

Integrated Project Delivery 101



THE ULTIMATE BEGINNER'S GUIDE TO IPD:
Unlocking Your Project's Full Potential

INTRODUCTION TO IPD:

Collaborative Approach

Integrated project delivery (IPD) is a project delivery method that involves early collaboration among all project stakeholders — architects, engineers, contractors, and owners — to work together as a single team from project conception to project completion. This approach integrates the team to optimize efficiency, minimize waste, and improve project outcomes.

IPD was developed to address the inefficiencies and fragmentation in the traditional construction process, which often produces delays, budget overruns, and subpar outcomes.

It stands in contrast to the traditional design-bid-build project delivery model in which the owner of the project has separate contracts with each party and serves as a go-between for the design and build teams.

The end goal is a culture of collaboration and trust that enables the team to work together more efficiently and effectively. This IPD 101 guide will provide the basics of:

pg 3

How IPD helps the construction industry

pg 4

Benefits & potential drawback of IPD

pg 5

Ways to implement IPD & tools to help



Many thanks to Daniel Drouin, a recognized leader in IPD, for contributing much of the content in this report

How IPD Helps the Industry

The goal of IPD is to improve project outcomes by increasing collaboration, communication, and integration among all stakeholders, including the owner, contractor, architect, engineers, and subcontractors.

Listed here are some of the key features of IPD that differentiate it from other project delivery methods.



Integrated Teams

An IPD project typically includes a team of experts from a variety of disciplines, including architecture, engineering, construction, and operations. This team works closely together throughout the project to ensure that all aspects of the project are integrated and coordinated.



Collaboration

IPD is based on the principle of collaboration among all stakeholders, including the owner, contractor, architect, engineers, and subcontractors. This collaboration is facilitated using a single contract, which includes all stakeholders and is signed by all parties at the beginning of the project.

Stakeholder Involvement

IPD requires the early involvement of all stakeholders in the project, including the owner, contractor, architect, and engineers. This helps to ensure that all parties have a clear understanding of the project goals and can work together to achieve them.

Lean Design & Construction

IPD often employs Lean construction principles, which focus on maximizing value and minimizing waste. This helps to reduce costs and improve efficiency.

Risk Sharing

Stakeholders share in the risks and rewards of the project. This helps to align the interests of all parties and encourage them to work together to achieve the best possible outcome.

Technology

IPD often incorporates the use of technology, such as building information modeling (BIM), to improve communication and coordination among all stakeholders.

Continuous Improvement

IPD includes ongoing efforts to improve processes and systems, with the goal of achieving better project outcomes.

Benefits & Drawbacks of IPD

This collaborative approach provides better communication and coordination, which leads to increased efficiency, cost savings, and project success. IPD is especially important for large and complex projects, where the number of stakeholders and their needs can be challenging to manage. Additionally, IPD can help to ensure that all parties involved are on the same page, which can help to reduce the likelihood of costly disputes or delays.

Some potential drawbacks from IPD

Increased Costs

IPD involves more collaboration and communication among stakeholders, which can potentially lead to increased project costs.

Increased Complexity

IPD involves more stakeholders in the project, leading to increased project complexity and potentially more coordination issues.

Requires a Culture of Trust & Collaboration

IPD requires a culture of trust and collaboration among all stakeholders, which may not be present in all construction projects.

Some of the benefits from IPD

Improved Outcomes

IPD enables the project team to work together to identify and resolve quality issues quickly and efficiently.

Cost Savings

IPD provides a streamlined process for project teams to work collaboratively to reduce costs and improve efficiencies.

Increased Collaboration

IPD encourages collaboration between team members and stakeholders, building trust and communication among them.

Reduced Project Risk

IPD provides a framework for the project team to identify, assess, and control risks.

Improved Scheduling

IPD allows the project team to create a realistic and achievable timeline while providing visibility and control over the project schedule.

Ways to Implement IPD

Organizations should research to make sure they understand what IPD is and make that the contractual model is aligned with their business model.

Research could consist of attending conferences, webinars, reading case studies and research. There are a lot of videos and podcasts that can also be helpful.

If the organization does not have the time and resources to study all of the documentation, hiring a specialized IPD consultant to assess its readiness to jump into the IPD journey could move things along for a reasonable fee.

If you are an owner, the process requires availability from the leadership group, to assess their capability and capacity to support their project management team in such a delivery model. Also, procurement, legal, and risk management will require a certain level of assessment and understanding of IPD, often it is between these groups that we find the strongest barriers.

The client group or operations, people that will operate and maintain the building will be part of several collaborative workshops to ensure they communicate their needs and concerns regarding the project. And, last but not least, the project management will require a minimum of information and training with the assessment as their role will completely change during the IPD project.

Checklist of things to consider during implementation:

Start with a positive attitude:

- Embrace the collaborative nature of IPD and be open to new ideas and approaches.

Get everyone on board:

- Make sure all stakeholders are committed to the IPD process and understand their roles and responsibilities.

Build a team of superheroes:

- Assemble a team of experts from various fields to work together to achieve project success.

Create a safe space: Establish a culture of trust and mutual respect, where everyone feels comfortable sharing their ideas and opinions.

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Communicate, communicate, communicate:

- Open lines of communication are crucial for successful IPD implementation. Use collaborative tools and techniques to keep everyone informed and involved.

Embrace technology: Use BIM, virtual design, online whiteboards, and other tools to facilitate collaboration, visualization, and communication.

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Focus on continuous improvement:

- Implement Lean principles to minimize waste and maximize efficiency. Encourage feedback from all stakeholders to identify areas for improvement.

Celebrate milestones:

Recognize and celebrate project successes along the way to keep morale high and build momentum.

Embrace diversity: Encourage a diversity of perspectives and approaches to problem-solving to foster creativity and innovation.

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Have fun: Above all, remember that IPD is supposed to be a fun and collaborative process that brings people together to achieve a common goal.

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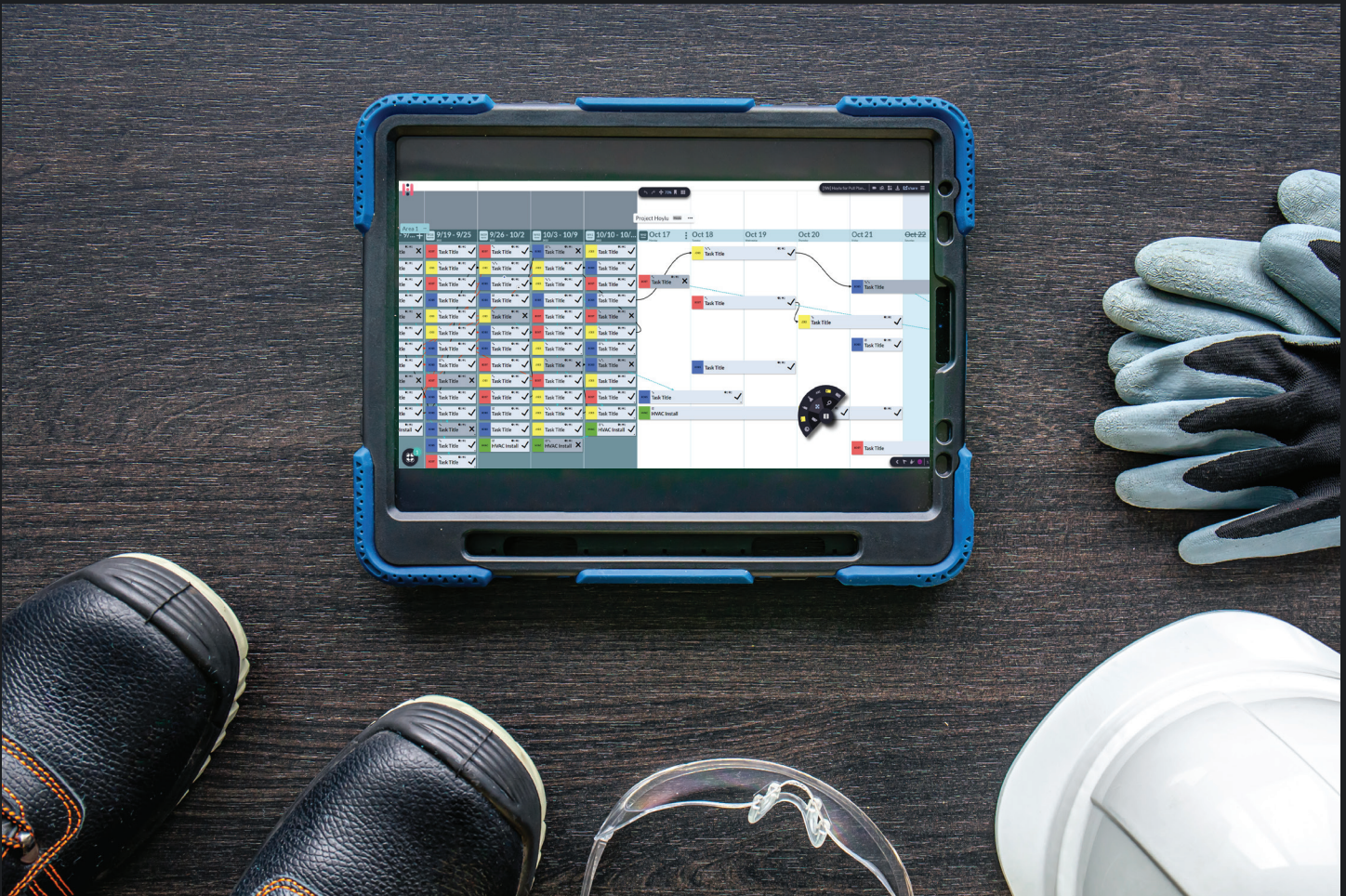


The Role of Digital Tools

Before the beginning of the 2019 pandemic IPD was known to have analogic visual management and was very successful. During the pandemic multiple tools were created and tested, many where unsuccessful, and some were valuable for projects by providing a platform for collaboration, communication, and decision-making.

By using digital tools, teams can easily share and access project documents, collaborate in real-time on tasks, and track progress. Digital tools can also be used for automated reporting, which allows teams to quickly identify and address issues that arise during the project.

Additionally, digital tools can be used to support virtual meetings, providing a platform for remote teams to engage in meaningful dialogue.



Software to Help with IPD

Construction planning software can seamlessly connect teams — architects, contractors, sub-contractors, and vendors — and improve collaboration in the IPD journey. However, it can be difficult for companies to make the switch to digital when they do not have the proper tools. Bells and whistles are great, but will your team want to use something complicated? Consider easy-to-use software that everyone will adopt.

As cloud-based software, Hoylu is easy to use and accessible from anywhere, making it an essential tool for construction professionals looking to streamline their workflows and improve project outcomes.

Interested? [**Contact us for more information.**](#)

Hoylu for Construction is a comprehensive project management solution that addresses the specific needs of the construction industry. It offers a range of features, including real-time collaboration, automatic updates, visual project planning, and team communication. With Hoylu, construction teams can plan and execute projects more efficiently, reduce the risk of errors, and stay connected and informed about project changes.



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