

PARTICIPANTS

The following lists provide examples of the different participants. Each project may have a different combination of these folks and perhaps others not listed.

Owner

- **CEO** - final decision maker
- **Project Manager** - Owner's Representative and day to day Manager for the Owner
- **User** - representative of the folks who will occupy the new project space
- **Facility Representative** - usually the building engineer and responsible for long term maintenance, utility costs, etc.

Design Team

- **Architect** – design team leader, responsible for building shell, core, walls, doors, cabinets, roof, elevators, etc.
- **Structural Engineer** – responsible for building foundation and framing
- **Mechanical Engineer** – responsible for mechanical and plumbing systems
- **Electrical Engineer** – responsible for electrical and signal systems
- **Civil Engineer** – responsible for site topographical survey, site drainage and site utilities to the building
- **Landscape Architect** – responsible for site irrigation and planting
- **Interior Designer** – responsible for furniture and finish selection and design



BLACKBIRD

ASSOCIATES

PARTICIPANTS

Specialty Consultants

- **Geotechnical Engineers** – responsible for soils studies and seismic evaluation
- **Equipment planners** – responsible for evaluating and recommending new equipment selection and specification
- **Signage designers** – responsible for designing and specifying building signage

Review Agencies

- **Planning and Environmental agencies** – Local and State agencies regulating Use Permits, design review, historical review, environmental review, etc.
- **Local Building Departments** – Local agency reviewing the project for code compliance
- **Local and State licensing agencies** – Agencies regulating special aspects of the project such as kitchen requirements (Health Department), healthcare licensing (Department of Health Services), traffic, etc.
- **State Building Departments** – Agencies reviewing the project for code compliance such as the State Fire Marshal, the California Office of Statewide Health Planning and Development, State Accessibility department, etc.
- **Accreditation organizations** – organization sometimes require accreditation such as the Joint Commission on Accreditation for Healthcare Organizations (JCAHO) or Accreditation Association for Ambulatory Health Care, Inc. (AAAHHC)
- **Inspectors** – provided by the building departments or hired by the Owner to review the construction work for compliance with the construction documents
- **Testing Labs** – responsible for testing construction materials and installation quality

Construction Team

- **General Contractor** - the construction team leader and may perform portions of the work such as carpentry, concrete.
- **Sub-Contractors** – specialty trade contractors for specific portions of the work such as mechanical, painting, flooring, fire protection, etc.
- **Suppliers** – materials suppliers for the work which will be installed by either sub-contractors or the general contractor such as doors, drywall, etc.
- **Equipment Vendors** – specialty equipment suppliers such as radiology equipment vendors or elevator companies.



BLACKBIRD

ASSOCIATES