

Draft and final design from one single source.

“Integrated planning process” with cooperative implementation of an ideally entirely virtual planning in favour of “low-conflict construction”.

Advantages of integrated planning from one single source with the approval of all parties involved in planning and construction:

- Integrated and uninterrupted consolidation of the design idea in a structured design procedure.
- Early dialogue with the inspection engineer, coordination and discussion with the inspection engineer before the contract for construction services is awarded. The inspection engineer ideally gets involved starting with the draft design phase during structural engineering (work phase 3 as per HOAI German official scale of fees for architects and engineers).
- Synergistic effects within the integrated planning (system, issues, decisive points and structural design).
- Implementation of structural design and final design within a tight time frame and uninfluenced by other interests.
- Construction stages, which are relevant for dimensioning, are recognised and planned in advance and coordinated with the inspection engineer and are comprehensively integrated into the contract specifications.
- There is no risk that after contract award the design idea might not be carried forward or wrongly interpreted. No additional planning interfaces; thus, misunderstandings between draft design and final design engineers are avoided.
- No implementation risk with regard to a delayed schedule or disturbed construction process due to controversial issues of the final design or to (supposed) concerns regarding the technological execution in accordance with standards – this risk is avoided or significantly reduced.
- Significantly higher reliability regarding quantities as the approval design makes for a more detailed draft design (and this in the interest of the envisaged planning regimen of HOAI).
- Room for interpretation in the application and analysis of rules and regulations can be used in coordination with the inspection engineer in view of the design idea (pro domo).
- In case of demanding structures, the definition of relevant standards can be coherently complemented by adequate engineering considerations.

It is our clear understanding that naturally the executing company should be integrated in the planning of construction projects, especially in order to incorporate the company's expertise about construction and assembly procedures, and thus to further develop and innovate construction technologies. Currently, the awarding law makes this scenario only partially possible – if at all. An enormous potential for development remains almost completely untapped.

Moreover, we hope that by applying modified award procedures to demanding and difficult projects – such as the implementation of “functional calls for tenders” or design&build competitions –, by directly integrating construction companies, architects and engineers during an early design phase and in dialogue with the client to define the project goals, the currently common conflicts are reduced and low-conflict construction becomes a reality.