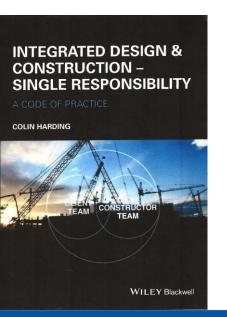
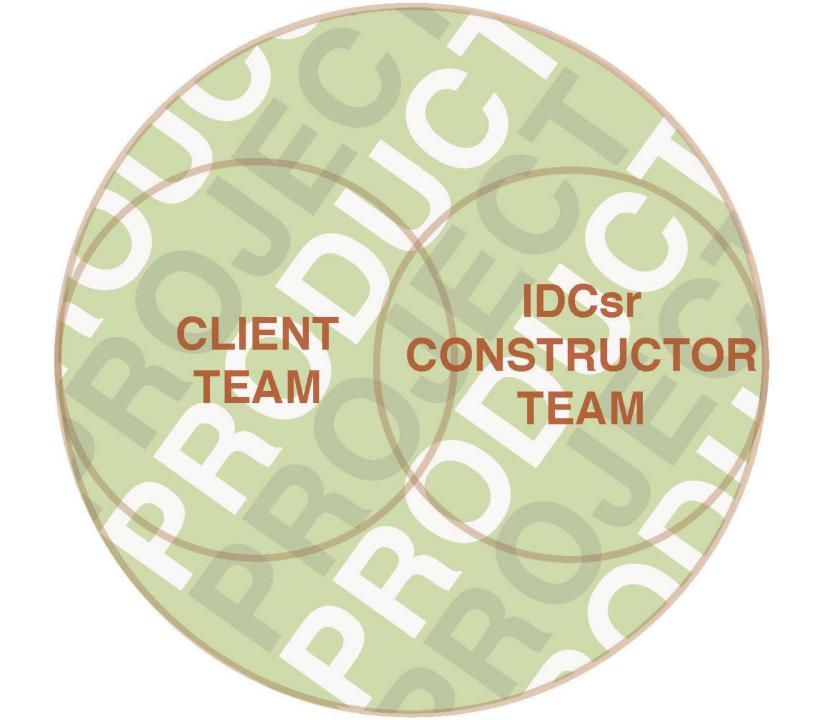


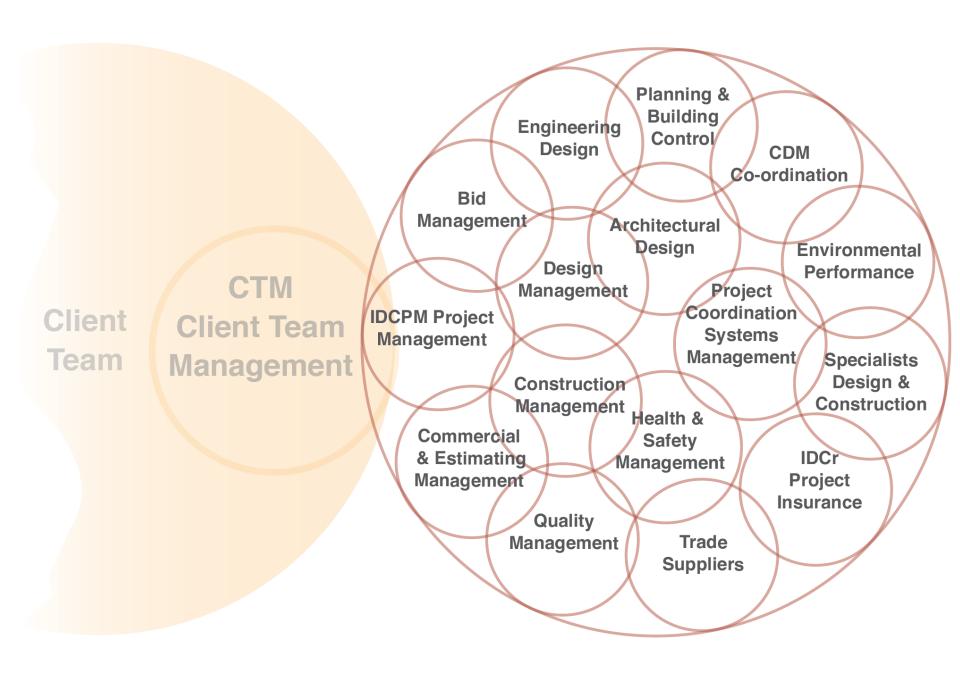
Total Collaboration through Integrated Design & Construction – Single Responsibility (IDCsr)

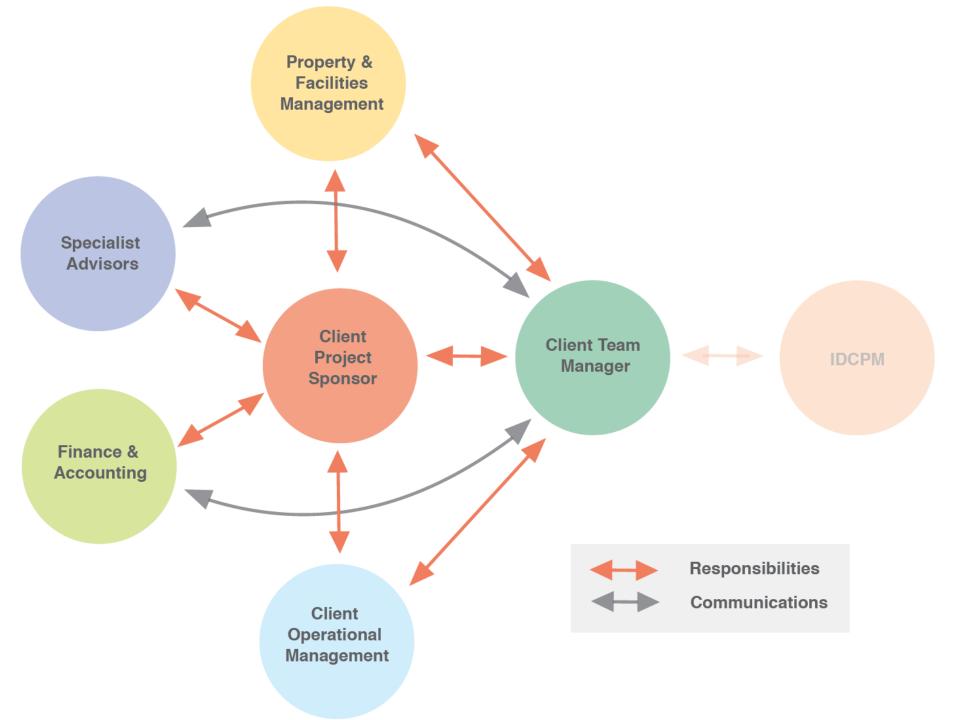
Colin Harding

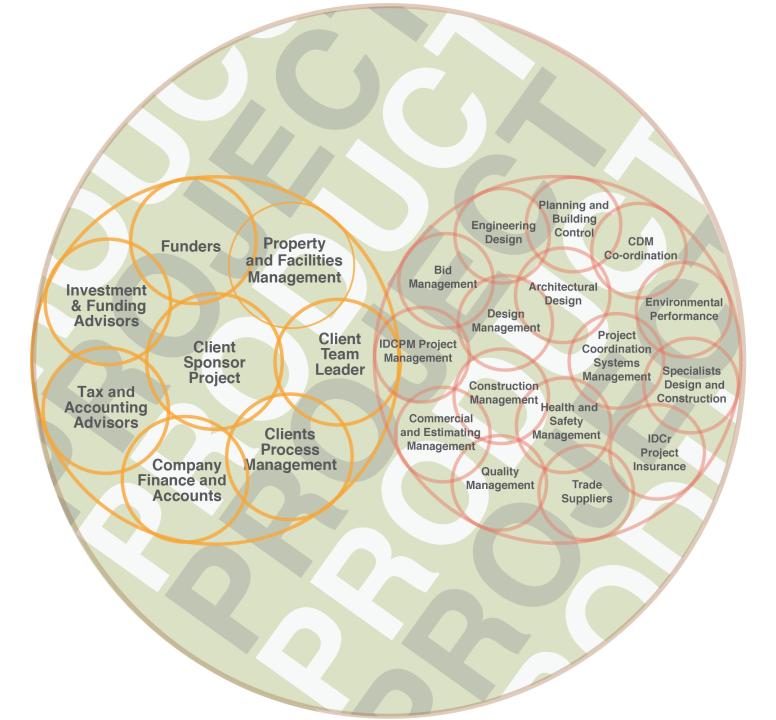


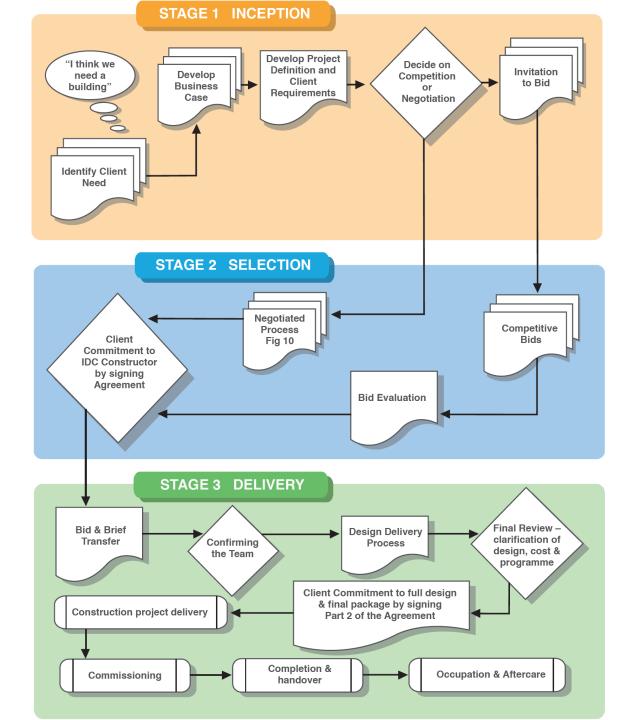




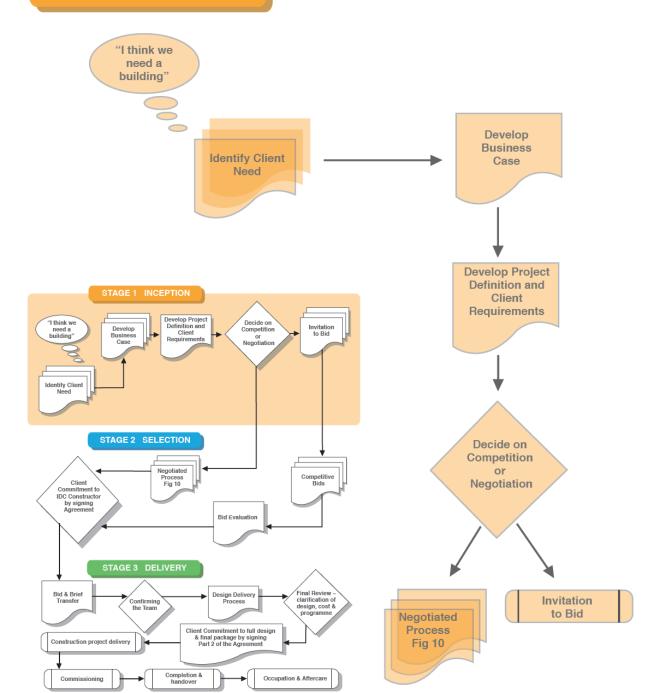




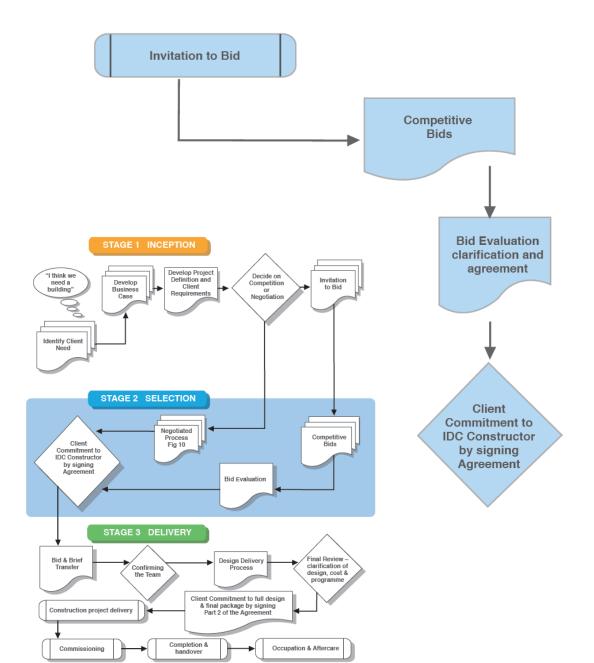




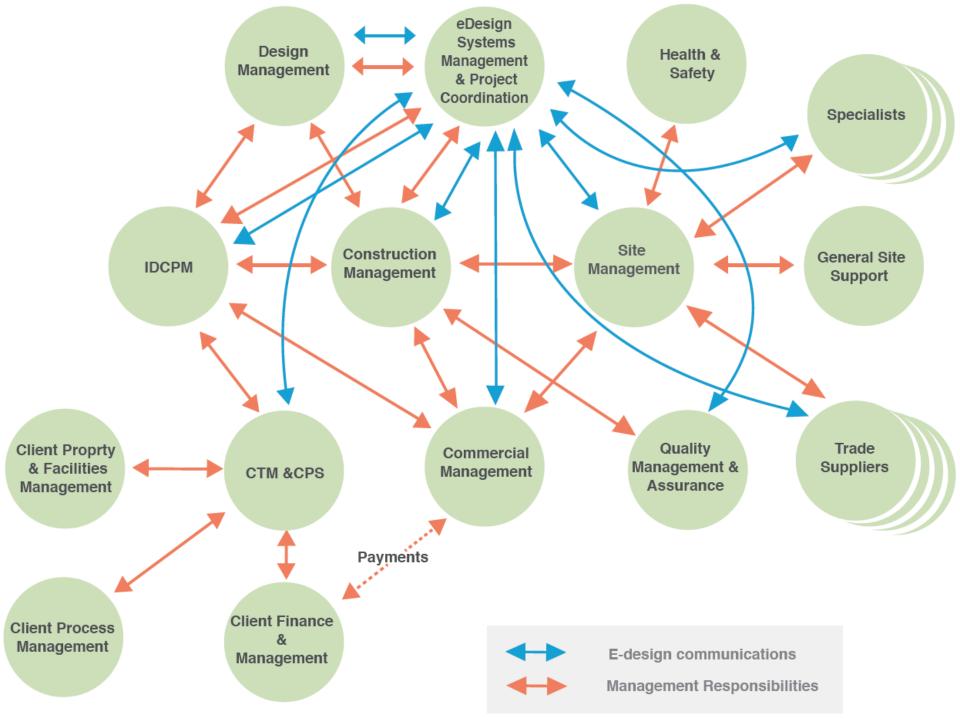
STAGE 1 INCEPTION

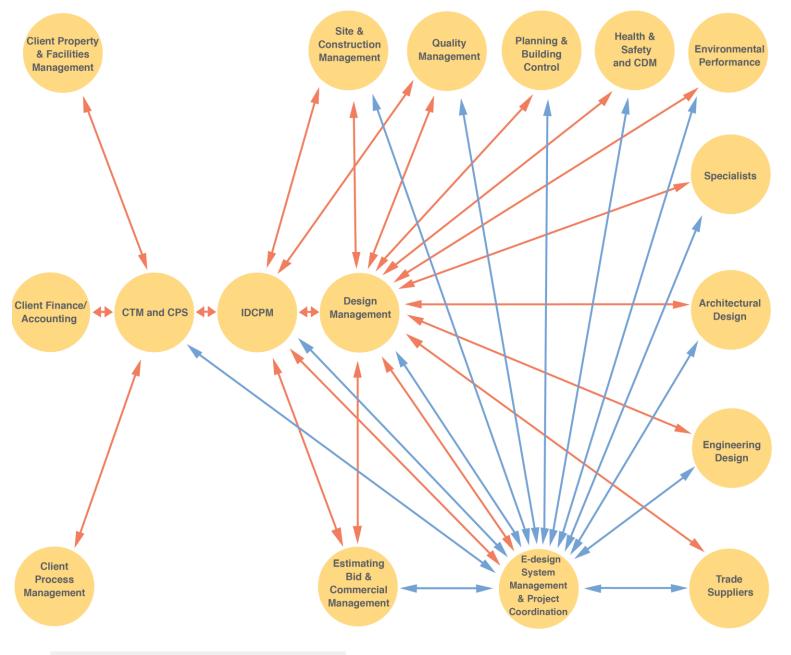


STAGE 2 SELECTION



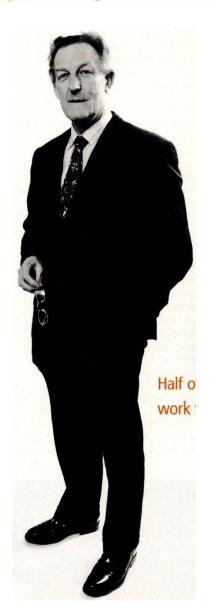
STAGE 3 DELIVERY Bid & Brief Confirming Transfer the Team Client Final Review -Commitment to clarification of **Design Delivery** full design & final design, cost & Process package by signing programme Part 2 of the Agreement Construction project delivery Develop Project Definition and Client "I think we Decide on Invitation to Bid need a building" Develop Business or Negotiation Commissioning Identify Client Completion & STAGE 2 SELECTION . handover Negotiated Process Fig 10 Competitive Blds Client Commitment to IDC Constructor by signing Agreement Bid Evaluation Occupation & Aftercare STAGE 3 DELIVERY Bld & Brief Design Delivery Process clarification of design, cost & Transfer Confirming the Team programme Client Commitment to full design & final package by signing Part 2 of the Agreement Construction project delivery Completion & handover Occupation & Aftercare







Biologically better



That is why UK construction projects are over-manned and profits are so low. A recent study funded by the DETR compared French and British design and construction performance on similar buildings on either side of the Channel, both designed by the same UK architect. The French contractors re-engineered the project, simplifying the design and taking out costs. Under the French contract, the UK architect could not object. Under JCT80, the same architect refused to allow the UK contractor to copy the French changes. The design

costs in France were 25% less than on the UK side. France finished on time, Britain with a 28% overrun. Most tellingly of all, France had four staff on site compared with Britain's eight.

So the CIC should forget about trying to invent new jobs for independent consultants, and help us integrate in accordance with the Latham and Egan principles so we all become symbiotic. Then we can provide the total service that every other industry in the world seems to manage without disruptive and expensive external supervision.

Mixing and matching bits of *Rethinking*Construction with 19th-century adversarialism won't work. Everyone in the industry has to change. All we have to do is apply the three most important recommendations of *Rethinking Construction* – integration, integration and integration.

Colin Harding is chairman of Bournemouth-based contractor George & Harding.