



# WILLIAMS'

## *New Ways to Think – New Ways to Build Program for 2006 and Beyond*

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1. **MOVE** to a true risk allocation process that is fair, clear and acceptable to all parties.
2. **AVOID** adding a non traditional scope of work to the general contractors/Design-Build team.
3. **ALLOW** specialty contractors to perform highly sensitive and special work (separate contract).
4. **REPRESENT** to the Design-Build team that all "*Rights of Passage*" issues have been handled to the extent that they will not impact an orderly construction process. (i.e. host country requirements)
5. **MOVE** to provide simple, clear and firm RFP (language for procurement).



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6. **ENSURE** estimates are derived from empirical data extracted from normal conditions.
7. **MOVE** Value Engineering to the planning phase of Project Development.
8. **LOOK** for Project Directors who can create and maintain a strong team.
9. **PAY** more attention to the quality of the Design-Build team's on-site staffing.
10. **FIX** customer expectations at the (PRE-CON) session and control them through the construction period.



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- 11. DELIVER** a building site that is ready for construction now.
- 12. MAKE** the Standard Design (SED) a true “site adaptation” vehicle.
- 13. MOVE** to a “TRUE” Design-Build delivery method for our NECs by providing the Design-Build team a standard design that equals approved construction document.
- 14. INCREASE** emphasis on smart, energy efficient, and sustainable building going forward.
- 15. HELP** bring the procurement team to the *“new ways to think, new ways to build”* mentality.



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- 16. DEAL** appropriately with change orders immediately (set time periods in the early stages of the process).
- 17. DESIGN** reviews must be expedited and cannot generate requirements that add to scope without identifying funding and allowing time extension.
- 18. CONSIDERATION** must be given to the “how-to” for Operations and Maintenance in the planning phase of our projects.
- 19. ADD** a commissioning staff to the on-site team and ensure that this staff is an active participant in PRE-CON.
- 20. BEGIN** to get serious about the use of public-private partnerships to assist with some of our work.