

6.9 CONSTRUCTION PHASE SERVICES

The term "Construction Phase Services" has been used synonymously with "Engineering During Construction," "Engineering and Design During Construction," and "Title II Services." For consistency with Brooks Architect-Engineer Act language, HQUSACE directed in a 21 May 1996 CEMP-ES memorandum that we use the term "construction phase services." Construction phase services are A-E services that are provided in support of construction activities during the construction phase. These services generally include review and recommendation of approval or disapproval of submittals from the construction contractor, review and response to various requests for information regarding the design documents, and review of and the provision of comments on Value Engineering Contractor Proposals. However, project-specific SOW's for construction phase services may include any A-E services that are required during the construction phase of the project.

It is generally desirable for the design A-E to provide the construction phase services because of this firm's familiarization with the development of the design documents. However, remember that these services should be funded and awarded as they are needed by separate Task Orders.

An example SOW for construction phase services is provided in [Appendix 13](#).

The following paragraphs describe the categories of construction phase services in greater detail.

[6.9.1 Review of Construction Contractor Submittals](#)

[6.9.2 Response to Requests for Information](#)

[6.9.3 Review of Value Engineering Contractor Proposals](#)

6.9.1 Review of Construction Contractor Submittals. Construction contracts require numerous submittals from the contractor. Examples of these submittals are workplans, health and safety plans, sampling and analysis data, shop drawings, and many others. The construction phase services Task Order, or modification, will require the A-E to review each of these submittals and respond to the PM, within a specified time period, with a recommendation relating to the acceptability of the submittals. The basis of this review will be the compatibility of the submittal with the design documents.

A list of these submittals can be determined from the submittal register in the construction specifications. With this information the A-E's level of effort, and thus the dollar amount to be obligated toward this portion of the contract, can be negotiated prior to award.

6.9.2 Response to Requests for Information. Requests for Information regarding the design documents can come from a number of sources, including the construction contractor, the Area Office, the PM, or installation staff members (if the project site is located on an active installation). Since the PM is the administrator of the construction phase service contract, it is necessary that all Requests for Information be passed through him/her on their way to the A-E. The A-E will then analyze the request and provide response to the PM.

Prior to the construction phase services award, there is no way of knowing what the quantity or labor-intensity of these Requests for Information will total. Therefore the required obligation amount for this portion of the award is unknown prior to award. CENWK practice is to obligate an estimate of the total required dollar amount. The A-E then uses its negotiated rates to charge the cost of expended time and materials on a monthly basis toward the obligated amount. If the originally estimated total obligation is expended prior to completion of the contract the PM will coordinate the obligation of additional funds to this portion of the contract.

6.9.3 Review of Value Engineering Contractor Proposals (VECP's). Value engineering is an organized effort to analyze the functions of systems, equipment, facilities, services, and supplies for the purpose of achieving the essential functions at the lowest life cycle cost consistent with required performance,

reliability, quality, and safety. A VECP is a proposal from the construction contractor to the Government that requires a change to the contract to implement and results in a reduction of the overall projected cost of the project without impairing essential functions or characteristics. Construction contractors are encouraged to develop, prepare, and submit VECP's voluntarily with the incentive that they will share in the cost savings to the project for each accepted VECP.

The A-E will review all VECP's for consistency with the original design and determine, from an engineering standpoint, their relative merits. Comments regarding the VECP's will be returned to the PM, along with a recommendation of acceptance or non-acceptance.

As with the Requests for Information, there is no way of knowing the magnitude or volume of VECP's prior to award of the construction phase services contract. Therefore the funding obligation and expenditure for VECP review is handled similarly to that for Requests for Information.