



Hanson Bridgett Practice Group IPD/BIM

Technological evolution coupled with owners' on-going demand for more effective processes resulting in better, faster, less costly and less adversarial construction projects are driving change in the construction industry. Change that is revolutionary in nature; change that is transforming the design and construction industries.

Hanson Bridgett's attorneys are at the cutting edge of industry transformative developments in design and construction, such as Building Information Modeling (BIM) and Integrated Project Delivery (IPD). BIM is the use of parametric, intelligent databases that not only can use 3D design tools to characterize existing architectural and engineering design, but can be used to explore and manage the construction process, energy optimization, sustainable construction, cost, and facility management. IPD is a new model for team building and risk allocation among owner, architect, engineer and contractor to align interests as a means of achieving project success.

Current best practices for complex projects strongly suggest the use of IPD methods and BIM. The Construction Users Roundtable (CURT) White Papers 1202 and 1003 as well as studies by the Construction Industry Institute, AIA, ASHRAE and others cite IPD and BIM as keys to better quality, efficiency and sustainability. Major public and private owners are adopting these approaches. In the health field, many hospitals are implementing projects using IPD including Lean Project Delivery. We have been at the forefront of IPD and BIM development and have had a major role in developing the leading industry standards relating to both issues.



Services Offered

- Consultation regarding use of IPD
- Consultation regarding use of BIM
- Lead IPD Workshops pre-contract and for contract negotiation
- Preparation of IPD Agreements and related legal documents
- Serve as project counsel providing legal services and advice to project team
- Serve as project facilitator assisting team in managing IPD project
- Serve as counsel to party in an IPD project

Project Examples

Autodesk, Inc.

(One Market, San Francisco and Trapelo Road in Waltham, Massachusetts projects) We represented the owner, Autodesk, Inc., in the development of two LEED® Platinum commercial projects in San Francisco, California and Waltham, Massachusetts. These projects were delivered under multi-party IPD agreements and made extensive use of BIM. Both projects have won design and process awards and Trapelo Road is the subject of a Harvard Business School Case Study.

UCSF Mission Bay

Our attorneys participated with UCSF legal staff in developing highly incentivized public contracts for the construction of a new targeted LEED® certified UC Hospital.

Palomar Pomerado Healthcare District

We represented the project team in a major new hospital development project. The project is partially integrated in terms of project delivery, involving a high degree of cooperation among stakeholders, financial incentives and reliance on BIM.

Sonoma Valley Hospital District

Our attorneys used a “best value” design build statute to develop a hybrid integrated project delivery approach for seismic, energy and other improvements to an independent district hospital.

Northbay Healthcare System

Representing the owner, our attorneys negotiated and prepared a multi-party integrated agreement for a \$75 million hospital expansion.

HOK Architects

We consulted with HOK in the development of their IPD Agreement.

\$100 Million Plus High Rise Tower

(Confidential Project, Southeast United States). We served as project counsel representing the owner/architect/contractor project team in developing a multi-party integrated agreement with integrated subcontracts, consulting and joining agreements to be used for a series of projects nationwide.

Multi-Use Public Private Project

(Confidential Project, Western United States). We have consulted with the project team on using IPD to deliver an office, residential, retail and parking project in conjunction with a public entity.

Mid-Rise Condominium Project

(Confidential Project, Eastern United States). We served as project counsel representing the team in developing a multi-party integrated agreement and related sub-agreements.

Industry Affiliations and Organizational Memberships

- American College of Construction Lawyers
- American Institute of Architects California Council (AIACC)
- American Society for Healthcare Engineering (ASHE)
- Design Build Institute of America (DBIA)
- Founding Member Center for Innovation in Design and Construction
- Lean Construction Institute
- San Francisco Planning and Urban Research Association (SPUR)
- Urban Land Institute (ULI)
- U.S. Green Building Council (USGBC)
- U.S. Green Building Council, Northern California Chapter

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