



Enterprise IT Assistance for New Construction

Your Challenge

- The post-pandemic workplace continues to shift and requires close collaboration between capital projects, facility, and IT.
- Digital transformation has accelerated across every organization causing staff shortages and burnout.
- IT must improve its maturity in key construction delivery capabilities to maintain fast paced workplace construction goals.

Top 3 reasons cited as delays of workplace construction:

1. Change in Scope
2. Project Complexity
3. Inadequate planning

Enterprise IT is most often cited as the group causing construction delays!

64% of IT executives say they **lack in-house resources** to manage and deliver the needed IT activity for new workplace construction

Our Solution

The Cognitive Technology Project Manager takes lead responsibility for coordinating the facility and technology aspects of the project. We address technology requirements, schedule and task planning for each system. Focus is placed on reviewing all work activities for integration between the A/E Team, Enterprise IT, Facility, AV, Security and Workplace Teams.

Our scope of work runs parallel with the construction design and deliver schedule. We provide dedicated experienced project management to execute delivery within the schedule developed jointly with IT and construction management.



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Our Advice

Improve core capabilities. Focus on IT capabilities that are most relevant to competing in the digital economy and will enable the CEO's mission for growth.

Assess how external environment presents opportunities or threats to your organization using a scenarios approach, then chart a plan.

Partner with Cognitive to liaison with your construction team and allow your resources to be focused on core missions.

Approach and Results

1. Deliver integrated Facility/ IT construction schedule
2. Master WBS sections for each vendor/consultant and internal team
3. Budgetary estimates for each system (details provided by others)
4. Primary interface between capital projects process, the A/E design/construction process, workplace strategy and enterprise IT.
5. Attend construction meetings; schedule, conduct and document recurring progress meetings. Ensure phased IT approach towards network live that will not delay construction while not over taxing limited IT resources.
6. Develop, issue, and manage project documents such as meeting agendas, meeting minutes, status reports, and budget reports to minimize delays and cost overruns for the whole of the workplace project.
7. Monitor consistency of deliverables from the Client and vendor teams in terms of level of detail, professionalism, coordination, etc.
8. Coordinate Construction Administration activities by Client team and consultants
9. Monitor and document closeout procedures by systems providers

Reduce cost of change orders by as much as **75%** and first cost construction savings up to **20%**



TYPICAL APPROACH

	Programming	Schematic Design	Design Development	Construction Documents	Bidding	Construction Administration	Testing and Commissioning
Key Outcomes	<ul style="list-style-type: none"> Review and discuss project team, key stakeholders, subject matter experts, potential partners/ subcontractors Review and Discuss Technology Matrix of Responsibility Review and discuss probable budget Review and discuss levels of redundancy and reliability Review and discuss existing systems Review and discuss features and functions by systems as defined by matrix. 	<ul style="list-style-type: none"> Review and discuss technology space requirements by room types Review and approve systems narrative by space type Review budget update 	<ul style="list-style-type: none"> Review, discuss and approve technology impact on architectural spaces. – use cases. Review, discuss and approve equipment locations Review, discuss and approve cabling infrastructure and pathways needed to support technology systems Review, discuss and approve specific quantities of SCS requirements such as locations, ports, coverage of typical Telecommunications Room, etc. Review, discuss and approve AV systems facility plans, features and functions Review, discuss and approve life safety and facility communication systems features and functions 	<ul style="list-style-type: none"> Review and approve final drawings, specifications for items to be installed by General Contractor 	<ul style="list-style-type: none"> Provide support to General Contractor Participate in GC bidders conferences Assist GC in selecting contractors 	<ul style="list-style-type: none"> Act as liaison between technology (client) team and General Contractor Approve implementation plans Supervise installation Perform spot testing Review submittals and shop drawings Periodic field check of installation 	<ul style="list-style-type: none"> Review and approve vendor test plans Provide oversight of vendor testing activities Review test reports
Deliverable	<ul style="list-style-type: none"> Team Charter Technology Systems Matrix Preliminary Systems Narrative 	<ul style="list-style-type: none"> Systems Narrative Basis of Design Budget 	<ul style="list-style-type: none"> Construction drawings of systems Updated Budget 	<ul style="list-style-type: none"> Construction drawings of systems Written specifications Updated Budget 	<ul style="list-style-type: none"> Detailed meeting minutes 	<ul style="list-style-type: none"> Detailed site observation reports 	<ul style="list-style-type: none"> Detailed site observation reports Written responses to supplied tests
Anticipated number of meetings	3-5 Meetings 5-12 Hours	1-2 Meetings 1-3 Hours	1-3 Meetings 3-10 Hours	1-3 Meetings 3-10 Hours	1-3 Meetings 3-10 Hours	3-5 Meetings 3-50 Hours	1-3 Meetings 1-3 Hours

WIP FOR STARTING DISCUSSION