

ABSTRACT

AN INVESTIGATION OF THE DESIGN, FINANCE AND CONSTRUCT
PROCUREMENT SYSTEM WITH REFERENCE TO TRINIDAD AND
TOBAGO

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The construction sector has emerged as one of the most accurate ways of identifying and analysing the progress and growth of a country. Since the beginning of time mankind has developed methods and systems, through trial and error, of administering development of the built environment. In the development of cities from the fourteenth to sixteenth century every well-known Architect or Master Builder was involved in significant works of his era, using systems such as the craftsmen's guilds, to modern times where the professions have become specialized in the execution of building contracts.

The design and build method of contract execution has been in existence in some form since the

industrial revolution. However, the industrialized countries have revitalized this delivery system with the addition of private financing for public projects as a method of fast-tracking projects for completion or limiting the public purse. In the mid 1980's the government of Trinidad and Tobago as a developing country began to seriously explore the alternative of the design, finance and construct method of project implementation as a viable means of delivering major public work projects as opposed to the traditional method of project delivery. This was a deliberate response to changing economic times.

This project report will seek to study and analyze the introduction of the design, finance and construct contract procurement system as a delivery system in the construction sector. This system has introduced a contract system in which a single entity is responsible to the client, whether government or private sector.

The author will explore the need for this alternative to the traditional system as well as offshoots

to the original concept namely the Fincor loan agreement which emerged as part of the process.¹ These delivery systems have advantages and disadvantages which will also be examined.

✓ Since the inception of this delivery system a number of projects have been completed in Trinidad and Tobago. This project will seek to analyse some select case studies with a view to exploring the success and failures of live projects. The design, finance and construct system has not been readily accepted by all participants of the construction sector. In fact it has encountered very severe opposition from some professionals in the construction industry. This project will also examine these factors and consider recommendations which would make this system more manageable for the sector as a whole.

FINCOR is a finance consortium comprising twenty six lenders.