

Procurement Process

brainstorming

- length of procurement process (initial RFI to NTP)
- Obtaining construction appropriation earlier because of DB selection (funding phasing)
- How much risk is really shed through bridging documents (extensive does not always mean less risk)
- Standardization of proposal requirements to reduce cost of procurement
- Multiple proposals landing at same time
- impact on lifecycle costs (TOC) to level of procurement effort and selection process
- DB project delivery selection and financial impact on firms competing for work (with or w/o stipends)

- Equitable compensation for procurement costs
 - within design-build team
 - design-build to owner
 - Return on investment not proportional to early investment

- how to ensure what the end-users really want is identified in the RFP
 - issues with lack of continuity with personnel changes

varying ability to innovate (some very good examples and some limited due to RFP requirements)

Pre-solicitations are very helpful

- set-aside programs are successful
 - concerns over not having graduated levels

breakout discussion

- convert desires into program requirements
- define level of finish with comparisons/ examples
- develop document for best practices (for owners)
- design charettes
 - planning
 - design
- gather ALL stakeholders early
- end user desires
 - classification systems
 - identify various quality levels
 - performance levels on uniformat not product type basis
 - proposers interaction with end users
 - pre-proposal meeting
 - provide ability to interact directly with end users
 - educational courses for end users (DBIA)
 - what needs to go into a set of documents
- what is ideal RFP
 - design build narrative for specific topics
 - must be industry recognized standard/ absolute
- timeline guidelines
 - schedule
 - complexity
 - include various reviews (AHJ, NCPC, CFA/ MDE/ EPA)
- procurement process standardization
 - # of steps
 - what is included
 - advantages/ disadvantages
 - when to use each step
 - deliverables
 - stipend guidelines
 - pre-notification
 - guidance for incorporating innovation
 - how to encourage
 - what restrictions apply
 - how to incorporate LCCAs into process
- risk sharing guidelines
 - guidelines for allocating risk under DB process
 - definition for new owners