

26<sup>TH</sup> ANNUAL



26<sup>TH</sup> LCI CONGRESS  
OCTOBER 22-25, 2024

# Project SCF

*IPD Contract Navigation: A Case Study in Team Collaboration and Core Group Governance*

**SURFING THE WAVE OF LEAN DESIGN AND CONSTRUCTION**

*Thursday, October 24<sup>th</sup>, 2024*

2:30 pm PT



# Presenters



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Designer, Project SCF



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Lean Coach, Project SCF



**Neil Kaufman**

Lean Coach, Project SCF



# Navigating the IPD Agreement





# Navigating the IPD Agreement | Framework

Agreement as  
Relational Framework

Shift in OAC Dynamic

Incentives





# IPD Agreement Milestones

Temp Agreements – June 2022

IPD Agreement – May 2023

Validation – July 2023

EMP – January 2024





# Navigating the IPD Agreement: Negotiations

Project SCF:  
One Company

Negotiating the  
Agreement

Getting to Yes





# Navigating the IPD Agreement

Forming the Team

Risks & Opportunities

Decision-making





# Navigating the IPD Agreement

Contractor  
Relations

Target Value  
Design





# Navigating the IPD Agreement

Traditional vs IPD Design  
Process

Getting to “Done”





# Navigating the IPD Agreement

Mobilize

June 2022

First Foundation Pour

April 2023

First Steel

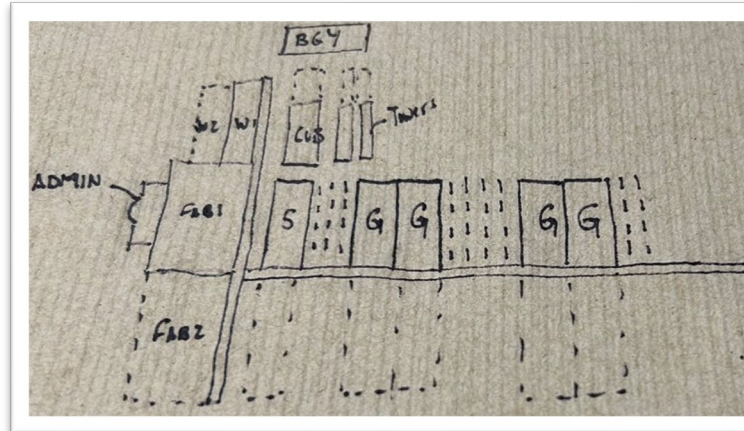
June 2023

Topping Out

March 2024

First Building Turnover

June 2024





# Navigating the IPD Agreement

Trade Partner  
Relations

Target Value  
Delivery

Continuous  
Estimating





# All Roads Lead to the Core Group





# All Roads Lead to the Core Group

The Core Group

Empowered Decision-Making

Relational Dynamics





# All Roads Lead to the Core Group

Communication

Communication

Communication





# All Roads Lead to the Core Group

Traditional vs IPD Behaviors

Going Fast to Go Fast

From the Trailer to the Field





# All Roads Lead to the Core Group

- 2.2M sq ft
- 470 acres
- 2M tons rock blasted
- 27,000 tons steel
- 150,000 cy concrete
- 23,000 tons cooling
- Hundreds MW power
- 300,000+ sq ft clean room
- 5.8M manhours
- 2,900 peak daily workforce





# All Roads Lead to the Core Group

Collaborative Design –  
Theory & Practice

Last Responsible Moment

Staying Nimble





# All Roads Lead to the Core Group

Design Risk – Ownership & Stewardship

Optimism (& Other Biases)

Reflections & Lessons Learned





# All Roads Lead to the Core Group

Leadership Buy-In

Leading as an Owner

Alignment is Key





# All Roads Lead to the Core Group

Safeguarding the Team's Investment

Short-Term Needs & Long-Term Strategy

Reflections and Lessons Learned





# Feedback & Engagement





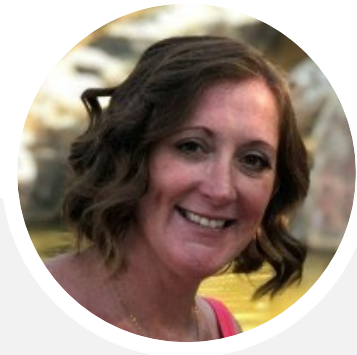
# Q & A



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**Thank you for attending this presentation. Enjoy the rest of the 26<sup>th</sup> Annual LCI Congress!**