



Self-Performing Developers and General Contractors Working Together



The overall goal of construction has been to make a profit on your projects and for the owner, it is to get your project built for the lowest amount possible. Just as general contractors have been opening self-performing divisions within their own company, owners are capable of self-performing certain aspects of a construction job as well. Owners can operate the project management aspect of construction in order to keep control of factors that are important to the owner and then form a joint venture or subcontract the entire construction management aspect of the project. The project management aspect includes bid leveling, scheduling, procurement, submittal & RFI management and a direct line of communication between the architect, the general contractor covering the construction management, and subcontractors. Using this owner-incorporated structure, the owner is in more control of operations and has overall more power, but in return they take on more risk with the added responsibility in regard to financials and building out the project correctly. In this research, owners can be thought of as developers and are constantly in the market for acquiring land in order to build a new project in hopes of making a profit.

Key Words: Developer, Owner, Self-perform, Joint Venture

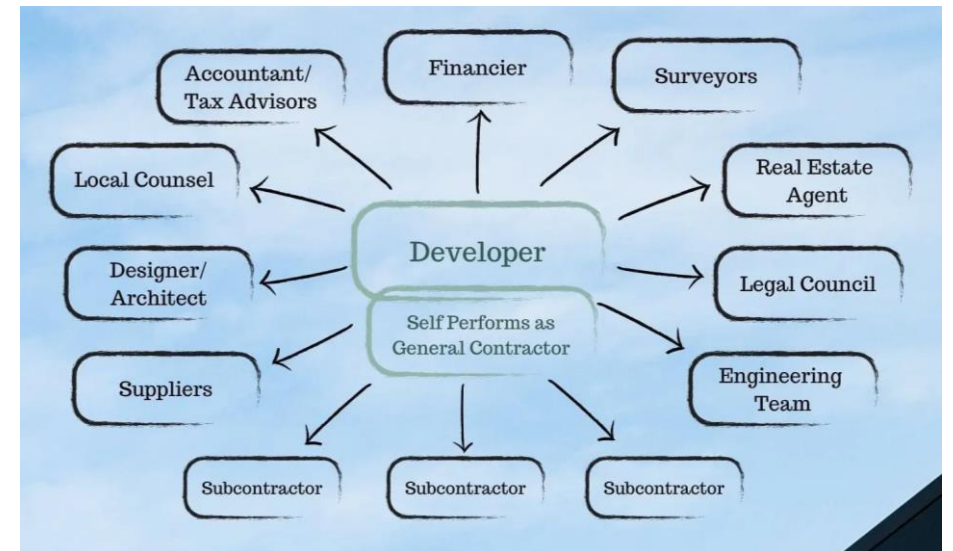
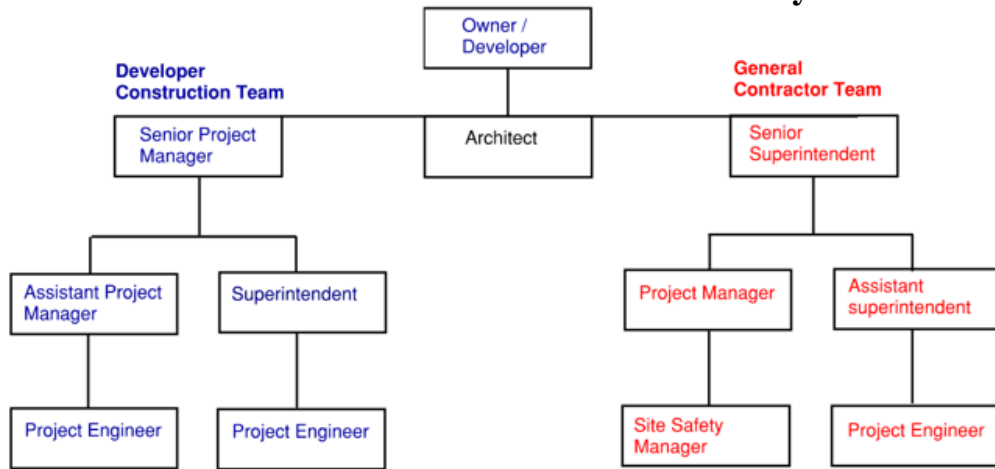


Figure 1 - Matrix chart proposed for a \$100 million job