# ****Flash Track Management****

# RT-311 from [www.construction-institute.org](http://www.construction-institute.org)

**Contract Considerations**

1. Setting clear, specific scoping requirements
2. Establishing performance-based specifications
3. Aligning project participants’ interests through contract
4. Establishing contract strategies specifically tailored to project conditions
5. Establishing clear change management procedures
6. Establishing an effective claims resolution process
7. Funding early critical efforts
8. Reducing risks through the collective efforts of all stakeholders

**Delivery Considerations**

1. Selecting team members and staff on the basis of their fast track experience or qualifications
2. Focusing procurement decisions on construction priorities
3. Selecting and awarding contracts to subcontractors in a timely manner
4. Staffing with personnel with strong leadership capabilities
5. Employing innovative procurement practices
6. Using highly integrated 3-D modelling, with all major users updating a common database
7. Involving contractors, trades, and vendors in the design phase
8. Seeking out suppliers and specialty contractors as sources of time-saving innovations

**Organizational Considerations**

1. Engaging operations and maintenance personnel in the development and design process
2. Establishing a fully integrated project team, including design, construction, specialty contractors, commissioning and operations personnel
3. Using team building and partnering practices
4. Delegating authority to the project level (i.e., maximizing decision-making authority at the project level)
5. Empowering the project team (ensuring that each organization is led by an empowered leader)
6. Having an owner with sufficient depth of resources and organizational strength
7. Selecting personnel with a can-do attitude and willingness to tackle challenging tasks
8. Having an engaged and empowered owner’s engineer (owner’s representative)
9. Staffing with multi-skilled personnel

**Cultural Considerations**

1. Accepting a non-traditional paradigm or mind set
2. Having an active, involved, and fully committed owner
3. Establishing flexible project teams that avoid rigid hierarchy
4. Maintaining a no-blame culture and a mutually supportive environment
5. Having open communication and transparency
6. Staffing with cooperative and collaborative personnel .
7. Having an open-minded team
8. Creating executive alignment among the contracted parties

**Planning Considerations**

1. Emphasizing coordination planning during the design process
2. Performing exhaustive front end planning
3. Identifying and procuring long lead items
4. Monitoring and driving corrective actions through the project controls process
5. Providing enough resources for critical path items
6. Considering speed of fabrication and construction during the selection of design alternatives
7. Recognizing and managing the additional Flash Track risks

**Execution Considerations**

1. Co-locating the project team (i.e., owner, designer, builder, and/or key vendors)
2. Simplifying approval procedures
3. Dedicating full-time personnel to the project
4. Selecting appropriate construction methods
5. Minimizing handoffs
6. Employing innovative construction methods
7. Conducting frequent and effective project review meetings