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

breakout discussion

- convert desires into program requirements
- define level of finish with comparisons/examples
- develop document for best practices (for owners)
- design charrettes planning design
- gather ALL stakeholders early
- classification systems identify various quality levels
  - performance levels on uniform not product type basis
- proposers interaction with end users 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)
  - what is included
- # of steps 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