

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

end user desires

- 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
- 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

procurement process standardization

- 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)
- # 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