

Planen und Bauen in Projektallianzen

Planifier et construire en alliances de projet

Progettare e costruire in alleanze di progetto

Design and construction in project alliances

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PREAMBLE

Construction is part of a society's cultural accomplishments. Our building culture not only encompasses the structural quality of the finished building but also the manner in which the building was designed and realised.

The history of Swiss construction includes many examples of buildings that have been realised by people working together harmoniously, i.e. cooperatively. However, there are also examples of confrontational project delivery. The increasing complexity of construction projects, the digitalisation of the construction industry and the skilled labour shortage call for new partnership-based models. By involving all key project partners at an early stage and aligning their interests with the project objectives, project implementation can be made more efficient and effective.

Experience of such models has also been gained at an international level, triggering a search for solutions designed to eliminate potential confrontation and align the interests of project partners as closely as possible. Solutions have been found in various partnership models that are commonly employed in an international context.

However, it would not be appropriate to apply such models to the Swiss market directly because the Swiss construction industry and the legal parameters are not the same as in the Anglosphere (as an example), where such models have become fairly commonplace. Nevertheless, the proven basic principles from these models can and should be applied.

Partnership-based models of collaboration in the construction industry involve arrangements that are not fully covered by the Swiss Code of Obligations or the SIA's body of standards.

By publishing the technical bulletin SIA 2065, the SIA seeks to create a practical application guide tailored to the Swiss market that will make it easier to adopt partnership models – in cases where this is both advisable and beneficial. A partnership-based contract is means to maintaining a culture of collaboration characterised by a high degree of reciprocal exclusion of liability, joint risk assumption, joint decision-making by all alliance partners and performance-based remuneration.

Accordingly, this technical bulletin describes the terminology and core components of a partnership model suited to use in the Swiss construction industry. It identifies the core elements to be regulated contractually in the associated alliance contract and sets out the parameters for relevant contractual agreements and – where possible – clear recommendations on implementation.

The technical bulletin is intended for use in situations where a partnership-based collaboration model is being considered. In light of relevant international experience, this primarily applies in the case of complex and/or medium to large-scale projects.

The recommendations of the technical bulletin are aimed at involving the contractors at an early stage, although the conclusion of an alliance contract solely for the execution phase may be beneficial in certain cases. The technical bulletin allows for such a scenario as well.

Before a project owner decides to take the alliance route, they must meticulously check whether their project idea is suitable for such an approach.

In view of the experience gained from the current version of technical bulletin SIA 2065, this one will need updating after some initial practical experience has been obtained so that an appropriate contractual standard can ultimately be developed based on the proven practices recorded up to that point.

Working Group SIA 2065

Organisations represented on Committee SIA 118 and in Working Group SIA 2065

AM Suisse	Swiss employers' federation for agricultural technology, metal construction and farriery
BPUK	Swiss Conference of Directors of Construction, Planning and Environment
Design Build	Design Build Switzerland
Entwicklung Schweiz	An association of Swiss general contractors
FEDRO	Federal Roads Office
IPB	Association of private-sector, professional construction project owners
KB'CH	Swiss Conference of Cantonal Construction Engineers and Cantonal Architects
KBOB	Coordination Conference of Building and Property Bodies of Public Sector Developers
KIK	Conference of Cantonal Engineers
SBB	Swiss Federal Railways
SBV	Swiss Association of Master Builders
SIA	Swiss Society of Engineers and Architects
SIA BGA	Professional group Architecture of the SIA
SIA BGI	Professional group Civil Engineering of the SIA
SIA BGT	Professional group Technology of the SIA
SMGV	Swiss painting and plastering contractor association
SOB	Schweizerische Südostbahn AG
STS	Swiss Tunnelling Society
suisse.ing	Swiss Association of Consulting Engineers
VSS	Swiss Association of Road and Transportation Experts

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	Stephanie von Samson, dipl. Volkswirtin, Stans	BPUK/KIK
	Magnus Willers, MA HSG/MAS Energie-Ing. Gebäude FH/SIA, Zurich	SIA BGT
	Peter Zwick, dipl. SIA Construction Manager, Zurich	SIA BGA

Working Group SIA 2065 – Alliance contracts

		Representing
Chair	Heinz Ehrbar, dipl. Bau-Ing. ETH/SIA, Herrliberg	SIA
Members	Martin Beyeler, Prof., Dr. iur., attorney-at-law, Fribourg	University of Fribourg
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	Rolf H. Meier, dipl. Bau-Ing. ETH/SIA, Aarau	Project owner
	Wolf Seidel, Dr. iur., attorney-at-law, Uitikon Waldegg	Design Build, GC
	Bianca Vasquez, dipl. Architektin, Cham	Designer
	Emanuel Zweifel, MSc Bau-Ing. ETH/SIA, Moosseedorf	Contractor
	Peter Zwick, dipl. SIA Construction Manager, Zurich	SIA BGA

Legal Expert	Hubert Stöckli, Prof., Dr. iur., attorney-at-law, Fribourg	
Legal support	Beat Flach, MLaw/SIA	SIA Headoffice, Zurich
Administration office	Monika Meier, Kauffrau EFZ	SIA Headoffice, Zurich

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