

- Integrated Solution Services -

知を統べる技術

Hypothetical Management System
For
Performance-Based Contract

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Why Rethink (1)

Key Policy & Objectives

方針・目的

Key Policy

基本方針

Universal and Sustainable Development

普遍的で持続可能な成長発展

Objectives

到達目標

1.Fairness

無恣意性

2.Best Value

最上価値の実現

3.Best Practice

最良手段の実践



Why Rethink (2)

Cross Cutting Issues 解決課題

Economic ✦ Profitable & Competitive

低価格・適正利潤の実現

Social ✦ Respecting and Treating Stakeholders

利害関係の尊重と公正な取り扱い

✦ Safe and Healthy Built Environment

安全かつ健全な構築環境の提供

Environmental ✦ Enhancing and Projecting the Environment

環境保持向上への貢献

✦ Minimizing Impact on the Consumption of Energy and Natural Resources

エネルギー・資源消費の最小化



Why Rethink (3)

Key Underpinning 基本方策

Innovative Contracting

発注制度改革

Performance Requirement

性能要求規定

Public Involvement

住民参加・合意形成

Project Management System

プロジェクトマネジメント

Life Cycle Cost Analysis

LCC分析

Public-Private Partnering

官民共同

Constructibility Reviews

事業事前評価

Post Construction Review

事業事後評価

Management Consultant (1)

Overview 概念

Phase

Performance Requirements

Contracting

Project Implementation

Maintenance & Operate

Warranty

Indemnity

Project
Management

Management

Criteria Analysis

LCC Analysis

Contract Management

Design Management

Construction Management

Asset Management

Commissioning

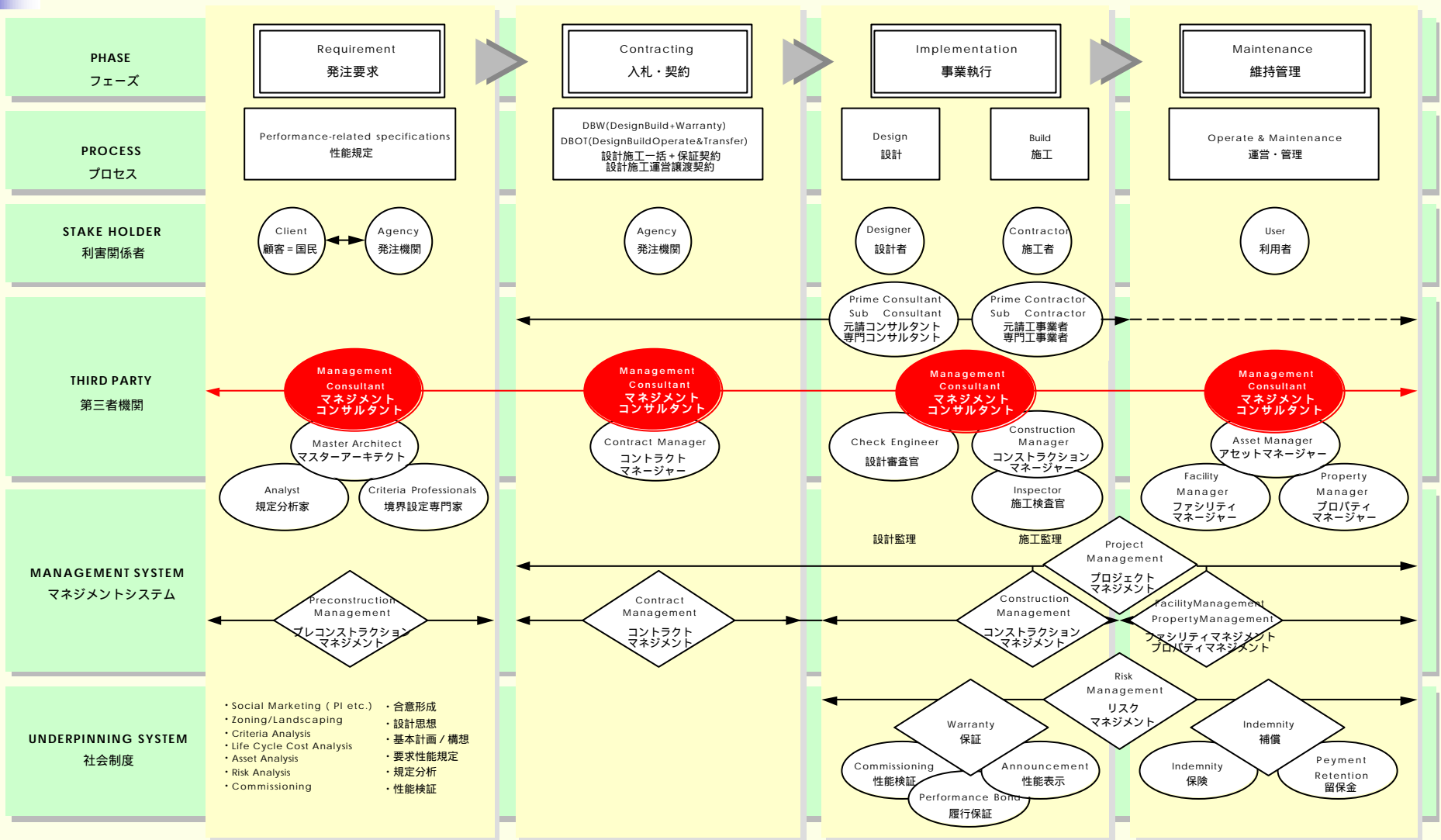
Insurance

Performance Bond

Payment Retention

Management Consultant (2)

Assumed Management System for Public Works



Management Consultant (3)

Image of “Management Consultant”

Social Marketing

マーケティング部 (事業開発)

Mega-Trend Analysis

Micro-Trend Analysis

Social Marketer

Landscaping

Architects & Planners

ニーズの掘り起こし F/S

景観計画 etc

Contract Management

コントラクトマネジメント部

事業執行のプロトタイプ開発

Preconstruction Management

プレコンストラクションマネジメント部

Analysis (LCC, Asset, Risk etc)

ニーズとアリティのマッチングシステム開発

Management Consultant

Project Management

プロジェクトマネジメント部

Design / Engineering Management

Construction Management

事業執行管理

Asset Management

アセットマネジメント部

Property Management

Facility Management

事業維持管理



Management Consultant (4)

The Way Forward

今後の課題

1. Clearinghouse
2. Constructability Testing
3. Commissioning
4. Incentive/Disincentive Provisions Road User Cost
Rental Fee Assessment
5. Extended Liability Insurance Tort Liability Risk
Sharing Arrangement
6. Warranty Escalation
7. Bondability/Surety Warranty Period
8. 3PM as an Integrater