

Design & Facilities Lifecycle: What You Need To Know

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Overview

As Commercial Operators continue with their re-investment projects, learn from experts on the key to managing successful projects and how to avoid pit falls.

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Speakers: Stephen Hill and Rob Divecha

Overview

Whether you are starting from scratch (green field) or renovating/expanding an existing property.

The decisions you and your consultants make, have a direct and on-going impact on the effectiveness and success on:

- the property and facilities design (look and feel, function, amenities, features etc.)
- the business/operations it accommodates, and reputation,
- the usability, enjoyment and comfort of its occupants (customers and staff),
- the long-term life cycling (sustainability),
- Returns and Value

Consider This

Typical top highest expenses per year*:

- Salaries and Benefits
- Property/Facilities (Design, Build, Equipment, Maintenance and Life-Cycling)
- Marketing, Advertising
- Taxes and Insurances
- Technology, Services
- Products, Supplies and Inventory

(*varies per industry and location)

Elaborative Process & Lifecycle

The design process and the associated project management, is an elaborative process over time and phases - part of the overall property and facilities life-cycle.

- Typically includes property acquisition, zoning, planning, design, procurement, build, fit-out, commission, test, turn-over, operations, and on-going maintenance and life-cycling.

The cycle repeats.



Project Size

Project size has implications; however, whether large or small, many commonalities:

- Who's Involved - Owners, operators, advisors/consultants, designers, engineers, builders, suppliers, regulators, governments/agencies (MOL, MOE, MOT, MOH etc.), the public,
- Compliance - Laws, Codes, Acts - Building codes/permits, AODA, etc.
- Costs - Funding, Budgets, Insurances, Taxes, Contingencies
- Scope – Look and Feel, Style, Features, Functions, Amenities, Quality
- Schedules - Timelines, Approach, Sequencing
- Risks - Mitigate, Accept
- Market Impacts, Economy

More Considerations

Development Approach – Traditional Design-Bid-Build, Design/Build, Construction Management,

Design Approach – Needs Assessments, *Bubble Diagrams, Concepts, Design, Contract Documents (Working Drawings),

Scheduling – Critical Paths, Key Milestones, Procurement, Long Lead Items, Fast Tracking,

Accessibility – AODA (Accessibility of Ontarians with Disabilities Act),

Signage & Wayfinding – How well can one navigate the property, how branded,

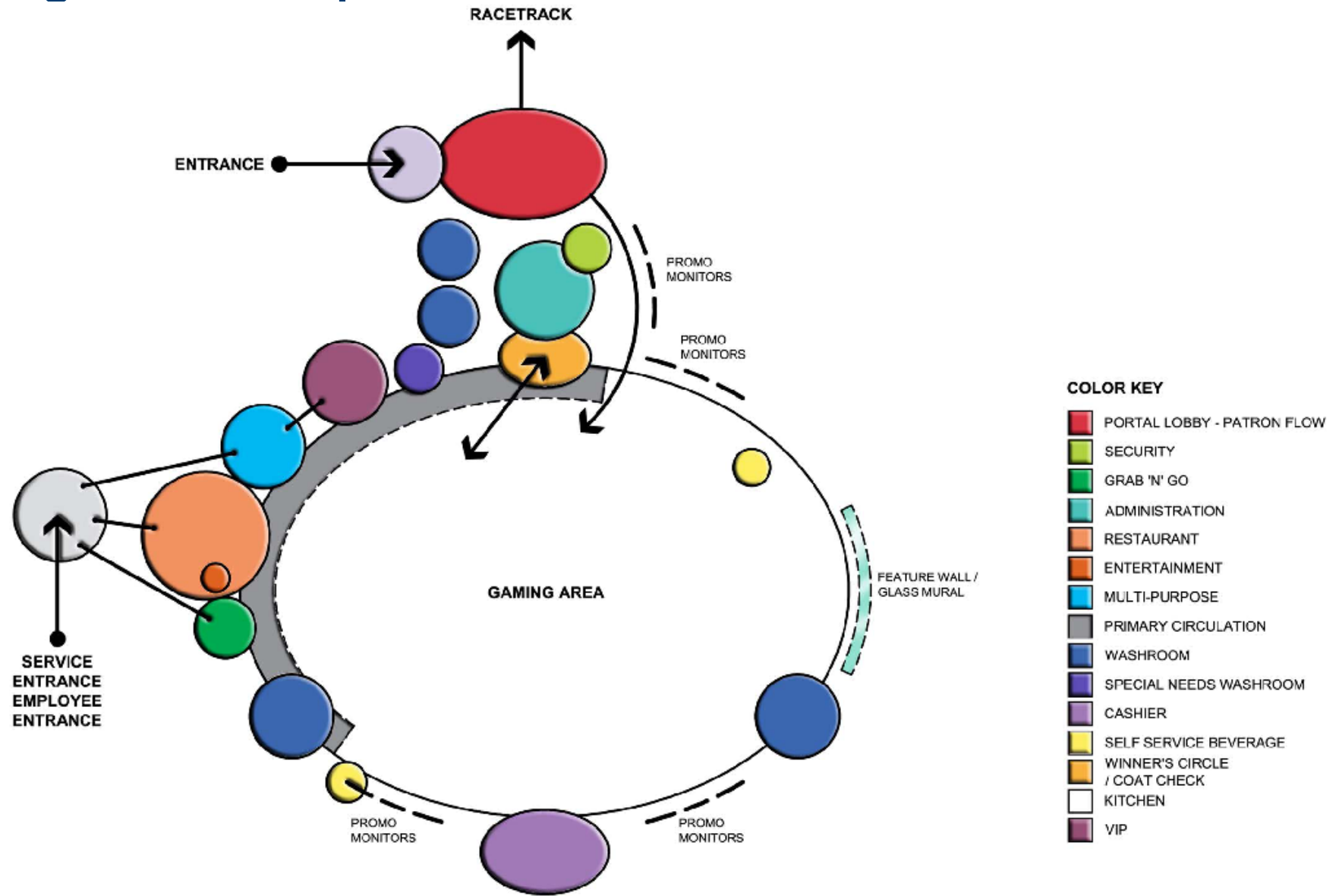
Expandability – Planned? Where (FOH, BOH), What (infrastructure/services), Extent,

Health, Safety, Security and Surveillance – Fundamental requirements,

CPTED – Crime Prevention through Environmental Design
(e.g., lighting, landscaping, entrapment areas)

Environment and Sustainability – Beyond code, Owner's position, value and reputation

*Bubble Diagram Sample



Even More Considerations

Expectations:

- Owners and Operators - to receive expert advise, professional service and value from consultants, advisors, and suppliers.
- Consultants, advisors, and suppliers - clarity, fair and reasonable budgets, timely decisions from their owners/clients.

Change:

- Changes will happen – change control process is imperative
- Mitigate how many changes and manage when occurring

Summary

The more you consider up-front (approach, who is engaged, design decisions) the more likely you are to:

- Achieve your business objectives – achieve expected returns
- Mitigate unnecessary and unplanned expensive operating and maintenance costs

Take time to:

- engage qualified teams (speak with experts in their fields and know the markets),
- establish clear expectations (goals, outcomes, approach strategy)
- plan the work, be realistic, include contingencies (time and budgets)
- proactively work with regulators and AHJ (Authorities Having Jurisdiction)
- conduct regular preventative maintenance and life-cycling (protect your assets)
- expect change

Thank you!

Q&A