

All Ohio Convocation  
September 7, 2023

Poll results

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- What is my organization?
- My work is:
- I have been in the design/construction/development business:
- I am involved in project delivery decisions or evaluation for my organization:
- Which of the following project delivery methods has your organization used (or been a sub trade or consultant for) during the past five years?
- Most Owners believe the following:
- What is the A/E Responsibility under a standard AIA B201 Agreement? Check all that are true:
- Place the 4 methods in order of your volume of work
- Have you observed (or participated in) a disappointing experience with project delivery selection or implementation. Check all that apply:
- In a few words, what was the problem?
- What has been driving change in project delivery over the last several years? [Up to 3 answers/ a word or 2 phrase]

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- What emerging factor will drive change over the next 10-20 years? (Up to 3 answers/a word or 2 phrase).
- One prediction for the future

## What is my organization?

1 1 0

An Owner



An A/E Firm



A CM/GC Firm



A Trade Contractor



An allied Service Provider



## My work is:

1 1 8

Exclusively on Public Projects



More than 70% on Public Projects



A balance of Public/Private Projects



More than 70% on Private Projects



**I have been in the design/construction/development business:**

1 2 2

0-10 years



11-20 years



21-30 years



I am getting pretty old



**I am involved in project delivery decisions or evaluation for my organization:**

1 1 7

To a great extent



Frequently



Occasionally

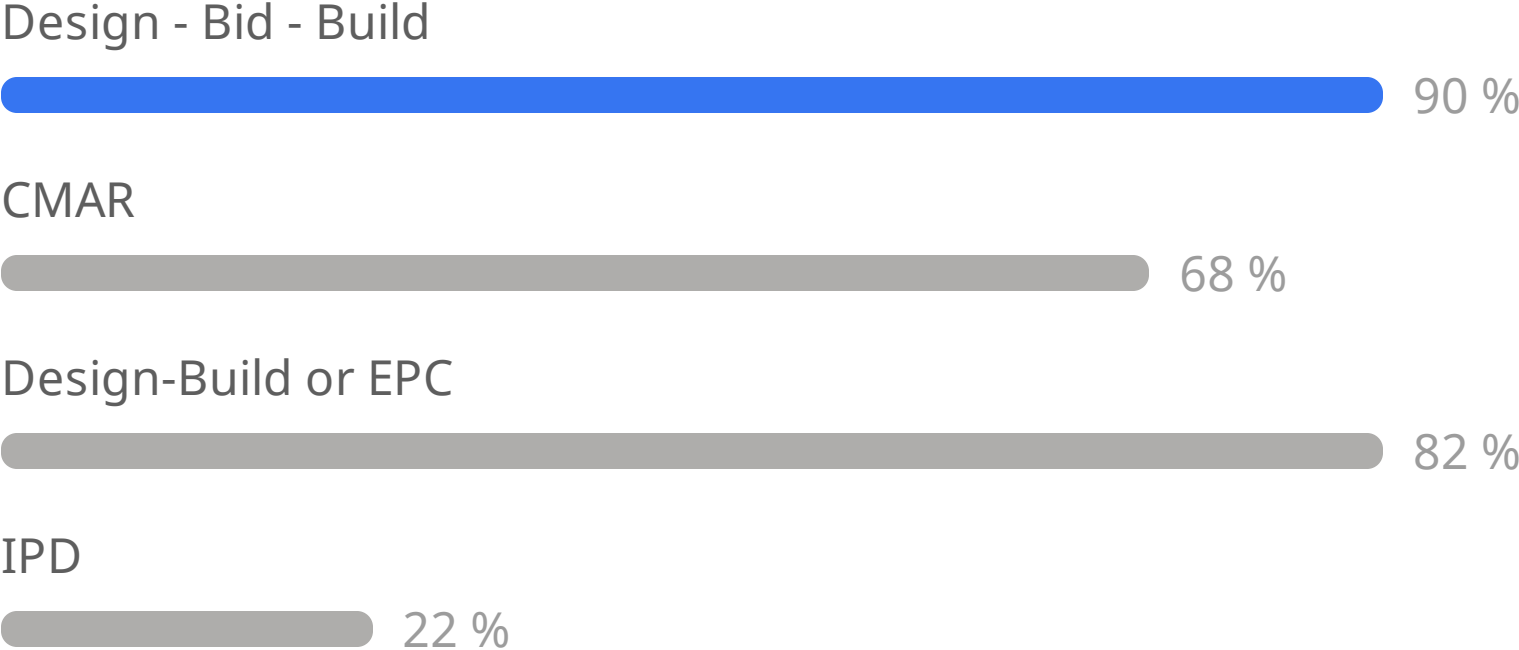


To a limited extent



**Which of the following project delivery methods has your organization used (or been a sub trade or consultant for) during the past five years?**

1 1 1





## Most Owners believe the following:

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The A/E also warrants the adequacy of plans and specifications (it is a pass through). The risk is insurable.



The A/E only warrants the adequacy of plans and specifications if provided by contract in which case the risk is insurable.



The A/E may not warrant the adequacy of plans and specifications, but it is liable for any mistakes that it makes.



The A/E only agrees to meet the standard of care ( i.e. not be negligent) and the Owner is responsible for any gaps, even if they result from "mistakes".



**What is the A/E Responsibility under a standard AIA B201 Agreement? Check all that are true:**

096

The A/E has no obligation to advise the Owner regarding alternate project delivery methods.



The A/E has an obligation to advise the Owner of alternate project delivery methods at the outset of the engagement.



The A/E has an obligation to advise the Owner of alternate project delivery methods during the Schematic Design phase

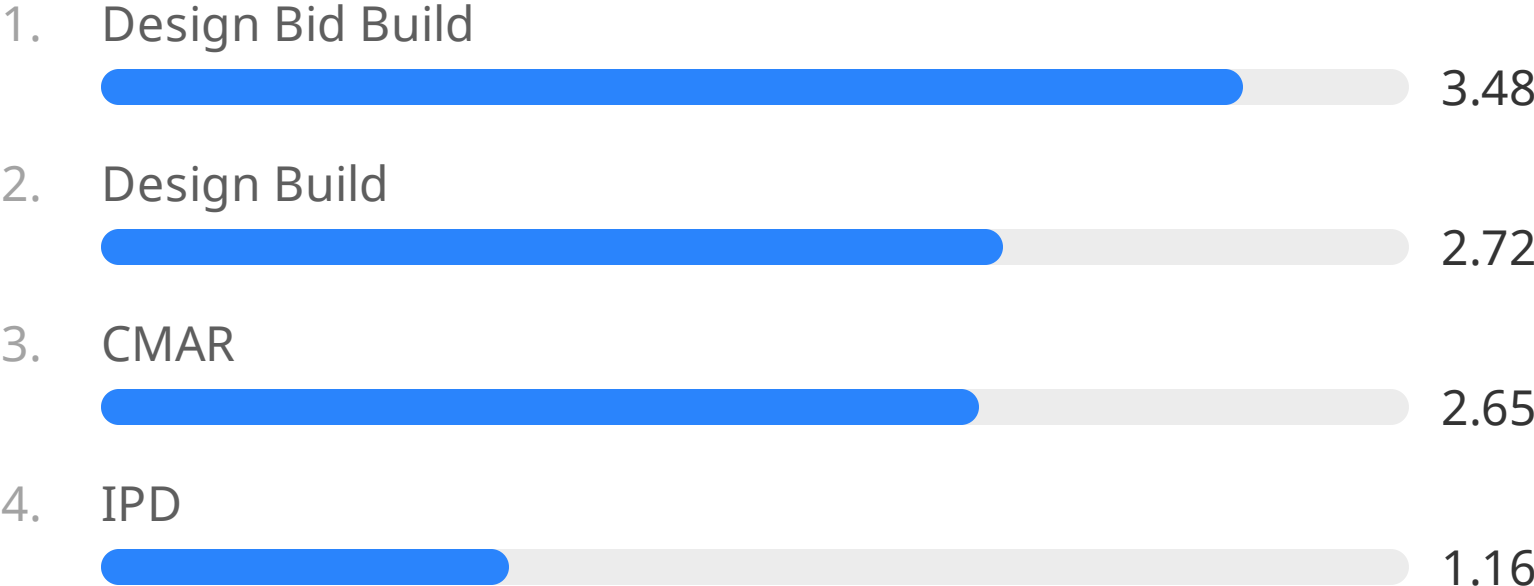


Advising the Owner of alternate project delivery methods is an Additional Service



**Place the 4 methods in order of your volume of work**

099



**Have you observed (or participated in) a disappointing experience with project delivery selection or implementation. Check all that apply:**

(1/2)

Inadequate or uninformed selection process.



Misunderstanding as to expectations or roles/responsibilities of parties.



Contracts or processes that compromise intended delivery system



Missed opportunity for better fit between project goals and delivery system



Poor implementation of project delivery method



**Have you observed (or participated in) a disappointing experience with project delivery selection or implementation. Check all that apply:**

(2/2)

1 1 5

Other failure or disappointment



## In a few words, what was the problem?

0 8 5

(1/4)

- Inequitable risk transfer
- Communication. Non responsive
- Lack of understanding and negotiation of the contract
- Coordination
- uninformed owner or omnipotent cm
- Scope creep.
- Poor drawings
- Owner false expectations and lack of discipline.
- Communication
- Contracts not in agreement
- Inexperienced owner/client  
Communication gaps
- Poor communication
- Poor execution by CM
- Contractor not understanding all aspects of the project
- Scope of work for different parties
- Subconsultants are forced to agree to prime contract terms
- Miscue on deadline expectations
- Misaligned expectation Poor planning
- Lack of communicatio
- Expectation of set price on CMR was not really a set price
- cost escalations led

## In a few words, what was the problem?

0 8 5

(2/4)

- to poor decisions
- Communication
- Fast track timing
- Lawyers
- Unrealistic expectations caused unnecessary ve
- Lack of understanding
- Project was not appropriate for D-B
- Unreasonable expectations of owner (state of Ohio)
- Scheduling
- Uneducated clients and miscommunication
- Lack of Communication
- Parties unfamiliar with expected roles
- Communication
- What is a GMP Poor communication
- Uninformed owner
- CM not providing adequate redesign services.
- Bad documents.
- Scope
- Unreasonable expectations
- Misalignment Miscommunication
- No risk for at-risk
- Poor communication
- Differing priorities No team work

## In a few words, what was the problem? (3/4)

0 8 5

- Expectations
- Communication issues
- Lack of equity in the selection process
- Man power.
- Industry without adequate training or experience
- Scope change that wasn't agreed upon
- lack of experience
- Communication, process understanding
- Scope creep
- Communication
- Poor oversight of subs
- Missed a chance for speed to market
- Communication
- Coordination
- Communication
- Undefined or misunderstood roles
- Lack of transparency and following processes.
- Communication
- Lack of true partnership with common goals
- Employee can't see the big picture
- Lack of leadership



## In a few words, what was the problem?

(4/4)

0 8 5

- All about communication
- Poor assumptions
- Communication
- Owner understanding of the construction process
- Client was unsophisticated in the delivery method process
- Poor communication between key stakeholders
- Unsophisticated owner
- Schedule
- Miscommunication
- Misalignment of expectations
- Unclear roles
- Budget and scheduling
- Communication
- Lack of clear communication
- Training and Communication
- Communication
- Scope creep
- Lack of client knowledge
- Ego
- Expectations vs TIME!
- Lack of clear communication
- Communication
- Miscommunication
- Communication

**What has been driving change in project delivery over the last several years? [Up to 3 answers/ a word or 2 phrase]**

093





## One prediction for the future (1/3)

0 5 3

- Joint Ae and CM teams emerge
- Emergence of different roles outside of traditional architects & designers
- Lawyers will do well
- Kids running the school
- Ever increasing costs
- Revitalization
- More lawyers
- IPD never takes hold because of inherent issues
- Modular construction
- privatization
- ESG
- Mass retirement
- One entity for C/D
- More reno
- Resiliency wins
- Opportunity
- Architects will die
- More Retirements
- Offsite construction
- AI takeover!
- AI
- Mergers / Aquisitions will increase
- Sustainability
- Cost increases
- Timber construction
- Digital model, not 2d drawings
- More economy

## One prediction for the future (2/3)

053

- Design and construction firms merging at high rates.
- AI for design
- Robot construction
- Green
- ESG is coming regardless of who wins elections
- More D/B
- Sustainable adaptable reuse of buildo
- AI
- Human nature will continue
- Integrated teams
- Efficiency
- Consolidation
- Ai
- AI
- Cobots
- AI lead
- Architects lose market share
- More design build
- Lawsuits
- Poor quality
- AI
- retirement
- Green
- AI
- Chaos
- Anarchy
- Robots

## One prediction for the future (3/3)

053

- Prosperity