



IPD CASE STUDY: Virginia Commonwealth University, James W. and Francis G. McGlathlin Medical Education Center - Richmond, VA

PROJECT OVERVIEW: Gilbane provided construction manager at-risk services for the new School of Medicine on the campus of Virginia Commonwealth University. This project added approximately 200,000 SF of space and included: administrative offices; classrooms; state-of-the-art simulation teaching lab; and research laboratory space.

HIGHLIGHTS:

- ▶ A collaborative team partnering philosophy was the foundation for the project
- ▶ Early bid packages awarded to establish early commitment of costs and design
- ▶ Design-Assist approach provided constant cost-saving analysis at every stage of design
- ▶ A collaborative BIM allowed input from the specific trades to the architect and avoided redrawing as the specific system materials, equipment, and details were being determined

INTEGRATED PROJECT DELIVERY: The Gilbane team made partnering with VCU, and particularly with the design team, the cornerstone of our approach. Gilbane's philosophy was to develop a true team partnering environment at the outset of the project through mutual trust and commitment to shared goals.

Risk management was a key component to this project and there were several building systems that had a major impact on the cost and operation of the new Medical Education Center. To manage these impacts, several packages were awarded early on a modified IPD, design-assist basis with advantages:

- ▶ Early commitment of costs and design to budget
- ▶ Constant review of the drawings and specifications to meet design intent
- ▶ Review by facilities management for accessibility and use of gray spaces
- ▶ Early resolution of issues with team-based solutions
- ▶ Detailed trade contractor input and coordination
- ▶ Constant cost-saving analysis within every discipline of design
- ▶ Incorporate all required LEED elements into the design

IPD CASE STUDY: Kerry Ingredients and Flavours, Innovation and Technical Center - Beloit, WI

PROJECT OVERVIEW: This new headquarters for Kerry Ingredients and Flavours (Kerry) consolidates their current Midwest operations into a single location for more than 660 employees. The 124-acre campus for this worldwide food production company includes office space, a customer building, lab space, a data center, a warehouse and a pilot plant. The heart of the buildings consist of floor-to-ceiling windows and suites, which allow customers to view and test products in a natural environment.

INTEGRATED PROJECT DELIVERY: Working as an integrated project team, Kerry, Gilbane and HGA incorporated LEAN processes including:

- ▶ LEAN Design
- ▶ Target Costing
- ▶ Early Trade Contractor Procurement
- ▶ Building Information Modeling (BIM)
- ▶ Aggressive Material Procurement and Prefabrication
- ▶ LEAN Scheduling

Though effective management of this team based approach, the project completed three months ahead of schedule and \$1,390,000 in GMP savings was returned to Kerry.



HIGHLIGHTS:

- ▶ Working as an integrated project team, the project completed 3 months ahead of schedule
- ▶ With the implementation of BIM, trade coordination was completed six weeks earlier than scheduled, yielding a significant cost savings to Kerry
- ▶ Early on, critical trades were procured and enhanced the team's collective knowledge and resources