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IPD-Report 2026

**Integrated Project Delivery (IPD) in Germany –
Development and Characteristics of IPD Projects**

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Preface

The efficient and rapid implementation of demanding construction projects is of crucial importance for overcoming the major challenges facing our society and for economic development in Germany. The structures built must satisfy the requirements of users, operators and other stakeholders, while at the same time carefully considering the impact on the environment and future generations.

Since 2018, a new project delivery model for the implementation of construction projects has been in use in Germany: Integrated Project Delivery (IPD). This approach has been tested internationally, with predominantly positive results reported. Initial experiences in Germany are also promising. IPD is based on the idea that challenging construction projects can only be successfully implemented through intensive collaboration between all relevant value-adding partners, i.e. the client, planning and construction companies, and through jointly pursued project objectives. This in turn requires a higher level of integration. The higher degree of integration is achieved through changed framework conditions in the areas of culture, organization, economy and processes. The project delivery model is further supported by agreed values among the project partners and, typically, a multi-party agreement with jointly defined goals, rules for collaboration and incentive mechanisms.



With the project database regarding German IPD projects established at Karlsruhe Institute for Technology (KIT) in 2021, we aim to create transparency regarding the development of IPD and the relevant characteristics of as many IPD projects as possible. I would therefore like to thank all project participants who have openly and willingly provided us with information about their projects for this purpose. Should you be unable to locate your IPD project in the report and wish to participate in this scientific project, I would be pleased to receive your correspondence.

This IPD-Report 2026 is the fifth in the series, and it provides an overview of completed, ongoing and planned IPD projects in Germany. Our primary focus is on the classification of the IPD phases over time, and we present the distribution of IPD projects based on selected characteristics. The information database will be expanded in a gradual manner over time, with a goal of reporting on additional IPD design features. I hope you find this report informative and enjoy reading it.

Prof. Dr. Shervin Haghsheno

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1 Objective and Methodology

Objective

Objective of the IPD-Report

Using data from the IPD project database, the annual IPD-Report presents the current development of Integrated Project Delivery in Germany, thus providing an overview of the market. Each IPD project is unique, both in terms of project content and the specific framework conditions of Integrated Project Delivery. The aim is therefore to create transparency regarding selected project characteristics.

Methodology

Subject Matter of the Study

This report summarizes information on projects carried out with IPD. The decisive factor for the classification of a construction project as an IPD project is that the IPD characteristics according to the ‚IPA-Zentrum‘ (The Competence Center on IPD in Germany) are either (foreseeably) fulfilled or at least being pursued. Additionally, the partner selection phase must have started and the selection process of at least one of the IPD partners has been initiated.

Regional Scope

All IPD projects in Germany are included.

Time Scope

The database ranges back to 2018, when the first IPD projects began to be developed. All information available from that point in time until the mid of June 2026 was used for this report.

Data Sources

The data collected is based on exchanges with client organizations, publications, presentations at public events, tender documents, market information events and project websites. In addition, our own surveys and discussions with market players, which were conducted as part of the scientific or advisory support for the projects, were also included.

Content



1 Objective and Methodology

2 IPD Projects

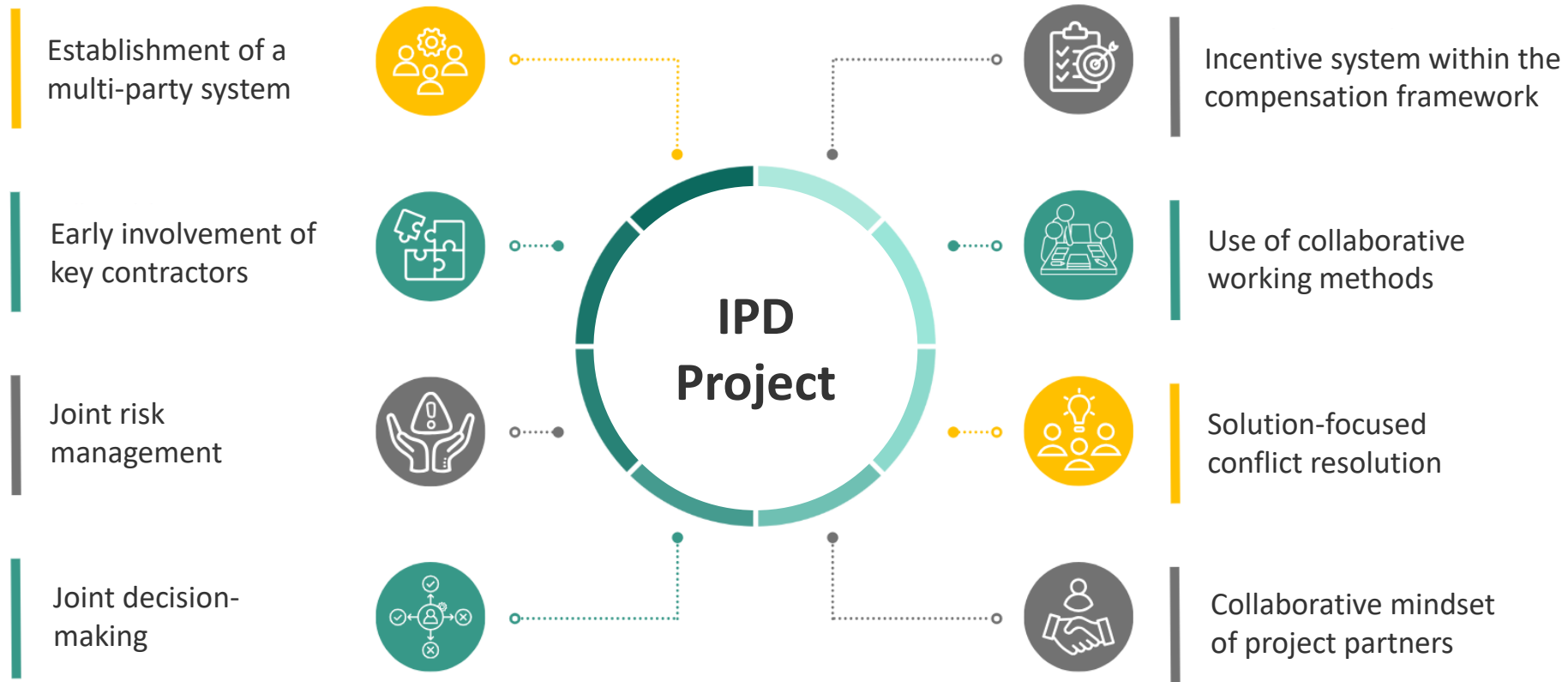
- 2.1 What is an IPD Project?
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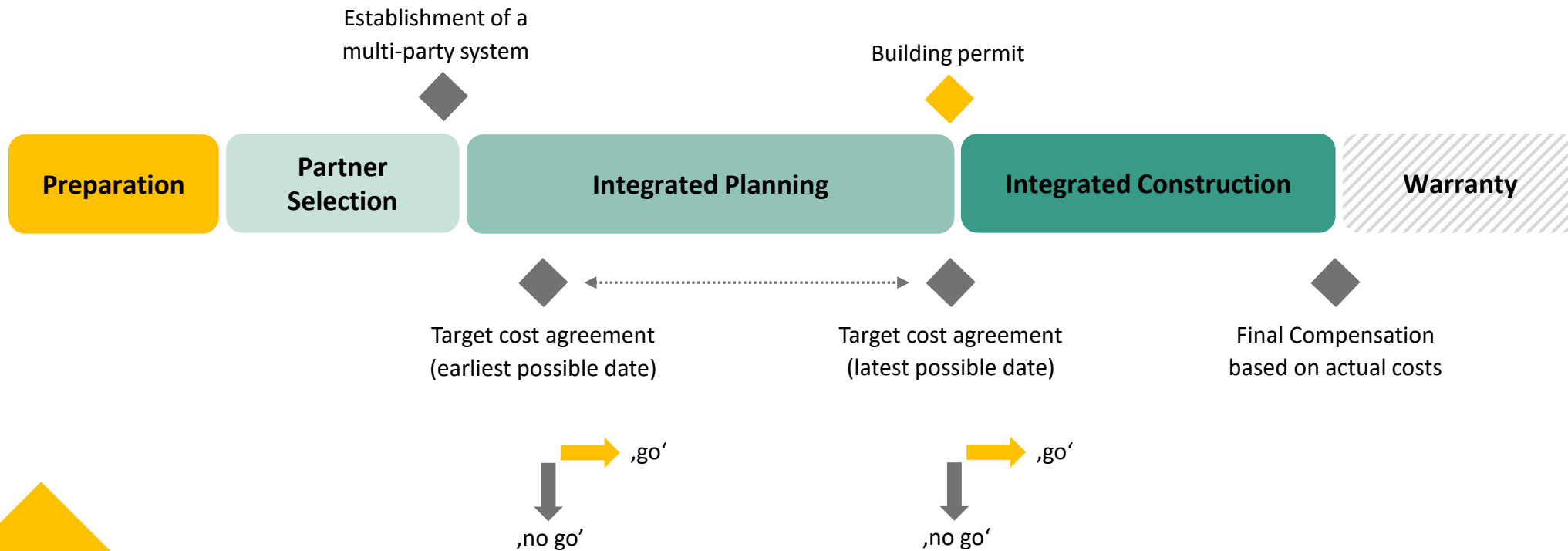
2.1 What is an IPD Project?

For a construction project to be classified as an IPD project, the eight characteristics and the associated model components must be cumulatively implemented in accordance with the definition of the 'IPA-Zentrum'.¹ Further information can be found in the source indicated.



2.1 What is an IPD Project?

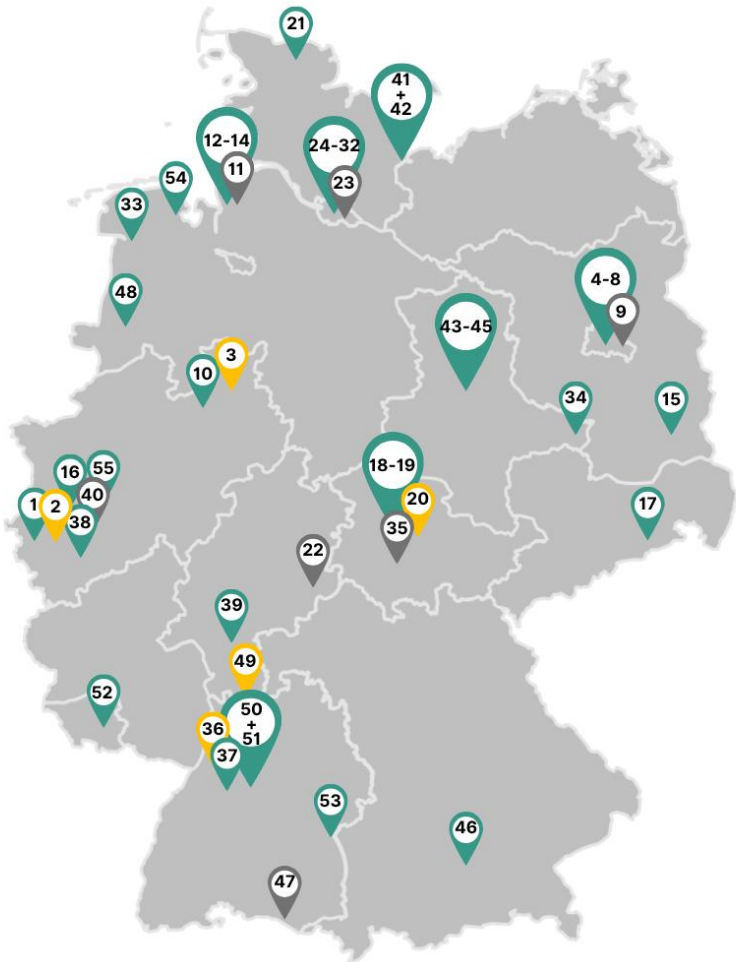
An IPD project is generally divided into four project phases, which are outlined below with relevant milestones.¹



2.2 Regional Distribution (1/2)

Caption:

-  Planned
-  Ongoing
-  Completed



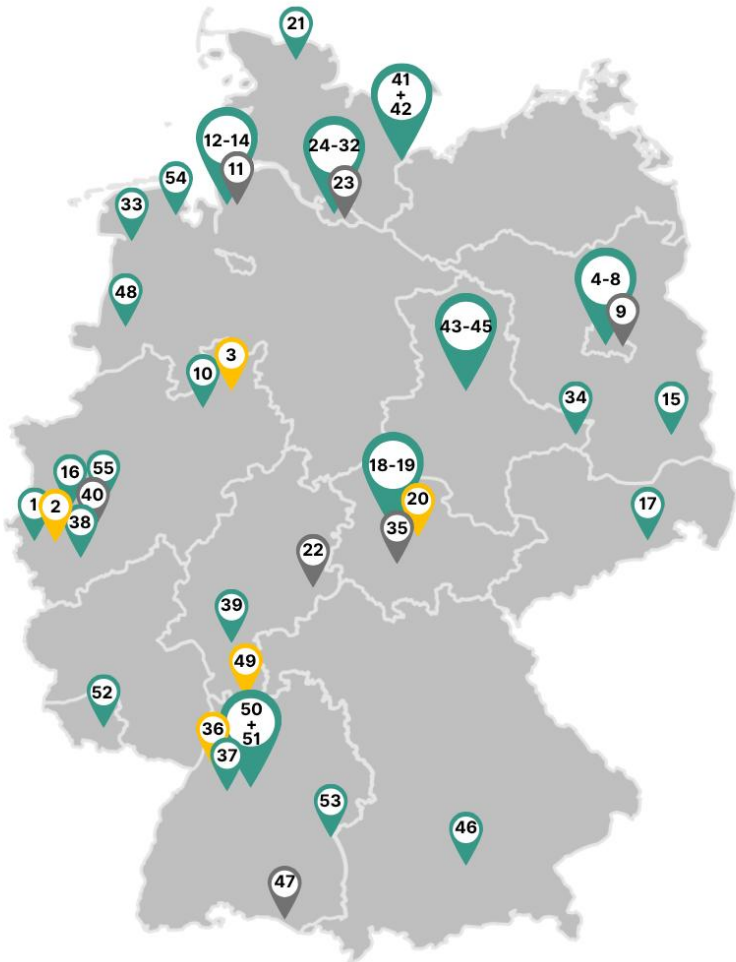
Tab. 1: Regional Distribution (1/2) - New IPD projects in the IPD-Report 2026 are marked with a ★

No.	Project Name	Location
1	Neubau Erweiterungsgebäude OP-Säle (EOP) am Universitätsklinikum ★	Aachen
2	BLB NRW - RWTH Aachen Sanierung Audimax ★	Aachen
3	Rehazentrum Bad Eilsen, Umbau Therapiezentrum ★	Bad Eilsen
4	BAM GBD 149	Berlin
5	Siemensstadt Square - Modul 1	Berlin
6	Bürogebäude an der Elisabeth-Abegg-Straße	Berlin
7	DB - Siemensbahn	Berlin
8	Luisenblock Ost	Berlin
9	Havelufer Quartier	Berlin
10	Modernisierung Universität Bielefeld	Bielefeld
11	3 Schulen Bremerhaven	Bremerhaven
12	Sanierung Verbindungskanal Alter/Neuer Hafen ★	Bremerhaven
13	Anpassung CT1-3a (Container-Kaje) ★	Bremerhaven
14	Neubau NOVO ★	Bremerhaven
15	DB - Neues Werk Cottbus	Cottbus
16	Zentrallabor Universitätsklinikum Düsseldorf ★	Düsseldorf
17	Trinkwasser Fetscherstraße Dresden	Dresden
18	DB - ICE City Erfurt: Haus 1	Erfurt
19	ICE City Erfurt: DB Campus	Erfurt
20	ICE City Erfurt: Haus 2	Erfurt
21	Malteser Fördekllinikum St. Katharina	Flensburg
22	Sensilo – JUMO Standorterweiterung Fulda-Rodges	Fulda
23	Sanierung Kattwykbrücke, Integrierte Projektallianz Kattwyk (iPAK5)	Hamburg
24	LIFE Hamburg	Hamburg
25	Reiherstiegsschleuse	Hamburg
26	SBH - Werk Elbgaustraße	Hamburg
27	Salzgitterkai	Hamburg
28	Neugründung Stadtteilschule Osterbek und Erweiterung Gymnasium Osterbek	Hamburg
29	Transformation Waltershofer Hafen ★	Hamburg
30	Klärwerk Köhlbrandhöft ★	Hamburg
31	Westumfahrung Alte Süderelbe (WASE)	Hamburg
32	Campusentwicklung DOK an der Helmut-Schmidt-Universität	Hamburg

2.2 Regional Distribution (2/2)

Caption:

- Planned
- Ongoing
- Completed



Tab. 2: Regional Distribution (2/2) - New IPD projects in the IPD-Report 2026 are marked with a ★

No.	Project Name	Location
33	Ersatz der Schleuse Herbrum	Herbrum
34	Flugplatz Holzdorf – STH-Hallen und Flugbetriebsflächen	Holzdorf
35	Neubau ITZ Bund Ilmenau	Ilmenau
36	ViDia Kliniken Karlsruhe - Krankenhaus-Neubau zweiter Bauabschnitt ★	Karlsruhe
37	DB - Residenzbahn	Karlsruhe-Stuttgart
38	DB - EÜen Zülpicher/Luxemburger Straße	Köln
39	Neubau Paul-Ehrlich-Institut	Langen
40	Bayer Sol-1	Leverkusen
41	DB - Fehmarnbeltquerung, Schieneninfrastruktur	Lübeck
42	DB - Fehmarnsundquerung, Absenktunnel	Lübeck
43	Neubau Campus Zentralklinikum Magdeburg	Magdeburg
44	Ersatzneubau Brücken Magdeburger Ring: Albert-Vater-Straße ★	Magdeburg
45	Ersatzneubau Brücken Magdeburger Ring: Ernst-Reuter-Allee ★	Magdeburg
46	DB - VE734 2. Stammstrecke	München
47	NoHo STAY ★	Nonnenhorn
48	Amprion A-Nord	NRW/Niedersachsen
49	GeoLaB Forschungslabor Geothermie	Odenwald
50	DB - PSU - Gäubahnausbau Nord	Stuttgart
51	Transformation Klett Areal	Stuttgart
52	Kompetenzzentrum KETTE ★	St. Wendel
53	Erweiterung und Sanierung Flachbau Bundeswehrkrankenhaus Ulm	Ulm
54	Marinearsenal Wilhelmshaven	Wilhelmshaven
55	L70 Kiesbergtunnel	Wuppertal

2.3 Completed and Ongoing IPD Projects (1/2)

Tab. 3: Timeline (1/2) of completed and ongoing IPD Projects

Part 1		2018		2019				2020				2021				2022				2023				2024				2025				2026				End of Data Collection
Project Name	Project Volume	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Bayer Sol-1	200 - 500 Mio. €																																			
Havelufer Quartier Berlin	200 - 500 Mio. €																																			
Sanierung Kattwykbrücke (iPAK5)	15 - 50 Mio. €																																			
3 Schulen Bremerhaven	100 - 200 Mio. €																																			
LIFE Hamburg	50 - 100 Mio. €																																			
DB - Neues Werk Cottbus	> 1 Mrd. €																																			
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DB - Fehmarnbeltquerung: Schieneninfrastruktur	> 1 Mrd. €																																			
DB - ICE City Erfurt: Haus 1	50 - 100 Mio. €																																			
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DB - Residenzbahn	200 - 500 Mio. €																																			
DB - VE734 2. Stammstrecke	keine Angabe																																			

Caption:

Preparation

Partner Selection

Integrated Planning

Integrated Construction

Operation

Sorted by start of the 'Partner Selection' phase

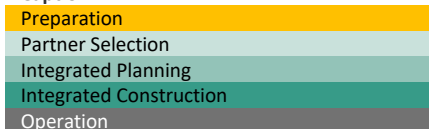
Completed IPD projects marked by ♦

2.3 Completed and Ongoing IPD Projects (2/2)

Tab. 4: Timeline (2/2) of completed and ongoing IPD Projects

Part 2		2018		2019				2020				2021				2022				2023				2024				2025				2026				End of Data Collection
Project Name	Project Volume	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
DB - Fehmarnbeltquerung Absenktunnel	> 1 Mrd. €																																			
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L70 Kiesbergtunnel	100 - 200 Mio. €																																			
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Kompetenzzentrum KETTE	200 - 500 Mio. €																																			
Klärwerk Köhlbrandhöft	50 - 100 Mio. €																																			

Caption:



Sorted by start of the 'Partner Selection' phase
Completed IPD projects marked by ♦

2.3 Completed and Ongoing IPD Projects

Number of projects

As of Q2/2026, a total of 55 IPD projects have been identified for which a decision in favor of IPD has been made. Of these, 50 projects in Germany can be classified as completed or ongoing IPD projects. We defined projects as "ongoing" IPD projects if the *partner selection* phase of the project has been initiated. The pivotal element in this matter is the initiation of the selection process for at least one of the IPD partners.

Current status of projects

Of the 50 projects under consideration, seven have been completed. A further twelve projects are either completely or partly in the *integrated construction* phase. A total of 17 projects are currently in the *integrated planning* phase. 14 additional projects are currently in the *partner selection* phase.

Comparison to the previous year

In comparison with the IPD-Report 2025, it can be stated that the trend towards the use of IPD in construction projects in Germany is continuing steadily. In 2025, 34 completed or ongoing IPD projects were documented, whereas in 2026, 50 projects have initiated the *partner selection* phase. During the reporting period, two additional projects were completed. An increasing number of projects are now also capable of providing experience from the *integrated planning* and *integrated construction* phases.

Project volume

Based on the information available on project volumes and taking a very conservative approach, it can be concluded that since 2019 the project volume of the completed projects, the ongoing projects and the projects in the *preparation* phase, using the IPD model, adds up to at least €16 billion. The actual total project volume of the reported IPD projects is likely to be significantly higher.

2.4 IPD projects in the *Preparation* Phase

For the ongoing IPD projects described in the previous section, at least the *partner selection* phase has been initiated. There are also other projects in the *preparation* phase for which the client has already decided to implement them as IPD projects. No selection process has yet been started for these projects. We currently have five such IPD projects on record.

Tab. 5: IPD Projects in Preparation Phase

Project name	Project volume category
GeoLaB Forschungslabor Geothermie	15 - 50 Mio. €
DB – ICE City Erfurt: Haus 2	50 - 100 Mio. €
Rehazentrum Bad Eilsen, Umbau Therapiezentrum	15 - 50 Mio. €
ViDia Kliniken Karlsruhe - Krankenhaus-Neubau zweiter Bauabschnitt	100 - 200 Mio. €
BLB NRW - RWTH Aachen Sanierung Audimax	tbd

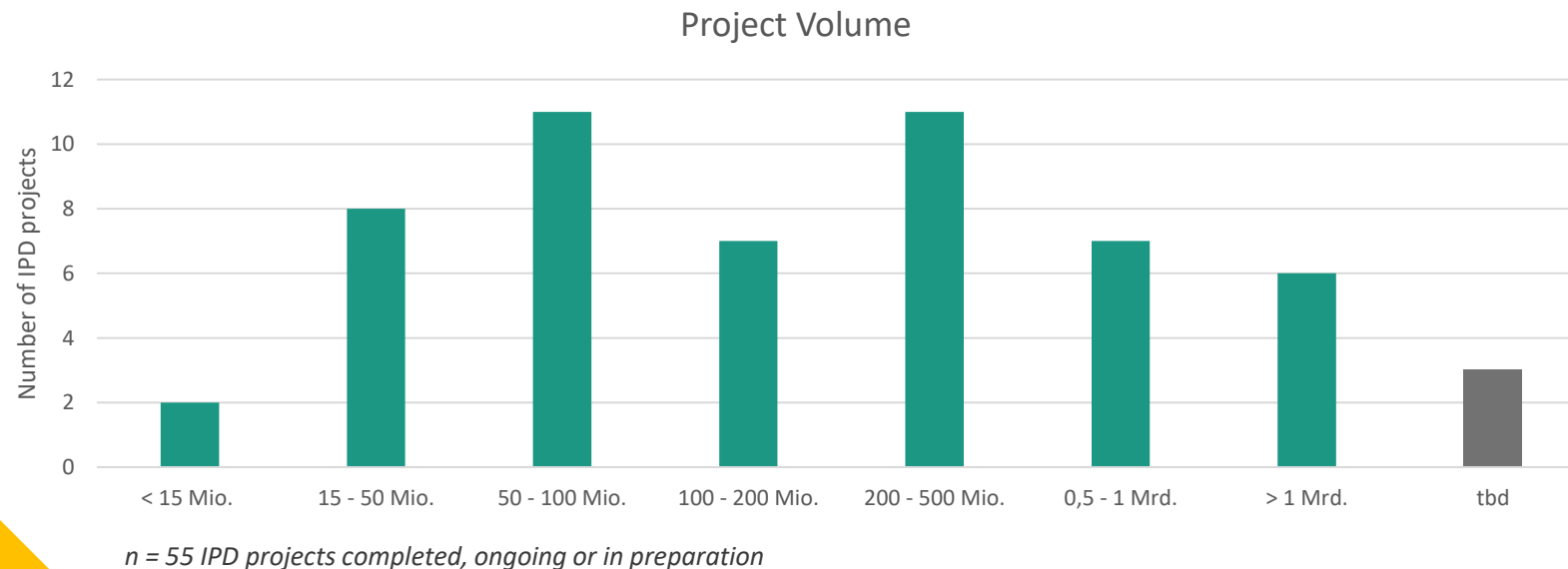
It should be noted at this point that we are only listing projects for which we know for certain that the decision to use IPD has been made. In addition, there are a number of other projects for which IPD is being seriously considered as a potential project delivery model, but for which the final decision has not yet been made.

2.5 Distribution of IPD Projects

Project Volume

The figure shows the distribution of completed projects, ongoing projects and projects in the *preparation* phase according to their project volume. Project volume categories were created for this purpose, to which the projects were assigned.

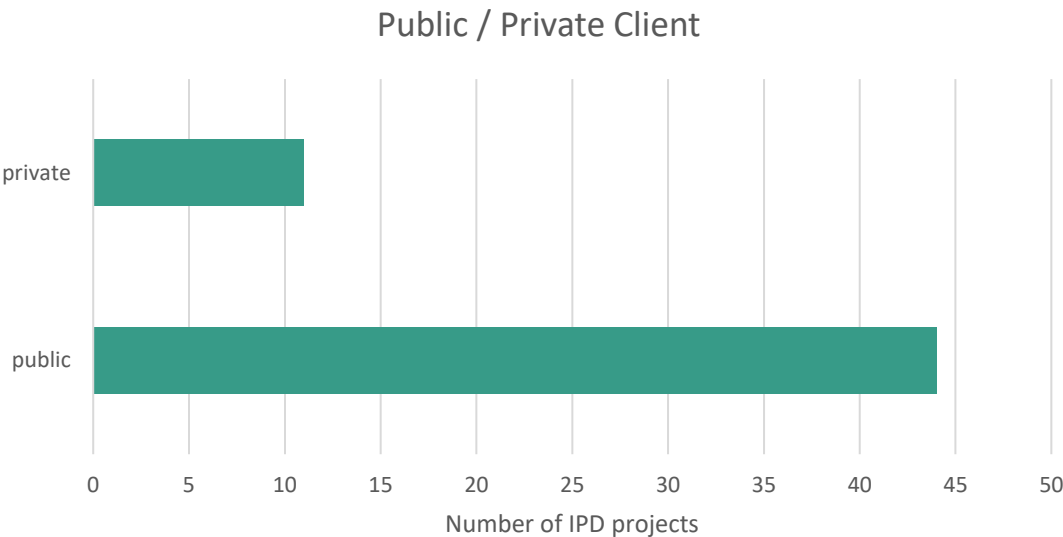
The distribution of IPD projects by project volume shows a wide range. The smallest projects fall into the < 15€ million category. There are currently two new projects in this category. In the category between 15€ and 50€ million, three projects have been added compared to the previous year, bringing the current total to eight projects. In the 50€ to 100€ million category, three projects have also been added since the last report. In the 0.5€ to 1€ billion and > 1€ billion categories, one project has been added to each. The share of projects with a volume of less than 100 million euros has thus risen from around 30 percent to 40 percent, compared to the 2025 reporting year. Approximately 60 percent of IPD projects have a project volume of more than 100 million euros.



2.5 Distribution of IPD Projects

Public / Private Client

The figure shows the distribution of IPD projects in terms of whether the client is public or private. 44 IPD projects are public sector projects and eleven IPD projects are private sector projects.



n = 55 IPD projects completed, ongoing or in preparation

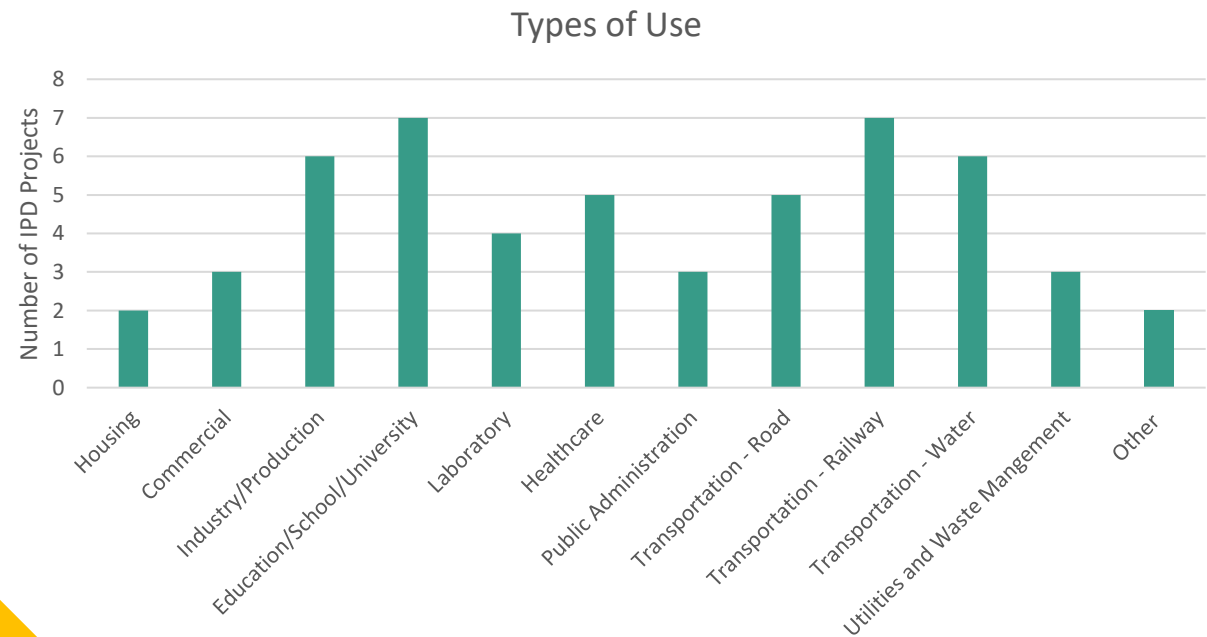
Compared to last year’s report, the high proportion of IPD projects by public clients has remained roughly the same. New additions here include, for example, IPD projects in the “Healthcare” and “Transportation” categories.

Last year, activity among private developers remained stagnant, as the total number of private IPD projects did not increase between 2024 and 2025. This year, however, three new IPD projects were recorded among private developers. Overall, their share remains low at approximately 20%.

2.5 Distribution of IPD Projects

Types of Use

The figure shows the distribution of IPD projects by types of use. Categories were established to indicate the primary use and the associated type of structure. In the “Transportation” category, given the high number of IPD projects this year, a further breakdown was made into the subcategories “Railway”, “Water”, and “Road.” In addition, the categories “Utilities and Waste Management” and “Other” were introduced.



The distribution shows that the IPD projects represent a wide range of uses. Projects from both building construction and civil engineering are represented.

With eight projects, the “Education/ School/ University” category is the most represented, followed by “Transportation - Railway” with seven projects. It is also notable that five of the twelve newly added IPD projects are in the “Transportation - Water” category. In the “Healthcare” category as well, a trend appears to be continuing, with three newly added IPD projects.

n = 55 IPD projects completed, ongoing or in preparation

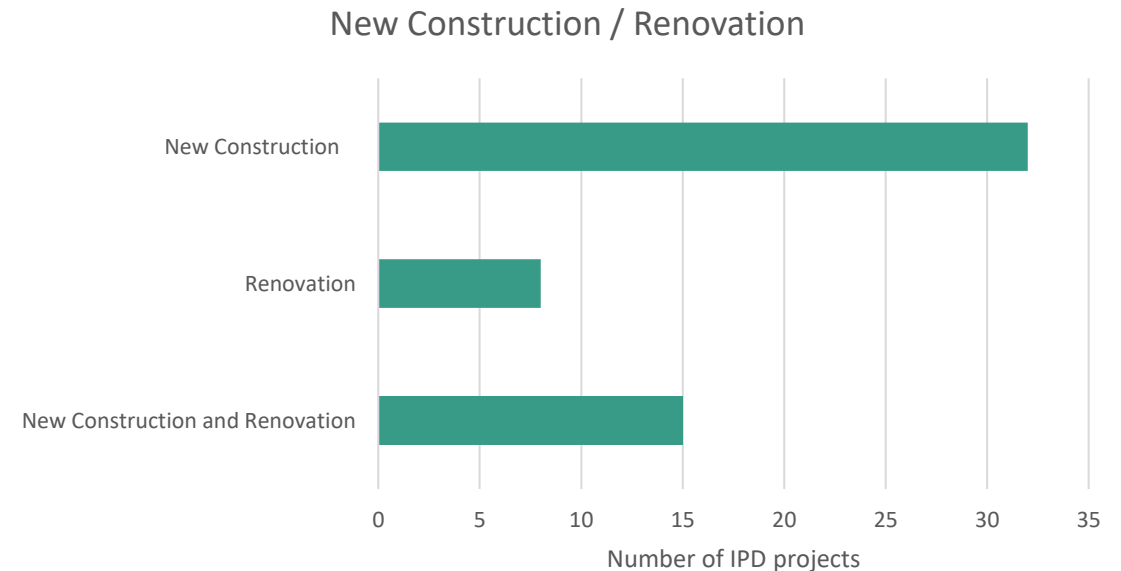
2.5 Distribution of IPD Projects

New Construction / Renovation

The figure shows the distribution of IPD projects in terms of whether they are new construction projects or renovation projects in terms of building within existing structures.

The distribution shows that the majority of IPD projects are new construction projects. Eight IPD projects focus on the renovation of existing structures. A further 15 projects are a mixture of new construction and building renovations.

This year, in addition to an increase in new construction projects, there was also a further rise in projects involving existing buildings, as well as combinations of new construction and renovation projects. It appears that a trend is continuing. Given the greater uncertainties and particular complexity of renovation projects, developers are increasingly recognizing the suitability of the IPD project management model.



n = 55 IPD projects completed, ongoing or in preparation

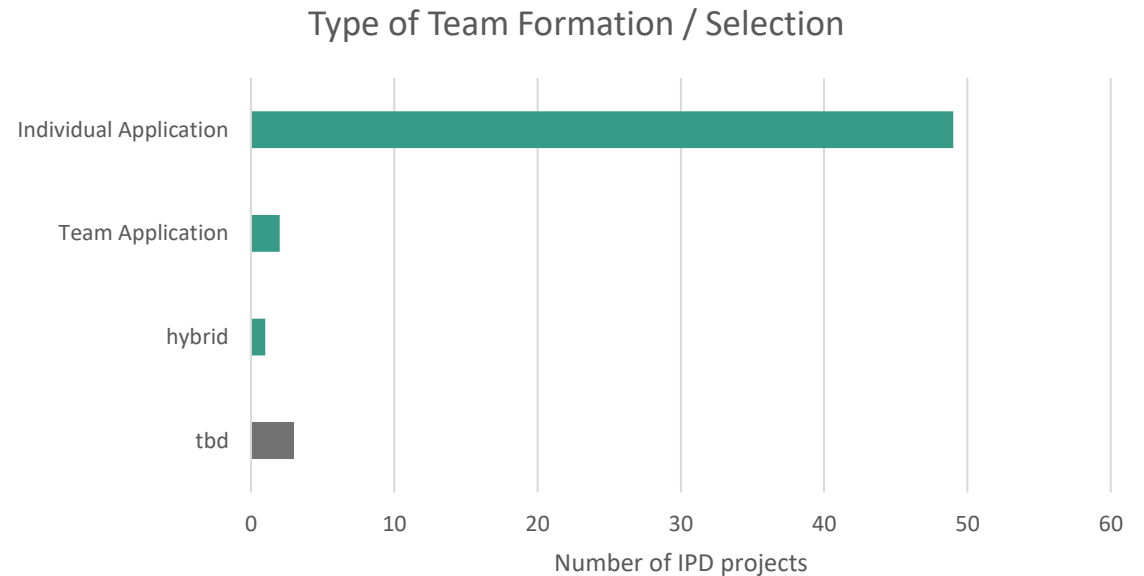
2.5 Distribution of IPD Projects

Type of Team Formation / Selection

Project participants in IPD projects can be selected through separate, competence-focused selection procedures (individual applications), or they can come together as a team in advance for the selection procedure (team applications). The figure below shows the distribution of team formation/selection types.

Most IPD projects continue to use individual applications. Only in two IPD projects, the partners were selected through a team application. In one IPD project, a hybrid team structure was chosen.

For three IPD projects, the decision regarding the type of application has not been made yet, so no information is available on this matter at this time.



n = 55 IPD projects completed, ongoing or in preparation

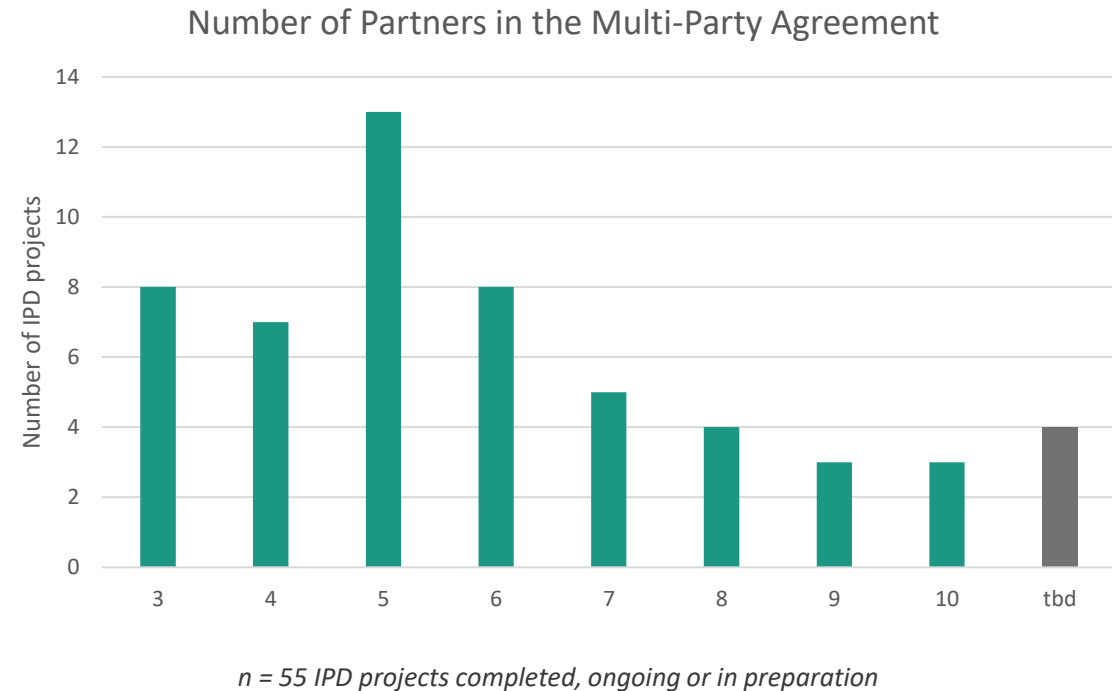
2.5 Distribution of IPD Projects

Number of Partners in the Multi-Party Agreement

The figure illustrates the distribution of IPD projects according to the number of contracting parties (partners) in the multi-party agreement. For some projects, a decision has not yet been made, so no information is currently available.

The number of contractual partners in a multi-party agreement is determined on the one hand by the construction project and on the other by the market structure of potential constructors and planners. An additional consideration is the question of what team size can operate effectively within integrated organizational structures and decision-making in the committees without overwhelming those involved, who are mostly undergoing significant changes associated with IPD.

The distribution shows that the number of partners in the multi-party agreement in the projects under consideration ranges from three to ten. About half of the projects have three to five partners in their multi-party agreement.



Content



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3 Conclusion

- 3.1 Conclusion
- 3.2 Outlook

3.1 Conclusion

The present IPD-Report 2026 provides a well-founded overview of the current development of the use of Integrated Project Delivery (IPD) in the construction industry in Germany. It is important to note that the momentum that began four years ago in terms of the number of IPD projects started is continuing steadily. This indicates that an increasing number of market participants are acquiring practical experience with IPD, and subsequent experience can be evaluated in terms of the desired results. A total of 55 projects were identified in which the decision to use IPD had been made. Of these, seven projects can be classified as ‚completed‘, 43 as ‚ongoing‘ and five are in the *preparation* phase.

In addition to the ongoing and other projects in the *preparation* phase mentioned above, we can conclude from the information available that a number of other IPD projects are currently in the decision-making phase. The decision regarding the implementation of the IPD model, and the subsequent declaration of a project as ‚in preparation‘, is yet to be determined.

The report contains information on some distributions in regard to selected characteristics of IPD projects. With regard to the project volume, it should be noted that there is great variation, ranging from €15 million to more than €1 billion. It is interesting to note that, while about 60 percent of projects have a project volume of more than €100 million, there has been an increase in IPD projects with a budget lower than €100 million in recent years. It should be noted that IPD projects can be identified in almost all types of use. This suggests that IPD has the potential to be a viable implementation option for various segments of the construction industry. This is also reflected in the increasing number of projects involving renovation or a combination of renovation and new construction. In these projects, the IPD model is an alternative to conventional execution models.

It was also found that, in addition to the familiar approach of individual applications, team applications are also used in some cases in the selection process for IPD partners. The evaluation of the number of contractual partners in multi-party agreements is also a subject of interest. This revealed a range from three and ten contractual partners. It is imperative that the specific arrangements of IPD projects are always based on the specific requirements of the project circumstances and the respective market conditions.

3.2 Outlook

While the information and distributions presented in this report offer valuable insights into the development of Integrated Project Delivery in Germany, further information and in-depth analyses are necessary to evaluate specific practical experiences.

As part of the 'IPD-Evaluation' research project conducted by our institute at KIT in collaboration with the University of Kassel (Prof. Dr. Peter Racky), selected ongoing and completed IPD projects in Germany are currently being comprehensively documented and evaluated. The research project was commissioned by the Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) at the Federal Office for Building and Regional Planning (BBR), in cooperation with the Federal Ministry for Housing, Urban Development and Construction (BMWSB).

The research project documents and evaluates approximately 20 selected IPD projects in Germany. The project framework data and the specific design of individual IPD elements are systematically recorded, and their effects on sub-processes and project objectives and goals are analyzed. The findings will provide a solid foundation for practical recommendations, guidelines and sample documents. These will be used to design IPD projects and their respective IPD characteristics.

If you are aware of any other IPD projects that might be eligible for inclusion in the IPD-Report, we would appreciate your feedback. Please feel free to contact us via email: ipa-report@tmb.kit.edu

We would be happy to review the information you provide and, if eligible, include the project in one of our upcoming IPD-Reports.



IPD-Report 2026

Prof. Dr. Shervin Haghsheno

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