

## DBC: Management of Design & Build Contracts Seminar Outline

### **Overview:**

This seminar is designed for design professionals & construction personnel who may be working & communicating as a design build team. Attendants will understand the essentials of design & build projects management to allow the design build team to increase the project's value while decreasing its overall cost.

### **Who should attend:**

Project managers, directors, senior engineers involved in the design & build of project development & delivery.

**Structure:** 18 hours to be carried out over 3 days including valuable supporting documents

### **Content:**

#### **A. Design Build History**

- Origins of the Master Builder
- The rise of Professionalism
- Industrial Revolution and Its Effects on Design and Construction
- Professional Societies
- Legal Separation
- The Advent of Modern Design-Builders

#### **B. The Facilities Acquisition Process**

- Investment Allocation and Facilities Acquisition
- Business Process Decisions for Industry and Government
- Acquisition and Procurement
- Acquisition Feasibility and Physical Development Policies
- Methods of Acquisition
- Professionalism and Project Delivery
- Identifying User Requirements
- Performance and Systems
- Facility Programming
- The Decision to Proceed

#### **C. Where & When to Use Design Build**

- The Owner's Wants, Needs, and Constraints
- Conditions Conducive to Design-Build
- Applicable Market Sectors
- Predictors of Success

#### **D. Roles of Individuals in Design Build Project**

- Owner's Team
- Design-Builder's Team
- Independents in a Design-Build Process



### **E. The Owners Responsibilities**

- Introduction
- Management Structure and Project Team
- Owner's Program
- Procurement and Contracting Methodology
- Services of the design-Builder
- Site Investigation and Information
- Owner's Representative
- Permits and Approvals
- Owner Deliverables
- Review and Approval of the Design
- Inspection and Approval of the Construction
- Changes and claims
- Insurance
- Dispute Resolution Program
- Payment and Financial Guarantees
- Obligation to Cooperate

### **F. Design Build Organization & Management of Project**

- Organization the Design-Build Entity
- Multidisciplinary Culture
- Teaming Agreements
- Team Leadership: The Design-Build Project Manager
- Responding to the Owner's requirements
- Executing the Design-Build Contract
- Key design-Build Project Management Issues
- Project Finance
- Quality Assurance/Quality Control
- Measuring Performance/Best Practices Issues

### **G. Design Build Process Variation**

- Introduction
- Structural Variations of Design-Build
- Operational Variations of Design-Build
- Delivery Variations That Are Not Design-Build
- Summary

### **H. Design Build Contract Structure & Payment Methodology**

- Introduction
- Lump-Sum Contracts
- Cost-Plus Contracts
- Cost-Plus with a Guaranteed Maximum Price Contract
- Unit Price Contracts
- Combining Payment Methodologies
- General Terms and Conditions of Contract

## **I. Contracting issues in design build**

- Introduction
- Contractual Risk Allocation
- Industry Standard Form Contracts
- Correlating Design-Build Selection with the Contract
- Scope of Work
- Ownership of Documents
- Owner's Right to Review the Design
- Owner's Right to Make Changes to the Work
- Differing Site Conditions
- Changes of Law
- Permit Responsibility
- Time-Related Issues
- Warranty-Related Issues
- Indemnification
- Suspension and Termination
- Limitations of Liability
- Dispute Resolution
- Conclusion

## **J. Design build liability**

- Introduction
- Historical Review of Construction Liability
- Design-Build Liability
- Single Point of responsibility
- Architect-Engineer Liability for Design-Errors
- Contract Formation and Interpretation
- Good-Faith Dealing
- Cancellation of the Procurement
- Differing Site Conditions
- Ownership of documents
- Personal Injury and Property Damage
- Limitations of Liability
- Status of Limitations and Repose
- Dispute Resolution
- Conclusion

## **K. Application of construction management on design build projects**

- Introduction
- Construction Management—Generally
- Program Management—Generally
- Determining Whether a Construction Manager (CM) Should be Used
- Typical CM Services
- Selecting the Right CM
- Special Considerations