SECTION 013500 - PARTNERING

This section is to be used only with written approval of the Director of D&C.

1. GENERAL
	* + 1. PARTNERING OVERVIEW
				1. Partnering: The Director, Director’s Representative and Construction Manager intend to encourage the foundation of a cohesive partnership with the Contractor and its subcontractors. This partnership will be structured to draw on the strengths of each organization to identify and achieve reciprocal goals. The objectives are effective and efficient contract performance, intended to achieve completion within budget, on schedule, and in accordance with the Contract Documents.
				2. This partnership will be bilateral in makeup. To implement this partnership initiative. It is anticipated that within 15 days of Notice to Proceed the Contractor’s principal manager, the Director’s and Construction Manager’s representatives will attend a partnership development seminar followed by a team-building workshop to be attended by the Contractor’s key on-site staff and Director’s and Construction Manager’s personnel. Follow-up workshops will be held periodically throughout the duration of the contract as agreed to by the Contractor, Client (Owner), and Construction Manager.
				3. An integral aspect of partnering is the resolution of disputes in a timely, professional and non-adversarial manner. Alternative dispute resolution (ADR) methodologies will be encouraged in place of the more formal dispute resolution procedures. ADR will assist in promoting and maintaining an amicable working relationship to preserve the partnership. ADR in this context is intended to be a voluntary, non-binding procedure available for use by the parities to this Contract to resolve any dispute that may arise during performance.
			2. PARTNERING REQUIREMENT
				1. The Director envisions that a partnering or networking conference will be conducted for this Project. A 2-day goal setting seminar is anticipated. Each Contractor must include all cost for a principal representative and on-site project manager of their firm and their major subcontractor firms to attend the partnering workshop session.
			3. PARTNERING OBJECTIVES
				1. The parties of the Contract are a team dedicated to providing a quality project in accordance with the Contract. The team is committed to both employee and public safety, protection of the environment, and minimizing inconvenience to the public.
			4. COMMUNICATION OBJECTIVES
				1. The team intends to deal with each other in a fair, reasonable, trusting and professional including:

Communicate and resolve problems within the terms of the Contract.

Decision making at lowest possible level.

Open, honest communication.

Treat each other with mutual respect, resolve personnel conflicts immediately, and avoid personal attacks.

Timely notification of future meetings.

Support of the weekly and morning meetings.

Not allowing grudges to interfere with professionalism.

* + - 1. CONFLICT RESOLUTION SYSTEM
				1. Step 1: It is preferred that conflict be discussed and resolved at the level at which it originates.
				2. Step 2: When conflict is not resolved at the originating level, it will be taken to the next level of supervision.
				3. Step 3: When conflict is not resolved at Step 2, then it will be taken to the Project Manager and Director’s Representative.
				4. Step 4: If it cannot be resolved at Step 3, then it will be handled according to the Contract Documents.
			2. PERFORMANCE OBJECTIVES
				1. Complete the project without litigation.
				2. Utilize cost reduction incentive proposals.
				3. Finish the Project on time.
				4. No delays to the Project.
				5. No lost time injuries.
				6. Promote positive public relations.
				7. Provide safe passage of the public through the Project.
				8. Make the Project enjoyable to work on.
				9. Construct and administer the Contract so that all parties are treated fairly.
1. PRODUCTS (Not Used)
2. EXECUTION (Not Used)

END OF SECTION 013500