

8. Construction - the building emerges

Client's Guide To Architecture Series

"Every good building results from a good architect, a good builder and a good client" How can you be a good client? This series follows the [Anatomy of Project diagram \(blog 54\)](#) and we'll continue with Construction Stage. This has also been referred to as Contract Administration.

Few buildings are identical. This is where we build the prototype and plan to get it right first time. But what does the architect contribute during construction?

A Contract for Quality

- Your architect will help you to set up a tried and tested contract between you and the builder that includes drawings and specification, Standards are described for longevity and an agreed price is fixed.
- A program for the work is prepared by the builder and progress again this is monitored by your architect towards the completion date. Any adjustment is then predicted and needs to be justified by the builder.



Avoiding Overpayment

- The builder is entitled to payment for the value of work completed on your site each month. Your architect will assess the value completed on site and certify stage payments for clients to make so that there is no overpayment.
- Cost is then controlled on behalf of the client based on construction knowledge and experience. This minimises financial risk for the client.

Is it Being Built as Designed?

- After all the work that has gone into the design it is important to see that that is realised in the build. The responsibility to achieve the design described in the contract remains with the builder, but having regular observation by Studio B's architect at site meetings can identify any errors early or answer any queries.

Controlling Any Additional Items

- Any changes that you request or that may be needed once excavation starts are clearly described to meet the design standards and their cost is fairly controlled to reasonable rates by the architect as the contract administrator.

Regular Site Meetings

- Every Month or 2 weeks, depending on the project size, a meeting is convened with the builder. Minutes record progress, any queries are raised and often the client representative attends.

Independent Due Diligence

- Where community projects are funded by clients that represent many stakeholders, the administration of the building contract by a professional independent of the builder provides peace of mind.

Next time - Completion - move in and celebrate

