

# Project Delivery

Policy No.:

Adopted: July 2004

Sunset: July 2007

Successful projects greatly depend upon employment of an appropriate delivery methodology. The AIACC believes that architects should deliver services to owners using the delivery methodology that best integrates the interests of the owner and the individual characteristics of the project. The AIACC further believes that public agencies should have the authority to use any project delivery methodology that improves the predictability of a successful project.

## Related National AIA Policies

- 1: Government Procurement: Architect/Engineer Selection
- 2: Government Procurement: Project Delivery
- 3: Position Statement: Design Build
- 4: Position Statement: Design-Bid-Build

## Related AIACC Policies

- 1: Procurement: Contracting of A&E Services

## Policy Statement

When assembling a team of design and construction professionals to design and construct a building project, there are many new and emerging methodologies being used to deliver the project. Within the building industry, conventional methods are being challenged by clients and consultants alike in attempts to save time, spend less money, reduce litigation, create less conflict, improve predictability, and enhance building performance. A variety of project delivery approaches can be effectively used by public owners to address these issues. Clients should recognize that the specific characteristics of the project, financing, schedule, and needed disciplines of the project team, greatly influence the best methodology for the project. These alternative methods are specifically identified and discussed in the AIACC *Handbook on Project Delivery*.

## Policy Positions:

**Integrated Project Delivery** – Design and construction is a complex process that requires the collaborative efforts of each member of the building team to ensure a successful project. Good buildings evolve from a spirit of openness and teamwork. The project team should be assembled early in the process in order to encourage a culture of creativity, sharing, collaboration, clarity of roles and responsibilities, open channels of communication and effective transfer of knowledge and information. As the project designer, it is the architect's role is to help the owner assemble a high performance project team, coordinate and monitor the team's performance and achieve a successful outcome.



## Policy Background

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**Design Excellence** – recognizing the importance of design in the legacy that public buildings become, the AIACC Supports the State of California's Excellence in Public Buildings program which focuses on architectural services that meet the following criteria:

- Demonstrate Architectural Excellence
- Build Sustainable, Energy Efficient Buildings
- Integrate Art into Public Buildings and Public Spaces
- Ensure that Buildings are Cost-Effective
- Focus on Customer Input and Satisfaction
- Enhance Accessibility for All through "Universal Design"
- Ensure the Safety and Security of Occupants and the Public
- Make a Positive Contribution to the Local Community
- Preservation of Buildings of Historic Value

**Design Competitions** – While the AIACC recognizes that design competitions are frequently often used by public agencies, the AIACC does not generally support the use of design competitions for the selection of architects. Oftentimes, design competitions are used for small, inappropriate projects, they are very costly to the participants and it may limit the selection process to a limited number of firms who can finance such an effort. When design competitions are used, the AIACC advocates reasonable compensation for participation in these competitions and encourages clients to respect the cost of such competitions and limit the required submittals so that all firms have an opportunity to participate.