

The background features a light gray field with several interlocking gears of various sizes, rendered in a faded, semi-transparent style. A solid green vertical bar is on the left side, and a thin red horizontal line runs across the top. A light green horizontal bar is positioned at the top right.

Florida Department of Transportation's Prequalification System and Alternative Contracting Methods



FDOT Prequalification Process

Authority:

Florida Statutes

Florida Administrative Code



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FDOT Prequalification Process

Florida Statutes:

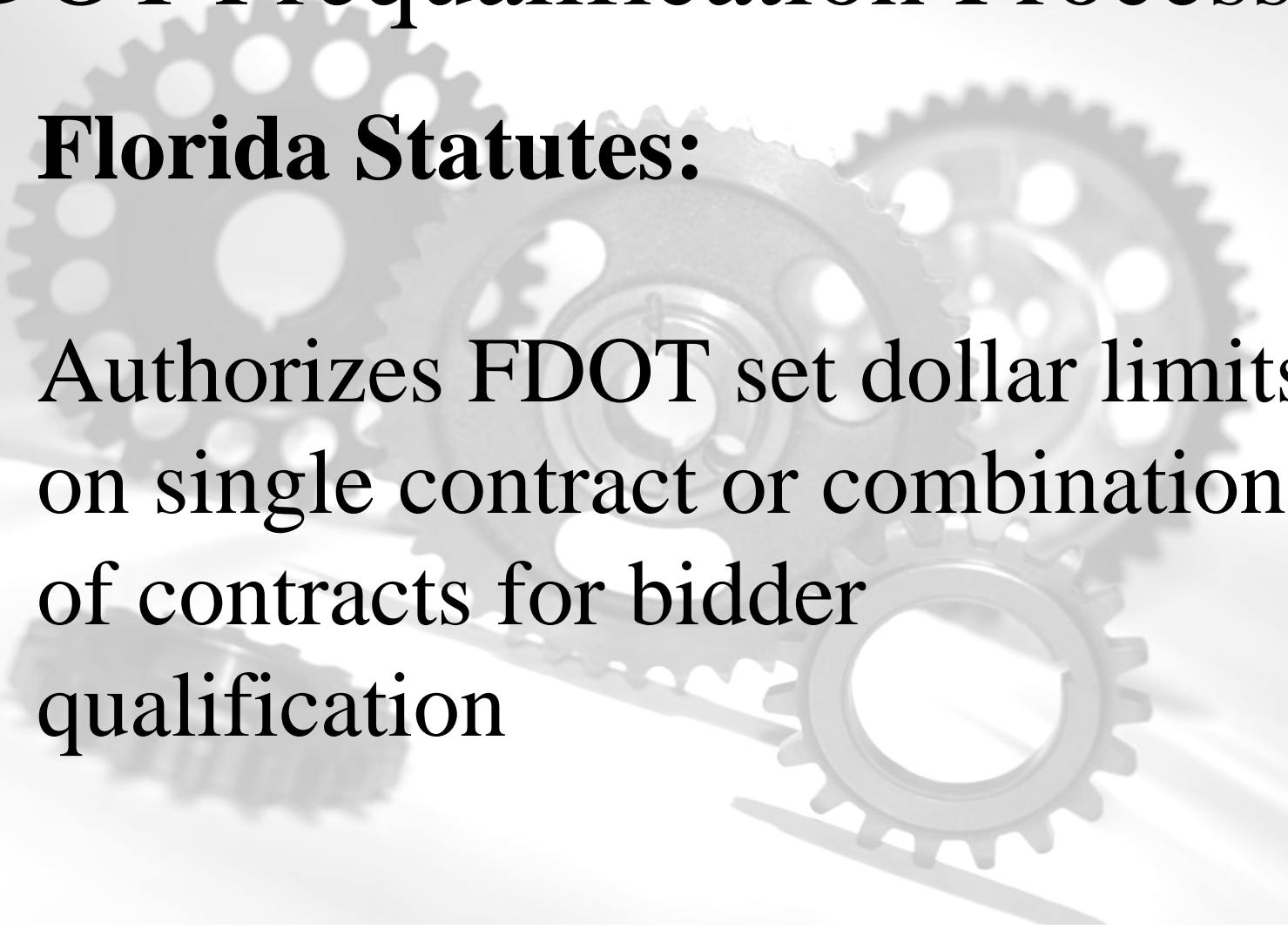
337.14 F.S. states requirements for FDOT to develop rules for qualification process



FDOT Prequalification Process

Florida Statutes:

Authorizes FDOT set dollar limits on single contract or combination of contracts for bidder qualification





FDOT Prequalification Process

Florida Administrative Code:

Rule 14-22 developed by FDOT
governing qualification process



FDOT Prequalification Process

Florida Administrative Code:

Rule contains requirements for –
equipment, past record, experience,
financial resources and personnel

Used to develop Ability Score



FDOT Prequalification Process

Florida Administrative Code:

Primarily, past record requirement of rule determined by FDOT Contractor Past Performance Reporting System





FDOT Prequalification Process

Contractor's Past Performance Record (CPPR):

Method by which FDOT evaluates performance of contractors on projects





FDOT Prequalification Process

Contractor's Past Performance Record (CPPR):

Grades Work Pursuit, Timeliness,
Coordination & Cooperation,
Conformance with Contract,
MOT, Environmental Compliance



FDOT Prequalification Process

Current CPPR Scores:

Maximum Score Available = 110

Statewide Average = 94.6

Range of Scores = 26 to 110

FDOT Prequalification Process

CONTRACTOR'S PAST PERFORMANCE RATING

Date of the Report:		Original Contract Days:	
FIN ID:		Days Granted:	
Contract Number:		Weather days:	
Contractor:		Allowable Contract Days:	0
Job Description:		Days Used:	0
Project Administrator:		Deficiency Ltr. Factor (DLF):	1.0

Contractor Performance Rating:	#DIV/0!	Interim		Final	
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CATEGORY 1 - Pursuit of the Work	Score (max. of 12):	#DIV/0!
	Pursuit of Work	#DIV/0!

Period	Work Days	Pursued Days	Remarks



FDOT Prequalification Process

Contractor's Past Performance Record (CPPR):

By Rule, these CPPR scores are used to determining an Ability Score for the Contractor

FDOT Prequalification Process

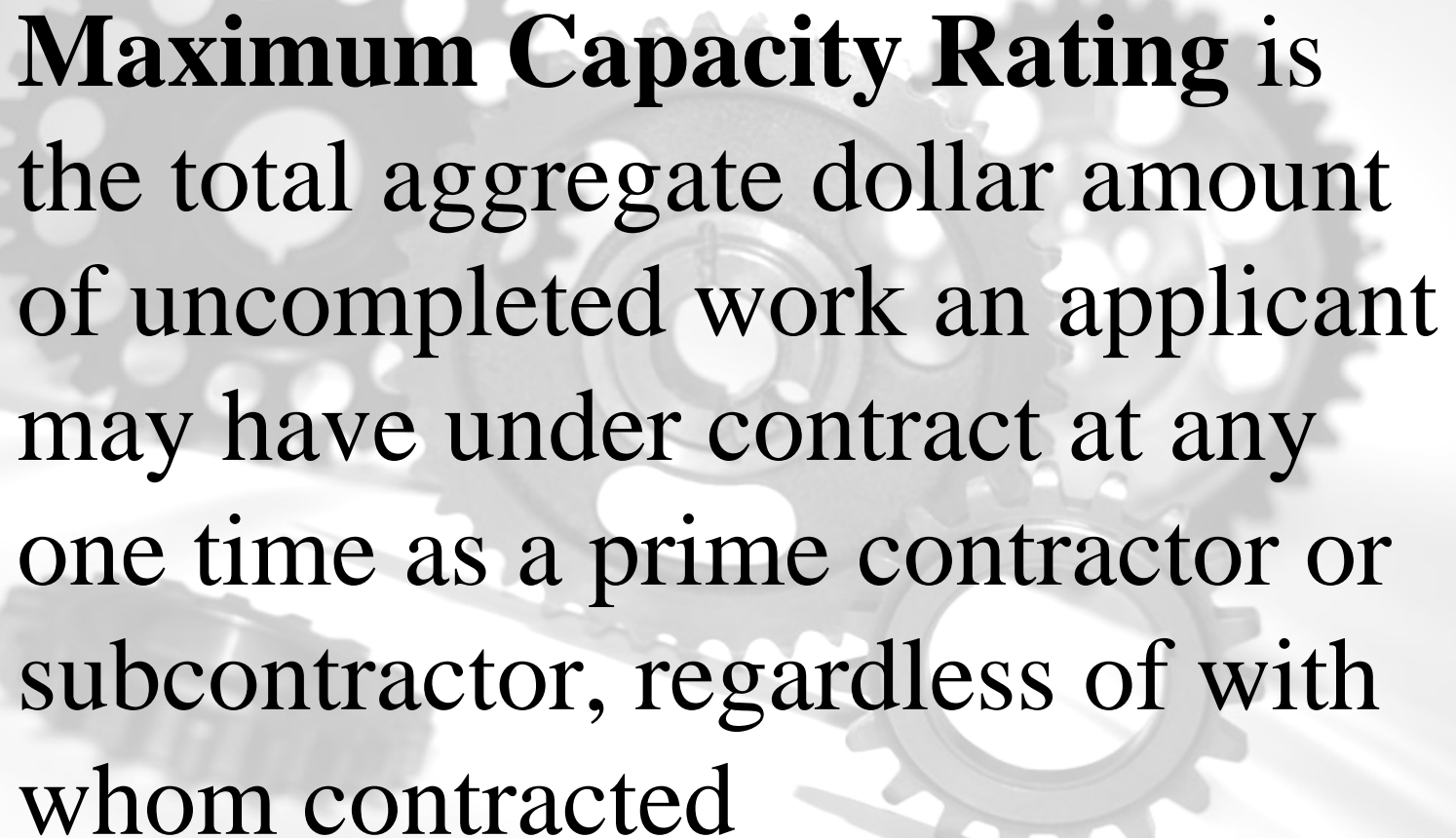
Ability Factor (derived from CPPR):

Ability Score	AF
64 or less	1
65 – 69	2
70 – 73	3
74 – 76	4
77 – 79	5
80 – 84	8
85 – 89	10
90 – 93	12
94 – 97	14
98 – 100	15



FDOT Prequalification Process

Maximum Capacity Rating is the total aggregate dollar amount of uncompleted work an applicant may have under contract at any one time as a prime contractor or subcontractor, regardless of with whom contracted





FDOT Prequalification Process

Florida Administrative Code:

Maximum Capacity Rating

$$\text{MCR} = \text{AF} \times \text{CRF} \times \text{ANW}$$

AF = Ability Factor

CRF = Current Ratio Factor (current assets / current liabilities)

ANW = Adjusted Net Worth

FDOT Prequalification Process

Average Past Performance Scores	Ability Factor	x	Current Ratio Factor	x	ANW (in \$M)	=	MCR (in \$M)
Large Company - ANW of \$100 million or more:							
98 to 100	15		1.3		\$334.10		\$6,515
74 to 76	4		1.3		\$334.10		\$1,737
64 or less	1		1.3		\$334.10		\$434
Medium Company - ANW between \$20M and \$99.9M:							
98 to 100	15		1.3		\$52.70		\$1,028
74 to 76	4		1.3		\$52.70		\$274
64 or less	1		1.3		\$52.70		\$69
Small Company - ANW of less than \$20 million:							
98 to 100	15		1.3		\$1.50		\$29
74 to 76	4		1.3		\$1.50		\$8
64 or less	1		1.3		\$1.50		\$2

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FDOT Prequalification Process

Through this process, FDOT will issue Certificates of Qualification to contractors.

Presently, FDOT has over 600 contractors prequalified to do construction work on its projects.

FDOT Prequalification Process

**When all goes well,
performance is as expected....**



FDOT Prequalification Process

Occasionally, this happens....





FDOT Prequalification Process

**When things don't work well,
Possible Agency Actions:**

Letters of Concern

Restricted Bid Capacity

Time off bidders list

Revocation of Qualification



FDOT Prequalification Process

Letters of Concern:

Outline specific issues FDOT has with contractor's performance of the project(s)

Generally leads to meeting

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FDOT Prequalification Process

Letters of Concern (triggers):

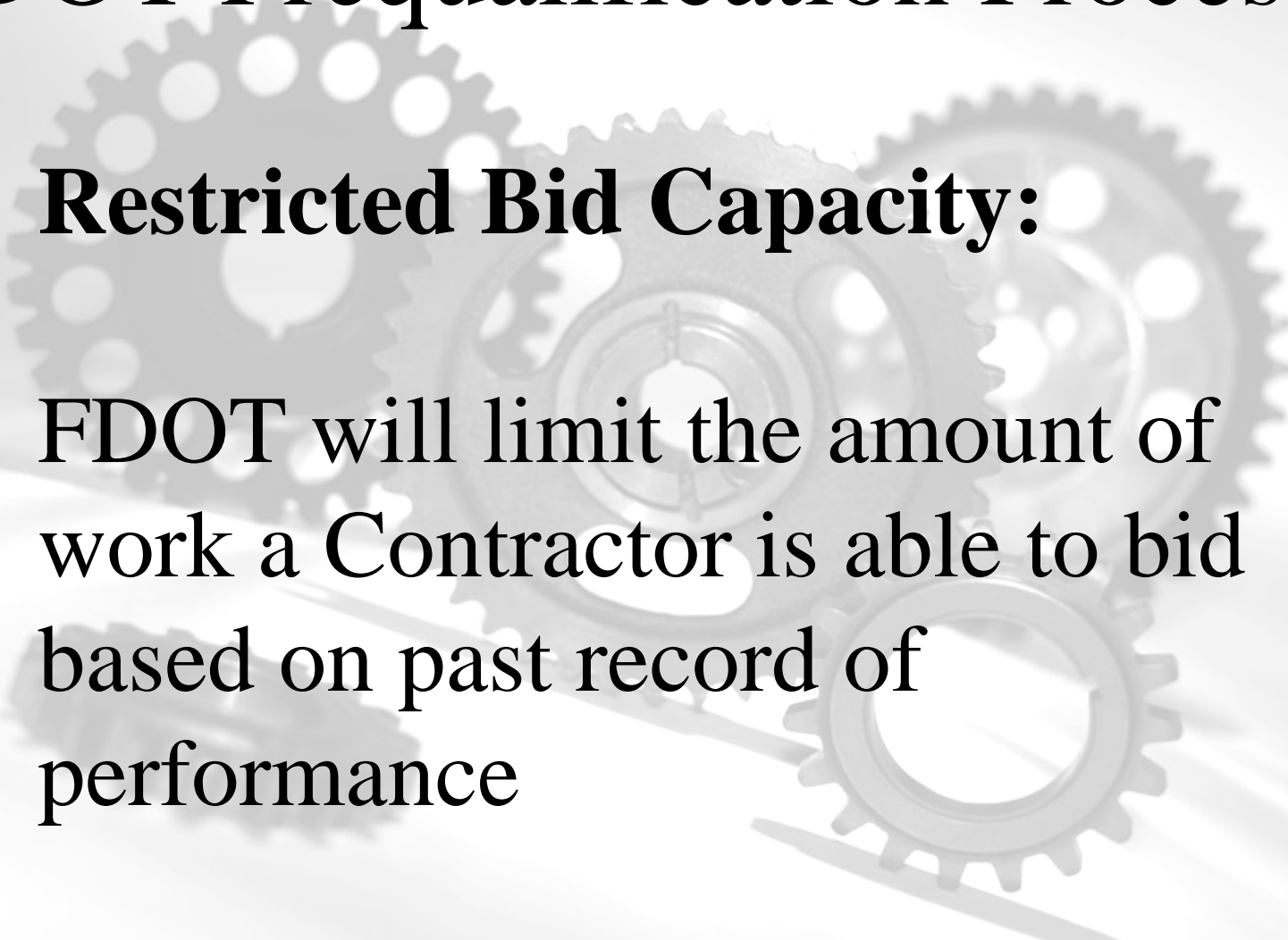
CPPR scores (two or more < 76);
workmanship, cooperation with
Department, environmental
issues, poor MOT



FDOT Prequalification Process

Restricted Bid Capacity:

FDOT will limit the amount of work a Contractor is able to bid based on past record of performance





FDOT Prequalification Process

Restricted Bid Capacity (triggers):

Same as with Letters of Concern plus projects in LD's, quality concerns, problems with specific types of work



FDOT Prequalification Process

Time off Bidders list:

Based on seriousness of concerns,
FDOT will remove bidder from
Qualification list



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FDOT Prequalification Process

Time off Bidders list (triggers):

Same as with previous actions,
depends on responses from
Contractor and improvements
made

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FDOT Prequalification Process

Revocation of Qualification:

When concerns are great, FDOT will revoke, deny, or suspend a Contractor's qualification



FDOT Prequalification Process

Revocation of Qualification (triggers):

Usually result of being defaulted
or major performance concerns

FDOT Prequalification Process

The web links are to information related to FDOT qualification and grading:

<http://formserver.dot.state.fl.us/MiscRepository/forms/70001025.pdf>

Contractor Past Performance Rating
Form

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FDOT Prequalification Process

<https://www.flrules.org/gateway/ChapterHome.asp?Chapter=14-22>

Florida Administrative Code –
Chapter 14-22

FDOT Prequalification Process

http://www.flsenate.gov/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=Ch0337/SEC14.HTM&Title=->2006->Ch0337->Section%2014#0337.14

[->2006->Ch0337-](http://www.flsenate.gov/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=Ch0337/SEC14.HTM&Title=->2006->Ch0337->Section%2014#0337.14)

[->Section%2014#0337.14](http://www.flsenate.gov/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=Ch0337/SEC14.HTM&Title=->2006->Ch0337->Section%2014#0337.14)

Florida Statute governing process



FDOT Alternative Contracting

Authority:

Florida Statutes

Florida Administrative Code

FDOT Alternative Contracting

http://www.flsenate.gov/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=Ch0337/SEC14.HTM&Title=->2006->Ch0337->Section%2014#0337.14

Florida Statute governing process

FDOT Alternative Contracting

<https://www.flrules.org/gateway/ChapterHome.asp?Chapter=14-22>

Florida Administrative Code –
Chapter 14-22



FDOT Alternative Contracting



Methods

- Design/Build
- Design/Build/Finance
- Build/Finance
- Public Private Partnerships



FDOT Alternative Contracting

Design Build Contract Types

- 
- Adjusted Score
 - Low Bid
 - Maximum Price

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FDOT Alternative Contracting Advantages

- Expedites project completion
- Allows for contractor innovation
- Provides cash flow flexibility
- Five year warranty

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FDOT Alternative Contracting Limitations

- Need well defined scope
- Limited ROW needs
- Minimize private utility relocations
- Project quantities are lump sum



FDOT Alternative Contracting

P3 What is it?

An agreement that involves a government agency contracting with a private entity to renovate, construct, operate, maintain and/or manage a facility or system.

FDOT Alternative Contracting

P3 Why Use it?

- Transfer risk
- Quicker delivery of needed projects when finances are limited
- Innovation
- Provides additional revenues

FDOT Alternative Contracting

FDOT P3 Projects

- Port of Miami Tunnel – DBFOM
\$700 Million
- I-595 DBFOM - \$1.35 Billion
- First Cost Outer Beltway – TBA
- Several D/B/F

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FDOT Prequalification and Alternative Contracting Methods

Questions??

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FDOT Prequalification and Alternative Contracting Methods

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