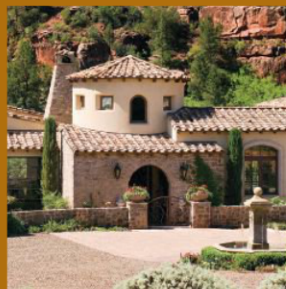
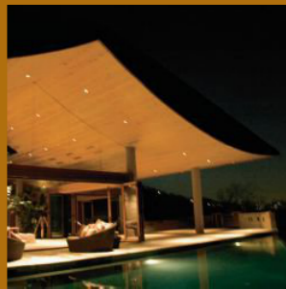


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Integrated Project Delivery - Your Key to a Remarkable Building Experience

By Jerry Meek

The building of your custom home or commercial project deserves the highest standard of quality and professionalism. The sophistication and complexity of your project requires a first-class team of professionals including your architect, designer, and builder. These key individuals must be capable of harmoniously working together to guide your project with integrity and advocate on behalf of your vision. To ensure the success of your project, it is in everyone's best interest to consider processes based on Integrated Project Delivery (IPD). This concept offers significant benefits by ensuring the insight and talents of every participant are utilized to optimize the results of your project and increase the value of your home or commercial property by maximizing the efficiency of the building process.

Integrated Project Delivery is a foundation upon which your entire team is encouraged to work harmoniously to ensure you receive the best value for your custom residential or commercial project.

Custom projects all over the nation are often hindered as a result of inefficiencies that take place throughout the building process. The Economist reported an average of 30% waste was suffered by the construction industry in 2000, while the U.S. Bureau of Labor Statistics has cited an overall decrease in construction productivity since 1964. Miscommunication, incongruent practices, and even a lack of respect and consideration for the work of other team members can lead to delays, redesigns, and rebuilds. This frustrates the entire team, especially the owner, as lost time and wasted materials generate greater overall project costs.

Integrated Project Delivery applied early on alleviates such gross inefficiencies from occurring by synergizing the efforts of the project's key participants, business structures, systems, and practices, which are necessary to advance the successful completion of your project.

Main principles of IPD include:

- Respect and trust among all participants where ideas are based on quality of merit.
- Involved collaboration by the owners, architect, designers, and contractors in the early development phases of your project.
- Commitment to embrace the shared responsibility of the project's benefits and risks.
- Unity among the entire team to accomplish the tasks and processes in a way that leads to the optimal outcome of the project.

Industry leaders also recognize the benefits of IPD principles when applied to the application of technological advances. As innovative technology continues to evolve at lightning speed, it is becoming increasingly important to leverage the professional knowledge and insight of the entire team. A collaborative spirit based on IPD where best practices and cultivated expertise are shared increases overall productivity and decreases time spent on learning or trouble shooting new products and systems.

The design and construction of your custom project deserves the commitment of a team that works together to create a seamless and highly efficient process based on clear communication, mutual respect, and best practices.

Integrated Project Delivery is a real opportunity for participants to commit themselves to a collaborative experience that increases value as it eradicates inefficiencies typically found in non-IPD projects. Requesting at the start of your project that the entire team implement principles of IPD is the first step to ensuring a truly remarkable and enjoyable building experience.

*Jerry Meek is President of
Desert Star Construction
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