Special Vision 2020 Session

PROCUREMENT METHODS FOR SUSTAINABLE REPAIRS

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A Vision for the Concrete Repair Industry

As a building material, concrete allows the use of local materials, provides flexibility in form and appearance, and has a long history of successful installations. Concrete is a long-lasting, durable material that with proper use and maintenance can serve its use for 50 to more than 200 years.

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6. Develop environmentally and worker-friendly repair methods, equipment, and materials that will greatly reduce the adverse effects on workers, the public, and the earth’s ecosystem.

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10. Develop selection processes, contractual agreements, procurement methods and relationship arrangements (partnerships) that will greatly reduce conflicts, rework, claims and lawsuits resulting from disagreements among contractors, general contractors, engineers and owners.

- Developing service manuals, work instructions and work instructions support the technical and administration goals and processes. The service manual is the technical requirements for service delivery.
- Developing service agreements for design-build procurement includes both legal and coordinating construction services.
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b. Developing an owner guide for design-build procurement bringing both speed and innovation to cost-effective solutions. (By 2012)
c. Developing a guide for project partnering arrangements. (By 2012)

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7.2 Design-Build

With this method, the owner describes symptoms of problems being exhibited by a structure. Bidders submit proposals for analysis and design to create construction documents for performance of the repairs, as well as for actually performing the repairs and the Owner selects one proposal. Either licensed design professionals or contractors may be lead partner and the party actually contracted to the owner in such an arrangement.
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1.5 Partnering

Partnering generally occurs when a single service provider does not have the capacity to perform a complete project. In this relationship structure, a separate contractual agreement is entered between service providers, whether they are multiple contractors, licensed design professionals or combination thereof. The partner service provider then enter a contractual relationship with the owner in response to design-build, build or design-build project opportunities.

For formal partnerships, a new company may be established whose existence and role of member partners is defined by the partnership agreement. The owner would then formally contract with the partnership. More typically, one member of an informal partnership will assume the role as prime contractor to the owner, with the other member partners then joining the team as subconsultants. Benefits and limitations of partnering agreements are summarized as follows:

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