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OVERVIEW

Everyone involved in a building project wants it to be successful. This includes the stakeholders, design team, architects, engineers, contractors, lawyers, and sub-consultants. However, it is not enough to 'want'; there are key design factors that determine whether a building project will turn out to be successful or not.

The purpose of this book is to highlight those factors that can make or mar a building project. These factors affect all kinds of building projects regardless of budget, size, or opportunity. Inside, you will find solutions to factors that contribute to errors, omissions, and inaccuracies in the bid documents so that they may be corrected prior to construction.

As far as building projects are concerned, everyone is responsible regardless of what role or function. Any error that is not discovered at any stage can go on to affect other areas. Often time, the error snowballs into multiple problems.

For instance, a simple flaw in the contract documents can metamorphose into a design flaw that can end up undermining the entire project. Smart developers, architects and contractors understand and appreciate the value of a clear and concise set of bid documents.

It should be said at this point that there are no perfect sets of documents. As all humans are involved, there is bound to be some measure of deficiency.



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This book exists to reduce those deficiencies to the barest minimum and to provide added value with recommended corrective measures and tools that the reader can take action on existing projects.

The world of architecture and construction is rife with design flaws that are usually kept secret from building owners, owner representatives, procurement officers, and facility managers. The results are unplanned cost overruns, inaccurate cost estimates, design errors, added time, and reduced resources.

A careful study of this book will reveal the inner workings of the design and construction industry. This will help you understand how construction projects are planned, frequent design flaws, and how to optimize contract documents.

The principles in this book were distilled from years of experience and constant learning. They are specially curated to help the seasoned and non-trade professionals spot built-in problems and flaws that typically escape the untrained eyes.

The goal of this book is to help you save time, money, and resources. If your building project works out without major disputes, delays, or surprises, then this book will have achieved its purpose.



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The content of this book includes design and construction secrets, problematic design issues, case studies and solutions.

While you can begin at any chapter, it is advisable that you go through the book sequentially. This will provide a gradual but sure reveal into the inner workings of the design and construction industry.

By reading this book, you are taking the first step towards managing and reducing construction errors relevant to your building project.



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SECRETS REVEALED



ABOUT THE AUTHOR

Kenneth Michel AIA, NCARB, SME, LEED
GA Principal Architect

Kenneth Michel is the founder of APECx LLC, an MDOT MBE certified architectural practice based in Baltimore, Maryland. Professional experience includes design and construction work at a Top #5 ranked Architecture & Engineering firm as recognized by the Baltimore Business Journal.

Kenneth is a registered Architect, LEED Green Associate accredited, NCARB certified design professional and provides management experience in leading new construction, renovations and alterations from design development through construction administration for a variety of project types and sizes. His expertise is in reviewing and analyzing construction contract documents.

With more than 15 years of experience, Kenneth Michel is a seasoned expert in construction documentation and administration of contract documents. His experience includes design review of capital construction projects, policy writing, comprehensive design reviews, quality assurance, and oversight of design and construction documents. He is experienced with building materials and systems, sustainability techniques, and construction administration of complex projects. In 2021, Kenneth Michel was announced as a member of AIA's PM Best Practices National Committee, the Best Practices committee develops and curates the AIA Best Practices collection, a collection of relevant, experience-based knowledge and expert advice on firm management, project delivery, contracts and more.

From his leadership, APECx LLC has developed a systematic design review process that ensures facility design and construction conform to applicable standards, guidelines and owner project requirements.

Formal Education

- Bachelor of Architecture | May 2002
- Cornell University, Ithaca, NY
- College of Architecture, Art and Planning

Industry Impact

- Speaker for client workshops and design charrettes
- Published books, white papers, articles, and/or presentations
- 2019 AIA Baltimore and BAF Spring Lecture Series Design Competition
Edge: Harbor and City - Recognition
- Baltimore Visitor's Center Architecture Month Exhibit
- AIA Baltimore Chapter House's Doors Open Baltimore Exhibit

Affiliations

- Member, The American Institutes of Architects (AIA)
- Member, National Council of Architectural Registration Boards (NCARB)

Member, United States Green Building Council (USGBC)



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