

Administration Support to Improve Design Management of Public Buildings

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This study aims to suggest effective methods on providing administration support to design process focusing on the planning and designing stage by analyzing of the process in public buildings construction. The structure of organization, operation system and business activities were studied based on the institutions operating construction of public buildings at oversea as well as the construction process of public buildings at Korean administration was analyzed carefully to find out the problems which need to special management support by experts in diverse fields related to implement public building projects. Based on this analysis, this study is describing the methods of utilizing experts of private organization for practical administration support to design management and establishing the supporting organization and operation system. Finally this study explain political methods to improve design management system in the process of public building projects. The contents of each chapter are as follows;

In Chapter 2, the concept of administration support to improve design management of public buildings as well as the role and business type of experts were categorized. In addition, this study emphasized the effective management causing administration support of design management at public buildings as a national asset, user oriented

construction and reflection of user demands. Then, administration support of design management cases at overseas were analyzed. As a result, US (GSA's Public Building Service) and Japan (Government Buildings Department in Ministry of Land, Infrastructure, Transport and Tourism) arranged a department in government administration to build and maintain public buildings supporting public affairs by hiring professional architects. In UK (CABE), the administrative aspects are supported in the form of external independent organization while Finland (Senate Properties) formed State-owned Enterprise under the umbrella of Ministry of Finance rather than a part of administration so that unlike other organizations with procurement affairs could independently construct and manage public buildings.

Chapter 3 analyzed the current construction system of public buildings to suggest practically applicable administration support to design. Based on this analysis, experts from private institutes could be involved to identify the possibility of enhancement of expertise at the ordering body and related institutes through analysis process.

The process of public building construction using experts from private institutes for administration support to design could be divided into two stages; pre- and post- budget allocation. The pre-budget allocation stage requires improvement of law system in order to prepare the foundation of system including budgets to use experts from private institutes. There are evaluation processes on project including the pre-validity assessment, management of total cost and validity assessment after the basic planning stage. However the project of public building construction operating less than 10 billion won requires no evaluation process to decide the project execution method. Therefore, the participation of experts from private organization is important to evaluate the plan and project execution method for the type of public buildings at the basic planning stage.

After the budget allocation is completed, the administration support of design using experts from private organization is able to utilize some of budget in the process of public building construction. At the stage of validity research, the decision making phase of project execution process, project specification phase utilizes experts from private organization and decides appropriate project execution method for the nature of public buildings. In addition, an environment that could reflect the demands of ordering institute within the budget is prepared.

The administration support to design management in the current process of public building construction is divided to do business for Public Procurement Service (PPS) and Government Building Management Service (GBMS) which support and manage government supply management plans. The business proxy service of PPS has a significant meaning as administration support to design like the US PBS or Finland's Senate Properties in the perspective of acting as a proxy. However, not all public buildings are subjected to the service currently and according to the analysis, there are limitation caused by no participation of experts from architecture in the process. GBMS excludes many subjects from government supply management which makes it difficult to argue all public buildings are being controlled. Moreover, the limitation on contents of surface standard and budget prevents the appropriate evaluation of the planning on the public buildings. As the Japanese Government Buildings Department, GBMS should expand the range of subjects and secure the expertise by including professionals from private organizations to implement administration support to design.

In Chapter 4, four methods to find and operate an organization to utilize experts from private organizations during the process of public buildings construction are suggested.

The First method is to receive support from the Construction Works Bureau at the Public Procurement Service (PPS) under the Ministry of Strategy and Finance. This method does not require any change or supplementation of existing system by running additional group of experts from private bodies on the existing organization. Currently, PPS provides experts from private organization to customize and en bloc proxy service of each project type expecting the improvement of administrative quality in design. To guarantee the practicality of this method, administrative mediation must be established between Presidential Commission on Architectural Policy that has the authorization to select experts from private organizations and the Ministry of Land, Transport and Marine Affairs which operates the experts as well as budget securing method.

The second way is to establish an office inside the Government Buildings Management Service (GBMS) under the Ministry of Public Administration and Security. The participation of experts in budget allocation and planning stage could improve the quality of buildings and cut cost in practical manners. However, the service is limited to government buildings and related buildings only currently which restricts the administration support to design of experts on construction process of various public buildings in diverse areas.

Third, the Ministry of Land, Transport and Marine Affairs where experts are operated currently dispatches the experts to each institute, department and local authorities. 1~3 experts are dispatched to architectural design pilot project and carry out the role to arbitrate administration, company and residents. When experts are sent to each institute or department, administration support to design is provided by the length and types of project. In case of local authorities, however, there are difficulties in providing continuous support after experts participated in the planning and design stage since it is hard to predict the reliability and sustainability of a project caused by change of budget and policy.

Fourth, the service is operated as an independent organization. This allows that the experts to work independently while a gradual integration of divided public buildings construction business and limited area (street construction, maintaining the surrounding of cultural remaining and other) between PPS and GBMS could be implemented. This case also needs supplementation of system and law, budget and cooperation with other organizations and additional research and study yet; it is expected to have general expansion of experts from private organizations in not only public building construction but also maintenance of central and local governments with government budget support.

For systemic and effective administration support to design in construction of public buildings, systematical foundation for DB of public buildings must be prepared. It is expected to be used as a foundation material for quality improvement, maintenance and management enhancement of public buildings.

Keyword: Design Management of Public Buildings, Administration Support to Design, Public Use of Experts from Private Organization