

Cogence NEO Roundtable May 17, 2023 - Questions from Partners for Speakers

1. We've seen an increase in early site and steel packages on large projects due to the lead times. Now that lead times are coming back down to some extent, do you believe that we'll be successful in eliminating the early packages?
2. Do CMs and owners understand that with early packages there will be changes and coordination items that occur later? Do they typically carry contingency for these purposes greater than a typical contingency?
3. When does it make sense to have early packages and what's a reasonable argument against it?
4. Are owners willing to pay additional AE fees for early and multiple packages or is it just expected?
5. Due to extreme lead times for major MEP components, project teams are forced to procure major MEP items when the rest of the project is at schematic design phase. How are MEP design firms adapting their processes to account for this? Are we over-designing these MEP infrastructure items as a result?
6. What empirical data exists that demonstrates that the pros of this shift outweigh the cons?
7. What are seen as the main advantages and drivers of this shift? When is this approach most appropriate vs. when it is perhaps not the best approach?
8. How can Designer + Builder best educate Owners on the advantages vs. the tradeoffs of this delivery approach to better align expectations? Some amount of control is sacrificed regarding timing of decision making and change management.
9. What advice can you give to A/E professionals on how to be fairly compensated and protected from risk when early and multiple bid packages are requested after contracts are in place that do not identify that as the delivery method?
10. How do you make the project schedule inclusive of the entire team? Including design.
11. What is the benefit of multiple bid packages? What are the drawbacks?