



Risk Management.....

Summary

The Architectural Alliance Group offers risk management consulting services regarding the mitigation of design and construction related defects. These services generally include *peer review of construction documents, building code and accessibility analysis, contract review and construction observations.*

In addition to limiting the risk exposure of design and construction professionals, these services mitigate potential damages caused by historically repeated defects.

Peer Reviews

Professional Peer Reviews are typically performed throughout the design development process of a project in order to mitigate and in many cases eliminate the potential for design related defect claims. The errors and omissions of architects and engineers are often called into question when damages and or failures are observed. Historically the majority of defects identified include lack of detailing or improper detailing regarding the building envelope components. Additional areas however include non-compatibility of differing materials, insufficient information and lack of proper coordination between disciplines.

Although the damages and failures caused by the design deficiencies can be corrected once identified, it is extremely costly and typically results in legal claims against the design professionals. The best time to mitigate these potential deficiencies is during the design development phase. Third party peer reviews is a highly recognized approach in ensuring that adequate and proper detailing and information is contained within the construction documents.

Whether retained by the Owner, Developer, Architect-of-Record or General Contractor, The Architectural Alliance Group will work closely with all parties while evaluating the project documents. The AAG team will review the construction documents for quality control, constructability, coordination and code compliancy. When requested, AAG will review for compliance with the Owner's Program Plan to ensure that all of the needs are incorporated into the design intent. Upon completion, AAG will prepare a report along with the noted drawings, and submit to the parties for review.

The Architectural Alliance Group brings extensive experience in evaluation and analysis of design and construction related defects. This experience provides for a broad knowledge base of the most common deficiencies associated with defect claims. AAG's review will provide numerous benefits to the parties such as mitigating the potential for an errors and omission claim, ensuring that the design team is conforming with the standard of care, and better preparing the parties in the event a claim occurs.

Building Code and Accessibility Analysis

Throughout the design development process of any project, building code compliancy is extremely vital to maintaining a project's budget and schedule. Non-compliant issues can cause costly delays during the permitting process and in the field. Understanding the codes, their intent and acceptable interpretations will greatly reduce unnecessary delays and potential claims.

The Architectural Alliance Group provides building plan review services on a variety of levels. AAG works with Building Owners, Developers, Architects and Contractors performing complete plan review services to evaluating isolated issues.

Complete plan review services typically include a thorough review during each phase of the Design Development process. A report outlining the noted deficiencies will be developed for each individual discipline and submitted to the client. When requested, AAG will provide design alternatives, developing compliant solutions. This review will cover the code references adopted by the particular jurisdiction and will include accessibility requirements and local amendments if necessary.

Along with the basic review services provided, AAG will also perform a comprehensive accessibility review. AAG has had extensive experience regarding ADA requirements for new facilities and in upgrading existing buildings. AAG is well versed in various accessibility guidelines including CABO/ANSI A117.1, ICC/ANSI A117.1, Uniform Federal Accessibility Standards and the American with Disabilities Act Accessibility Guidelines.

The Architectural Alliance Group also provides code consulting services on an as-needed basis. It is sometimes necessary to develop alternative methods due to complex situations regarding existing conditions. It is not always possible to modify the existing conditions in such a manner that the final product will reflect the exact or most common interpretation of the code. When these situations arise, AAG will work closely with the client and governing authorities to develop a compliant, creative solution.

Contract Review

Most design and construction professionals have some practical experience in Contract Management. This experience typically includes the drafting of the Agreement, negotiating and executing the terms and conditions. It is far too common however for most professionals to either develop a custom form agreement once for a specific project and then continue to use it for each additional project that comes in the door or, to utilize an inappropriate standard form agreement as published by various organizations. In either case, the risk exposure for the professional tends to be “out-of-balance” with the project type.

The Architectural Alliance Group offers Contract Review services to design and construction professionals to provide assistance and advice on effective Contract Management methods, mitigation of potential claims for breaching implied warranties and to minimize contractual liability exposures.

The Architectural Alliance Group will meet with the client to discuss the parameters of the project and the professionals scope-of-work required and to provide recommendations regarding project delivery methods, appropriate standard form agreements, questionable contract language and limits of liability.

Construction Observations

The construction observation / inspection process is historically one of a “team” concept. The common understanding is that observations and inspections of a typical project would be performed by various parties including architects and engineers, contractors, building department inspectors, testing and observation agencies and where required, special inspectors. Although it appears that the observation and inspection process should be well covered, it has become all too common for certain areas of the construction process to be overlooked, resulting in substandard work and eventual damage to the building. This typically results in multiple claims being filed, with each party pointing the finger at another.

The basic premise of the “team” concept for observations and inspections is appropriate and up until recently, has provided a system of checks-and-balances that ensured that the final constructed product was in conformance with the approved construction documents. However, given the enormous number of legal claims associated with construction defects, it is obvious that the team concept has diminished, resulting in timely and costly claims.

The Architectural Alliance Group will provide the necessary assistance to bring the team concept back to life to ensure that the final product is constructed in conformance with the approved construction documents. This assistance starts with scheduling a pre-construction meeting with all of the parties and establishing specific guidelines regarding the observation and inspection process. AAG will assist in establishing where special inspections and material testing services may be required. AAG will also coordinate the efforts between all of the

parties to ensure that all observations, testing and findings have been properly documented and routed to the appropriate parties. When necessary, The Architectural Alliance Group will develop corrective measures for nonconforming conditions.

AAG's reports are well documented including photographs and when necessary, video documentation.

The Construction Observation oversight services offered by AAG will ensure that all areas of the construction process will follow the necessary protocol to not only ensure conformance with the approved plans and specifications but will also mitigate the potential for construction defect claims.



Alternative
Dispute
Resolution



Litigation
Support
Services



Forensics



Risk
Management



Owner
Representation