

IPI Horizontal Construction Project Partnering Matrix

Example Potential Risk Factors Every Construction project encounters risks. Below is a short list of typical risks that a job may encounter. If your project encounters ANY of these risk factors, consider elevating your Partnering to the next higher level to ensure project success.							
Level	Size (New or Rework)	Complexity	Political significance	Relationships	Desired Level of Engagement	Expected Benefits and Approximate Cost to Owner*	Partnering Elements
4	Very Large/Mega Projects (Multi-phased Highway Corridors, Complex Bridges and Structures) (\$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, CM, High Turnover rate of Subs High Potential for conflict (strained relationship, previous litigation, or high probability of claims)	Very High	Very high accountability, Issues tracked and decisions made timely, Momentum maintained as progress continues in spite of issues that arise Approx. \$20,000/qtr	Requirements: All Project Level 3 requirements AND... Monthly Partnering Meetings (Design through Construction) Special Task Forces for specific issue resolution
3	Large (New design, new contracting method, or challenging Rehabilitation/Renovation) (\$10M - \$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	More timely decision-making in field stakeholders phased in and out Designers involved throughout process Approx. \$10-15,000/qtr	Requirements: All Project Level 2 requirements AND... Required Partnering Training Required <u>Quarterly</u> Professional Neutral Facilitation Required <u>Monthly</u> Partnering Surveys Executive Team and Core Team Partnering Structure Stakeholder on-boarding/off-boarding Subcontractor on-boarding/off-boarding
2	Small (\$5M - \$10M)	Moderate Complexity	Unlikely, 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)	Increased Predictability Reduced (zero) Claims Improved Safety Improved Schedule On or under budget Approx. \$1-8,000/qtr	Requirements: Professional Neutral Facilitation (\$5M and above) Required Kick-off (Quarterly follow-ups recommended) Minimum 2 Partnering Surveys (Monthly recommended) Executive Sponsorship Optional Partnering Training Project Charter Facilitated Dispute Resolution Dispute Resolution Ladder and DRB Field-Level Decision Making Stakeholder Involvement
1	Micro (\$0M - \$5M)	Low Complexity	Unlikely, 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)	Increased Predictability Reduced (zero) Claims Improved Safety Improved Schedule On or under budget Approx. \$1-8,000/qtr	Requirements: Professional Neutral Facilitation (if needed) Project Charter Executive Sponsorship Field-Level Decision Making Stakeholder Involvement Dispute Resolution Ladder and DRA/DRB Facilitated Dispute Resolution

*Costs of Facilitation based on \$5,000/day and \$500 per scorecard.
Please note that Daily rates for Facilitators can vary widely

