

IPI Vertical 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 <u>ANY</u> of these risk factors, consider elevating your Partnering to the next higher level to ensure project success.							
Level	Project Value	Complexity	Political Significance	Relationships	Desired Level of Engagement	Expected Benefits and Approximate Cost to Owner*	Partnering Elements
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, 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 4 Requirements and... Monthly Partnering Meetings (Design through Construction) Multi-Tiered Partnering (Executive - Core Team - Stakeholder) Special Task Forces for specific issue resolution
4	Large (New design, new contracting method, or challenging Rehabilitation/ Renovation) (\$25M - \$250M)	High Complexity (short timeline/ schedule constraints, uncommon materials, new supply chain, etc.)	Probable - Organization 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 3 Requirements and... Quarterly Partnering Meetings (Design through Construction) Multi-Tiered Partnering (Executive - Core Team - Stakeholder) Stakeholder on-boarding/off-boarding Subcontractor on-boarding/off-boarding Partnering Training required
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)	Increased Predictability Reduced (zero) Claims Improved Safety Improved Schedule On or under budget Approx. \$5-10,000/qtr	Requirements: All Project Level 2 Requirements and... Quarterly Partnering Meetings Monthly Scorecards Executive and Core Team Partnering Training - when team agrees
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)	Increased Predictability Reduced (zero) Claims Improved Safety Improved Schedule On or under budget Approx. \$5-10,000/qtr	Requirements: All Project Level 1 Requirements and... Professional Neutral Facilitator for Kick-off (minimum) 2 Project Scorecards (minimum) Charter Executive Sponsorship Field-Level Decision Making Including Stakeholders Dispute Resolution Ladder and DRB Facilitated Dispute Resolution
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 time line projects, Partnering can reduce risk and focus on project efficiencies	Increased Predictability Reduced (zero) Claims Improved Safety Improved Schedule On or under budget Approx. \$1,000/qtr	Requirements: Professional Neutral Facilitator (if needed) Charter Executive Sponsorship Field-Level Decision Making Including Stakeholders Dispute Resolution Ladder and DRA/DRB Facilitated Dispute Resolution

