

# Architect-Led Design Build: Taking Back Control

SA312

Saturday, June 23, 2018, 12:00 PM – 1:00 PM

Learning Units [As Published]

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# Speakers List

- **Thomas Gluck** – Principal, GLUCK+

# Course / Learning Objectives

- Identify the various methods of project delivery and understand the impact of Architect-Led Design Build on the design process.
- Explore the advantages of expanding services in terms of impact on schedule and cost, and discuss the financial benefits for the architect and owner.
- Engage in relevant communication with those who actually build your projects, and increase quality control of construction.
- Discuss issues of risk, and organize legal entities to structure responsibility and participate in construction.





















































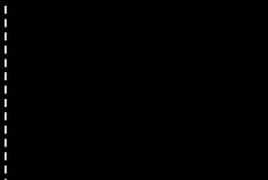
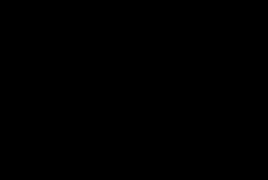
Mies House Addition  
Heavy CA

Early Houses

Large Houses

Institutional Projects

Multi-Family Development



1990s

CMa

2000s

CMc Cost Plus

CMc Guaranteed Maximum Price (GMP)

2010s

Development

2017

CM Partnership

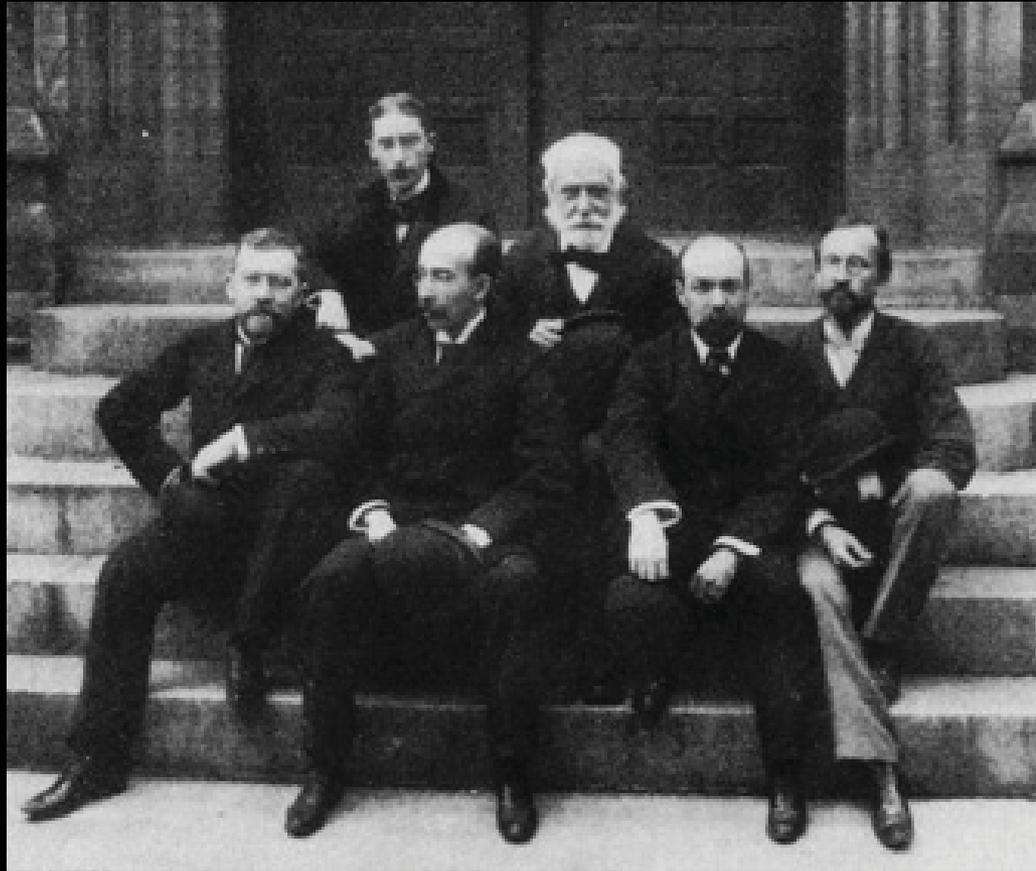
1972

Architecture

▲ Start Architect Led Design Build

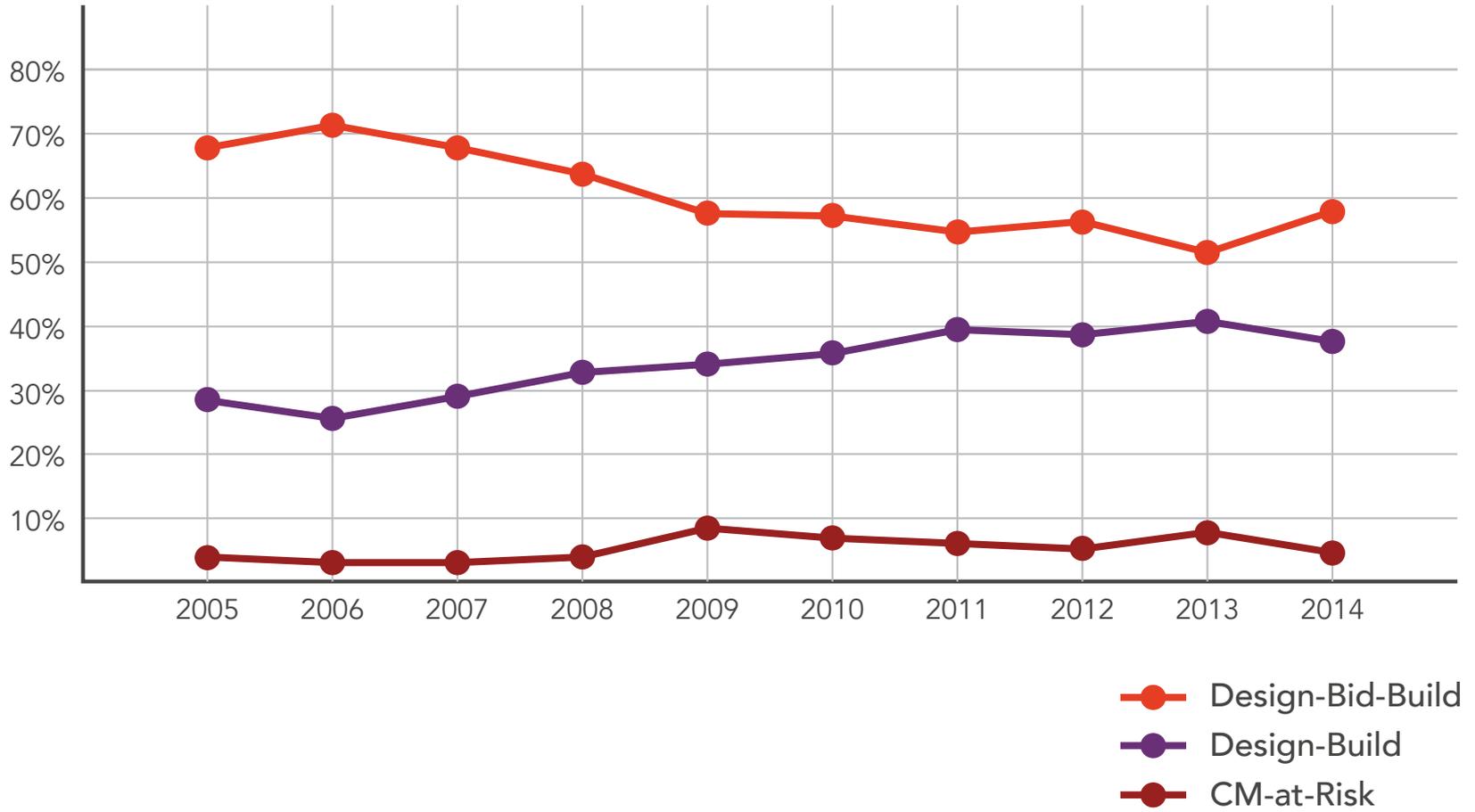
Architecture is a deeply contradictory profession. Its actions intersect with a huge range of unrelated domains; at the same time, its essence—to build—is so complex that it requires extreme focus and concentration. **Sadly therefore, it is largely inhabited by two human typologies, “builders” and “thinkers,” united in mutual disdain.**

Rem Koolhaas

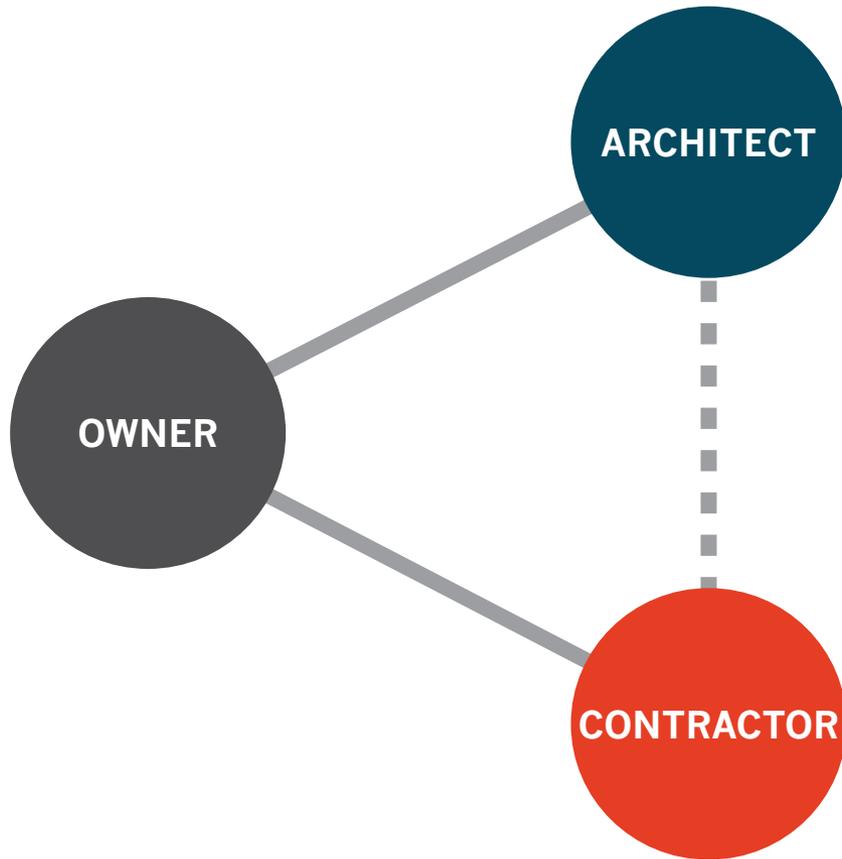


# Delivery Methods

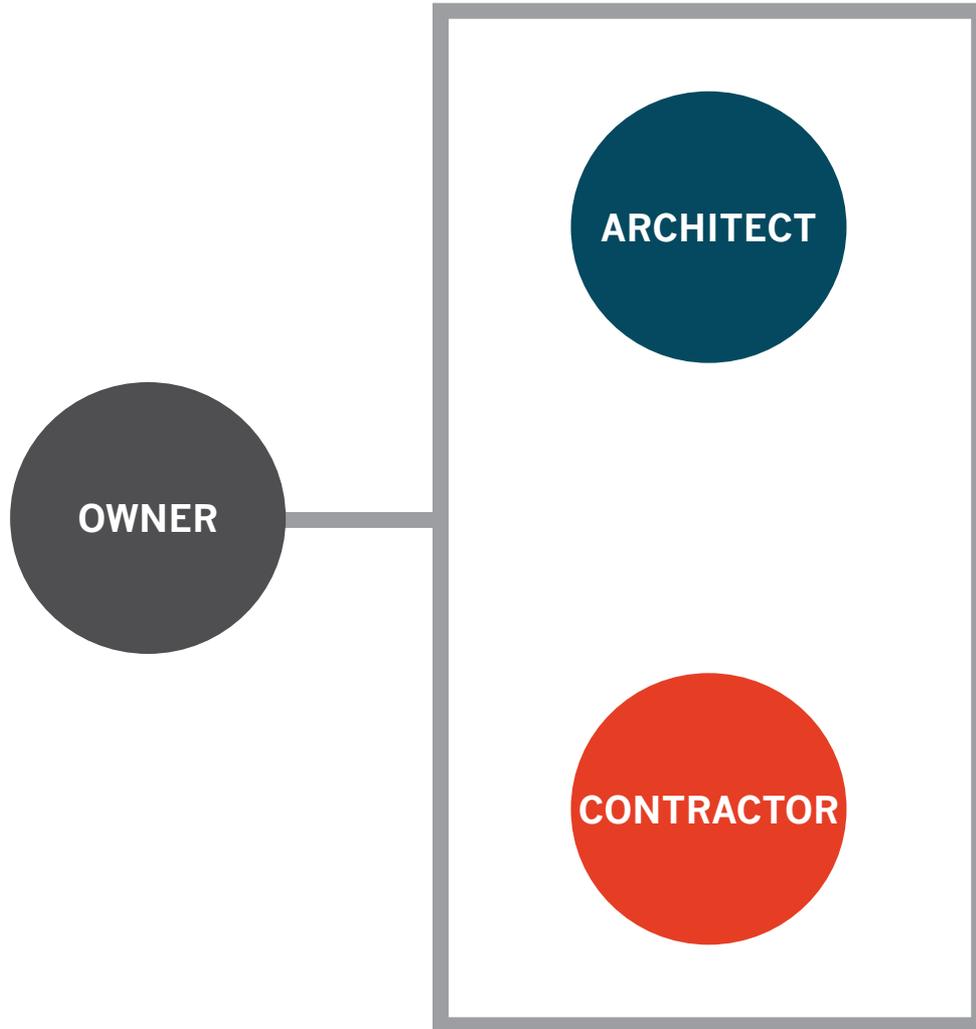
# Project Delivery Method Market Share



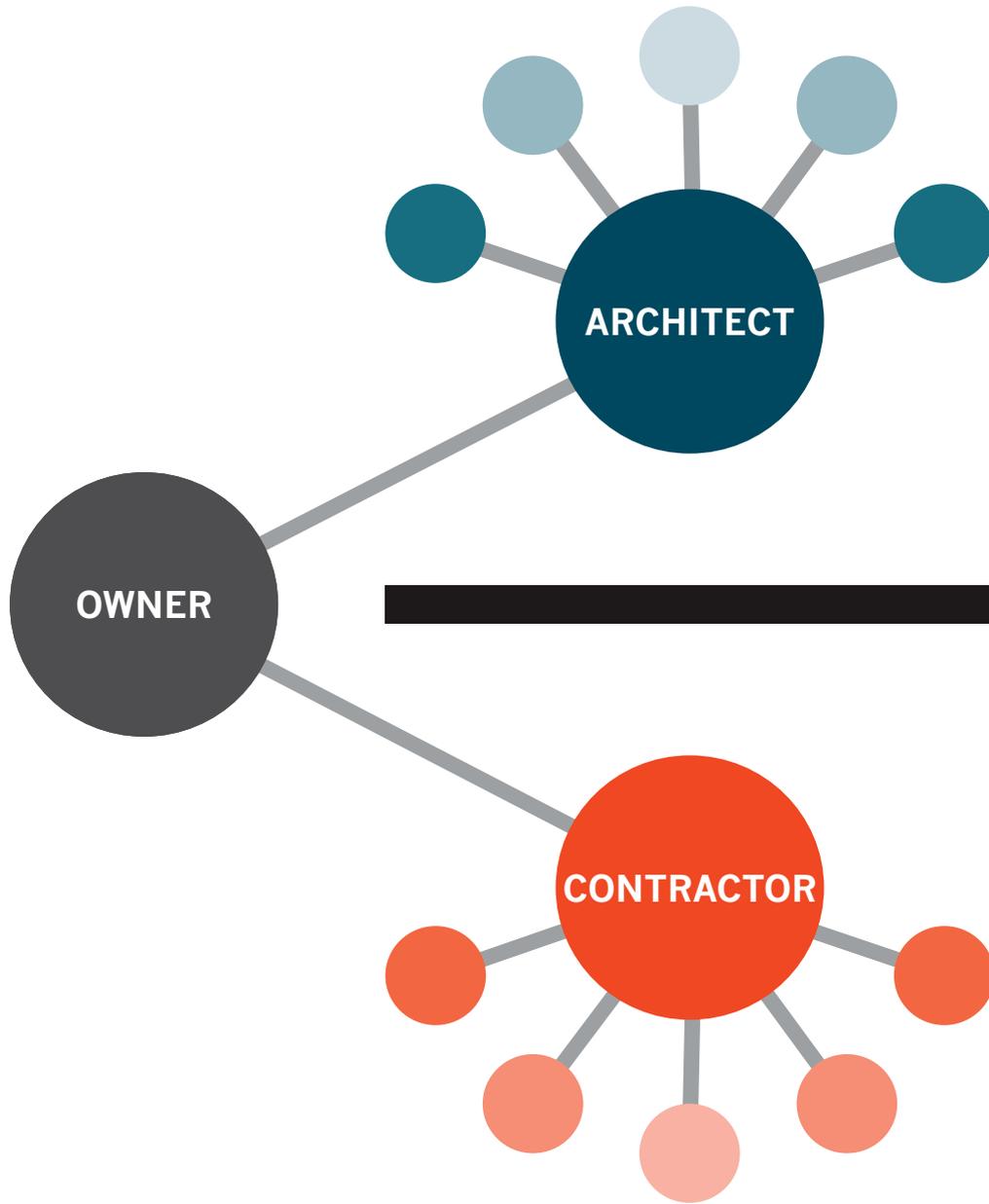
# Design-Bid-Build

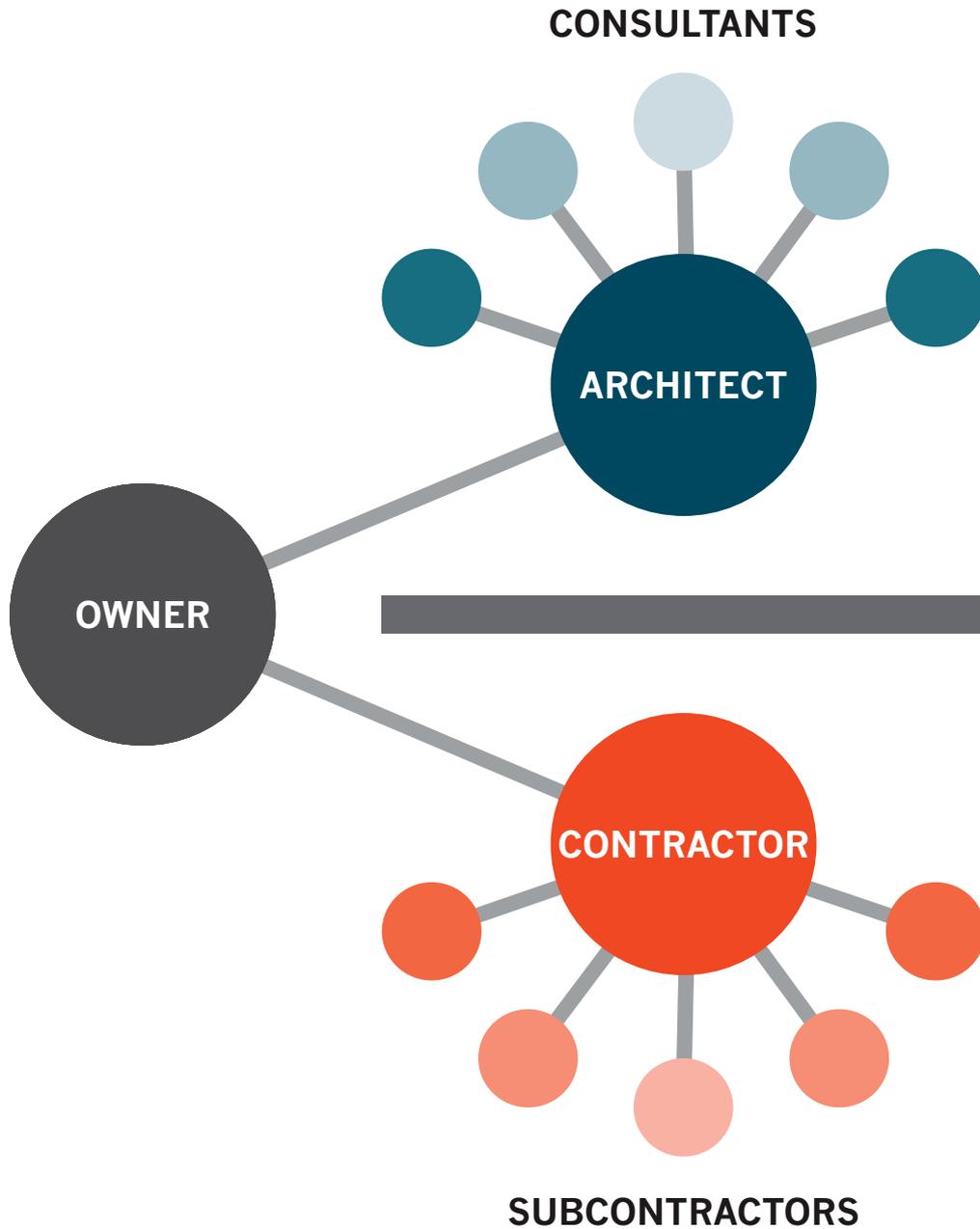


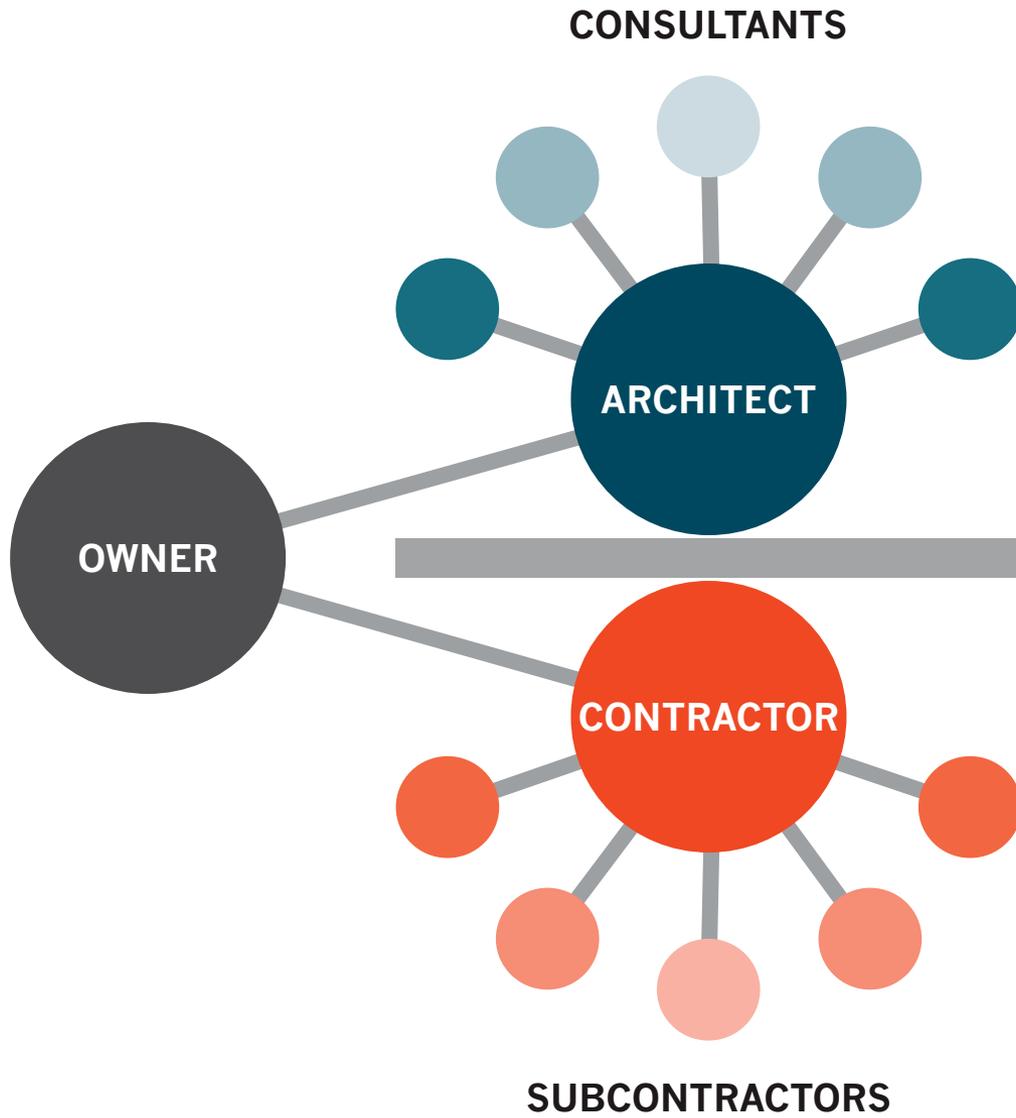
# Design-Build

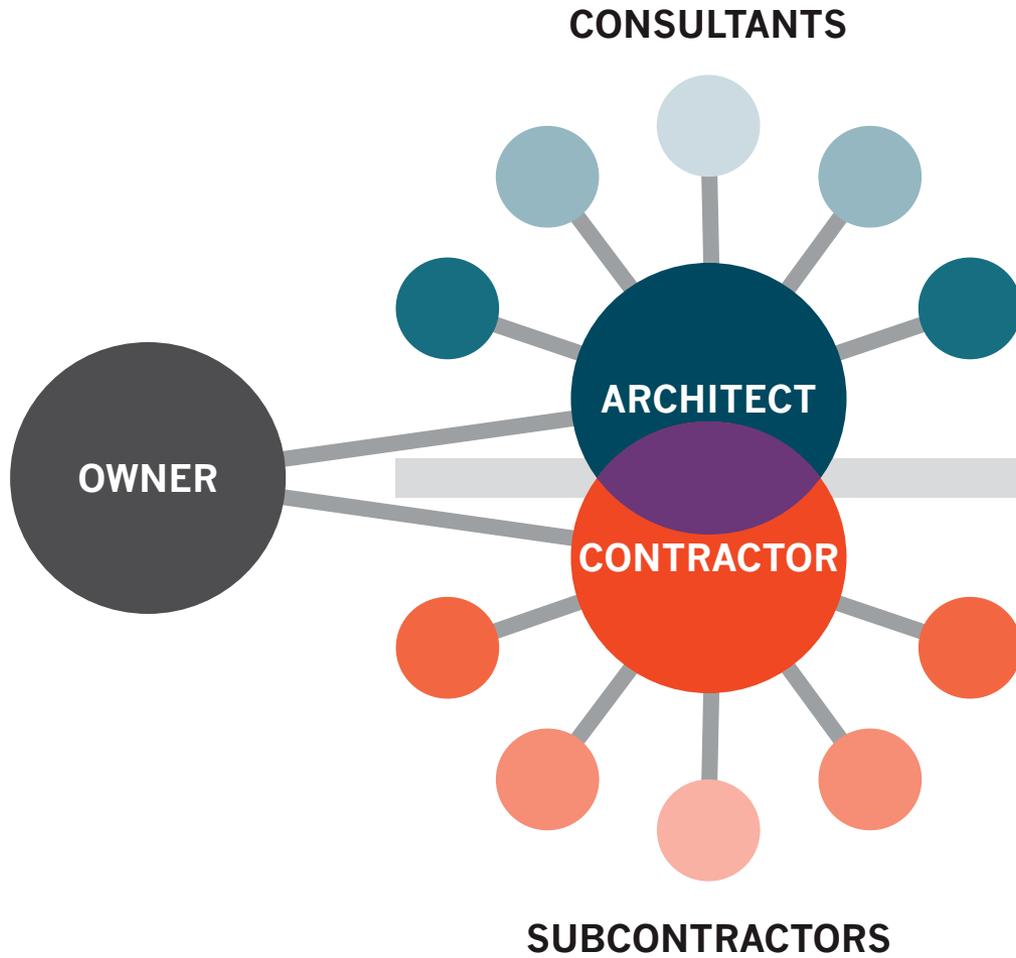


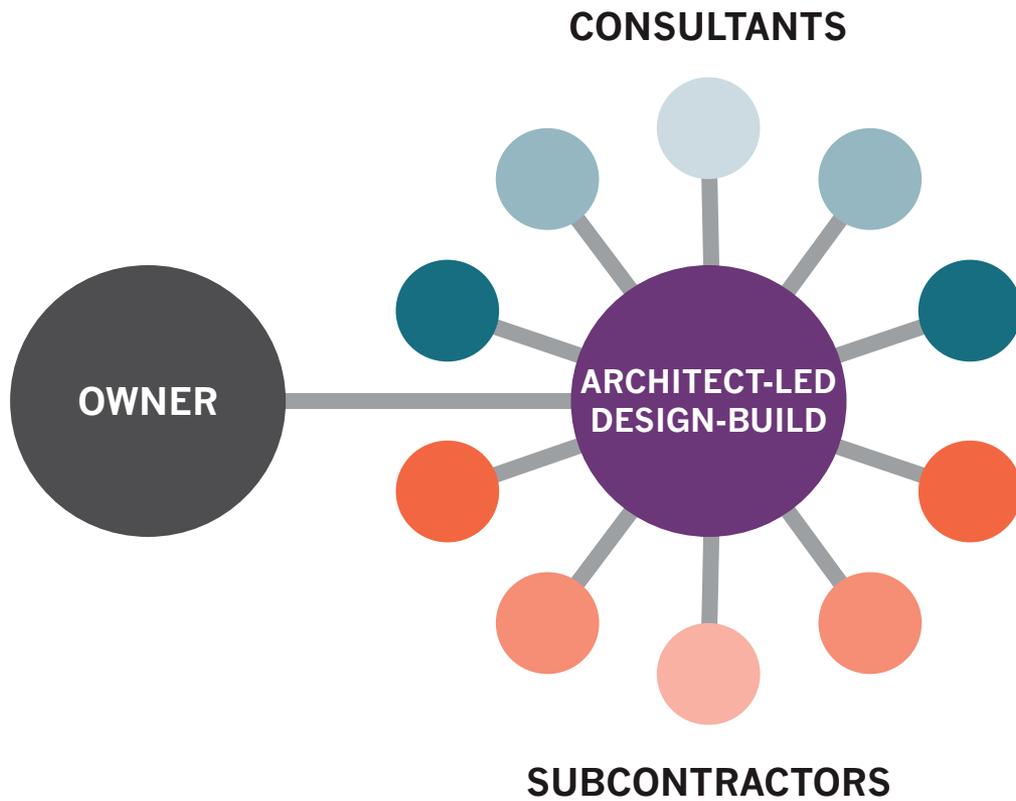
# CONSULTANTS



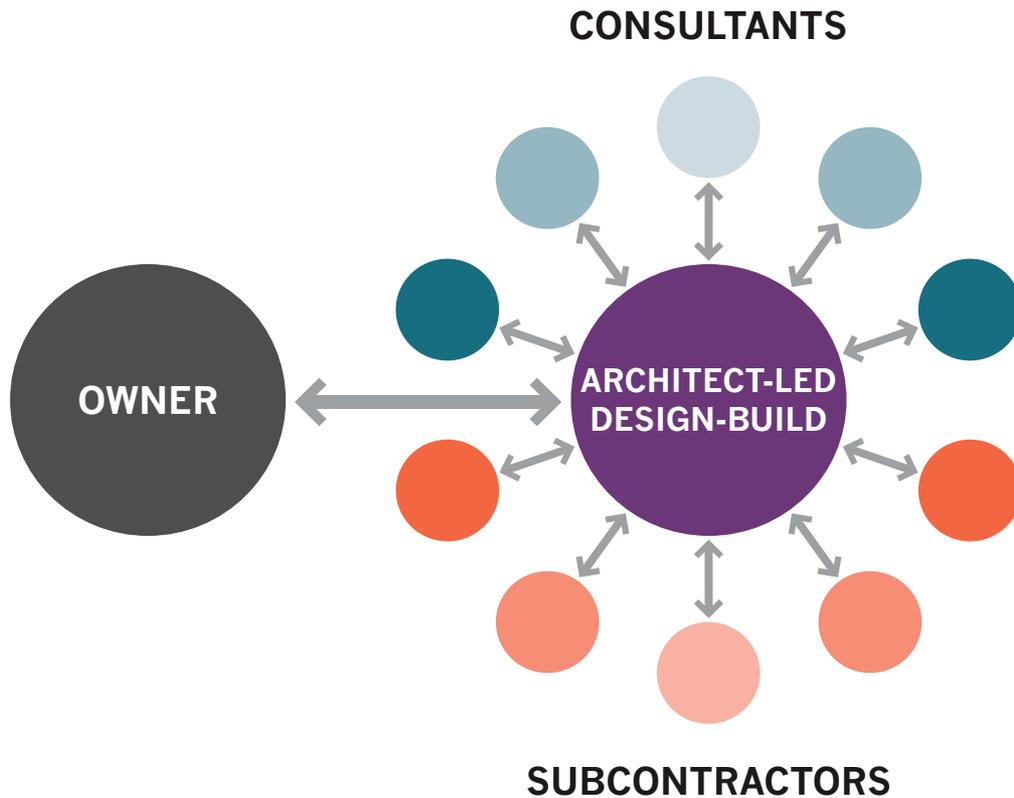




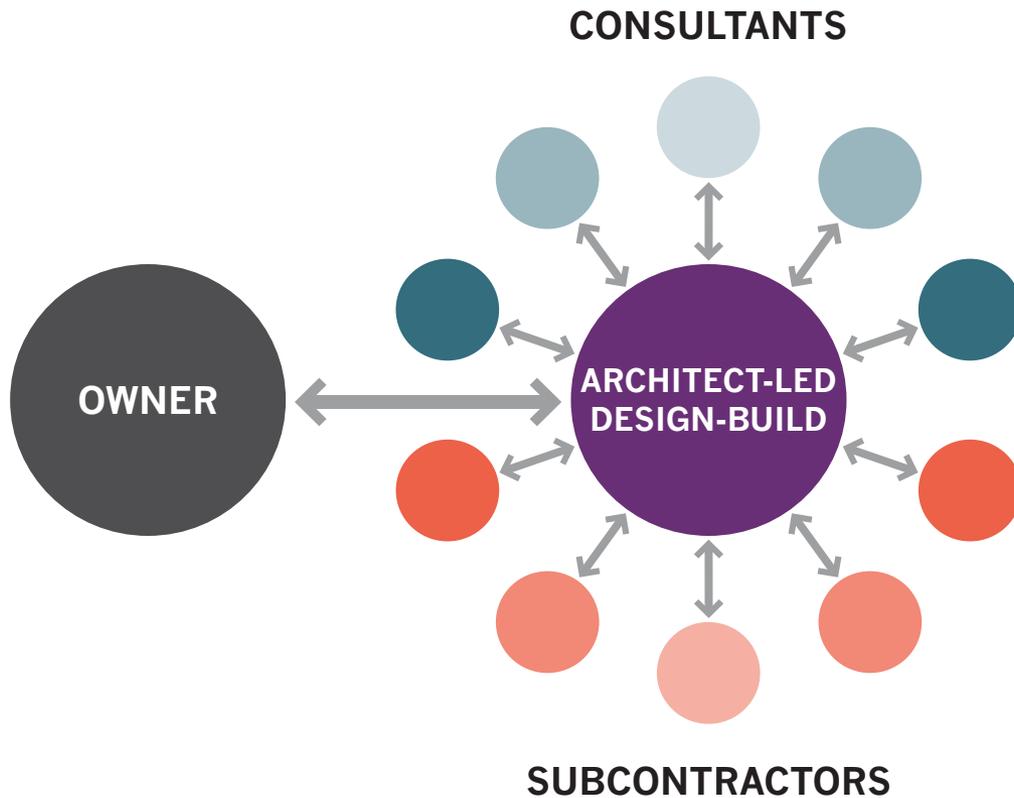




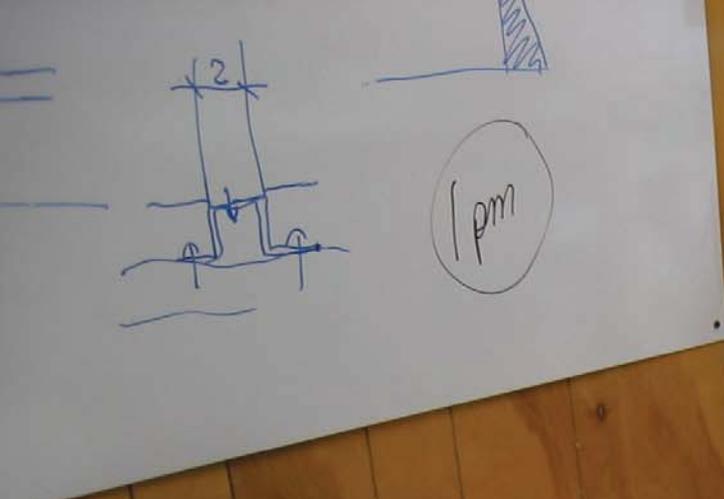
# Architect-Led-Design-Build



# Architect-Led-Design-Build







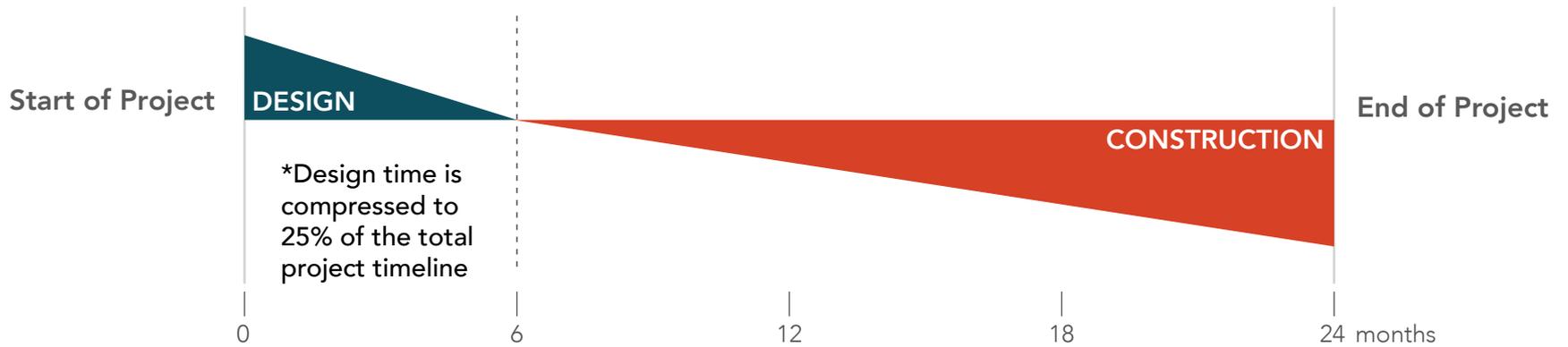


# Advantages

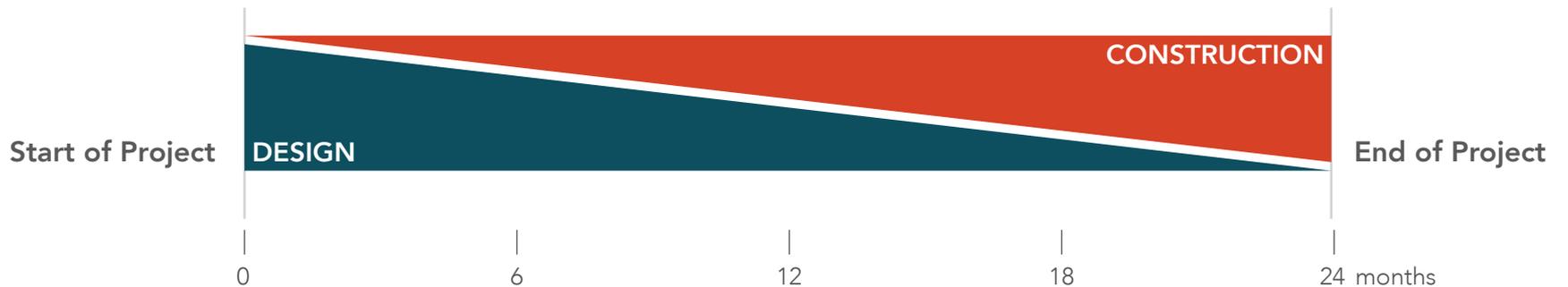
Schedule and Cost

# Schedule – Design Time

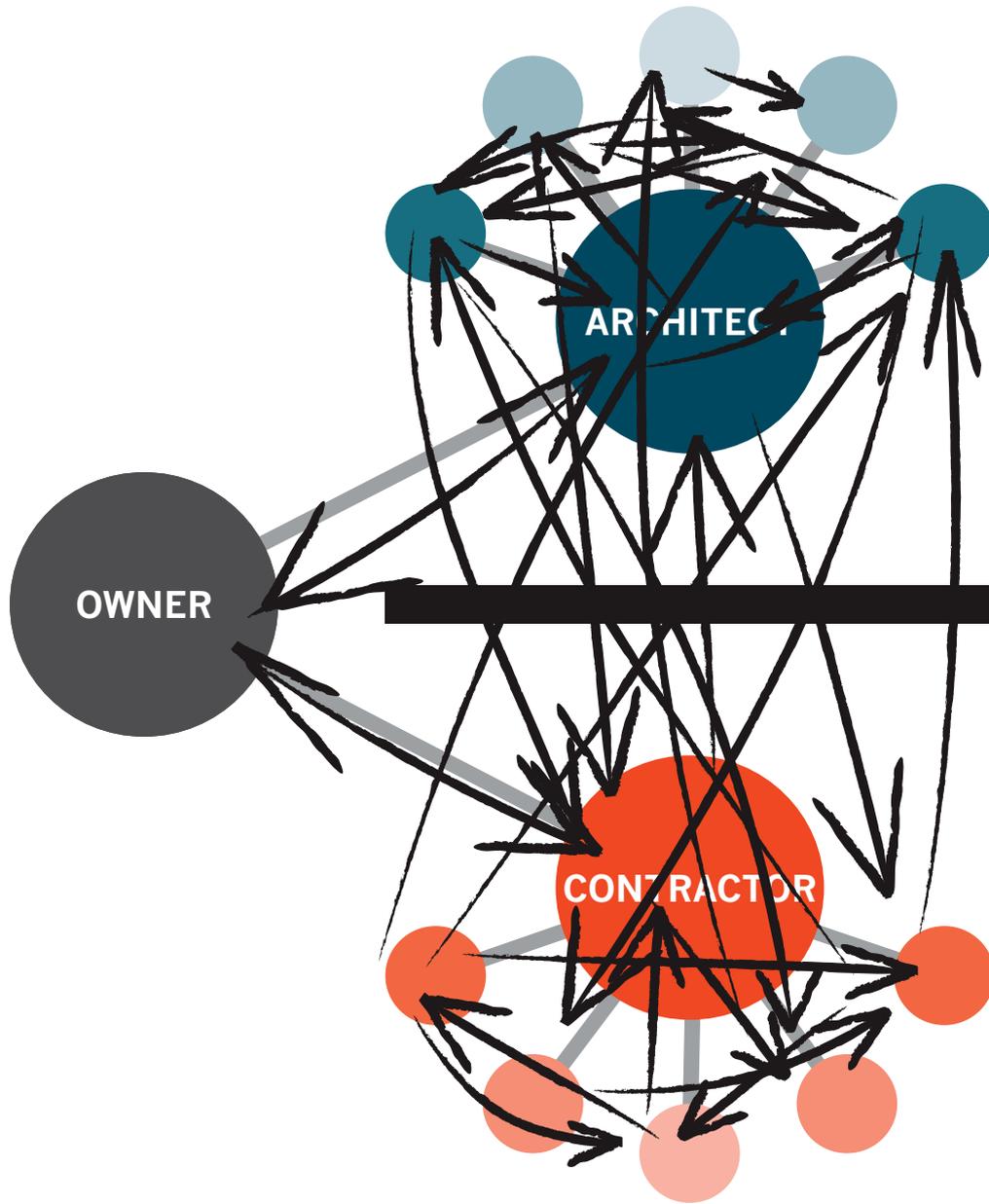
## Traditional Design-Bid-Build



## Architect Led Design Build

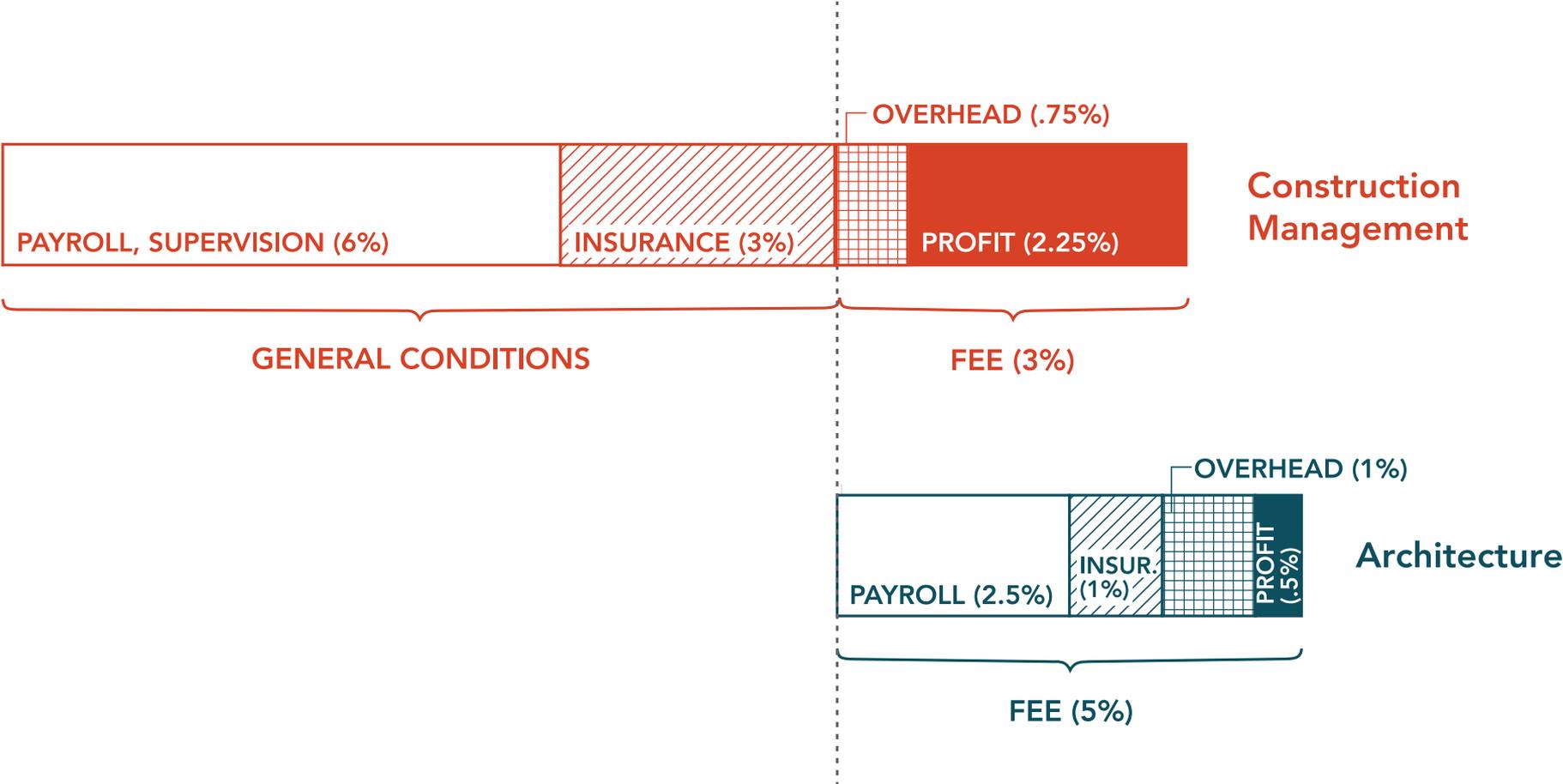


# CONSULTANTS

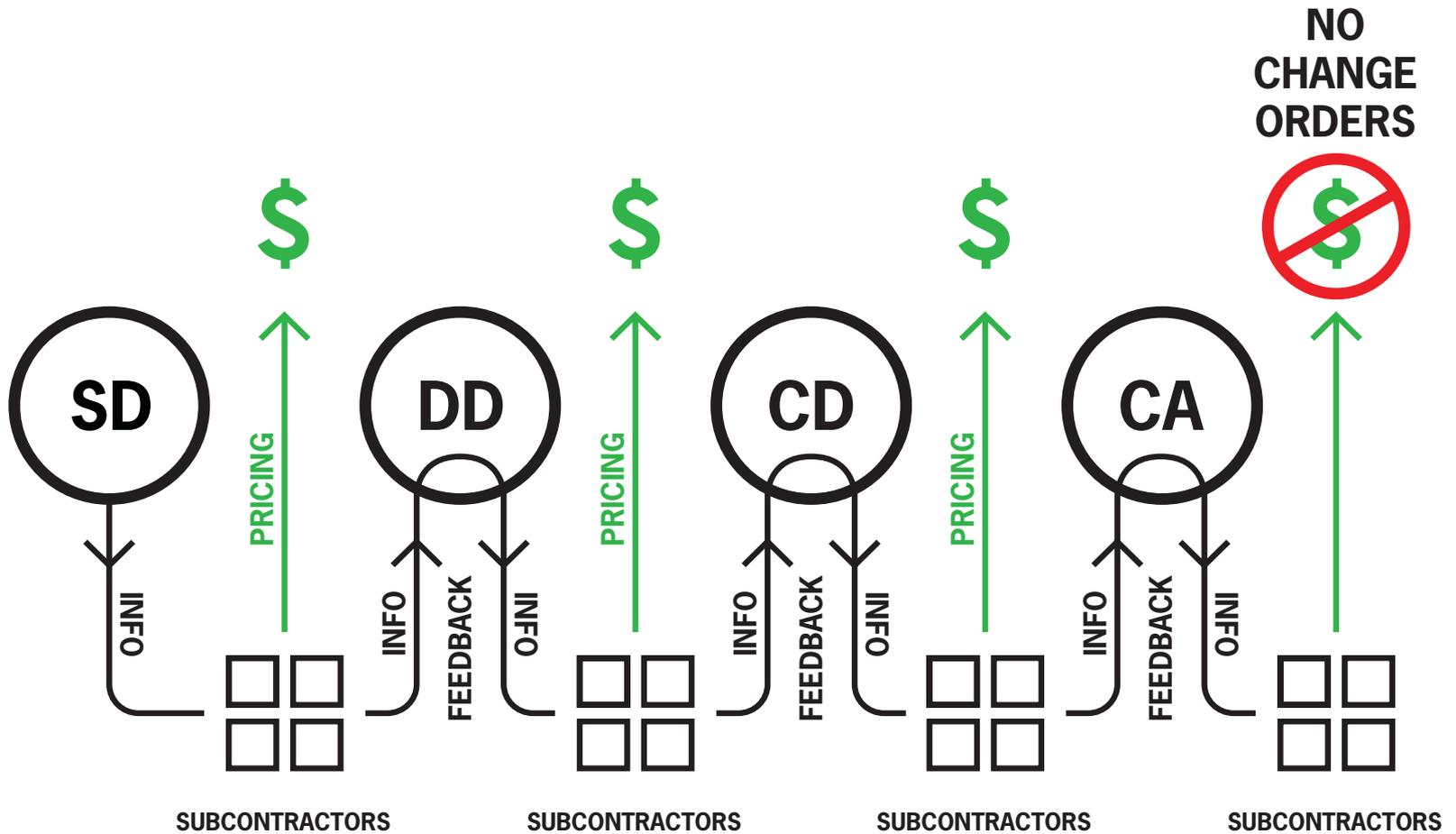


# SUBCONTRACTORS

# Financial Advantages for the Architect



# Financial Advantages for the Owner



Information and Pricing Feedback Loop

# Advantages

Construction Quality

# Supervision?

## § 3.6 CONSTRUCTION PHASE SERVICES

### § 3.6.1 GENERAL

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201-2007, General Conditions of the Contract for Construction. If the Owner and Contractor modify AIA Document 201-2007, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

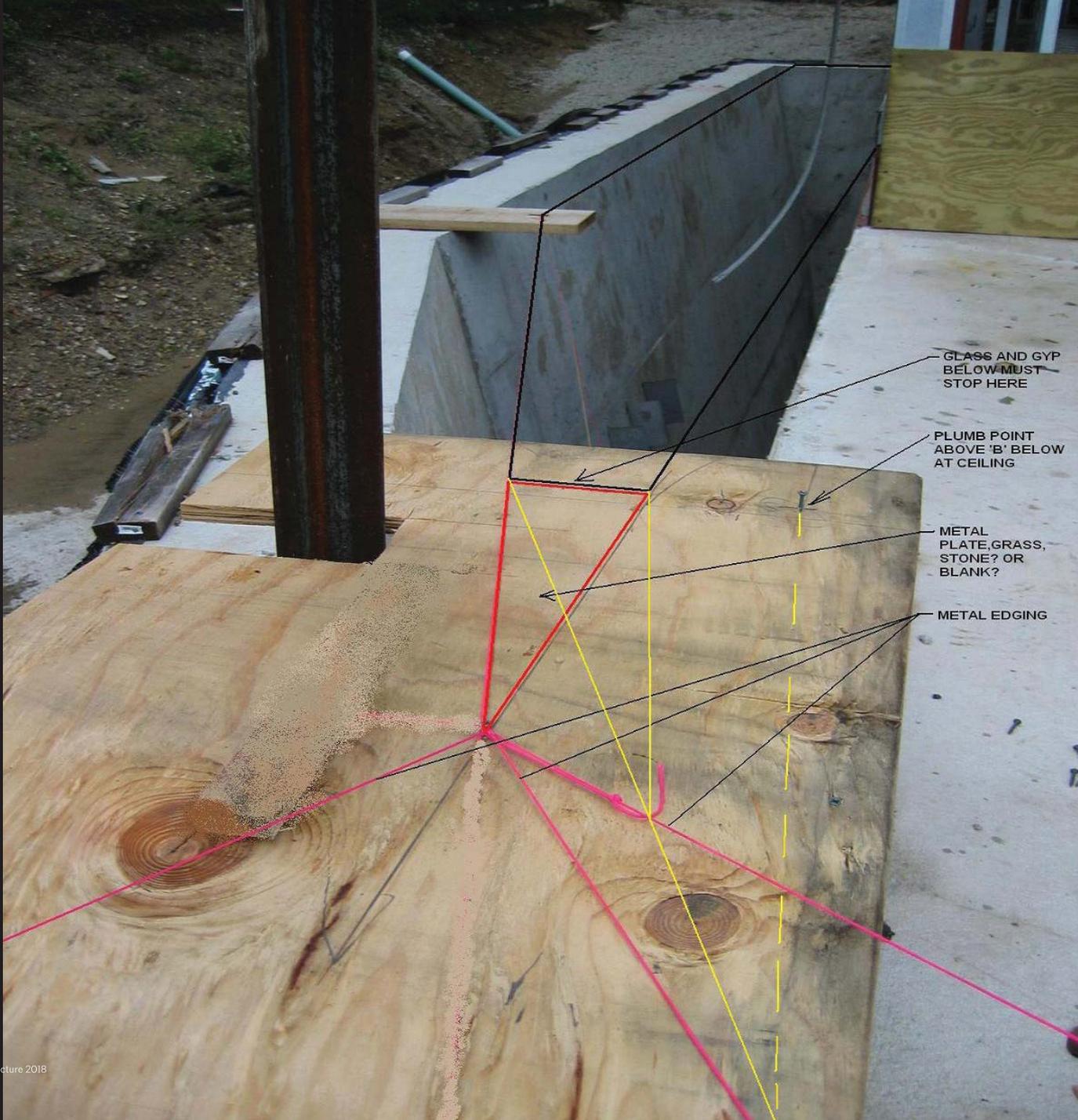
§ 3.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods and techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control or charge of, and shall not be responsible for, acts of omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.3, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

### § 3.6.2 EVALUATIONS OF THE WORK

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.3.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality of quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner (1) known deviations from the Contract Documents and for the most recent construction schedule submitted by the Contractor and (2) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architects shall have the authority to require inspection or testing of the work in ac-



GLASS AND GYP  
BELOW MUST  
STOP HERE

PLUMB POINT  
ABOVE 'B' BELOW  
AT CEILING

METAL  
PLATE, GRASS,  
STONE? OR  
BLANK?

METAL EDGING

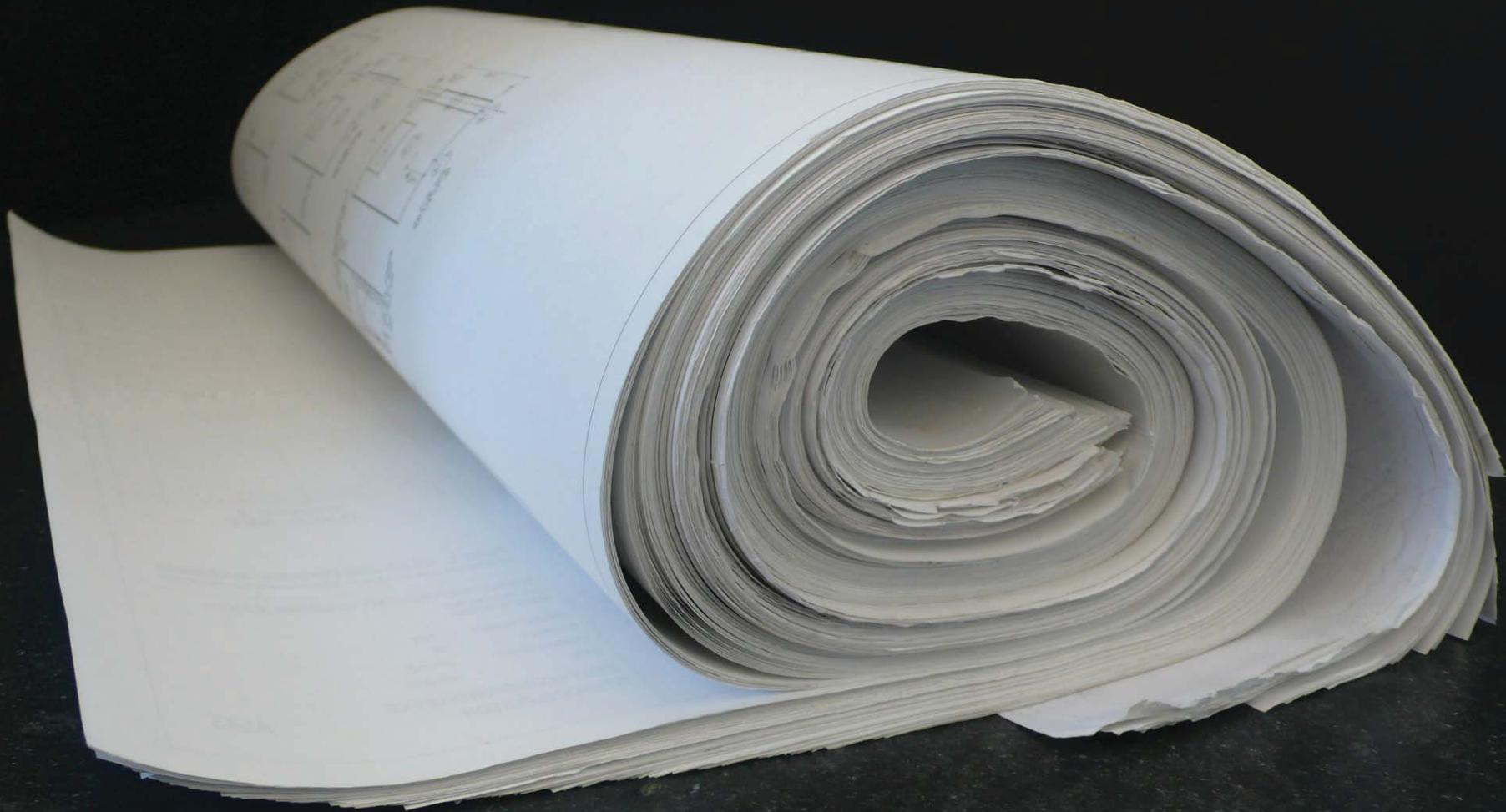






# OK but how

Do I have the skills required?



PROJECT: LITTLE AJAX AFFORDABLE HOUSING	DATE: MAY 06, 2005	01	EXCAVATION BID SET MAY 06, 2005	COVER SHEET X000
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PROJECT: LITTLE AJAX AFFORDABLE HOUSING	DATE: MAY 13, 2005	01	CONCRETE BID SET MAY 13, 2005	COVER SHEET A000-C
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PROJECT: LITTLE AJAX AFFORDABLE HOUSING	DATE: MAY 24, 2005		<b>ELECTRICAL BID SET</b> MAY 24, 2005	COVER SHEET E000
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PROJECT: LITTLE AJAX AFFORDABLE HOUSING	DATE: JUNE 23, 2005		FRAMING BID SET JUNE 23, 2005	COVER SHEET A000-F
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PROJECT: LITTLE AJAX AFFORDABLE HOUSING	DATE: JULY 01, 2005	01	STOREFRONT/ GLAZING BID SET JULY 01, 2005	COVER SHEET A000-S/G
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PROJECT: LITTLE AJAX AFFORDABLE HOUSING	DATE: JULY 01, 2005		ROOFING BID SET JULY 01, 2005	COVER SHEET A000-R
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PROJECT: LITTLE AJAX AFFORDABLE HOUSING	DATE: JULY 15, 2005		SIDING BID SET JULY 15, 2005	COVER SHEET A000-SD
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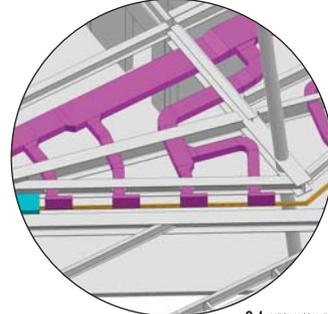
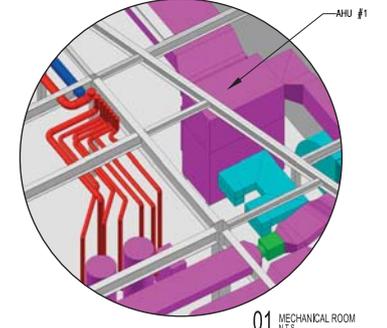
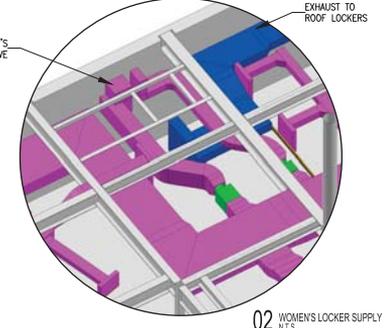
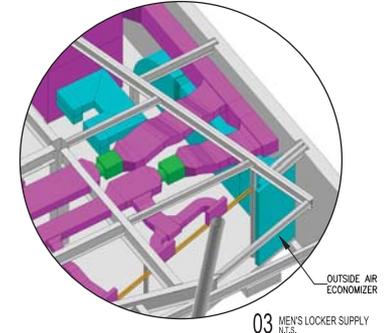
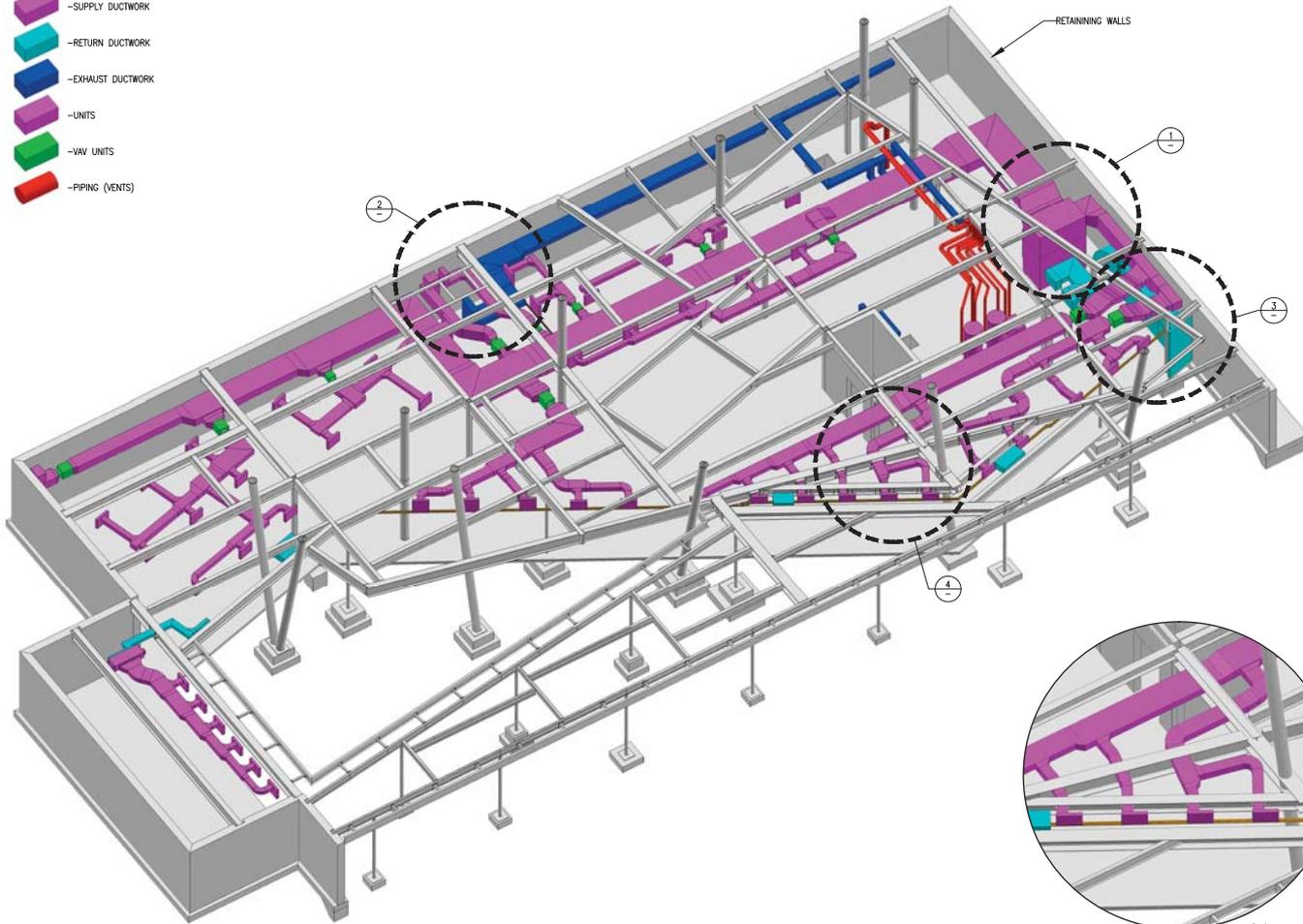
PROJECT: LITTLE AJAX AFFORDABLE HOUSING	DATE: JULY 19, 2005		MECHANICAL BID SET JULY 19, 2005	COVER SHEET M001
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NOTE: INFORMATION WITHIN DOTTED HEAVY LINES SHOULD BE CAREFULLY REVIEWED BY THE SUBCONTRACTORS FOR THIS BID PACKAGE. INFORMATION OUTSIDE OF THE HEAVY LINES MAY ALSO BE USEFUL, BUT NOT NECESSARILY PART OF THIS BID PACKAGE SCOPE OF WORK.





- LEGEND**
- SUPPLY DUCTWORK
  - RETURN DUCTWORK
  - EXHAUST DUCTWORK
  - UNITS
  - VAV UNITS
  - PIPING (VENTS)



**ARCHITECT**  
**Peter Gluck and Partners Architects**  
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 T 212 690 4950 F 212 690 4961  
 gluckpartners.com | info@gluckpartners.com

**PROJECT**  
**Cary Leeds Tennis Center**  
 1720 Crotona Avenue, the Bronx, New York

**REVISIONS**

NO.	DATE	NOTES
01	03.28.2013	ISSUED FOR CONTRACT/FC

**CONSULTANTS**

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 www.rosiniengineering.com  
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 Tel: 212.904.0422 Fax: 212.575.0718

**STRUCTURAL:**  
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 Structural Engineers - www.rsilman.com  
 95 University Place, NY, NY 10003  
 Tel: 212.620.7970 Fax: 212.620.8157

**CONCESSIONAIRE:**  
 New York Junior Tennis League  
 www.nyjtl.org  
 58-12 Queens Blvd, Woodside, NY 11377  
 Tel: 718.786.7110 Fax: 718.786.0332

**GENERAL NOTES**



**STAMP**

**DRAWING DATA - 3D/3P SHEET**  
**3D DIAGRAMS**  
**MECHANICAL LAYOUT - CELLAR**  
**MECHANICAL - CONTRACT/FOR CONSTRUCTION**  
 DRAWING TITLE

N.T.S. SCALE      09.26.2012 DATE      1005 PROJECT NO.

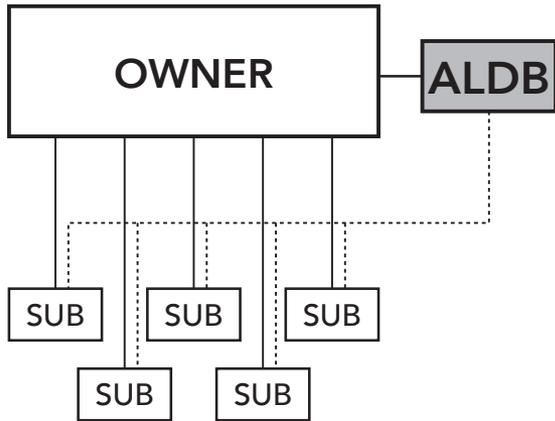
SHEET

**A-010-M**  
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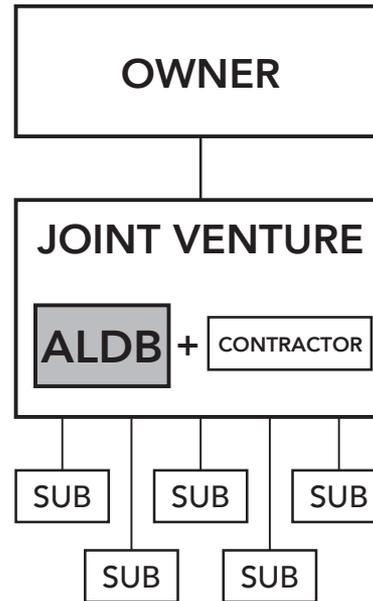
# OK but how

Contracts

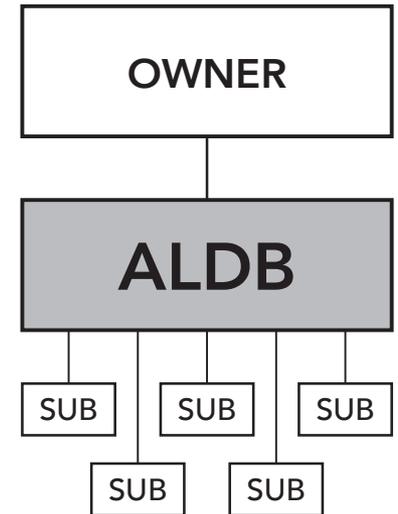
# Architect Led Design Build



(1) Architect extending services as advisor to owner

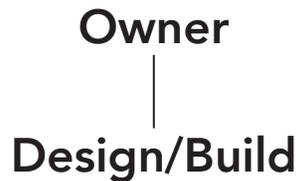
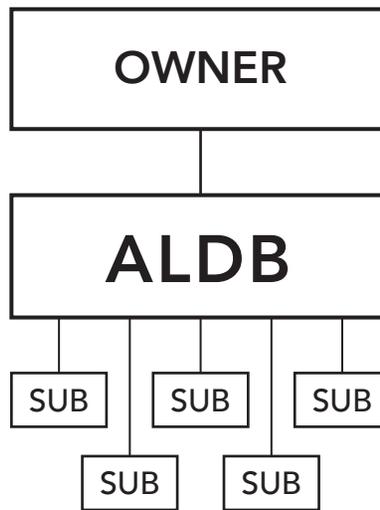


(2) Architect as primary party



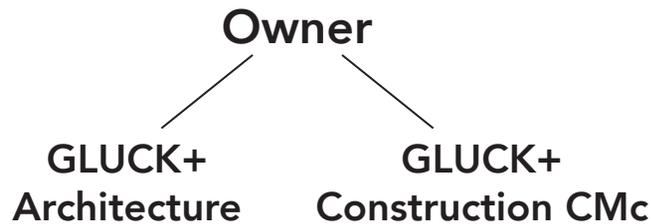
(3) Architect as full-service designer-contractor

(Abbreviations: A/E = Architect/Engineer; SUB = Subcontractor)



**A141**

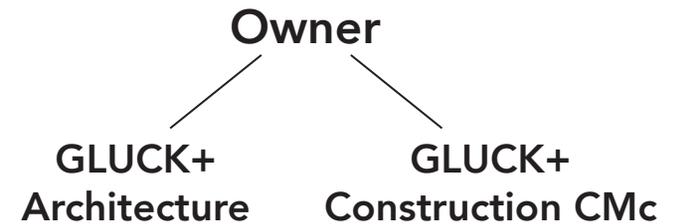
- CON:**
- Requires owner to decide early, may often be seen as disadvantage.
  - More commonly used for Contractor-Led Design-Build



**B101**

**A133-GMP  
A134-Cost Plus**

- PRO:**
- One contract at a time.
- CON:**
- Two contracts rely on each party to check each other. Potential conflict of interest.



**Custom Contract**

**Custom Contract  
(GMP or Cost Plus)**

- PRO:**
- One contract at a time.
  - Allows bidding to CM if wanted.
  - Contract considers two entities but one office

# OK but how

Insurance

# GLUCK+ Construction, CMc

Contract Type	Project	State	% Complete	Gross Receipts by Term			Total Projected Cost	Description/Notes
				Current	Next	Following		
				2016/17				

## CMc - At Risk

CMc - at risk	Art Gallery & Offices	NY	5%	\$3,000,000			\$3,000,000	Commercial Tenant fit out in existing building undergoing vertical enlargement
CMc - at risk	Stadium Courts	NY	75%	\$4,000,000			\$4,000,000	Exterior tennis courts and viewing deck in park
CMc - at risk	Private Residence	NY	80%	\$750,000			\$750,000	Adaptive Reuse into a Private Single Family Residence
CMc - at risk	Private Residence	CA	5%	\$2,000,000			\$2,000,000	Private Single Family Residence
CMc - at risk	Private Residence	NC	50%	\$500,000			\$500,000	Multiple private residential structures on a single property, single owner
CMc - at risk	Private Residence	PA	0%	\$500,000			\$500,000	Private Single-Family Residence in rural PA
CMc - at risk	Multi-family Condo Development	NY	\$0	\$1,250,000			\$30,000,000	Demolition of existing building and new 7 story residential condos over commercial ground floor and cellar

<b>\$40,750,000</b>	<b>Projected Subtotal</b>
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## CMa - As Advisors to Owner or to General Contractor (NOT holding direct contracts with subs)

CMa- advisor	Multi-family Mixed-Use Development	PA	25%	\$90,000			\$45,000,000	Providing project engineer services to owner to supplement GC
CMa- advisor	Commercial Renovation and Addition	NY	95%	\$15,000			\$30,000,000	Consult to owner like owner's rep to help oversee and direct GC. Work for landlord of Art Gallery project listed above assuming indemnity and additional insured

<b>\$105,000</b>	<b>Projected Subtotal</b>
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# OK but when

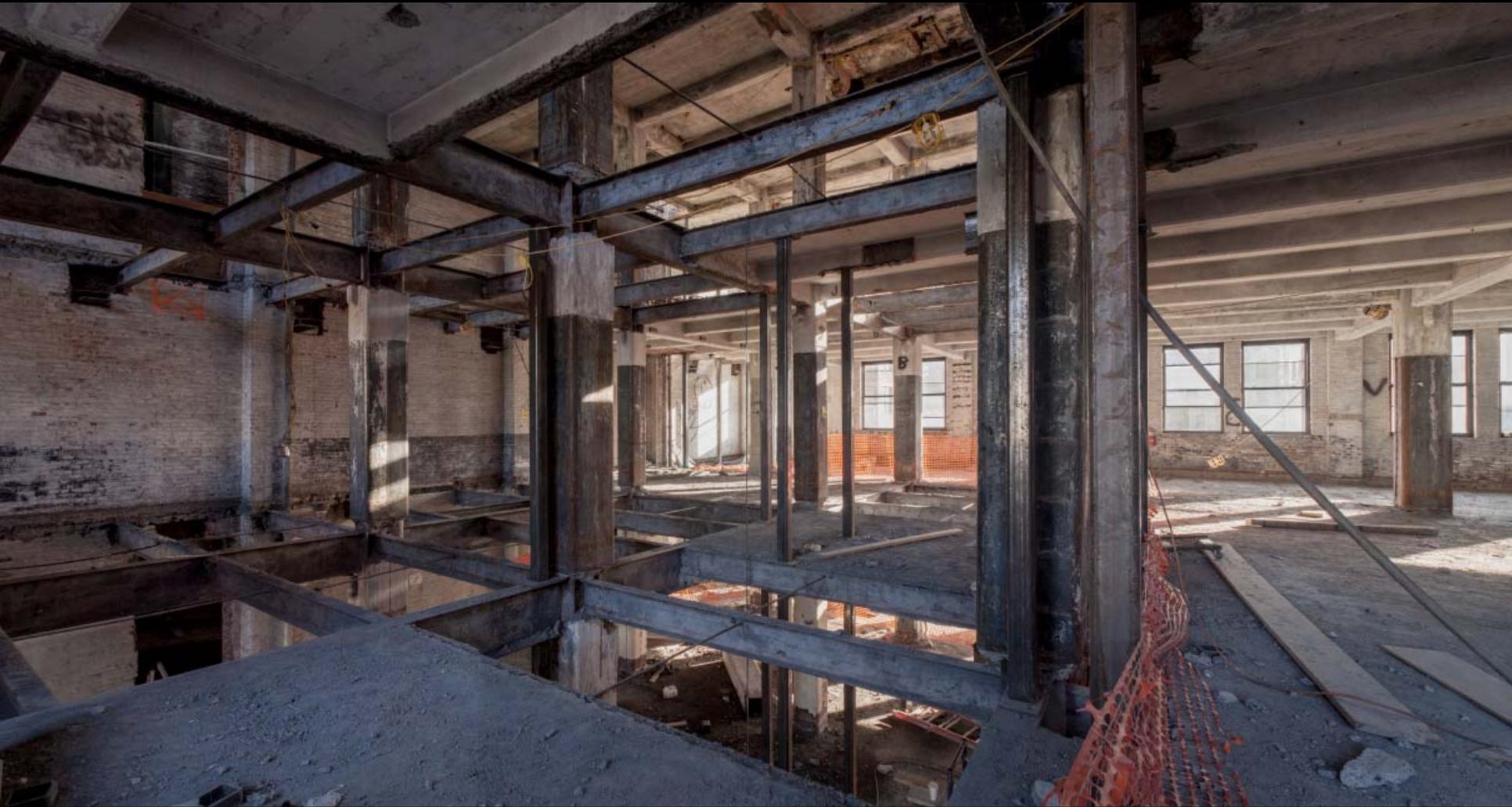
Now – and have fun doing it.



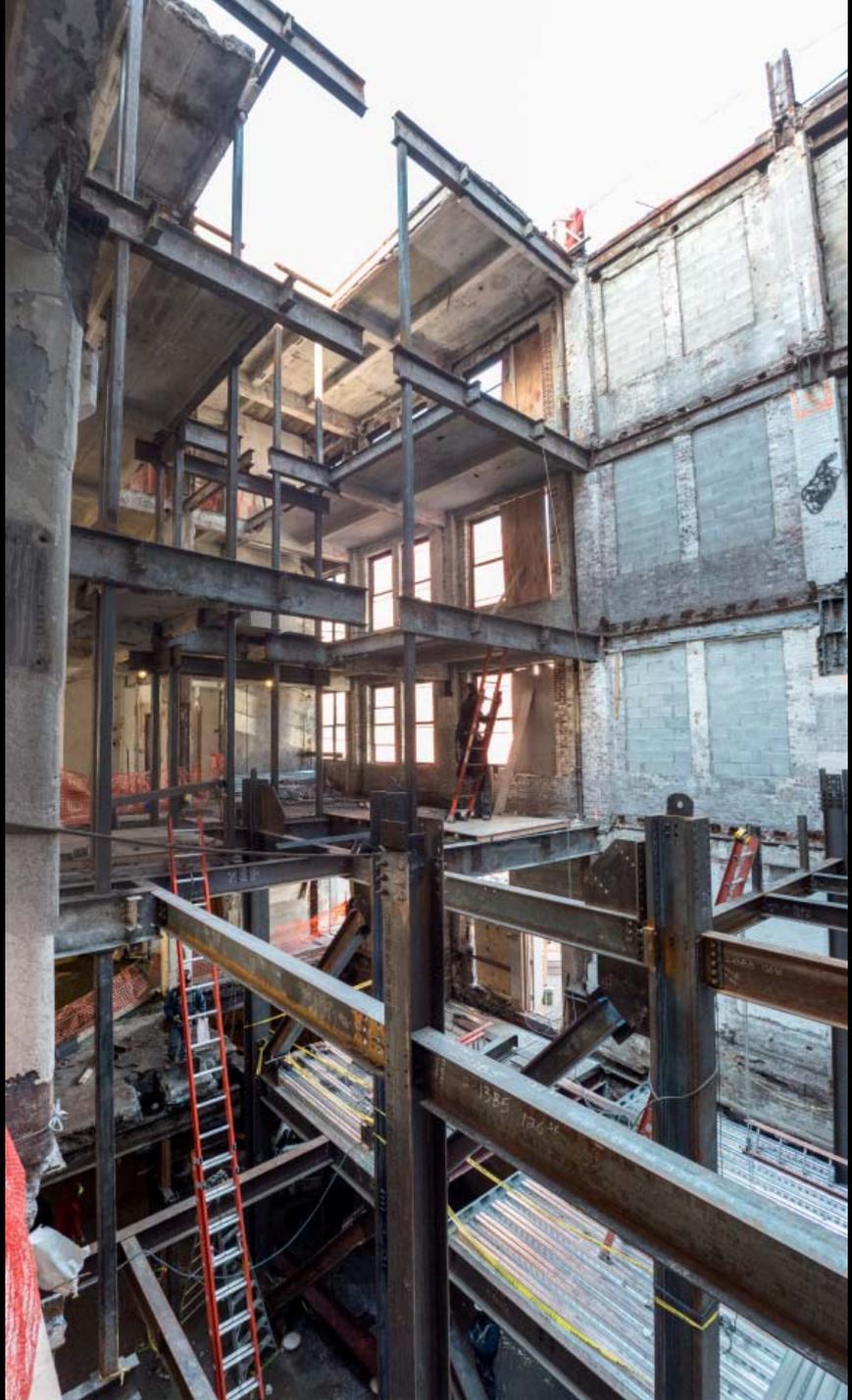










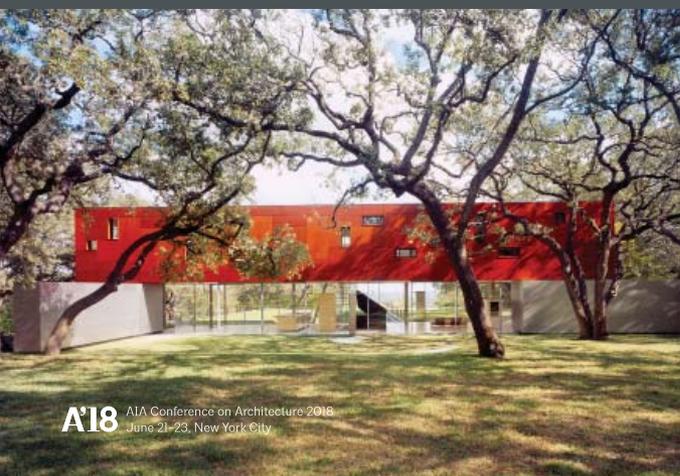
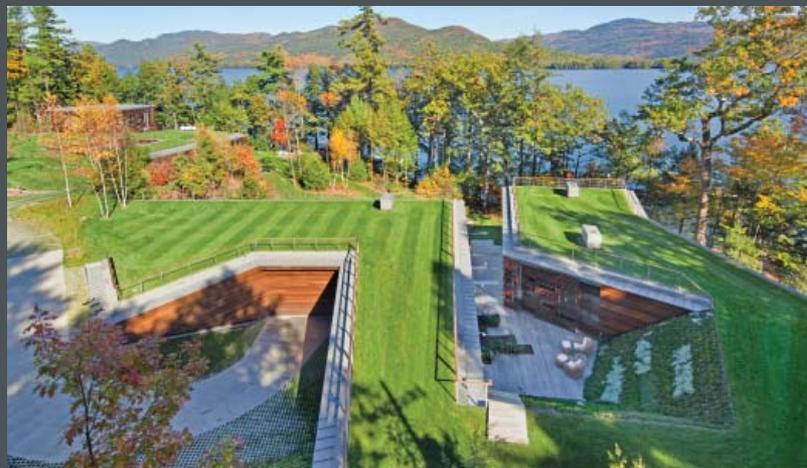












# Participatory Activity

Q&A (20 min)

- Delivery Methods
- Schedule and Cost
- Construction Quality
- Architect Skills Set
- Contracts and Insurance

# Contact Information

[gluckplus.com](http://gluckplus.com)

Twitter: [@gluck\\_plus](https://twitter.com/gluck_plus)

Facebook: [@gluckplus](https://www.facebook.com/gluckplus)

Instagram: [@gluck\\_plus](https://www.instagram.com/gluck_plus)