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PROJECT EVALUATION

- ✓ Are the project and construction budgets realistic?
- ✓ Are the deadlines realistic? Are they flexible?
- ✓ Will the construction be fast-tracked?
- ✓ What is the condition of the local economy?
- ✓ What laws, rules and regulations could have an impact on the project?
- ✓ What is the attitude of the government and local community about this project?
- ✓ Is this a design-build project?
- ✓ Is it reasonable to expect a profit from this job?
- ✓ Is this project being competitively bid? (This method leads to more litigation than negotiated contracts.)
- ✓ Is this a joint venture?
- ✓ Is this a school, hospital or condominium project? (Again, these all attract more litigation than other projects.)
- ✓ If this is a public project, has funding been approved?
- ✓ Do you understand the necessary scope of services for the project?
- ✓ Do you have the time?
- ✓ Do you have the design experience?
- ✓ Will there be unusual subconsultants or services to coordinate?
- ✓ Will the compensation for your services be adequate?

How to evaluate a design-build project

- ✓ Did the client: describe the project requirements; state performance criteria; produce a detailed scope of work; write terms of reference?
- ✓ Does the 'Request for Proposal (RFP)' indicate a knowledgeable client? If not, is there an advocate consultant?
- ✓ Did the client pre-qualify a list of contractors?
- ✓ Does the contractor have a good track record on similar projects?
- ✓ Does the contractor have the financial capability for the project?
- ✓ For public projects, is there strong political support and funding in place?
- ✓ For private projects, can the client afford it? Are there any environmental problems or political opposition?

Scheduling

- ✓ A realistic schedule will take into account possible sources of delay, including delays caused by client approval or building code officials. It is best to be conservative.
- ✓ Review client requirements carefully. If the client insists on project completion as soon as possible, do not shorten your normal schedule. The greater the pressure, the more prone you will be to errors and omissions.
- ✓ Establish a data bank of past jobs. The information should help identify activities associated with delays and people involved.