



## News Release

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### **The American Institute of Architects (AIA) and AIA California Council (AIACC) Announce Positive Results in Integrated Project Delivery Case Studies**

*National study of Integrated Project Delivery method demonstrates efficiencies and cost effectiveness*

**Sacramento, CA (January 28, 2010)** – The American Institute of Architects (AIA) and The AIA California Council, (AIACC) today announced the results of a joint project focused on real building projects that utilized and implemented Integrated Project Delivery (IPD), during the building process. IPD is a construction project model in which owner, design professional and builder jointly share a project's risk and reward. These studies demonstrate the successful application of IPD in a variety of building types and scales in diverse regions of the country, and are the first installment of an ongoing evaluation process of how the IPD model might be incorporated nationwide to protect against project losses. In particular, all six participants in the study delivered projects on time and within budget using the IPD model, thus demonstrating the effectiveness of its use.

Inefficiencies and waste in the construction industry, coupled with new technologies such as Building Information Modeling (BIM) and owner demand for better quality and cost controls, have created a need for a collaborative approach to design and construction. The participants in this project openly discuss the pros and cons of IPD as a collaborative building and design effort.

According to the case studies, advantages of IPD include:

- Owners enjoy improved cost control and budget management, as well as the potential for less litigation and enhanced business outcomes.
- Contractors are provided with the opportunity for stronger project pre-planning, more timely and informed understanding of design, the ability to anticipate and resolve design-related issues through direct participation in the design process, construction sequencing visualization to improve methods prior to the start of construction, and improved cost control and budget management.
- For architects and designers, IPD provides more time for design, reduces documentation, allocates more appropriate sharing of risk and reward and improves cost control and budget management.

According to Jonathan Cohen, FAIA, who conducted the study, "There was so much energy and enthusiasm around IPD. These projects were all successful on their own terms and free of serious disputes – that alone is remarkable. What struck me was the level of creativity in the different teams' approaches. Our industry is learning to innovate by experimenting and applying lessons learned to the next project. This tells me there shouldn't be a "one size fits all" formula for doing IPD. At the same time there are underlying principles that should not be compromised." Based on these initial reports, IPD is proving to be a solution that frees parties from the

processes that often weigh a project down. It allows for creativity and innovation in the way stakeholders approach a project – avoiding a ‘one size fits all’ formula and instead, finds solutions unique to the specific building issues. We are excited to continue this research and see if this methodology provides the boost to the bottom line of businesses that are desperately needed.”

### **About the Case Studies**

The six case studies in the report include Autodesk Inc., AEC Solutions Division Headquarters in Waltham, MA; Sutter Health Fairfield Medical Office Building in Fairfield, CA; Cardinal Glennon Children’s Hospital Expansion in St. Louis, MO; St. Clare Health Center in Fenton, MO; Encircle Health Ambulatory Care Center in Appleton, WS; and Walter Cronkite School of Journalism, Arizona State University in Phoenix, AZ.

All participants were selected based on their compliance with the criteria of IPD, which include:

- Mutual trust and respect among participants
- Collaborative innovation
- Intensified early planning
- Open communication within the project team
- Building Information Modeling (BIM)
- Lean Principles of design, construction and operations
- Co-Location of teams
- Transparent financials

Because the IPD process is new, it was important that all parties agreed to these terms. Additionally, projects had to be completed in the United States. Finally, Cohen visited all of the projects and interviewed the major participants at length, including one or more representatives of the owner, architect and builder. In most cases, the major engineering consultants, specialty subcontractors, building users and other stakeholders were interviewed, and project data was self-reported by the participants.

Steps have been taken across the AIA to support the use of IPD in future projects. While the projects in the current report were implemented prior to the availability of standard IPD Agreements, AIA Contract Documents now offers several documents specifically for IPD projects, including the *C191™-2009, Standard Form Multi-Party Agreement for Integrated Project Delivery*; *C197™-2008, Standard Form of Agreement Between Single Purpose Entity and Non-Owner Member for Integrated Project Delivery*; and *C197™-2008, Standard Form of Agreement Between Single Purpose Entity and Non-Owner Member for Integrated Project Delivery*. Information on AIA’s IPD Agreements and other standard contract documents and software can be found at [www.aia.org/contractdocs](http://www.aia.org/contractdocs) and at <http://www.IPD-CA.net>.

The AIA and AIACC continue to study the ongoing effort to apply IPD as a business model and will document results in future reports. To download the IPD case studies, visit <http://info.aia.org/aia/ipdcasestudies.cfm>.

### **About the AIA California Council**

The AIACC represents the interests of more than 11,000 architects and allied professionals in California. Founded in 1944, The AIACC’s mission supports architects in their endeavors to improve the quality of life for all Californians by creating more livable communities, sustainable designs and quality work environments. Today, The AIACC is the largest component of the national AIA organization. For more information, visit [www.aiacc.org](http://www.aiacc.org).

### **About the American Institute of Architects**

For more than 150 years, members of the American Institute of Architects have worked with each other and their communities to create more valuable, healthy, secure, and sustainable buildings and cityscapes. By using sustainable design practices, materials, and techniques, AIA architects are uniquely poised to provide the leadership and guidance needed to provide solutions to

address climate change. AIA architects walk the walk on sustainable design. Visit [www.aia.org/walkthewalk](http://www.aia.org/walkthewalk).

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