

**SELECT BID
CONSTRUCTION PROCUREMENT PROCESS
BOR FACILITIES OFFICERS CONFERENCE
November 5, 2015**

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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

$$(QBS) + (DBB) = \text{Select Bid}$$

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

