

Construction Alliance
September 20, 2019

The meeting was called to order at 7:32 am. In attendance were:

AGC	Jon Danuser, Johnson Controls Denise Hasty, AGC of Missouri Steve Tattitch, Murphy Company	SLCCC	
ACEC/MO	Dana Halladay, Civil Eng. Consultant Linda Moen, EFK Moen, LLC Joel Weinhold, Geotechnology, Inc.	IFMA CSI	Greg Zipfel, BJC Const. & Real Est. Services
		AIA	Todd Jacobs, TRJ

Minutes

Minutes of the March 15, 2019 meeting were approved.

Glossary Terms for Construction Guidelines

The glossary continues on the agenda for updates at each meeting. No changes were made to the glossary during this meeting.

Guidelines under Development

Items on agenda under this heading were deferred.

Updates on Guidelines in Process

Inspection of the Construction Project (G. Zipfel/S. Gantner) – Alliance members again reviewed/discussed the draft of changes proposed, making further edits. Because all drafters were not in attendance, the alliance will review again at the next meeting. The fully marked-up version is attached. Discussion on this guideline was extensive. As part of that discussion it was decided that a glossary addition for Public Agency and Authorities having Jurisdiction and perhaps even Owner should be developed. Cary Duchene volunteered to draft these additions.

Review of Existing Guidelines

The Alliance spent a great deal of time discussion the above guideline in process and did not get to review any of the Existing Guidelines; these are deferred until the next meeting.

The meeting adjourned at 9:04 AM.

INSPECTION OF THE CONSTRUCTION PROJECT

Proper organization of inspection activities benefits all stakeholders.

-Inspection is an important element of the construction process and can reduce the detrimental effects of errors and provide clarifications and misunderstandings for during the fabrication, and installation and operation of the project construction systems. The goal is to confirm the construction is compliant with contract documents.

Inspections may be performed by representatives from the following:

- Public Agency
- Owner
- Third party inspection service

Formatted: Bulleted + Level: 1 + Aligned at: 0.25" + Indent at: 0.5"

The Design Team is occasionally contracted to provide inspection services, but generally provides observation on projects.

The inspection services need to be properly organized to be effective. This starts with a clear understanding of the terms used and the role of each of the design and construction team parties.

Terms:

"Inspection" - refer to Glossary Terms for Construction Guidelines, is the examination of construction activities and products for the purpose of verifying compliance with the construction documents and other project requirements. The Owner normally obtains this service under a direct contract with the Inspection Service that specifically delineates the inspection scope and documentation requirements.

"Observation" - refer to Project Visits and Observations guideline, is the collection of information, visually in most cases, during project walkthroughs. This normally occurs from time to time during the project and is intended to allow a design professional to become familiar with the progress of construction and the general conformance to the design intent.

"Testing" - refer to Testing Services During Construction guideline, is the physical measurement of attributes of the construction products such as strength, density, flow, temperature, system performance etc.

Inspection Responsibilities:

Copyright 2015 by the following, all rights reserved.

St. Louis Council of Construction Consumers
American Institute of Architects, St. Louis Chapter
American Council of Engineering Companies of Missouri
Associated General Contractors of Missouri
Greater St. Louis Chapter, Construction Specifications Institute
St. Louis Chapter of International Facilities Management Association

Owner (and/or Owner's Owner's Third-Party Inspection Agent) Service

The Owner ~~and/or the third-party independent inspection agent service~~ can ~~provide complete inspection of the work all systems to confirm give the Owner confidence~~ that the project is accurately constructed in accordance with the Construction Documents ~~and applicable codes.~~

The Owner may expand the normal services of ~~one or more of~~ the Design ~~Professionals Team~~ to include more participation in the field up to and including providing inspection services. This can be advantageous to the entire project team since the Design Professionals have ~~a thorough~~ knowledge of the project and are already committed to achieving success.

Different building codes mandate independent inspection ~~for critical portions of the project of much of the~~ (structural work, ~~soils, masonry, etc.) to be performed for most commercial projects. The When required the Registered~~ Design Professional, in responsible charge, shall submit a ~~list statement~~ of special inspections ~~identifying the inspection services required, and approved providers as a condition for issuance of the building permit.~~

Any deviations from the Contract Documents must be brought to the attention of the Owner, Design Professional and Contractor as soon as practical.

Designer Professional

On most projects the Designer ~~Professional will will~~ make ~~site visits for observation and may perform inspections, periodic site visits.~~ During these visits which are generally scheduled at intervals appropriate to the "Contractor's operations", the Designer will observe the Work to ensure that it is consistent with the design intent and approximate percentage of completed work. ~~The Designer must advise the Owner of any deviations from the Contract Documents. The Designer will observe the Work to ensure that it is consistent with the design intent and will make prompt written notification of non-conforming work, prompting additional inspection.~~

~~The frequency and nature of these visits does not constitute "inspection". These visits should give the Owner confidence that the intent of the design is being properly installed. Providing "inspection" services would be beyond normal basic services provided by Design Professionals, and may be included as additional services.~~

~~For a more complete description see the Guideline "Project Visits".~~

Copyright 2013~~2~~ by the following, all rights reserved.

St. Louis Council of Construction Consumers
American Institute of Architects, St. Louis Chapter
American Council of Engineering Companies of Missouri
Associated General Contractors of Missouri
Greater St. Louis Chapter, Construction Specifications Institute
St. Louis Chapter of International Facilities Management Association

Contractor

The General Contractor and the Subcontractors ~~have the responsibility are responsible for overall quality, safety and execution of the project, in accordance with contract documents. Contractor shall confirm, coordinate and cooperate with inspection services through completion of the project. Quality Control. The specifications may require some other types of inspection as well.~~

~~These inspection efforts vary widely and are not under the control of the Owner or Designer except to monitor their effectiveness from time to time.~~

Testing Agency

~~The Testing Agency performs the material acceptance and other tests required in the Specifications and any other testing that may be ordered. Many Testing Agencies provide Inspection also but only if specifically ordered.~~

~~For a more complete description see the Guideline "Testing Services During Construction."~~

Public Agencies

~~Public agencies provide inspection services to ensure that regulatory requirements are satisfied.~~

Formatted: Font: Bold, Italic

Recommendations:

~~The Owner should retain an independent Inspection Agency or expand the services of one or more of the Design Professionals to perform and document complete inspection services.~~

- ~~• This may also include quality assurance services to provide confidence that the testing and inspection required by the contract documents is also being properly performed.~~
- ~~• That the contract documents clearly indicate the inspection and testing required of the Contractor and the services planned to be provided by the Owner or Owner's Agent.~~
- ~~• That any deviations from the Contract Documents be brought to the attention of the Owner, Designer and Contractor as soon as practical.~~
- ~~• Inspection services are different than Testing Services. Refer to the separate Construction Guideline on "Testing Services During Construction."~~

NOTE: COME BACK TO "PUBLIC AGENCIES" – DO WE WANT TO KEEP IT OR CHANGE TO AUTHORITIES HAVING JURISDICTION? EVERYTHING ELSE IS FINAL.

Formatted: Highlight

REFERENCES:

International Code Council Code Books
AIA Standard Form of Agreement between Owner and Architect
EJCDC (Engineers' Joint Contract Documents Committee) Standard Form of Agreement between Owner and Engineer for Professional Services

Copyright 2015 by the following, all rights reserved.

St. Louis Council of Construction Consumers
American Institute of Architects, St. Louis Chapter
American Council of Engineering Companies of Missouri
Associated General Contractors of Missouri
Greater St. Louis Chapter, Construction Specifications Institute
St. Louis Chapter of International Facilities Management Association

Construction Guidelines for the Metropolitan St. Louis Construction Industry

Construction Guidelines "Project Visits & Observations", "Commissioning" and "Testing Services During Construction"

CSI ~~Project Resource Manual~~ Project Delivery Practice Guide

AIA A201 General Conditions

ConsensusDOCS Form 240 Agreement between Owner and A/E

ConsensusDOCS Form 200 Agreement between Owner/Contract and General Conditions

Issued: 2004

Revised: 2008, 2013

Copyright 2013 by the following, all rights reserved.

St. Louis Council of Construction Consumers
American Institute of Architects, St. Louis Chapter
American Council of Engineering Companies of Missouri
Associated General Contractors of Missouri
Greater St. Louis Chapter, Construction Specifications Institute
St. Louis Chapter of International Facilities Management Association