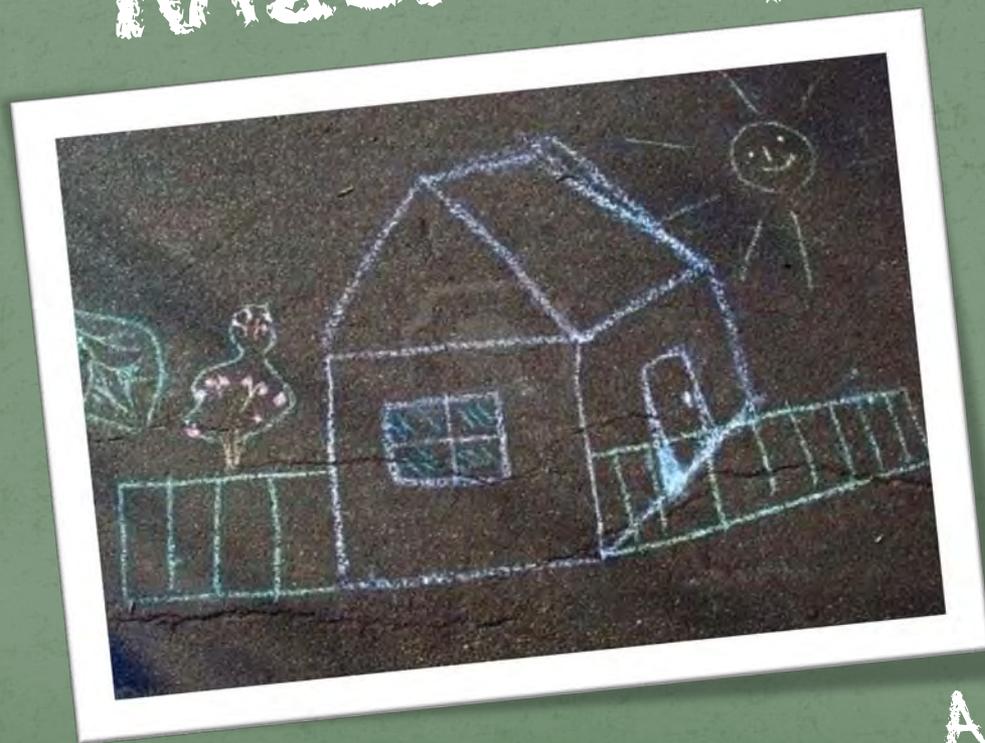
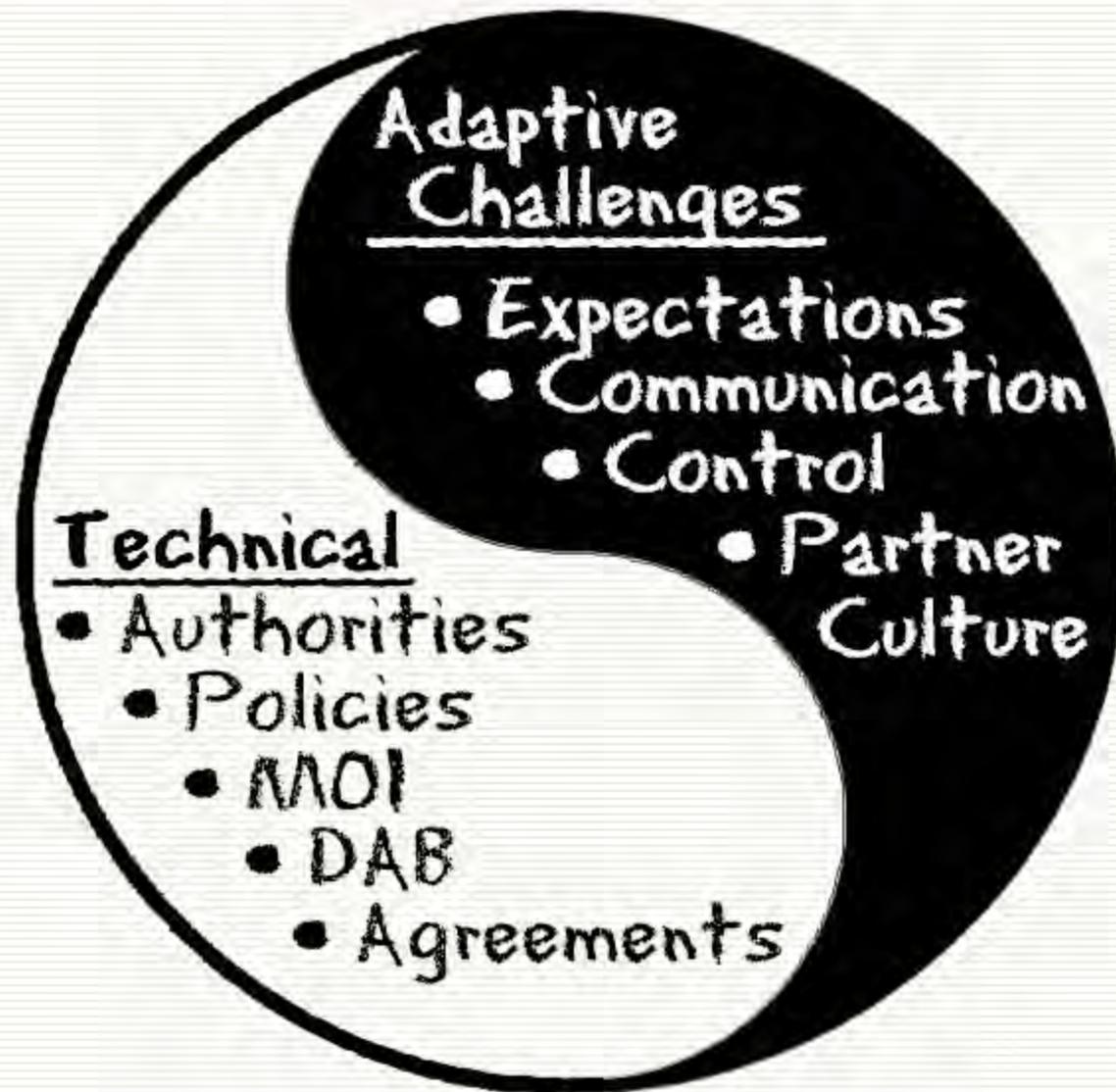


NPS Partnership Construction Projects Made Easy!



April 14, 2011

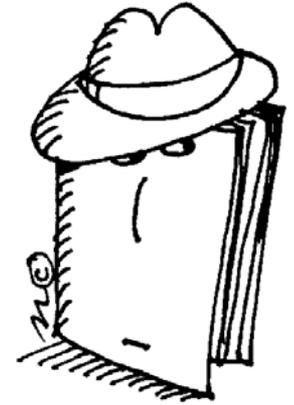
Technical v. Adaptive Challenges



Taking the Mystery out of the Process



- Same basic process for all construction projects (private and public).
- Planning, Design, Permitting/Compliance, Financing, Contracts, Owner Reviews and Approvals, Bids, Construction
- Some additional steps when Partners are involved
- We'll discuss this later in detail.



Managing Expectations



- Expectations have a long life...and wrong assumptions can hurt relationships.
 - Discuss everyone's expectations up front
 - Communicate what is realistic without discouraging or dampening enthusiasm.
- ✓ Purpose
 - ✓ Functions
 - ✓ Size



Communication #1



- Knowing the advantages and disadvantages of a Partnership Construction Project is important...



- Communicating project details with partners, park staff, region & WASO, SOL, and other stakeholders in a consistent, positive and timely manner is *critical*.



Pop Quiz!



Name one reason why it is a good practice to consult early with your Regional Solicitor and Regional program managers.

- ✓ *To ensure that the proposed activities, including revenue-generating activities, are authorized.*



Why and When

Always... Brief Regional Directors, DAB and the Director on the status of a Partnership Construction project.

Why? To obtain support and approval for the project!

When? Early and often...and whenever project assumptions or commitments change.*

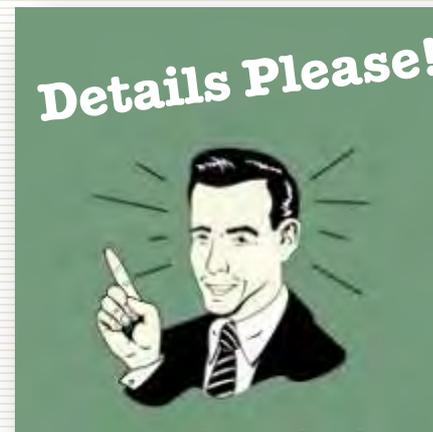
* *Especially* when those changes occur *after* Regional, DAB, Congressional or Director approvals have been given.

Details are Important!



What exactly do you want to do?

- ✓ Why does the park need this project?
- ✓ Who is going to do what?
- ✓ Who is paying for what?
- ✓ How will the project affect the park's budget and staffing?



Details are Important!



 You'll need to explain this at various times /in various documents

- PMIS statements
- MOI
- Agreements
- DAB submittals
- briefing papers.



 Don't assume the people you are briefing know (or remember) the details.

4 *Success* Factors



1. Park/Partner share a vision, goals & expectations
2. Park/Partner communicate frequently and effectively with one another
3. Partner has previously raised similar level of funds
4. Partner has experience in managing design & construction projects.



Standard Construction Steps



Standard Const.

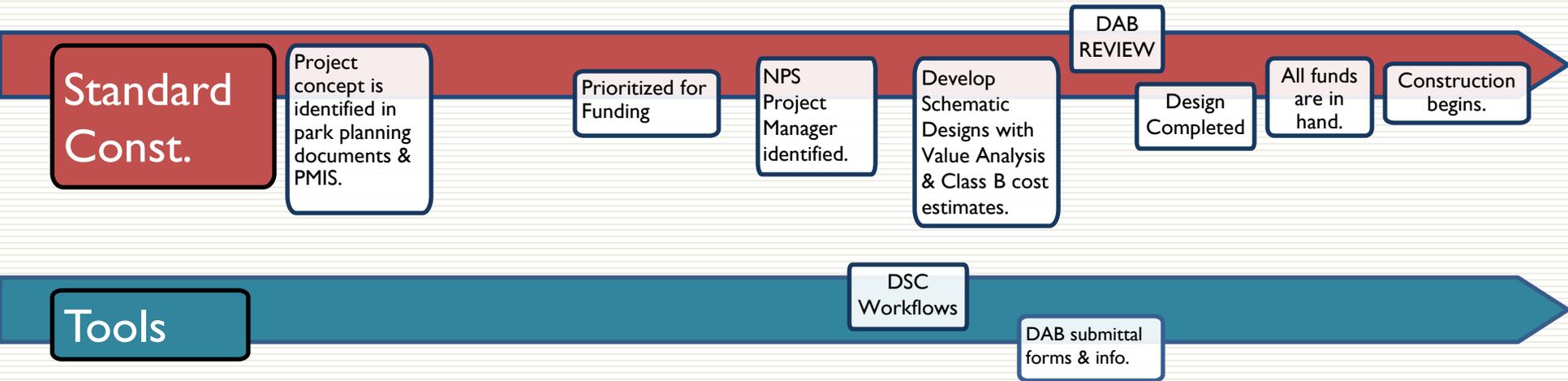
Project concept is identified in park planning documents & PMIS.

Prioritized for Funding

NPS Project Manager identified.

- ✓ Show the park's need for the project; PMIS used (even if 100% Partner funded) to track project in NPS's system.
- ✓ Can take a while, if ever! Some projects – such as new Visitor Centers / Museums – would never receive high priority. Or, you may receive \$ in wrong sequence.
- ✓ Need PM to coordinate all of the technical aspects of the project.

Standard Construction Steps



- ✓ Value Analysis done to identify optional ways of achieving project goals & scale the project to reflect park/visitor needs.
- ✓ DAB review for projects \$1M and greater.
- ✓ NPS is not allowed to award a construction contact unless all construction funds are in hand.
 - ✓ Projects can be phased if each phase has independent utility i.e., is complete and usable.



What is and Why DAB?

- Serves as the Bureau Investment Review Board
- A committee of the National Leadership Council
- Provides a servicewide perspective
- The Board assists Director & NLC
 - ✓ Ensure approved projects are of high quality
 - ✓ Incorporate sustainable practices
 - ✓ Appropriate to their settings & park needs
 - ✓ Demonstrate defensible cost-conscious decisions focused on cost reduction





What is and Why DAB?

- Reviews all proposed construction projects \$1M and over
- Evaluates the project's scale, scope and viability (Based on Value Analysis results, NEPA and compliance, and annual and long-term operations and maintenance costs.)
- DAB recommends projects for the Director's approval
- Successful projects are:
 - 👤 Well defined
 - 👤 Have NEPA/compliance results
 - 👤 Show how the project will be funded & sustained





*What are
the options?*

*Will it cost
less or more?*

*Who will
own it?*

- Partner raises funds and donates
- Partner is involved in design discussions
- Partner provides design and construction services
- Partner is involved in operating the new facility (Post-construction)
 - Project management costs
 - Federal laws and requirements (Universal Accessibility, LEED, Davis-Bacon, etc.)
 - Costs to NPS

 **Bottomline:** NPS owns and is responsible for facilities on park lands, even if built to be used primarily by partners.



*Should partner manage
Design & Construction?*

It all depends...

- ✓ Do they have the capability?
- ✓ Have they done this before?

Note! NPS is still involved in all reviews, approvals and key decisions about the project.



What about the long term costs associated with the facility?

- NPS is ultimately responsible for the O+M of its facilities, whether or not the Partner is intending to cover all or some of these costs.
- Questions to ask about covering long term costs:
 - Base increase for Park?
 - Fundraising includes endowment?
 - Fees, revenues?
-  Should be no unanticipated new costs to the park.



What are some of the Advantages & Disadvantages of Partners managing Design & Construction?

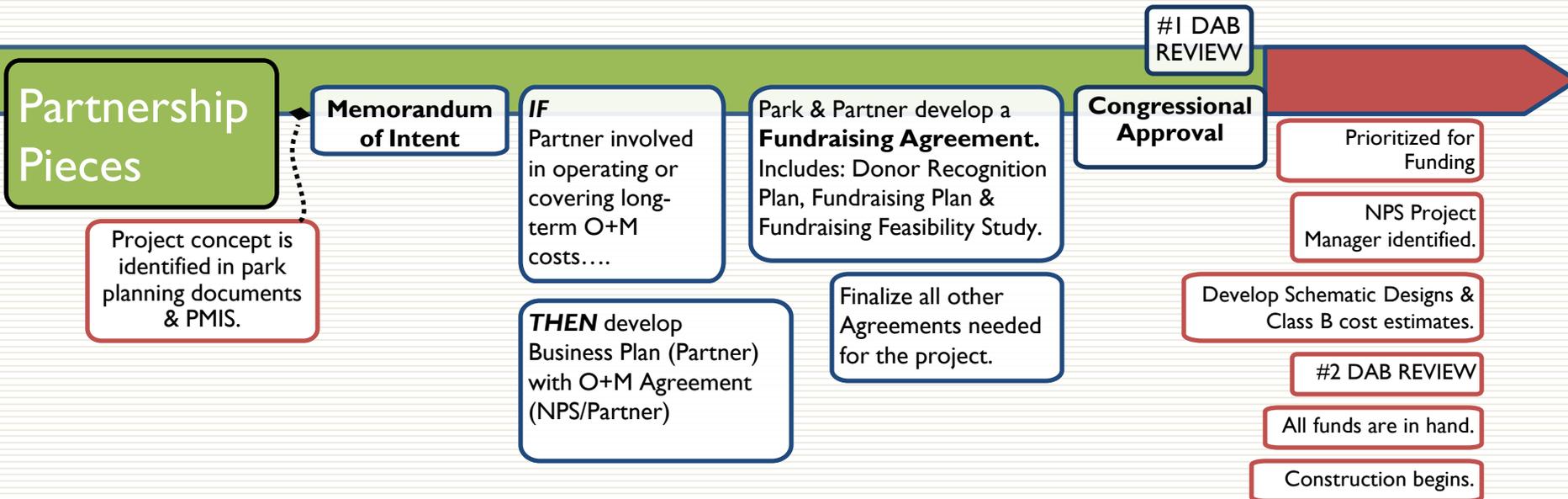
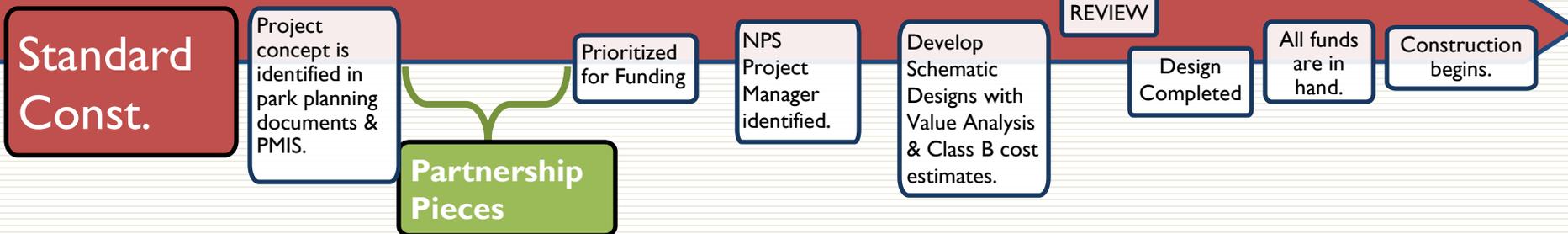
Advantages:

- Possible advantage to the partner's fundraising efforts
- Might enhance the partner's organization, membership and support for the Park.
- Could foster a "shared-stewardship" relationship between Park/Partner.

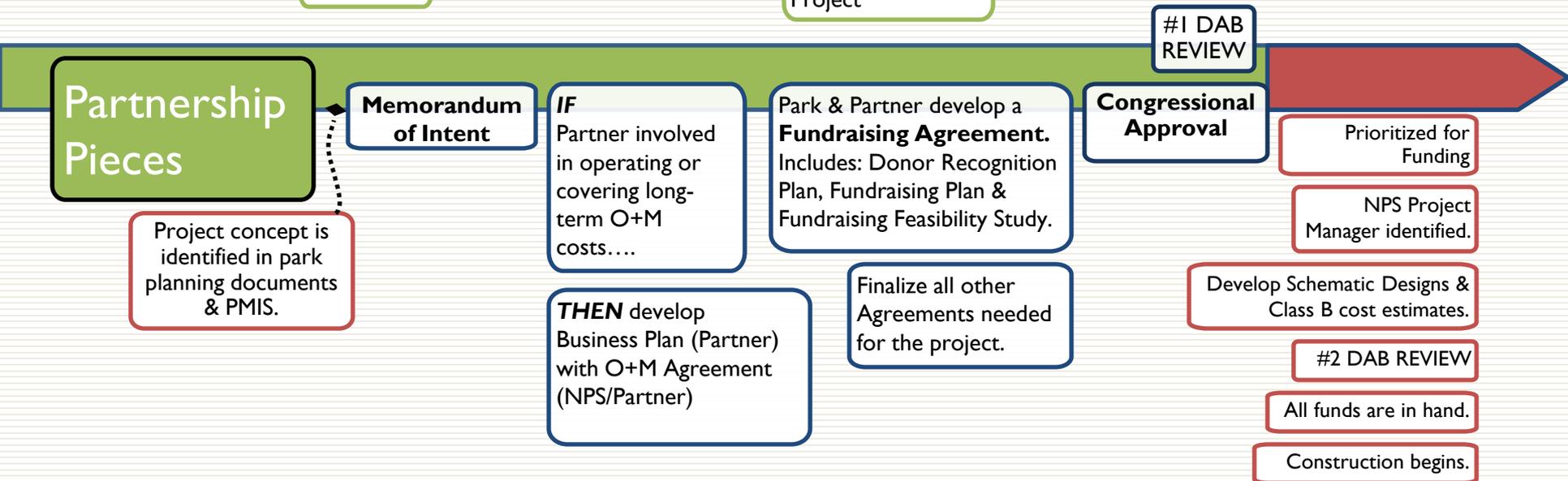
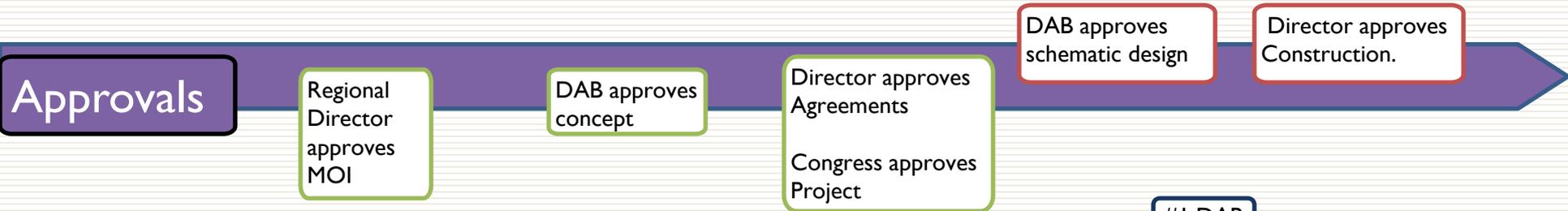
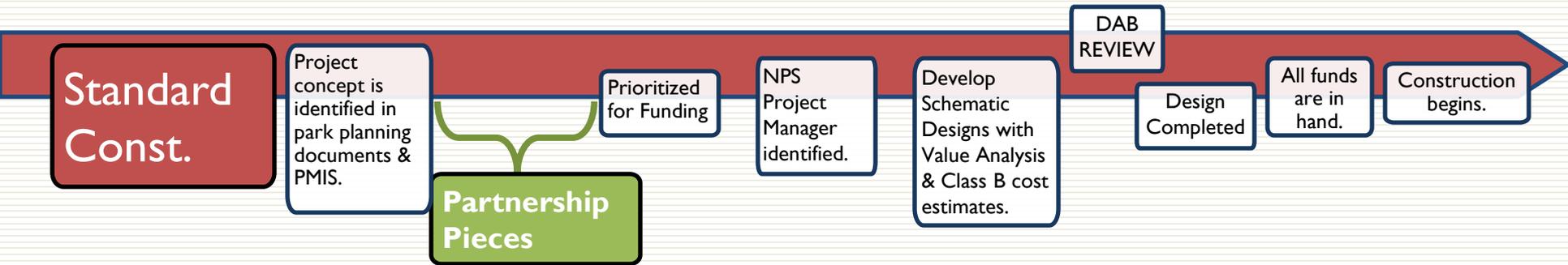
Disadvantages:

- Project process is more complicated and could be lengthier
- Could be a steep learning curve for the Partner
- Additional approvals necessary

Partnership Pieces



Partnership Pieces





Regional Partnership Contacts:

- | | |
|--------------------|------------------|
| • Alaska | Alex Carter |
| • Intermountain | Krista Muddle |
| • National Capital | Wendy O'Sullivan |
| • Northeast | Leslie Dietrich |
| • Midwest | Diane Keith |
| • Pacific West | Ray Murray |
| • Southeast | Chris Abbett |

See Guide,
page 8

Regional Construction Contacts

- | | |
|--------------------|---------------------------------|
| • Alaska | John Chekan |
| • Intermountain | Bruce Keller |
| • National Capital | Doug Jacobs |
| • Northeast | John Piltzecker |
| • Midwest | Mark Wolterman, Kathy Schneider |
| • Pacific West | Debbie Campbell |
| • Southeast | Dennis McCarthy |

Take Home...



- Participant Guide on NPS TEL site
- Slides will be posted on NPS TEL site
- This broadcast at <http://www.samo.nps.gov/videodownload>



Webinar:



Wednesday, May 11 at 1:00pm EDT

Send questions to: rich_fedorchak@nps.gov

NPS Partnership Construction Projects



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