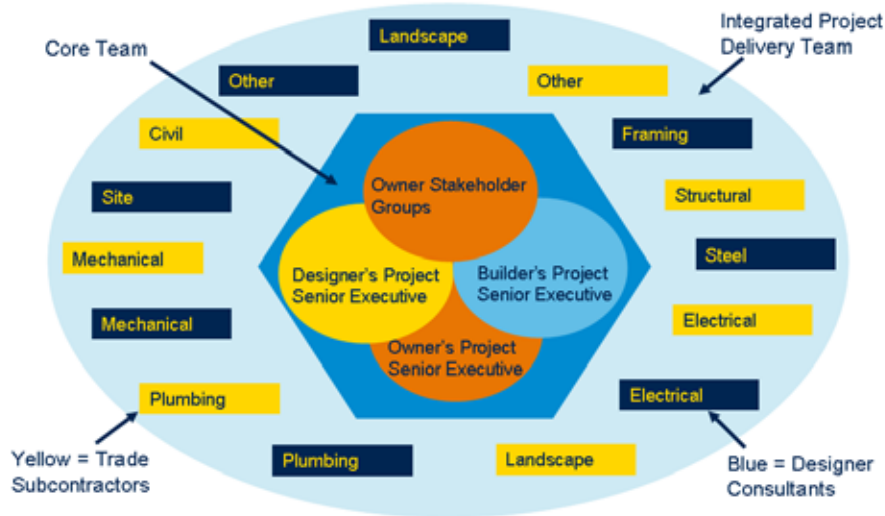


Integrated Project Delivery Approach

Integrated Project Delivery (IPD) is an approach to construction projects that strives to achieve the principles of Lean Construction by eliminating waste, improving productivity and maximizing value for the client. This method integrates key team members including the owner, architect, construction manager, specialist design consultants and design-assist subcontractors to form an Integrated Project Delivery Team very early in the project development. It utilizes a three-pronged platform with the Owner, the Designer and the Builder (Skanska) sharing the project risks and rewards in a collaborative effort to create a truly unified team with all stakeholders focused on a set of common goals for the successful delivery of a project. Leaders from these three groups and key owner stakeholder groups would form the IPD Core Team that acts as an executive oversight group to manage the process on a project.



By implementing the IPD approach, an Owner is able to leverage the experience, talent and input of all the team members. The benefit is it reduces waste and maximizes efficiency throughout the entire life of the project from the project business case to completion of construction and the best results are achieved in regards to scope, schedule and cost.

The IPD process emphasizes collaboration among all parties and to strengthen the collaboration such tools and concepts as Building Information Modeling (BIM) and integrating project design scheduling, cost and systems information; Co-location of Owner, Designer and Constructor team members; Target Value Design during the design and cost estimating phases of the project; and Pull and Smooth Flow scheduling using the Last Planner System™ are implemented from the very beginning.

Through our Partnership Alliance with Skanska USA, U.S. HealthRealty can gain many of the benefits of integrated Project Delivery by providing a seamless process throughout the preconstruction feasibility and construction phases by eliminating miscommunication between owner, contractor and architect where information is often lost or misinterpreted. This in turn mitigates any additional project cost.

IPD Team Collaboration Promotes

- High quality delivery of project and eliminates redundancy, errors and waste
- Aligns interest of all parties with a mutually agreed definition of project success
- Open information environment
- True partnership
- Integration of operating, design and construction knowledge
- Virtual building before physical building
- Financial incentives based on collaborative performance
- Efficiencies in design process and scope decision process