Integrated Project Delivery

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Contract Types

Where the industry has been and where the industry is going ???????
Where the industry has been……

- GC/Lump Sum Bidding

- Construction Management Constructor/At risk Agency

- Design Build
Where the industry is going???????

- AIA IPD Transitional
- AIA IPD SPE
- ConsensusDOCS 300
So what does it all mean??????

Per the AIA – IPD leverages early contributions of knowledge and expertise through the utilization of new technologies, allowing all team members to better realize their highest potentials while expanding the value they provide throughout the project life cycle.
So what does it all mean??????

Per ConsensusDOCS - ConsensusDOCS 300 provides the contractual framework for a truly collaborative interaction between an Owner, a designer and a constructor.
AIA Integrated Project Delivery

- Ideally will help lower project costs, save time, improve quality and reduce/eliminate major disputes and litigation

- Incorporates BIM

- Does not incorporate Lean Construction

- Incorporates front end focused planning

- AIA IPD Transitional Documents are readily entered into
ConsensusDOCS 300

- US Construction Industry standard form tri-party collaborative or integrated agreement
- Partial incorporation of BIM
- Incorporation of Lean Construction
- Does not incorporate AIA Pre-construction Phases
- Somewhat ready to go once liability/insurance/contingency monies issues are addressed
Where do we go from here??????

The key word is **INTEGRATED** Project Delivery

- Know your team members

*Have they worked together*
*When have they worked together*
*Who has worked together*
*What is their track record working together*
*What types of projects have they worked*
Where do we go from here??????

The key word is INTEGRATED Project Delivery

- Know what services that you really want

Preconstruction services
Value Management
Benchmarking
Integrated Schedule Development
Estimating Services
Target Cost Design
Where do we go from here??????

The key word is **INTEGRATED** Project Delivery

- Know what services that you really want

  *Bidding and Negotiation Services*
  *Bid Package Development*
  *Bid Package Review*
  *Alternate Review*
  *Award Recommendation*
Where do we go from here??????

The key word is **INTEGRATED** Project Delivery

- Know what services that you really want

- **Construction Phase Services**
  - Full Time/Part Time Supervision
  - Working Superintendent
  - Self Perform Work
  - Construction Administration
  - Change Order Management
Where do we go from here??????

The key word is **INTEGRATED** Project Delivery

- Know what services that you really want

  *Specialty Services*
  *Building Information Modeling*
  *Green Building*
  *LEAN Principles*
Who has skin in the game?????

- Project Incentives
- Fee Based Incentives
- Contingency Incentives
Reference Information

- American Institute of Architects
- ConsensusDOCS
- Collaborative Construction Resources
Questions?????????