SELECT BID
CONSTRUCTION PROCUREMENT PROCESS
BOR FACILITIES OFFICERS CONFERENCE
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Introduction

THIS PRESENTATION IS INTENDED TO PROVIDE A GENERAL OVERVIEW OF THE CONSTRUCTION PROCUREMENT PROCESS REFERRED TO AS “SELECT BID”

- COMPARE THE SELECT BID PROCUREMENT METHOD TO OTHER TRADITIONAL PROCUREMENT METHODS

- DISCUSS HOW THE “SELECT BID” PROCESS IS FACILITATED

- REVIEW EXPERIENCE WITH “SELECT BID” FROM PERSPECTIVE OF:
  - GEORGIA STATE FINANCING & INVESTMENT COMMISSION
  - GEORGIA STATE UNIVERSITY
  - INTERNATIONAL CITY BUILDERS
Common Procurement Practices for Design-Bid-Build Delivery Method

Competitive Sealed Bidding (DBB Delivery Method)

- Traditional – Invitation to Bid (ITB); Open bids; Award Contract for Construction Phase

- Pre-Qualification – Pre-qualification criteria; Prequalify Firms; Issue ITB; Open Bids; Award Contract for Construction Phase
Common Procurement Practices for CM & Design-Build Delivery Methods

Qualifications Based Selection (QBS) Process
Typically 2 Step process when using the following delivery methods:

- Construction Manager at Risk
- Design-Build Team

1. Step 1 - issue RFQ/RFP; selection committee shortlist 3-5 finalists.

2. Step 2 – finalists submit written/technical team proposal followed by interviews with selection committee. Selection based upon qualifications.
Select Bid Procurement Equation

(QBS) + (DBB) = Select Bid

Two step process consisting of the following:

- **Step 1 (QBS)** – Request for Qualifications (RFQ) advertised; selection committee evaluates the qualifications, scores and ranks firms accordingly based upon qualifications. A list of firms determined to be especially qualified to perform the project will be identified as eligible bidders.

- **Step 2 (DBB)** – the selected firms are issued an Invitation to Bid. The second step mirrors the traditional competitive hard bid process. Construction contract is awarded to the lowest responsive, responsible bidder.
SELECT BID PROCESS TIME FRAME

GENERAL SCHEDULE WHEN CONSIDERING SELECT BID PROCESS

- 5 weeks prior to bid documents being ready to issue to bidders, advertise Request for Qualifications (RFQ).
- 21 to 30 day period for the RFQ advertisement.
- 5 to 7 days provided to selection committee to complete review & evaluation of qualifications (could require more or less time depending on the project and anticipated response to RFQ).
- 30 days from bid documents being issued (ITB) for firms to submit sealed bids.
Considerations With The Select Bid Process

- Unique project components requiring specific skillset or experience.
- The process provides using agency with an opportunity to review qualifications of the firms.
- Shortlist like size firms and avoid shortlisting a David against a Goliath. This will reduce the likelihood of firms withdrawing from the process.
- Shortlist no fewer than 3 firms in the event a firm or firms elect to withdraw from the process.
- We have seen a reduction in the number of firms participating in the process. For smaller projects ($2 - $3 million) Outside the Atlanta area, we are seeing 5-7 firms or fewer responding.
QUESTIONS