which can have lingering impacts well after the owner takes occupancy.

WHY THE CONSPECTUS APPROACH WORKS

Design-builders who partner with Conspectus gain not only the data and information they need for sound decision making, but also an ally focused on maximizing process efficiency, promoting quality, and adhering to budget. Here's why.

INFORMED DECISION MAKING

The Conspectus approach comprehensively documents design requirements and designed solutions, allowing comparative analysis of their potential impact on the functionality, quality, and cost of the project. This enables design-builders to make optimized decisions instead of best-guess choices. The result substantiates OPR compliance in easily understood documentation.

TRANSPARENCY, ACCESS, AND COLLABORATION

The Conspectus approach helps ensure that every key stakeholder — designer, builder, subcontractors, material suppliers, and the owner — can know at every point what decisions are being made, the rationale behind them, and the implications for budget, schedule, and operations. This fosters collaboration among project team members as they make and implement critical design decisions, translate design into construction documents, and manage construction.

FOCUSED ON QUALITY

The Conspectus approach naturally integrates quality assurance from the start as part of our broader role in monitoring processes and raising critical issues to help make sure that inconsistencies, discrepancies, and errors are identified and promptly resolved. Conspectus is responsible to the design-builder and thus fully and properly aligned with quality assurance activities.

COMMITTED TO COLLABORATION

The comprehensive nature of the Conspectus approach enables design-builders to capture and pass on to owners deep insights that can be integrated into optimizing the building operation. This can improve operations of future buildings for those who own, develop, or operate multiple built assets. Likewise, the Conspectus approach enables owners to collaborate actively with design-builders who can contribute their own experience and expertise about what will and what won't improve the process and eventual outcome.

OWNER'S STANDARDS

Many owners have pre-established standards for their facilities, which may not be fully understood or appreciated by the extended project team. The Conspectus approach integrates the owner's standards into the communications continuum from the start and can provide analytics to verify that the designed solution complies. This supports one of the design-builder's primary goals: client satisfaction.