Design / Build

ROLES OF THE OWNER / ENGINEER / CONSTRUCTOR

Discussion Subjects

• What are the Roles and Limitations of a Design / Build Team?
• How should Design / Build Teams be selected?
• What makes a successful Design / Build Project and who should provide the leadership for this team?

Definition of Design / Build

• A Single Source entity that an Owner can hold responsible for the Design, Procurement and Construction for their project.
  - It is not the contract, but the approach. The contract itself can be in a myriad of forms from Time and Material to Lump Sum with performance guarantees.
Issues Facing Us Today

• HARD
• SOFT

Hard Issues

• Engineer & Constructor to Owner
  – Does the Owner know what he really wants?
  – Does the Owner know when he really wants it?
  – Can the Owner make decisions in a timely fashion?
  – Is the project approved and funded?
  – Does the Owner have experience at building? Has he done this before?

• Owner to Engineer
  – Does Engineer have the technical competence?
  – Does the Engineer have the Process knowledge?
  – Does the Engineer have this project complexity experience?
  – Does the Engineer have all Code Knowledge?
  – Does this Engineer design to budget and schedule?
Hard Issues

- **Owner to Constructor**
  - Does the Constructor have the Resource availability?
  - Does the Constructor have the construction technique experience?
  - Do they complete projects on schedule?
  - What is their safety record?
  - Do they build in a quality manner?

Owner’s Role

- Communicate
- Educate
- Provide
- Consummate Team Builder

Engineer’s Role

- Student
- Innovator
- Inventor
- Speculator
- Professionally Responsible
Constructor’s Role

- Builder
- Interpreter
- Liaison
- Guarantor
- Last on the Totem Pole

Owners Limitations

- Usually people constrained
- Usually experience constrained
- Unclear direction on cost or schedule
- Hampered by approval levels
- Doesn’t have operational involvement

Engineer’s Limitations

- Can’t read minds
- He/She are engineers
- Professionally liable = conservative
Constructor’s Limitations

- Moving fast causes rework
- Multiple direction points - who to satisfy
- Has only 24 hours and 7 days per week

Where Are We Now

- Definition
- Hard Issues
- Roles and Limitations

Have You Noticed A Common Thread or Denominator Throughout the Limitations?
Roles

Owner  Engineer  Constructor
Communicator  Student  Builder
Provider  Innovator  Interpreter
Educator  Inventor  Liaison
Team Builder  Speculator  Last on Totem Pole

Single Largest Contributor to Success

THE SOFT ISSUES

How Do We Know?

CLIENT SURVEYS
What Have We Seen?
ACADEMICS
NEGATIVISM

There Is Only One Leader
THE OWNER

Ideas For The Future
CONTINUOUS INTERACTIVE PLANNING
SUCCESS RECOGNITION
Summary

- Roles and Limitations are known
- Past focus has been on hard issues
- Future focus must be on soft issues
- Continuous InterActive Planning coupled with emphasis on success will create more favorable results