Design Phase Mapping
Aligning Goals and Policing the Deliverables
Ryan Companies
Chase Prepula
Architect
Ryan A&E
Chase.Prepula@ryancompanies.com
Twitter: @ryancompanies

Megan Conrad
Virtual Design Coordinator
Ryan Construction
Megan.Conrad@ryancompanies.com
Twitter: @ryancompanies
About RYAN

With a mission to build lasting relationships, Ryan delivers full-service tailored solutions based on industry expertise and collaboration — pairing customers’ expectations with a specialized teams.

In-house A&E and VDC provides unique opportunities for coordination early on

FOUNDED IN 1938

OUR SERVICES

DEVELOPMENT
ARCHITECTURE + ENGINEERING
CONSTRUCTION
CAPITAL MARKETS
REAL ESTATE MANAGEMENT

12 OFFICE LOCATIONS
1,200 EMPLOYEES
LEARNING OBJECTIVES

- Identifying your Lean Design Phase Approach
- Defining Level of Development (LOD) Expectations
- Facilitating the Process and Open Communication
WHAT’S THE PROBLEM?
What’s the Problem

WHAT ARE THE MOST IMPORTANT PARTS OF EACH PACKAGE WHEN SPEED & EFFICIENCY ARE REQUIRED?
Architect's Expectation

I am so much smarter than everyone

My Hero

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Contractor Expectation

Precon and estimating are the most important things in the world. Nobody understands.

My Hero
Owner Expectation

My Hero

Money can't buy happiness. It is happiness.
VDC Expectation

How did they build ANYTHING before VDC?

My Hero
Architect Expectations

**PROG**
- LOD 100
  - Site and Floor Plans

**SD**
- LOD 100
  - Grading
  - Framing
  - Code Review
- LOD 200
  - Site Plan
  - Floor Plans
  - Elevations

**DD**
- LOD 200
  - Sections
  - Details
  - MEP
- LOD 300
  - Plans
  - Elevations
  - Code
  - Structural
  - Site Work

**CD**
- LOD 400
  - Plans
  - Elevations
  - Sections
  - Details
Contractor Expectations

**PROG**
- **LOD 100**
  - Site and Floor Plans
  - Elevations

**SD**
- **LOD 100**
  - Grading
  - Framing
- **LOD 200**
  - Floor Plans
  - Elevations
  - Sections
  - Site Plan

**DD**
- **LOD 100**
  - MEP
  - Utilities
- **LOD 200**
  - Details
- **LOD 300**
  - Plans
  - Elevations
  - Code
  - Grading
- **LOD 400**
  - Structural

**CD**
- **LOD 400**
  - Plans
  - Elevations
  - Details
  - Sections
  - Structural

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Owner’s Expectations
VDC’s Expectations

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Mis-Alignment

Final Pricing and GMP

PROG  SD  DD  CD
Mis-Alignment

Final Pricing and GMP

PROG  SD  DD  CD
Mis-Alignment
Mis-Alignment
Mis-Alignment
Ultimate Goal

CLARITY AND GOAL ALIGNMENT
ENSURE CONSISTENCY ACROSS

DESIGN  CONSTRUCTION  OWNERSHIP
Design Phase Mapping

PULL PLANNING STYLE OF FORCED COLLABORATION & COMMUNICATION BEFORE DESIGN KICKOFF

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Design Phase Mapping Strategy

01 IDENTIFY TEAM MEMBERS AND STAKEHOLDERS
02 KICKOFF MEETING AT PROJECT INCEPTION
03 MAP IT
04 FOLLOW UP

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Identify Team

**at PROGRAMMING**
- **Client**
- Architect
- Development
- Pre-Construction

**at SDs**
- **Client**
- Architect
- Consultants
- Development
- Pre-Construction
- Construction
- VDC

**at DDs**
- **Client**
- Architect
- Consultants
- Pre-Construction
- Construction
- VDC
Identify Team

Process Facilitator
- VDC / Model Manager
  - Bridges design and construction
  - Coordination process experts
  - CAD language and LOD
  - Early and constant model coordination
  - Pro-active, Diplomatic, Resourceful

Discipline Representatives
- Single-point contact in each discipline
- Accountability
Kickoff Pull-Planning Meeting

- Milestones/Timelines
- Packages Required
- LOD Defined
# Map It

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Map It

PROG
- Proforma Pricing

SD
- Owner Review
- Zoning/Entitlements

DD
- GMP

CD
- Building Permit
- Footing/Foundations
# Map It

## Ryan Companies US, Inc

### Design and Preconstruction Deliverables

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Follow Up

- Identify Key Stages to Reconvene & Update the Team
- Accountability
- Keep Communication Lines Open
Benefits of Design Phase Mapping
Benefits of Design Phase Mapping

- Pricing and City submittals are anticipated
  - Accurate model-based QTO
- Aligns goals and expectations
- Owner understands decision milestones
- Fostering confidence and trust
Keys to Success

- Client, Architect and Contractor together early
- Meet in-person!
- Strong facilitator – VDC / Model Manager
- Holding teams accountable
- Open communication
Tell me and I’ll forget. Show me and I might remember. Involve me and I will understand.

- Ben Franklin