

# **Instigating Real World Experiences through Simulation: the PFI Feasibility Study**

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## **Synopsis**

This innovative simulation is undertaken by 4th year Architecture students attending a week-long block course during their year out. Students work in syndicates to produce an outline PFI proposal for the development of student housing and conference facilities on the university campus. Each syndicate member is allocated a role of project manager, facilities manager, architect, cost manager, revenue manager, or risk manager.

The students are given 3 days to produce a final report, during which it is necessary for them to carefully balance building function, whole life costs (initial cost and running costs), and revenues. This exercise demands a responsible long-term view of how to use resources, harnessed to an attractive design proposition. Students are required to compile a package of proposals embracing project design, cash flows and management. Successful proposals attempt to reconcile conflicting requirements over a wide range of points of view.

In recognition that work in the real world can lack certainty, students are constantly updated by way of a bulletin board outlining changes to the clients requirements, updated information on local planning policies and even changes to the rate of interest.

A major outcome for the students undertaking this project is developing a recognition that different members of the design team see the world in different ways. It helps students to develop team working skills and gives them a better understanding of the relationship between funding and the creation of value and costs.