

이용자 만족도 제고를 위한 소규모 공공건축물의 기획 내실화 방안 연구

A Study on the Plan Improvement of Small Public Buildings

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SUMMARY

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According to the data on public building construction by the Procurement Service, small-scale public building projects account for much higher share than medium-sized and large-scale public building projects, and local governments are more likely to push for small public buildings than central government. Recently, the importance and interest of small, life-friendly public buildings has increased, when looking at the contents of prior research and related research, level of satisfaction of users is not very high. This is because the person in charge of the project lacks professionalism and the project plans were poorly constructed during the early stage of the project, creating low-quality buildings.

Therefore, in this study, we draw up improvement tasks for improving the quality of small public buildings. preparation a checklist that can be used during the planning phase and review the comprehensive plan for internalization.

Review relevant press materials and prior study cases, through interviews with government employees and experts, we identified problems and drew improvement

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tasks to understand the problems and limitations of the process of building a small public building.

Common tasks require close cooperation between business units, facilities departments, and experts from the beginning of the project and design coordination and key decision making through user feedback is required at each stage of planning, design, and construction.

In the planning phase, the project manager's expertise in planning is required, need to set the time and budget required to carry out the planning work, implementation of planning tasks before budgeting confirmation, needs to collect opinions of residents.

In the design phase, criteria to calculate the appropriate design service period, need to design competition regulation for small public buildings, preparation of qualification standards for design service companies for the selection of designers, require minimum facility change by collecting opinions through participation by users and operators.

In the construction and operation phase, prepare a plan for monitoring construction by designers to secure construction quality, need to adjust when selecting operators, required to improve the system of selecting constructors.

Results of analysis of domestic and international composition support systems and cases, In order to create quality public buildings, it is necessary to reorganize and establish a specialized organization. In addition, the management body should actively participate from the beginning of the project to provide opinions and create spaces, it is necessary to support experts who are customized for each phase and type of public building business. Other integrated planning and use of quality control tools is necessary and the process of collecting opinions from users should be strengthened. Finally, key work manuals for each user should be prepared for small public building project management so that the project can be carried out systematically.

In order to improve the quality of small public buildings, close cooperation between planning and operation is required and to this end, the project manager's work manual for the execution of administrative procedures was separately proposed by separating the expert checklist for the professional business plan. This allows each person in charge to clearly define their role in each process by understanding the whole project.

The project implementation manual was divided into the planning, design, construction and operation stages so that the staff could identify the required checklist data according to each administrative procedure. The checklist was divided into project basic design, project plan establishment, design guidance review, design project details and period review, and project management, and each stage review items and review items, and utilization was considered for advance review.

The start-up implementation manual and checklist, which have been modified after the verification process, will be used in conjunction with the project procedure as previously described. In the event that a public institution intends to carry out public building projects pursuant to Article 22 paragraph 2 of 「the Promotion of the Architectural Services Industry Act」, which is to be revised, it can be used as a planning data since it is required to carry out construction planning work and the review process of public buildings can be used as a tool to streamline.

Keywords :

Public architecture, Small Public Buildings, Business Planning, Architectural Planning, Quality Improvement, Business Execution Manual, Checklist, Expert Support