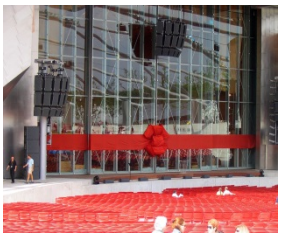
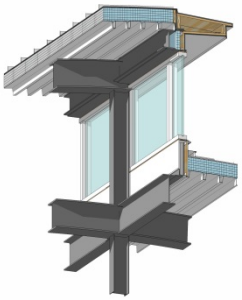
Design Management Services





Rodriguez and Associates, Inc. (RAI) provides the critical role of Design Management as part of our core Program, Project and Construction Management Services. The vital nature for this phase of a project requires each of our design managers to work diligently with all team members, consultants', stakeholders, shareholders, and end users of a given project. RAI emphasize the importance for design management, which not only facilitates the programming, planning and design processes, but also helps manage the Owner's expectations with respect to approved scope, budget, and overall schedule.

The overall programming, planning and design process is the development and implementation of the Owner's Project Requirements (OPR) for the specific program or project intent/goals. It is the fundamental road map for all involved to follow and guidelines to comply with in order to complete the project on schedule and on budget. RAI is diligent in this role, providing professional management processes to collaborate with all project team members in meeting the Owner's objectives and expectations.

RAI also engages with all project team members to implement management processes for design and construction management, while executing construction practices for achieving budget compliance and Quality Assurance/ Quality Control reporting.

Our approach is to ensure that our project managers have the knowledge and complete project experience to uniformly assemble consistent project costs, comprehensive and inclusive of all approved design programming. The process incorporates a complete understanding of the project's parameters, which entails review of design programming narratives and drawings, market conditions, labor rates, union influences, project delivery method, project schedule and governmental variables. RAI considers a series of design peer reviews critical to the success of any projects that is dependent on constant verification and pro-active conflict resolution.

RAI provides design management services for property managers, public agencies, architects, real estate developers, corporations, and facility managers. Our portfolio of project work includes building types such as senior apartment high-rise, elementary schools, field houses, public housing residence, health clinics, corporate offices, fire stations, maintenance buildings, college classrooms, administration buildings and police stations. Our past and current clients include the Chicago Housing Authority, Chicago Public Schools, Public Building Commission, Housing Authority of Cook County, Verizon Wireless Corporation, URS Corporation, Architrave, Ltd., Diocese of Gary, Pappageorge Partners, Faithful & Gould, Architrave, Jacobs Management and AECOM/URS.

Design Management Service

- Feasibility Studies (Coordinated with Client/End user/ Building Condition Assessments)
- Milestone Peer Reviews and Approval Process
- Conceptual Cost or Probable Cost of Construction (Programming cost)
- Project Delivery Evaluation and Process
- Procurement Schedule and Coordination
- Issue for Bid Cost Estimate (Final Reconciled costs)
- Provide Value Engineering Evaluations and Cost saving recommendations
- Bid Evaluation/Cost Scope Review – Cost Estimate evaluations