



HARVARD UNIVERSITY

Contractor Safety Assessment Program



HARVARD UNIVERSITY • UNIVERSITY OPERATIONS SERVICES

Environmental Health & Safety

Contractor Performance Measurement

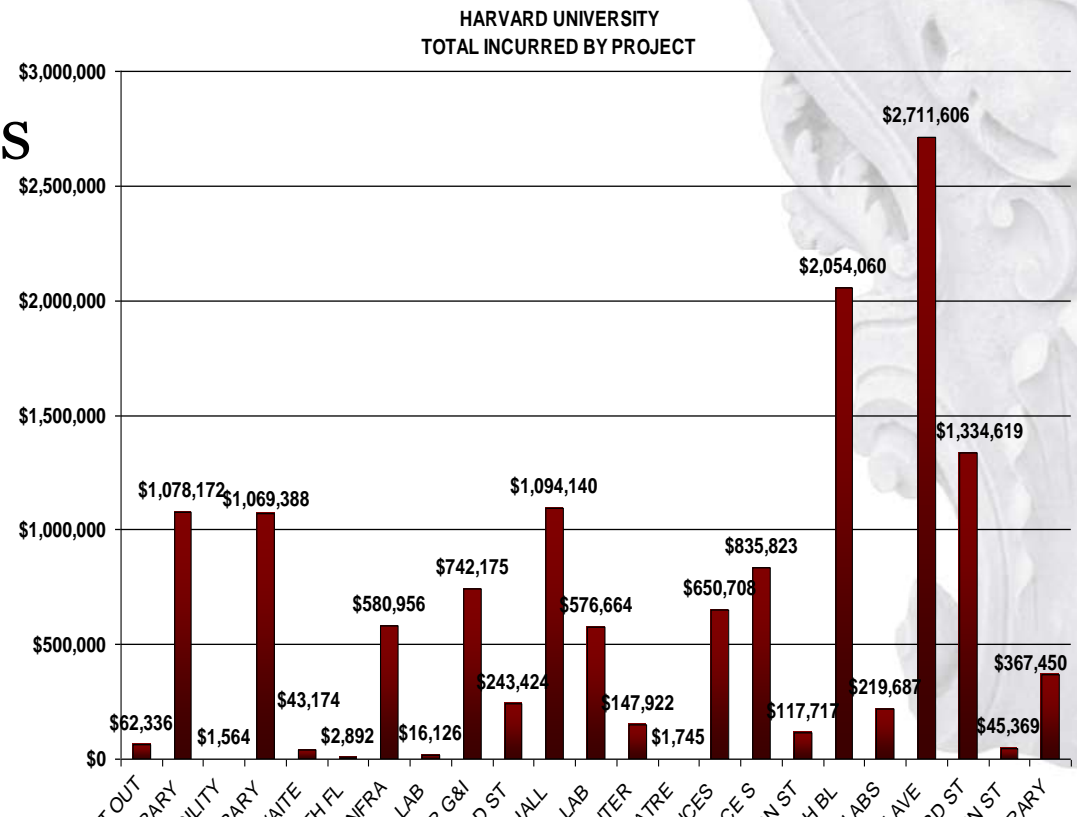
Agenda

- Results of Using Poor Contractors
- Contractor Selection
- Choosing the Best Contractor
- How All Parties are Rewarded
- Monitoring of Performance
- Moving Forward



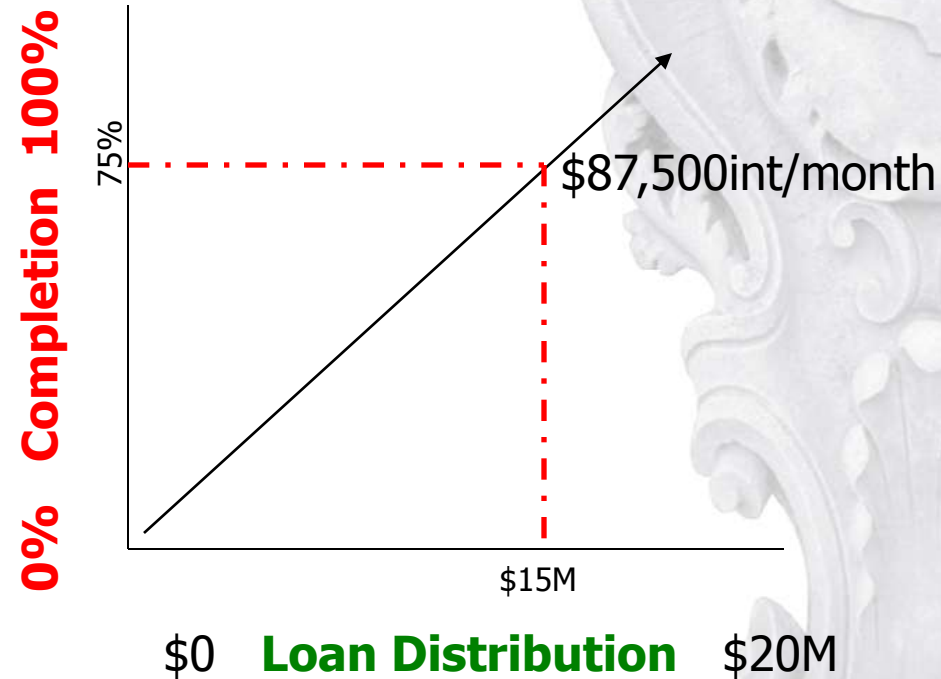
Results of Poor Safety Performance

- Accidents
- Elevated OCIP Costs
- Poor Quality of Construction
- Poor Community Relations
- Project Delays



Cost of Delay: *Interest*

- \$20M Construction Loan @ 7% APR
- A 1 Month Delay @ 75% Completion & \$15M Distributed
- 1 Month's Interest \$87,500



Traditional Approach to Contractor Selection

- General Contractor's Preference
- Low Bidder
- Relationship to the Owner



EMR Approach to Contractor Selection

- You Cannot Compare Different Employers
 - Payroll Units Not Hours of Exposure
 - 2-4 Year Lagging Data
- Counts WC Dollars Only
 - Direct Costs Only
 - No GL Claims
 - Pay as You Go Practices
- Reporting
 - OCIP & CCIP reporting lags
 - Classification Manipulation
 - Reserves
- Not Regional
 - National Rate vs. Independent State Rate

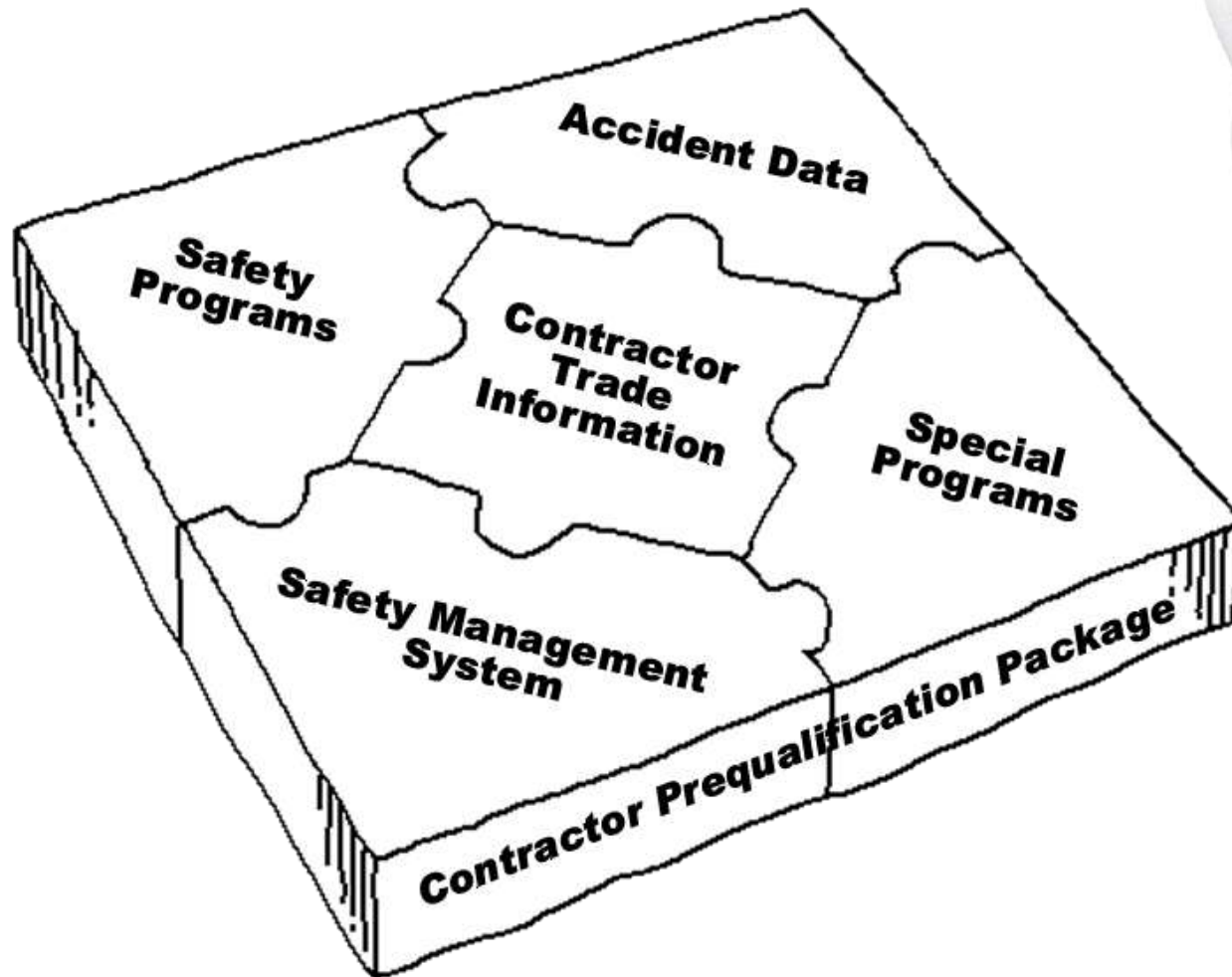


Making an Informed Contractor Selection

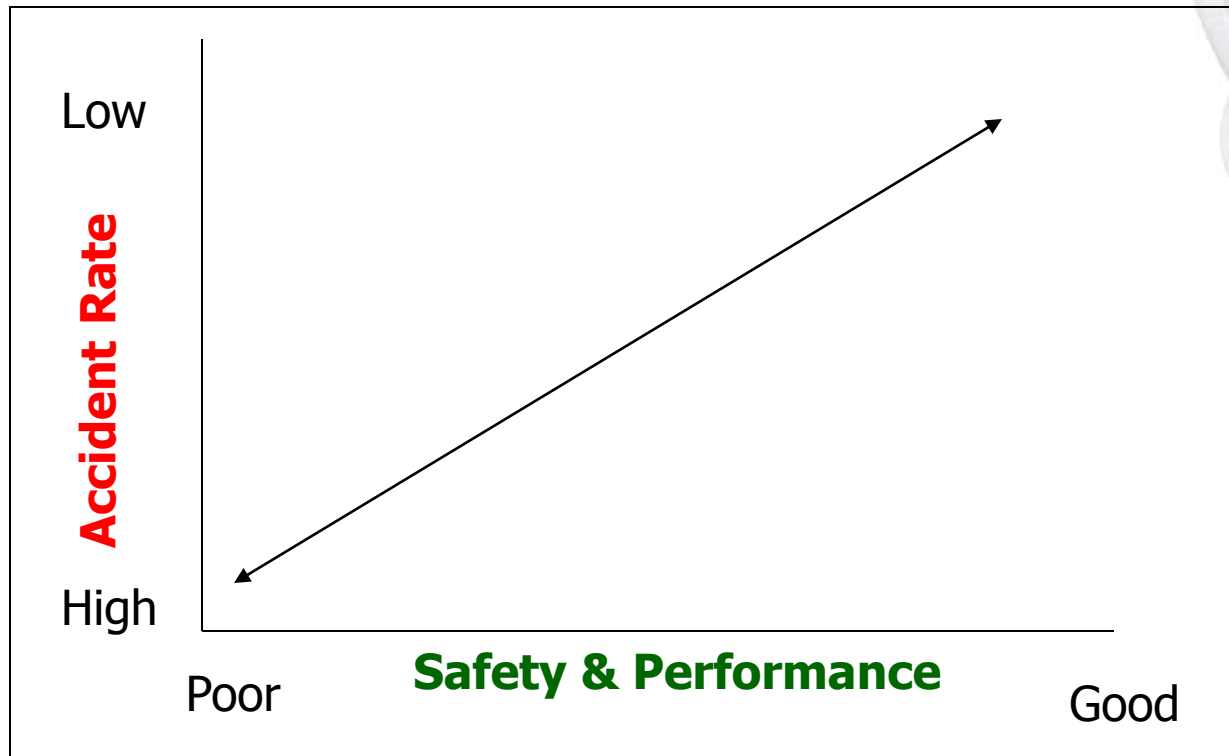
- Utilize Contractors with Strong Safety Performance History
- Determine Whom Should be Selected by:
 - Collecting, Assessing, and Normalizing Contractor Safety Data
 - Comparing Apples to Apples



Contractor Prequalification Data

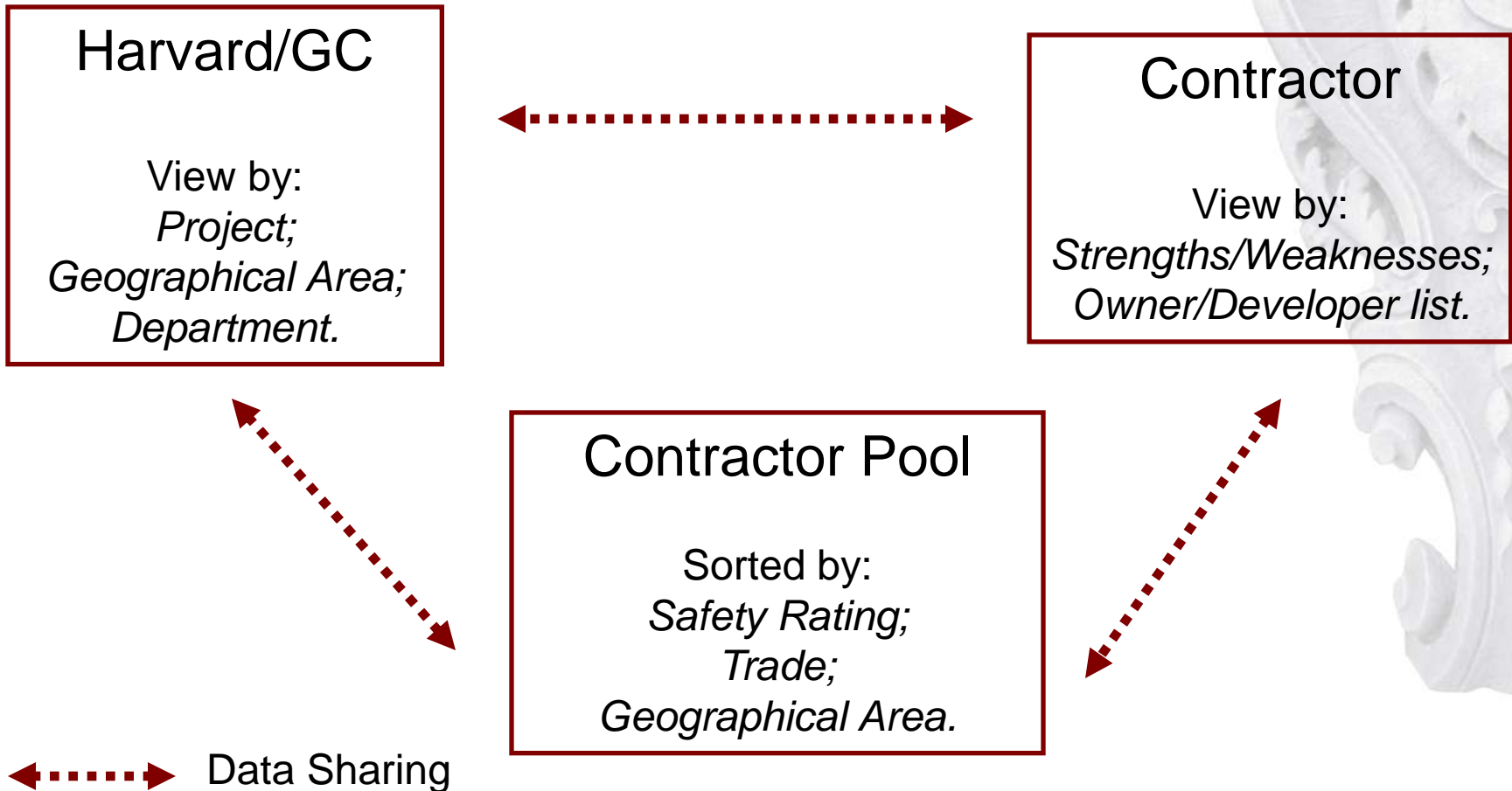


What Does the Data Say?



Safety is integral to the business process

Sharing the Data with a Web Application



How does HU use the Data?

- Construction Project Managers
- Mitigation Director
- EH&S
- OCIP Broker





CONSTRUCTSECURE

The Contractor Safety Assessment Program

Username:

Password:

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**ENROLL
NOW**

- Dansure Inc
- Gilbane
- GPCP
- Harvard University
- Intel Corporation
- Kenny Construction
- Skanska
- Suffolk Construction
- The Graham Company
- Turner
- Certification-Only

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Designed at Harvard, now the Construction Industry Standard for Safety Assessment

Why Use CSAP?

General Contractors

- View Contractor's Safety Performance Strengths and Weaknesses
- View Enrolled Contractors by Trade Classification, Name and Safety Score
- View Contractor's Accident History for the Past 3 Years
- Complete Safety Project Management Software

[Read More](#)

Subcontractors

- Contractors can make their profile viewable to all users of CSAP
- Independent assessment of their safety program
- Possible Insurance Premium Reduction
- Identifies safety programs strengths and weaknesses
- Receive a certificate of completion
- Level Playing Field. All Contractors Will Be Held to the Same Safety Standards



ConstructSecure - Safety Evaluation

Company Information	Insurance/Injury/Illness	OSHA Experience	Safety Management Systems	Safety Program Elements	Special Elements	Document Upload	Profile	Mitigation	Monthly Reports
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Company Name*:	ABC Company
Address*:	46 Blackstone Street
Address 2:	
City*:	Cambridge
State*:	MA
Zip Code*:	02138
Main Telephone #*:	617-495-3055
Main Fax #:	617-495-0593
Federal EIN:	00 - 00000000
Trade Description*:	Please select Add Another Construction of Buildings Remove Structural Steel and Precast Concrete Contractors Remove
Contact First Name*:	Garrett
Contact Last Name*:	Burke
Contact Job Title*:	Associate Director
Contact E-mail*:	garrett_burke@harvard.edu <i>Separate email addresses with a comma</i>
Contact Telephone # (Office)*:	847-777-7533
Contact Telephone # (Mobile):	847-922-1709
Contact Fax #:	847-777-7633

COMPANY SAFETY MANUAL

Discre

Hous

Haza

Mate

Signs

Weld

Conf

Tool

Mess

PI

on)

nt



ABC Company Profile Page

PROFILE COMPLETE: [Download Certificate](#)

[More Info](#)

Select Trade Category:

TRADE CATEGORY	SCORE
CONSTRUCTION OF BUILDINGS	78.63 / 100
Injury/Illness/Insurance	43/45
EMR	8/10
FATALITIES	0: 5 points awarded
RECORDABLE CASES	15/15 Details
DART	15/15 Details
OSHA Experience	7/10
Safety Management Systems	28.24/30
Safety Program Elements	9.39/10
Special Elements	5/5
Safety Manual Document	-14 points deducted
OSHA 300 Summary Form	Uploaded
Insurance EMR Rating	Uploaded
General Liability Cases	0 / 40

COMPANIES ABLE TO VIEW YOUR PROFILE

Harvard University
 Skanska
 Intel Corporation
 Independent Certification
 Suffolk Construction
 Dansure Inc
 Turner
 GPCP
 Gilbane
 Kenny Construction

[Add More](#)

ABC COMPANY INFORMATION

Address: 46 Blackstone Street
 City: Cambridge
 State: MA
 Zip Code: 02138
 Main Telephone: 617-495-3055
 Main Fax: 617-495-0593
 Primary Contact: Garrett Burke
 Email: davem@constructsecure.com
 Date of Enrollment: 9/10/2009

Message Center: You have 8 messages

Sent by:
 davem@constructsecure.com
Date: 8/31/2010
Subject: Test again
[Show Message](#)

Sent by:
 davem@constructsecure.com
Date: 8/31/2010
Subject: Test again
[Show Message](#)

RFP Master List View

Select Trades for your project

Construction Trade	Registered Contractors	Display	Meets Intel Requirements
Construction	9 contractors	Show...	✓ 6 Yield 2 STOP 1
Construction of Buildings	5 contractors	Show...	✓ 3 Yield 1 STOP 1
Industrial Building Construction	11 contractors	Show...	✓ 8 Yield 2 STOP 1
Commercial & Institutional Building Construction	5 contractors	Show...	✓ 9 Yield 4 STOP 1
Heavy & Civil Engineering Construction	6 contractors	Hide...	✓ 3 Yield 2 STOP 1

Contractor	State	Overall Score	Intel Rating	<input type="checkbox"/> Select
Test Contractor	Arizona	95,24	✓	<input type="checkbox"/>
Test Civil Engineering Contractor	Arizona	89	✓	<input type="checkbox"/>
Sample Construction Company	Arizona	80	✓	<input checked="" type="checkbox"/>
Sample Civil Contractor	Arizona	74,7	Yield	<input type="checkbox"/>
ABC Construction Company	Arizona	59,36	Yield	<input type="checkbox"/>
Test Construction Company	Arizona	46,04	STOP	<input type="checkbox"/>

Specialty Trade Contractors	12 contractors	Show...	✓ 8 Yield 4 STOP 2
Residential Building Contractors	14 contractors	Show...	✓ 10 Yield 4 STOP 0
New Single-Family Housing Contractors	5 contractors	Show...	✓ 3 Yield 1 STOP 1
Construction Trade	Registered Contractors	Display	Meets Intel Requirements

Select Trades for your project

CERTIFICATE of completion

ConstructSecure, Inc.
ABC Company

This is to certify that **ABC Company** has successfully completed the ConstructSecure independent Construction Safety Assessment Program (CSAP). **ABC Company** has completed the area for the trade **Structural Steel and Precast Concrete Contractors**. The Contractor Safety Assessment Program reviews a company's historic safety performance and current safety management systems. The program normalizes for contractor size and type of work performed. It provides a through, objective and consistent evaluation of company performance for decision making by construction industry participants. The results provide a view of the value a company places on safety and a reliable predictor of future performance.

The results are below:

TOTAL SCORE: 83.89 / 100
Injury/Illness/Insurance: 44/45 points
EMR: 9/10
Fatalities: 0: 5 points awarded
Recordable Cases: 15/15
Dart: 15/15
OSHA Experience: 7/10 points
Safety Management Systems: 28.24/30 points
Safety Program Elements: 9.66/10 points
Special Elements: 5/5 points
Safety Manual Document: -10 points deducted


ConstructSecure, Inc.



DATE: Wednesday, February 24, 2010

#1216a

Owner/Developer

- No Delays
 - No Additional Finance Costs
 - Project Stays on Schedule
 - Builders Risk Premium Reduction
 - Lower Project Costs
 - Contractors Insurance Premiums are Lower
 - Reputation Preserved
- 

Contractors Like this because:

- Level Playing Field
- All Contractors Will Be Held to the Same Safety Standards
- Bidding Will Favor Contractors that Have Strong Safety Programs
- Third Party Recognition
 - Strengths Vs Weaknesses



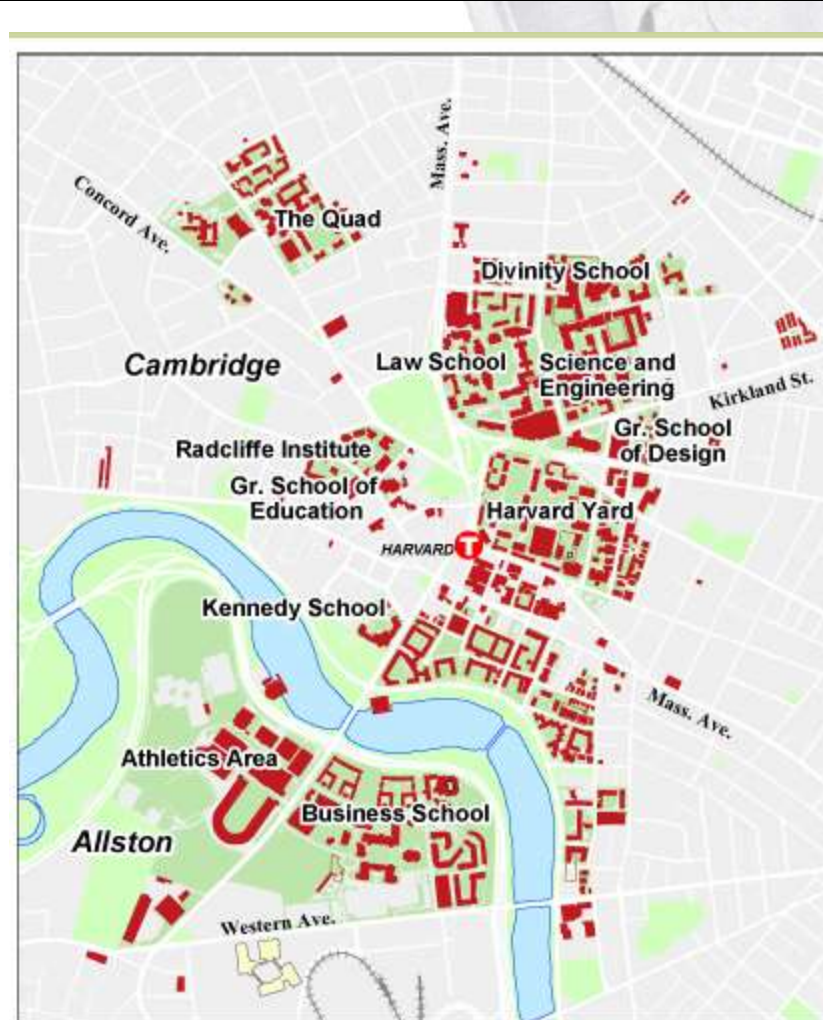
Contractors Like this because

- Contractors (GC/Subs)
 - Training
 - Safety Compliance
 - Skill Development
 - Marketing
 - Certificate
 - Platinum & Gold Rating
 - Insurance Premium Reduction
 - Business Development



Monthly Monitoring

- Leading Indicators
 - Safety Inspections
 - Hours Worked
 - Pre-task Plans
 - Safety Meetings
- Lagging Indicators
 - Near Miss Investigations
 - Accidents
 - Lost Work Days



Addition Functionality Planned

- Substance Abuse Participants
- Contractor Messaging
- Insurance Certificate Upload
- Plug in for Field Inspection Tools
- Data Trending



Summary

- Why is Pre-qualifying Contractors important
 - Problems with Current Approach
 - Method of Evaluating Contractors
 - Benefits to Owners and Contractors
 - Importance of Continuous Monitoring
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