Construction Contract Administration Member Forum

Coffee & Construction Contract Administration
EV202 May 14, 2015 8:00 – 9:00 am

AIA National Convention, Atlanta

Presentation Information

AIA

The American Institute of Architects

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Construction Contract Administration Knowledge Community Advisory Group

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Construction Contract Administration Knowledge Community

The KC has been established to help our members better understand the issues, actions, and resultant effects of the decisions required in this often neglected part of Project Delivery. Our goal is to provide a venue for sharing knowledge, case studies, and best practices with our community and Institute membership. We further hope to provide guidance and direction in developing guidelines for new and evolving approaches to Project Delivery, as well as guidance in the continuing education of our emerging young professionals.

Agenda

- **CCA KC Web Pages**
- **Owners prefer *Buildings* over "Building"**
- **Construction Phase Dispute – the First Known BIM Lawsuit**
- **General Conditions – Then & Now**

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AIA News

U.S. Army Corps of Engineers Seattle Headquarters Awarded with the COTE Top Ten Plus

Posted Apr 28, 2015 by AIA National

AIA President, Elizabeth Chu Richter, FAIA, authors this article in The Hill about the ZGF

Value of an AIA Architect

Hiring an AIA architect could be the best decision you'll make. We'll show you why.

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SCROLL DOWN

AIA Knowledge Communities

Are you in the know?

The AIA National Knowledge Communities launched a social networking website called AIAKnowledgeNet.It's a place for like-minded professionals to meet, discuss, and share information on their common interests.

Join any number of knowledge communities by updating your AIA Account. To encourage cross-disciplinary discussions, enrollment in AIA Knowledge Communities is not limited to AIA members. Non-AIA-members can create an AIA Account now to stay connected.

Join a Knowledge Community » | View all AIA Knowledge Communities »

GIVE 1%
Expand your opportunities.
Join The 1% program.

Upcoming Events

2013 David W. Lakamp a/e ProNet Scholarship
Practice Management (AIA/PM)
Deadline: Nov. 29, 2013 — 5PM Eastern
Apply for Scholarship Now »

AIA Housing Awards
Housing Knowledge Community (AIA/HKC)
Deadline: Nov. 22, 2013 — 5PM Eastern
Submit Your Project Now »

AIA/HUD Secretary's Awards
Housing Knowledge Community (AIA/HKC)
Deadline: Nov. 22, 2013 — 5PM Eastern
Submit Your Project Now »

TAP Building Information Modeling Awards
Technology in Architectural Practice (AIA/TAP)

The Academy of Architecture for Health (AAH) improves the quality of healthcare through design by developing, documenting, and disseminating knowledge; educating healthcare architects and other related constituencies; advancing the practice of healthcare architecture; improving the design of health care environments; affiliating and advocating with others that share our vision and promoting research.

Academy of Architecture for Justice

The AIA Academy of Architecture for Justice (AAJ) promotes and fosters the exchange of information and knowledge between members, professional organizations, and the public for high-quality planning, design, and delivery of justice architecture.

Committee on Architecture for Education

The American Institute of Architects Committee on Architecture for Education (CAE) connects architects and allied professionals interested in designing, building and using superior educational, cultural, and recreational facilities that meet the needs of students of all ages. AIA-CAE members educate the public about the value of quality educational facility design.

Committee on Design

The Committee on Design (COD) was founded to promote design excellence among members of the AIA, the broader design community, and the public at large, both nationally and internationally. The Committee on Design is led by a volunteer advisory group of eight architects and an adjunct leadership team of 11 additional individuals.

Committee on the Environment

The Committee on the Environment (COTE) works to advance, disseminate, and advocate—to the profession, the building industry, the academy, and the public—design practices that integrate built and natural systems and enhance both the design quality and environmental performance of the built environment. COTE serves as the community and voice on behalf of AIA architects regarding sustainable design.

Construction Contract Administration

The Construction Contract Administration Knowledge Community (CCA) has been established to help our members better understand the issues, actions and resultant impact of the decisions required in this often neglected part of Project Delivery. It is our goal to provide clear answers to issues of concern to the Institute's membership and share case studies and best practices. We further hope to provide guidance and direction in developing guidelines for new and evolving approaches to Project Delivery as well as guidance in the continuing education of our emerging young professionals.

Earn Continuing Education Credit in Your Interest Area

Attend a live online webinar on anything from small firm management to ADA compliance and Universal Design.

Support Through Every Career Stage

To provide a seamless transition from education to practice, the AIA develops and provides support, events and activities for students, Associate AIA members, Young Architects, and Fellows of the AIA.

Recent Updates

Webinar Transcriptions

Webinar transcriptions are now available for high-ranking archived content from the Knowledge Community webinar series archives.

View the Transcriptions Library »

AIA Knowledge Net Round Up

Explore recent discussions and project updates from the AIA Knowledge Communities' biweekly blog.

Read the Roundup »

Now Available: Webinar Archives

The library entries below pair the video recording with supplemental

JOIN this Knowledge Community

Upcoming Events

CCA Forum at the AIA Convention
Thursday, May 14, 2015, 8:00 AM - 9:00 AM (Eastern Time (US & Canada))
Atlanta, GA, United States

Achieving Collaborative 'IPD-ish' Delivery with basic D-B, P3 or CM contracts: Yes, there is a way...
Wednesday, June 10, 2015, 1:00 PM - 2:00 PM (Eastern Time (US & Canada))

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Latest Discussions

CORRECTION: Register for the free webinar on March 25th
By: *Ann Harris*
Posted in: Construction Contract Administration

"Meeting Challenges & Overcoming Obstacles During CCA - Approaches Toward Best Practice" The free CCA webinar will be held on March 25, 2015. A recent email incorrectly listed the date for the previous...

Submit a White Paper
By: *Ann Harris*
Posted in: Construction Contract Administration

Our ultimate goal is to have every aspect of CCA covered in our library. But we need your help. The 550+ members of the CCA KC represent an enormous body of experience and collective wisdom. The White...

Latest Resources

Achieving Collaborative 'IPD-ish' Delivery with...
By: *Knowledge Communities*

Budgeting for the Construction Phase
By: *William J. Schmalz FAIA, LEED AP, CCCA, Assoc DBIA*

Building Information Modeling (BIM) and Constru...
By: *Yu-Ngok Lo AIA*

Collaborative 'IPD-ish' Project Delivery using Design-Build,...
By: *Dale L. Munhall AIA*

Meeting Challenges & Overcoming Obstacles During...
By: *Ann Harris*

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Resources

UL Fire Resistance Directory
Warnock Hersey & ETL listings
ADA and ABA accessibility guidelines
2006 IBC ADAAG Comparison
Publishers of the International Code
Access to the online codes for NFPA
NRCA Manual
Tile Council of North America
4specs
Build Find
Sweets
USGBC Main Page
Construction Specifications Institute
The Associated General Contractors of America
National Society of Professional Engineers
The American Bar Association

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AIA CCA

The primary mission of the **Construction Contract Administration** (CCA) Knowledge Community is to create a dialogue among its members and to disseminate knowledge to its members and to the profession. It is Construction Phase Services that offer the last opportunity to accomplish important tasks; tasks that can lead to a lowering of project problems and potential claims. Risk Management should be at the forefront of every practitioners mind. The creation of this Knowledge Community will not only empower greater achievements and control in risk management opportunities, but will increase the effectiveness of professional practice overall.

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Leadership Group

The CCA Advisory Group is comprised of recognized experts in this arena, bringing skills as Architects, Lawyers, and Constructors. They are prepared to provide support and information to the profession, based upon a broad range of experience from across the country. During the course of the year there will be regular forums and informational postings on this site.

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Upcoming Events

Discover local events, national conferences, free continuing education webinars and more from the AIA CCA Event Calendar. Local components are invited to send upcoming events for local CCA committees to CCA@aia.org.

View the event calendar »
View upcoming webinars »

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May 2015

CCA Forum at the AIA Convention

When: May 14, 8:00 AM - 9:00 AM (ET)
Where: *Atlanta, GA, US*
Community: *Construction Contract Administration*

June 2015

Achieving Collaborative 'IPD-ish' Delivery with basic D-B, P3 or CM contracts: Yes, there is a way...

Future CCA Construction Phase Services Webinars

One Month Left! Register Today for the CCA Webinar

“Achieving Collaborative ‘IDP-ish’ Delivery with Basic D-B, P3 or CM Contracts: Yes, There is a Way ...”

Wednesday, June 10, 2015 | 1:00 - 2:00 PM ET | Earn 1.0 AIA HSW LU

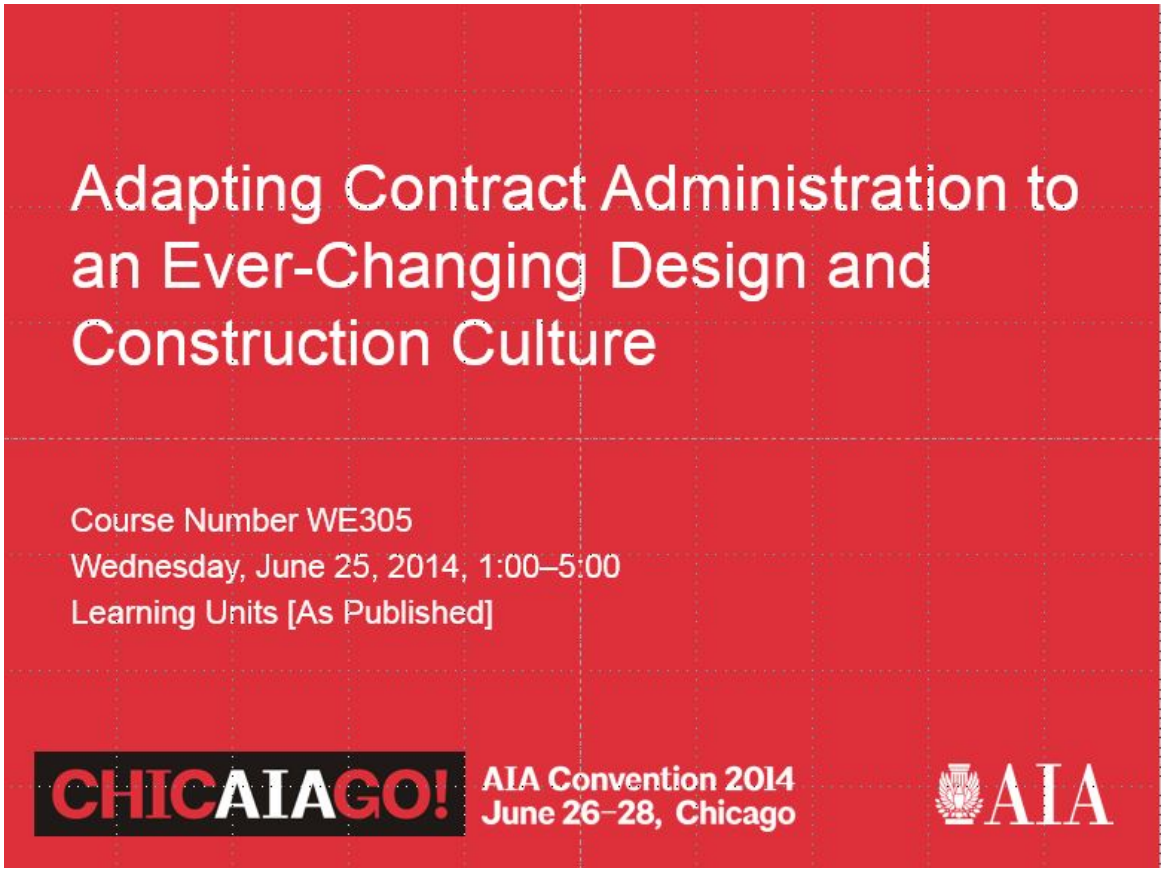
Future CCA Construction Phase Services Webinars

- Construction Phase Administration - *Where Pitfalls are Cut-Off at the Pass*
- Construction Project Documentation – *"If It's Not Documented …"*
- Construction Phase Administration - *Where the Rubber Meets the Road*
- *Shop Drawings, Change Orders & RFI's -* Construction Phase Services

CCA KC AIA Convention Half-Day Workshops

CCA KC AIA Convention Half-Day Workshops

CCA KC AIA Convention Half-Day Workshops



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Whitepaper Library

These papers, written by members of the CCA KC, cover a broad variety of CCA-related topics, and consist of descriptions of current best practices, investigations into changing CCA roles and responsibilities, and opinion pieces on controversial subjects. The White Paper Library offers each of you the opportunity to share your experiences and knowledge with the rest of the architectural profession. We appreciate your help in building our library, and look forward to hearing from many of you.

Review the CCA Whitepaper Library »

Contribute a Whitepaper »

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White Papers

The primary mission of the Construction Contract Administration Knowledge Community is to create a dialogue among its members and to disseminate knowledge to its members and to the profession. This knowledge can be presented in many formats, such as webinars or live presentations, but the format that offers the best opportunities for the KC membership to contribute is our growing library of white papers. These papers, written by members of the CCA KC, cover a broad variety of CCA-related topics, and consist of descriptions of current best practices, investigations into changing CCA roles and responsibilities, and opinion pieces on controversial subjects.

Our ultimate goal is to have every aspect of CCA covered in our library. But we need your help. The 550+ members of the CCA KC represent an enormous body of experience and collective wisdom. The White Paper Library offers each of you the opportunity to share your experiences and knowledge with the rest of the architectural profession. We appreciate your help in building our library, and look forward to hearing from many of you.

Review the CCA White Paper Library | CCA White Paper Submission

We are inviting all of you to consider writing one or more papers for the library. What can you write about? CCA whitepapers fall into the following general topic areas:

- Contract Review
- RFIs
- Submittals
- Instructions
- Feild Observations and Reports
- Pay App Review
- Office Functionals
- Close Out
- OAC Meetings and Minutes
- Communications

Some topics have already been covered; the following papers are (or soon will be) posted on our KC website:

2015

Any other CCA-related topics are fair game. All we ask is that you, before starting writing, send us the title of your proposed article, and a short paragraph describing its contents. If more than one paper is proposed on the same topic or similar topics, we may suggest that the two writers collaborate on one paper.

FAQs

How long should the papers be? However many words it takes to make your point and cover your topic.

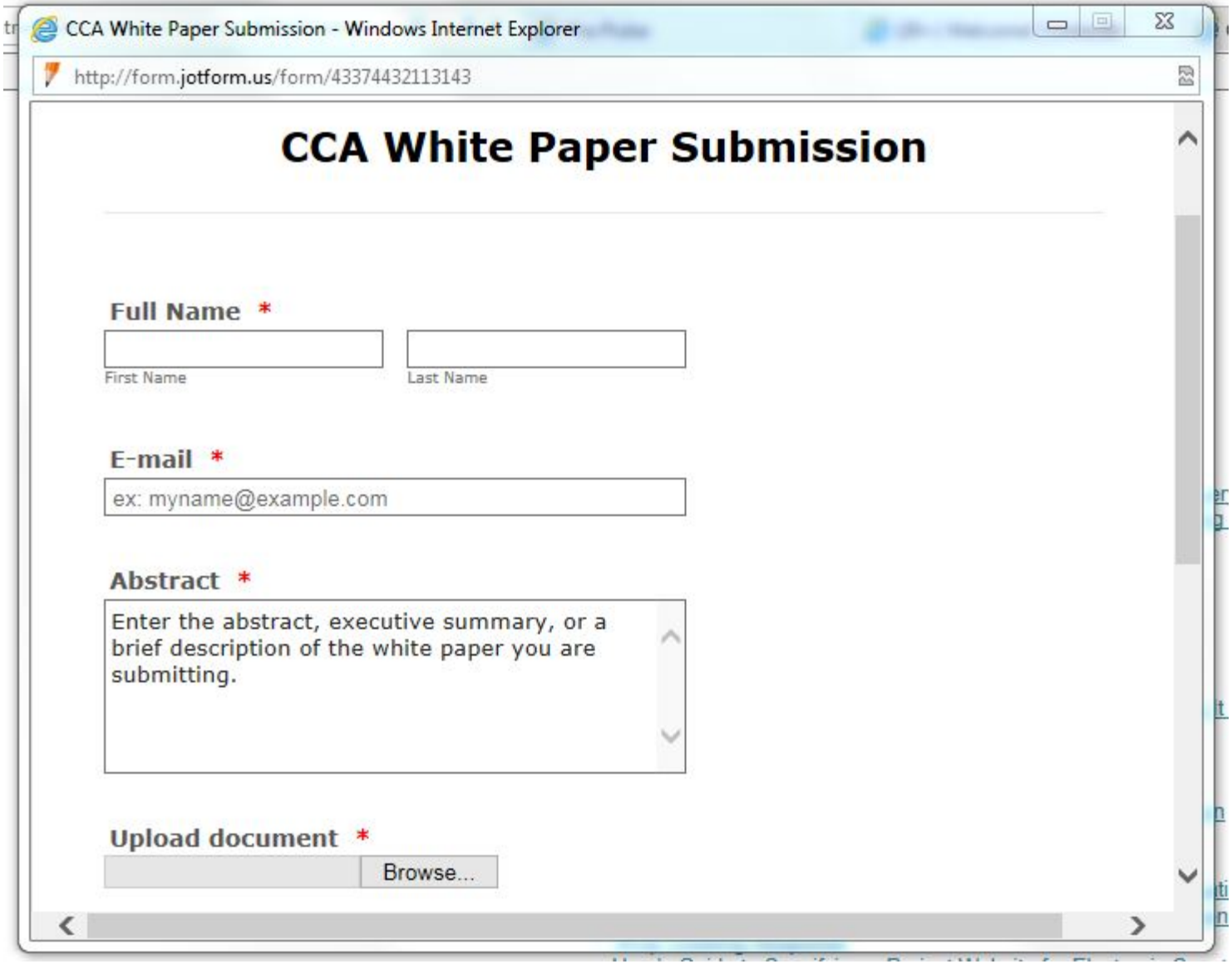
Will whatever I write be posted?
Probably, but the KC Advisory Group will act as peer reviewers. If we see something that doesn't make sense, or seems contrary to best practices, we will ask you to clarify.

I have things to write about, but I'm not a very good writer. Is that a problem?
Not at all. The AG will perform copy-editing where needed, to help the readability of your text.

Is there a deadline?
Nope. Whenever you have something you want to write about, let us know.

Submit a White Paper

CCA White Paper Submission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Owners prefer *Buildings* over “Building”

Is CCA a “Necessary Evil”?

Construction is the completion of “Design by Other Means.”

CCA is the extension, handoff, and conclusion of Design via the agency of the trades.

“Good” CCA ensures quality, conformance with the Owner’s requirements, and orderly progression of the work.

“Bad” CCA precipitates an impenetrable and useless thicket of documents.

CCA Member Forum, Atlanta

Good, honest, and transparent relations between all parties, Architect, Contractor, Owner are the cornerstone of effective CCA, the rest is paperwork.

First Known BIM Lawsui

ENR 2011 – Construction Phase Services

- Insurance settlement related to construction phase services

  - shows that BIM without communication can be costly

- A/E team used BIM to fit the MEP systems into ceiling plenum
- Didn't tell contractor of the extremely tight fit

  - it depended on very specific installation sequence

Everybody Sued Everybody Else

- Contractor ran out of space in plenum
  - but was about 70% through assembly
- Everything fit in the model
  - but not in reality
- Insurance carrier didn't want trial –
  - it was to complicated for a jury
- Significant costs involved

The Problem
- Poor Communication

- A/E team never discussed the installation sequence w/ unsophisticated contractor
- Insurers advise A/Es not to get involved in means, methods, safety and sequencing
- But for this project

  - it was not enough to say "… if it fits, you figure it out"
- Sometimes you have to pound your fist on the table, sometimes you have to …

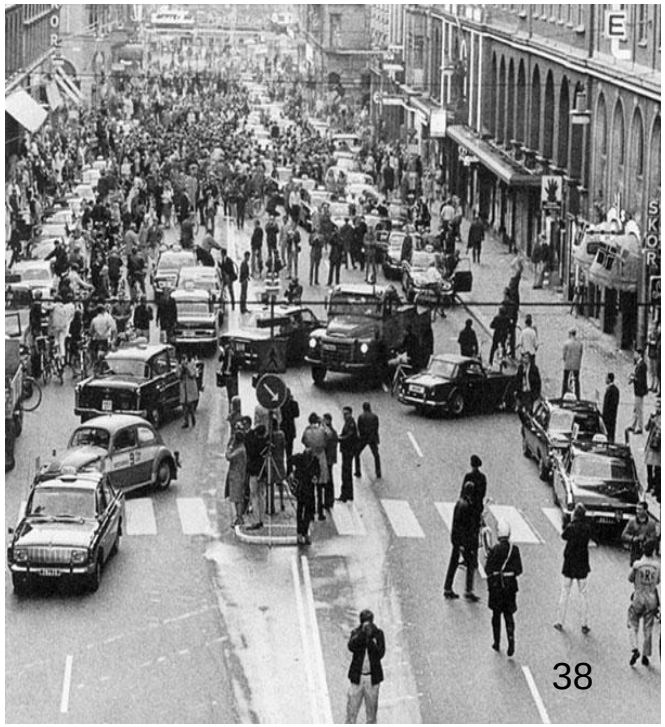
Communication Breakdown

- Often overlooked in **formal education**, which emphasizes technical skills

  - the only vehicle to ascertain client needs

  - today's fast pace contributes to it

- A **two-way street**: it's not enough to think you are communicating clearly, you must verify you are understood



1st morning after Sweden changed driving on left to right side, 1967

AIA General Conditions (1915)

Art. 5. Shop Drawings.—The Contractor shall submit two copies of all shop or setting drawings and schedules required for the work of the various trades and the Architect shall pass upon them with reasonable promptness. The Contractor shall make any corrections required by the Architect, file with him two corrected copies and furnish such copies as may be needed. The Architect's approval of such drawings or schedules shall not relieve the Contractor from responsibility for deviations from drawings or specifications, unless he has in writing called the Architect's attention to such deviations at the time of submission, nor shall it relieve him from responsibility for errors of any sort in shop drawings or schedules.

Art 6. Drawings and Specifications on the Work.—The Contractor shall keep one copy of all drawings and specifications on the work, in good order, available to the Architect and to his representatives.

Art. 7. Ownership of Drawings and Models.—All drawings, specifications and copies thereof furnished by the Architect are his property. They are not to be used on other work and, with the exception of the signed contract set, are to be returned to him on request, at the completion of the work. All models are the property of the Owner.

AIA A201 (2007)

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for **deviations from requirements of the Contract Documents** by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals **unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submittal** and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Architect's approval thereof.

Thank You

Questions/RFIs?