

The IPI Model in Action: Dudley Advance II

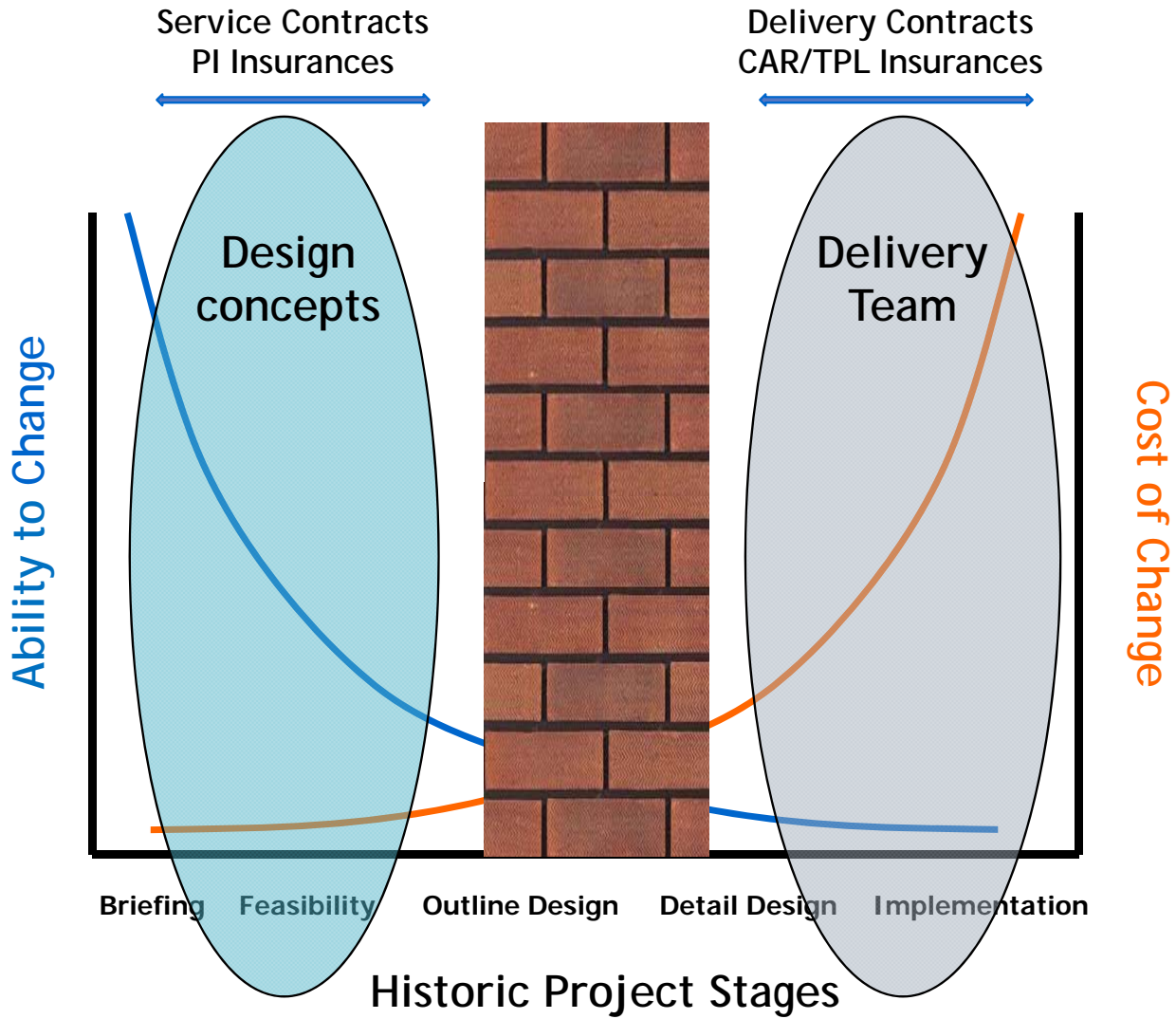
Kevin Thomas

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But how often is
this despite of
not because of
the process?

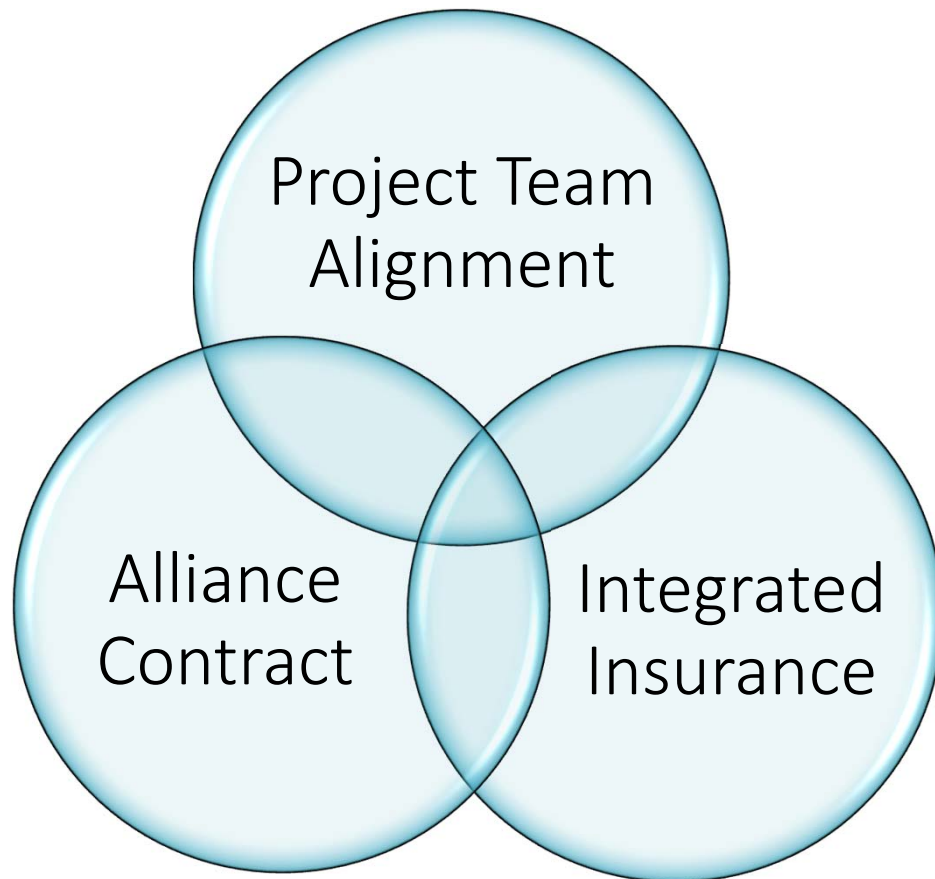
UK Construction
is Capable of
Great Things

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Design and Delivery Separation

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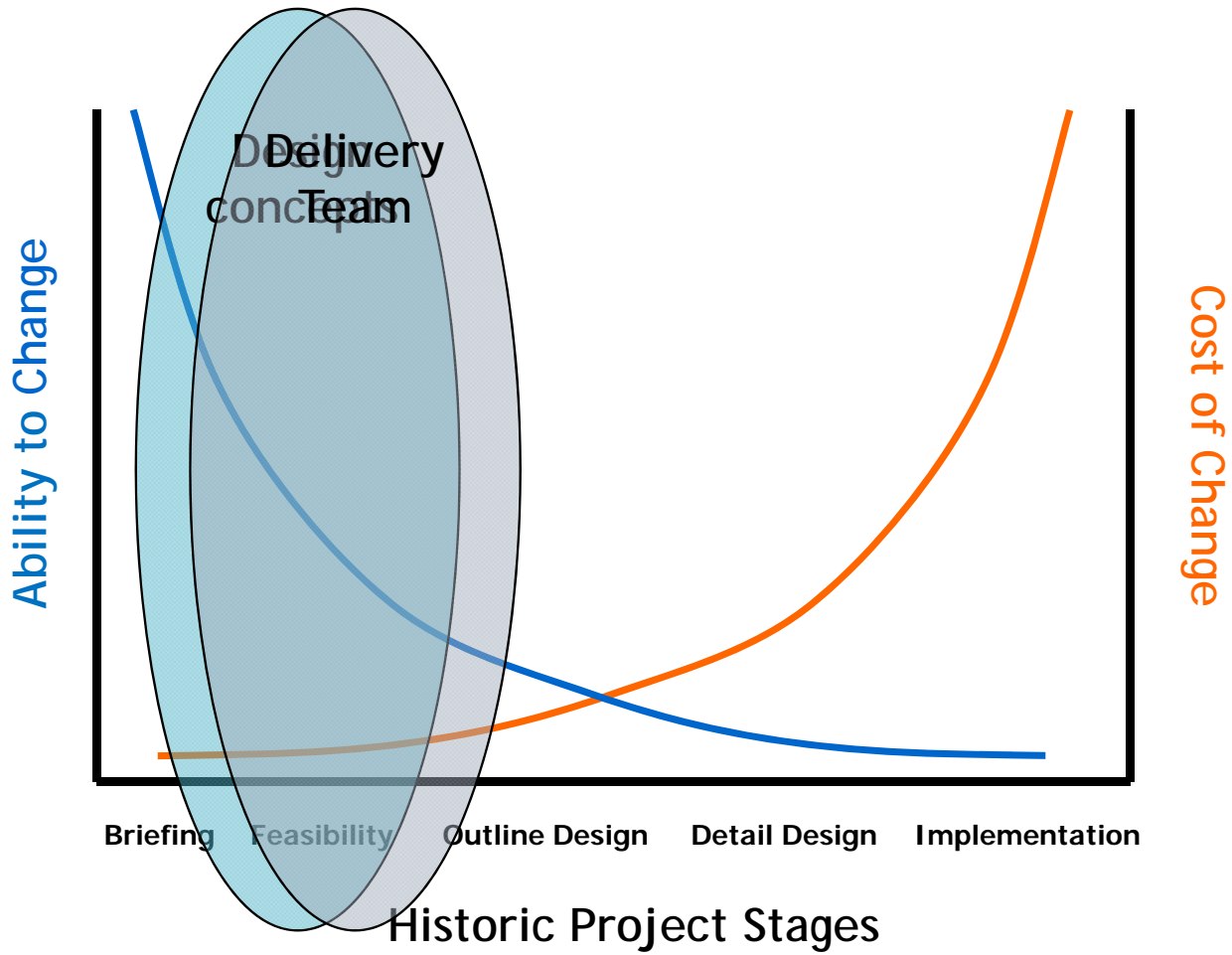


Enabling a genuine no blame culture

Insurance Backed Alliancing

Integrated Project
Insurance; the first in
a new generation –
others to follow?

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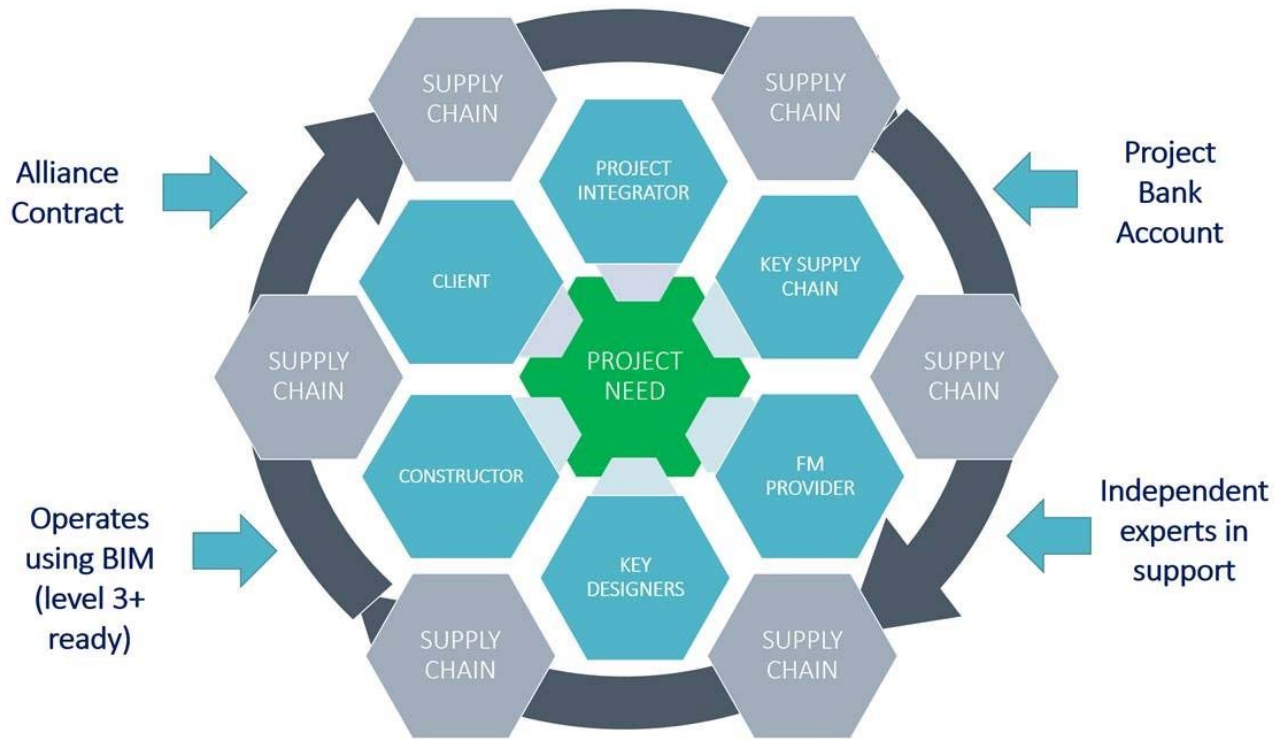
Design and Delivery Integration

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- Common selection (OJEU) based on ability to achieve including behavioural competence
- New Alliance Contract creates a virtual business - Board of partners with 'skin in the game'
- Whole team optimise performance deciding who does what, when and how
- Open book – pay for people and buy things separately – through a PBA
- Work top down from a benchmarked investment target to meet the needs
- Supply chain involved in all design decisions
- Savings achieved by stripping out processes, products and procedural waste & inefficiency
- Team identify opportunities and risks - allocating to party best suited

Key Features of IPI - Alignment

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All covered by IPI Insurance



Key Features of IPI - Alignment

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- 3 independent experts included in the process
- Facilitation to ensure an inclusive collaborative culture is developed and maintained
- Technical and Financial Risk Assurors to 'interactively audit' and confirm solutions;
 - ✓ are technically sound
 - ✓ affordable
 - ✓ have appropriate allowances for risk
- Alliance (Inc. Client) and underwriters receive regular reports and recommendations regarding status and issues

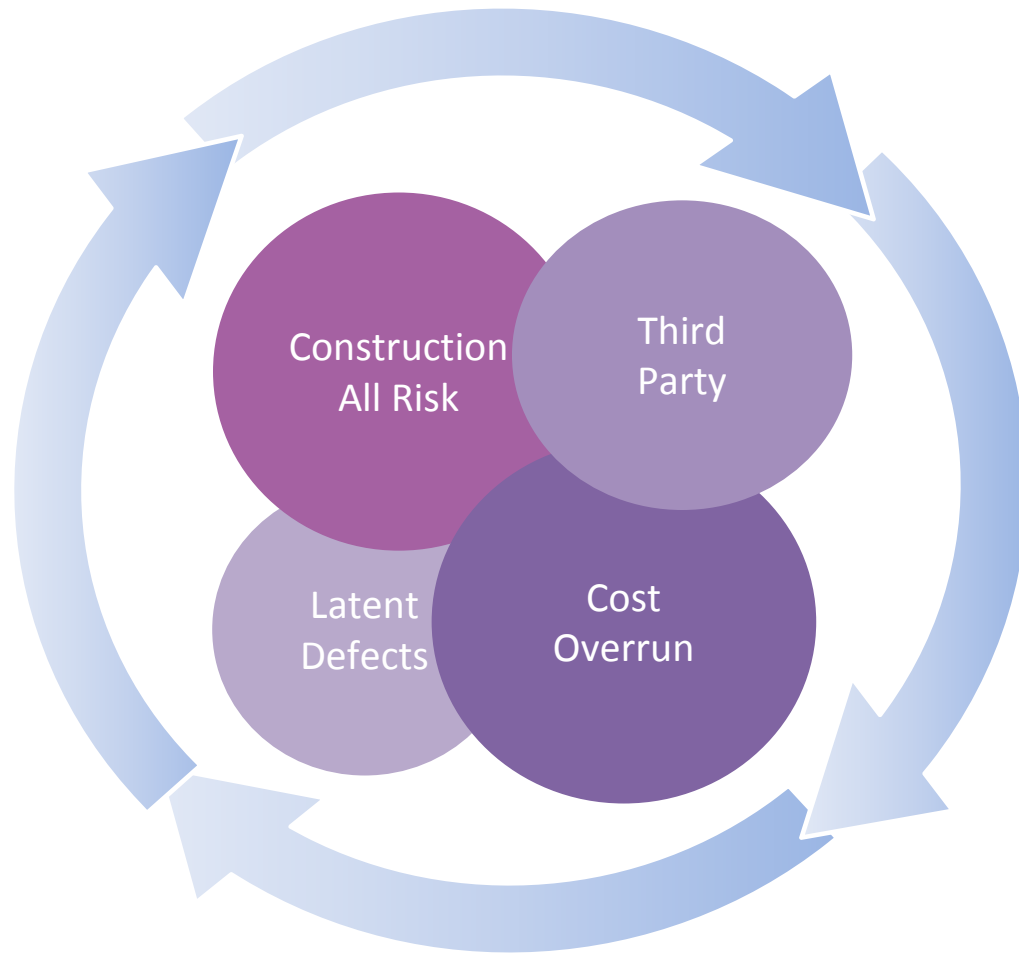
Key Features of IPI - Assurance

IPI initiatives



Key Features of IPI - Insurance

IPI initiatives



Key Features of IPI - Insurance

IPI initiatives

- Covers the whole team and all their suppliers
- Cost overrun to pre-determined painshare means parties know their maximum liability
- Policy covers cost overrun above painshare (policy excess) - new form of security for funders with no need for collateral warranties
- No blame - no need to hide mistakes or failings even when projects go wrong
- No rights of subrogation - no legal or forensic costs to fund
- Fit for 'defined' purpose sign off to 12 year LDI

Key Features of IPI - Insurance

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Develop and expand training opportunities in advanced building and construction skills with an emphasis on BIM technologies.

Accommodate over 500 students per year and 35 staff.

Deliver for less than the investment target of £11.685m.

Be ready for operation in Autumn 2017.

“Provide an exemplar of high performing energy efficient space delivered using a leading edge procurement Model”

PQQ October 2014

Dudley College Advance II: The Challenge

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Dudley Advance II – The Solution



- 5 storey teaching block
- 4 story 'site hangar'
- Carbon friendly technology platform
- Thermal adaptive slab technology
- Low energy packaged plantroom
- High performance naturally ventilated envelope
- Light well and ventilation atrium
- User controlled environment
- 'Show and tell' construction features
- Educational BIM model
- Both a teaching space and a teaching tool

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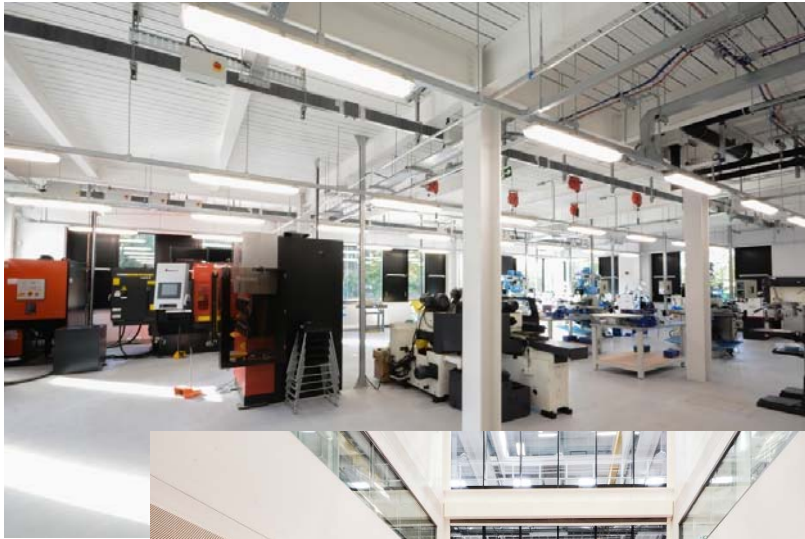
Dudley Advance II – Innovation En Route



- No stage 3/4 report, tender drawings or specifications
- Trinities; design, delivery & commercial
- Model review
- Build in a day workshops (4D)
- Ongoing validation against strategic brief and success criteria
- Acceptance criteria
- SOI testing & building proving
- Cultural site induction & awards
- Payment against forecast
- Self managed quality control
- Integral soft landings
- O&M's on google drive

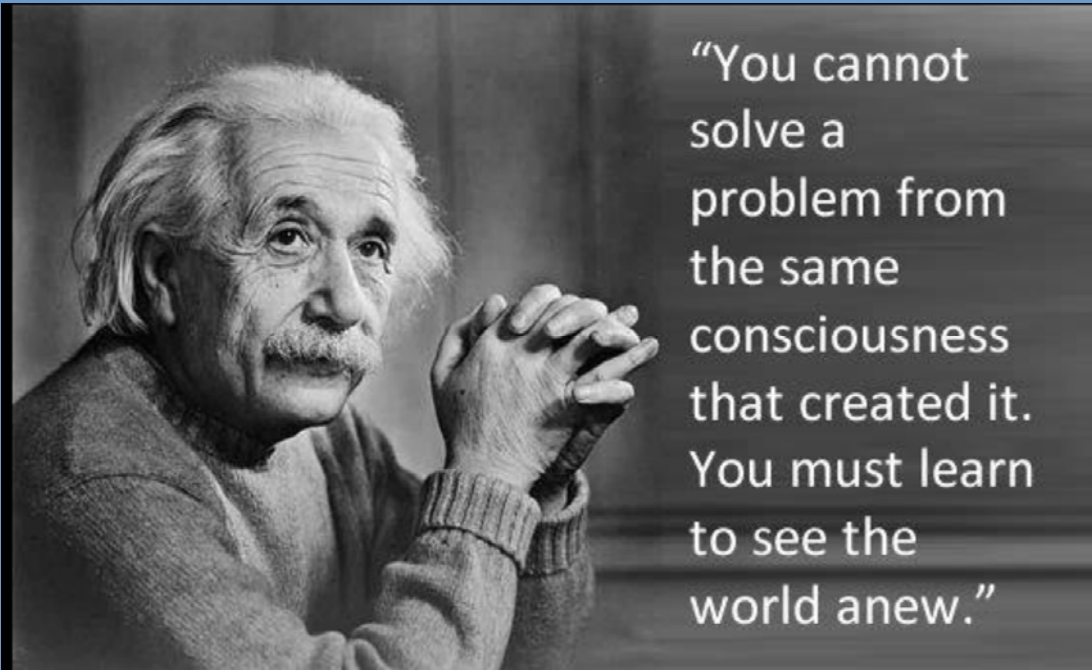
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Dudley Advance II – The Outcome

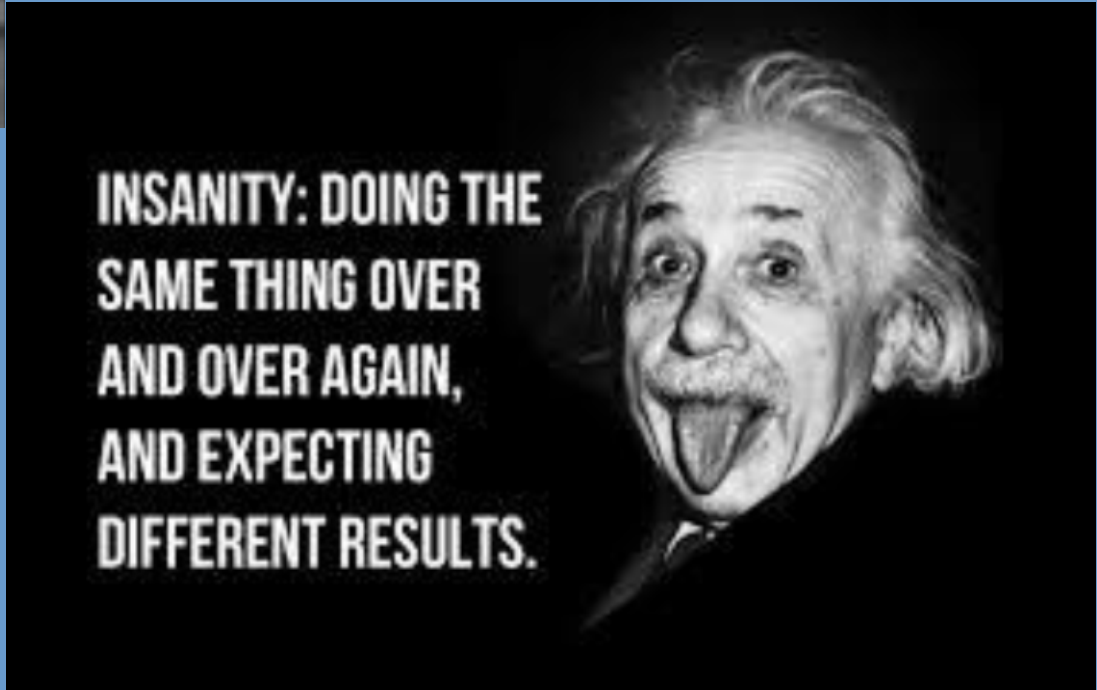


- ✓ Terrific facility fit for Dudley College's defined purpose
- ✓ Delivered 6.5% below investment target
- ✓ Achieving 99% of success criteria (23% exceeded)
- ✓ Proven and operational at completion
- ✓ Occupied ready for Autumn intake
- ✓ Student intake exceeded projections
- ✓ Uses 50% of the energy of Advance
- ✓ Hangar partnerships established
- ✓ IPI Model successfully stress tested

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“You cannot solve a problem from the same consciousness that created it. You must learn to see the world anew.”



INSANITY: DOING THE SAME THING OVER AND OVER AGAIN, AND EXPECTING DIFFERENT RESULTS.