

Pre-Qualification of Contractors (Bidders) and Sub-Contractors (Sub-bidders)

What is Pre-Qualifying?

- Identifying the success record of contractors and major sub-contractors
- Identifying the financial stability of contractors and major sub-contractors
- Identifying the safety record and the safety infractions of contractors and major sub-contractors
- Communicating with contractors' references from educational entities that have undertaken projects similar in size and scope to ours
- Identifying contractors and major sub-contractors who have the necessary manpower to complete projects in a timely manner

Doing all of this before the bidding process.

Why are we coming to you tonight?

- Section 1825 of our Procurement Code requires approval of the Board prior to entering into a pre-qualifying procedure.

1825. PREQUALIFICATION OF CONSTRUCTION BIDDERS. (SC Code § 11-35-1825)

*1825.1 District criteria for prequalifying construction bidders and sub-bidders must include, but not be limited to, prior performance, recent past references on all aspects of performance, financial stability, and experience on similar construction projects. **The District may use the prequalification process only for projects where the construction involved is unique in nature or over ten million dollars (\$10,000,000) in value as determined by and subject to the approval of the Board.** When the prequalification process is employed, only those bidders or sub-bidders who are prequalified through this procedure may submit a bid for the project. The determination of which bidders and sub-bidders are pre-qualified, and entitled to bid, is not protestable pursuant to § 4210 (Protests) or other provisions of this code.*

1825.2. Prequalifying Construction Bidders. In accordance with Section 1825.1, the District shall adopt a procedure and a list of criteria for prequalifying construction bidders. (SC Regs. § 19-445.2145(G)).

Why should we pre-qualify for the Byrnes project?

- Cost of the project will require a contractor who can meet the necessary payment and performance bonding requirements
- Jobsite safety for everyone. Through a series of questions, the pre-qualification process addresses the safety record of the contractors and should uncover any OSHA violations that have occurred.
- Very complicated project that will require highly-skilled contractors in order to minimize the negative impact on learning, on activities, and on events.
 - Campus will be occupied during most of the project
 - Events will still be held
 - Connections to existing buildings and utilities
 - Cooperation and flexibility will be extremely important
 - Very tight schedule
- Very visible project that will likely be highly scrutinized
- New companies are surfacing due to the improving economy. An untested upstart is not right for this complicated project in the heart of our high school campus.
- The time to do research is prior to the bid, not after. Disqualification of a bidder after opening is extremely difficult.
- Reduces (but does not eliminate) the District's risks once the project is put out for bids.