**A Performance-Based Integrated System for the Assessment of Project Procurement Departments of Construction Companies**

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**ABSTRACT**

**Numerous hypotheses in the literature claim that there must be some correlations among the attributes of different types of entities such as project, organization, decision makers, etc., and performance of other entities such as sectors, companies, projects, operations, individuals etc. Project procurement departments of construction companies seem to be one of the most important entities to be investigated for this matter since their performance is vital for the companies’ survival. This study is currently being conducted as one of the sub-projects of the master project entitled “SIMURG: A performance-based and Sustainability-oriented Integration Model Using Relational database architecture to increase Global competitiveness of Turkish construction industry in industry 4.0 era. The master project was designed to include research and development of related models at all hierarchical levels of performance-based design and construction of built environment approach with open-ended approach in various sub-projects in two complementary areas, i.e., product and process dimensions. The hierarchical levels of these dimensions are a. building components, b. building elements, c. building premises, d. buildings, e. projects, f. lands, g. quarters, h. settlements, i. counties and j. cities levels on product side and a. operations, b. projects, c. departments, d. firms, e. groups of firms, f. sectors, g. national economies, and h. global economy levels on process side. Each levels need their own level-specific Key Performance Indicators (KPIs) and associated weights to be determined in addition to organisational, computational and computer models to be designed. In this study the conceptual and practical models of performance-based evaluation system at departments level have been developed to solve above stated problem in “project procurement” context. SIMURG\_PERISCOPE, the relational database model developed in this PhD thesis for performance-based evaluation of the related department is enriched by additional functions and reports to be able to investigate these relationships among these entities and risk factors.**

*Keywords: SIMURG, Performance-based building, project procurement departments, competitiveness, process performance.*

**INTRODUCTION**

Numerous hypotheses in the literature claim that there must be some correlations among the attributes of different types of entities such as project, organization, decision makers, etc., and performance of other entities such as sectors, companies, projects, operations, individuals etc. Project procurement departments of construction companies seem to be one of the most important entities to be investigated for this matter since their performance is vital for the companies’ survival.

**PROBLEM STATEMENT**

Traditional assesment of project procurement processes and departments is not based on “performance” of these entities but based on “success” of the procurement process and the department. If the company is granted with the project after the project procurement process the department is assumed to be succesful. This approach is not acceptable because it does not help to explain the failure of performance of project procurement department. Thus it will not be possible to explain why the same failures are repeated and why the company can not make profit even though it is succesfull in tenders and achieves to be the winner after the procurement processes.

This is not a sustainable approach for obtaining new projects which is vital for the survival of company. That is why project procurement departments of construction copmanies need some practical models that utilize the data of past projects related to risk and advantage factors and the success and failures of related departments in estimating these factors and ther effects on bid price. Yet, comprehensive models providing this sort of analyses can not still be located in the literature.

**THE AIM OF THE STUDY**

It is the main goal of this study to develop the conceptual part of a performance-based model for the assesment of project procurement processes of construction companies and the related organisational units, i.e., departments undertaking the responsibility of this process.

After developing the conceptual model at the second step the relational database software model SIMURG\_PERISCOPE (A **Per**formance-based **I**ntegrated **S**ystem for **Co**nstruction Companies’ **P**rocurement Departments Based on the Variations of **E**stimated and Actual Risks) at practical dimension will be developed in the master project entitled SIMURG\_INTEGRATED [1].

**INTEGRATED EVALUATION OF PERFORMANCE OF BUILT ENVIRONMENT ENTITIES**

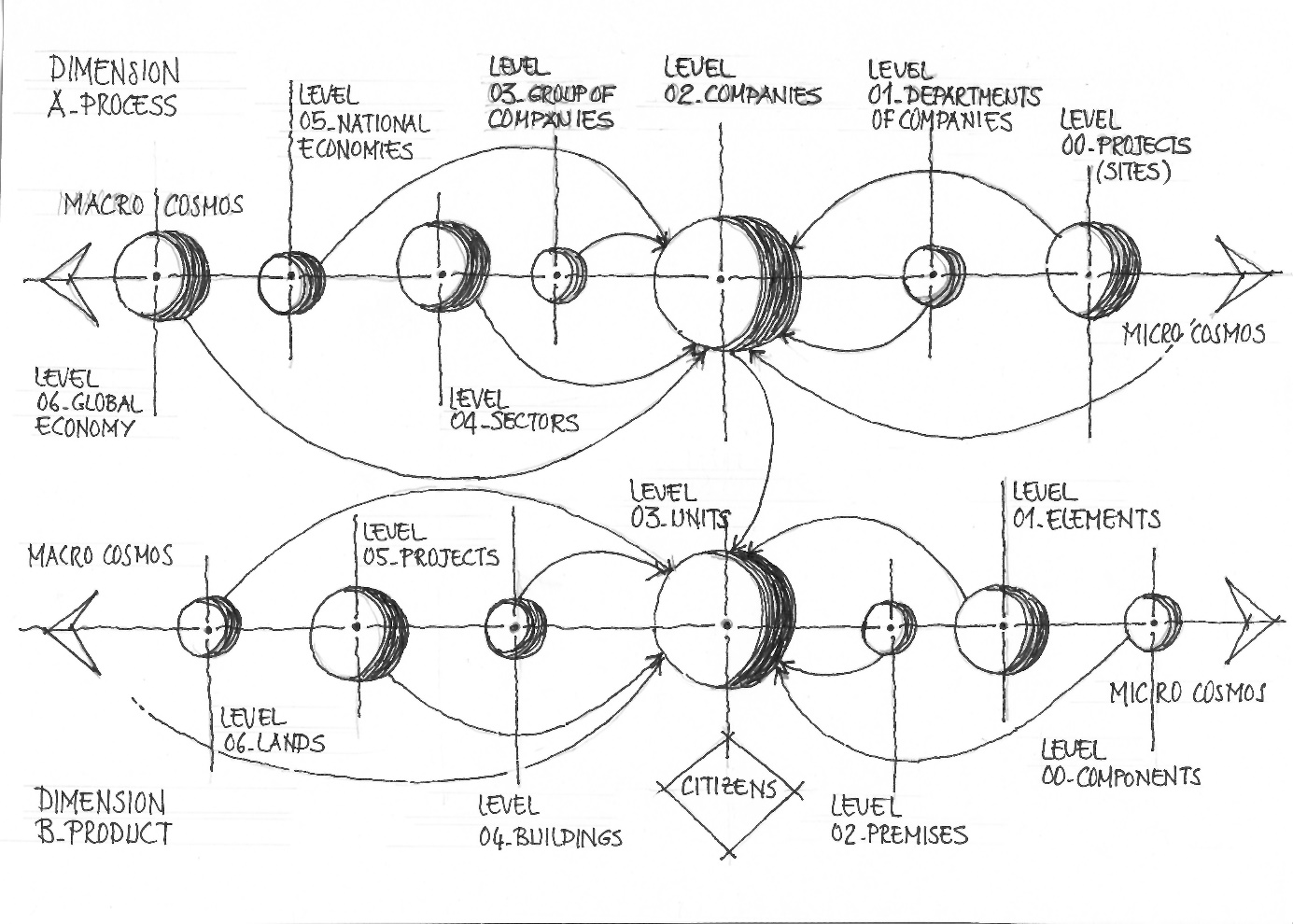
Illustration of Solar System Simulation at process dimension is given in Figure 1, which is presented by Kanoğlu et al. [1]. It explains the expansion levels of built environment entities. Just like the planets in solar system all entities at certain levels has their own spherical sizes that represent the impact factor or weight of the entity on the chosen level’s entity.

The chosen entity, for example, can be at “companies” level, if governmental departments need the calculation of performance of companies in national construction industry that are supposed to be supported; or it may be at “departments” level if construction companies need this calculation for monitoring the performance of their departments and preparing corrective policies for these departments which are consistent with companies’ strategical priorities.

As it can be seen in the illustration there is an additional relationship between “*Level\_02\_Companies*” level in Process Dimension and “*Level\_03\_Units*” level in Product Dimension. Because the performance of built environment can’t be calculated without considering the effect of performances of companies that take place in production process on the performance of built environment [2], [3], [4].

The master project was designed to include research and development of related models at all hierarchical levels of performance-based design and construction of built environment approach in two complementary areas, i.e., **product** and **process** dimensions. The hierarchical levels of product dimensions can be defined as 00\_building components, 01\_building elements, 02\_building premises, 03\_building units, 04\_buildings, 05\_projects, 06\_lands, 07\_quarters, 08\_settlements, 09\_counties and 10\_cities levels as it is seen in Figure 1.

Right side of the simulation model can be extended down to subatomic levels while left side is possible to extend up to universe theoretically. Yet, for practical reasons we start with 00\_components level and end with 10\_cities level. As for the hierarchical levels of process dimension, the entities and their levels can be defined as 00\_projects, 01\_departments, 02\_companies, 03\_groups of companies, 04\_sectors and 05\_national economies, 06\_global economy levels. Each level needs its own level & type-specific KPI’s and associated impact factors/weights to be determined.



**Figure 1. Solar System Simulation, which is the backbone of the model [1]**

After determining the built environment’s level to be analyzed, the concept/layer i.e., green, smart, slow, safe, etc., that matches with expectations of individuals or institutions in terms of the identity/character of built environment desired is decided for further analysis. Each concept/layer has its own set of KPIs including associated impact factors/weights.

The scores are given by an expert and the individual/institution simultaneously and separately. Since the citizens are bound to the system at building unit level by the occupation information recorded in a public database maintained by the government, all the secondary level information such as educational, social, cultural, economic data related to the citizens recorded by other governmental offices can be accessed and linked/combined at desired levels of built entity by the model.

The studies handling key components of the problem and its solution at different dimensions, i.e., product and process dimensions for different entities at various levels of built environment from components to cities levels are being conducted by Kanoğlu et al. [1] as the sub-projects of the master project entitled as “**SIMURG**: A performance-based and **S**ustainability-oriented **I**ntegration **M**odel **U**sing **R**elational database architecture to increase **G**lobal competitiveness of Turkish construction industry in industry 4.0 era” while some of these projects are the subjects of dissertations and master theses, some of them are being studied in research and development projects funded by İTÜ BAP and private companies in construction industry.

The final product of master project is SIMURG\_INTEGRATED, a relational database software, which is an open-ended model that allows numerous modules in both product and process dimensions and all levels of built environment entities in both dimensions. The whole list of projects including those scheduled but not started yet and completed or currently going on are listed below.

SIMURG\_PERISCOPE is the output of the study in *Departments Level* of the integrated model at *Process Dimension* stated above. Companies undertaking various functions such as supplier, constructor, manufacturer, etc., in production of built environment have various departments and calculation of total performance of these companies needs the same models to be developed as well. Another study in *Departments Level* at Process dimension is reported by Erdoğan and Kanoglu in another paper [5]. That’s why this is an open-ended model that needs the further studies related to these departments to be integrated. The details of the model are explained below.

**Subprojects of SIMURG Master Project at Product Dimension**

**SIMURG** Master Project includes 7 subprojects at starting point that are matching with some levels of built environment entities at *product dimension* as it is explained in Solar System Simulation in Figure 1. Two of these subprojects are currently being studied by PhD students in their dissertations; SIMURG\_PROJECTS and SIMURG\_CITIES.

* SIMURG\_CITIES: The study is currently being conducted by Ülker under the supervision of Kanoğlu and Özçevik [6] in her dissertation entitled SIMURG\_**CITIES**: *A Performance-Based Integrated Model for Design and Evaluation of Sustainable and Sophisticated Solutions at Cities Level: Determination of Key Performance Indicators and Principles of Model at Conceptual Dimension*. Main goal of the project is to determine the key performance indicators (KPIs) of performance of built environments at *Cities Level* in terms of the combinations of *level-specific* and *layer (concept)-specific* KPIs in both *Expert* and *User* point of views and integrate the findings with SIMURG\_INTEGRATED, final output of the master project.
* SIMURG\_PROJECTS: The study is conducted by Varlıer under the supervision of Özçevik and Kanoğlu [7] in her dissertation entitled SIMURG\_**PROJECTS**: *A Performance-Based Integrated Model for Design and Evaluation of Sustainable and Sophisticated Solutions at Projects/Gated Communities Level: Search for the Lean Architecture of Relational Database.* Main goal of the project is to determine the key performance indicators (KPIs) of performance of built environments at *Projects/Gated Communities Level* in terms of the combinations of *level-specific* and *layer (concept)-specific* KPIs in both *Expert* and *User* point of views and integrate the findings with SIMURG\_INTEGRATED, final output of the master project.

**Subprojects of SIMURG Master Project at Process Dimension**

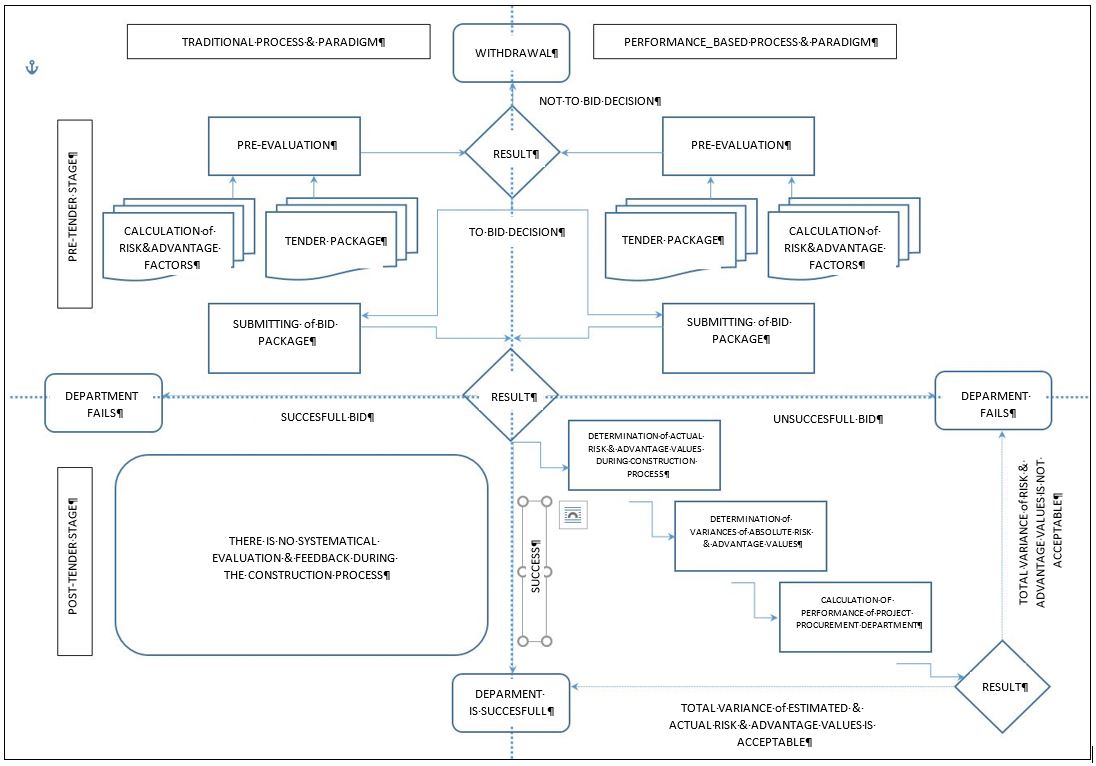
**SIMURG,** the master project, includes 6 subprojects at starting point that are matching with the related levels of built environment entities at *process dimension* as it is explained in Solar System Simulation in Figure 1. Two of these projects, SIMURG\_IDEPRO and SIMURG\_ MORPHO\_BLUE were completed and four subprojects are currently being studied by graduate students in their master theses; SIMURG\_PERISCOPE, SIMURG\_ ARCADIA, SIMURG\_ HELMET and SIMURG\_CITIES.

* SIMURG\_IDEPRO: The study was conducted by Arslan, under the supervision of Kanoğlu [2], [3], [4] in his dissertation entitled SIMURG\_**IDEPRO**: ***I****ntegration of* ***De****sign and* ***Pro****curement Processes of Construction Projects*. Main goal of the project is to develop the conceptual model of integration of design and project procurement processes in construction projects.
* SIMURG\_MORPHO\_BLUE: The project conducted by Yazıcıoğlu and Kanoğlu [8] was funded by İTÜ BAP and Doğtaş – Kelebek Mobilya, the companies producing and marketing furniture and kitchen systems. The details of the research project were published recently in 7 consecutive articles by Yazıcıoğlu and Kanoğlu [8], [9], [10], [11], [12], [13], [14]. This project deals with determination of KPIs of kitchen design process and provides a practical tool for this sort of companies in both departments and projects levels, to be able to assess the performance of their associated design offices.
* SIMURG\_PERISCOPE: The study is currently being conducted by Altındağ, under the supervision of Kanoğlu in his dissertation entitled SIMURG\_ **PERISCOPE**: *A* ***Per****formance-based* ***I****ntegrated* ***S****ystem for* ***Co****nstruction Companies’* ***P****rocurement Departments Based on the Variations of* ***E****stimated and Actual Risks*. Main goal of the project is to develop a conceptual model of calculation of the performance of project procurement departments of construction companies.
* SIMURG\_HELMET: The study is currently being conducted by Erdoğan, under the supervision of Kanoğlu [5] in his master thesis entitled SIMURG\_**HELMET**: *An Integrated Solution for the Departments of* ***He****alth of* ***L****abourers and Safety of Work in Construction Firms and a Relational Database* ***M****odel for the* ***E****valuation and* ***T****racking the Performance of Department*. Main goal of the project is to develop a conceptual model of calculation of the performance of health and safety departments of construction companies using past and current projects records of accidental events.
* SIMURG\_ARCADIA: The study is currently being conducted by Aktürk, under the supervision of Kanoğlu [15] in her master thesis entitled SIMURG\_**ARCADIA**: ***A*** *Performance-based* ***R****elational Database Model to Increase* ***C****ompetitiveness/ Transparency/****A****ccountability and Sustainability of Architectural* ***D****esign Competitions* ***i****n Professional Practice and* ***A****cademia*. Main goal of the project is to develop a conceptual model of calculation of the performance of design offices in architectural design competitions and student projects in academia using NAAB student performance criteria as KPIs.

**SIMURG\_PERISCOPE: A PERFORMANCE-BASED ASSESSMENT MODEL FOR PROJECT PROCUREMENT DEPARTMENTS OF CONSTRUCTION FIRMS**

**Conceptual Model**

In traditional approach the evaluation process is based on “success”, not on “performance”. It is assumed that the company and its procurement department is succesfull if the project is granted to the company. Experiences in the past projects are recorded in an unstructured format, mostly in spreadsheet files and interoperability does not exist; the data can not be combined and used in an integrated way. It is not mostly possible to be able to make analytical assessments using the data of past bidding processes.



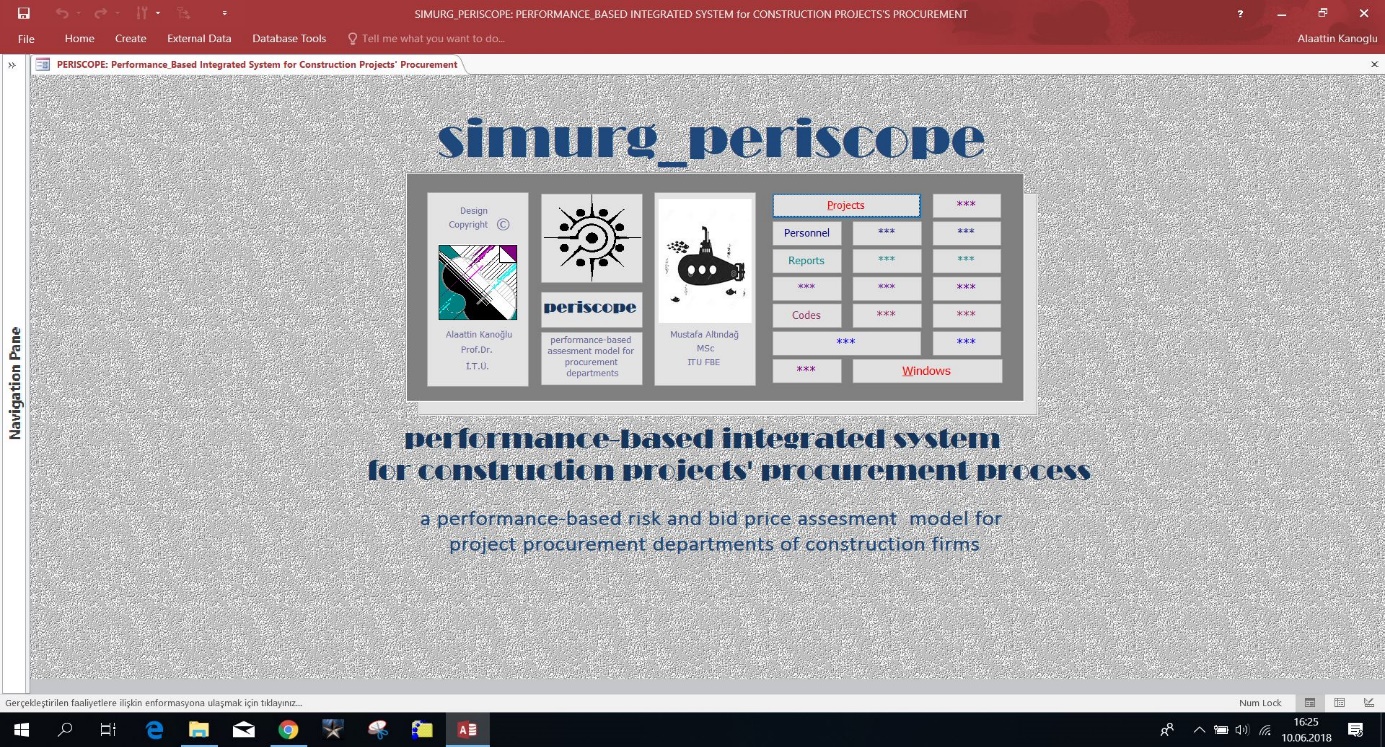
**Figure 2. Conceptual model**

Whereas the conceptual model must take into consideration all risk and advantage factors and estimated values of their effects on bid price must be determined and recorded. The actual and estimated values must be recorded by the end of production process and close out phase and finally the absolute variances between actual and estimated values of the effects of advantage and risk values on bid price must be calculated. These variances can be converted to performance scores on the basis of KPIs (risk and advantage factors) thus the performance of project procurement department can be determined. Performance of the project procurement department can not be determined before the project is fully completed; since the determination of performance must be based on these variances stated above in the proposed model.

**Practical Model**

The relational database architecture that is based on this conceptual model is currently being developed in the master project SIMURG\_INTEGRATED. The software model at practical dimenson use MS Access platform. The relational database structure of the model is given in Figure 3 and the user interface at start is given in Figure 3.

The model first records the values of risk and advantage factors estiamated by first and second teams, which are assigned to prepare two simultaneous bids for the same project. One of the teams is the team assigned by project procurement department and the other one is the team, which will undertake the responsibility of construction of project in case of being awarded with the contract. The database is structured to include probability values and cost and revenue effects of risk and advantage factors as well.

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**Figure 3. User interface of practical model SIMURG\_PERISCOPE**

**CONCLUSIONS**

Applicability of performance-based assessment approach is considered to create a holistic effect if it can be achieved integratedly by including all levels and entities in the production process of built environment. This study, with its humble scope, might be effective in a small but important part of the total system. It is estimated that mid-sized and large sized companies will be affected by this approach and they will be forced to reorganize themselves. As for the project procurement departments of construction companies, they will try to fulfill their function by applying this new approach.

Construction companies will have to cooperate and collaborate with design offices more closely to be able to gain competitive advantage that can only be obtained by some new concepts such as competition by design and apart innovative approachs and solutions will increase in design and construction phases of building production process. Turkish construction industry will benefit the results of this approach widely.

The model proposed in this study is only one of the steps that will increase the effectiveness of performance-based building approach through project procurement processes. The output of this study will contribute to the solution of the problem at *Process Dimension*, while the other studies aim to contribute at *Product Dimension*.

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