

# Royal BC Museum Modernization

Royal British Columbia Museum Modernization

-

Museum Project

Appendix W – Design Excellence Procurement  
Approach Memo

December 2021



## Memorandum

---

**To:** RBCM Project Executive Board      **Date:** April 6, 2021  
**From:** Kim Anderson, EPD      **Cc:** Working Group  
**Subject:** Museum Project Procurement Models

---

A workshop was held with members of the RBCM Project Executive Board (PEB) on March 24, 2021, to support the working group in advancing a revised business case for the Museum Project. It was determined that a follow up workshop would be scheduled to assess procurement options that could achieve the desired design goals which are a critical success factor for the Museum Project.

Four options are outlined below. *The working group is seeking confirmation from the PEB that these options align with expectations as articulated March 24, and that the working group will proceed with an assessment of each option in preparation for the follow up workshop.*

Option 1:	Design firm competition without design evaluation (followed by a stipulated sum or construction management contract)
	A public procurement would be run to hire a design firm(s) to undertake the design of the new museum. The competition could evaluate firms' past work, proposed approach to designing and delivering the project, and how they would work with the Owner to meet budget constraints.
Option 2:	Unsanctioned design competition (followed by a construction management or alliance contract)
	Includes a two-stage design competition but would not be endorsed by the provincial/national architectural institutes.  The first stage would be a shortlisting process to select a limited number of design firms based on their past work and proposed approach,  The second stage would include the shortlisted firms developing their concept designs for the project.  Selection of the winning design would be by the Owner's team, with consideration of the estimated construction costs. Each of the unsuccessful, shortlisted firms would be paid a stipend for their design efforts.

Option 3:	Sanctioned design competition (followed by a construction management or alliance contract)
	<p>Similar to Option 2 but would be endorsed by the provincial/national architectural institutes.</p> <p>The two key changes with a sanctioned design competition are:</p> <ol style="list-style-type: none"> <li>1. the winning design would be selected by a jury of peers rather than the Owner's team, with the Owner having a seat on the jury</li> <li>2. a requirement that each unsuccessful shortlisted firm be paid a stipend in accordance with the architectural institutes' compensation guidelines (e.g. concept plan designs to be paid 10% of the full design fees).</li> </ol>
Option 4:	Design-Build competition evaluating maximum value at a fixed price (evaluation weighted up to 100% on design elements rather than price)
	<p>Includes a two-stage design-build procurement.</p> <p>The first stage would be to run a request for qualifications to shortlist up to three teams of designers and constructors, based on their past project experience and key individuals proposed for the project.</p> <p>The second stage includes a request for proposals, wherein each team submits their concept design with a fixed price bid to deliver the project. To reinforce the importance of design, the financial submission could be evaluated strictly as a pass/fail component and the technical (design) submissions scored in accordance with a set of pre-established design criteria that the project is seeking to maximize.</p> <p>Selection of the winning design and construction team would be by the Owner's team.</p>