



## 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.



---

---

---

---

---

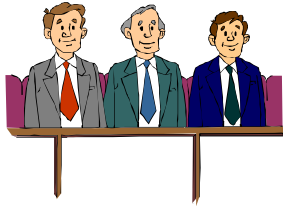
---

---

---

## 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?



---

---

---

---

---

---

---

---

## Hard Issues

- **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



---

---

---

---

---

---

---

---

# AHA!

## 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



---

---

---

---

---

---

---

---