



The Open-Plan Project

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Cost and Risk are the Bottom Line

Delay and uncertainty make a project more expensive.

- **Pre-Investment Planning Costs**
- **Construction Capital Costs**
- **Opportunity Cost of Capital**
- **Bringing Benefits Online**

- **Sophisticated Information Exchange**
- **Multiple and Diverse Stakeholders**
- **Accelerated & Integrated Problem Solving**
- **Iterative Project Affects Analysis**



Sources of Delay and Uncertainty

- **Investors/Boards**
- **Project Partners**

- **Permitting Agencies**
- **Community Stakeholders**
- **Landowners/Rights-Holders**

- **Ineffective/Inefficient Planning**
- **Unexpected Delays During Construction**
 - **Natural**
 - **Unnatural**
- **Construction Contractor Error**



Failure to account responsibly for environmental and socio-community costs is a common source of project friction costs and schedule drag.

Pro-Active Communication

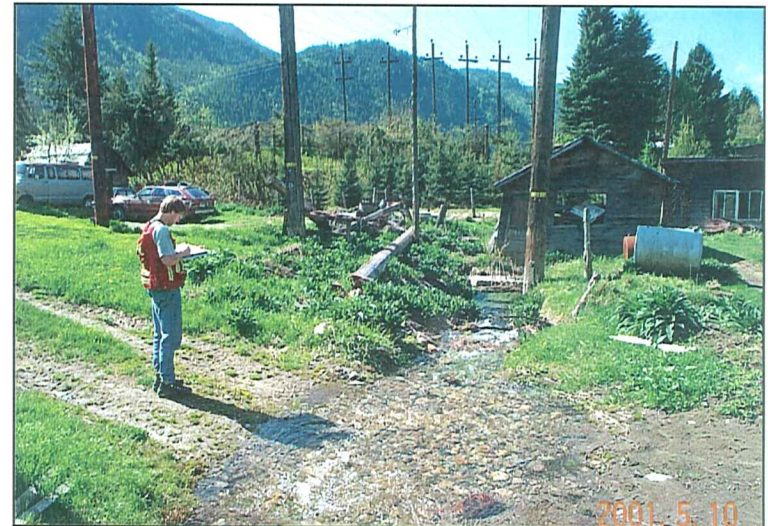
Opening the planning process to meaningful input means that the proponent must listen and trust the stakeholders.



- **Fewer Surprises**
- **Planning Efficiency**
- **Accurate Information**
- **Affects Analysis**
- **Problem Identification**
- **Issue Resolution**
- **Effective Implementation**
- **Open and Transparent**
- **Expectation Management**
- **Consensus Building**

1) Meaningful Consultation

- **360° Understanding of Stakeholder Interests**
 - External
 - Internal
- **Distribution and Gathering**
- **From General to Specific**
- **Project Documentation**
 - Clear and Accessible
- **Peer-Based Workshops**
- **Roundtable Committees**
- **Consultation Saturation**
- **Timelines/Exit Strategy**
- **Expectation Management**



Everyone's interests are served when the proponent and the stakeholders have a common and accurate understanding of the project

2) Application Plus

Complete, concise and useful project documents will expedite approvals.



- **Respect Stakeholder Time and Resources**
- **Anticipate Concerns**
- **Front-Loaded Research**
- **Participatory Iterations**
- **Address Each Issue**
- **Text-Book Standard**

- **Project Documentation**
 - Stakeholder Focus
 - Diverse Audiences
- **Compliance Monitoring**
- **Industry Standard**

3) Keep Your Eye on the Ball

- **What Problem is the Project Trying To Solve?**
- **For What Reasons are the Proposed Project Elements Preferred?**
- **Which Stakeholder Concerns Are Reasonable?**
- **Which Project Elements Can Tolerate Change?**



Recognize and protect core project elements while remaining open to alternatives that address legitimate stakeholder concerns.



Measures of Success

- **Delivering Expected Benefits**
- **Fewer Unpleasant Surprises**
- **Completing on Schedule and Budget**

- **Stakeholder Cooperation and Approval**
- **The Right Project at Lower Cost**

Get your ball in the hole.

Don't get hit by someone else's.