

Mary 17, 2023 NEO Roundtable – Project Schedule and the shift to Early Bid | Multiple Bid Packages

Breakout Questions and Responses:

- 1) Successful projects which incorporate early packages require full team commitment and shared risk - what proposal/contract language or industry practices have you experienced which could help improve success of early delivery projects.**

Question 1 Responses

Identify design assist contracts.

Map out when decisions need to be made and match team assembly with when discussions required.

Understand and share risk fairly at contract stage; incentivize contingencies.

Clarity around contingencies and allowances.

Quality and qualification based on team selection.

Incorporate language in the contract/proposal.

Engaging the day-to-day project team early on in schedule development. Empowering these individuals with the ability to make decisions.

Identify who is boxing what.

Include Owner driven project deliverables.

Design assist / buy labor early due to labor shortages.

Collaborate and get feedback from trades.

Spend the money for precon advice.

Identify risk as early as possible.

Provide fair compensation.

- 2) Project delivery methodology/team construction and owner experience all have an impact on success of early delivery projects - which drivers are most critical. Where does the industry require stronger focus.**

Question 2 Responses

Owners disposition drives the success; willingness to identify teams early and commit.

Supply chain lead times; involve manufacturer and reps early in process.

Understand the 'Why' behind required dates and cost impacts associated.

Communicate

Include manpower in the conversation around procurement and schedule deliverables; labor shortage.

Ensure partners are qualified to handle the project.

More inclusion of vendors in early design assist projects.

Is equipment the right size for the project.

Define project success and communicate to project team.