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Creative Business Solutions

Construction Contract Administration

Setting up clear lines of communication to help a project run smoothly and efficiently.

Problem

Construction projects are normally administered either by the architect or by an in-house owner's representative. Architects are necessarily primarily interested in protecting themselves from undue exposure and as a result do not play as much of a leadership role as is needed to administer a construction project effectively and efficiently. In-house owners' representatives, in their zeal to protect their company, frequently do not have the perspective necessary to make impartial judgments about the inevitable issues that arise during construction. Either way, the schedule and cost of the construction can escalate unacceptably and the owner can have a serious dispute on its hands.

Action

Before a construction project begins, you should set up clear and definite written contract administration protocols and procedures that cover these issues in advance, including the issue of how communications are to take place among the various participants in the construction process. The procedures should be systematically implemented and rigorously adhered to.

Results

When all parties carry out the written protocols and procedures, there is far less ability to act indecisively or unfairly, because everything is recorded. The miscommunications and "dropped balls" that are so costly to the construction process will be greatly minimized, if not entirely eliminated.

Contact

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