

# Why Algonquin College Developed a VE Program

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# Topic Overview -1 of 2

- *Why should I listen... ?*
  - To see a variety of applications of VE
- *What the problems were...?*
  - Orderly planning:
    - Getting it right the first time
    - Big needs-small budgets
    - Complex project-no time
  - Need for creative solutions
  - Need for interdisciplinary understanding (D-B delivery)
  - Ooops were over budget!

# Topic Overview- 2 of 2

- *What we did...*
  - We used VE in a number of scenarios of varying durations: all successfully
- *Closing statement...*
  - VE is a very flexible, very efficient and very productive tool
  - VE provides an accountability trail for the initiative
    - For documenting foundational thinking
    - For documenting rationale for decisions made
  - VE is a good internal and external partnering tool
  - VE could benefit from some cross-pollination with the Integrated Design Process and vice-versa

# Getting it Right the First Time

- Campus Housing Development Concept-1998
  - Contemplating Residential Campus for first time
  - Initial and future phases
  - Planning Group:
    - Internal stakeholders
    - Campus Planning Consultants
    - External Campus Housing and Public Safety Specialists
- Result-
  - Principles for the Development (project value objectives) were clearly defined
    - These objectives were implemented and have proven to be right 11 years on
  - Function Analysis was very valuable in developing functional program for the 3 phases of the Residence development of 1050 beds over 4 years (1999-2003)

# Getting it Right the First Time

- Other applications:
  - Main Entrance Design-Woodroffe Campus
  - Campus Parking Development Plan

# Big Needs –Small Budgets

- Food Service Facilities-2002
  - Modernization/ reconfig of 30 year old facility plus expansion - 2 locations
  - Fixed Budget of \$2.0M vs Estimated Cost of \$3.9M
  - Planning Group-
    - College Stakeholders
    - Specialty Kitchen Consultant
    - Design Build Team
  - 3 quality criteria determined as most vital for each location
  - 160 ideas generated and 28 ideas adopted for development of VE proposals
- Results
  - Recommended budget of \$2.7M resulted in an allocation of \$2.5M
    - Included a creative leasing of equipment idea that was adopted by the College (\$500K) and separate budget of \$100K for base building work
    - Project has proved to be very successful (implemented on time and budget)

# Complex Project-No Time

- Animal Health Care Facility-2006
  - Complex facility
    - D-B delivery
    - \$3.3M
  - Very short delivery time: Jan to Sep 2006
  - Planning Group:
    - Internal Stakeholders and PM
    - Design Build Team
    - External Approval Authorities (2)
  - 46 ideas of which 20 were adopted
- Results
  - Able to justify schedule change by an additional 3 months to address the most critical schedule issues-still a very fast track project
  - Secured working relationships with approval authorities that were very beneficial to success of project
    - Early setting of expectations
    - Co-operative working relationships
  - Strategies to allow construction to proceed during design and guaranteed max price contract negotiation

# Need for Creative Solutions

- Content to be added prior to presentation

# Need for Inter-disciplinary Understanding

- Content to be added prior to presentation

# Oops! Were Over Budget!

- Content to be added prior to presentation

# Contact Information

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