

# Who's Invited to the GREEN BUILDING TABLE?

A contract is more than small print and a dotted line. It prepares the project team to work together to deliver a successful project design and a building that performs as intended.

*What kind of table do you want to set?*



## TABLE FOR ONE, PLEASE >> DESIGN-BID-BUILD

### + PRO

- The competition of low-bid reassures owners they are getting a good deal.
- Widespread use of this model means it's the familiar default: everyone understands how it works.

### - CON

- Only one party has a seat at the project table at a time. Knowledge can be lost in the handoffs, and systems aren't optimized for synergies.
- When something goes wrong, each party blames the other. Costs can increase through change orders or even litigation.



## AN ARCHITECT & A CONTRACTOR WALK INTO A BAR >> DESIGN-BUILD



### + PRO

- The architect, contractor, and sometimes subcontractors get well acquainted as design-build allows them to collaborate together from the beginning.
- The owner holds just one party accountable.

### - CON

- The owner is excluded from much of the decision-making and thus may not be happy with the end result.
- If something goes wrong, there's little to prevent each party from trying to protect itself and point fingers at the others.

## WELCOME TO CAMELOT >> INTEGRATED PROJECT DELIVERY

### + PRO

- All parties have a place at the table from beginning to end.
- Profits are shared among the team and are dependent on the final outcome, so it is more productive to help each other than to assign blame.

### - CON

- IPD is an unfamiliar contract structure, which can lead to fear and doubt.
- Some owners don't have the capacity to fully participate.



To read more about integrated project delivery, read our report at [www.BuildingGreen.com/ipd](http://www.BuildingGreen.com/ipd)

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