

# INTEGRATED DESIGN & CONSTRUCTION – SINGLE RESPONSIBILITY

A CODE OF PRACTICE

COLIN HARDING



WILEY Blackwell

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# **Integrated Design & Construction - Single Responsibility**

## **A Code of Practice**

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# Foreword

The code of practice for Integrated Design and Construction-Single Responsibility (IDCsr) integrates within a single team all the key participants involved in the process of designing and constructing a successful project. The objective of the team is a focus on delivering the end product within pre-defined parameters. This marks the final extension of the paradigm shift initiated by Sir Michael Latham almost two decades ago and then further developed by Sir John Egan.

This document describes the next logical step by outlining a practical way of delivering a product through effective collaboration between the professionals involved. This is done by effectively merging the various stages of traditional design and project management. Resonance of many of the themes and concepts incorporated can be found in recent innovative procurement models being supported by the Cabinet Office. In the private sector, the practice of an integrated team approach, particularly where a single entity is responsible for design, delivery and operation, has already found its niche in a variety of sectors.

I congratulate the initiative and efforts of Colin Harding, PPCIOB and his team whose knowledge, experience and vision have been instrumental in creating this pioneering Code of Practice as the most comprehensive document formulating the practical application of a single responsibility team approach in the built environment.

I am pleased that the CIOB is continuing to lead from the front in the collective effort to drive the necessary culture changes in the industry, and this Code of Practice will

stimulate significant improvements to the processes and practices of project design, delivery and management in the built environment.

**James Wates** CBE,FCIOB,FRICS,FICE,FCGI,FRSA  
President (2010-2011) CIOB  
Chairman, Wates Group  
Chairman, CITB  
Chairman, UKCG  
Chairman, BRE Trust

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I accept full responsibility for originating the IDCsr Model Sale Agreement Terms and Conditions, but could not have completed the first draft without the sage advice of the doyen of construction law, Conrad Freedman.

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Sir Michael Latham: for 'Constructing the Team', which first raised awareness that the fragmented construction industry could at least collaborate, leading to a steady growth of Design & Build systems.

Sir John Egan: who in 'Rethinking Construction' introduced the notion of Lean Management practice to completely integrate the design and construction teams.

# **Glossary of terms and acronyms**

<b>Acronym</b>	<b>Full name</b>	<b>Summary role description</b>
BIM	Building information modelling	An electronic design system and shared virtual workspace that enables everyone in the client and IDCC teams to fully and openly collaborate on the design and its build-ability
CAD	Computer aided design	The basic form of electronic design system
CDM	Construction design and management regulations 2007	Design safety regulations
CoP	Code of practice	This document
CPS	Client project sponsor	The overall leader of the client team
CTM	Client team manager	The client team project leader and advisor throughout the project
FM	Facilities management	The on going management of completed facilities and their services
GSL	Government soft landings	Planning system designed to ensure a smooth commissioning, handover and operational process
H&S	Health and safety	Health and safety generic
ICT	Information and	Electronic technology for the efficient administration of

	communication technology	distributed, personal, team and project information
IDCC	IDCsr constructor	The legal entity that takes full responsibility for the design and construction of the project/product
IDCPI	IDCsr project insurance	Project insurance cover designed specifically for IDCsr projects
IDCsr	Integrated design and construction - single responsibility	The system and process
IDCPM	IDCC's project manager	The leader of the IDCC team and the project
IPI	Integrated project insurance	The insurance cover developed for Government Construction Strategy collaborative projects
IT	Information technology	The foundation of modern business
OGC	Office of government commerce	Government department
O&M	Operational and maintenance	Operation and maintenance of the completed facility
PBA	Project bank account	A form of Escrow Account that ring-fences client payments to ensure all suppliers are paid directly in accordance with the agreed payment terms
PD	Project	To provide the clearest and

	definition	most detailed description of what the client really needs and wants from the project
PQP	Project quality plan	Detailed plan to implement the QMS
QMS	Quality management system	A project specific strategy to target the achievement of total 'right first time' quality assurance throughout the project
SPV	Special purpose vehicle	The project specific 'clean company' form that most IDCC legal entities will take
SWMP	Site waste management plan	An efficient resource management and recycling tool
VM	Value management	The structured analysis of the ways in which functionality can be achieved at minimum cost