**SECTION 1.4**

**TECHNICAL SPECIFICATION FOR**

**PROJECT PARTNERING**

**PART 1: GENERAL**

**1.1 Scope**

The Contractor is to participate in the ongoing "project partnering" along with the Owner prior to initiation of project construction. Partnering will be effective only if all parties willingly and enthusiastically enter into this cooperative arrangement which is supported by each entity at the highest level in their organizations. Partnering is considered important to the overall success of this project by both the Engineer and the Owner. It is desired that the Contractor will be equally concerned with quality, performance, budget and schedule and will endorse and adopt partnering as an effective tool for achieving these objectives. This is a requirement of the Contract Documents, and the Contractor shall include all costs associated with this item in his bid.

**PART 2: EXECUTION**

**2.1 Requirements**

2.2.1 It must be recognized that the Owner, Contractor and Engineer all hold in common the goal of successful completion of this project. Success necessarily must include the following requirements:

* Construction that meets the project performance standards as defined in the Drawings and Technical Specifications.
* Completion of this project on schedule.
* Conformance to budgetary requirements and limitations.
* Recognize that safety, profit, liability limitation, avoidance of litigation, reputation, goodwill and other factors are of significant importance to all parties involved in the project. These goals can be achieved most readily, if the Contractor, Owner and Engineer join together in a mutually beneficial alliance which recognizes the issues that each considers of greatest importance and work to accomplish them.

2.2.2 Through partnering, the three parties will agree among themselves regarding the primary goals for the project and the methods that will be used to accomplish them. This will require development of a trust relationship, not an adversarial one, among these parties who will be working closely and cooperatively for the duration of the

 project. Commitment, communication and conflict resolution must be of highest importance for this relationship to succeed. The parties will mutually develop a communication framework and a conflict-resolution system to be used throughout the project.

* + 1. The Contractor should include his major subcontractors and suppliers in partnering, so these participants may "buy-into" the concept and work cooperatively with other parties on the project.
		2. Partnering will include an initial one-day workshop in which the basic requirements for the partnering relationship will be established. The following persons will be expected to attend the workshop, at a minimum:
* **Contractor**

- Project Sponsor (Principal-In-Charge)

- Superintendent

- Foreman

- Representatives of each subcontractor on the project (with their individual respective schedules and a copy of construction drawings for the project.)

* **Owner**

- DWU Project Manager

- DWU Construction Field Manager(s)

- DWU Construction Superintendent(s)

- DWU Inspector(s)

- City of Dallas Storm Water Management Inspector(s)

* **Engineer**

**-** Consulting Engineer(s)

- In-House Design Engineer(s)

2.2.5 The one-day partnering workshop will be held within thirty (30) days of the Notice to Proceed, at a time and date agreed upon by all parties and at neutral location within the City of Dallas which is away from each entity's home office and/or field facilities.

2.2.6 Partnering will become a part of every meeting and will be advertised and endorsed by development of a partnering logo, including the names of the Contractor,

 Engineer, and Owner. It is an important goal that everyone on the job, including tradesmen, laborers, suppliers and staff, will become enthusiastic supporters of, and participants in partnering.

2.2.7 Quarterly half-day partnering sessions, also may be held throughout the project in order to confirm the relationship and assure the partnering effort continues to be successful. In this manner, it can best be assured that the Contractor, Owner, and Engineer all will enjoy a win-win-win relationship throughout the project. The costs associated with a partnering facilitator will be included in the Contractor’s lump sum bid for the project. The anticipated costs of the partnering facilitator include facilitator labor cost, travel and lodging expenses, meeting room rental, food and reproduction costs. The Contractor shall also pay all costs (including travel and lodging) associated with its own personnel, subcontractors and suppliers participating in partnering at no additional cost or time extension to the Owner.

**PART 3: METHOD OF MEASUREMENT AND PAYMENT**

Method of Measurement and Payment for the work included in this section will be in accordance with the payment schedule in the Bid Proposal.

**\*\*END OF SECTION\*\***