



The Ohio Facilities Construction Commission can assist owners when they are implementing one of the new project delivery methods for the first time.

WHAT IS QBS?

QBS is a procurement process used for the selection of architects, engineers, and other professional service providers for public construction projects.

QUALIFICATIONS-BASED SELECTION

Qualifications-Based Selection (QBS) refers to a procurement process used by public authorities to select design professionals and other professional service providers for public construction projects.

It is a competitive contract procurement process whereby proposers submit qualifications to the public owner who evaluates and selects the most qualified firm, and then negotiates the project scope of work, schedule, budget and fees. Under QBS procurement, the cost of the work (price) is not considered when making the initial selection of the best or most appropriate provider of the professional services. Fees for services will be negotiated following selection and before contracting.

Selecting a Professional Design Firm

- Public owner identifies the general scope of work and develops a project schedule.
- A Request for Qualifications (RFQ) is issued.

- Statements of Qualifications (SOQ) are evaluated.
- A short-list of qualified firms to be interviewed is determined.
- Interviews are conducted and the firms are ranked.

Negotiating a Contract

- The public owner invites the highest-ranked firm to develop and submit a technical proposal which includes the firm's understanding of the scope of work, a detailed scope of services and schedule.
- The firm also develops and submits to the owner a detailed fee proposal based on the agreed-upon scope of services.
- If the proposed fee is unacceptable, the owner and designer work together to modify the scope of work, schedule, and budget to determine if an agreement on fee can be achieved.
- A professional services agreement covering scope and fee is executed.
- If an agreement cannot be reached with the top-ranked firm, those negotiations are ended and negotiations begin with the next most qualified firm.

WHAT IS BVS?

BVS is a selection process used for procurement of construction services where a weighted combination of qualifications and price are considered.



WHAT ARE THE OFCC PRE-QUALIFIED CONSULTANT LISTS?

The OFCC Pre-Qualified Consultant Lists contain professional service firms that can be used on any OFCC or locally administered project. These Consultants have been “pre-qualified” through a QBS process and short-listed for expedited procurement on small projects or specialized tasks. The use of Consultants from one of the lists enables work to begin within 2 to 3 weeks from selection, resulting in significant savings of time and administrative expense.

BEST VALUE SELECTION

Best Value Selection (BVS) is a procurement process for construction services where both qualifications and price are considered in the evaluation, selection, and award of contracts. Contract award is based upon a weighted combination of pricing and performance considerations to determine the offer deemed most advantageous and of the greatest value to the public authority. BVS is required for competitively selecting Construction Manager at Risk (CMR) and Design Build (DB) teams.

Steps to Follow for BVS

- A project’s general scope of work, budget and schedule is identified.
- In the first phase of the process, an RFQ is developed and published. For CMR selections, newspaper advertisement is 30 days prior to submission deadline.
- SOQs are submitted and evaluated.
- A short-list of qualified firms is determined for proceeding to the second phase.
- In the second phase of the process, a Request for Proposal (RFP) is developed and shared with the short-listed teams.
- The RFP describes the project in more detail and requests additional information to be evaluated and their relative order of importance, including elements for price. The RFP should clearly state the basis upon which the owner will make the best value decision.
- The short-listed firms are invited to tour the project site and have a one-on-one pre-proposal meeting with a subset of the selection committee. These meetings allow each short-listed firm to ask questions that facilitate completion of their individual proposals.

- The proposals are submitted and reviewed. The owner team may seek written clarifications from a proposer in advance of interviews with the firms.
- Each short-listed firm is interviewed with the purpose of seeking further clarification and understanding of each team’s proposal.
- The proposals are evaluated following the published criteria to determine which team provides the best value to the owner.
- Contracts are awarded based on the information contained in the proposal of the selected firm.

Other Delivery Method Factors

- The owner may seek a Guaranteed Maximum Price (GMP) for the construction at the time of selection or later during the design stage of the project.
- For DB projects, a Criteria Architect/Engineer (C-AE) is required to be independent and acquired separately from the DB team. The role of the C-AE is to develop and document the owner’s design criteria that is to be followed by the DB team.
- On CMR projects, if a GMP cannot be reached, the public owner has the option to transition the CMR to a Construction Manager as Advisor (CMA) role.

COMPETITIVE BIDDING

Public bidding is a traditional method for procuring construction in which the contract is awarded to the lowest cost responsive and responsible bidder. Competitive bidding is used for both General Contracting (GC) and multiple-prime contracting. Notice of bids need to be published in newspapers in advance of the public bid opening.

OFCC uses an electronic bidding platform to send, receive and post bids securely online.

ABOUT OFCC

OFCC is responsible for guiding capital projects for state agencies, state-supported universities and community colleges, including Ohio’s comprehensive public K-12 school construction and renovation program. The Commission also manages the State’s cultural facilities, school security, and community school classroom facilities grants programs.