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*A Roadmap For Public Sector Owners
Committed To Building Better*



NORTHERN REGIONAL
CONSTRUCTION
ASSOCIATION





WHY THIS IS IMPORTANT

This roadmap is here to help public sector owners deliver construction projects that truly work; for people, for communities, and for the future of B.C. ***It's not about reinventing the wheel;*** it's about leaning into what already works. By aligning with trusted Canadian standards and resources, such as CCDC, CAMF, CCA, and trade agreements, public owners can build with confidence, transparency, and fairness.

Grounded in the BCCA's core advocacy principles of **open, competitive** procurement and **transparent and fair** processes across the full project lifecycle, this resource is a practical tool for building a strong construction culture rooted in trust and accountability.

Success doesn't happen in isolation. That's why it's vital to consider the full construction supply chain, from design consultants and suppliers to trade contractors and builders. These best practices help foster a healthier, more resilient industry by supporting consistent, respectful engagement at every stage.

By applying the guidance and resources in the following sections, public sector owners can reduce risk, strengthen industry confidence, and ensure that every public dollar spent delivers real, lasting value to British Columbians.

1. CONSTRUCTION PLANNING

- ☐ Publicly release multi-year capital plans aligned with government budget cycles
- ☐ Engage in fair market sounding practices for stakeholder consultation and early engagement
- ☐ Ensure budgets are realistic and sufficient to deliver the intended scope
- ☐ Conduct regular budget updates to reflect market conditions *before* procurement

2. DELIVERY METHOD SELECTION

- ☐ Select the delivery method that best suits the project's scope, risk profile, and market conditions
- ☐ Ensure the chosen method is applied properly, with clear roles, responsibilities, and that contract selection aligns with the selected delivery model

3. CONTRACT

- ☐ Allocate risk appropriately: misplaced risk drives up costs and reduces participation down the supply chain
- ☐ Use standard form contracts such as CCDC, BCDC, AIBC, RAIC with minimal supplementary conditions to maintain fairness and clarity

4. PROCUREMENT

- ☐ Open, fair, and transparent procurement practices
- ☐ High quality design documents and reports, coordinated and complete
- ☐ Use of clear, complete procurement documents
- ☐ Avoid broad privilege clauses and other procurement processes that undermine open, competitive procurement
- ☐ Proactive and timely release of procurement information, especially after the submission close

5. PROJECT MANAGEMENT

- ☐ Recognize that project success depends on capable, proactive people
- ☐ Read and understand your contract, as the owner
- ☐ Establish clear and fair processes for change management and change orders
- ☐ Implement structured project closeout and deficiency management procedures
- ☐ Maintain prompt payment processes to support cash flow through the supply chain
- ☐ Foster clear, consistent communication protocols, beyond just technology platforms

6. PAYMENT

- ☐ Align with prompt payment principles through clear, timely processes that reflect contract terms and support trust across the project team and the supply chain
- ☐ Establish consistent procedures across the entire organization for payment certification and lien holdback release
- ☐ Prepare internal systems and contract language to support future prompt payment legislation

By using the QR code labelled “digital resources” on the front and back cover of this brochure, you can access links to several more resources related to each of the 6 listed steps.

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