



Integrated

PROJECT DELIVERY
SEMINAR SERIES

09

Integrated Project Delivery:

AUTODESK

One Market Street, San Francisco

Produced by:



HansonBridgett

McGraw Hill
CONSTRUCTION



AIA California Council



AGC
CALIFORNIA



Project

Design Center	16,500 sf
Office space	29,300 sf



Final Floor Plan
GALLERY AND OFFICES AT ONE MARKET 19



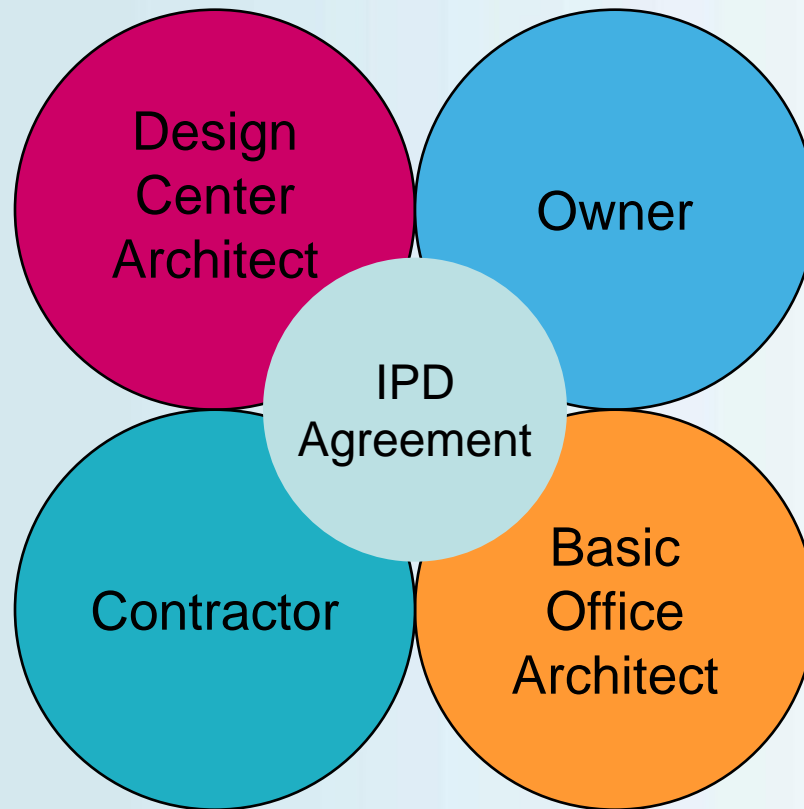


Players in Project

- Owner - Autodesk
- Contractor - DPR
- Design Center Architect - Anderson & Anderson
- Basic Office Architect - HOK



Basis of Contract





Schedule

Start design	11/1/2007
Start Construction	2/19/2008
Complete Construction	8/22/2008



Contract Highlights

- Incentive compensation layer (ICL)
- Targeted adjustments to incentives
- Project managed by team - one from each firm (PMT)
- Require unanimous decisions for good of project
- No litigation clause



Incentive Compensation

Non Owner Participants

- Basic compensation at break even
- All profit at risk
- Started with estimated profits being the incentive pool



Adjustments to Incentive Compensation

Project costs

- If under, 50% added to Incentive comp pool
- If over, excess comes out of ICL until it is exhausted

Project Schedule

- If under scheduled date, add \$7500/day to ICL
- If over scheduled date, deduct \$2500/day from ICL



Adjustments to Incentive Compensation

Project Design Targets

- Determined by 3rd party
- Reward if beat target standards, penalty if under target
 - Target quality
 - Innovation
 - LEED Platinum target
- ICL could adjust from +20% to -20%



What Didn't Work

Decision to go IPD made too late

- Program set
- Budget Set and didn't match Program
- Move in deadline already set



Effects on the Project

- Budget increase by CO to meet Autodeak desires
 - Increased ICL profit pool
 - No incentive compensation for beating budget
- Schedule extended
 - No incentive compensation for beating schedule



What Went Right on the Project

- PMT team worked very effectively
- Completed on time in and in budget based on adjusted targets
- Earned bonus compensation based on design targets

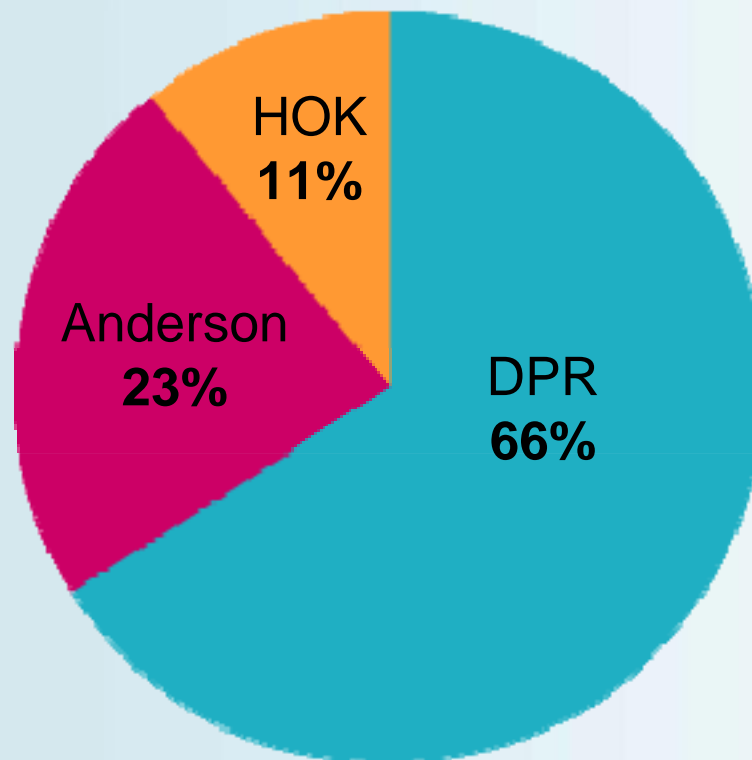


Incentive Compensation Pool

Original pool from 3 parties		558,000
Adjusted by CO		73,000
Design Target premium +20%		128,000
	total pool	<u>\$769,000</u>

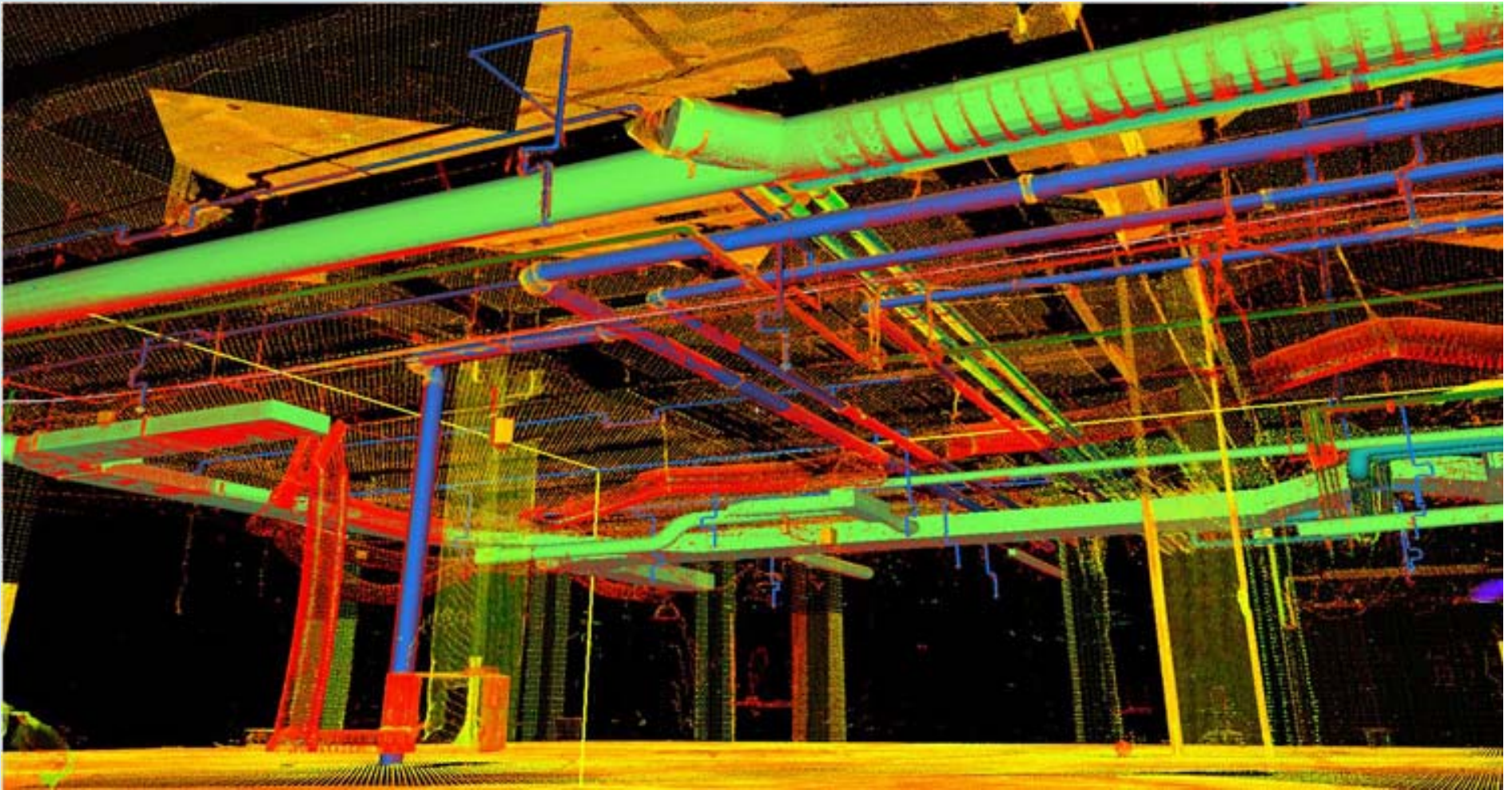


Incentive Compensation Split





BIM Images





BIM Images

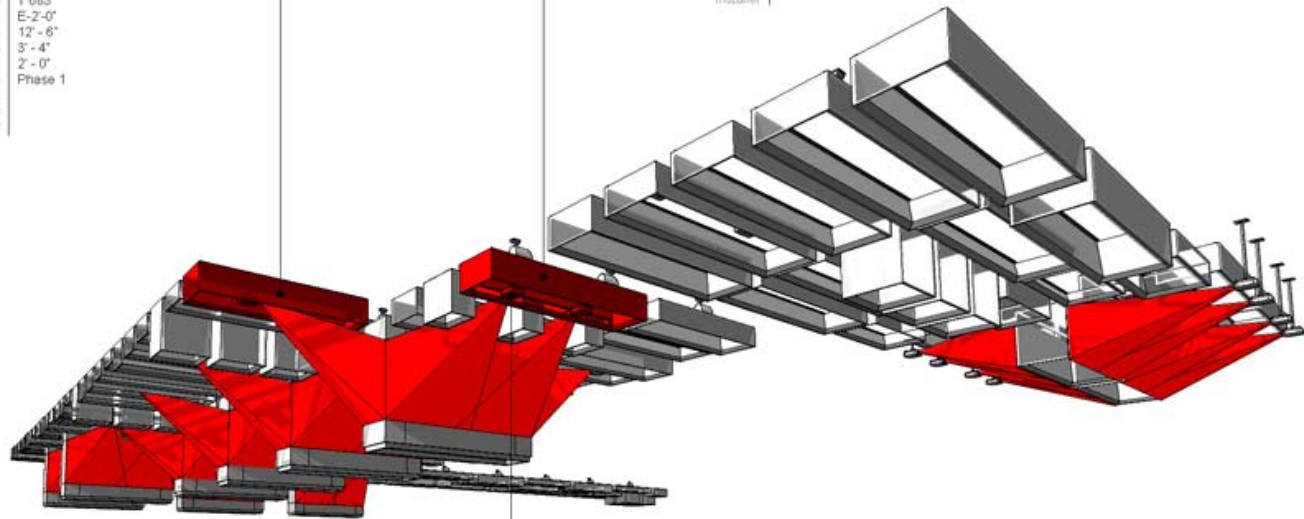
DIGITAL ENVIRONMENT Video Projection Systems

Fabric Ceiling Box

Assembly Type	Standard Baffle Box
Box ID	T 083
Box Type	E-2-0'
Length	12' - 6"
Width	3' - 4"
Depth	2' - 0"
Delivery Phase	Phase 1
Architect	
Fabricator	
Installer	

Fabric Ceiling Box

Assembly Type	Slotted Projector Baffle Box
Box ID	S 050
Box Type	MX-2-0'
Length	14' - 6"
Width	3' - 4"
Depth	2' - 0"
Delivery Phase	Phase 1
Architect	
Fabricator	
Installer	



Video Projector

Manufacturer	NEC
Model	NP 3150
Resolution	1024 x 1200
ANSI Lumens	5000
Wattage	490
A/V Design	
Installer	



Photographs of Finish Space



PHOTO IMAGES OF FINISHED GALLERY AND OFFICE LOUNGE



Photographs of Finish Space



PHOTO IMAGES OF FINISHED GALLERY SPACE



Conclusion

- First IPD for each of us
- Amazing cooperation from all team members
- A gamble to risk 100% of profit but worked out