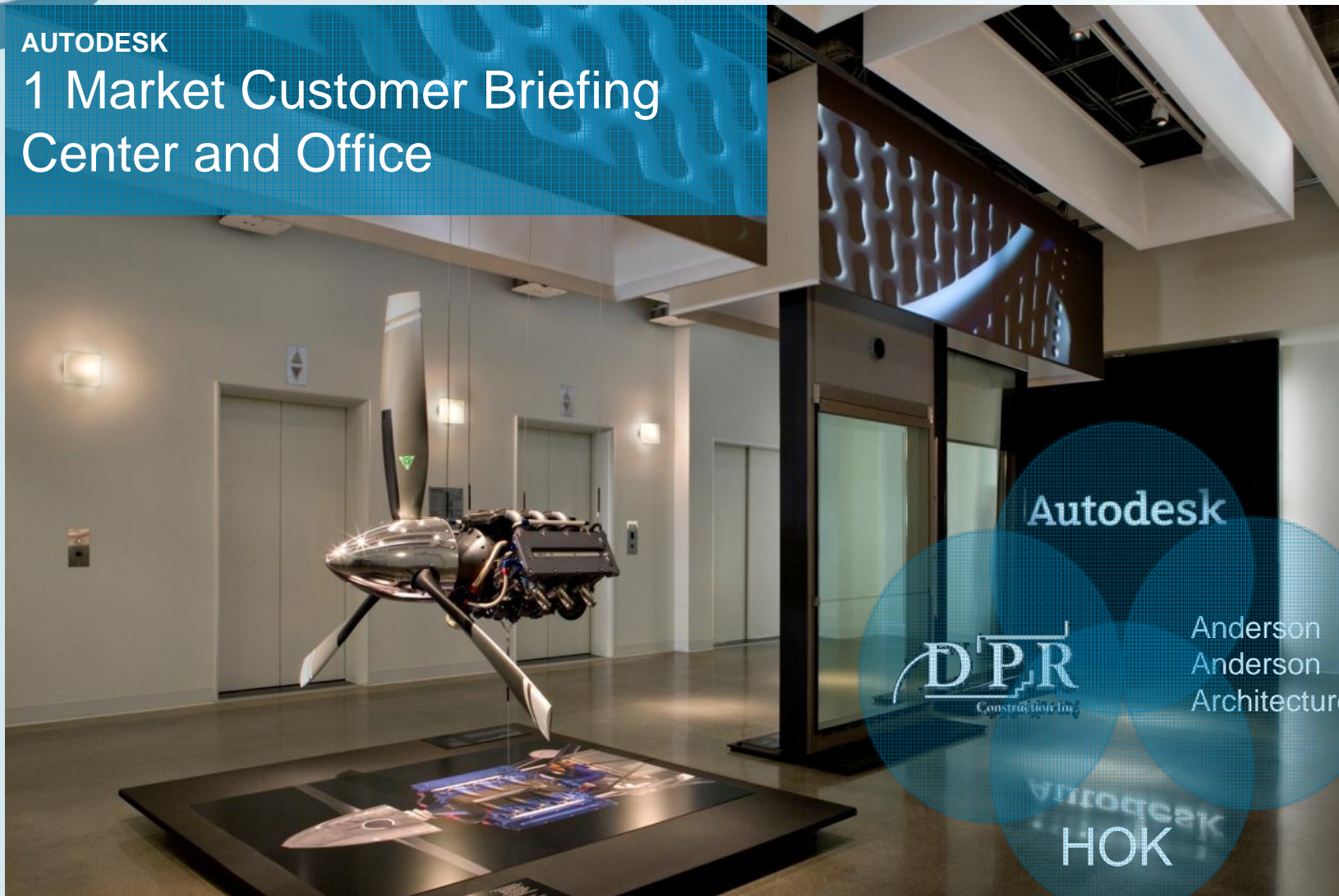




IPD: The Builder's Perspective

AUTODESK

1 Market Customer Briefing
Center and Office





IPD: The Builder's Perspective

AUTODESK 1 MARKET PROJECT SUMMARY

- \$10 million
- 42,028 SF
- 22 weeks
- LEED Platinum certification (targeting)
- Downtown San Francisco
- Media-Intensive Center
- Project Goal

“*Design and Build a World-Class Customer Briefing Center and Office*”





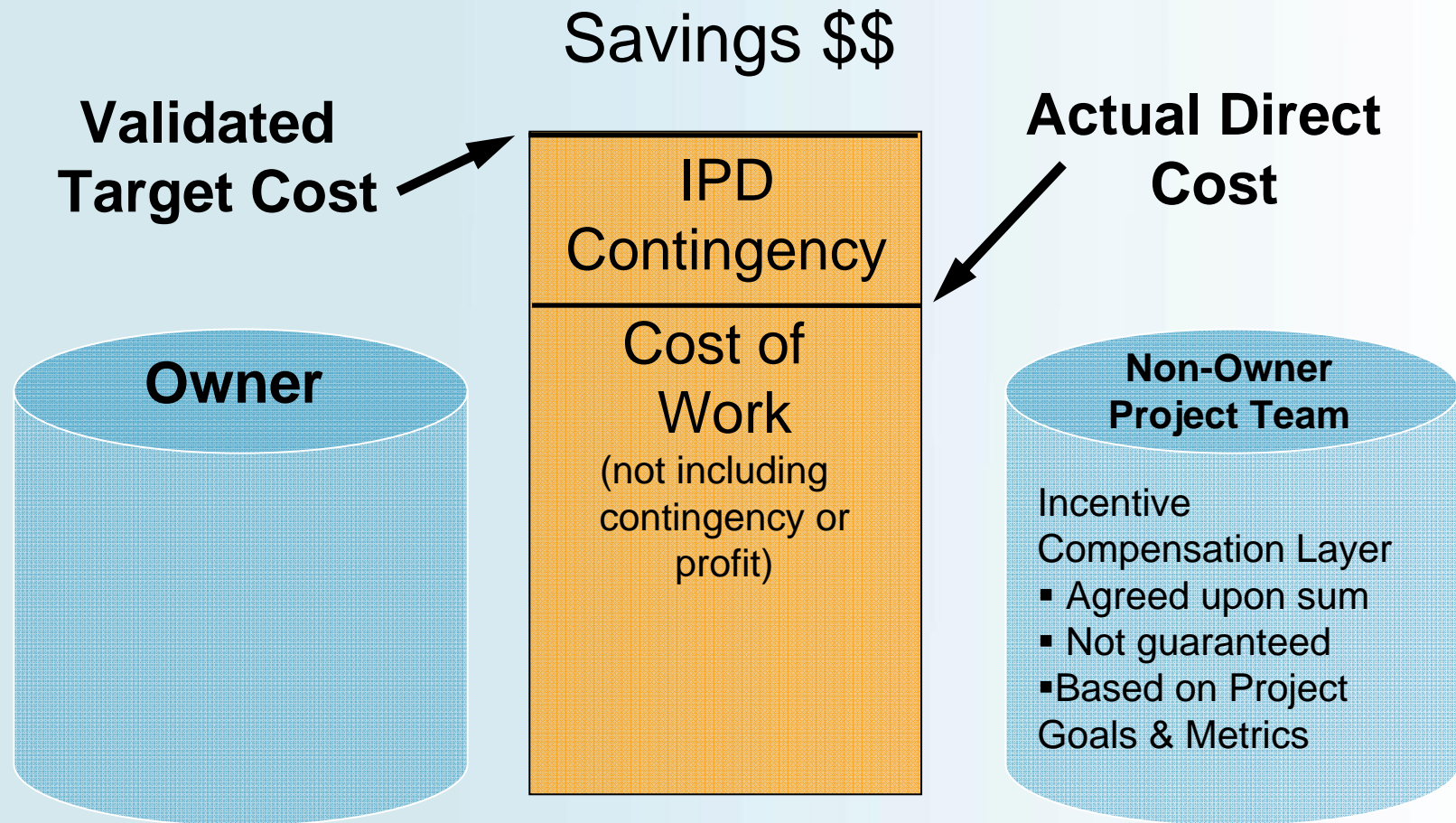
Different Rules & Rewards



- Win-Win or Lose-Lose
- Eliminate trade GMPs
- Eliminate project GMP
- Pool contingencies
- Share risks and rewards based on reaching targets



Sharing Project's Success





Autodesk Incentive Compensation Layer

Non-Owner Project Team

Incentive Compensation Layer

- Agreed upon sum
- Not guaranteed
- Based on Project Goals & Metrics

Contractors
67.5%

Designers
32.5%

ICL Adjustments:

- Actual < Estimate = ½ to ICL
- Actual > Estimate than ICL is reduced by overrun
- Quality Adjustment
 - 3rd Party Evaluation
 - Functionality
 - Aesthetics
 - Materials
 - Workmanship
 - Sustainability



IPD: Autodesk Project Metrics

- Fee
 - 100% at Risk
 - \$0 Fee Erosion
- Contingency Summary
 - Owner Scope Additions = \$616,712
 - BIM Modeled Changes = \$632 (0.1%)
- Efficiencies Gained
 - DPR Construction returned \$50,158 to the ICL
 - 1 day turnaround time on millwork shop drawings (standard 2 to 4 weeks)
- RFI's
 - Average turnaround = 3.125 days
 - 72 on project. Zero related to changes to modeled elements
 - 20 minute average turnaround on design questions
- Bonus Pool
 - IPD Team award full ICL Enhancement based on 3rd party evaluation (20%)



Lessons Learned

- BIM Utilization – Maximizing Benefit
- BIM Design Paradigm Shift
- Laser Scan Coordination
- Commitment Tracking
- IPD – Effective contracting method for design-driven projects

