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Peer Review - *"Your Second Pair of Eyes"*

By: J. Michael Borgelt
Associate AIA



We have all heard the expression, "If only I had a second pair of hands". "Have you ever wished you had a second pair of eyes?" An old German proverb states "It is better to trust the eyes than the ears."

Your project is due to solicit for bid and the design professionals have been working feverously for the past several months to ensure you that the construction documents are complete and on-time to meet your scheduled bid date.

Errors, omissions, delays, cost overruns, missing items; these are just a few of the thoughts going through your head. You are not confident that the construction documents intended to hit the streets in a few weeks are coordinated and complete.

Gobbell Hays Partners, Inc. (GHP) understands the importance of Quality Assurance/Quality Control in our industry and a third party "Peer Review" can assist to reduce potential risks for the Owner, Contractor, and Design Professionals. GHP's thorough review of construction documents with a *vision* toward the elimination of errors, omissions, inconsistencies, and document coordination is our primary objective when conducting a Peer Review.

Approximately 50% of all change orders are due to coordination errors that could have been avoided. Not only will a Peer Review eliminate costly change orders and numerous RFI's, it will also help prevent the proverbial adversarial relationship between all parties. GHP's experienced professionals will target the coordination and interfacing of all disciplines at the final design document phase and circumvent these potential costs.

The design professional working on the project on a daily basis sometimes *"can't see the forest for the trees."* A third-party review performed by GHP is one method of quality control and assurance to assist you in eliminating the conflicts between the project interdisciplinary designs by providing quality, value, service and ethics. Construction documents are binding to the Owner and the Contractor and to protect the interests of the contractual parties, the documents should be as accurate as agreed upon by contract with the A&E firm.

Peer Reviews can be as broad as to cover all document issues from codes to material selections or they can be as finite as details pertaining to the building exterior envelope for water tightness and constructability. Reviews can be performed during the design process, prior to bid, or at the conclusion of the bidding. *(Should GHP conduct a review of the preliminary documents (DDP), coordination items and details of construction will only be reviewed on a cursory level as we will assume these items are in the process of being developed as the drawings are finalized).*

One of the most important steps in the design process according to the financial institutions that fund your projects is Peer Review after submission bids and prior to contract award. GHP will provide peer reviews to identify obvious plan deficiencies and incomplete information related to code compliance and to identify potential change orders that would require additional funds. These Peer Reviews should always be completed prior to the start of construction to identify any plan deficiencies that could affect the as-built value or functional capacity of the project.

GHP's review is not intended to serve as a duplication of design services by A&E professionals contracted for the work, design efforts by civil and environmental engineering services, or to supersede formal reviews by Federal, State or Local governmental agencies required for permit approvals.

About the Author:

Mr. Borgelt has served in the capacity of Vice President-Sr. Project Manager and Chief Operations Officer over his thirty plus years of professional experience on a wide variety of building types including commercial, educational, municipal, institutional, banks and hospitality facilities. Mr. Borgelt has been associated as Senior Project Manager with Marriott Corporation – Courtyard Prototypes serving the Midwest and East Coast along with Federal Base/Post Exchanges, Shoppettes, Main Exchanges, gasoline dispensing and car care facilities for the Army & Air Force Exchange Service nation-wide. His Design-Build projects for the U.S. Army Community and Family Support Center have taken him nation-wide. Mr. Borgelt's Project Manager duties include being in charge of proposals, budgets/contracts, programming, design, estimating, construction documents, bidding, scheduling, and quality control/quality assurance and construction administration. He maintains client contact and coordinates all outside consulting required for each project. Mr. Borgelt can be reached at (615) 782-7260 or mborgelt@ghp1.com.



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