

## **What Does an Owner Do?**

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**Educational Goal:** To provide to the ACE student an overall view of the different types of owners and their responsibilities and capabilities

**Description:** This presentation should be given during the first ACE Team meeting right after a brief overview introduction on the ACE Program. You can include it as part of an overall intro that presents the role of each type of firm (What does an Architect do? What does an Engineer do? Etc)

**Discipline:** All disciplines (*General, Architectural, Civil, Structural, Mechanical, Electrical, and Construction Management*)

**Time:** 15 – 30 minutes

**Materials:** Projector with screen (for power point flowchart) and magic markers and board.

**Attachments:** Types of Owners PowerPoint

**Additional Resources:** None

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**Activity:** Presentation

First discuss with your ACE students “**The Players**” - Owners / A/Es / Contractors / CMs (see PowerPoint)

Then have a detailed discussion on the “**Types of Owners**”. Please reference attached flowchart.

Owners / Clients can be either **Public or Private**.

### **Public**

they can be **Federal, State, City or County**.

You can add more if you like we just limited it to three.

Then conduct a discussion on examples of Federal, State, City or County agencies.

Have your ACE Team Mentor Owner Representative provide some discussion.

### **Private**

Three (3) basic categories are **Residential, Commercial, or Industrial**.

You can add more if you like we just limited it to three.

Again conduct a discussion on examples of Residential, Commercial, or Industrial Owners.

Next we have a discussion that some Owners have the **In-house** capability to perform their own designs and perform construction management services on their capital projects.

However, even though Owners may possess an in-house Architectural / Engineering staff they do hire the services of Architects and Engineers for their designs and construction management services through advertising with a Request For Proposal (RFP) for A/Es and Request For Bids (RFB) for Construction Contractors. After the bidding and award process is completed a contract is signed.

A basic discussion is then conducted on “**Contracts**”.

Please reference attached power point slide.

A Contract is a **written legal document** (enforceable by law) signed between two or more parties (individuals or companies). We discuss that contracts are made among all parties:

- 1) between Owners and Architects / Engineering firms
- 2) between Owners and Construction Management firms
- 3) between Owners and Construction Contractors
- 4) between Architects / Engineers and their Sub-consultants
- 5) between Construction Managers and their Sub-consultants
- 6) between Construction Contractors and the Sub-contractors.

Contracts **establish detailed services to be rendered** and provided by one party.

Examples for Architects / Engineers to provide a complete design with deliverables such as:

- 1) Contract Specifications – Boilerplate and technical sections
- 2) Contract Plans (drawings)
- 3) Preliminary Construction Cost Estimates and Schedules.
- 4) etc.

Examples for Construction Managers are:

- 1) provide a field staff of Construction Managers, Resident Engineers and Inspectors to perform daily construction inspections and daily reports.
- 2) Review Contractor’s performance and progress.
- 3) etc.

Examples for Construction Contractors are:

- 1) to construct a facility as per Contract specifications and drawings.
- 2) The project is to be completed within the established contract budget and schedule.