MacLeamy Curve

Introduced in the Construction Users Roundtable’s “Collaboration, Integrated Information, and the Project Lifecycle in Building Design and Construction and Operation” (WP-1202, August, 2004), the “MacLeamy Curve” illustrates the advantages of Integrated Project Delivery.

1. Ability to impact cost and functional capabilities
2. Cost of design changes
3. Traditional design process
4. Integrated Project Delivery Process

Time / Schedule

Design Effort / Effect

- Traditional
  - Pre-design
  - Schematic Design
  - Design Development
  - Construction Documents
  - Agency Permit / Bidding
  - Construction

- Integrated
  - Conceptualization
  - Criteria Design
  - Detailed Design
  - Implementation Documents
  - Agency Coord / Final Buyout
  - Construction