

BENEFITS OF HIRING A CONSULTANT FOR CONSTRUCTION RESIDENT REPRESENTATIVE (CRR)

On behalf of the 2003 Best Procurement Practice Committee of the Airport Consulting Council, the following summarizes several key benefits to an airport for engaging the professional services of a consultant for Construction Resident Representative.

1. A qualified Construction Resident Representative (CRR) will have specialized expertise in construction related means, methods and industry standards of care. This will expedite the resolution of construction issues and change orders. The CRR will have experience in reviewing and evaluating contractor acceptance testing reports and requesting rework or retesting as may be required to assure substantial compliance to construction contract documents.
2. A qualified CRR is experienced with project documentation required by the FAA for AIP grant compliance and reports necessary for AIP funding reimbursements to the airport.
3. The airport can engage the services of a consultant to provide a CRR with the appropriate experience for each type of project. For example, the consultant can provide the services of a particular CRR for a runway project; and a different CRR for a terminal expansion project. This provides the airport with the most qualified individual representing the airport for various projects.
4. Diligently tracking construction activities is one the fundamental methods of reducing misunderstandings and frivolous claims for construction change orders. The CRR will have the appropriate computer software for tracking RFI's, field changes, requested change orders, monitoring the impact of rain delays or keeping a running tabulation of pending issues that are critical to the project schedule and cost.
5. Most airports consider the primary function of their staff to be responsible for airport safety, operations, administration, planning and management. Airport operating budgets most often do not allow for staff positions which are dedicated solely to construction services. The airport can engage the services of a CRR for a specific project or on an hourly basis to fit their needs. When a project is complete or if there is a slow down in construction activity, the airport is not burdened with the cost of a full time airport staff employee. The fees associated with a CRR can be easily documented for FAA and state reimbursements.
6. A CRR can reside a jobsite office or temporary field office during construction, so the airport does not have to provide office space for a permanent staff member. Administrative tasks by the CRR can be performed at the jobsite office or at the main office of the CRR, where there are additional professionals to assist as needed.