**Integrated Project Delivery**

IPD is a delivery process that seeks to align interests, objectives and practices through a team-based approach.

**Integrated Project Delivery (IPD)** is a relatively new alternative project delivery method that is characterized by a formal contractual relationship between the Owner, Design Professionals, General Contractors and key subcontractors that aligns business interests of all parties. IPD may be used by the Owner to optimize project results and is best utilized on large and complex projects. This incentivizes collaborative behavior and team risk-sharing to enhance project success. The focus in IPD is the final value created for the Owner, the finished project. An early decision by the Owner and team members would need to be made to utilize the IPD process.

IPD should enhance:
- Mutual respect and trust
- Mutual benefit and reward
- Open communication
- Early involvement of key participants
- Committed organization and leadership
- Collaborative innovation and decision-making
- Intensified planning
- Technology utilization

Benefits:
- This collaborative approach promotes informed decision making early in the project when the most value can be created
- The close collaboration eliminates a great deal of waste in the design, and allows data sharing directly between the design and construction team eliminating a large barrier to increased productivity in construction.
- The IPD process brings all participants together early with collaborative incentives to maximize value for the owner rather than each participant focusing exclusively on their part of construction without considering the impact on other team members.
- The IPD team shares the financial risk and reward based on the project’s outcome.
- IPD process motivates collaboration throughout the design and construction process, tying stakeholder success to project success.
IPD is a process where all disciplines in a construction project work as if one firm, with the intent of faster delivery times, lower costs and a more collaborative process for the entire team.

Requirements for success include:

- The Owner must make an early decision to go with an IPD process.
- The project budget must include contingencies to create risk-sharing.
- All key team members must be willing to work collaboratively.
- Developing a single contract agreeable to all IPD members.
- Design Professionals' and the Contractors’ understanding of their respective liabilities must be well vetted and documented.

REFERENCES:
Contracting for Integrated Project Delivery: The ConsensusDOCs and the AIA Documents

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