BIG FLOOR PLANS · COLLEGE & TRADES TRACK · 50-60 MINUTES

The Owner Walk: teacher script

Construction-management and architecture students host an owner walk on a full-size plan, capture every change, then price each one at design, after framing and after drywall to see what waiting costs.

Prep: Roll out or tape the clinic suite with exam room 3, the 20-ft clinical corridor at 44 in, the staff room and the lab and storage rooms. Choose one student or the teacher to play the owner, with the four changes on a card. Print one change log per team.

Min	Step and what to do	Ask	Listen for
0-5	**Hook** "Today the owner walks the plan. Every comment is cheap now and expensive later. How expensive?"	When would a change be cheapest?	Before anything is built.
5-20	**Owner walk** The owner walks the plan and raises four changes. Teams log each one: what, where, why.	Is each change specific enough to price?	Yes when it names the room, the element and the dimension.
20-40	**Price by phase** Teams price each change at design, after framing and after drywall using the scenario rates.	Which change grows the most?	C2, the corridor: the longest wall run.
40-50	**Totals and the multiple** Teams total each phase and divide late by early.	How many times more after drywall?	About 5.6 times the design-phase cost.
50-55	**Exit ticket** Individual exit ticket.		

Common misconceptions

- **Learners may think:** Changes cost the same whenever you make them. **Address it:** In this scenario the same four changes cost $2,075 at design and $11,655 after drywall.
- **Learners may think:** The owner should wait until they can see the real rooms. **Address it:** The full-size walk is seeing the real room, while it is still a drawing.

Supports

- Give a filled example row for C1 and a blank for the rest.
- Multilingual learners: label change, phase, labor and material on the sheet with icons.
- Mobility: the owner role can be played seated, pointing on the plan.

References

- **The MacLeamy Curve (Big Floor Plans short class)**: the idea that the ability to change design falls and the cost of change rises over a project
- **Perkins V (CTE)**: postsecondary and secondary CTE program context

Scenario sheet

Clinic suite, full-size plan. The owner walks it and raises four changes. Scenario rates (not industry figures): design redraw $150/hr; rework after framing $95/hr labor plus listed material; rework after drywall $85/hr plus listed material, on top of the framing rework. Item costs (like a window) are paid in every phase.

ID	Change	Design hrs	Framing hrs + material	Drywall hrs + material	Item
C1	Move exam room 3 door 24 in to clear the sink	1.5	4 + $60	6 + $90	-
C2	Widen the 20-ft clinical corridor from 44 in to 60 in	4	16 + $420	20 + $520	-
C3	Add a window to the staff room	1	6 + $380	8 + $160	$650
C4	Swap the lab and the storage room	3	10 + $150	14 + $300	-

LEARNER SHEET · THE OWNER WALK

Name _____ Date _____

ID	Room / element / dimension / why	At design	After framing	After drywall
C1				
C2				
C3				
C4				
Total				

After-drywall total / design total = _____ times. Saved by approving now: $_____

Recommendation to the owner

Approve now	Why

Exit ticket

1. A change takes 2 design hours at $150. After framing it adds 5 hours at $95 and $100 of material. Cost after framing?

2. Design total is $1,000 and after-drywall total is $6,000. How many times more?

3. Name one reason to walk at full size rather than review drawings.

Answer key

ID	At design	After framing	After drywall
C1	$225	$665	$1,265
C2	$600	$2,540	$4,760
C3	$800	$1,750	$2,590
C4	$450	$1,550	$3,040
Total	$2,075	$6,505	$11,655

Example, C1 after drywall: design 1.5 x $150 = $225; framing 4 x $95 + $60 = $665; drywall 6 x $85 + $90 = $1,265.

After drywall the four changes cost 5.6 times the design-phase cost (after framing 3.1 times). Approving all four now saves $9,580.

Exit ticket

1. A change takes 2 design hours at $150. After framing it adds 5 hours at $95 and $100 of material. Cost after framing?
   Answer: $300 + $475 + $100 = $875.
2. Design total is $1,000 and after-drywall total is $6,000. How many times more?
   Answer: 6 times.
3. Name one reason to walk at full size rather than review drawings.
   Answer: People judge size and distance on foot; they catch what they would not see on paper.

Scoring: 1 point each, plus 1 for showing the phase math. 3 or more = secure.

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