

Central/West Design & Construction Round Table Situation Report

Summary

as of April 24, 2020

Session Presenters

- James Vermeulen, Richard Vermeulen, Blair Tennant, Vermeulens
- Brett McCully, Texas A&M University (TAMU)
- Denise Cheney, Bickerstaff Health Delgado Acosa LLP
- Matthew Ryan, Allensworth & Porter
- Brent Bertrand, Dynamic Systems, Inc. (DSI)

TAMU FP&C, Owner Insight

- Recently put **two projects on hold**
- One project had **questions about long-term student life programming**
- **Future** enrollment and student mix may need to be revisited
- There is **concern over Texas legislative funding**
- Job sites are reporting **longer hours** in general

Legal Concerns, Attorney Insight

- All owners, designers, contractors **should be reviewing the details of their contracts**
- Amendments should be **carefully reviewed and submitted for all changes in process/observation**; cross the “t’s” and dot the “i’s”, **details matter**
- Ensure that **any contract amendments do not limit insurance coverage**; “don’t walk out on coverage”
- Owners should be requiring their teams to **fulfill contracts as written**
- Since most contracts exclude “virus” clauses, **careful consideration** for contract amendments should be negotiated
- For **standard contract language** see **Texas Board of Architects Clause – TBAE 1.217**
- One consideration is to **look at senior staff moving back into the field** to support site observations
- General photographs could bring observation scope into question; **carefully select where and how you take pictures**
- For **AIA recommendations for architects site visits**, please view the attached link, <https://www.aia.org/articles/6282722-architect-standard-of-care-relative-to-site-visits>

DSI, Subcontractor Insight

- Currently **no issues** with commodities; PVC, Copper, etc
- JCI Controls has furloughed workers and is moving to 3 days per week
- Mexican AHU fabricator was closed and required a quick rework of a student housing project; the factory has since reopened
- Manufacturers have been **using progress photos** in lieu of on site visits

Future Topics

- The Future of Higher Education
- The University of Texas Systems Insight
- Funding Outlook and Projections
- General Contractor Insight, Bid Data
- Economics Update, May 8th Jobs Data
- Subcontractor Insight, Drywall
- Subcontractor Insight, Steel Manufacturing
- Health Insurance, Personal & Corporate

