

IPI Vertical Construction Project Partnering Scalability Matrix

Scale your Partnering:

In order to determine the level of Partnering that you should apply to your construction project, take a moment to collaboratively assess your project risk factors. The higher the risk, the more intensive your Partnering efforts should be. When in doubt, scale your Partnering efforts upward to set your project up for success; you can always scale it back down once the project is underway.

Risk Factors*						Recommended Partnering Structure and Elements	Expected Benefits and Approximate Cost to Owner**
Level	Project Value	Complexity	Political Significance	Relationships	Desired Level of Engagement		
5	Very Large/Mega (airport terminal, hospital, power plants, etc.) (\$250M-\$500M+)	Highly Technical and Complex Design and Construction	High Visibility/oversight Significant strategic project	New Project Relationships including: new contractors, sub, agencies, third-parties, high turnover rate of subs or other high potential for conflict (strained relationship, previous litigation, or high probability of claims)	Very High	Professional neutral facilitator IPI Project Leader Certification required for all team members Project charter Multi-tiered Partnering (executive- core team - stakeholder) Monthly Partnering meetings (design through construction) Special task Forces for specific issue resolution Stakeholder on-boarding/off-boarding Subcontractor on-boarding/ off-boarding Monthly surveys Executive sponsorship Field-level decision making Dispute resolution ladder Facilitated dispute resolution	Very high accountability, Issues tracked and decisions made timely, Momentum maintained as progress continues in spite of issues that arise Approx. \$20,000 - \$25,000/qtr.
4	Large (new design, new contracting method, challenging rehabilitation/renovation) (\$25M-\$250M)	High Complexity (short timeline/schedule constraints, uncommon materials, new supply chain, etc.)	Probable - Organizational image at stake	New Contractors or CM, New subs/relationships	High	Professional neutral facilitator IPI Project Leader Certification required for all team members Project charter Multi-tiered Partnering (executive- core team - stakeholder) Quarterly Partnering meetings (design through construction) Stakeholder on-boarding/off-boarding Subcontractor on-boarding/ off-boarding Monthly surveys Executive sponsorship Field-level decision making Dispute resolution ladder Facilitated dispute resolution	More timely decision-making in field, Stakeholders phased in and out, Designers involved throughout process Approx. \$10,000-\$15,000/qtr.
3	Medium (\$10M - \$25M)	Increased Complexity	Likely, depending on the size of the client and place of importance	Established relationships New CM, subs, agencies, or other key stakeholders	Moderate/High (seeking risk mitigation and project efficiencies)	Professional neutral facilitator IPI Project Leader Certification Recommended Quarterly partnering meetings Project charter Monthly scorecards Executive and core team Partnering Executive sponsorship Field-level decision making Inclusion of stakeholders Dispute resolution ladder	Increased predictability, Reduced (zero) claims, Improved safety, Improved schedule, On or under budget Approx. \$5,000 - \$10,000/qtr.
2	Small (\$5M - \$10M)	Moderate Complexity	Unlikely, unless in a place of importance	Established relationships New subs New Agencies New Stakeholders	Moderate (seeking risk mitigation and project efficiencies)	Professional neutral facilitator for <u>kick-off</u> (minimum) Project charter 2 Project surveys (minimum) Executive sponsorship Field-level decision making Inclusion of stakeholders Dispute resolution ladder Facilitated dispute resolution	Increased predictability, Reduced (zero) claims, Improved Safety, Improved Schedule, On or under budget Approx. \$5,000 - \$10,000/qtr.
1	Micro/Short Duration (\$0-\$5M)	Standard Complexity	Unlikely, unless in a place of importance	Established relationships New subs New agencies New stakeholders	Low to Moderate for small budget and/or short timeline projects, Partnering can reduce risk and focus on project	Professional neutral facilitator optional Project charter Executive sponsorship Field-level decision making Inclusion of stakeholders Dispute resolution ladder Facilitated dispute resolution	Increased predictability, Reduced (zero) claims, Improved safety, Improved schedule, On or under budget Approx. \$1,000- \$7,000/qtr.

*Risk factors will vary by project. Though these are the most common, additional factors should be considered if necessary.

**Cost of facilitation based on \$6,000/day and \$750 per scorecard
Please note that daily rates for facilitators can vary widely